



Murrindindi
Shire Council

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<i>The land affected by the application is located at:</i>	20 Bayley Street ALEXANDRA, (Lot: 3 LP: 52178)
<i>The application is for a permit to:</i>	Use and development of land for a child care centre and display a business identification sign
<i>The applicant for the permit is:</i>	Dindi Daycare
<i>The application reference number is:</i>	2024/50
<i>You may look at the application and any documents that support the application by visiting our website via the following web address:</i>	www.murrindindi.vic.gov.au/Planning Comment

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must be sent to the responsible authority in writing, with the full name and postal address of the objector and include the reasons for the objection, and state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

<i>The responsible authority will not decide on the application before:</i>	30 May 2024
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If you object, the responsible authority will tell you its decision.

The planning unit can be contacted on (03) 5772 0333 or planning@murrindindi.vic.gov.au.



Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

VicSmart? YES NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: _____ St. No.: _____ St. Name: _____

Suburb/Locality: _____ Postcode: _____

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A Lot No.: _____ Lodged Plan Title Plan Plan of Subdivision No.: _____


OR


B Crown Allotment No.: _____ Section No.: _____


Parish/Township Name: _____

The Proposal


-  You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

-  **Estimated cost of any development for which the permit is required ***

Cost \$


-  You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:	If it is a P.O. Box, enter the details here:	
[Redacted]		

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
[Redacted]

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*	Same as applicant <input type="checkbox"/>	
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:	If it is a P.O. Box, enter the details here:	
[Redacted]		

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:	If it is a P.O. Box, enter the details here:	
[Redacted]		

Information requirements


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.
[Redacted]

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 08273 FOLIO 866

Security no : 124113951361D
Produced 05/04/2024 01:27 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 052178.
PARENT TITLE Volume 08131 Folio 572
Created by instrument B041828 23/08/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOSEPH ELLUL
LORRAINE UNA ELLUL both of 1326 GOULBURN VALLEY HIGHWAY THORNTON VIC 3712
AX597344L 21/12/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX597345J 21/12/2023
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP052178 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX597343N (E)	DISCHARGE OF MORTGAGE	Registered	21/12/2023
AX597344L (E)	TRANSFER	Registered	21/12/2023
AX597345J (E)	MORTGAGE	Registered	21/12/2023

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 20 BAYLEY STREET ALEXANDRA VIC 3714

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 21/12/2023

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP052178
Number of Pages (excluding this cover sheet)	2
Document Assembled	05/04/2024 13:27

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OF CROWN ALLOTMENT 3 SEC. 18
SHIP
TOWN AND PARISH OF ALEXANDRA

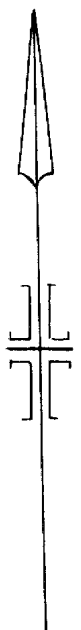
COUNTY OF ANGLESEY

LP 52178

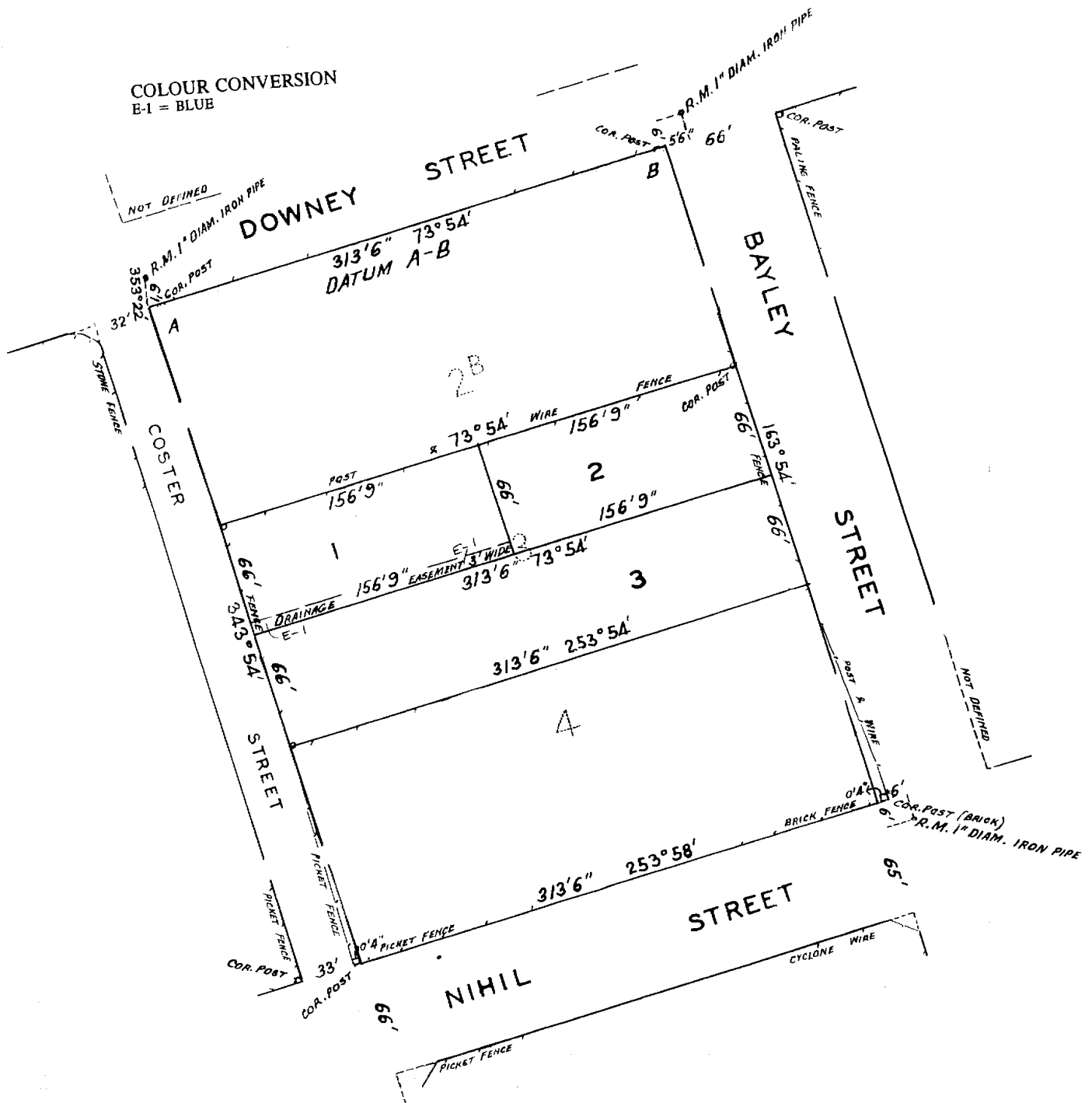
EDITION 1

PLAN MAY BE LODGED 25/7/60

SCALE FEET TO AN INCH



COLOUR CONVERSION
E-1 = BLUE



FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

CERTIFICATE OF TITLE V. 8/31 F. 512
LODGED BY G.D. LECKIE & CO.
DEALING No. A 978264 DATE 30.5.60
DECLARED BY N.H. FINLASON 25.8.59
CONSENT OF COUNCIL SHIRE OF ALEXANDRA
11.5.60
PLAN MAY BE LODGED S.M.D. 25 JUL 1960

LP ...52178.....
BACK OF SHEET ..1.....

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE

20 BAYLEY STREET, ALEXANDRA

ISSUE: FOR PLANNING (P0)

DATE: 9/04/2024

CLIENT: Dindi Daycare

Rev.	Description	Date
P0	Planning Issue	9/04/2024

	Scale	1:750 @ A3
	Date	9/04/2024
	Drawn	ED

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

Use figured dimensions in preference to scale. Refer any discrepancies to this office for clarification prior to commencement of works. All dimensions to be verified on site prior to shop fabrication. Read drawings in conjunction with specification and consultant drawings.

FOR PLANNING

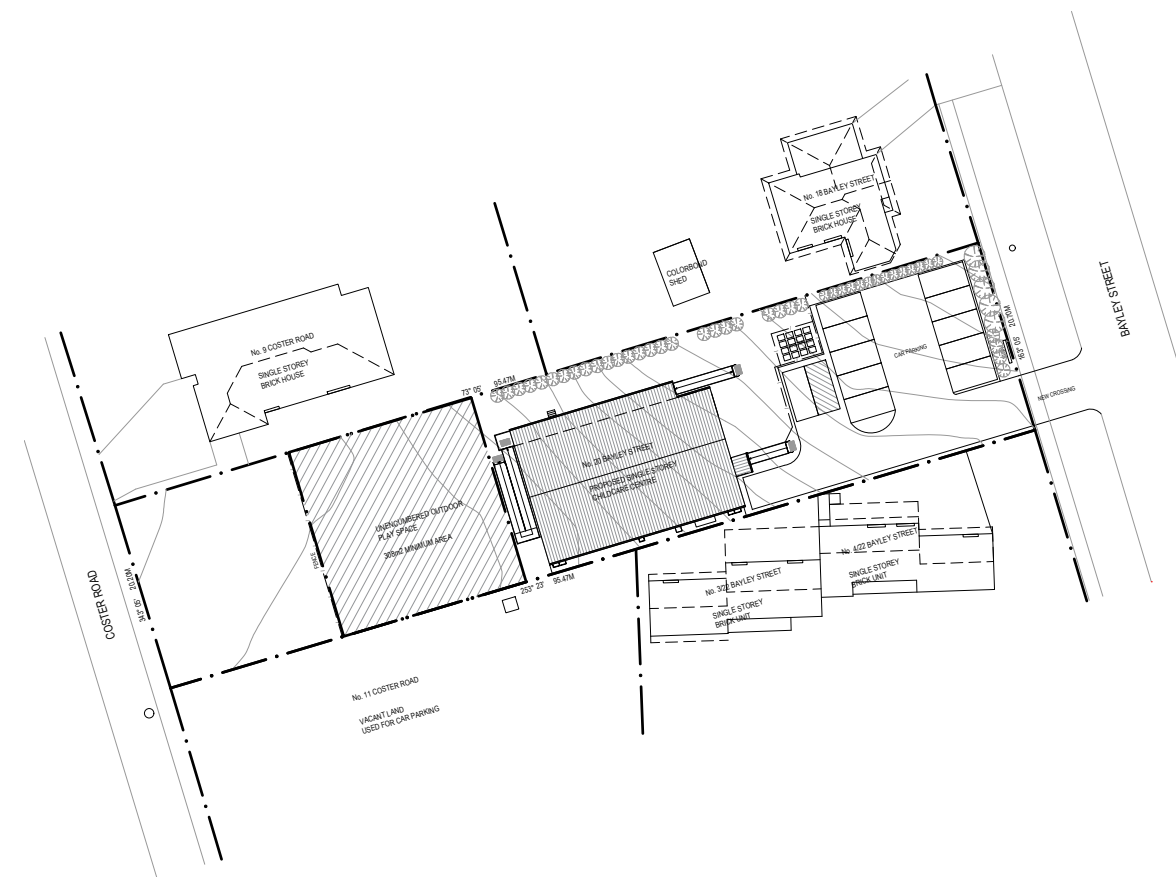
Notes:

SCHEDULE OF DRAWINGS: ARCHITECTURAL

Sheet Number	Drawing Title	Revision	Sheet Issue Date
0.00	Drawing Register, Lot Plan	P0	9/04/24
1.00	Existing Site Plan		
1.01	Proposed Site/Roof Plan		
2.00	Proposed Floor Plan		
3.00	Proposed Elevations (1:100)		
3.01	Proposed Elevations (1:100)		
3.02	Proposed Elevations (1:200)		

SITE STATISTICS

Site Area	1952.0 m ²
Building Area	311.0 m ²
Site Coverage	16%



01 LOT PLAN
SCALE 1:750

AUTHORITIES/CONSULTANTS

MUNICIPALITY:	Murrumbidgee	REG# 20017	PH: 0409 394 260
ARCHITECT:	Edwina Thompson		
BUILDING SURVEYOR:	To Be Confirmed		
STRUCTURAL ENGINEER:	To Be Confirmed		
GEOTECHNICAL ENGINEER:	To Be Confirmed		


about/Architecture

Project
20 BAYLEY STREET
ALEXANDRA

Drawing
DRAWING REGISTER
& LOT PLAN

Drawing Number
0.00

Rev.	Description	Date
P0	Planning Issue	9/04/2024

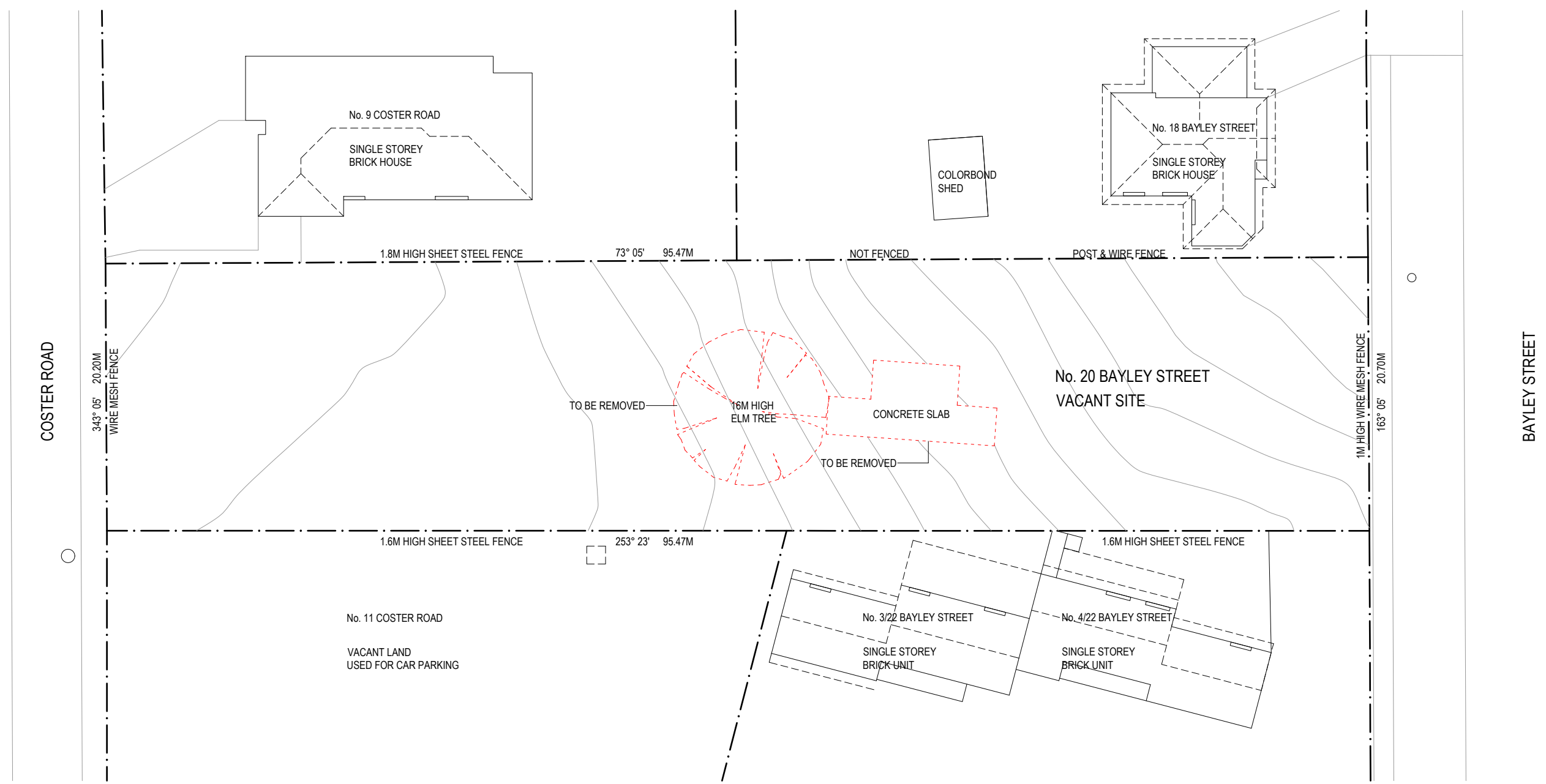
 Scale Date Drawn	1:350 @ A3 9/04/2024 ED
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FOR PLANNING

Notes:



01 EXISTING SITE PLAN
SCALE 1:350

about/Architecture

Project
20 BAYLEY STREET
ALEXANDRA

Drawing
EXISTING SITE PLAN

Drawing Number
1.00

Rev.	Description	Date
P0	Planning Issue	9/04/2024

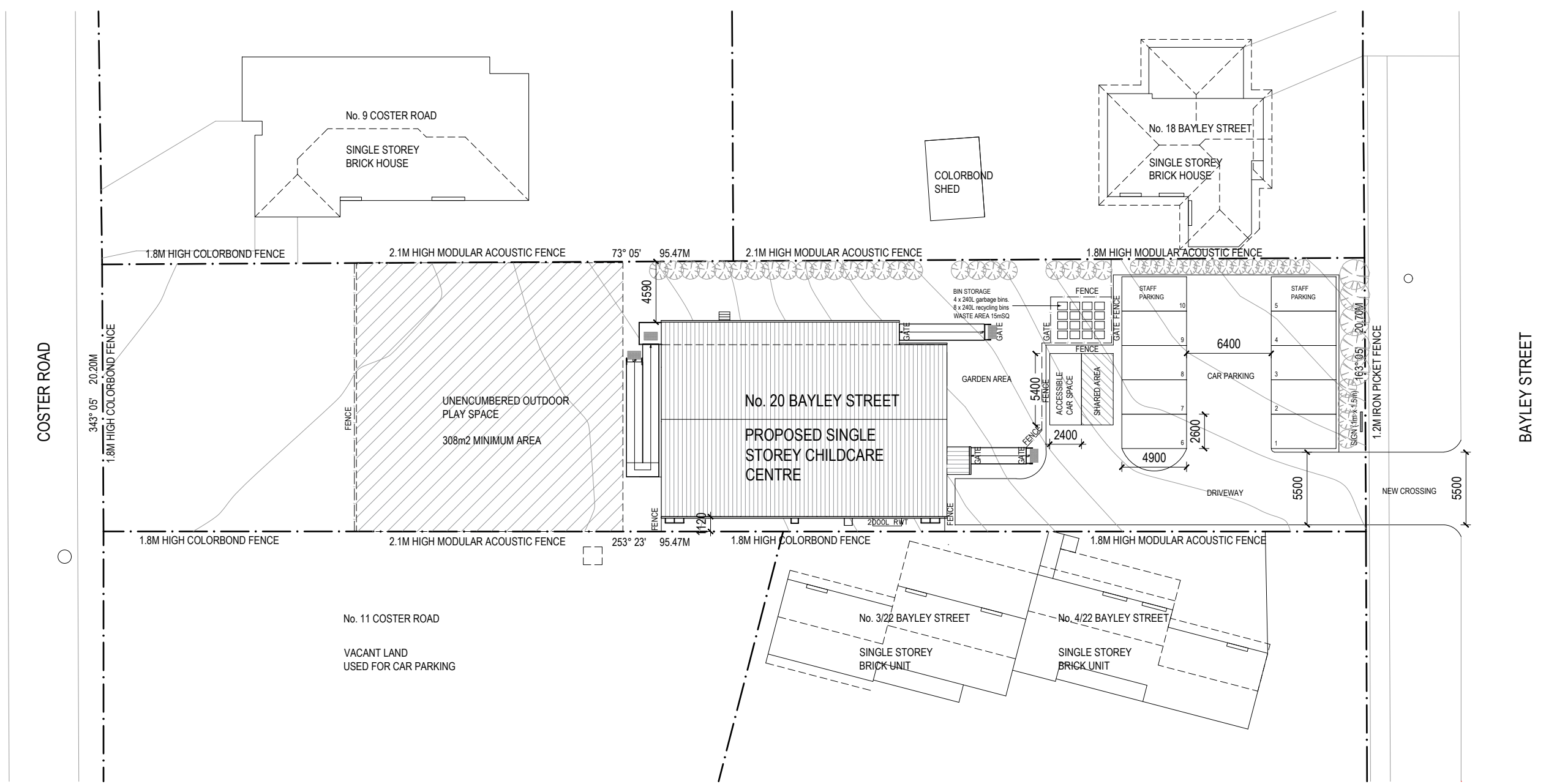
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Date	9/04/2024
Drawn	ED

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FOR PLANNING

Notes:



01 PROPOSED SITE/ROOF PLAN
 SCALE 1:350

about/Architecture

Project
 20 BAYLEY STREET
 ALEXANDRA

Drawing
 PROPOSED SITE PLAN

Drawing Number
 1.01

Rev.	Description	Date
P0	Planning Issue	9/04/2024

Scale	1:100 @ A3
Date	9/04/2024
Drawn	ED

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FOR PLANNING

Notes:

about/Architecture

Project

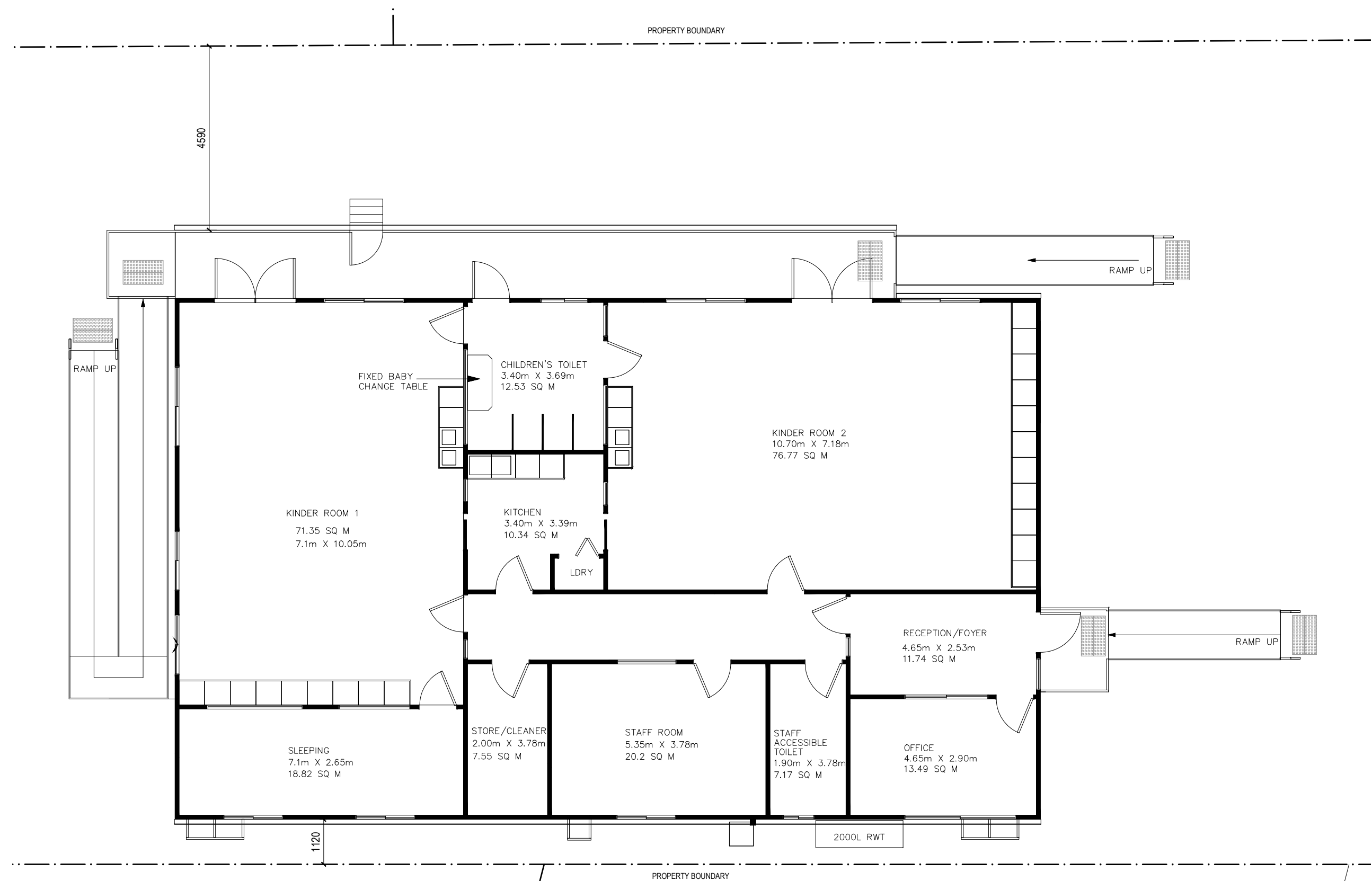
20 BAYLEY STREET
ALEXANDRA

Drawing

PROPOSED BUILDING
FLOOR PLAN


Drawing Number

2.00



01 PROPOSED FLOOR PLAN
SCALE 1:100

Rev.	Description	Date
P0	Planning Issue	9/04/2024

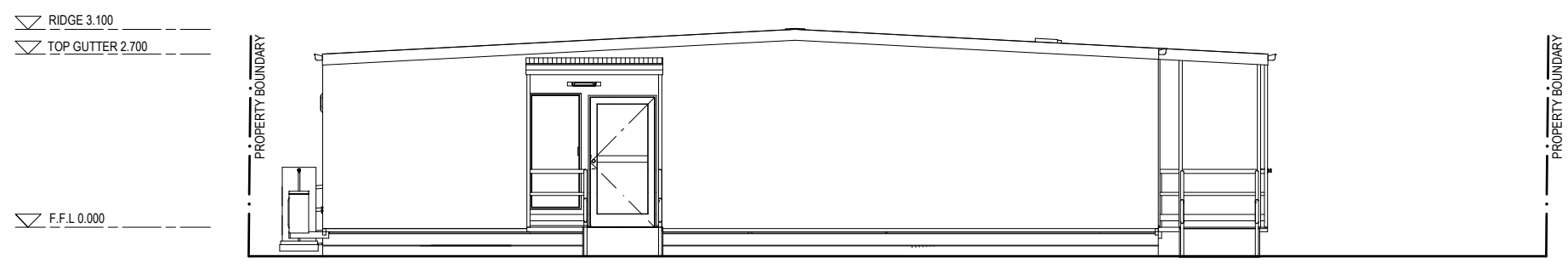
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	Drawn	ED

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

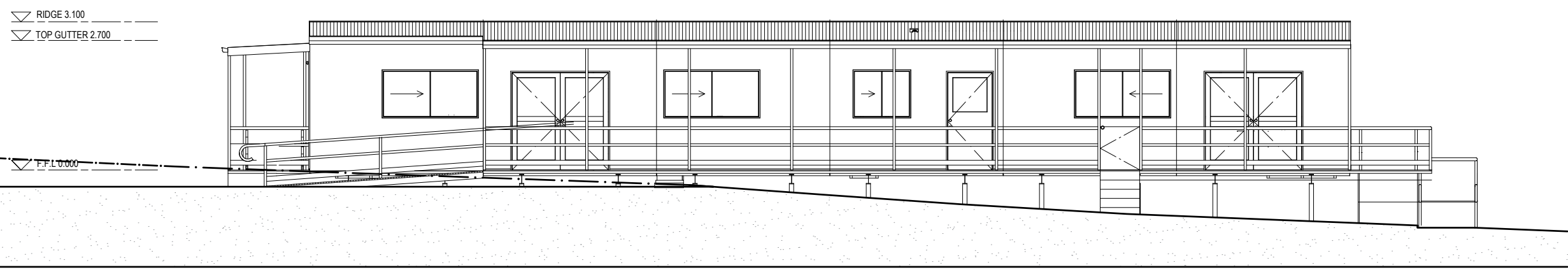
Use figured dimensions in preference to scale. Refer any discrepancies to this office for clarification prior to commencement of works. All dimensions to be verified on site prior to shop fabrication. Read drawings in conjunction with specification and consultant drawings.

FOR PLANNING

Notes:



01 PROPOSED EAST (FRONT) ELEVATION
SCALE 1:100



02 PROPOSED NORTH ELEVATION
SCALE 1:100

about/Architecture


Project
20 BAYLEY STREET
ALEXANDRA

Drawing
PROPOSED
ELEVATIONS

Drawing Number

3.00

Rev.	Description	Date
P0	Planning Issue	9/04/2024

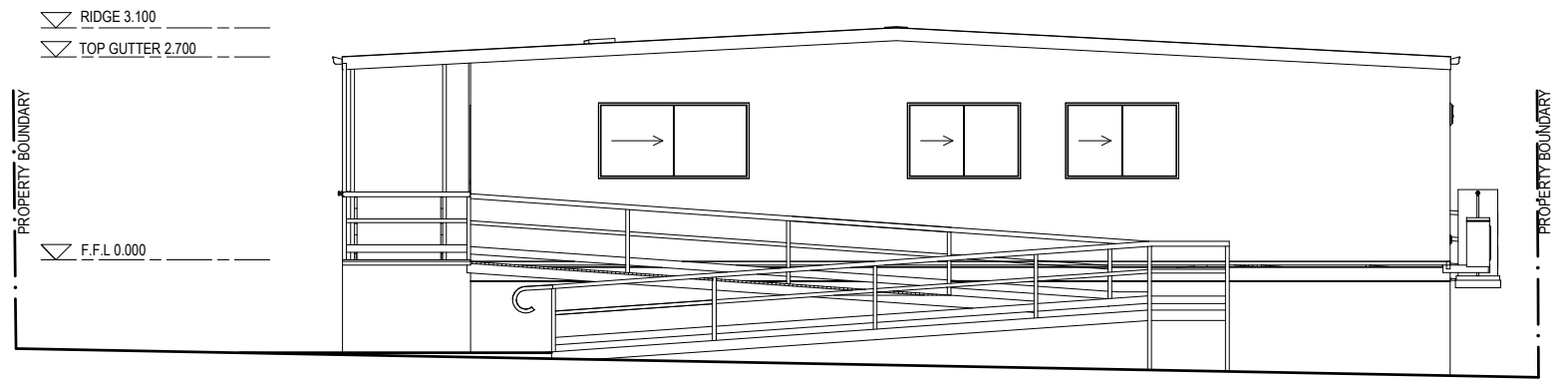
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	Date	9/04/2024
	Drawn	ED

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

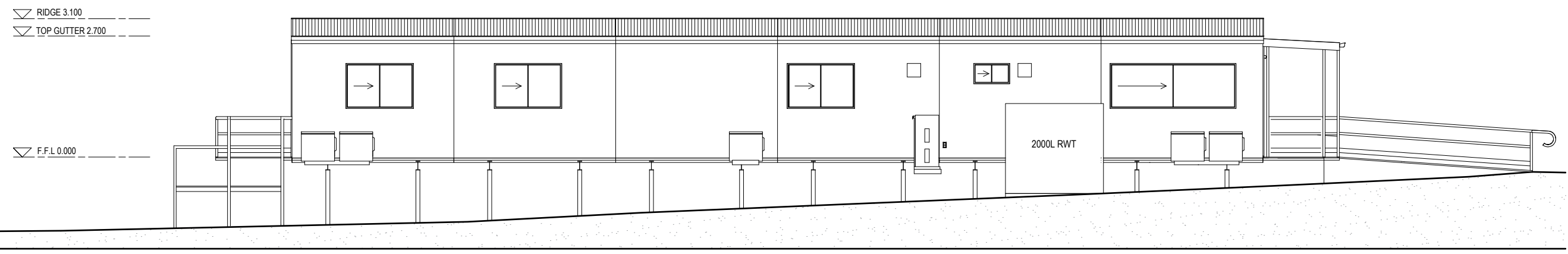
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FOR PLANNING

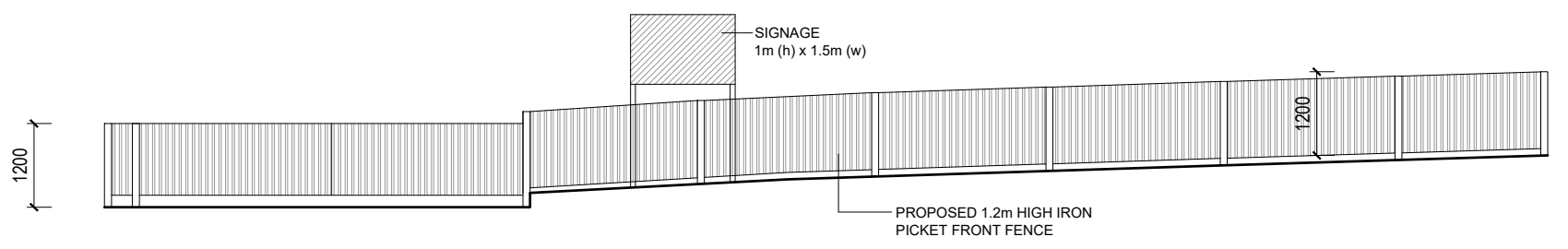
Notes:



01 PROPOSED WEST ELEVATION
SCALE 1:100



02 PROPOSED SOUTH ELEVATION
SCALE 1:100




03 PROPOSED FRONT FENCE ELEVATION
SCALE 1:100

about/Architecture

Project
 20 BAYLEY STREET
 ALEXANDRA
 Drawing
 PROPOSED
 ELEVATIONS
 Drawing Number

Rev.	Description	Date
P0	Planning Issue	9/04/2024

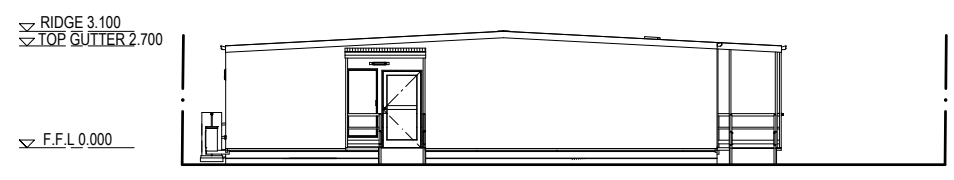
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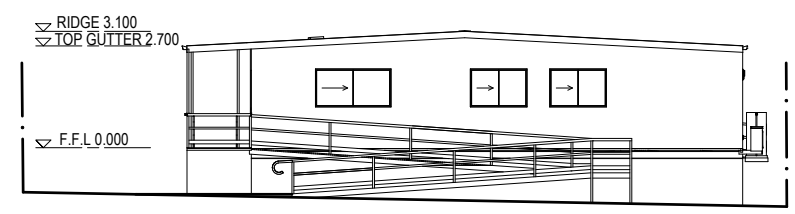
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FOR PLANNING

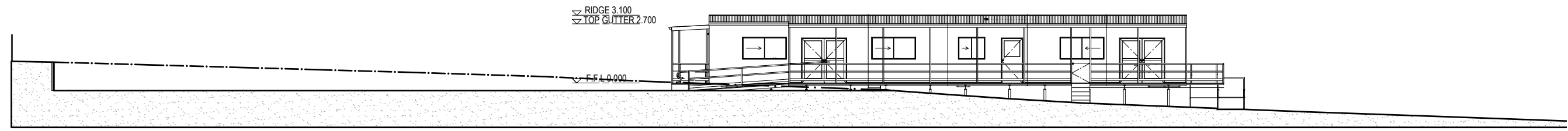
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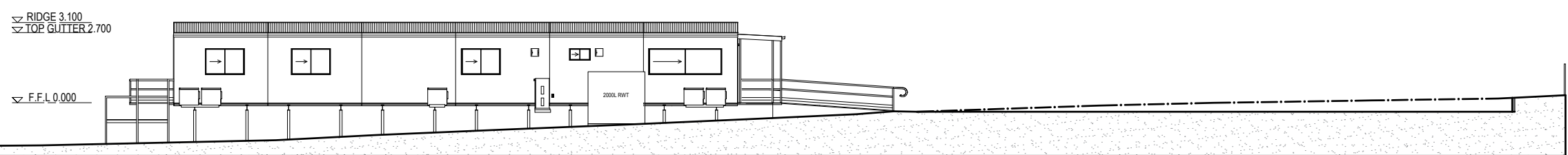
01 PROPOSED EAST (FRONT) ELEVATION
SCALE 1:200



02 PROPOSED WEST ELEVATION
SCALE 1:200



03 PROPOSED NORTH ELEVATION
SCALE 1:200



04 PROPOSED SOUTH ELEVATION
SCALE 1:200

about/Architecture

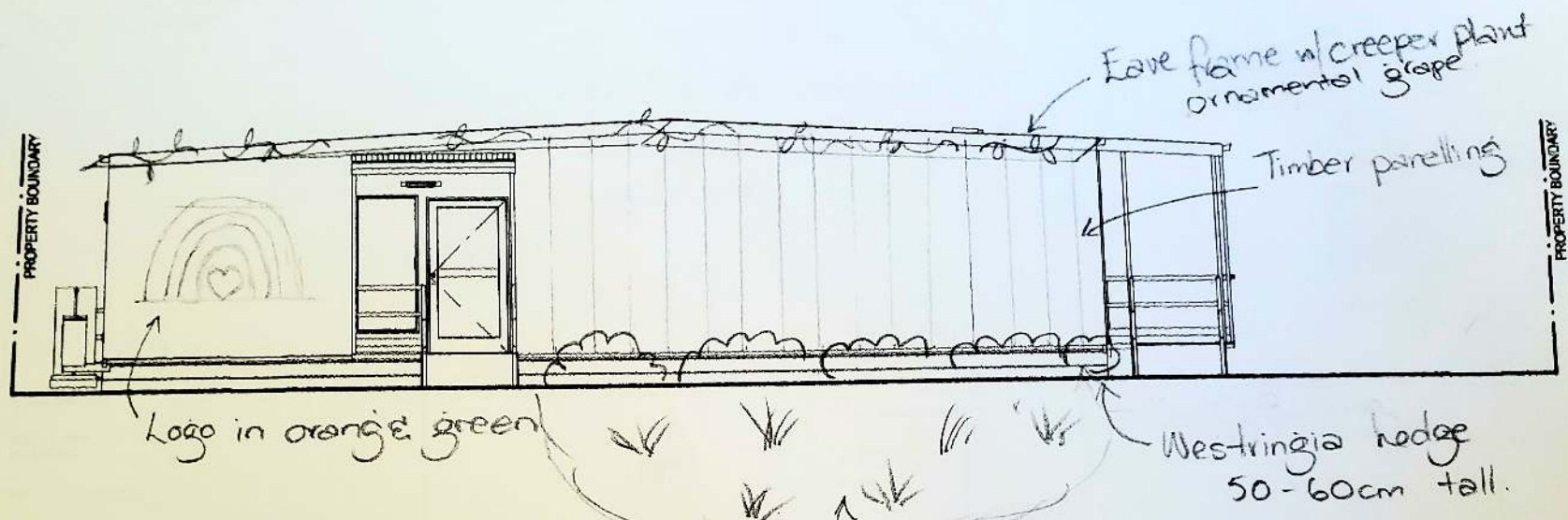
Project
20 BAYLEY STREET
ALEXANDRA

Drawing
PROPOSED
ELEVATIONS

Drawing Number

3.02

GE 3.100
GUTTER 2.700
0.000



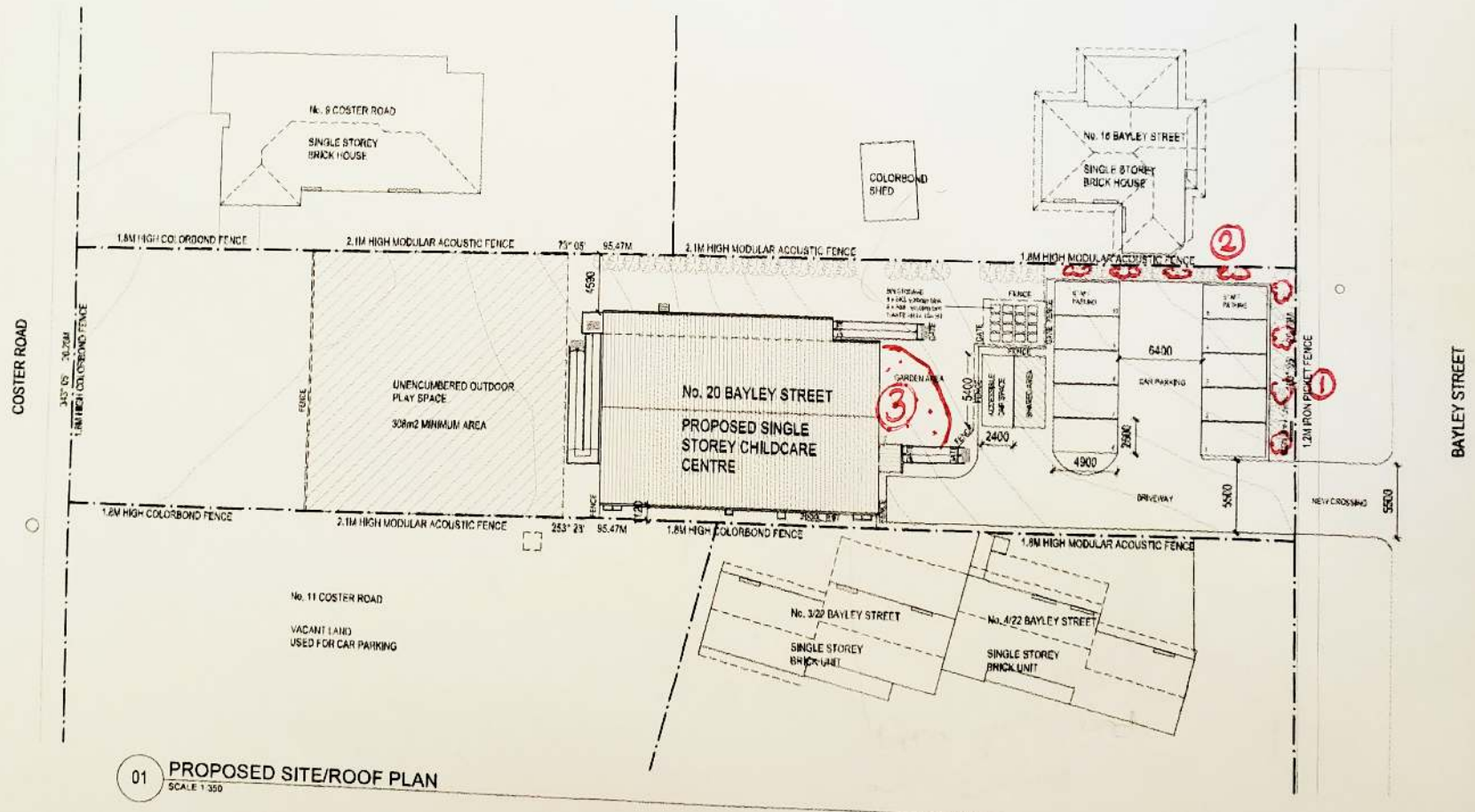
01 PROPOSED EAST (FRONT) ELEVATION
SCALE 1:100

Garden bed with plantings of *Dietes grandiflora* 60cm tall open planting for clear viewing & monitoring of possible snakes

① ornamental pear trees (5-7cm)
w/ underplanting of daisies
& dietes (60cm H)

② Butterfly bushes
1-3m tall

③ Open plantings
of dietes (60cm H)
+ hedge of Westringia
50-60cm tall against
building



01 PROPOSED SITE/ROOF PLAN
SCALE 1:350



WAVEFORM ACOUSTICS

Albert St Blackburn
T: 0402477774
info@waveformacoustics.com.au
www.waveformacoustics.com.au

Project – 20 Bayley St, Alexandra, Child Care Centre
Date – 26.3.24
24052
C Pagan
E dindidaycare@outlook.com
P 0438 016 063

ACOUSTIC REPORT INFORMATION SHEET

PROJECT

20 Bayley St, Alexandra, Child Care Centre Acoustics Assessment

PREPARED FOR

Pagan of Dindi Daycare

PREPARED BY

Rohan Barnes from Waveform Acoustics

REVISIONS REGISTER	ISSUE DATE
Draft Acoustic Report	8.3.24
Draft Acoustic Report Rev A	21.3.24
Final Acoustic Report	26.3.24

DOCUMENT REGISTER	ISSUE DATE
Letter of engagement	6.2.24
Plans	5/3/24

1.0 – EXECUTIVE SUMMARY

Waveform Acoustics has been engaged by Pagan of Dindi Daycare to provide an Acoustic Report in relation to the proposed Child Care Centre at 20 Bayley St, Alexandra.

In particular the report provides details of how noise transmission between the proposed centre and the sensitive residential interface will be managed. Measures may be required to attenuate noise impacts from the site.

The client has advised of the following details as follows:

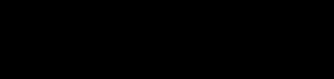
- 44 children on site
- Operating hours are yet to be confirmed at this stage of planning, but client has advised an intended maximum of 07:30 – 18:00

A site inspection was carried out and unattended noise monitoring was conducted onsite from 1/2/24 to 6/2/24. This measured the existing background levels present at the site in order to determine the target noise levels from children's outdoor play, as well as set limits for any plant & equipment that will be used on site.

As a procedural basis, we have used the systems and measures as set out in the Association of Australian Acoustical Consultants Guidelines for Child Care Acoustic Assessment (September 2020). We have used the procedures from this guideline to set target noise levels for children's play, as well as identify sound power levels of children to model noise impacts. This guideline describes sound power levels of children, which we have used in SoundPLAN modelling software in order to demonstrate the noise impacts from children's play.

It is our opinion based on the available environmental noise data, plans received and technical performance information from suppliers for products selected for the development, strict implementation of the requirements outlined in this acoustic assessment report will enable the centre to achieve the nominated noise compliances.

Best Regards,


Rohan Barnes MAAS
Principal Consultant

2.0 – LEGISLATION AND GUIDELINES

In the preparation of the report the following legislation and guidelines were used:

EPA publication 1826.4: 'Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues' (Noise Protocol).

This publication provides a protocol for the purpose of determining noise limits for new and existing commercial, industrial and trade premises and entertainment venues as defined by the Regulations. It sets the methodology for assessing the effective noise level to determine unreasonable noise under Regulations 118, 125 and 130. The measurement procedures of this Noise Protocol are also used to determine aggravated noise under Regulations 121, 127 and 131.

Environment Protection Regulations 2021

The objectives of these Regulations are to further the purposes of, and give effect to, the Environment Protection Act 2017 by imposing obligations in relation to environmental protection in Victoria.

State Environmental Protection General Environmental Duty 2021

New environment protection laws will mean that anyone engaging in an activity posing a risk of harm to human health and the environment, from pollution or waste, must manage that risk to prevent harm as far as reasonably practicable. This general environmental duty applies to all Victorians. It means you will need to proactively assess and manage the risks of harm from your activities. Eliminating or reducing risk is important because industry activities could impact - Noise – affecting people's sleep; communication, cognition and learning; domestic or recreational activities; tranquillity and enjoyment inside and outside

AAAC Guidelines for Child Care Acoustic Assessment

This guideline sets out a recommended assessment method for the submission of a Noise Impact Assessment to accompany a Development Application for Child Care Centres, and typical recommendations for the control of noise from such centres

3.0 – ACOUSTIC ASSESSMENT

DETAILS OF TESTING

An ARL Ngara noise logger recorded the environmental noise data calibrated prior to and after measurement. This equipment recorded background noise levels within the site.

EQUIPMENT REGISTER	S/N	CALIBRATION DATE
ARL Ngara Noise Logger	878153	due 21.11.24
SV 33A Calibrator	73304	due 4.12.24

DATE & TIME	LOCATION
1/2/24, 11:00 – 6/2/24, 16:15	Within the existing site, approx. 45m from the boundary along Bayley St.

ATMOSPHERIC¹

Date	Temperature (C°) min/max	Rain (mm)	Windspeeds (km/h) 9am/3pm
1/2/24	10.6/23.1	0.0	20/31
2/2/24	11.8/20.6	0.0	22/26
3/2/24	10.8/29.6	0.0	6/6
4/2/24	15.9/32.5	0.0	9/19
5/2/24	22.1/25.7	0.0	17/30
6/2/24	10.3/20.5	0.4	7/13

Atmospheric conditions have been considered when processing data. The majority of the logging period was done in suitable wind conditions within the 0 – 3 of the Beaufort Wind Scale.

¹ <https://web.archive.org/web/20240212230201/http://www.bom.gov.au/climate/dwo/202402/html/IDCJDW3025.202402.shtml>

3.1 – ACOUSTIC ASSESSMENT

EPA 1826.4 RURAL METHOD

This site is outside the Urban Growth Boundary, and the population of the area is below 7000 as per the 2021 census data², therefore we are setting the limits based on the Rural Method.

The Rural Method sets limits based on the zoning of the Noise Generator (proposed childcare) and NSR, with distance adjustments based on the proximity.

The distance adjustment removes 1dB per 100m the receiver is away from the generator, if they are in non-contiguous zones. If the receiver is in the same contiguous zone as the generator, no adjustment is made. Maximum adjustment is 9dB, and limits cannot be set lower than the Base Noise Limit, as defined in the EPA Regulations 2021 as;

...in the case of noise emitted in a rural area—

- *during the day period, 45dB(A); or*
- *during the evening period, 37dB(A); or*
- *during the night period, 32dB(A)*

² <https://www.abs.gov.au/census/find-census-data/quickstats/2021/POA3714>

3.2 – 1826.4 NOISE PROTOCOL, cont.

PLANT AND MACHINERY

EPA 1826.4 DETERMINED LIMITS FOR MECHANICAL SERVICES

PERIOD*	1826.4 ANNEX B ZONING LEVEL	DISTANCE ADJUSTMENT	DETERMINED NOISE LIMIT, dB LAeq
DAY	48	0	48
EVENING	43	0	43
NIGHT	38	0	38

*Please refer to Appendix – Operating Hours for details of operating periods.

This table describes the external noise limits set in the EPA 1826.4 Noise Protocol in relation to mechanical services type noise, not music.

DETERMINED LIMITS:

Day: 48dB LAeq

Evening: 43dB LAeq

Night: 38dB LAeq

Any items of plant and machinery such as but not limited to air conditioning systems, exhaust and extraction systems must be within the limits as set out above.

Any new plant and equipment for the facility is yet to be specified. Chosen equipment must have noise output, location and barrier requirements verified by an acoustic consultant.

4.0 – EXPECTED NOISE GENERATED BY OUTDOOR PLAY AREAS

As outdoor play is an aspect of the child care centre, measures need to be taken to ensure that Noise Sensitive Receivers (NSR) are not impacted by the noise generated by children's play.

TARGET NOISE LEVELS:

- The noise generated cannot exceed the **background levels +10dB over a 15-minute period** at the assessment location when children's play is less than 4 hours per day, with 2 hours in the morning and 2 hours in the afternoon.
- The noise generated cannot exceed the **background levels +5dB over a 15-minute period** at the assessment location when children's play is greater than the previously described 4 hours per day.
- If background levels are less than 40dB L_{A90} over the Period, **the target noise level is 45dB $L_{Aeq,15min}$.**

The client has confirmed that there will be a maximum of 2 hours play per day, meaning target noise levels for the purpose of this report have been determined as the greater of **45dB or background levels +10dB over a 15-minute period.**

PERIOD*	MEASURE TYPE	EXISTING LEVEL, dB L_{A90}	DETERMINED LIMIT, dB L_{Aeq}
DAY	$L_{A90} + 10dB(A)$	33	45
EVENING	$L_{A90} + 10dB(A)$	35	45
NIGHT	$L_{A90} + 10dB(A)$	26	45

*Please refer to Appendix – Operating Time Periods for details of operating periods.

As we would typically expect noise from children's play to be associated with the Day Period, we will use the Day Period limits to determine the noise exposure on the nearby NSRs.

(The assessment location is defined as the most effected point on or within any residential receiver property boundaries)

SOUND POWER LEVELS

The noise levels of boys and girls is assumed to be similar. A typical range for effective sound power levels for groups of ten children playing is given in the following table:

From the AAAC Guidelines for Child Care Acoustic Assessment

Number and Age of Children	Sound Power Levels (dB) at Octave Band Centre Frequencies (Hz)								
	dB	63	125	250	500	1K	2K	4K	8K
10 Children, 0 – 2 years old	78	54	60	66	72	74	71	67	64
10 Children, 2 – 3 years old	85	61	67	73	79	81	78	74	70
10 Children, 3 – 5 years old	87	64	70	75	81	83	80	76	72

To calculate the effective sound power level the specific number of children will be required, and the following formula used:

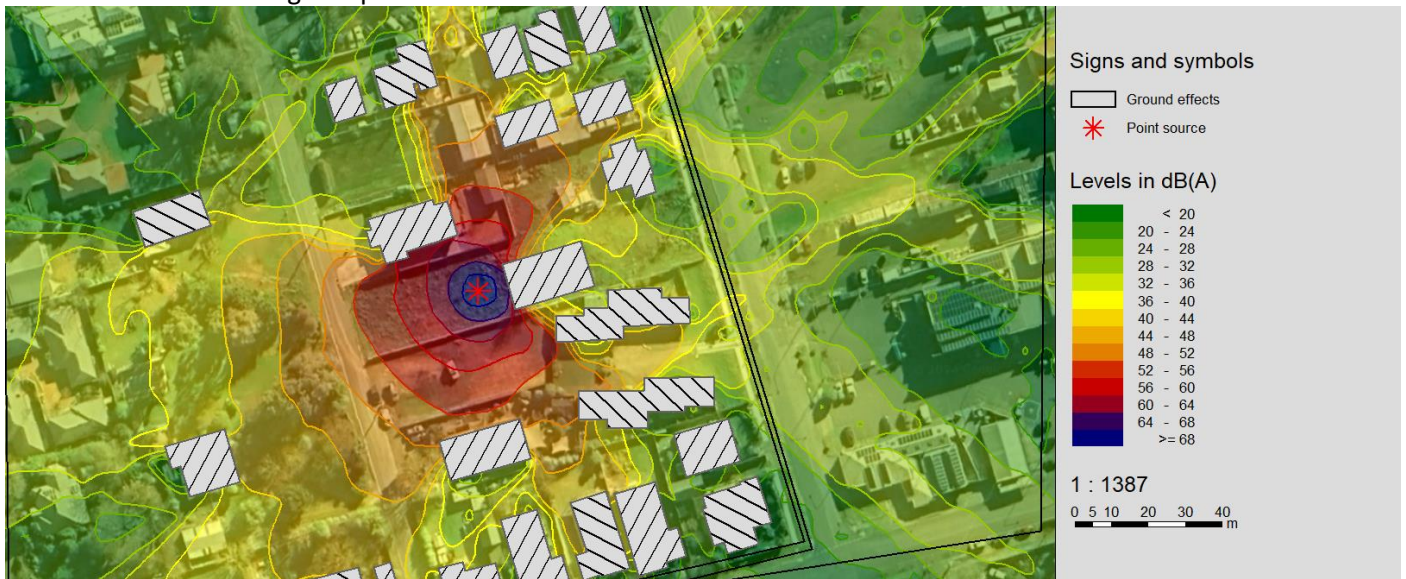
If the children play at separate times, then the calculation at a single point is as follows:

- $Effective\ Sound\ power\ Level\ for\ 'n'\ children = Effective\ sound\ power\ level\ for\ 10\ children + 10\ log\ (n/10)$

Using the above formula, we can determine the sound power and octave band power levels for the number of children present in the outdoor play area. From this point, we modelled the noise exposure on the nearby residents using SoundPLAN software.

5.0 – NOISE MODELLING

The following modelling demonstrates the expected levels from children’s play with *no acoustic barriers* in order to determine the line-of-sight exposure to the NSR.



RESULTS TABLE

RECEIVER	LIMIT	LEVEL	LIMIT EXCEEDANCE
9 Coster St	45	59.6	14.6
12 Coster St	45	50.4	5.4
13 Coster St	45	47.9	2.9
18 Bayley St	45	50.9	5.9
22 Bayley St	45	40.0	-

Based on the results of the noise modelling of children in the play areas, we would predict that there will be exceedances of the target noise levels where the boundaries are shared with the residential dwellings.

It is our opinion that acoustic fencing for the play areas will be required to mitigate the noise from children’s play appropriately.

6.0 – REQUIREMENTS FOR COMPLIANCE

ACOUSTIC FENCING

In order to ensure compliance with the AAAC target noise levels for children’s outdoor play, an acoustic fence needs to be constructed around the boundaries of the children’s outdoor play area (see Appendix – Site Map). Based on the modelled noise levels, a standard boundary fence will not be sufficient in reducing noise to compliant levels.

We are proposing the following options:

OPTION 1 – DOUBLE TIMBER PALING FENCE

ACOUSTIC PERFORMANCE (MODELLED IN INSUL SOFTWARE)

	R _w	OCTAVE BAND CENTRE FREQUENCY (Hz)						
		63	125	250	500	1K	2K	4K
ATTENUATION (dB)	30	13	9	17	30	38	36	38

Construction of acoustic fencing:

- 2m minimum height
- Minimum surface density 12kg/m²
- Fence construction:
 - Inner lining of 150mm x 12mm timber palings
 - Each paling to overlap a minimum of 50mm
 - Timber post
 - Outer lining of 150mm x 12mm timber palings
 - Each paling to overlap a minimum of 50mm
- There are to be no breaks in the acoustic fence system, as any penetrations will reduce the efficacy of the system.
- Due to warping paling as the material dries, this fence option must be inspected for gaps after 6 months of construction, and all penetrations/gaps on either side filled in with an outdoor rated caulk/sealant.

OPTION 2 – COLORBOND FENCING SOLUTION

ACOUSTIC PERFORMANCE (MODELLED IN INSUL SOFTWARE)

	R _w	OCTAVE BAND CENTRE FREQUENCY (Hz)						
		63	125	250	500	1K	2K	4K
ATTENUATION (dB)	40	14	15	29	43	53	55	55

Construction of acoustic fencing:

- 2m minimum height
- Colorbond metal sheet for inner lining (facing the proposed site)
 - 0.42 BMT
- 3mm cement sheet
- 140mm cavity
- 14kg/m³ glasswool insulation batts, 90mm thickness
- Colorbond metal sheet for outer lining (facing the NSR)
 - 0.42 BMT
- There are to be no breaks in the acoustic fence system, as any penetrations will reduce the efficacy of the system.

OPTION 3 – PROPRIETARY SYSTEM

A proprietary system by Modular Walls could be used, specifically the AcoustiMax75 system³ at 2m in height.

Positioning of the fence has been marked up in Appendix – Site Plan. All standard fence construction must match acoustic fence height, and also be free from gaps/penetrations.

³ <https://modularwalls.com.au/product/acoustimax/>

6.1 – REQUIREMENTS FOR COMPLIANCE

PARKING CONDITIONS

As the site is situated within a residential zone, and was previously vacant, measures need to be taken to avoid impacting the amenity of the nearby receivers. As there are to be residential receivers directly adjacent this parking area, we would anticipate noise from cars, car doors and foot traffic to generate a negative impact on the NSR at 18 Bayley St, particularly as the measured background noise levels were notably low, meaning the difference in noise levels generated will be more impactful to nearby residential dwellings.

As such, we have recommended acoustic fencing in this area.

Positioning of the fence has been marked up in Appendix – Site Plan

SIGNAGE TO BE DISPLAYED AT ENTRANCE OF CENTRE

It will be important for the child care centre to reasonable mitigate noise wherever practical. As such, we recommend signage be displayed near the entrances of the centre to remind those dropping off and collecting their children to be mindful of the nearby residents, and to keep noise levels to a minimum.

COMMERICAL RECEIVERS

The AAAC guidelines specify a noise limit of 65dB $L_{Aeq-15min}$ when measured within any commercial property.

Based on these predicted noise emissions and no commercial receivers in the area, we do not anticipate any risk of these limits being exceeded.

7.0 – GENERAL ENVIRONMENTAL DUTY (GED)

Environmental laws introduced in 2021 requires that anyone engaging in an activity posing a risk of harm to human health and the environment, from pollution or waste, must manage that risk to prevent harm as far as reasonably practicable. Refer Appendix – General Environmental Duty for further details regarding the GED.

The following table provides an assessment of risks from noise hazards associated with the proposed operations in accordance with requirements under the GED.

Risk assessments conducted in conjunction with the table in Appendix – Risk Management Matrix.

IDENTIFIED HAZARD	POTENTIAL CAUSES	INITIAL RISK RATING (WITHOUT CONTROLS)	RECOMMENDED CONTROLS	RESIDUAL RISK RATING (WITH CONTROLS IMPLEMENTED)
Potential plant and equipment noise	In the case that addition plant and equipment is installed, proximity to NSR may cause exceedances with determined limits	Medium Risk (B3) <ul style="list-style-type: none"> Moderate (B) Possible (3) 	Have an acoustic consultant verify any equipment and positioning before installation Schedule operational noise testing.	Low Risk (A2) <ul style="list-style-type: none"> Minor (A) Unlikely (2)
Noise generated by children’s play	No effective acoustic screening from play areas	Medium Risk (B4) <ul style="list-style-type: none"> Moderate (B) Likely (4) 	See 6.0 of this report which discusses acoustic fencing and restricting play times	Low Risk (A2) <ul style="list-style-type: none"> Minor (A) Unlikely (2)
Noise generated in parking area	Elevated noise levels due to increased car and foot traffic movement	Medium Risk (B4) <ul style="list-style-type: none"> Moderate (B) Likely (4) 	See 6.1 of this report which discusses acoustic fencing, signage to be displayed and management procedures	Low Risk (A2) <ul style="list-style-type: none"> Minor (A) Unlikely (2)

PLANT AND EQUIPMENT NOISE:

- Final positioning and noise output of any equipment on site should be chosen with advise from an acoustic consultant
- After 3 months of operation, testing to ensure compliance is required

NOISE FROM CHILDREN’S PLAY

- We would expect with the implementation of acoustic fencing as described in this report, to appropriately mitigate noise from children’s play.
- Hours of play should only take play during the Day Period in order to reduce the risk of sleep disturbance

NOISE FROM PARKING AREA

- Fencing to reduce noise impacts to the NSR
- Management must remind people to be mindful of nearby residents.

8.0 – SUMMARY

Based on the available environmental noise data and plans received, implementation of the measures outlined in this acoustic assessment report would be expected to minimise the noise impact on the neighbouring residences from the child care centre and any plant and machinery.

This report gives consideration to acoustic matters associated with the operation of the child care centre, with recommended acoustic treatments and relevant practices to maintain compliance to the EPA 1826.4 Noise Protocol.

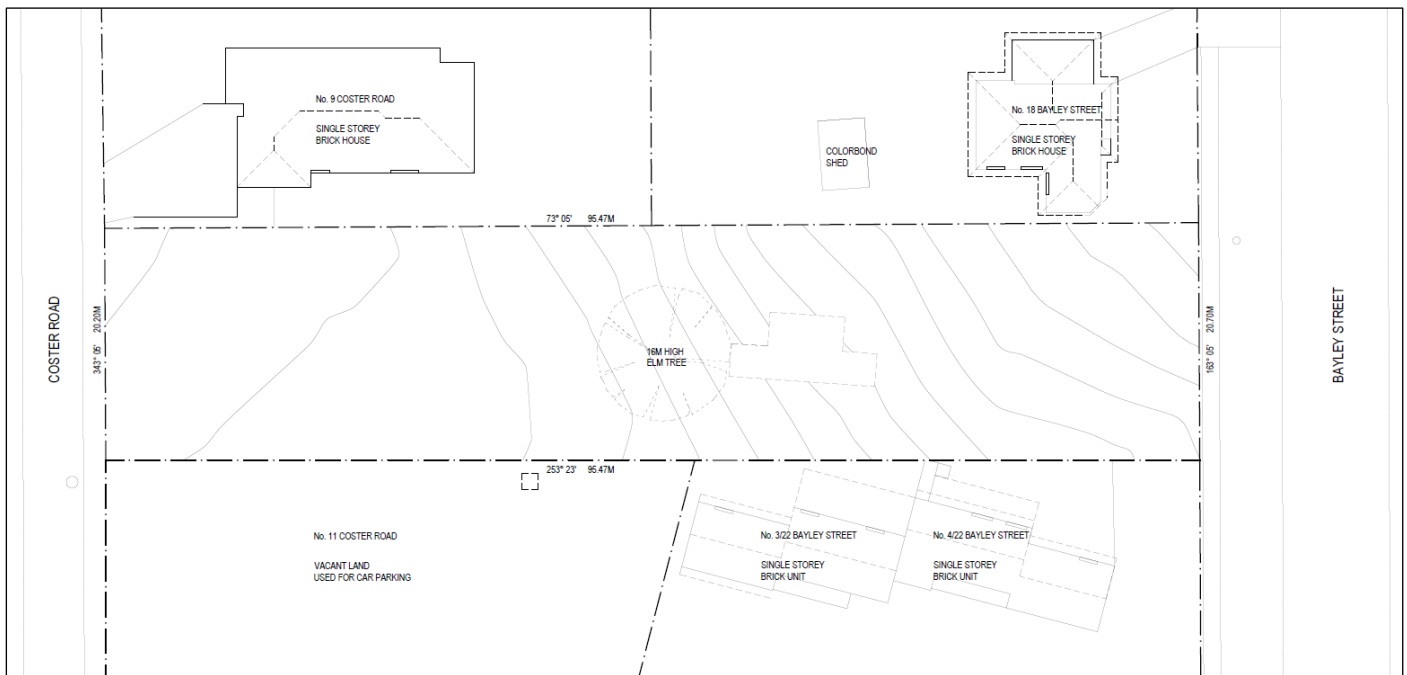
Where clarification is required or the recommended acoustic treatments may be found to impact on other services or statutory requirements, independent advice, as appropriate, is to be sought in respect to any such impact that these acoustic works may have on the building design and construction.

Rohan Barnes

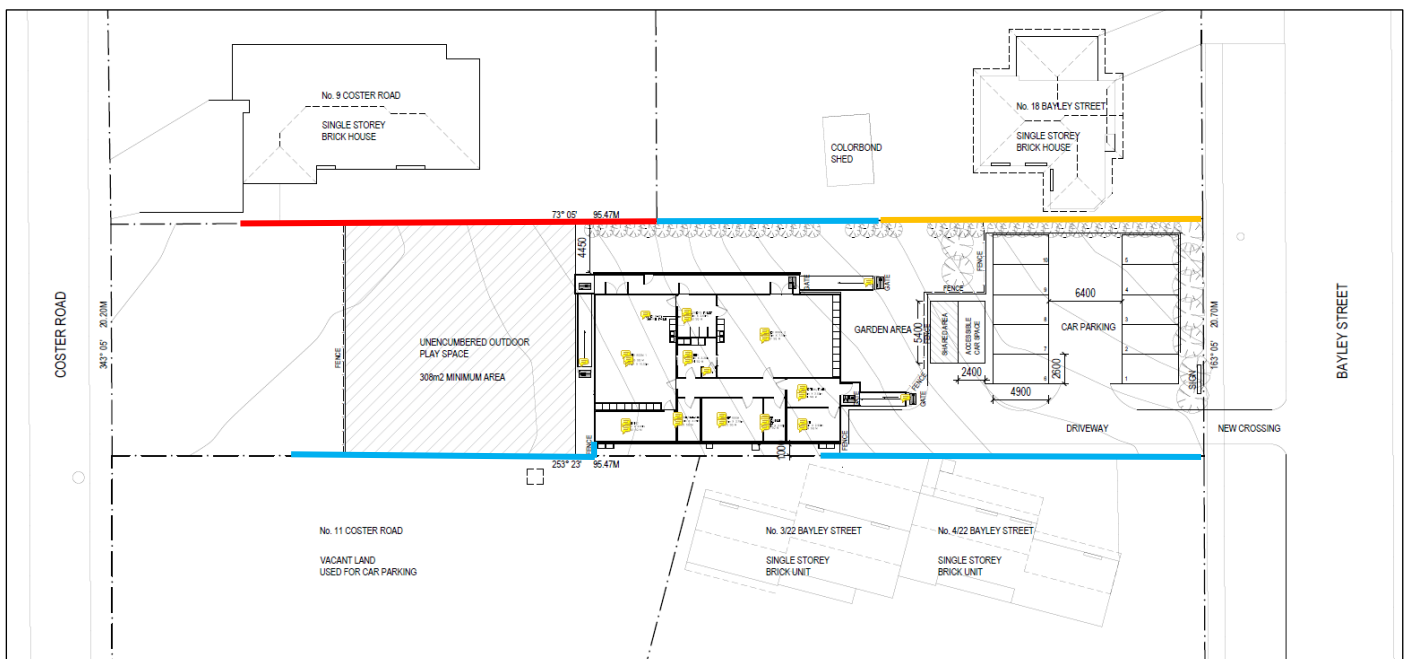
Waveform Acoustics

APPENDIX – SITE PLAN

EXISTING SITE:



PROPOSED SITE:



- In red, positioning of acoustic fencing to reduce noise exposure to the NSR at 2m in height.
- In blue, standard paling/Colorbond fencing at 1.8m.
- In orange, acoustic fencing in the parking area at 1.8m height to match the standard fencing.

The acoustic fencing extends beyond the play area/parking area to reduce flanking noise paths and reflections from structures on site. We recommend that the acoustic fencing extend east to be in line with the rear boundary of 18 Bayley and 9 Coster St and west to the rear of the garage façade at 9 Coster St.

APPENDIX – SITE MAP



In red, proposed new child care site. In green, residential Noise Sensitive Receivers.

APPENDIX – SITE PHOTOS



Existing site has no structures.

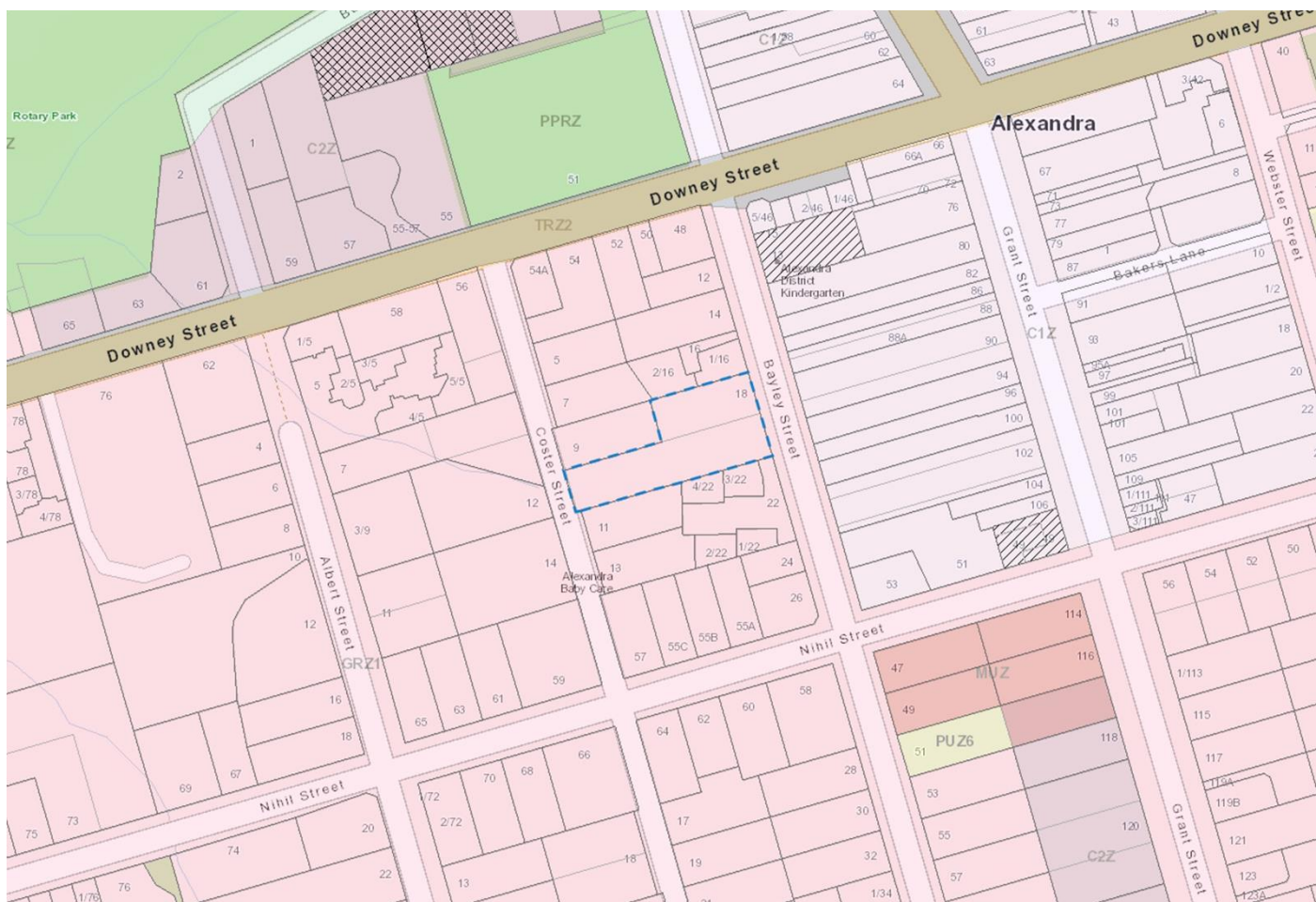


Front of existing site.



Logger location within the site.

APPENDIX – ZONING MAP



The proposed site is within a General Residential Zone 1, with Commercial 1 Zone immediately to the east.

APPENDIX – GENERAL ENVIRONMENTAL DUTY

EPA General Environmental Duty 2021 sets out the following guidelines to follows:

- Understand your duties under the EP Act
- Identify Hazards
- Assess Risks
- Manage the Risks
- Implement Controls

UNDERSTAND YOUR DUTIES UNDER THE EP ACT

Anyone engaging in an activity that poses risk of harm to human health and the environment, from pollution or waste, or noise must eliminate or reduce that risk. You also need to eliminate or reduce risk as far as reasonably practicable. You can do this by putting appropriate controls in place that are proportionate to the risk.

Your approach to managing risk will depend on the complexity and scale of your activities or project, as well as the nature of the risks you need to manage.

EPA Victoria specifies a four (4) step risk management process, involving: identifying the hazards, assessing risk, implementing controls and ongoing checking. The process is outlined by the Victorian EPA⁴ and is summarised as follows:



⁴ Environmental Protection Authority Victoria, Assessing and controlling risk: A guide for business. Publication 1695.1, August 2018

STEP ONE: IDENTIFY HAZARDS



Hazards associated with commercial and industrial activities include anything that can cause harm to people or the environment. Common hazards include:

- Noise
- Odour
- Dust
- Chemical hazards
- Fire hazards

STEP TWO: ASSESS THE RISKS



The hazards identified during step 1 must be assessed to determine how they could lead to harm, how severe that harm could be and how likely it is to happen.

Risk assessment is a process for building knowledge and understanding of hazards and their associated risks so decisions can be made on how best to control them.

The following steps should be taken:

- Assess the likelihood of a hazard causing an impact
- Assess the consequences, or severity, of each impact
- Calculate a risk rating for each hazard

STEP THREE: IMPLEMENT CONTROLS



The options for controlling risk are prioritised from the highest level of effectiveness to the lowest.

When selecting controls the following hierarchy should be followed:



STEP FOUR: CHECK CONTROLS



Controls that are put in place to prevent or mitigate risks must be monitored to ensure they work as planned.

Checking controls involves the same methods as in the initial hazard identification step (step 1), and 'closes the loop' in which risk control measures can be maintained.

Common methods used to check the effectiveness of controls are:

- Regular site inspections and audits
- Consulting with employees, contractors, occupants and landlords
- Inspecting, testing and maintenance of risk control systems
- Using available information, such as manufacturer/supplier instructions
- Analysing records and data, such as incident and near miss reports

If these checks are made on a regular basis, then failures in controls can be identified as well as opportunities for improvement.

APPENDIX – RISK ASSESSMENT MATRIX

	CONSEQUENCE					
	A – Minor	B – Moderate	C – Major	D – Severe	E – Extreme	
	First aid treatment. Fully recoverable.	Medical / professional treatment required. Fully recoverable	Extensive / professional medical treatment. Fully recoverable over an extended period.	Severe injury, permanent incapacitation. Impact requires change to work function.	Catastrophic, single or multiple deaths.	HUMAN HEALTH, HEALTH & SAFETY
LIKELIHOOD	Negligible or no environmental damage. No residual pollution impacts.	Impacts within the immediate vicinity of the impact; and short-term residual impact <1 year	Impacts are within the local area; and /or medium-term residual impact (2-5yrs)	Impact extends across the region (within a state); and/or longer-term residual impact (5-20yrs)	Impacts extends beyond the region (e.g. between states or nationally); and/or long term residual impacts >20yrs	ENVIRONMENT
(5) Almost Certain Expected to occur. High probability of occurring, e.g. >90%.	Medium	High	High	Extreme	Extreme	
(4) Likely Likely (e.g. >75% chance) of occurring under normal circumstances.	Medium	Medium	High	High	Extreme	
(3) Possible Could reasonably be expected under normal circumstances.	Low	Medium	Medium	High	High	
(2) Unlikely Unusual, not likely to occur under normal circumstances	Low	Low	Medium	Medium	High	
(1) Very unlikely. Rare circumstance, highly unusual.	Low	Low	Low	Medium	High	

APPENDIX – ASSESSING NOISE FROM COMMERCIAL, INDUSTRIAL AND TRADE PREMISES

1. Assessment location, alternative assessment location and alternative assessment criteria.

1.1 Assessment location

(56) Noise from commercial, industrial and trade premises must be assessed at a location in a noise sensitive area where the maximum effective noise level occurs or, for proposed premises, is predicted to occur.

1.2 Alternative assessment location

(57) Notwithstanding clause 56, an alternative assessment location may be specified where:

- a. two or more premises contribute to the effective noise level and a measurement point is required that is not influenced by any noise source from any other commercial, industrial or trade premises;
- b. atmospheric conditions affect the effective noise level at the noise sensitive area and a measurement point is required closer to the commercial, industrial or trade premises under investigation that is not affected by atmospheric conditions;
- c. a measurement point in a noise sensitive area is not readily accessible and a more suitable measurement point is required; or
- d. extraneous noise affects the effective noise level at the noise sensitive area and a measurement point is required at a location that is not affected by extraneous noise.

(58) The alternative assessment location must be chosen so that the noise at the alternative assessment location is representative of the noise exposure within noise sensitive areas.

(59) An alternative assessment location may be specified either within or outside a commercial, industrial or trade premises.

1.3 Alternative assessment criterion

(60) Where an alternative assessment location is used, an alternative assessment criterion must be determined for that location, for each relevant operating time period.

(61) The alternative assessment criterion must be set so that compliance with this noise level will result in the noise limit at the noise sensitive area not being exceeded, for the relevant operating time period.

(62) The alternative assessment criterion must be calculated having regard to:

- a. the sound paths to the noise sensitive area and other factors which may affect the propagation of sound.
- b. the character of the noise from commercial, industrial and trade premises that will be experienced in noise sensitive areas, and the value of the relevant duration or noise character adjustments as described in clauses 79 to 81 and clauses 82 to 88.
- c. the cumulative contribution from other industrial, commercial or trade premises affecting noise sensitive areas, as required in Regulation 119.
- d. the uncertainty of the calculation method used.

Note: The value of a specific alternative assessment criterion is determined from the relevant noise limit, the difference between the sound paths from the industry being assessed to the noise sensitive area, and the sound paths to the alternative assessment location. It may also be influenced by the character of the noise. However, to ensure that meeting an alternative assessment criterion is consistent with complying to the relevant noise limit that applies within the considered noise sensitive area, an alternative assessment criterion is not subject to the base noise limits set out in Regulation 118(2) or to the maximum value of 55 dB(A) for the night period set out in Regulation 118(3).

2. Effective noise levels

(63) The effective noise level is determined, for noise from commercial, industrial and trade premises, as a 30-minute equivalent sound pressure level $LA_{eq,30min}$ adjusted, where relevant for:

- a. duration (A_{dur})
- b. noise character i. tonality (A_{tone})
 - ii. impulse (A_{imp})
 - iii. intermittency (A_{int})
- c. measurement position
 - i. reflection (A_{refl})
 - ii. indoor (A_{ind})

(64) The effective noise level is calculated using Equation 1.

$$ENL = L_{Aeq} + A_{dur} + A_{tone} + A_{imp} + A_{int} + A_{refl} + A_{ind} \text{ (Equation 1)}$$

(65) For the purpose of determining the effective noise level the noise is measured using the Fast time weighting and the A-frequency weighting network.

(66) The L_{Aeq} and relevant adjustments must be applied to one decimal place.

(67) The effective noise level is rounded to the nearest decibel.

Existing premises

(68) For existing premises, the effective noise level is determined based on measurements within the noise sensitive area or at an alternative assessment location, in accordance with clauses 71 to 90.

(69) Notwithstanding clause 68 the effective noise level for existing premises can be calculated in accordance with clause 70 to facilitate the assessment of noise.

Proposed premises or proposed extensions of existing premises

(70) For proposed premises or proposed extensions of existing premises, the effective noise level must be calculated having regard to:

- a. all existing noise sensitive areas or future noise sensitive areas relevant to approved developments;
- b. the sound paths to the noise sensitive area and other factors which may affect the propagation of sound;
- c. the character of the noise that will be experienced in noise sensitive areas, and the value of the relevant duration and noise character adjustments to apply (clauses 79 to 81 and clauses 82 to 88);
- d. the cumulative contribution from existing and approved premises affecting noise sensitive areas;
- e. the uncertainty of the calculation method used.

3. Measurement of noise from commercial, industrial and trade premises

3.1 Measurement point

Outdoor measurement

(71) The measurement point must be located within a noise sensitive area or at an alternative assessment location.

(72) If the measurement point is in a noise sensitive area, it must be located outdoors unless the conditions for an indoor measurement apply in accordance with clause 74.

(73) The measurement point within a noise sensitive area must be located at a point where the maximum effective noise level occurs.

Indoor measurement

(74) The measurement point must be located indoors, in a sensitive room within a noise sensitive area, when:

- a. the noise (including vibration induced noise) is transmitted into the affected room through a solid wall, floor or ceiling from another part of the same building or an adjoining building; or
- b. an outdoor measurement that represents noise exposure within the noise sensitive area cannot be made (neither within the noise sensitive area, nor at an alternative assessment location), even when a microphone is placed through a window opening on a boom. (75) If an indoor measurement is made in a sensitive room, all its windows and doors must be closed.

3.2 Atmospheric conditions

(76) Where the effective noise level at the noise sensitive area is likely to be affected by atmospheric conditions, an alternative assessment location located near to the commercial, industrial or trade premises must be used unless there is no appropriate alternative assessment location (refer clause 77).

(77) If an alternative assessment location is not appropriate, the effective noise level is calculated as the arithmetic average of three measurements taken on different days within a 30-day period at the noise sensitive area.

(78) The measurements in clause 77 must represent the worst-case scenario of exposure, giving regard to the operation conditions of the noise source and atmospheric conditions favourable to the propagation of sound.

3.3 Duration adjustment

(79) If noise emissions from the commercial, industrial or trade premises investigated do not occur over the whole continuous 30-minute period, the duration adjustment applies.

(80) The duration adjustment is determined from the ratio of the total time for which the source is operating over the measurement period (per cent on time) using Equation 2:

$$A_{dur} = 10 \log_{10} (\text{total time source operating} / \text{measurement period}) \text{ dB (Equation 2)}$$

(81) When determining the duration adjustment for noise that is impulsive in nature, any impulse noise emission is deemed to be audible for 10 seconds after the occurrence of the emission.

3.4 Adjustments for noise character

Tonality adjustment

(82) When the noise is tonal in character then an adjustment is made based on observations of the noise.

(83) The following adjustments apply –

- a. when the tonal character of the noise is just detectable then $A_{tone} = +2 \text{ dB}$;
 - b. when the tonal character of the noise is prominent then $A_{tone} = +5 \text{ dB}$.
- (84) When a tone is present, but observations do not provide certainty with regards to the value to apply for the tonal adjustment, the adjustment may be determined using the objective tonal method in accordance with Annex C.

Impulse adjustment

(85) When the noise is impulsive in character the following adjustments apply:

- a. when the impulsive character of the noise is just detectable then $A_{imp} = +2 \text{ dB}$.
 - b. when the impulsive character of the noise is prominent then $A_{imp} = +5 \text{ dB}$.
- (86) When determining the duration adjustment for noise that is impulsive in character, any impulse noise emission is deemed to be audible for 10 seconds after the occurrence of the emission.

Intermittency adjustment

(87) An intermittency adjustment applies when the noise:

- a. increases in level rapidly, and by at least 5 dB, on at least two occasions during a 30-minute period; and
 - b. maintains the higher level for at least a one-minute duration.
- (88) The intermittency adjustment is determined using Table 5.

Table 5: Intermittency adjustment for noise from commercial, industrial and trade premises

Time Period	Increase in level	Adjustment
Day period	> 10 dB	+ 3 dB
Evening period or Night period	5-10 dB	+ 3 dB
	> 10 dB	+ 5 dB

3.5 Adjustments for measurement position

Reflection adjustment

(89) If the microphone position is located between 1, and 2 metres from an acoustically reflective surface, the reflection adjustment is applied by subtracting 2.5 dB from the measured noise level, so that $A_{refl} = -2.5 \text{ dB}$.

Indoor adjustment

(90) If the measurement is conducted indoors, an indoor adjustment applies and is determined using Table 6.

Note: The intent of the indoor adjustment is to allow for the assessment of noise emissions from commercial, industry and trade premises, against the noise limits that are defined as outdoor noise levels, when an outdoor measurement would not allow for this assessment. The indoor adjustment is not meant to be used to determine or assess the effectiveness of the design response and construction of buildings affected by noise from commercial, industry and trade premises.

Table 6: Indoor adjustment for noise from commercial, industrial and trade premises

Circumstances		Adjustment
<ul style="list-style-type: none"> The noise reduction performance of the building envelope is known, in octave or one third octave bands, from design specifications, calculations or measurements, and; The frequency spectrum of the indoor noise has been measured. 		Site specific adjustment based on the noise reduction performance of the building envelope (taking into account the volume and acoustic properties of the room).
<ul style="list-style-type: none"> Where the noise reduction performance is unknown, the adjustment is based on the following assessment of the building envelope: 	- Meets or exceeds energy efficiency requirements set out in the Building Code of Australia 2006 (BCA 2006) including sealing requirements.	+20 dB
	- Does not meet energy efficiency requirements or sealing requirements set out in the BCA 2006.	+15 dB

APPENDIX – OPERATING TIME PERIODS

From the Environmental Protection Regulations 2021:

116 Definitions—operating time periods

In this division (3), in relation to noise emitted from *commercial, industrial and trade premises*—

day period means –

- Monday to Saturday (except public holidays), from 7am to 6pm

evening period means –

- Monday to Saturday, from 6pm to 10pm; and
- Sunday and public holidays, from 7am to 10pm

night period means –

- 10pm to 7am the following day.

GLOSSARY OF ACOUSTIC TERMS

Decibel (dB)	A logarithmic unit used to express the ratio between two sound pressures or powers. It is a relative measurement with reference to a specific threshold (usually 0 dB for sound pressure).
dB(A)	A-weighted decibels, which apply a frequency weighting to sound measurements to better represent the human ear's sensitivity to different frequencies.
dB(C)	C-weighted decibels, the C-weighting curve is relatively flat and does not emphasize any specific frequency range. It covers the entire audible frequency range with equal weighting. C-weighting is less commonly used in general sound level measurements, but it may be used in specific applications, such as measuring peak sound levels or when the sound being measured contains substantial low-frequency content.
Octave Band	A frequency band in which the upper frequency is twice the lower frequency (e.g., 63 Hz - 125 Hz).
Third-Octave Band	A frequency band with higher resolution, splitting each octave into 3 centre frequency measurement points.
LAeq	Equivalent Continuous Sound Level, an average sound level over a specific time period, often used to represent overall noise exposure.
LAmax	Maximum A-weighted sound level, the highest instantaneous sound level during a particular time period.
LAmin	Minimum A-weighted sound level, the lowest instantaneous sound level during a particular time period.
LA90	The A-weighted sound pressure level which is exceeded for 90% of the time interval considered.
LOCT10	The 'C' weighted or linear sound pressure level for a specified octave band that is exceeded for 10% of the time.
Sound Pressure (SPL)	The amplitude of sound waves in a specific medium, typically measured in decibels (dB).
Sound Power (SWL)	The total amount of acoustic energy radiated by a sound source, measured in watts (W) or decibels (dB).
Frequency	The number of complete cycles of a sound wave occurring per second, measured in Hertz (Hz).
Sound Level Meter (SLM)	An instrument used to measure sound pressure levels in decibels.
Reverberation Time (Rt)	The time it takes for a sound to decay by 60 dB after the sound source has stopped, indicating the acoustic characteristics of a room.
Tonality	Refers to the presence of a distinct pitch or frequency in the noise. It suggests that the noise contains specific frequencies that are more pronounced or dominant than others. For example, a steady hum or whine might exhibit tonality because it has a clear and consistent pitch.
Impulsiveness	Describes sudden, brief bursts of noise or sound energy within a continuous noise environment. These bursts are often characterized by their rapid onset and short duration. Examples of impulsive noise include the bang of a door slamming or the roar of an engine starting.
Intermittency	Refers to the irregular or sporadic nature of noise, where there are periods of sound interspersed with periods of relative quiet or lower sound levels. It's the quality of being occasional or not continuous. This could include noise sources that turn on and off intermittently, such as machinery operating in cycles or intermittent traffic noise.

Traffix Group

Waste Management Plan

Proposed Childcare Centre
20 Bayley Street, Alexandra

Prepared for
Dindi Daycare Pty Ltd

April 2024

G34505R-02A (WMP)

Waste Management Plan

20 Bayley Street, Alexandra

Document Control

Our Reference: G34505R-02A (WMP)

Issue No.	Type	Date	Prepared By	Approved By
A	Initial Issue	12/04/2024	M. Jora	J. Place RPE: 7856

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1. Introduction

Traffix Group has been engaged by Dindi Daycare Pty Ltd to prepare a Waste Management Plan for the proposed childcare centre at 20 Bayley Street, Alexandra.

This Waste Management Plan is intended to act as a guideline for the proposed development and may be subject to the ongoing updates, post-development.

2. Proposal

The application proposes develop the site for the purposes of a 44-place childcare centre. The childcare centre has a total building area of approximately 311m².

All the bins associated with the childcare centre will be stored within a dedicated bin storage area provided adjacent to the car parking area.

Waste collection is proposed to be undertaken on-street by using existing Council's collection services. Before collection, delegated staff will be responsible to transfer the bins from the waste storage area onto the nature strip/ verge along the site's frontage to Bayley Street.

A copy of the development plans prepared by About Architecture (dated 9th April 2024) is attached at Appendix A.

3. Waste Management Plan

3.1. Waste Systems

The waste management systems of the proposed development comprise of the following components:

- Immediate smaller bins will be provided within the childcare centre for temporary storage of garbage and recyclable waste prior to transferring to the mobile garbage bins, and
- Mobile garbage bins within the waste storage area.

Waste Management Plan

20 Bayley Street, Alexandra

3.2. Management of Waste Streams

In accordance with the Victorian Government's *Circular Economy Policy: Recycling Victoria*, food organics green organics (FOGO), glass and paper & cardboard waste have been considered separately to reduce landfill at the source.

The waste generated by the childcare centre will be separated and managed into the following waste streams provided by the Murrindindi Shire Council:

- General Garbage Waste (including Food and Organics/Green Waste (FOGO), and
- Other Commingled Recycling (including Paper & Cardboard Recycling).

The proposed management of each of the streams/systems is detailed below.

Table 1: Waste Streams

Waste Type	Waste Management
Garbage	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the respective garbage bin provided by Council.
Recycling	Staff will dispose of loose recyclable items directly in the respective recycling bin provided by Council. Cardboard items shall be folded where appropriate.
FOGO	Any organic waste generated by the childcare centre can be accommodated within the garbage bin provided by Council.
Paper & cardboard	Any paper and cardboard waste generation by the childcare centre can be accommodated within the commingled recycling bin provided by Council. Cardboard shall be folded appropriately.
Hard Waste	Any hard waste generated by the childcare centre will be disposed of at Alexandra Resource Recovery Centre (119 Mt Pleasant Road, Alexandra).
Other	Any e-waste will be disposed of including batteries, phones, computers etc. with the assistance of the building manager or drop it off at Alexandra Resource Recovery Centre (119 Mt Pleasant Road, Alexandra). E-waste must not be disposed in landfill.

Waste Management Plan

20 Bayley Street, Alexandra

3.3. Waste Generation Rates

Murrindindi Shire council does not specify a waste generation rate for Childcare Centres. The waste generation rates which have been adopted throughout the waste management plan are derived from the *Better Practice Guidelines for Waste Management and Recycling*.

The development has been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria. Table 2 sets out the expected waste generation for the proposed childcare centre.

Table 2: Waste Generation Rates

Waste Source	Garbage	Recycling
Childcare Centre	350L/100m ² floor area/week	350L/100m ² floor area/week

An estimate of the total waste generated by the proposed development is detailed in Table 3.

Table 3: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
Childcare Centre	311m ²	1,089L per week	1,089L per week

3.4. Waste Equipment (MGBs)

Table 4 provides a summary of the nominated waste storage area provisions and the frequency of collection as per Council's waste collection services.

Table 4: Waste Bins and Collection Frequencies

Waste Stream	Waste Volume	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	1,089L (weekly)	240L	5 no.	1 (once a week)
Recycling	2,177L (fortnightly)	240L	10 no.	0.5 (fortnightly)

Overall, the proposed Childcare Centre requires the following bins:

- 15 x 240L bins.

Waste Management Plan

20 Bayley Street, Alexandra

Further details regarding the waste equipment required for the development are detailed in Table 5.

Table 5: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) ^{Note 1}	Bin Lid Colour ^{Note 2}	Bin Body Colour ^{Note 2}
Garbage	240L	1,060 x 585 x 730mm	Red	Dark Green
Recycling	240L	1,060 x 585 x 730mm	Yellow	

Note 1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.
 Note 2. Bin lid and body colours are based on the bin colour scheme set out by Sustainability Victoria.

3.4.1. Waste Area and Access

The proposed childcare centre provides a dedicated waste storage area located adjacent to the car parking area.

The waste storage area and access route are illustrated at Figure 1.

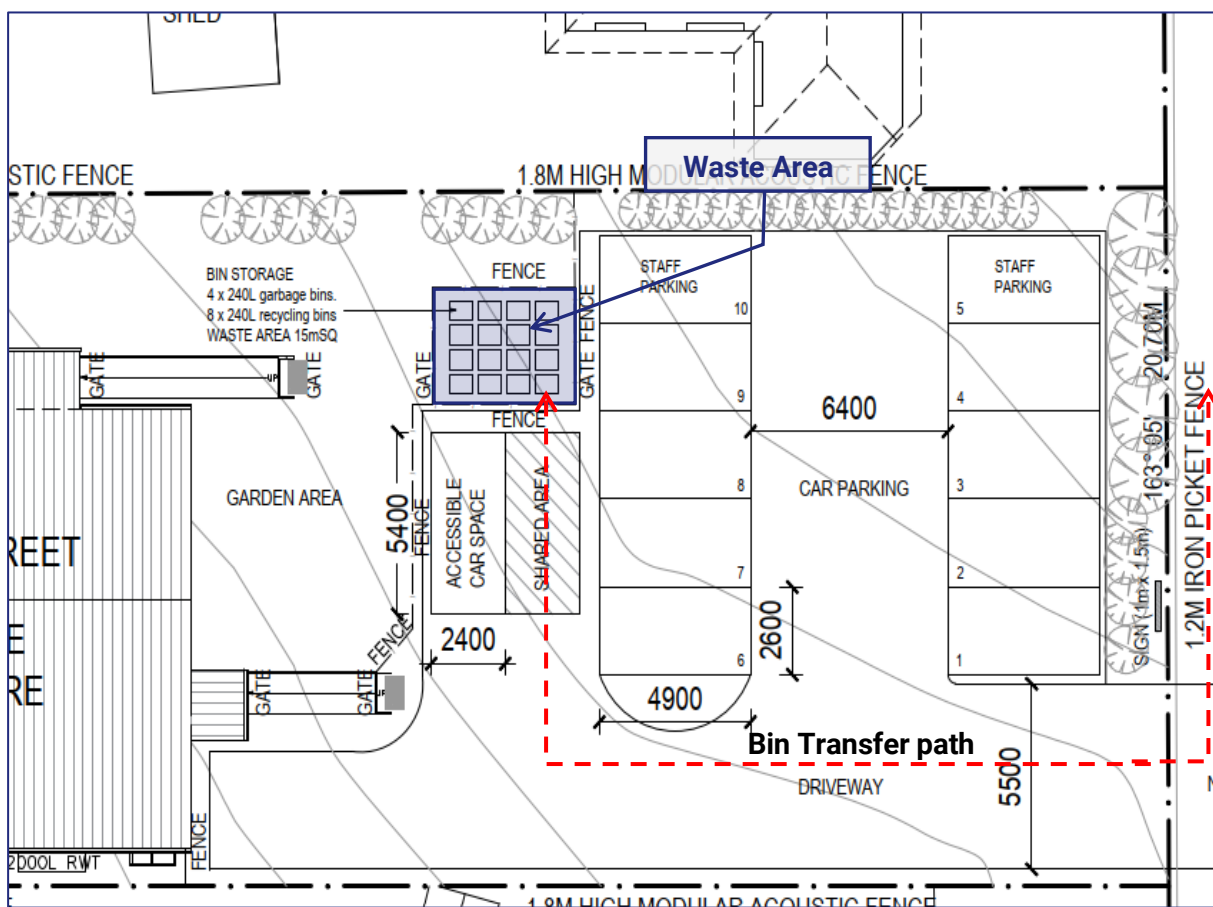


Figure 1: Proposed Waste Area & Pedestrian Access Route – to be updated

Waste Management Plan

20 Bayley Street, Alexandra

Table 6 details the waste area requirements based on the waste equipment proposed.

Table 6: Waste Area Requirements

Use	Waste Equipment	Net Area ¹	Quantity	Net Waste Storage Area Required	Waste Area Provided
Childcare centre	240L	0.43m ²	15	6.5m ²	>6.5m ²

Note 1: Net area required is calculated from the dimensions of the bins.

Based on the above, sufficient space is provided for on-site waste storage within the proposed childcare centre.

3.5. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 2.

The signage will help guide and encourage staff of the proposed childcare centre to dispose of waste correctly into the appropriate waste streams.

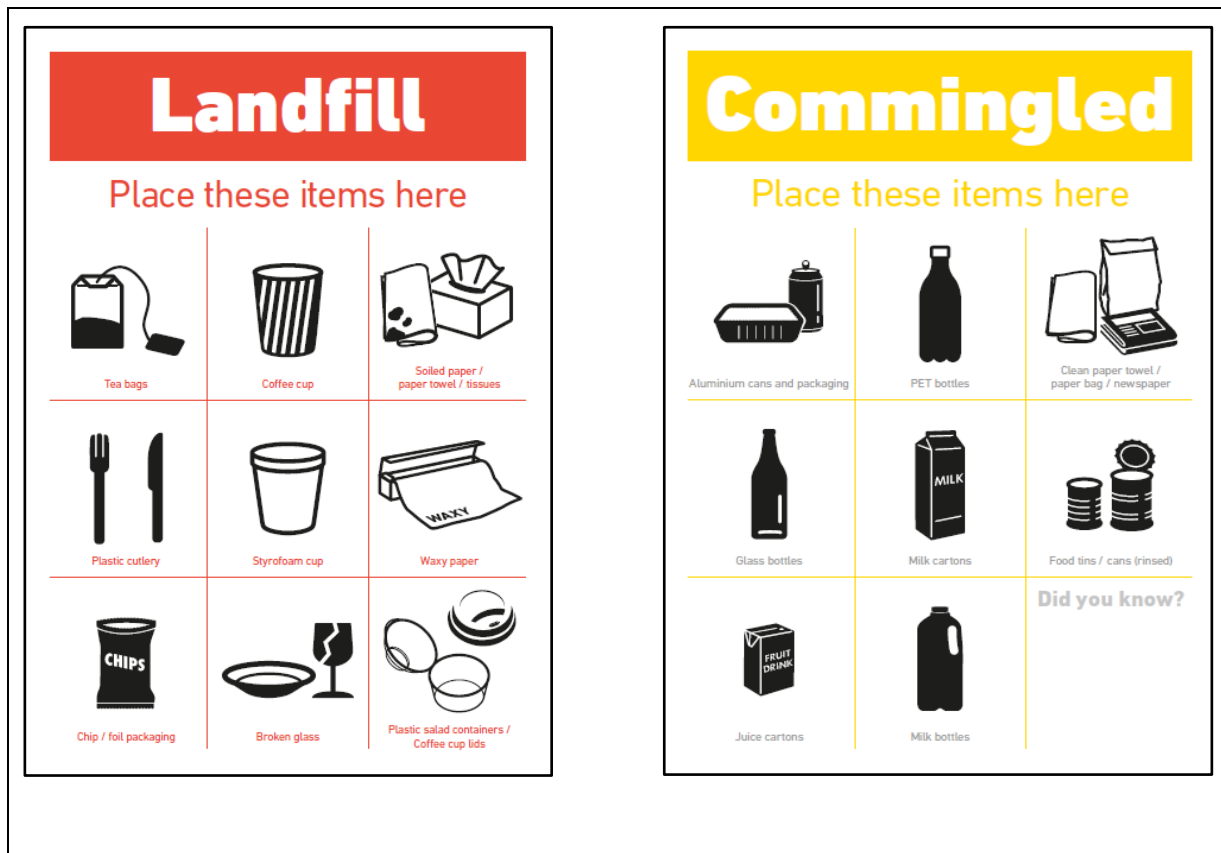


Figure 2: Waste Signage Examples

Waste Management Plan

20 Bayley Street, Alexandra

3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur on-street via existing Council's collection services.

On collection day, Council waste truck will prop temporarily along the kerbside to undertake waste collection.

Prior to the collection, delegated staff will be responsible to transfer the bins from the waste storage area along the kerbside to Bayley Street. After bins are emptied, it will be the responsibility of the staff to return the bins back to the waste storage area as soon as possible. A review of the clear areas along the nature strip identifies that adequate space for the placement of bins for waste collection is available.

4. Amenity Impacts

It is the responsibility of the childcare operator to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts.

4.1. Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Waste areas will be frequently cleaned to prevent the retainment of odours.

4.2. Noise Reduction

Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection days and times will be determined by Murrindindi Shire Council. Based on the information provided on council's website for commercial properties, Garbage will be collected weekly, with Recycling waste collected fortnightly.

4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the building manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

4.4. Washing Facilities and Stormwater Pollution

Third party contractors can be engaged for washing and cleaning services of bins. Alternatively, appropriate washing facilities including water supply and hose shall be provided for the regular washing of the bins and waste area by the building manager. Washing facility provided will be connected to the sewerage for drainage to prevent any stormwater pollution.

5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the childcare operator for the ongoing operation and maintenance of the Waste Management Plan.

The childcare operator will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the childcare operator will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by the childcare operator.

5.2. Waste Reduction Strategies

The childcare operator will be responsible to encourage staff of the proposed childcare centre to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 3 below.

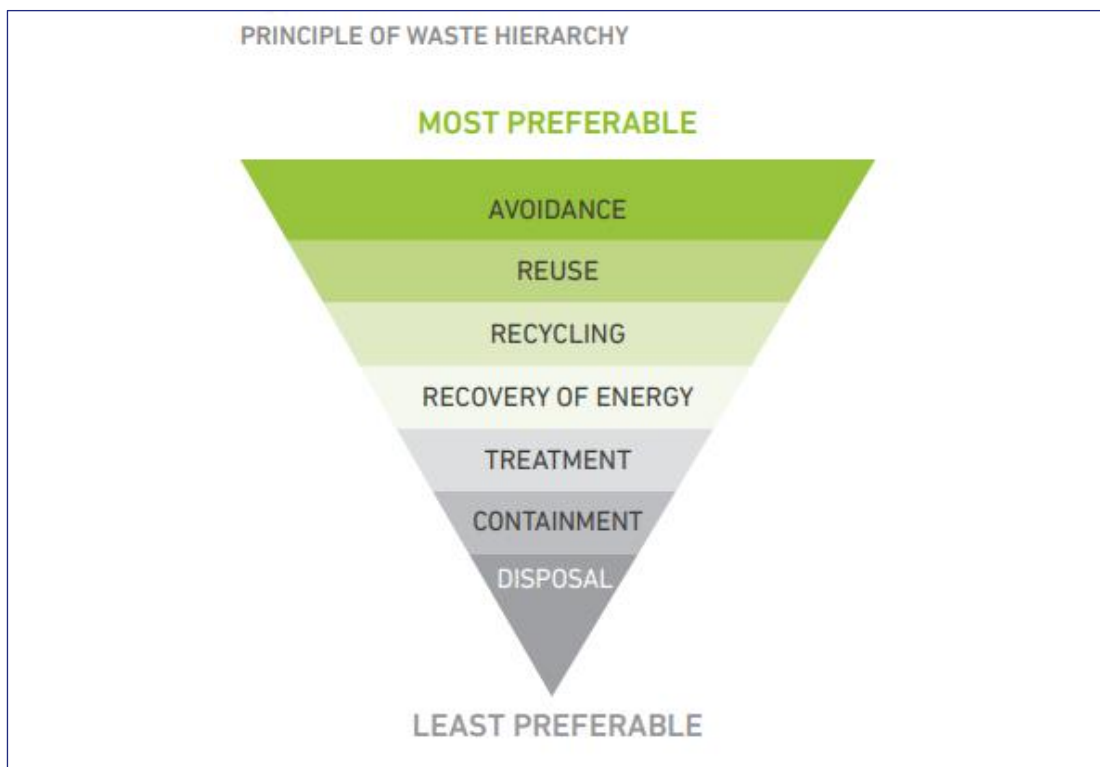


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the childcare operator can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council's waste programs to promote sustainability initiatives.

Waste Management Plan

20 Bayley Street, Alexandra

5.3. Waste Management Rules

It will be the responsibility of the childcare operator to ensure all staff are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.

5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3. The childcare operator will be responsible for monitoring the Waste Management Plan. Where required, the childcare operator should undertake a waste audit to identify any modifications and/or improvements to the waste management system.



Appendix A

Development Plans

20 BAYLEY STREET, ALEXANDRA

ISSUE: FOR PLANNING (P0)

DATE: 9/04/2024

CLIENT: Dindi Daycare

Rev.	Description	Date
P0	Planning Issue	9/04/2024

	Scale	1:750 @ A3
	Date	9/04/2024
	Drawn	ED

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

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FOR PLANNING

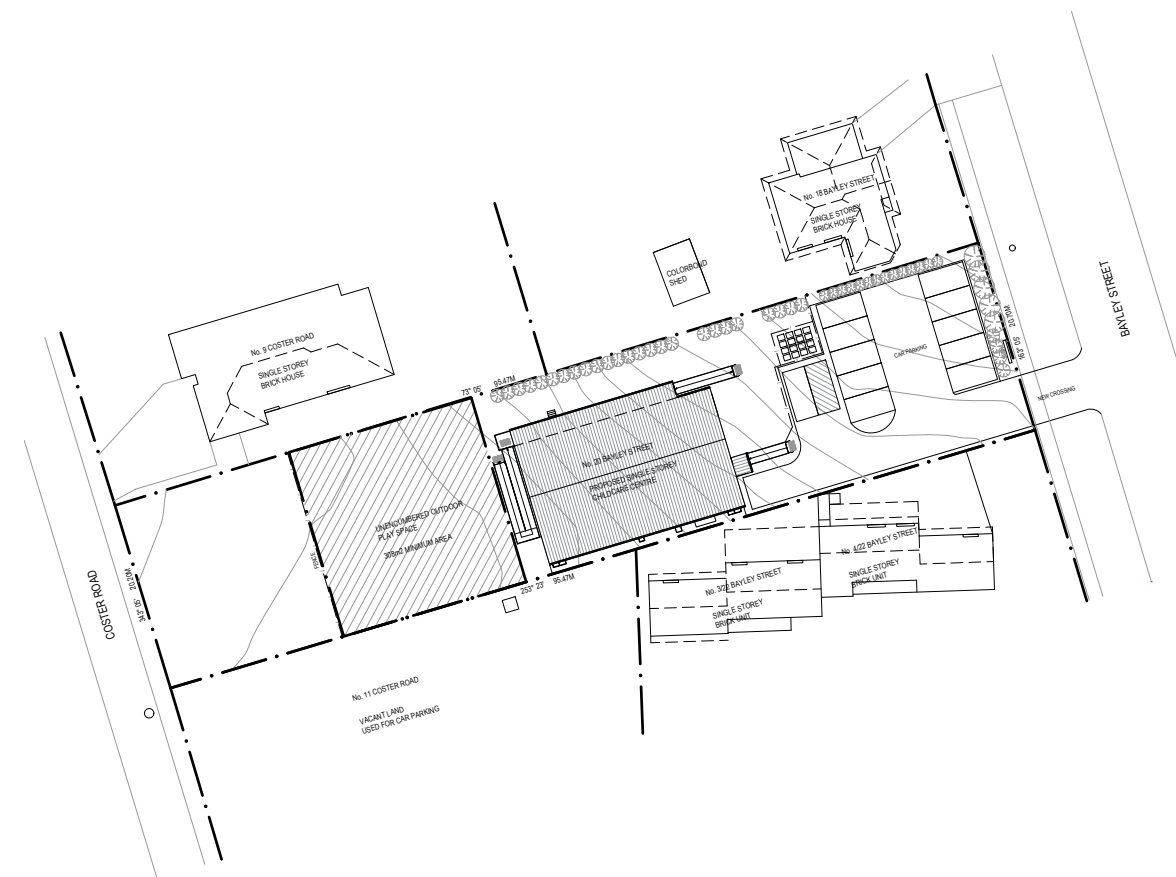
Notes:

SCHEDULE OF DRAWINGS: ARCHITECTURAL

Sheet Number	Drawing Title	Revision	Sheet Issue Date
0.00	Drawing Register, Lot Plan	P0	9/04/24
1.00	Existing Site Plan		
1.01	Proposed Site/Roof Plan		
2.00	Proposed Floor Plan		
3.00	Proposed Elevations (1:100)		
3.01	Proposed Elevations (1:100)		
3.02	Proposed Elevations (1:200)		

SITE STATISTICS

Site Area	1952.0 m ²
Building Area	311.0 m ²
Site Coverage	16%



01 LOT PLAN
 SCALE 1:750

AUTHORITIES/CONSULTANTS

MUNICIPALITY:	Murrumbidgee	REG# 20017	PH: 0409 394 260
ARCHITECT:	Edwina Thompson		
BUILDING SURVEYOR:	To Be Confirmed		
STRUCTURAL ENGINEER:	To Be Confirmed		
GEOTECHNICAL ENGINEER:	To Be Confirmed		


about/Architecture

Project
 20 BAYLEY STREET
 ALEXANDRA

Drawing
**DRAWING REGISTER
 & LOT PLAN**

Drawing Number
0.00

Rev.	Description	Date
P0	Planning Issue	9/04/2024

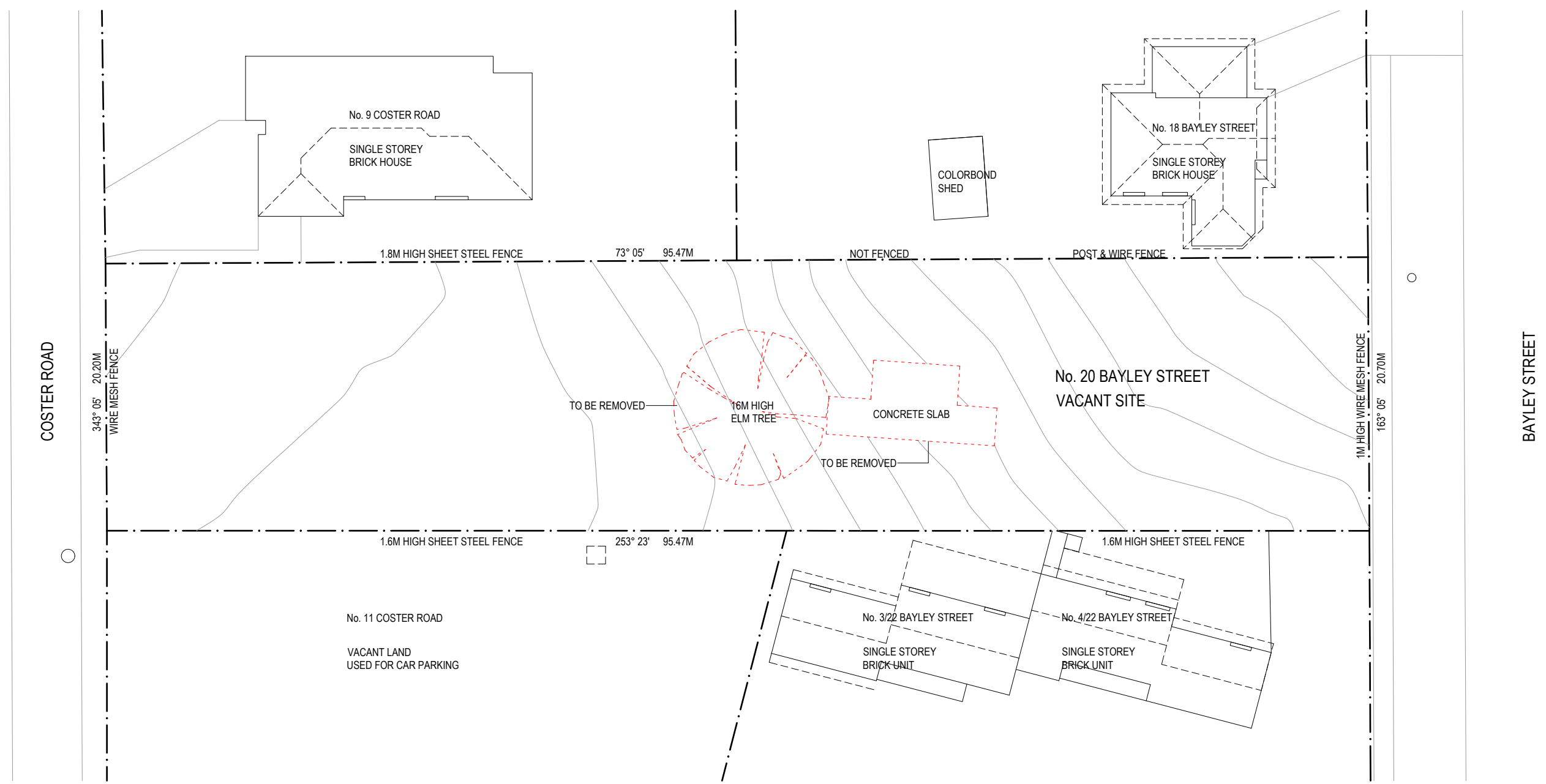
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01 EXISTING SITE PLAN
SCALE 1:350

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Project
20 BAYLEY STREET
ALEXANDRA

Drawing
EXISTING SITE PLAN

Drawing Number
1.00

Rev.	Description	Date
P0	Planning Issue	9/04/2024

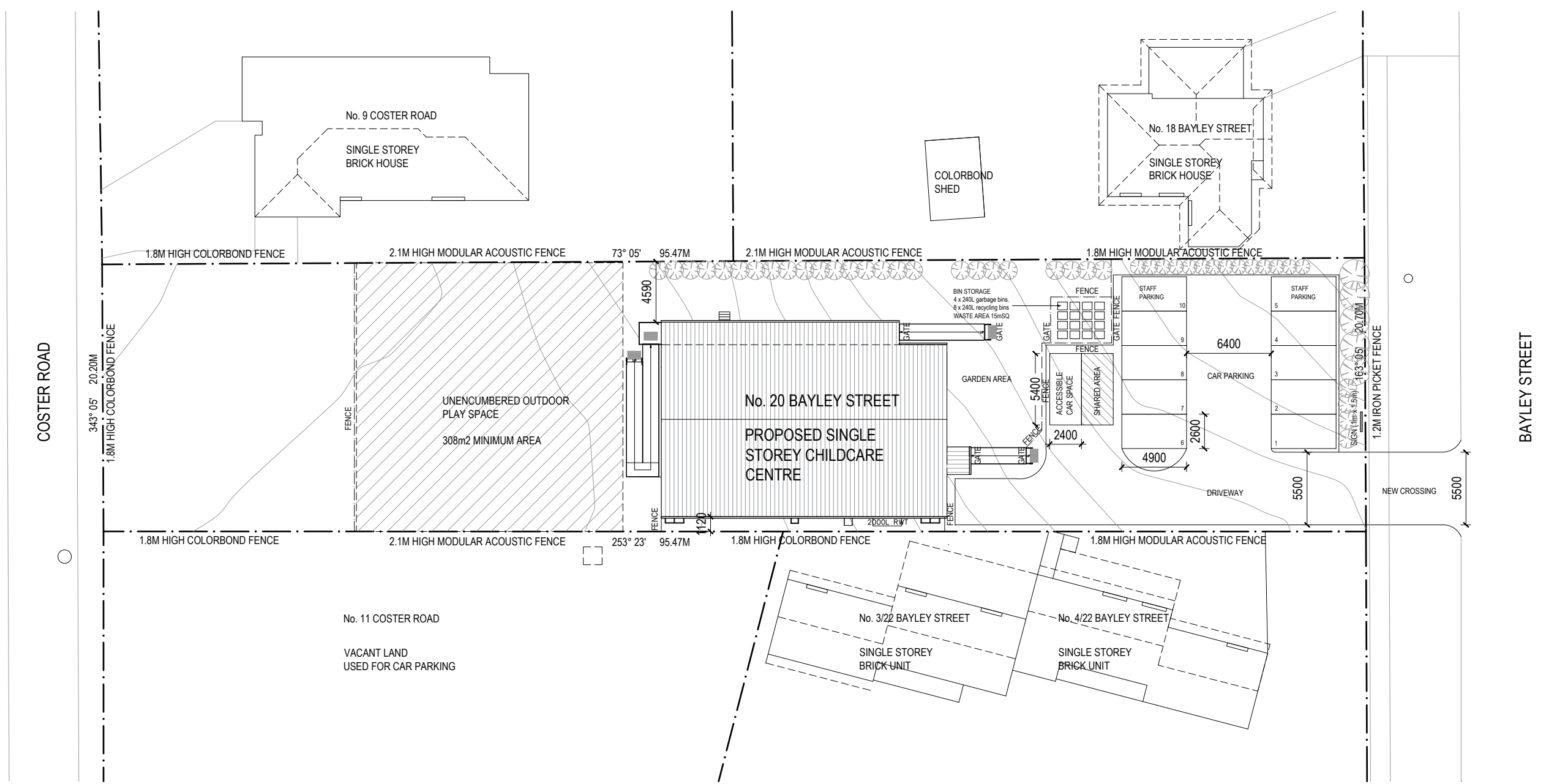
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Date	9/04/2024
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Notes:



01 PROPOSED SITE/ROOF PLAN
 SCALE 1:350

about/Architecture

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 20 BAYLEY STREET
 ALEXANDRA

Drawing
 PROPOSED SITE PLAN

Drawing Number
 1.01

Rev.	Description	Date
P0	Planning Issue	9/04/2024

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Project

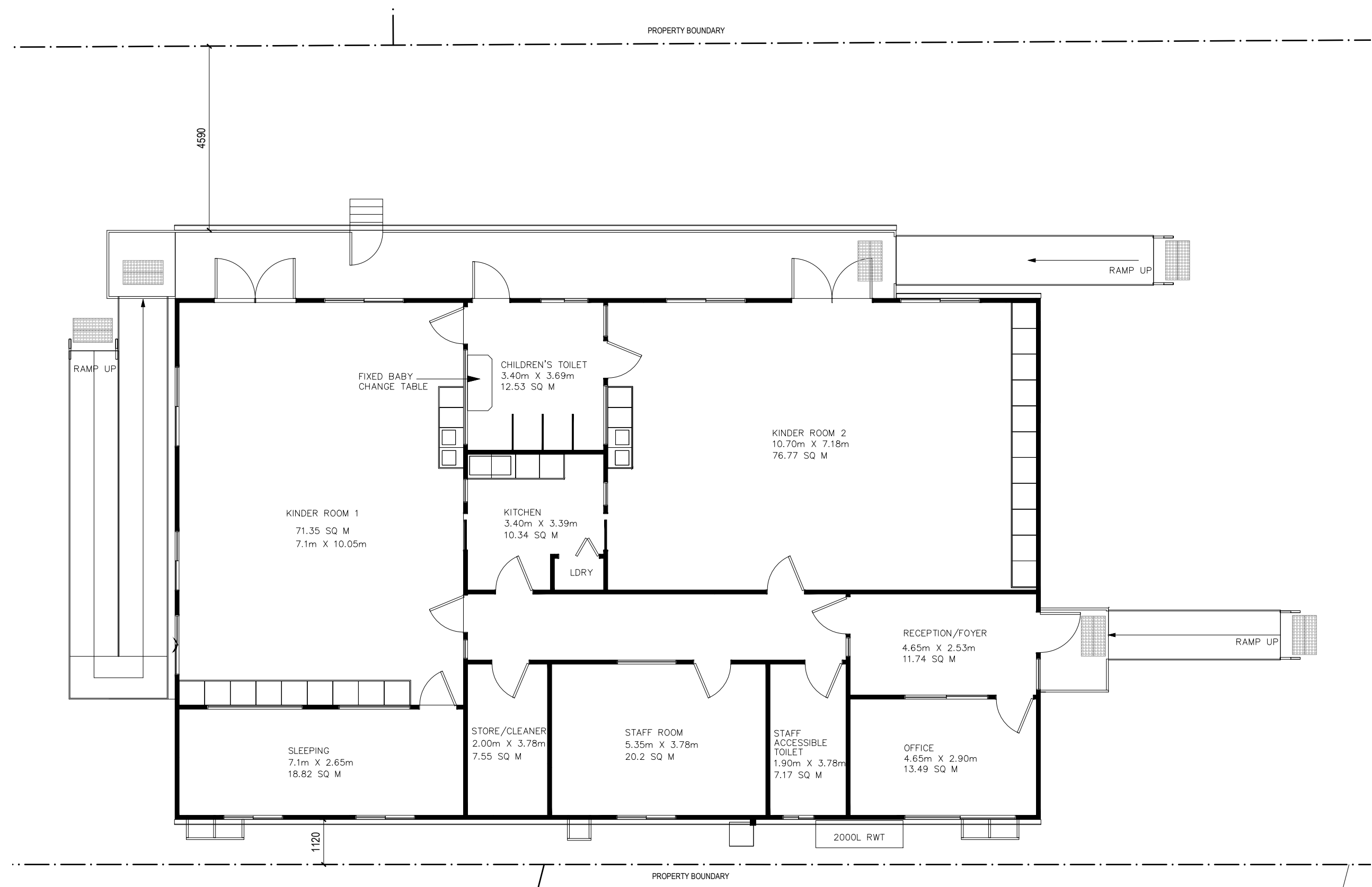
20 BAYLEY STREET
ALEXANDRA

Drawing

PROPOSED BUILDING
FLOOR PLAN


Drawing Number

2.00



01 PROPOSED FLOOR PLAN
SCALE 1:100

Rev.	Description	Date
P0	Planning Issue	9/04/2024

	Scale	1:100 @ A3
	Date	9/04/2024
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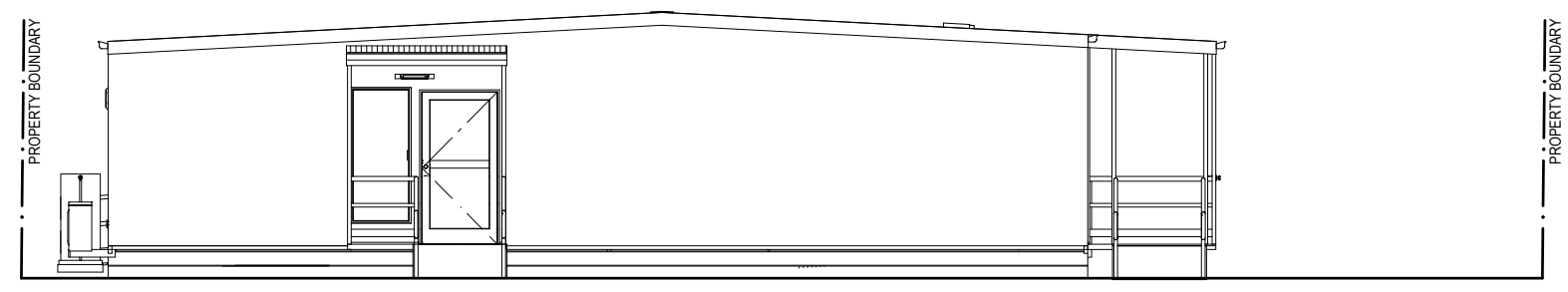
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FOR PLANNING

Notes:

▽ RIDGE 3.100
 ▽ TOP GUTTER 2.700

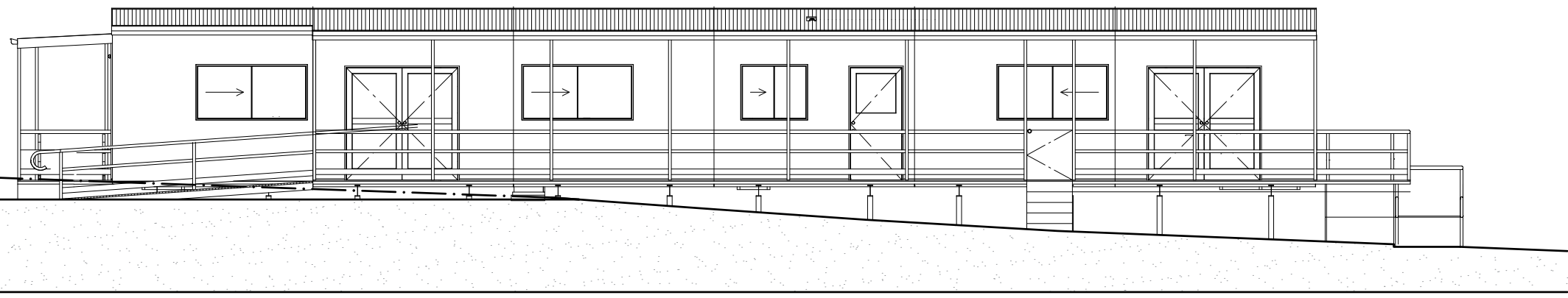
 ▽ F.F.L 0.000



01 **PROPOSED EAST (FRONT) ELEVATION**
SCALE 1:100

▽ RIDGE 3.100
 ▽ TOP GUTTER 2.700

 ▽ F.F.L 0.000



02 **PROPOSED NORTH ELEVATION**
SCALE 1:100

about/Architecture


Project
20 BAYLEY STREET
ALEXANDRA

Drawing
**PROPOSED
ELEVATIONS**

Drawing Number

3.00

Rev.	Description	Date
P0	Planning Issue	9/04/2024

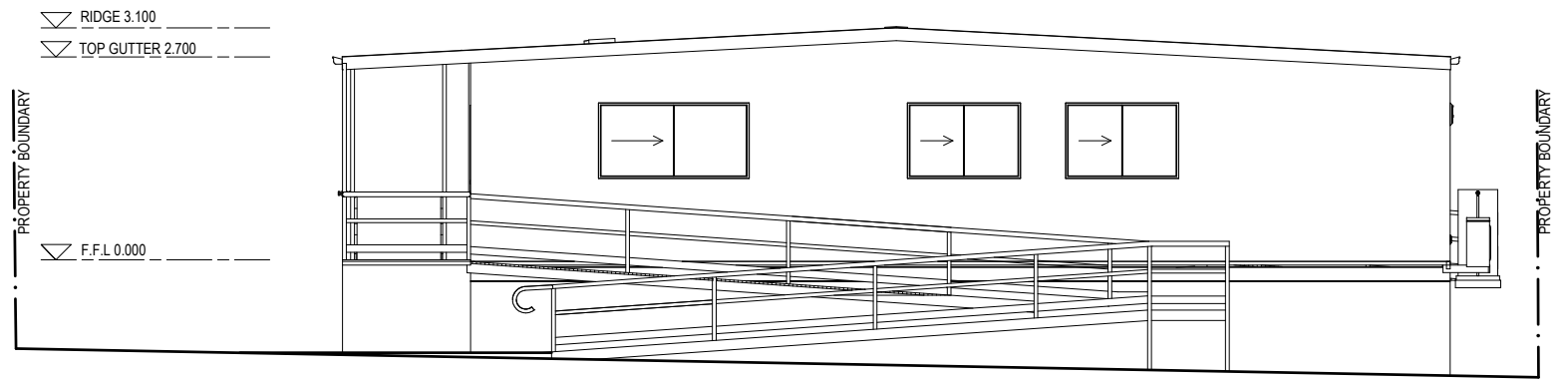
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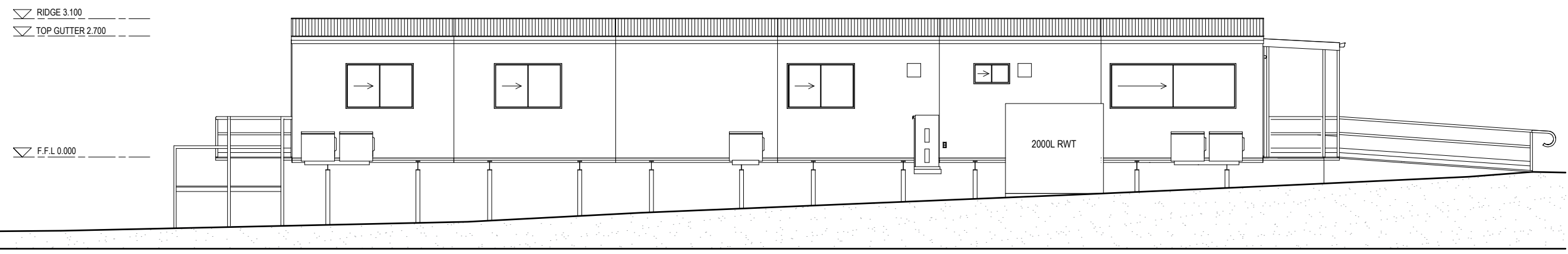
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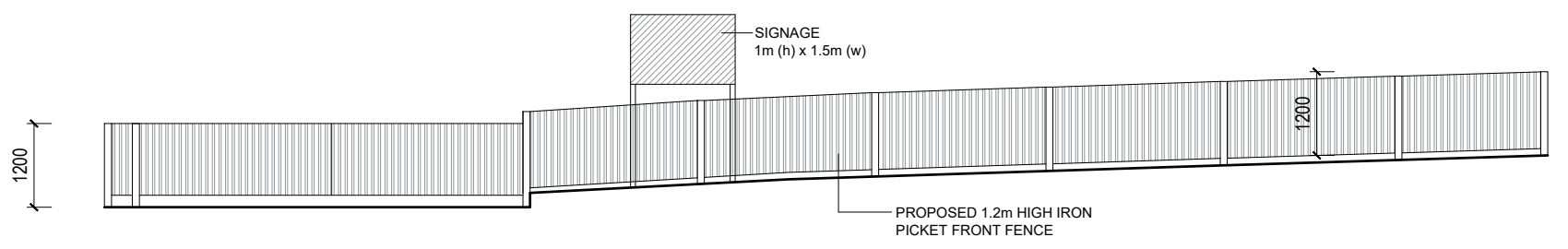
Notes:



01 PROPOSED WEST ELEVATION
SCALE 1:100



02 PROPOSED SOUTH ELEVATION
SCALE 1:100




03 PROPOSED FRONT FENCE ELEVATION
SCALE 1:100

about/Architecture

Project
 20 BAYLEY STREET
 ALEXANDRA
 Drawing
 PROPOSED
 ELEVATIONS
 Drawing Number

Rev.	Description	Date
P0	Planning Issue	9/04/2024

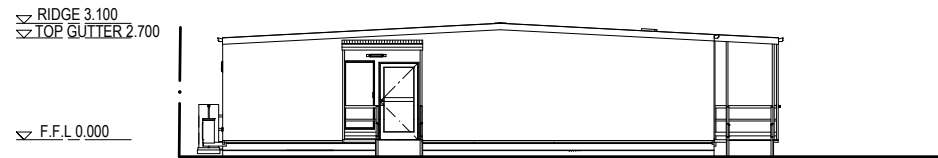
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	Drawn	ED

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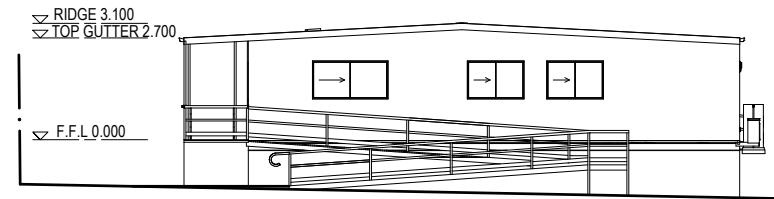
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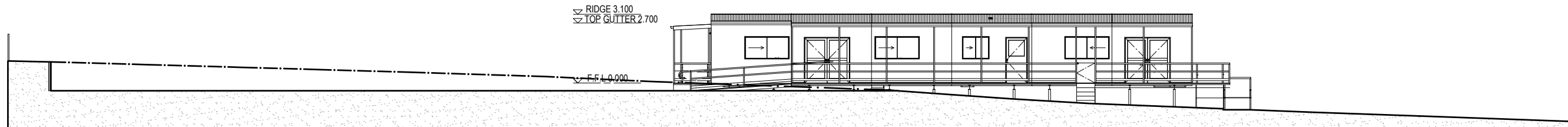
Notes:



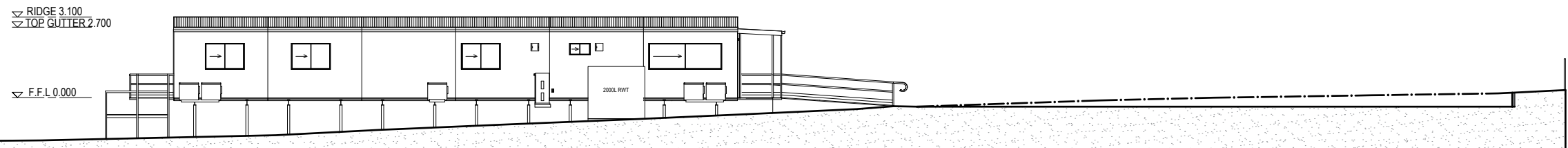
01 PROPOSED EAST (FRONT) ELEVATION
SCALE 1:200



02 PROPOSED WEST ELEVATION
SCALE 1:200



03 PROPOSED NORTH ELEVATION
SCALE 1:200



04 PROPOSED SOUTH ELEVATION
SCALE 1:200

about/Architecture

Project
20 BAYLEY STREET
ALEXANDRA

Drawing
PROPOSED
ELEVATIONS

Drawing Number

3.02

Traffix Group

Traffic Engineering Assessment

Proposed Childcare Centre
20 Bayley Street, Alexandra

Prepared for
Dindi Daycare Pty Ltd

April 2024

G34505R-01B

Traffic Engineering Assessment

20 Bayley Street, Alexandra

Document Control

Our Reference: G34505R-01B

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A	Initial Issue	26/03/2024	A. Bui	J. Place RPE No. 7856
B	Second Issue	11/04/2024	A. Bui	J. Place RPE No. 7856

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Appendix A **Development Plan**

Appendix B **AutoTURN Swept Path Diagrams**

Traffic Engineering Assessment

20 Bayley Street, Alexandra

1. Introduction

Traffix Group has been engaged by Dindi Daycare Pty Ltd to undertake a traffic engineering assessment for the proposed childcare centre at 20 Bayley Street, Alexandra.

The following report provides a traffic engineering assessment of the proposal with particular attention to car parking, access and traffic impacts.

2. Proposal

The proposal is to develop the site for the purposes of a 44-place childcare centre.

A total of 11 car parking spaces (inclusive of one disabled space) are proposed to be located within the front setback.

Vehicular access to the site is provided via a dual width crossover from Bayley Street at the southern edge of the Bayley Street Frontage.

A copy of the proposed development plans, prepared by About Architecture (dated 9th of April 2024), is attached at Appendix A.

Traffic Engineering Assessment

20 Bayley Street, Alexandra

3. Existing Conditions

3.1. Subject Site

The site is located on the west side of Bayley Street approximately 100m south of Downey Street in Alexandra, as shown in the locality map at Figure 1 below.

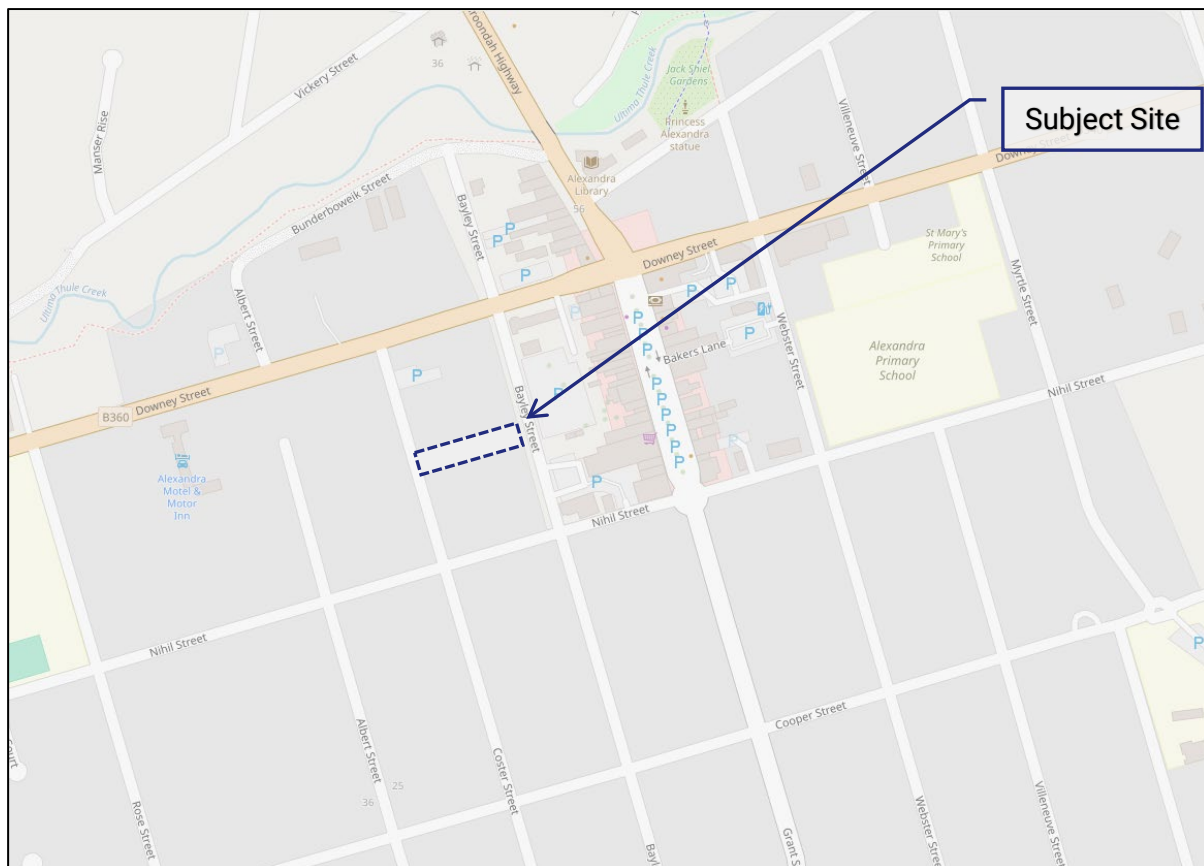


Figure 1: Locality Map

The site is rectangular in shape with a total area of approximately 1,952m² and frontages to Bayley Street and Coster Street of approximately 20.7m and 20.2m respectively.

The site is currently vacant and has gated access to both Bayley Street and Coster Street.

An aerial photograph of the site is presented at Figure 2 below.

Traffic Engineering Assessment

20 Bayley Street, Alexandra



Figure 2: Aerial Photograph of the Site

Traffic Engineering Assessment

20 Bayley Street, Alexandra

3.2. Land Use

The site is located within a General Residential Zone – Schedule 1 (GRZ1) under the Murrindindi Planning Scheme as presented at Figure 3 below. There are no overlays affecting the site.

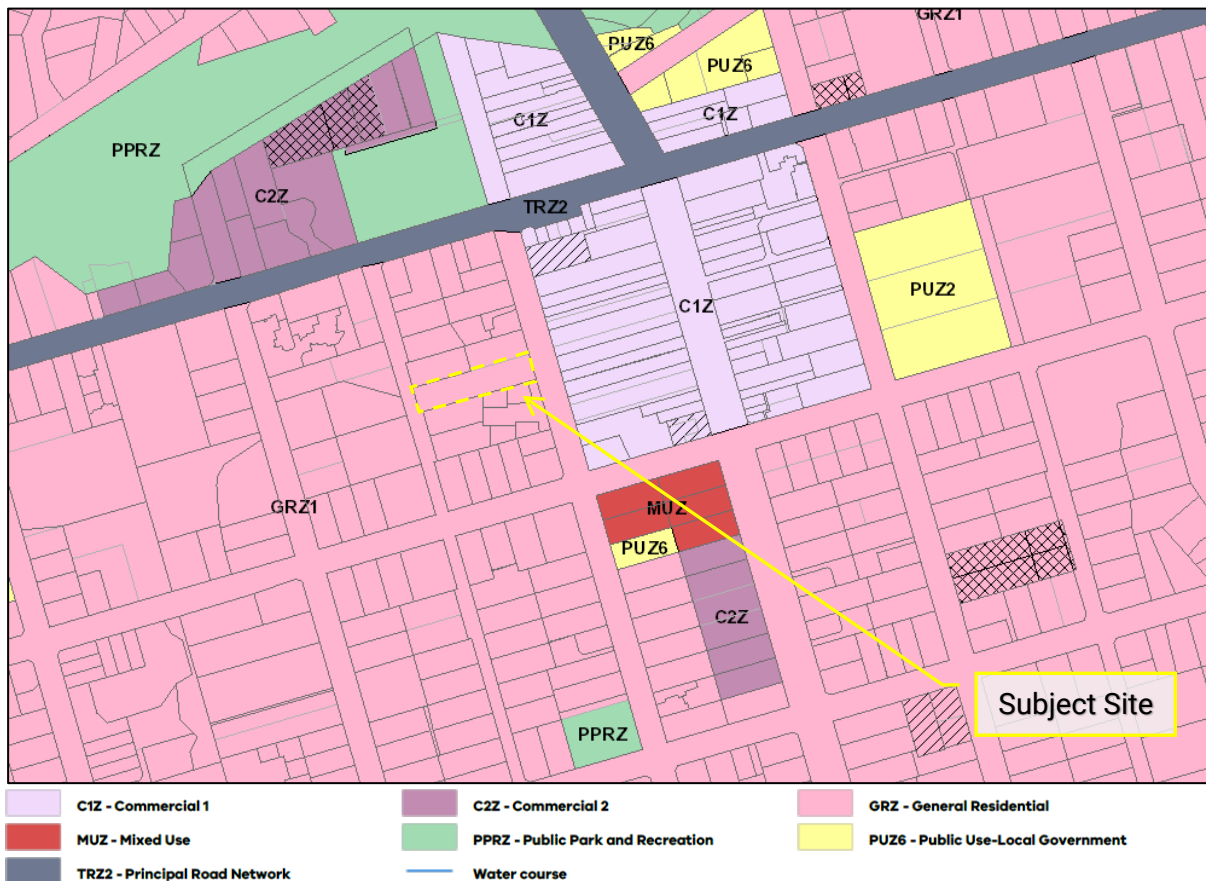


Figure 3: Land Use Zoning Map

Surrounding land uses include:

- commercial on the east side of Bayley Street opposite the site, comprising predominantly rear car parking areas for retail uses fronting Grant Street to the east,
- Alexandra Kindergarten approximately 70m to the north of the site fronting Bayley Street,
- residential use on the west side of Bayley Street,
- predominantly residential use on Coster Street nearby to the site, and
- a medical centre, veterinary clinic and public swimming pool on Nihil Street approximately 100 – 150m south-east of the site.

Traffic Engineering Assessment

20 Bayley Street, Alexandra

3.3. Road Network

Bayley Street

Bayley Street is classified as an Access Road under Council's Register of Public Roads, and extends approximately 1km in a north-south direction between Bunderboweik Street and Pendlebury Street.

In the vicinity of the subject site, Bayley Street is constructed with an 8m (approx.) sealed carriageway with kerb and channel on the east side and a gravel verge on the west side, within a 20m road reservation. Concrete footpaths are constructed on both sides.

The default urban 50km/h speed limit applies.



Figure 4: Bayley Street Looking North



Figure 5: Bayley Street Looking South

Traffic Engineering Assessment

20 Bayley Street, Alexandra

Coster Street

Coster Street is classified as an Access Road under Council's Register of Public Roads, and extends approximately 850m in a north-south direction between Maroondah Highway (Downey Street) and Pendlebury Street.

In the vicinity of the subject site, Coster Street is constructed with a 5.7m (approx.) sealed carriageway within a varying width road reservation which is approximately 11m wide at the site frontage and widens to approximately 13.5m in some sections.

There are no existing footpaths on Coster Street and the default urban 50km/h speed limit applies.



Figure 6: Coster Street Looking North at Site Frontage



Figure 7: Coster Street Looking South from Downey Street

Traffic Engineering Assessment

20 Bayley Street, Alexandra

3.4. Public Transport

The nearest bus stop is located on Nihil Street approximately 130m walking distance to the south-east of the site, and serves the following routes:

- Bus Route V63 connects between Alexandra and Eildon via Thornton.
- V/Line coach service operates between Seymour and Alexandra via Yea. There is currently one service per day in each direction.

A bus stop is located on Maroondah Highway approximately 300m walking distance to the north-east of the site, and serves the following routes:

- Alexandra to Marysville via Taggerty and Buxton.
- Bus Route 684 connects between Melbourne (Southern Cross Station) and Eildon via Alexandra, Healesville and Ringwood.

3.5. Existing Traffic Volumes

The Department of Transport (DOT) Open Data Portal provides indicative Average Annual Daily traffic volumes (AADT) for arterial roads nearby to the site, as follows:

- Downey Street west of Grant Street: 2,400vpd (two-way)
- Downey Street east of Grant Street: 2,400vpd (two-way)
- Maroondah Highway north of Downey Street: 4,300vpd (two-way)

3.6. Existing Car Parking Conditions

Unrestricted kerbside parallel parking is permitted on both sides of Bayley Street in the vicinity of the site.

There are three existing 1/4P spaces on the east side of Bayley Street to the north of the site on the existing Kindergarten frontage for pick-up and drop-off.

There are no parking restrictions in Coster Street, however the carriageway width is only wide enough for kerbside parallel parking to occur one side of the street.

On-street car parking demand in both Coster Street and Bayley Street is currently low.

4. Car Parking Assessments

4.1. Statutory Requirements

Clause 52.06 of the Planning Scheme sets out the car parking requirements for new developments. The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the 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 52.06-5 states that Column B car parking rates apply if:

- *Any part of the land is identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, August 2018); or*
- *A schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.*

The site is not located within the PPTN and accordingly Column A rates apply.

The statutory car parking requirement for a childcare centre is:

- 0.22 spaces to each child

Accordingly, the proposed 44-place childcare centre generates a statutory requirement to provide nine (9) car spaces¹.

The proposed provision of 11 on-site car parking spaces exceeds this requirement and accordingly, a permit to reduce the car parking requirement is not being sought as a part of this application.

¹ Clause 52.06 states that ... "if in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number".

Traffic Engineering Assessment

20 Bayley Street, Alexandra

4.2. Access and Car Parking Design

The proposed car parking layout and access arrangements have been assessed under the relevant sections of the Planning Scheme and the relevant Australian Standards.

Key elements of the design include:

Design Standard 1 – Accessways

- All accessways are at least 3 metres wide.
- There are no overhead obstructions above the accessways and car parking spaces.
- The accessway is designed to ensure that cars can exit the site in a forward direction.
- The accessway is 5.5m wide at the entrance with a further 300mm clearance to obstructions on both sides and is sufficient to accommodate simultaneous entry and exit.
- Pedestrian sight line requirements are met subject to any fencing, signage, landscaping or other visual obstructions within the 2m x 2.5m pedestrian sight triangles identified in the figure below being less than 900mm in height. Notably, the pedestrian sight triangles apply to the exit lane only, to provide a clear view of pedestrians on the footpath of the frontage road for vehicles exiting the site, and accordingly the fence on the south side of the driveway will not obstruct sight lines.

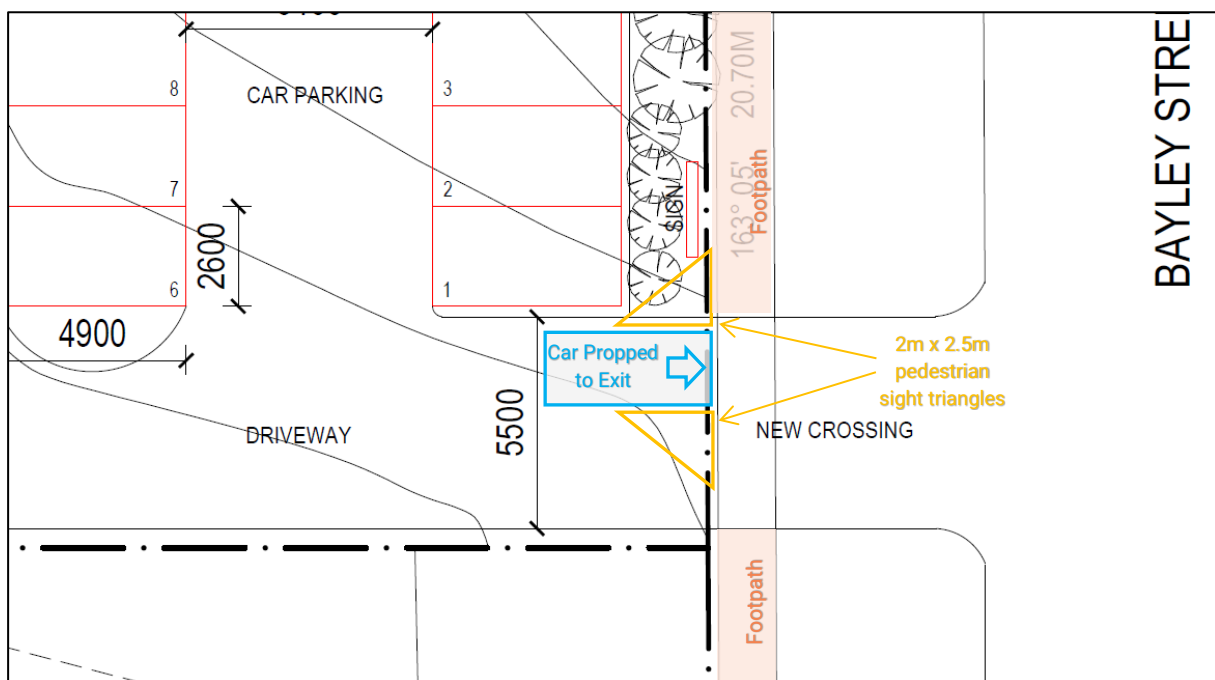


Figure 8: Pedestrian Sight Triangles

Traffic Engineering Assessment

20 Bayley Street, Alexandra

Design Standard 2 – Car Parking Spaces

- All standard car parking spaces are provided with dimensions of 4.9m x 2.6m and are accessed from a 6.4m aisle.
- The disabled car parking space is provided with dimensions in accordance with AS/NZS 2890.6:2022. We note that the Planning Scheme allows for 500mm of a DDA space to extend into the access aisle.

We have checked access to the car spaces using AutoTURN. Each of the proposed car spaces is adequately accessible.

It is noted that the two end spaces (space 5 and space 10) are designated as staff parking spaces. A corrective manoeuvre may be required for entry and/or exit to the staff spaces and this is specifically allowed for employee parking (User Class 1A parking under AS/NZ 2890.1:2004).

Vegetation located to the north of spaces 5 and 10 should be low-lying to allow vehicle overhang.

Swept path diagrams demonstrating a B85 vehicle entering and exiting car parking space 5 and 10 are attached at Appendix B.

Design Standard 3 – Gradients

- The site slopes gently to the south.
- No ramps are proposed.
- The following maximum gradients should be provided within the car parking areas, in accordance with AS2890.1-2004 and AS2890.6-2022:
 - 1 in 20 (5%) measured parallel to the angle of parking (standard spaces),
 - 1 in 16 (6.25%) measured in any other direction (standard spaces),
 - 1 in 33 (2.5%) measured in any direction within the disabled space and adjacent shared area, and
 - 1 in 14 (7.1%) for pedestrian accessways including the pedestrian travel path between the front door and the car parking spaces.

We are satisfied that the proposed car parking layouts are in accordance with the requirements of the Planning Scheme, relevant sections of the Australian Standards and will work well.

5. Traffic Impact Assessment

5.1. Traffic Generation

Childcare Centre

Traffic Group has undertaken extensive studies of existing childcare centres to produce empirical data for peak traffic generation rates and to better understand how they operate. Childcare centres typically generate peak hour traffic in the order of 0.7 to 0.8 vehicle trip ends per child during the commuter peak hours.

Childcare centres operate differently compared to primary schools and kindergartens. Staff members arrive initially before the childcare centre opens, with staff numbers increasing slowly as child attendance increases throughout the day.

As childcare centres do not have set start or finish times, parents do not drop off or pick up children at the same time. Rather, the manner in which children are dropped off and picked up is spread throughout the morning and evening periods. Parents will often drop children off or pick them up on the way to dropping/collecting other children from nearby schools, on the way to work (which can have varying start times) and on the way home from work (which can also have varying finish times). This is in sharp contrast to primary schools or kindergartens where set start and finish times result in a high level of traffic generated within a relatively short timeframe.

Conservatively adopting the higher rate of 0.8 vehicle trips per childcare place, the proposed 44 place childcare centre is expected to generate up to 35 vehicle trip ends during the commuter peak hours.

During the PM school pick-up peak time (3pm-4pm), childcare centres generate between 25% to 50% of their peak hour demands. This equates to 9 – 18 vehicle trip ends between 3pm-4pm.

5.2. Traffic Distribution

Having regard to the locality of the site, we would expect that traffic accessing the site will be from the local catchment surrounding the site in all directions.

For the purpose of analysis, the following traffic distribution assumptions have been adopted:

- 50% to/from the north,
- 50% to/from the south,
- 55% entering and 45% exiting during the AM peak hour, and
- 45% entering and 55% exiting during the PM peak hour.

Based on the above traffic distribution assumptions, Figure 9 below shows the anticipated future site-generated peak hour turning movements.

Traffic Engineering Assessment

20 Bayley Street, Alexandra

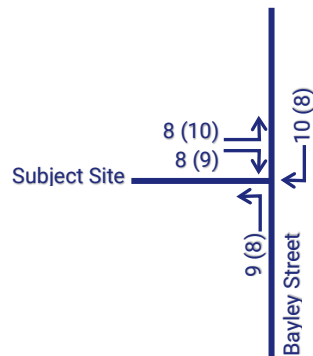


Figure 9: AM (PM) Peak Hour Turning Movements

5.3. Traffic Impact

The anticipated peak traffic generation of 35 vehicles per hour equates to approximately one movement every 1.7 minutes on average during the peak periods. The surrounding road network is a highly connected grid network and the site-generated traffic is expected to be split in all directions, noting that the site is close to the centre of the Alexandra township.

Importantly, the traffic volumes on Bayley Street and the surrounding road network and intersections are expected to remain well within the environmental capacity of the network and there will not be any adverse traffic impacts as a result of the proposed childcare centre.

Additionally, all site-generated traffic will enter and exit via Bayley Street which already accommodates non-residential traffic accessing commercial zoned land on the east side of the street. There will be no vehicular access between the subject site and Coster Street.

6. Bicycle Parking

Statutory bicycle parking requirements are set out at Clause 52.34 of the Planning Scheme.

The purpose of Clause 52.34 is:

- To encourage cycling as a mode of transport.
- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

There is no statutory requirement to provide bicycle parking for the “childcare centre” use under the table to Clause 52.34 of the Planning Scheme.

7. Loading & Waste Considerations

Clause 65 of the Planning Scheme states: -

“Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.”*

Loading

Loading activities associated with deliveries to a childcare centre accommodating 44 students will be infrequent and are anticipated to be undertaken by cars or vans which can readily use the on-site car parking.

Swept path diagrams have been prepared (attached Appendix B) demonstrating a 6.4m small rigid vehicle (SRV) utilising the car parking area to reverse into the loading bay and exit in a forwards direction.

Waste

Waste collection will occur on-street with the use of wheelie bins. Waste collection vehicles will not enter the site.

A Waste Management Plan (WMP) has been prepared by Traffix Group (Ref: G34505-02A).

Having regard to the above, we are satisfied that loading and waste collection can be suitably accommodated for the proposed development without any adverse amenity, traffic flow or road safety impacts.

8. Conclusions

Having undertaken a traffic engineering assessment of the proposed childcare centre at 20 Bayley Street, Alexandra we are of the opinion that:

- a) the car parking provision exceeds the statutory Clause 52.06 car parking requirements and there will not be any adverse off-site parking impacts,
- b) the proposed access and car parking design is in accordance with the requirements of the relevant standards and will work well,
- c) there is no statutory requirement under the provisions of Clause 52.34 to provide any formal bicycle parking on the site,
- d) the level of traffic generated by the proposed development can be accommodated by the surrounding road network without any adverse impacts,
- e) adequate provision is made for waste collection and deliveries and there will not be any adverse amenity, traffic flow or road safety impacts, and
- f) there are no traffic engineering reasons why a planning permit for the proposed childcare centre development at 20 Bayley Street, Alexandra should not be granted.



Appendix A

Development Plan

20 BAYLEY STREET, ALEXANDRA

ISSUE: FOR PLANNING (P0)

DATE: 9/04/2024

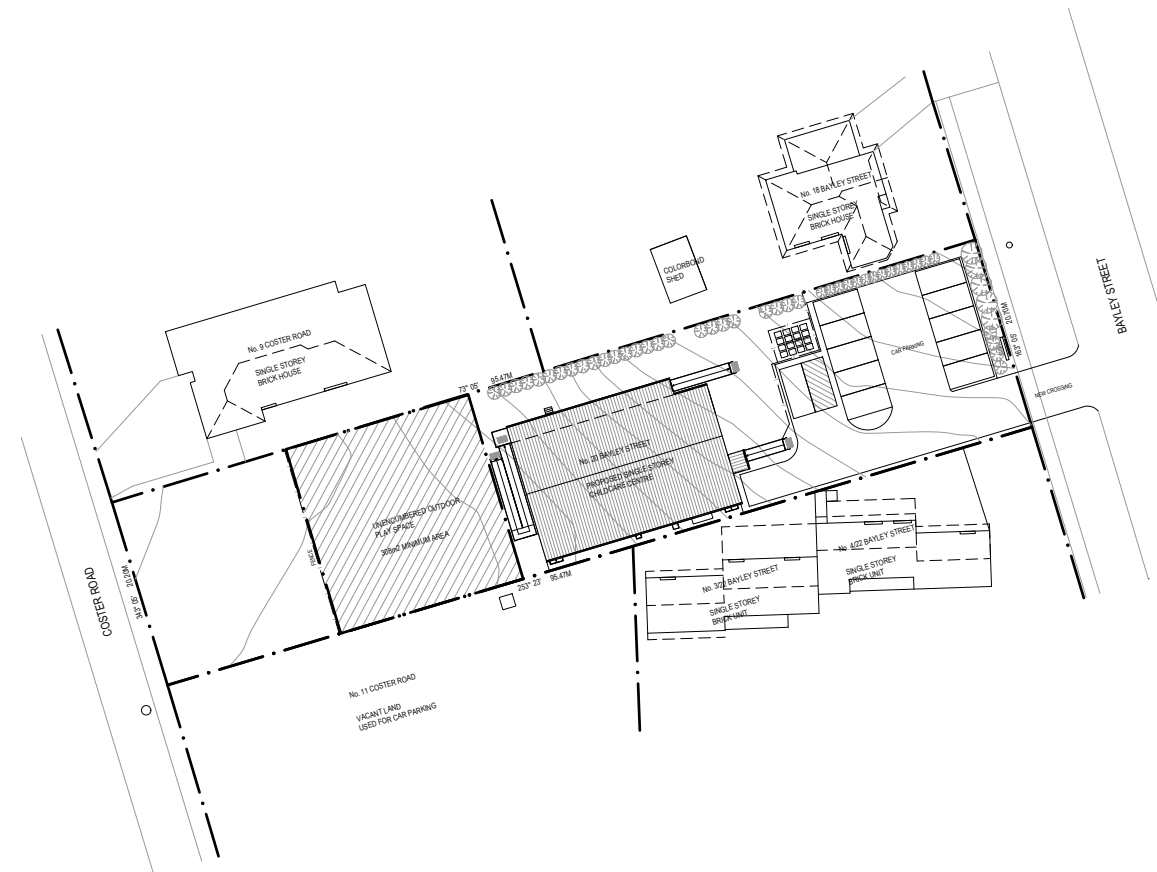
CLIENT: Dindi Daycare

SCHEDULE OF DRAWINGS: ARCHITECTURAL

Sheet Number	Drawing Title	Revision	Sheet Issue Date
0.00	Drawing Register, Lot Plan	P0	9/04/24
1.00	Existing Site Plan		
1.01	Proposed Site/Roof Plan		
2.00	Proposed Floor Plan		
3.00	Proposed Elevations (1:100)		
3.01	Proposed Elevations (1:100)		
3.02	Proposed Elevations (1:200)		

SITE STATISTICS

Site Area	1952.0 m ²
Building Area	311.0 m ²
Site Coverage	16%



01 LOT PLAN
SCALE 1:750

AUTHORITIES/CONSULTANTS

MUNICIPALITY:	Murrumbidgee	REG# 20017	PH: 0409 394 260
ARCHITECT:	Edwina Thompson		
BUILDING SURVEYOR:	To Be Confirmed		
STRUCTURAL ENGINEER:	To Be Confirmed		
GEOTECHNICAL ENGINEER:	To Be Confirmed		

Rev.	Description	Date
P0	Planning Issue	9/04/2024

Scale	1:750 @ A3
Date	9/04/2024
Drawn	ED

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

Use figured dimensions in preference to scale. Refer any discrepancies to this office for clarification prior to commencement of works. All dimensions to be verified on site prior to shop fabrication. Read drawings in conjunction with specification and consultant drawings.

FOR PLANNING

Notes:

about/Architecture


Project
20 BAYLEY STREET
ALEXANDRA

Drawing
DRAWING REGISTER
& LOT PLAN

Drawing Number

0.00

Rev.	Description	Date
P0	Planning Issue	9/04/2024

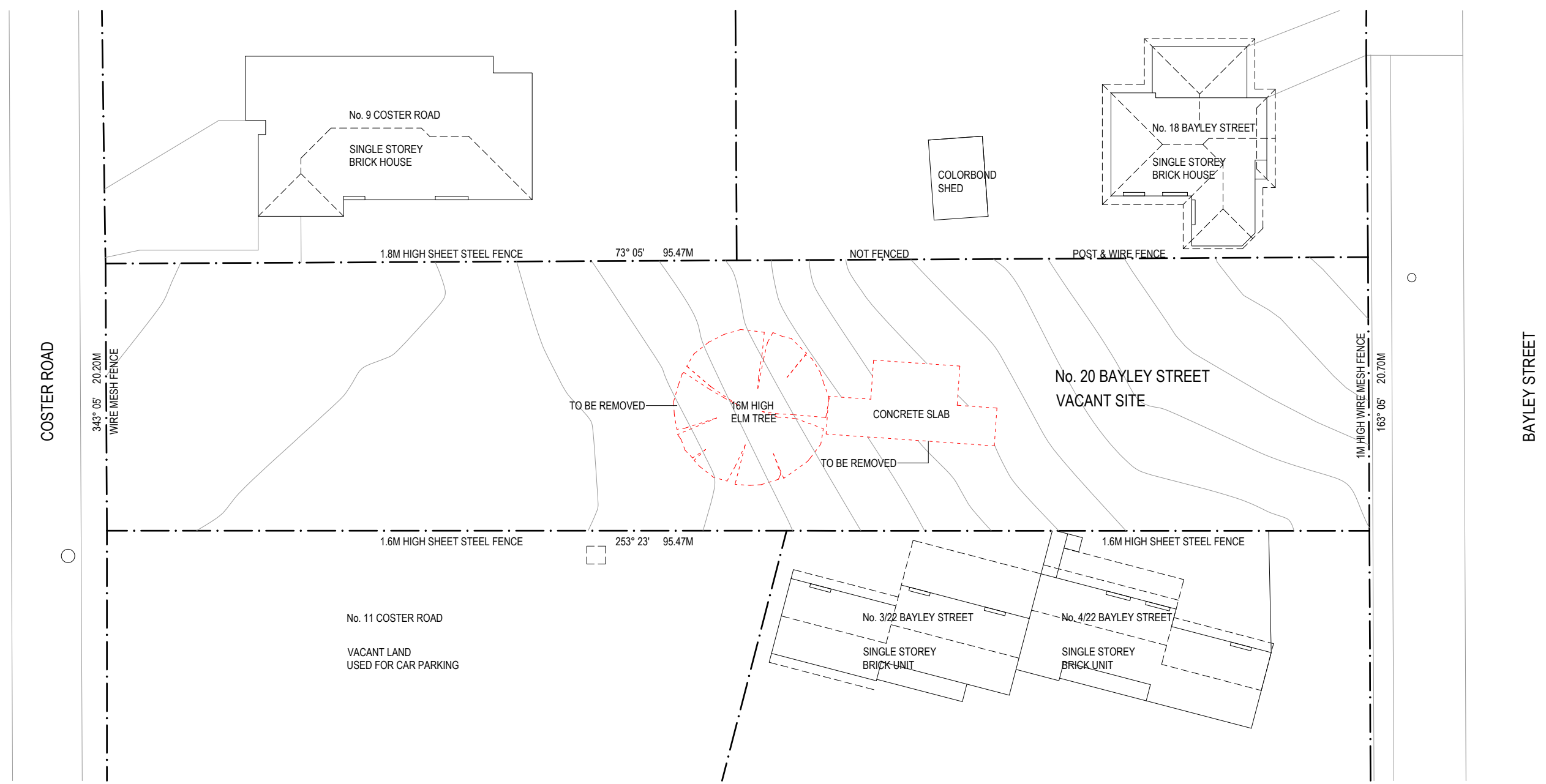
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Use figured dimensions in preference to scale. Refer any discrepancies to this office for clarification prior to commencement of works. All dimensions to be verified on site prior to shop fabrication. Read drawings in conjunction with specification and consultant drawings.

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Notes:



01 EXISTING SITE PLAN
SCALE 1:350

about/Architecture

Project
20 BAYLEY STREET
ALEXANDRA

Drawing
EXISTING SITE PLAN

Drawing Number
1.00

Rev.	Description	Date
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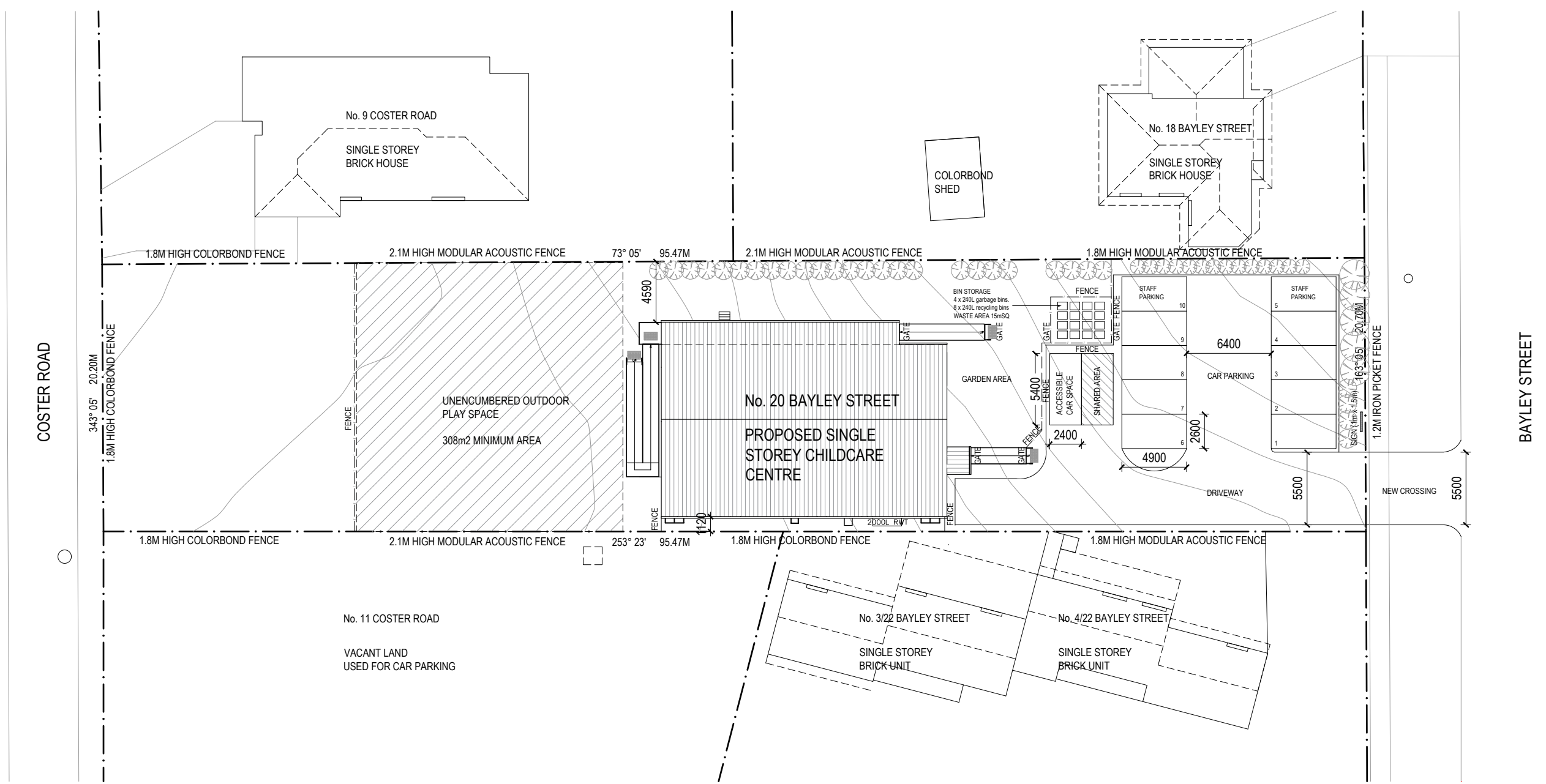
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CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

Use figured dimensions in preference to scale. Refer any discrepancies to this office for clarification prior to commencement of works. All dimensions to be verified on site prior to shop fabrication. Read drawings in conjunction with specification and consultant drawings.

FOR PLANNING

Notes:



01 PROPOSED SITE/ROOF PLAN
 SCALE 1:350

about/Architecture

Project
 20 BAYLEY STREET
 ALEXANDRA

Drawing
 PROPOSED SITE PLAN

Drawing Number
 1.01

Rev.	Description	Date
P0	Planning Issue	9/04/2024

Scale	1:100 @ A3
Date	9/04/2024
Drawn	ED

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FOR PLANNING

Notes:

about/Architecture

Project

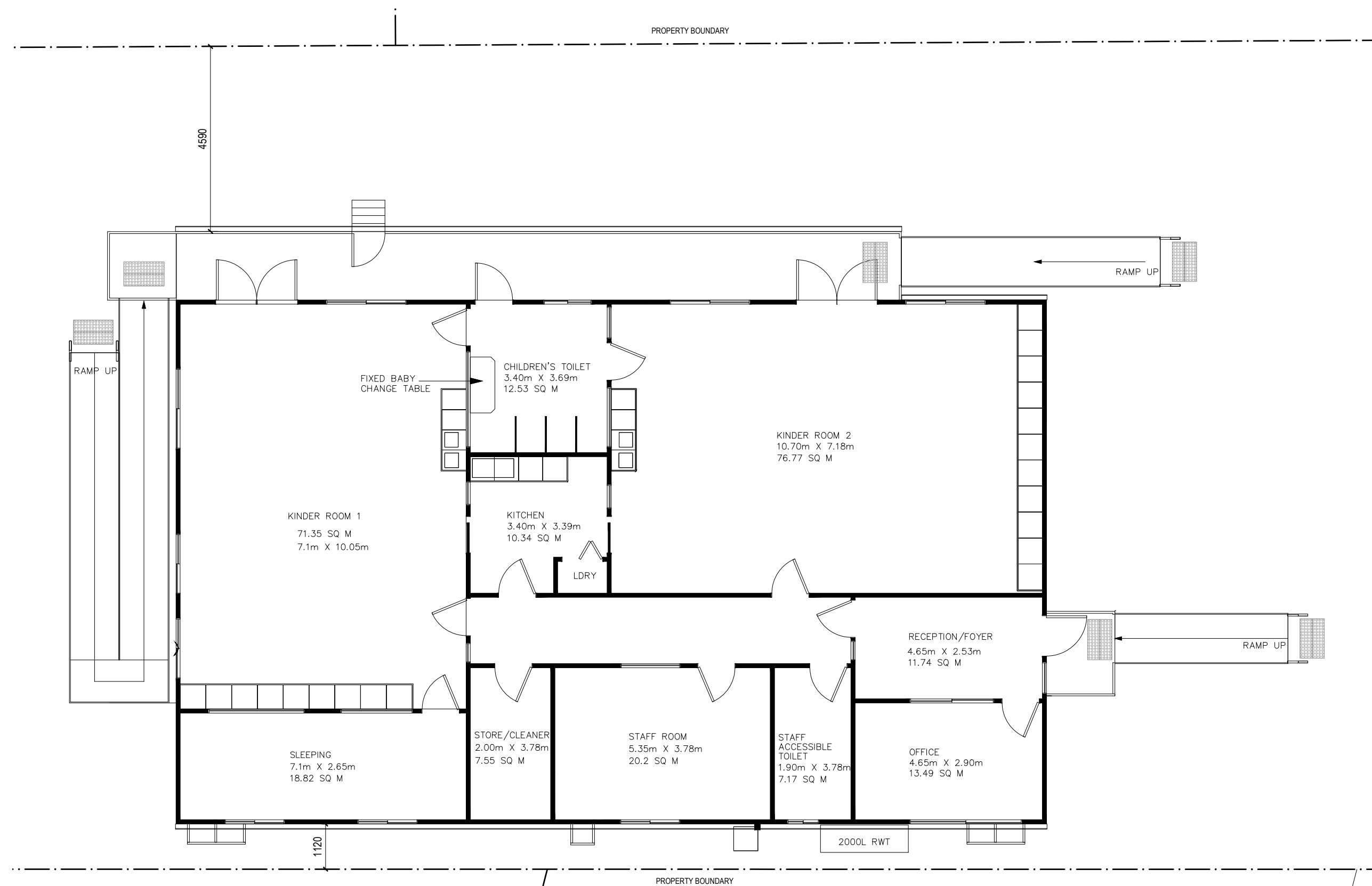
20 BAYLEY STREET
ALEXANDRA

Drawing

PROPOSED BUILDING
FLOOR PLAN


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Rev.	Description	Date
P0	Planning Issue	9/04/2024

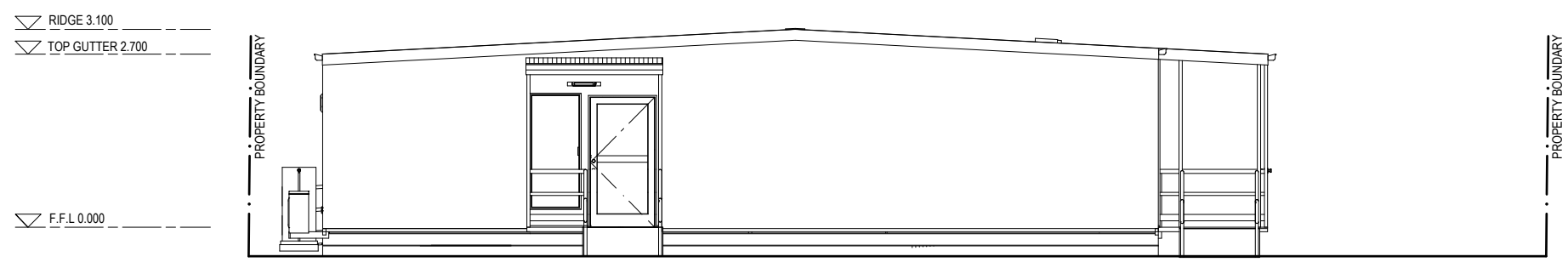
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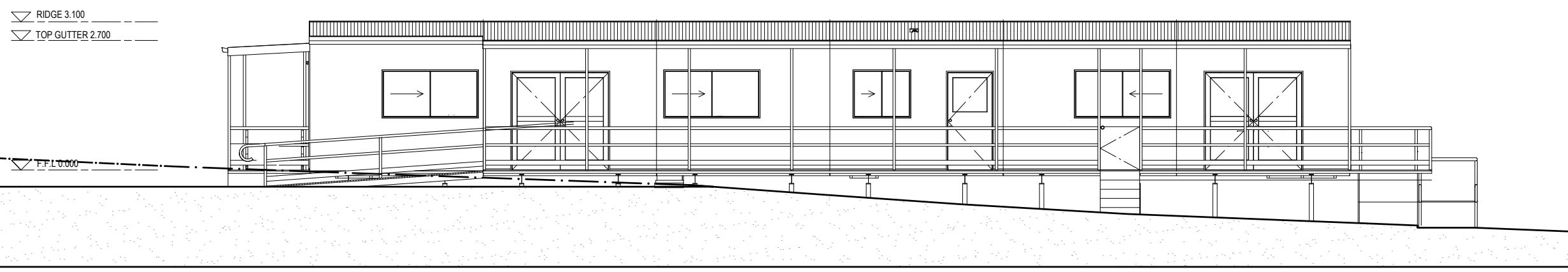
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FOR PLANNING

Notes:



01 PROPOSED EAST (FRONT) ELEVATION
SCALE 1:100



02 PROPOSED NORTH ELEVATION
SCALE 1:100

about/Architecture


Project
20 BAYLEY STREET
ALEXANDRA

Drawing
PROPOSED
ELEVATIONS

Drawing Number

3.00

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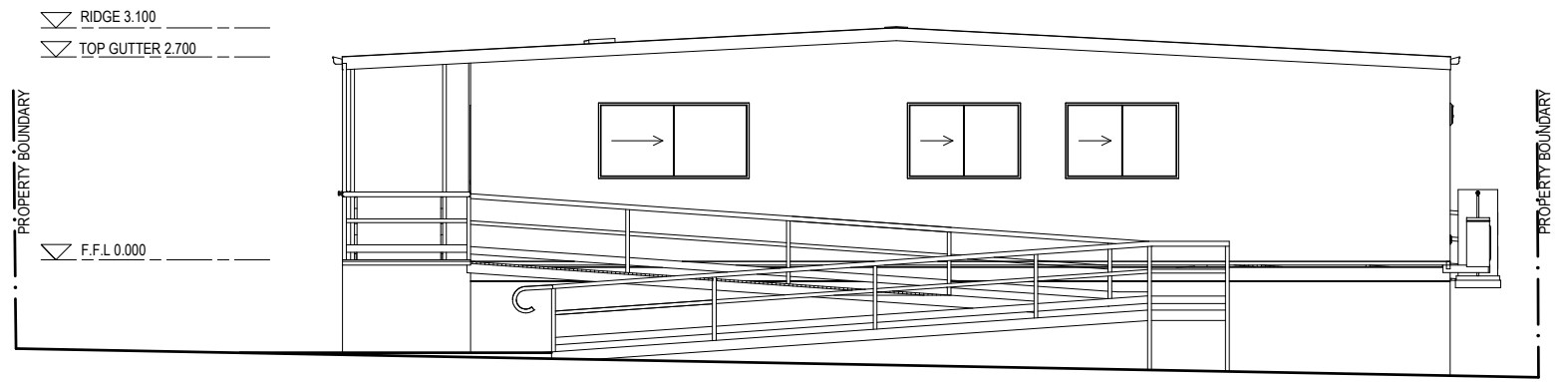
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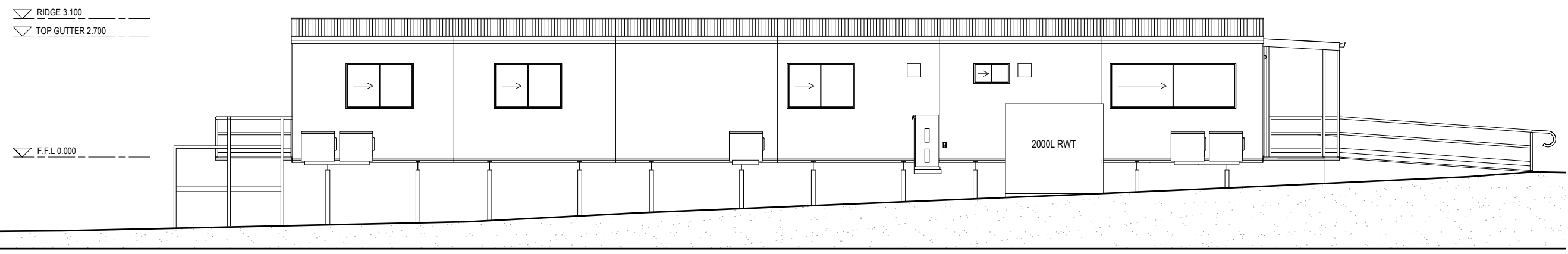
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FOR PLANNING

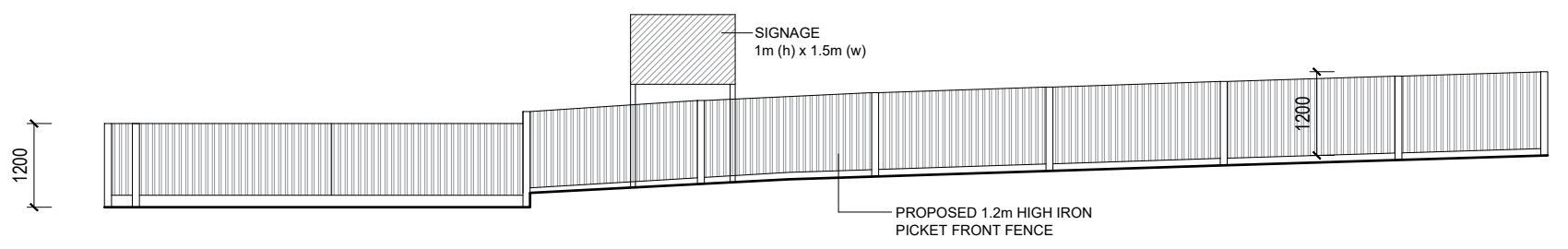
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01 PROPOSED WEST ELEVATION
SCALE 1:100



02 PROPOSED SOUTH ELEVATION
SCALE 1:100




03 PROPOSED FRONT FENCE ELEVATION
SCALE 1:100

about/Architecture

Project
 20 BAYLEY STREET
 ALEXANDRA
 Drawing
 PROPOSED
 ELEVATIONS
 Drawing Number

Rev.	Description	Date
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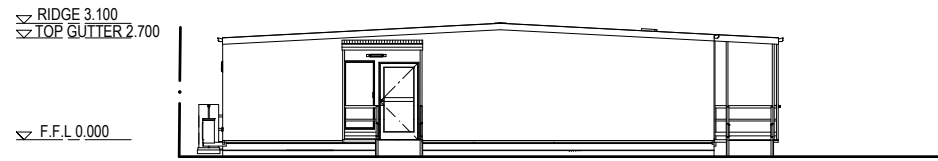
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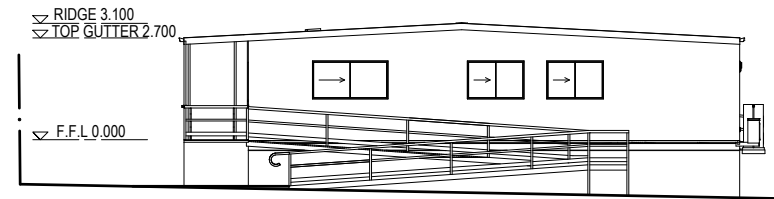
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FOR PLANNING

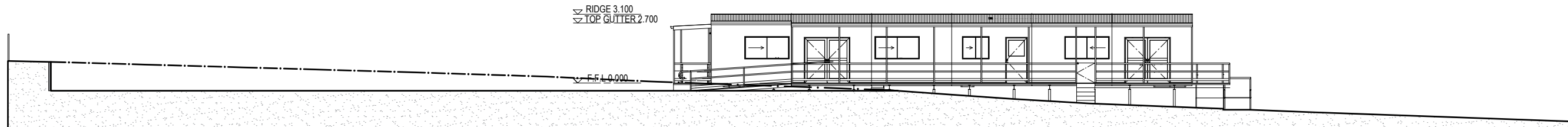
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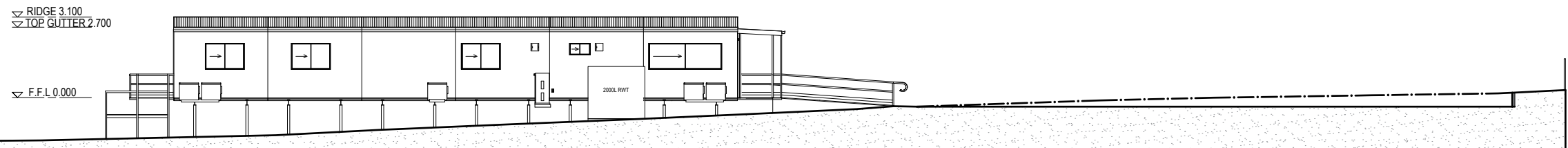
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SCALE 1:200



02 PROPOSED WEST ELEVATION
SCALE 1:200



03 PROPOSED NORTH ELEVATION
SCALE 1:200



04 PROPOSED SOUTH ELEVATION
SCALE 1:200

about/Architecture

Project
20 BAYLEY STREET
ALEXANDRA

Drawing
PROPOSED
ELEVATIONS

Drawing Number

3.02

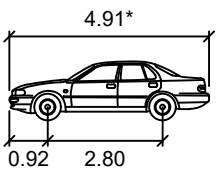


Appendix B

AutoTURN Swept Path Diagrams

VEHICLE PROFILE

VEHICLE USED IN SIMULATION



85th percentile
(AS/NZS 2890.1:2004)

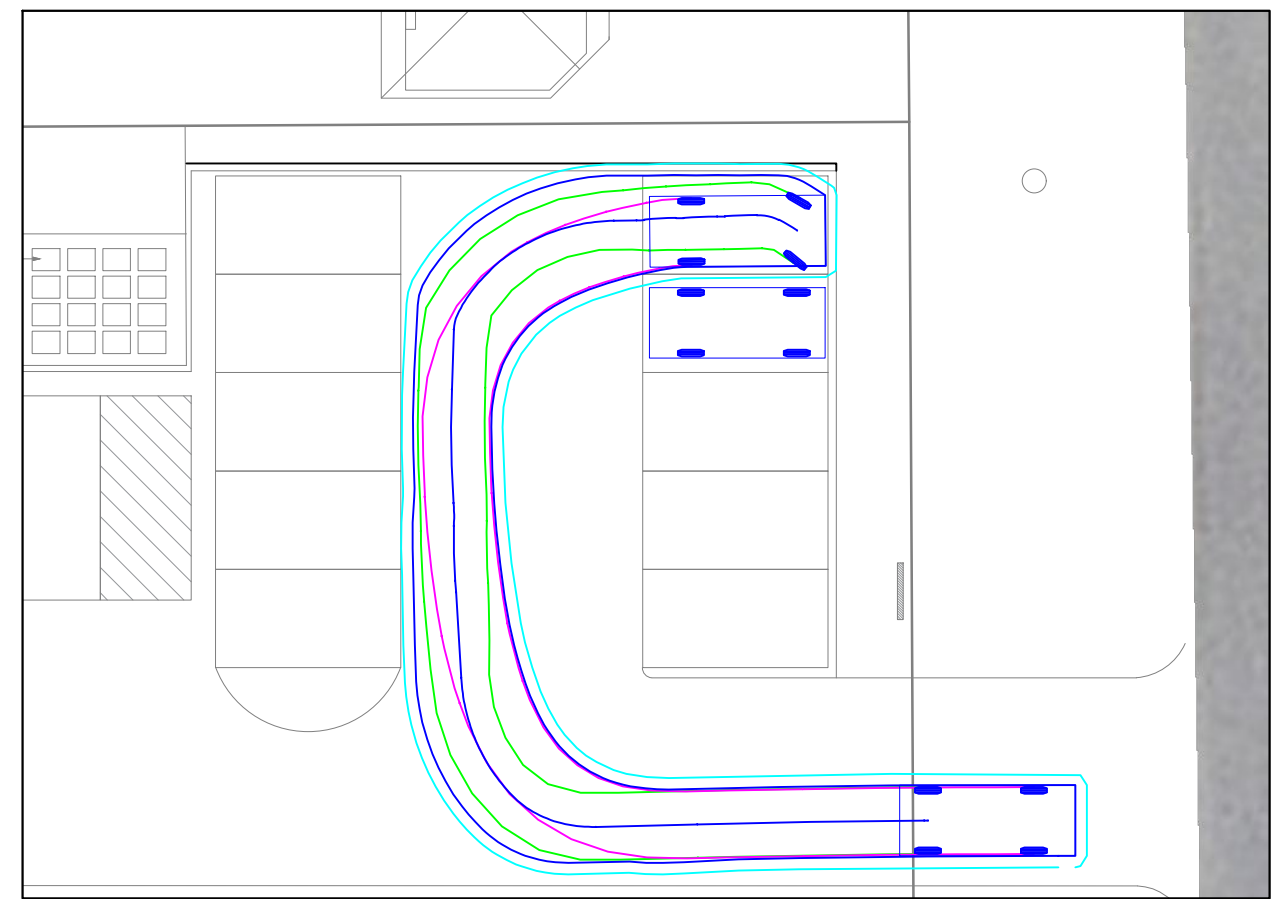
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* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

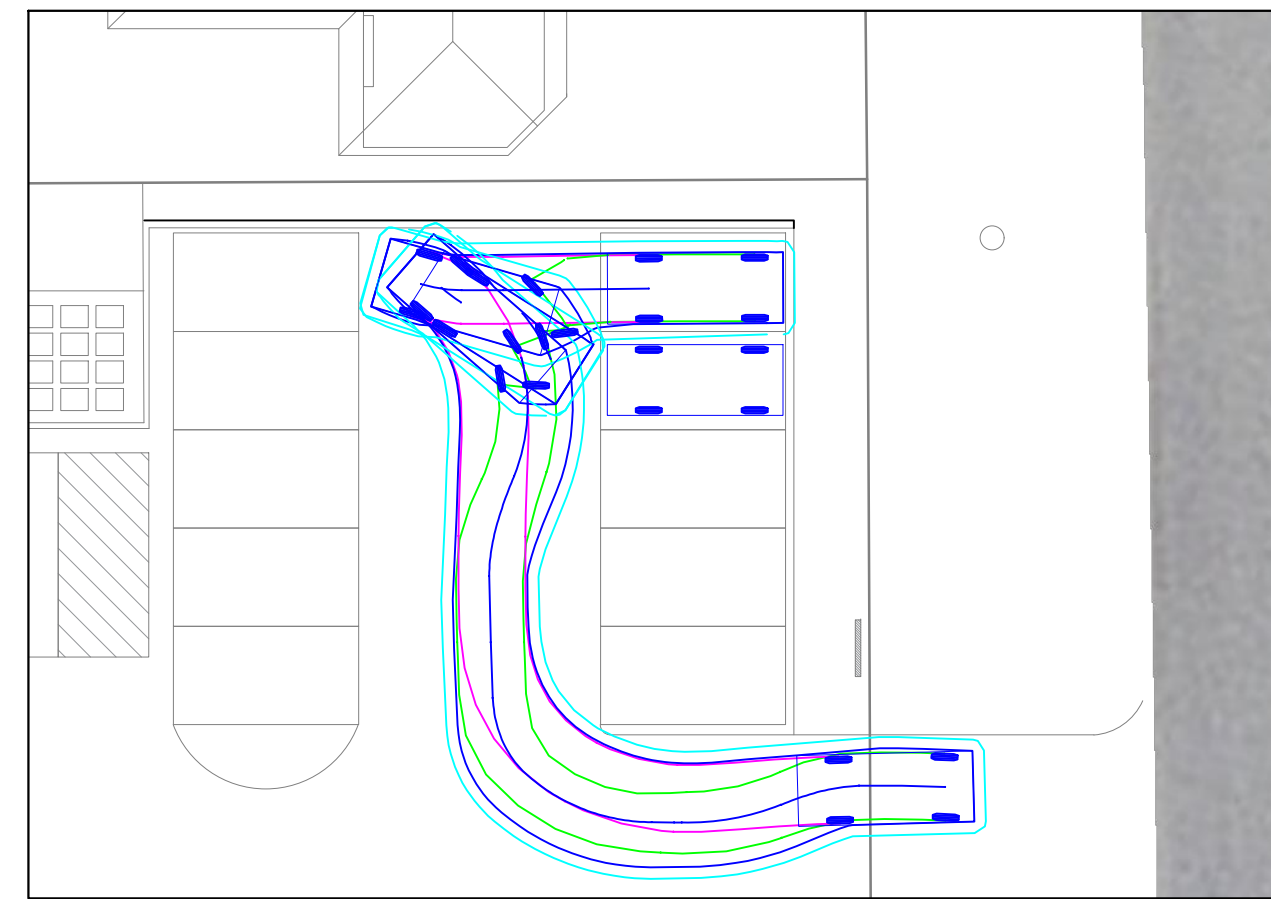
LEGEND

- REAR WHEELS
- FRONT WHEELS
- VEHICLE BODY
- BODY CLEARANCE

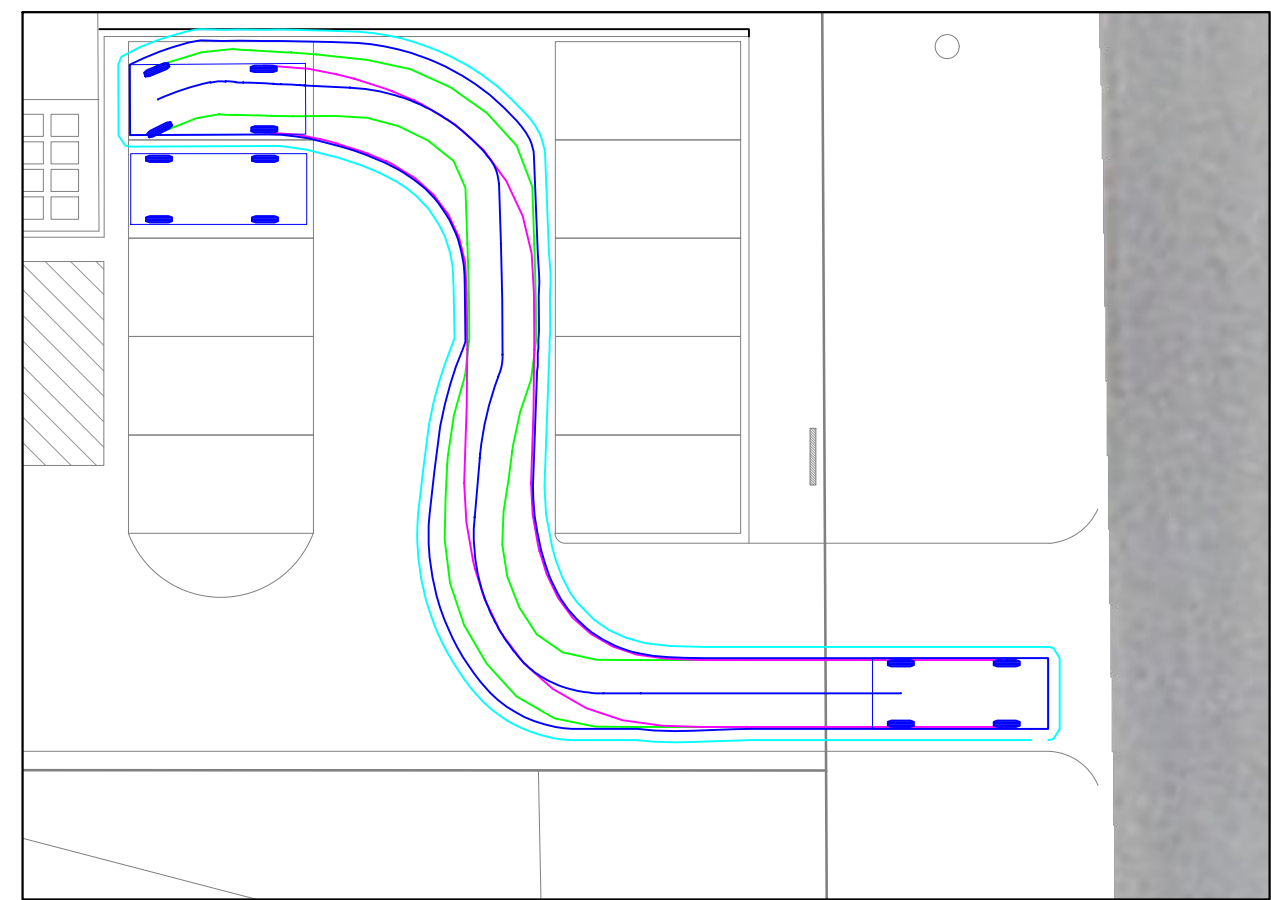
CAR SPACE 5 - INGRESS



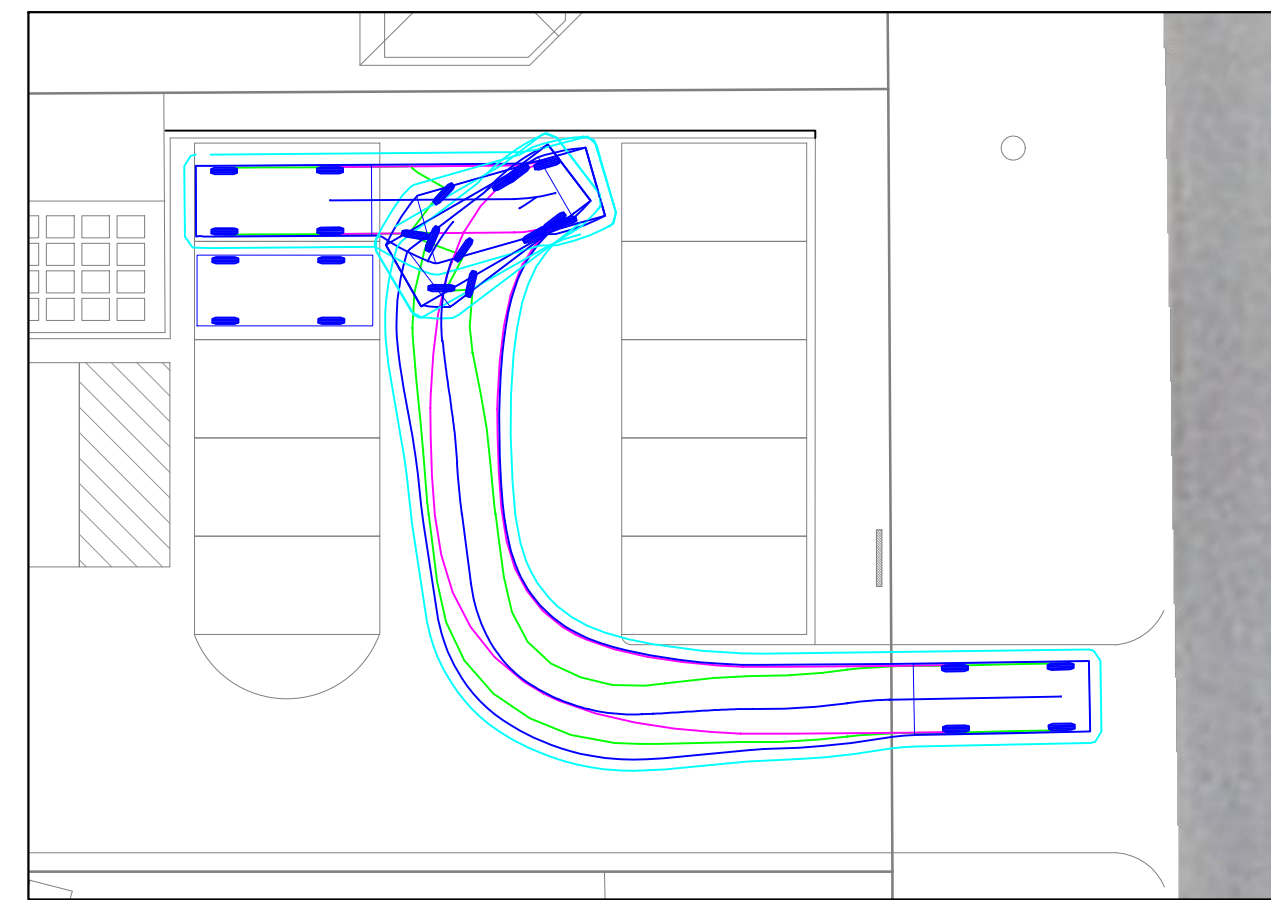
CAR SPACE 5 - EGRESS



CAR SPACE 10 - INGRESS



CAR SPACE 10 - EGRESS



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B	11/04/2024		A.BUI	J.PLACE

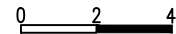
20 BAYLEY STREET, ALEXANDRA
PROPOSED CHILDCARE CENTRE

GENERAL NOTES:
Prepared on base plans 'Dindy Daycare - Town Planning Drawings for Traffic Engineer' by About Architecture dated 9/04/2024.

FILE NAME: G34505-01B
SHEET NO.: 01



SCALE: 1:200 (A3)



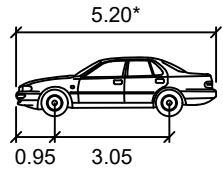
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Traffic Group
Level 28, 459 Collins St, MELBOURNE VIC 3000
T: (03) 9822 2888
www.trafficgroup.com.au

VEHICLE PROFILE

VEHICLES USED IN SIMULATION

5.20*



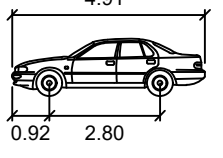
0.95 3.05

99th percentile
(AS/NZS 2890.1:2004)

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* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

4.91*



0.92 2.80

85th percentile
(AS/NZS 2890.1:2004)

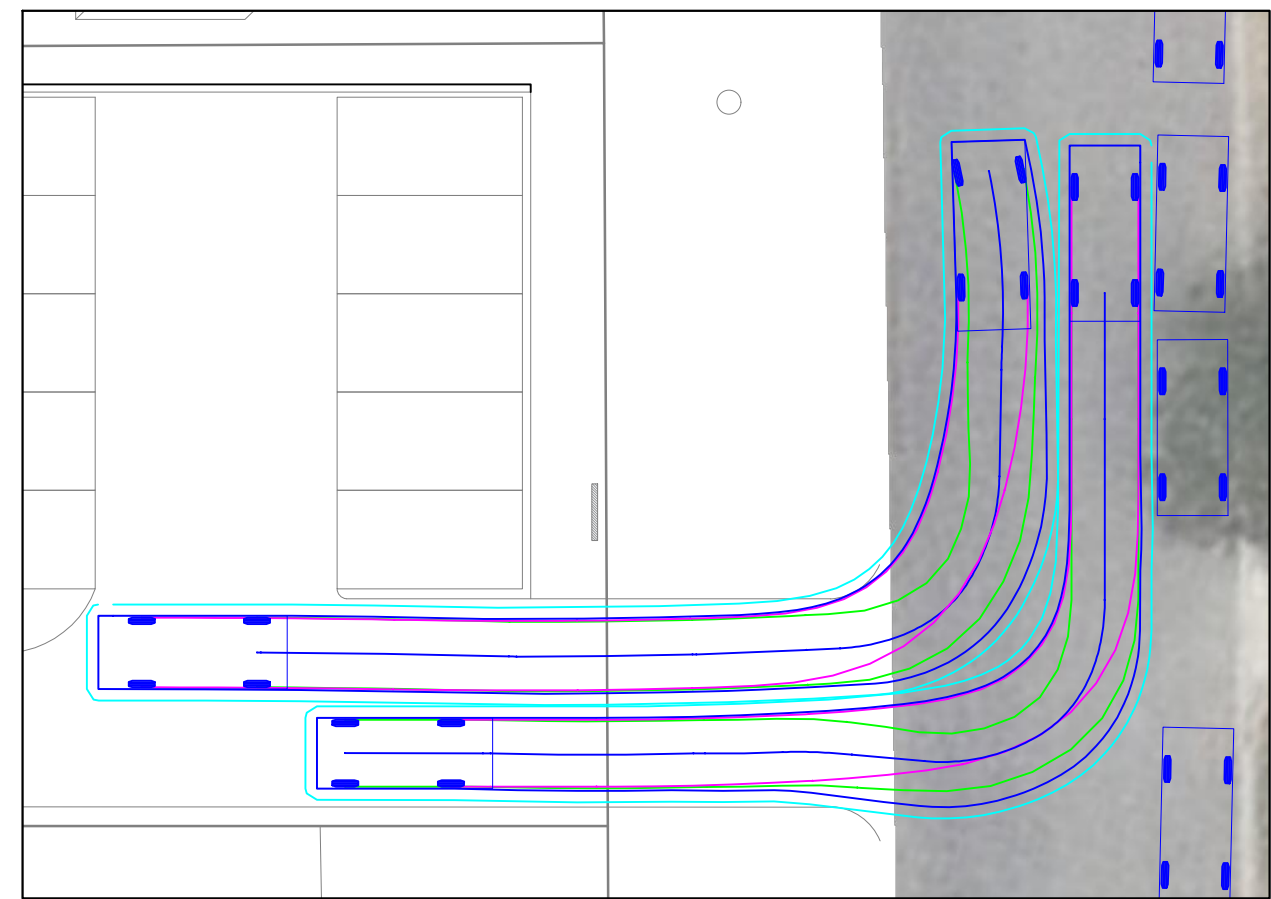
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* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

LEGEND

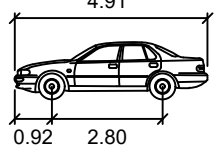
REAR WHEELS VEHICLE BODY
FRONT WHEELS BODY CLEARANCE

SIMULTANEOUS PASSING AT CROSSOVER



DISABLED CAR PARKING SPACE - INGRESS

4.91*



0.92 2.80

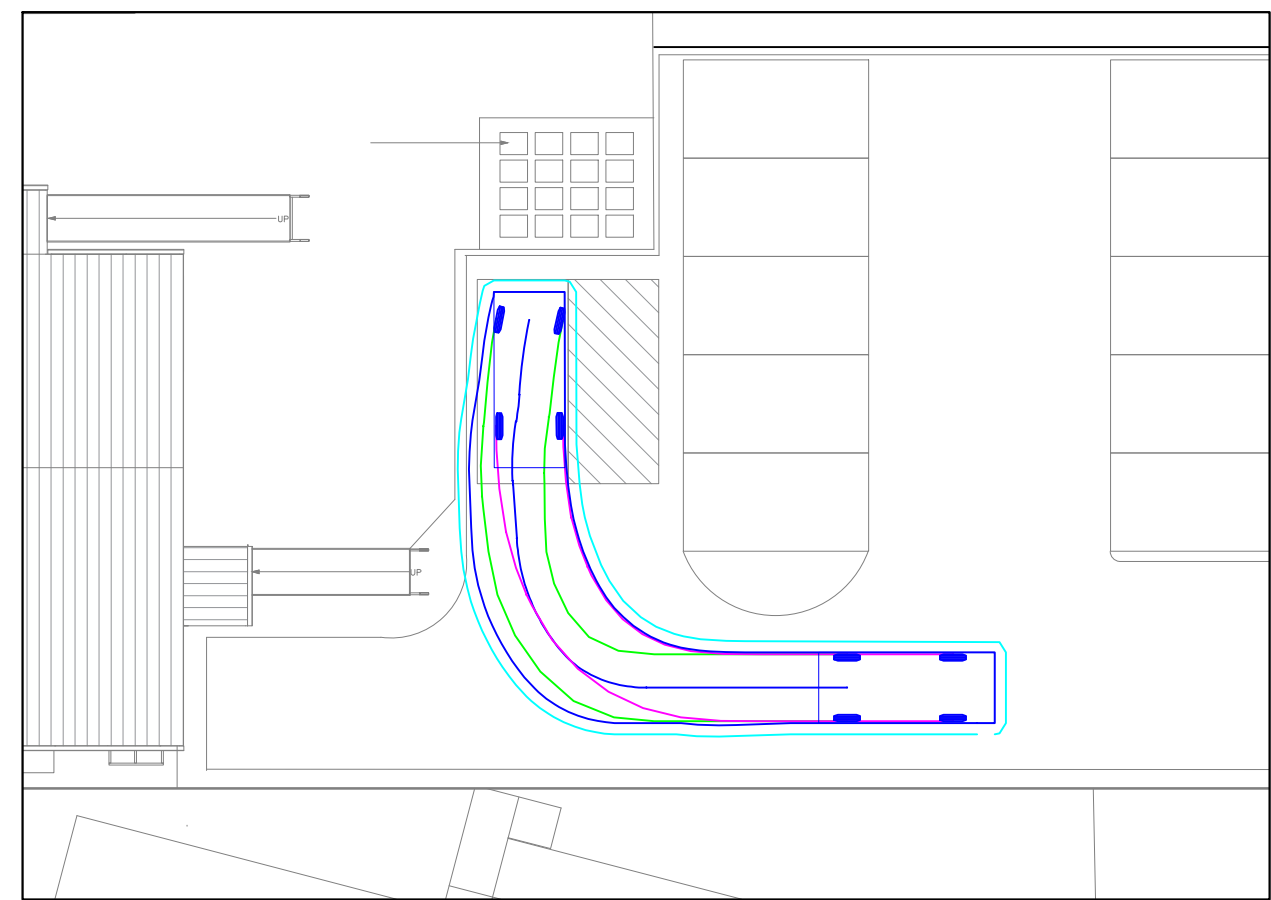
85th percentile
(AS/NZS 2890.1:2004)

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Kerb to Kerb Radius : 11.5m

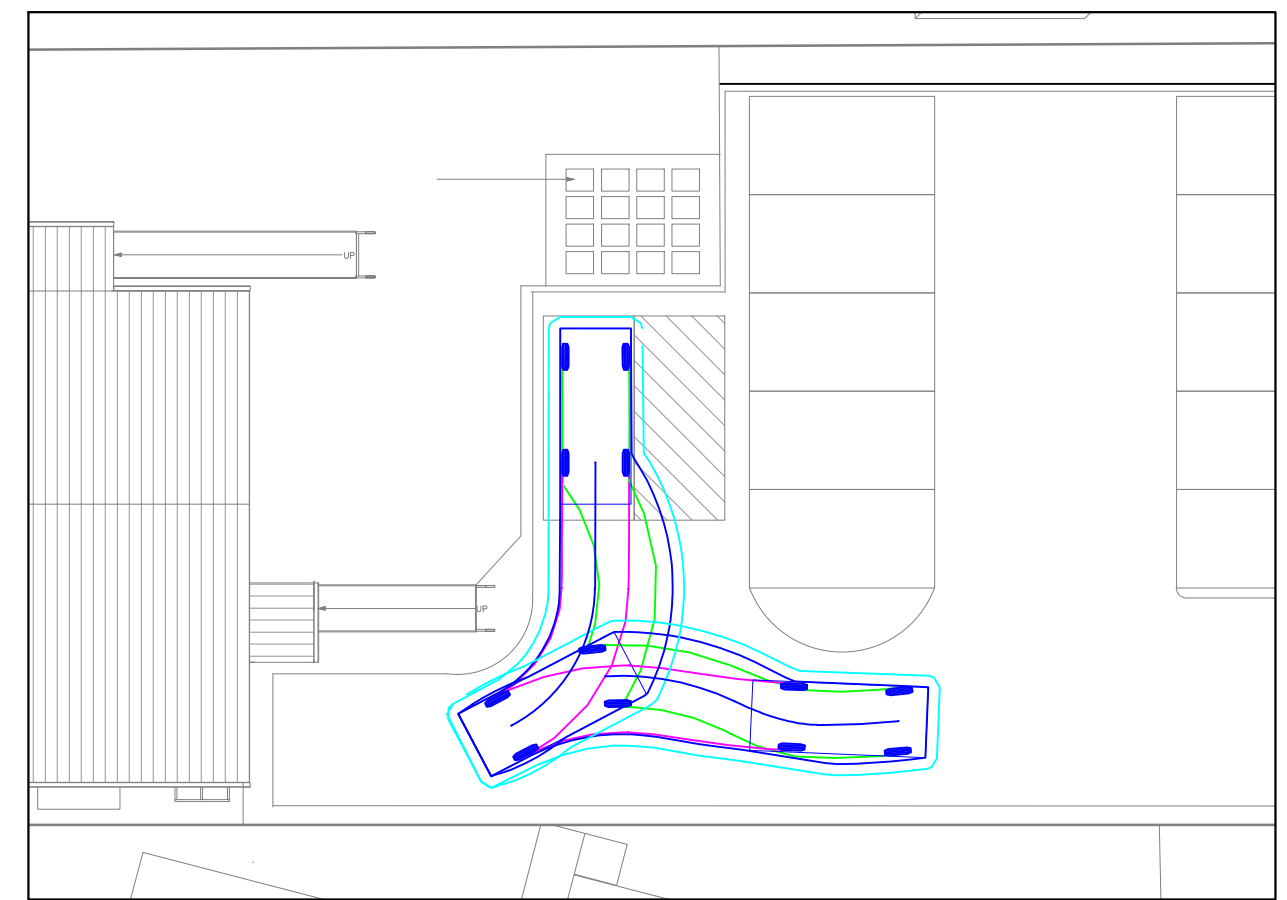
* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

LEGEND

REAR WHEELS VEHICLE BODY
FRONT WHEELS BODY CLEARANCE



DISABLED CAR PARKING SPACE - EGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	22/03/2024		A.BUI	J.PLACE
B	11/04/2024		A.BUI	J.PLACE

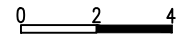
20 BAYLEY STREET, ALEXANDRA
PROPOSED CHILDCARE CENTRE

GENERAL NOTES:
Prepared on base plans 'Dindy Daycare - Town Planning Drawings for Traffic Engineer' by About Architecture dated 9/04/2024.

FILE NAME: G34505-01B
SHEET NO.: 02



SCALE: 1:200 (A3)



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Level 28, 459 Collins St, MELBOURNE VIC 3000
T: (03) 9822 2888
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VEHICLE PROFILE

VEHICLE USED IN SIMULATION

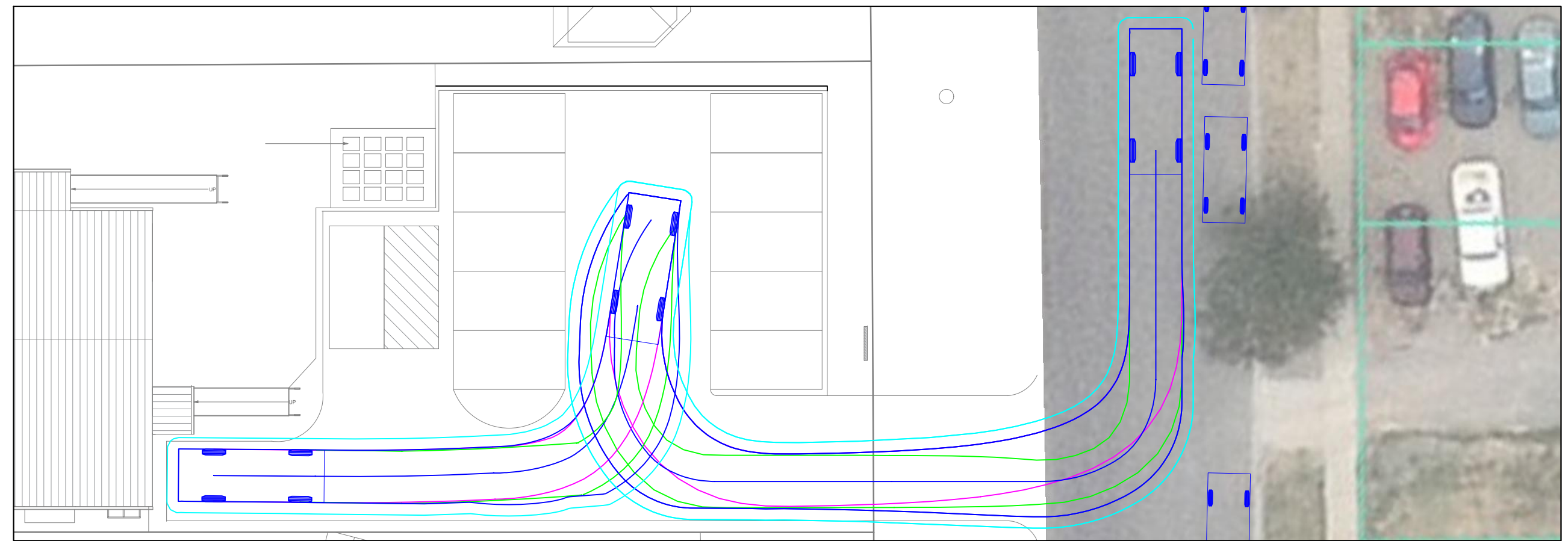
SRV (AS 2890.2) mm

Width	:	2300
Track	:	2300
Lock to Lock Time	:	6.0
Steering Angle	:	38.0

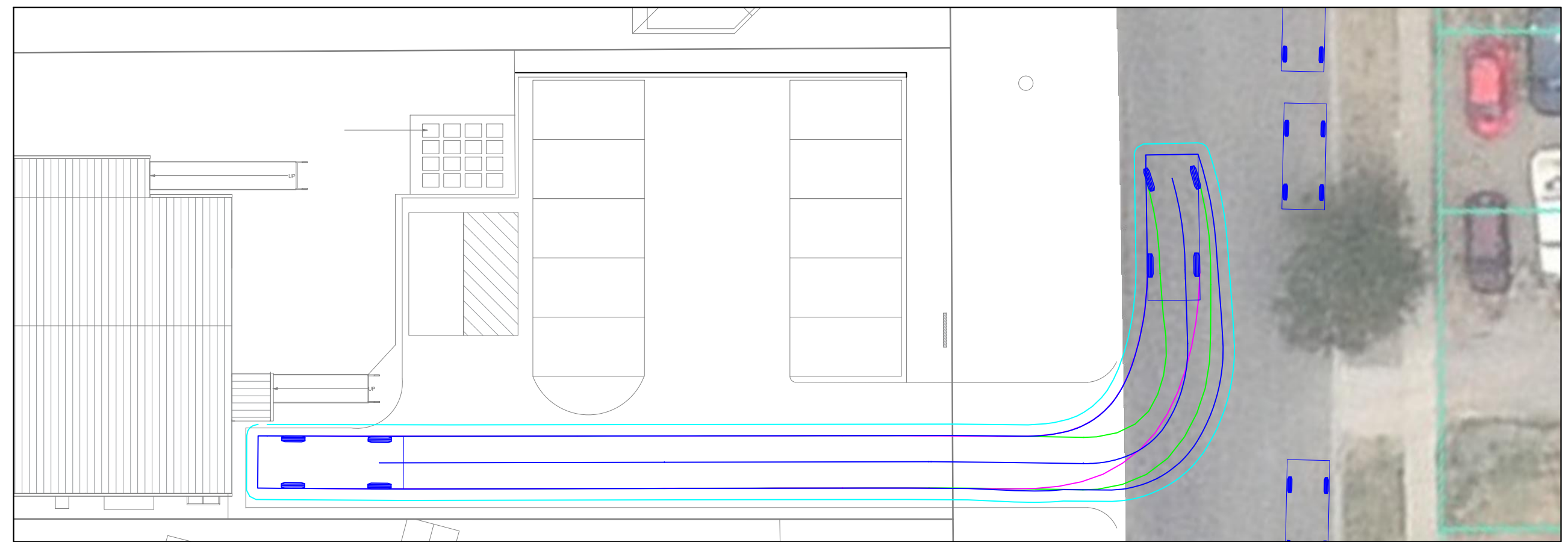
LEGEND

- REAR WHEELS (magenta line)
- FRONT WHEELS (green line)
- VEHICLE BODY (blue line)
- BODY CLEARANCE (cyan line)

LOADING VEHICLE - INGRESS



LOADING VEHICLE - INGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	22/03/2024		A.BUI	J.PLACE
B	11/04/2024		A.BUI	J.PLACE

20 BAYLEY STREET, ALEXANDRA
PROPOSED CHILDCARE CENTRE

GENERAL NOTES:
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FILE NAME: G34505-01B
SHEET NO.: 03



SCALE: 1:200 (A3)

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