

The Proposal

For what use, development or other matter do you require a permit?

Establish a new commercial business

To change the commercial use of the property to allow for the establishment of a new business in the form of a creative community reuse centre.

Under the Planning Scheme for Commercial Zone 2, this property requires a permit to establish this new commercial business.

Type of business

The business is a creative community reuse centre.

There are many reuse centres all around the world. In Victoria, the closest reuse centres are located in Ringwood (Reverse Art Truck) and Bayswater (Resource Reuse Inc) in Melbourne.

The purpose of the reuse centre is to promote creativity, environmental awareness and foster a sense of community through accessing reuse materials that would otherwise end up in landfill. It will be a grass roots community based organization.

The business will take donations of unwanted materials from business and individuals and turn them into affordable supplies to fuel project ideas, art, education and innovation to the community groups, schools, early learning centres, artists, craft makers and individuals. People can come to the Reuse Centre and purchase items for use in their own creative projects.

The Reuse Centre is essentially a large space stocked with art & craft supplies, home décor and all sorts of miscellaneous reusable items/parts. Reuse is about taking something that is no longer wanted because it is broken or superfluous to ones needs, and make it into something other than its original purpose. An example of a repurposed object would be using broken plates to make a mosaic tile. An empty tin becomes a plant holder. Examples of the type of unwanted "waste" materials you can expect at a reuse centre include: plastic containers, wood offcuts, paper offcuts, beads, buttons, old tiles, foam offcuts, stickers, old china, stationary surplus, fabric samples, records, cassette tapes, books, bricks etc. We also accept rejects, seconds, over runs and factory off cuts for businesses. Basically anything that people no longer want and would other take to landfill. Reuse and upcycling is about finding creative solutions for discarded materials.

The business will also conduct eco friendly art and creative programming in the form of workshops, classes, activities and other public events. Our programs will combine hands on creative activity together with import education messages regarding the environment, waste reduction, reuse and sustainable living. Events and workshops would also be relevant to local needs and identified public service gaps to foster a sense of community.

The space would also incorporate a makerspace and fix it workshops where people can come and learn how to "mend and make do" and be taught the value of repairing items rather than disposing of them, such as furniture or bike repairs, where old products are given more value not less.

The business would also have a small retail space to sell upcycled items and socially responsible giftware. It would also have gallery space on the walls to display work of local artists who work with reclaimed materials.

It is a long term goal to establish the business to ensure that it will complement the Shire's waste management programs, create additional local employment and training opportunities in the waste reuse & repair industry and provide a community hub to celebrate creative expression and environmental sustainability.

Additional Infrastructure

One colour bond shed currently exists on the property.

To facilitate this new business, additional infrastructure is required to provide usable space for material storage and a workshop. It is proposed that 5 shipping containers are added to the property to meet this need, 4 of which will be used to store materials and 1 container is converted into a craft area so people can make projects and art on site.

The footprint of the existing colour bond shed is approx. 92m²

Five shipping containers (2x40ft and 3x20ft) would be approx. 104m²

The colour of the shipping containers will depend on availability and price. Our preference is for a green colour as it will blend in with the existing colour bond shed and surrounding environment. Otherwise a neutral colour such as brown or grey would be our next preference.

Please refer to our site plan for the exact configuration of the additional shipping containers in relation to the existing buildings and the geography of the property.

Public Patronage

It is anticipated that at any given time 1-10 will be on site on a normal day of operation.

For a workshop, there might be 15 on site.

For an event eg talk on sustainability with guest speaker, maybe up to 30 people.

Landscaping

Minor landscaping works will also be undertaken in the form of tree planting on the fence line around the property. This is to provide a screen from the surrounding public areas. Small to medium sized bushes will be planted. No trees. Native species such as westringia will be used. Planting will be maintained by hand watering.

Planting will be away from any infrastructure on the property.

Refer to the proposed building site plan for representation of where planting will happen. Planting will occur mainly on the back fence line adjacent to the Skate Park, and along the side fence parallel with Bayley St.

Means of maintaining areas not required for immediate use.

Some parts of the property may not be in immediate use. These areas will be maintained to ensure that grassed areas are visually kept in a neat manner and are maintained (eg. Lawn mowed at intervals)

Environmental Impacts of the business

Hours of Operation

Initially the business will be operating on a part time basis. Suggested hours of operation are:

- Wednesday, Thursday & Friday – 9.30am until 5pm
- Saturday – 9.30am until 2pm

If the business is successful, and demand increases, these hours will be extended.

The business may also hold one of events and workshops that would be held out of hours – for example evening workshop or talks.

Traffic Management

The business will only be open to the public 4 days a week.

Onsite parking is limited and can fit at least 8 vehicles near the entrance to the property in front of the existing colour bond shed (where the site office use to be). This area equates approximately 10% of the total property. This meets the conditions of the Particular Provision Clause 52.06.3 Car Parking, as per the car parking requirement listed in table 1. Should the business be classified as either an art & craft centre 8 car spaces required if total net floor area is approx. 200m². Or as material recycling 10% of site area

Additional overflow parking can be directly out the front of the property near the entrance gate.

Alternatively parking can also be found in close vicinity in the Rotary park playground carpark or along Bayley St near the skate park. During larger workshops or events, the use of overflow parking will compete with available parking spaces that might already being used in the public parking areas as identified above.

Some delivery of goods and materials will occur outside the hours of operation as listed. And all deliveries will occur only during daylight hours.

Noise

The majority of activities will be conducted indoor either in the main colour bond shed or in the shipping container craft area. Additional workshops and events maybe be conducted outside in the open space.

Noise pollution that is of a high or loud decibel is likely to absent or be minima if at all.

Because the property is of the edge of the commercial/industrial area of Bunderwoeik St, some activities are likely to be heard from the public spaces in close proximity to the property such as the Skate Park and Rotary Playground. This might be the occasional use of power tools or the chatter and discussion of groups of people.

Air, Land and Water Impacts

Sewerage is connected to the property. All waste water will be disposed of via the established plumbing system on site.

No toxic chemicals or activities that would actively contaminate or be considered damaging via air, land or water emissions to an individual person or the surrounding environment are involved in conducting activities associated with the business.

The use and disposal of any materials considered to have an environmental impact (eg paint) will be disposed of in an environmentally sensitive many consistent with the Shires waste management guidelines and protocols.

As the business is trying to promote reuse, recycling and sustainability, it is mindful about its impact to adjacent land, and will conduct itself to ensure little or no effects on the surrounding environment.

To mitigate any environmental risks, we will:

- Develop a waste management policy to minimise waste and to ensure that any waste generated by the business is disposable of in line with current shire waste management policies and systems.
- Develop business guidelines to screen incoming donations of waste items to ensure material available for distribution to the public does not contain toxic material (eg lead paint) and is not hazardous to the environment.
- When conducting public events in open space ensure organisation and management adheres to council policy on noise restrictions and events management.
- Adhere to material safety data sheets for handling, storage and disposal of any relevant chemicals or materials used within the business where applicable.

Cultural Sensitivity

The property is also under a Cultural Sensitivity Overlay.

The survey as per the website <http://www.aav.nrms.net.au/aavQuestion1.aspx> was completed. The result was that a Cultural Heritage Management Plan was not required for this property.

Existing Conditions

The property currently has 2 buildings.

One site office, which a portable building. And a colour bond shed with a concrete slab floor.

The property is for sale and is currently under offer. It is a condition of sale that the site office be removed prior to settlement. A pre purchase building inspection has found this structure to be significantly damaged inside by water and not salvageable. Hence it is conditional on the sale of the property that this building is removed by the vendor.

Therefore on settlement of the property there will only be one colour bond shed on the property.

Attached is also a plan showing the existing buildings on the property.

Please also refer to pictures below of the current infrastructure and their geographic location in relation to the whole property.



1

Pic 1: Area directly outside the front gate of the property.



Pic 2: Front Entrance Gate



Pic 3: View looking down from the front entrance gate. There is one colour bond shed. The adjacent property to the right are storage sheds.



Pic 4: This is the existing colour bond shed.



Pic 5: In front of the colour bond shed is a small portable site office. This will be removed by the vendor as a condition of sale. It is proposed to turn this area into parking.



Pic 6: This is taken from the bottom of the property, showing the vacant space between the end of the colour bond shed and back fence.



Pic 7: Take from back corner fence showing again large section of vacant land on the property.



Pic 8: Take from back corner of property again



Pic 9: Property is adjacent to the storage sheds



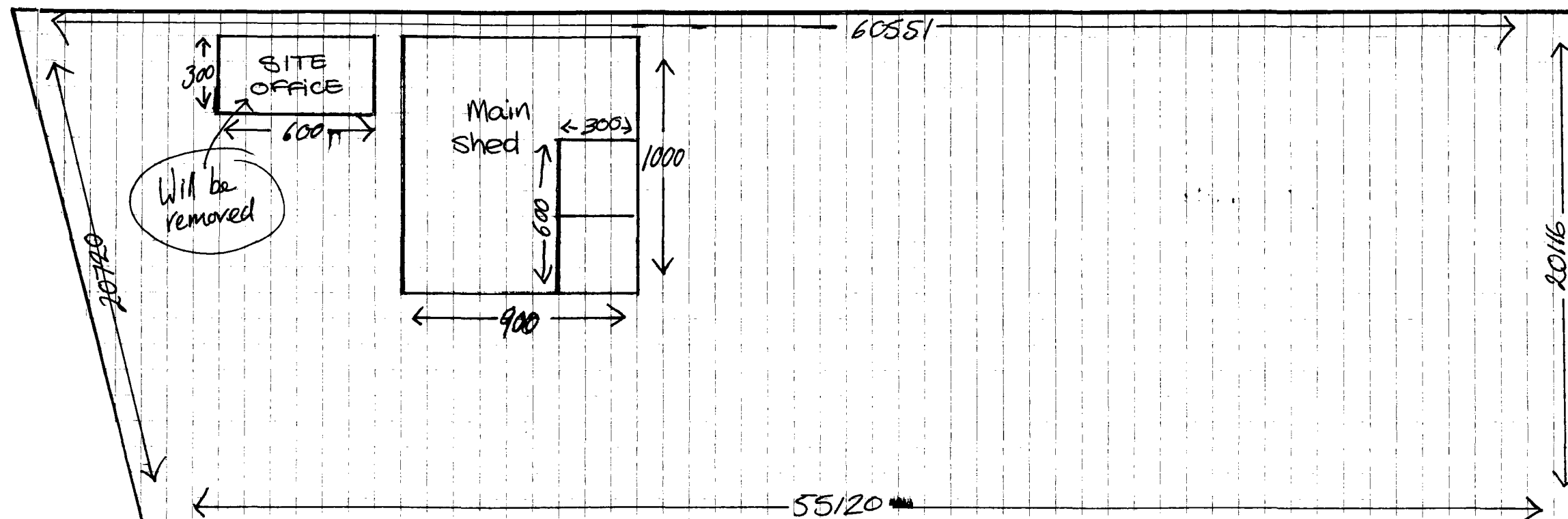
Pic 10: Taken from outside the property, showing the property is adjacent to Alexandra Skate Park.



Pic 11: Take from the end of the existing colour bond shed, showing the vacant space behind and the view out onto the Skate Park.

EXISTING BUILDINGS

11 BUNDERBOWEIK STREET

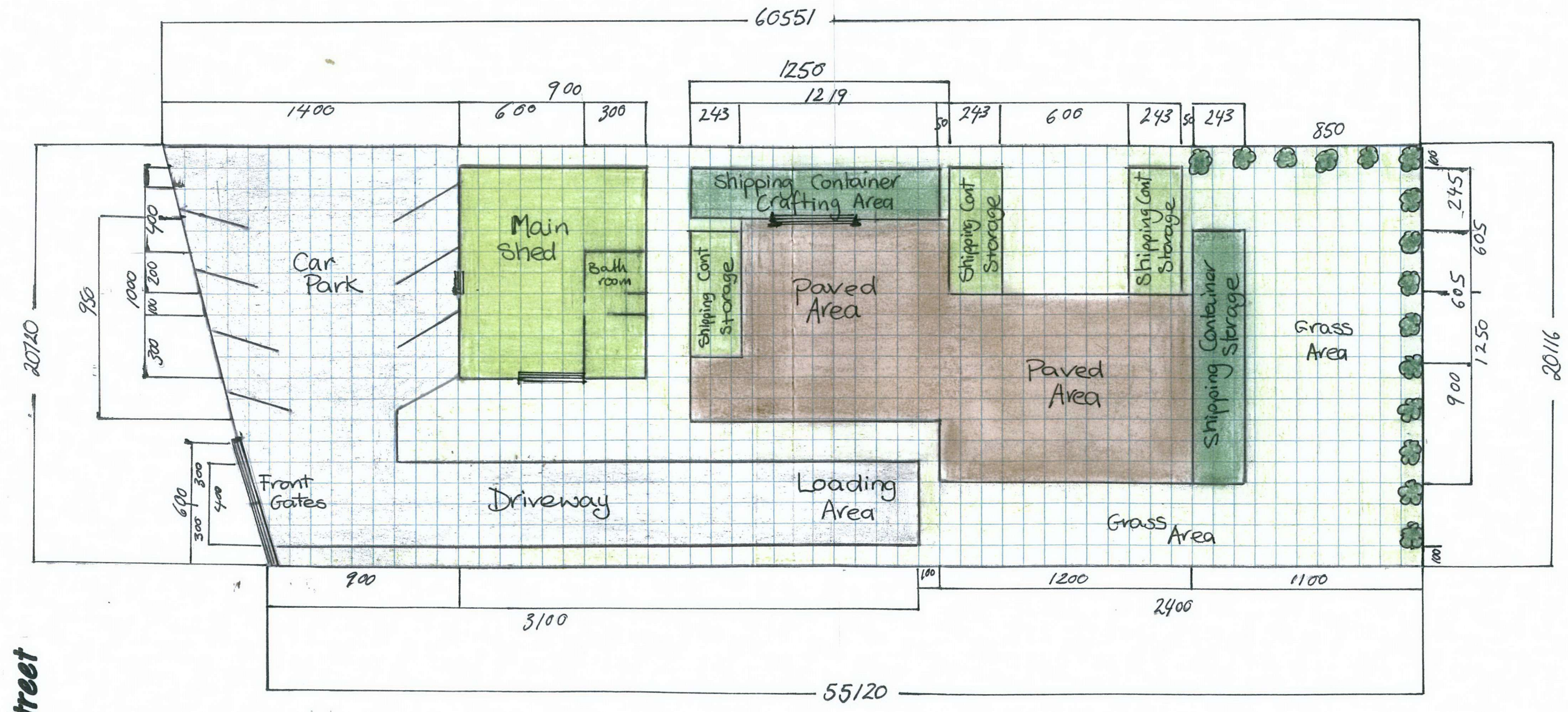


Existing Buildings: - Main Shed - Site Office (To be removed)	
Commercial Zone 2	
Scale: 1:	Date: October 2016
Designer: <i>Mish Farkashazy</i>	Consultant: <i>Sasha Barron</i>

SITE PLAN

11 BUNDERBOWEIK STREET

Bayley Street



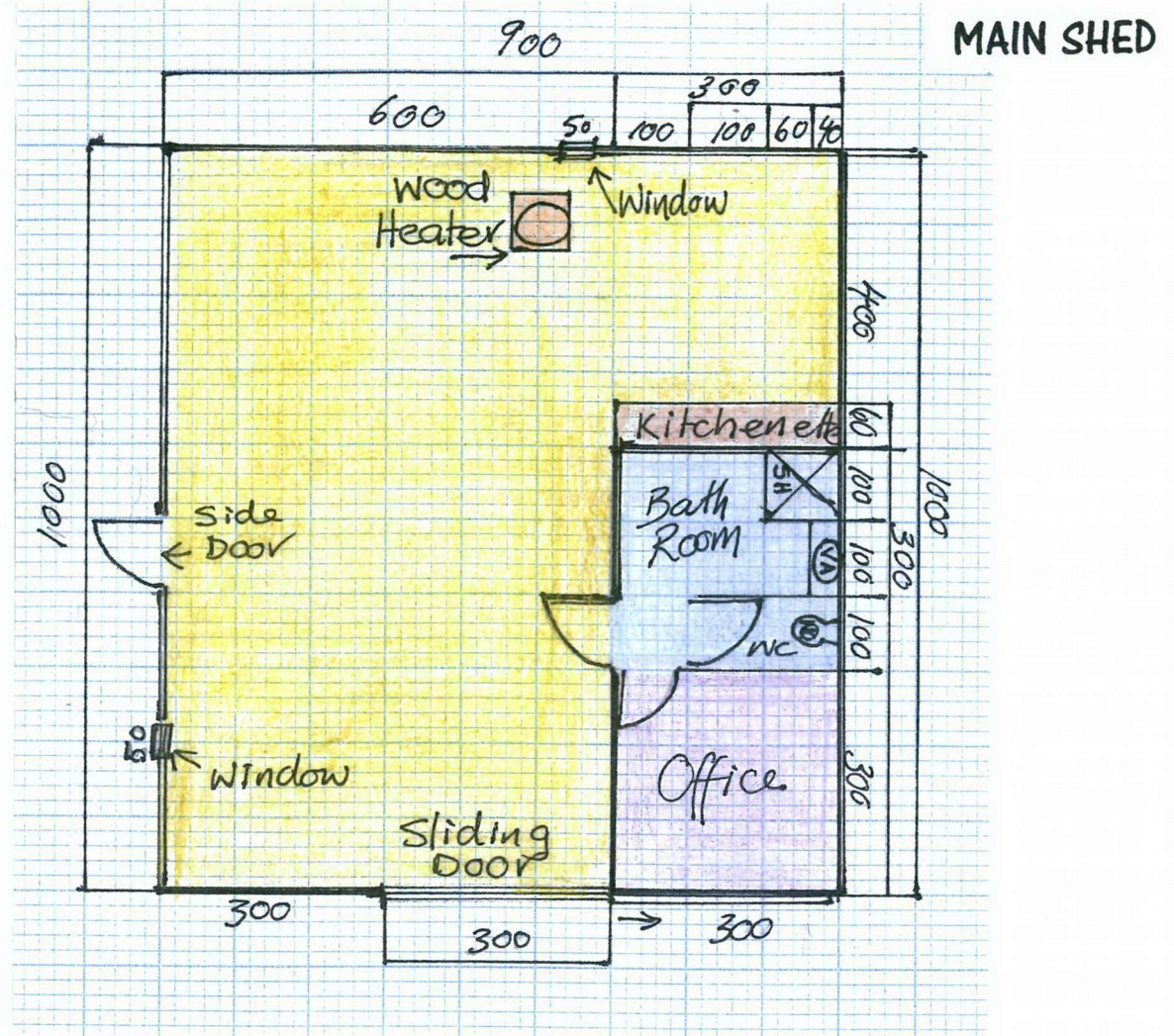
Bunderboweik Street

CVATE DADV

Proposed Site Plan for:	
11 Bunderboweik St Alexandra 3714	
Commercial Zone 2	
Scale: 1:200	Date: October 2016
Designer: Mish Farkashazy	Consultant: Sasha Barrow

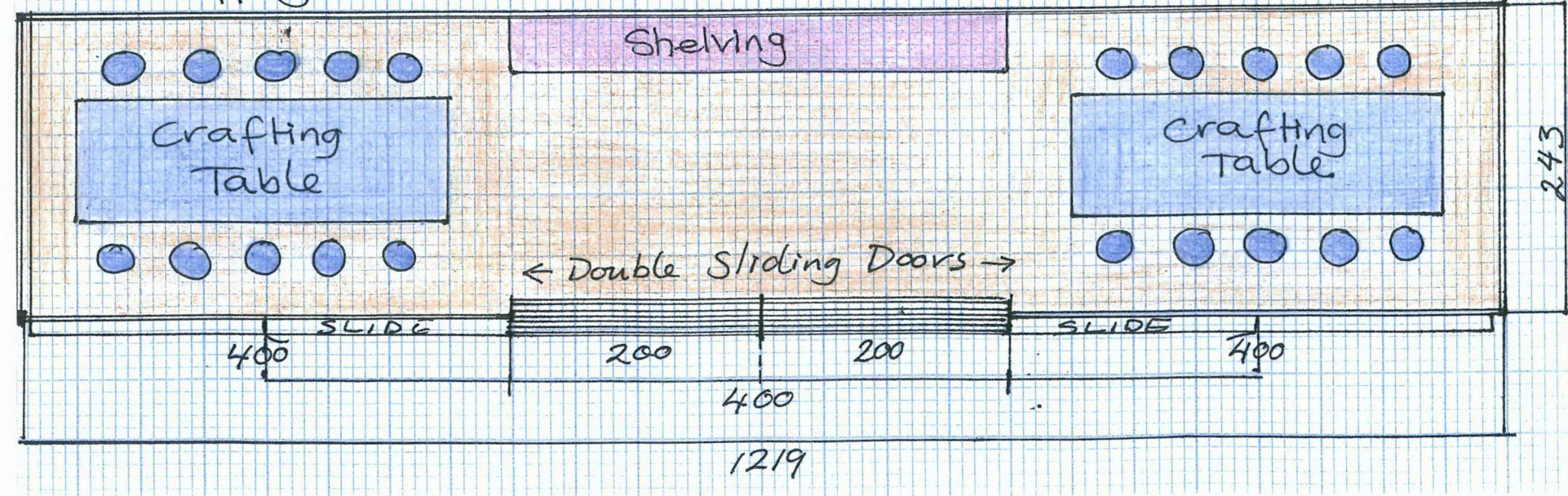
FLOOR PLAN

11 BUNDERBOWEIK STREET



40ft Shipping Container

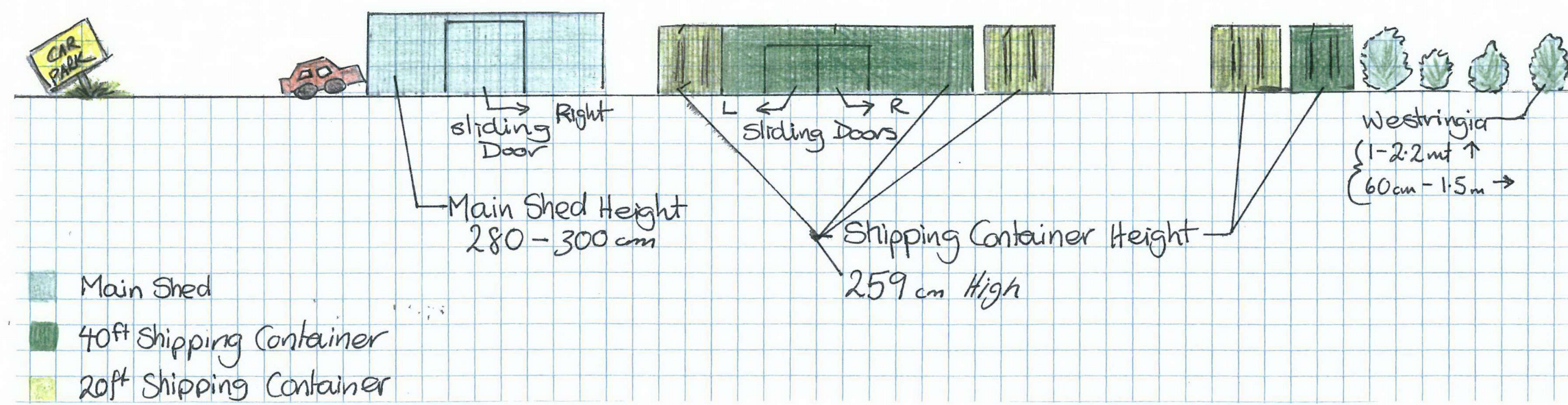
CRAFTING AREA



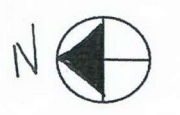
Floor Plan for:	
- Main Shed	
- Shipping Container Crafting Area	
Commercial Zone 2	
Scale: 1:	Date: October 2016
Designer: Mish Farkashazy	Consultant: Sasha Barrow

ELEVATION

11 BUNDERBOWEIK STREET



- Main Shed
- 40ft Shipping Container
- 20ft Shipping Container



Elevation - (External)	
Proposed plan at: 11 Bunderboweik St Alexandra	
Commercial Zone 2	
Scale: 1:	Date: October 2016
Designer: <i>Mish Farkashazy</i>	Consultant: <i>Sasha Barrow</i>

RE: application number 2016/176 - request for more information - 11 Bunderboweik St ALEXANDRA 3714

I have received your written notification for further information pertaining to my planning application reference number 2016/176

Please refer to my response below written in red.

Under Section 54(1) of the Planning and Environment Act 1987, more information is required to consider your application. Please provide the following:

1 The application details limited operating hours to start, with an extension to these as the business grows. Planning permit such as these are issued with the hours detailed in an application. Based on this, it is suggested that the application be for the expected operating hours in the longer term, and the business can operate with less hours in the meantime. Please advise what the expected long term operating hours will be.

Long term operating hours.

Principle Hours of Operation

Monday: Friday 9.30am - 5pm

Saturday: 9am - 3pm

The business would also like to hold one off events and workshops that would be held outside these principle hours of operation. For example evening workshop or public talks. Hence operating hours would need to accommodate this with the flexibility to hold community events of interest up until 9pm. Although events held this late will be the exception rather than the rule, as it is anticipated most will conclude much earlier.

2 Details on any business identifications signage for the site, including the size, location and proposed details.

It is anticipate business signage will be placed at 2 locations around the property.

1. On the front fence of the property, where the public will enter. Sign to have business name and opening hours.
2. Along the side fence that is on Bayley St. Sign to have business name only.

I envisage signage for both locations will be approximately A1 (594 x 841 mm) in size.