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**17 9 2024**

**THE MANAGER PLANNING SERVICES  
CITY OF GREATER DANDEMONG  
CIVIC CENTRE DANDEMONG 3175**

**ATT Amy Robie  
Projects and Policy Officer**

**PH 8 571 1483**

**Dear Amy,**

**Re PROPOSED AMENDMENT TO EXISTING PERMIT  
PLN 18/0246 LOTS 130,131 & LP 10063 KNOWN AS  
NO.8 CLIVE ST. SPRINGVALE 3171 AND USE FOR  
THE PURPOSE OF MOTOR VEHICLE SALES .**

**Further to your note of 8<sup>th</sup> August last we wish to withdraw Application  
PLN 24/0217 and submit an application to Amend existing permit No. PLN  
18/ /0246 on behalf of Soneji Pty Ltd.**

### **THE PROPOSAL**

**Is to utilise an existing warehouse located on LOT NO.132 for the purpose of a retail Motor Vehicle Sales Business specialising in high value motor vehicles and utilising 5 (five ) existing car spaces on adjoining Lot 131 to the eastern boundary with provision off 3 (three ) bicycle parking spaces.**

### **Current Planning**

**Lots 130,131and 132 all fall within an Industrial 1 Zone(INZ1) with a Schedule 1 to the zone with a Special Building Overlay (SBO) and SBO Schedule. The proposed use requires a planning permit under current requirements. It is considered that the proposal is in accord with the aims and objectives of the zone provisions.**

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## THE BUSINESS

Is to operate as follows :

Staffing comprises :

3 (three ) Persons maximum including the two principals who reside 300 metres away and includes one clerical/administration member.

### Hours of operation proposed

8.00 AM to 7.00 PM Monday to Sunday inclusive.

### Vehicle Display

Vehicles are on display only and no washing or repair is to occur on the premises.

It is anticipated that 28 vehicles can be displayed within the existing building.

Movement of vehicles in and out of the display area is minimal.

No change to the existing driveways to the building and / or the dedicated car park area adjoining is proposed.

Sales and Inspection of vehicles is via the Internet and visits strictly by Appointment only probably in the order of 4 -6 persons per day.

### Business Identification Signage

A small internally illuminated business identification sign 1200mm. X1000mm. is proposed on the facade of the existing building facing east to Clive Street.

No. banners or Bunting or advertising signs are to be placed to the frontage area or external to the rest of the building.

### Office Area Proposed Use.

An existing office area of 162 sq.metres is located at the front of the existing building on Lot 132 and will be used exclusively for the proposed business, no modifications are required.

### Car Parking demand Lots 130,131, and 132.

As described above the parking demand for the new activity at lot 132 will

be minimal with the two principals walking to the office and demand for one space for an administrative person. One street parking space is available at the street frontage.

Five existing car spaces are to be available adjoining on Lot 131. Demand for these spaces for prospective clients viewing the motor vehicles is expected to be 6 to 10 persons per day.

There are 15 (fifteen) spaces remaining on Lots 130 and Lot 131 for the use of the existing warehouse used for provision of wholesale Beauty Supplies which has a very low parking demand.

In three inspections by this office in business hours most of the spaces on all two Lots combined were vacant.

A written response from the owners of the Beauty Supply Warehouse business is attached.

**Parking demand Lots 130 and Lot 131 as follows :**

From Signature Nail and Beauty Supplies 4-8 Clive Street Phi Nguyen Director /Manager :

Current staff ;    2 persons Sales  
                          2 persons Warehousing  
Sales visits:    20-30 customers per day

Average visit time : 10 ( ten ) minutes

Hours of operation : Monday- Friday 9.00 AM to 5.00 PM  
                          Sunday 10.00AM to 5.00 PM

No issues of car parking demand / conflict in past six years of operation.

**Request for Traffic Report**

Your letter of 8 8 2024 requested provision of a Traffic Report.

In view of the information provided by the proponents of the proposed use and the experience of the owners of the Beauty Warehouse adjacent who know their activity in detail with six over years of operation it can be reasonably assessed that both land uses have a very low demand for car parking for both staffing and customer use.

As there is no change to the access points already existing and current/ proposed parking demand can be reliably considered accurate it is considered that no useful information can be gained from provision a Traffic Report.

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**We therefore in the circumstances request that the request for a Traffic Report in this instance be reviewed and waived.**

### **Land Use Conditions**

**It is considered that Conditions relating to the maximum number of management /staff and customers on site at any one time and clearly visible Reserved Parking signage for car spaces 1-5 on Lot 131 would be appropriate for the proposed use.**

**Trusting this response is satisfactory, please advise should you require any further information.**

**Yours Sincerely,**

**Btrp1973 (Melb.)**  
**SENIOR TOWN PLANNER** **MOB 0468 402 732 & 0466 587 224**

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FROM

**Signature Nail and  
Beauty Supplies Pty Ltd  
4-8 Clive Street  
Springvale 3171  
27 8 2024**

**To The Manager  
Statutory Planning Services  
City Of Greater Dandenong  
Civic Centre Dandenong 3175**

**Dear Madam/Sir,**

**Re Proposed Motor Vehicle Sales PLN 24/0217  
8 Clive Street Springvale 3171**

**We have been asked to provide information as to the current demand for on site car parking at our business. We operate a warehouse at the site with a small amount of door sales.**

**Workforce comprises :**

**Management and Sales : 2 (two ) persons**

**Warehouse operation : 2 (two ) persons**

**Hours of Operation : Monday to Friday 9.00 AM to 5.30 PM  
Sunday 10.00 AM to 5.00PM.**

**Walk in trade visits: Average 20-30 persons daily**

**Average purchasers time at premises: is only10 (ten) minutes.**

**On Site parking provision: is 19 car spaces.**

**No issues with parking demand on site has been identified in the past 6 years.**

**Trusting this is of assistance,**

**Yours Sincerely.**

**TOAN PHI NGUYEN  
DIRECTOR .**

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