



Wyndham Planning Scheme Planning Report for the Development of a Warehouse (Vehicle Store)

Address: 39 Dunmore Drive, Truganina
Reference: P-01097

Wyndham City Council

iPlanning Services Pty Ltd – July 2023

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Document	Planning Report
Reference No.	P-01097
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Prepared by	James Iles

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1. Introduction

iPlanning Services Pty. Ltd. has been engaged by Hawk Logistics to submit a Planning Permit Application on their behalf for the development of a Warehouse (Vehicle Store) located at 39 Dunmore Drive, Truganina.

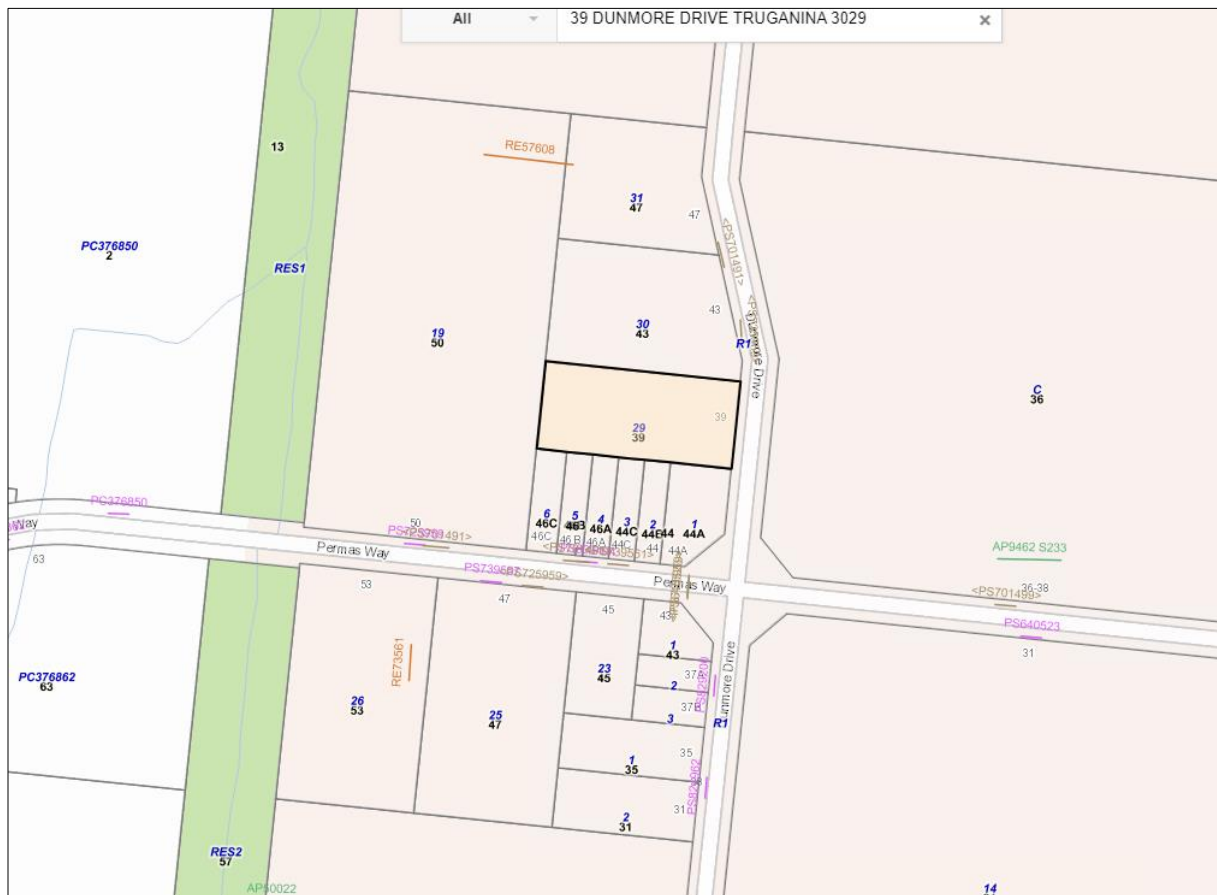
2. Permit Trigger/s

A Planning Permit is required for the above proposal under the following provisions of the Planning Scheme:

- | | | |
|-----------------------------------|-----------------------|---------------------|
| ▪ Industrial 3 Zone | Clause 33.01-4 | Buildings and works |
| ▪ Development Plan Overlay | Clause 43.04-2 | Buildings and works |

3. Subject Site and Site Context

The subject site is located on the west side of Dunmore Drive. The site consists of one Title and it is described as Vol. 11853 Fol. 869 Lot 29 on Plan of Subdivision No. 739561M. The site is regular in shape with a frontage of approximately 48.26 metres to Dunmore Drive, a northern and southern boundary of approximately 107.76 metres, and a western boundary of approximately 48.26 metres with a total land area of approximately 5,200m².



The site currently contains an existing temporary Atco hut, an open gravel area where trucks and other vehicles can park, a concrete apron at the main entrance to the site and associated fencing that is located along all the boundaries of the site.

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The surrounding development includes industrial development. To the east is a large industrial building and to the north is a double storey office building.



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The subject site and the surrounding land is located within the Industrial 3 Zone. The land and the surrounding land is also included within the Development Plan Overlay.

Dunmore Drive is a sealed bitumen road with concrete roll over kerb and channel on both sides, concrete footpath on the west side and street trees planted in the grassed naturestrips on both sides. Streetlighting is located on light poles on the eastern side of the road. Concrete driveways provide access to the properties from Dunmore Drive.

Dunmore Drive is controlled and maintained by the Wyndham City Council.

4. Proposal

The proposal is to use and develop the land for a vehicle store and the following is a breakdown of the proposal:

Use of the Land:

The use of the land is a vehicle store where currently large trucks are stored as part of a logistics company. It is envisaged that up to 25 prime movers and trailers will be stored on site over the weekends and up to 12 prime movers and trailers during the weekdays. The operation is a twenty-four (24) hours seven days a week.

There are no staff on the site.

There are at least 25 car spaces on site that are provided for the employees.

Development of the Land:

The buildings and works include the following:

- Temporary Atco Building that is used for offices, staff room and amenities which has the dimensions of 12.0 metres long by 6.0 metres wide. The building is located 10.0 metres from the street frontage and is setback 1.0 metre from the northern boundary.
- A gravel surface over the majority of the site to provide a compact surface for trucks and vehicles to manoeuvre on;
- The construct of a concrete driveway at the front of the site.

The site is also used for the storage of containers.

5. Planning Controls

5.1 Zoning

The subject site is situated within the **Industrial 3 Zone (IN3Z)**.

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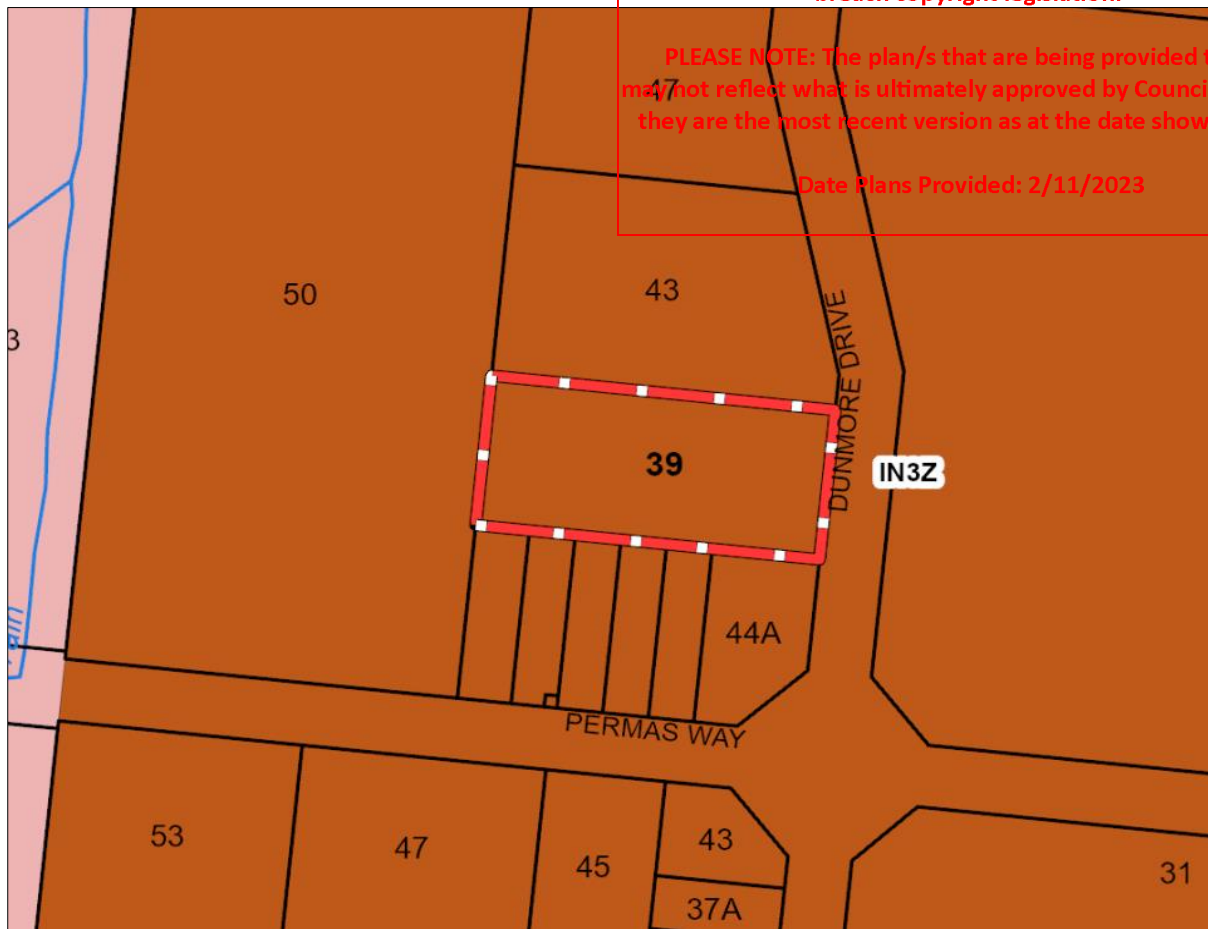
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Clause 33.03 of the Planning Scheme refers to the Industrial 3 Zone and the purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.
- To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.
- To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

Response:

The proposal is consistent with the purpose of the Industrial 3 Zone. The storage vehicles associated with the logistics company will have very little impact on the surrounding properties. The site is not located within close proximity to any residential areas. The development will have no detriment to the existing character of the area. The proposals compliance with relevant Planning policies are addressed below.

5.2 Use

Clause 73.03 of the Planning Scheme refers to Land Use Terms and the use of the land is defined as Vehicle Store which is:

'Land used to park or store vehicles in connection with a goods or passenger transport business.'

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Vehicle Store is also included within the use of 'Warehouse'. **PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:**

Response:

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The use of a warehouse in the Industrial 1 Zone is a Section 1 'No Permit' required use. The Vehicle Store use is therefore no subject to a planning permit.

5.3 Buildings and works

Clause 33.03-4 refers to Buildings and works and a permit is required to construct a building or construct or carry out works.

Response:

The temporary Atco building, the gravel surface and the concrete driveway require a planning permit.

5.4 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework	Refer to Section 9 of the report.
Any natural or cultural values on or near the land	The site is located within an area of Aboriginal Cultural Heritage Sensitivity.
Streetscape character	The streetscape character comprises small to large industrial buildings with landscaped frontages.
Built form	Small to large industrial built forms.
Landscape treatment	Usually located at the front of the site.
Interface with non-industrial areas	There are no non-industrial areas that about the site.
Parking and site access	Parking is available on site and access is via Dunmore Drive.
Loading and service areas	The site is used for the storage of vehicles that are associated with a logistics company.
Outdoor storage	There is some outdoor storage on site.
Lighting	There is lighting on site to provide security.
Stormwater discharge	Stormwater discharge is into the existing drainage system.
The effect on nearby industries	There is no impact to nearby industries.

6. Overlays

6.1 Development Plan Overlay

The subject site is included within the **Development Plan Overlay (DPO1)**.

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Clause 43.04 of the Planning Scheme refers to the Development Plan Overlay and the purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Schedule 1 to the DPO refers to the Truganina Development Plan and prior to the grant of a permit for any use or development the responsible authority must consider whether the proposed use or development is appropriate having regard to the type and extent of services likely to be required for the use or development, the load which may be imposed on infrastructure and the availability and capacity of infrastructure services available or proposed.

Response:

The proposal is consistent with the Truganina Development Plan.

7. Particular Provisions

7.1 Native Vegetation

Clause 52.17 of the Planning Scheme refers to Native Vegetation requirements and the purpose of the Clause is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or logging of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines

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for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17-1 Permit Requirement states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to **Clause 52.17-7** specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to **Clause 52.16**.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response:

No native vegetation is to be removed as part of the application.

7.2 Car Parking

The table contained in **Clause 52.06** of the Planning Scheme refers to car parking and the purpose is:

- To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-3 Permit requirement states that a permit is required to:

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.
- A permit is not required if a schedule to the Parking Overlay specifies that a permit is not required under this clause.
- A permit is not required to reduce the number of car parking spaces required for a new use of land if the following requirements are met:
 - The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the new use is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land.

- The number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.
- A permit is not required to reduce the required number of car parking spaces for a new use of an existing building if the following requirements are met:
 - The building is in the Commercial 1 Zone, Commercial 2 Zone, Commercial 3 Zone or Activity Centre Zone.
 - The gross floor area of the building is not increased.
 - The reduction does not exceed 10 car parking spaces.
 - The building is not in a Parking Overlay with a schedule that allows a financial contribution to be paid in lieu of the provision of the required car parking spaces for the use.

Clause 52.06-5 Number of car parking spaces required under Table 1 sets out the car parking requirement that applies to a use listed in the Table. A car parking requirement in Table 1 may be calculated as either:

- a number of car parking spaces; or
- a percentage of the total site area that must be set aside for car parking.

The table details the following requirement for a Warehouse are:

- **Store** – 10 percent of the site area.

Response:

Under the calculations of Clause 52.06-5, an area of 520m² needs to be set aside of car parking. There is ample room for which an area of this can be set aside. All car spaces comply with the required measurements as per the Planning Scheme.

8. General Provisions

8.1 Decision Guidelines

Under the provisions of **Clause 65.01**, before deciding on an application or approval of a plan, the responsible authority must also consider, as appropriate:

Clause 65.01- Application or approval of a plan	Comments
The Municipal Planning Strategy and the Planning Policy Framework.	The proposed development complies with the MPS and PPF.
The purpose of the zone, overlay or other provision	The development complies with the Industrial 3 Zone.
Any matter required to be considered in the zone, overlay or other provision	Not applicable.
The orderly planning of the area	This proposal represents an orderly, sensible and practical response to land that is situated within an industrial context.
The effect on the amenity of the area	There will be no measurable effect or impacts on the amenity of the area.
The proximity of the land to any public land	The land is not in close proximity to any public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	Not applicable.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	Any storm or surface water runoff will be discharged to the current legal point of discharge. The proposal will not increase stormwater runoff.

The extent and character of native vegetation and the likelihood of its destruction	Not applicable.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate	Not applicable
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard	Not applicable.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Vehicles can enter and leave in safe and efficient manner from Dunmore Drive.

9. Policy Context

It is considered the proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework as outlined below:

9.1 Municipal Planning Strategy

Clause 02.03-7 – Economic Development – aims to:

- Protect industrial precincts from intrusion by inappropriate land uses that put pressure on lawful existing industrial activities.
- Encourage the growth of Laverton North and the Truganina employment precinct for industrial development.

Response:

The proposal is within the existing industrial area located in Truganina.

9.2 Planning Policy Framework

Clause 12.01 – Biodiversity – Contains policies relating to the protection of habitat and native vegetation management.

Response:

No native vegetation is to be removed from the site.

Clause 15.03 – Heritage – Contains policies relating to heritage conservation and aboriginal cultural heritage. The objectives of these policies are:

- To ensure the conservation of places of heritage significance.
- To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

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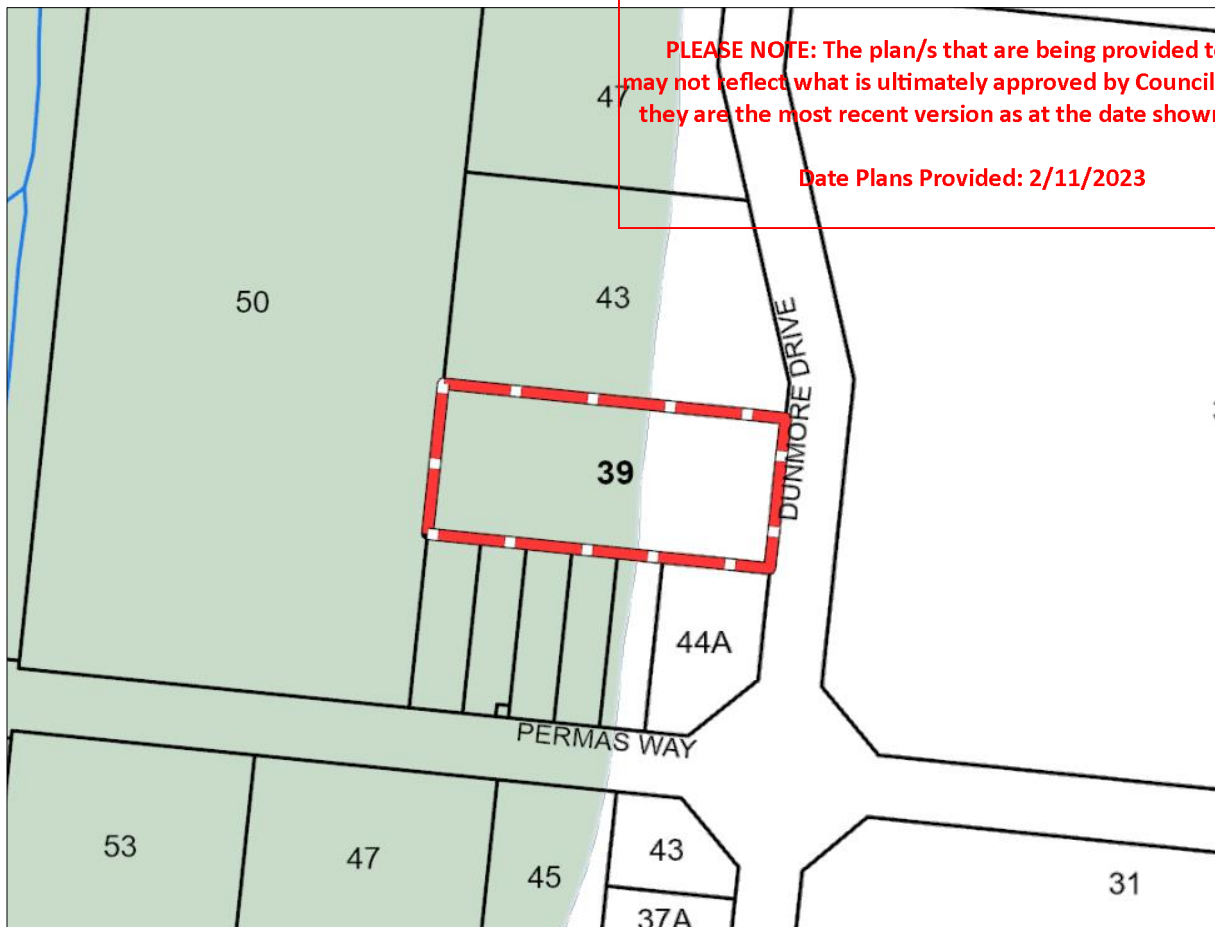
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Response:

The site is partially within an area of Aboriginal Cultural Heritage Sensitivity. The land is part of a previous subdivision that would have been disturbed as part of the construction works.

Clause 17.03-1L – Industrial Land Supply – aims to ensure availability of land for industry.

The strategies relate to:

- Promote Laverton North as the preferred location for industrial uses.
- Support the development of a business park and industrial precinct within the Truganina Employment Precinct.

Response:

The proposal is within the existing industrial area located in Truganina.

Clause 17.03-3R – Regionally Significant Industrial Land – Metropolitan Melbourne – aims:

- To protect industrial land of regional significance and facilitate continual growth in freight, logistics and manufacturing investment.
- To support the transition from manufacturing land uses to other employment uses in strategically identified areas well connected to transport networks.

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Response:

The proposal is within the existing industrial area located in Truganina.

Clause 19.03-3S – Integrated Water Management – This policy aims to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Response:

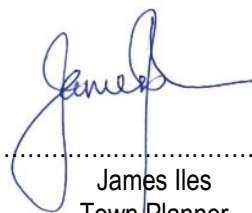
All services are currently provided to the site.

10. Conclusion

In summary, it is respectfully submitted that this proposed development is consistent with the objectives and strategies of both the Municipal Planning Strategy and the Planning Policy Framework of the Wyndham Planning Scheme. In conclusion, it is considered that the proposal is appropriate to the site and its surrounds given the following:

- The proposal is consistent with the purpose of the Industrial 3 Zone.
- The proposal is consistent with the Development Plan Overlay.
- It is anticipated that there is no impact to Aboriginal Cultural Heritage Sensitivity.
- The proposal responds positively to the decision guidelines of Clause 65.01.
- The proposal will result in a more efficient use of the existing infrastructure and will help to reduce the pressure for urban development to spread outside the city.

For all of the reasons outlined above, which have been expanded upon throughout this report, it is respectfully requested that the Wyndham City Council support the application and issue a planning permit to allow for the development of a Warehouse (Vehicle Store) located at 39 Dunmore Drive, Truganina.



James Iles
Town Planner

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11. Photos of the site and surrounds

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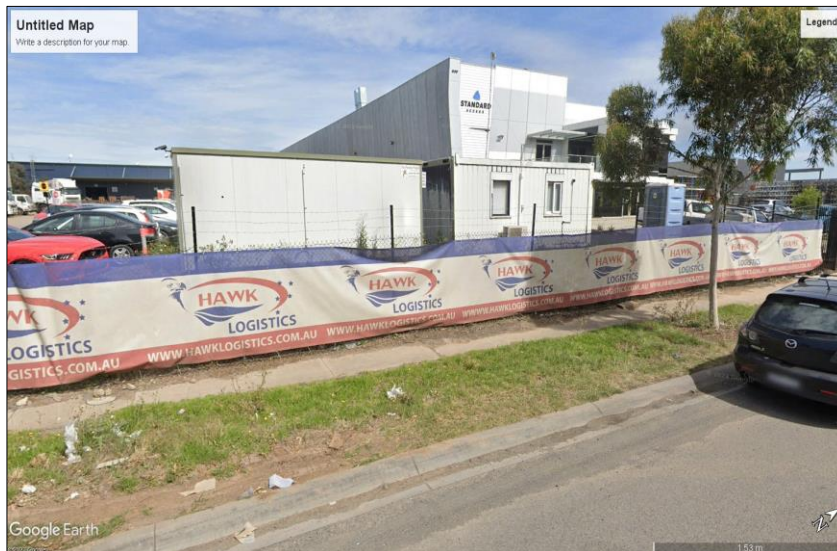
Main entrance to the site.

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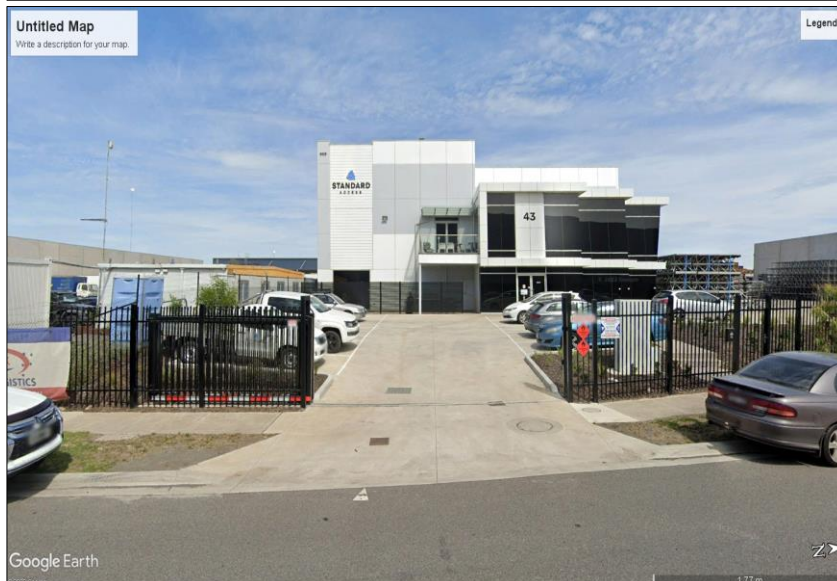


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Front section of the site.



Adjoining property to the north of the site.

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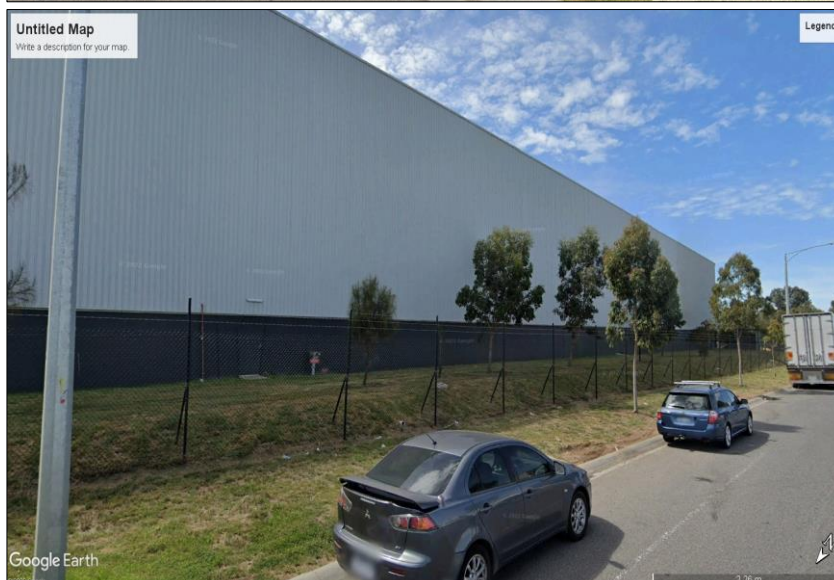
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Large industrial building directly opposite the site.



Looking north along Dunmore Drive.





Looking south along
Dunmore Drive.

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