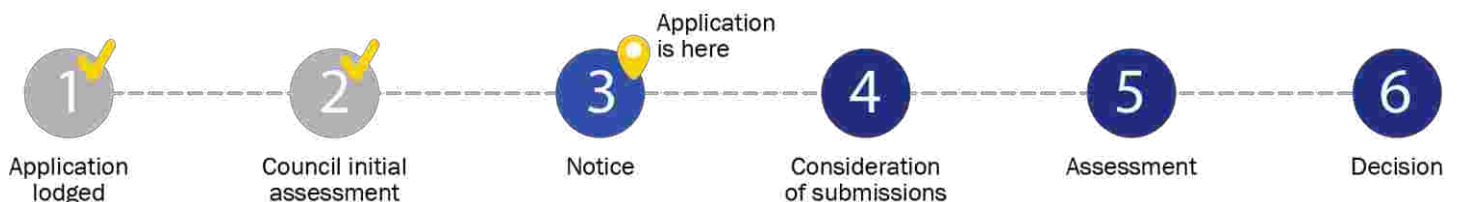


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP128070 V09396 F676 371 Rossiter Road, Koo Wee Rup VIC 3981
The application is for a permit to:	Use and Development of the land for Twenty-One (21) Warehouses and the Creation and Alteration of Access to a Road in a Transport Zone 2
A permit is required under the following clauses of the planning scheme:	
33.01-1	use of the land for a (Warehouse).
33.01-4	Construct a building or construct or carry out works,
44.04-2	Construct a building or construct or carry out works,
52.29-2	Create or alter access to a road in a Transport Zone 2
APPLICATION DETAILS	
The applicant for the permit is:	Urban Solutions
Application number:	T240584
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	
15 July 2025	
WHAT ARE MY OPTIONS? <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• 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.	



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ePlanning

Application Summary

Portal Reference: AA245CV

Basic Information

Proposed Use: 21 Warehouses and associated works identical to adjoining approved development

Current Use: Vacant

Cost of Works: \$999,000

Site Address: 371 Rossiter Road Koo Wee Rup 3981

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	Urban Solutions	PO BOX 1213, Morrongton VIC 3931	W: 03-5975-5588 M: 0409-787-496 E: wayne@urbans.com.au
Preferred Contact	Wayne Brown Urban Solutions	PO BOX 1213, Morrongton VIC 3931	W: 03-5975-5588 M: 0409-787-496 E: wayne@urbans.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12 More than \$100,000 but not more than \$1,000,000	\$1,706.50	100%	\$1,706.50
Total			\$1,706.50

Documents Uploaded

Date	Type	Filename
11-11-2024	A Copy of Title	2024-11-07-4863-Volume09396-Folio676.pdf
11-11-2024	Site plans	2024-06-30-4863TP-Rossiter.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

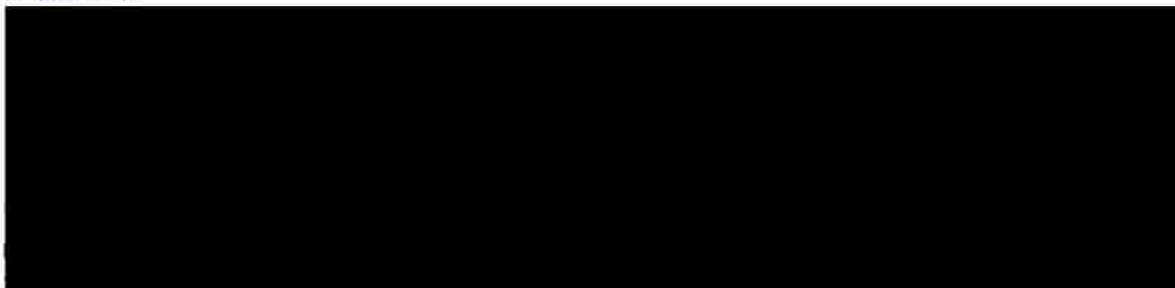
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

Lodged By



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
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Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240584 PA
Address of the Land:	371 Rossiter Road, Koo Wee Rup 3981

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Urban Solutions
Address:	PO Box 1213, Mornington 3931
Phone:	03 5975 5588
Email:	[REDACTED]

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 - Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A - Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Proposed 21 building and associated works for the use of the land for warehouses and creation or alteration of access to a road in a Transport Zone 2		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[Redacted] of Urban Solutions
Signature:	[Redacted]
Date:	24/03/2025 [Redacted]

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, 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 <i>Planning and Environment Act 1987</i>.</p>
--

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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240584 PA
Address of the Land:	371 Rossiter Road KOO WEE RUP

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Urban Solutions
Address:	PO Box 1213, Mornington 3931
Phone:	03 5975 5588
Email:	[REDACTED]

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 - Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A - Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Removal of Water Tank		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input checked="" type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[Redacted]
Signature:	[Redacted]
Date:	08/05/2025

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, 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 <i>Planning and Environment Act 1987</i>.</p>
--

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

Page 1 of 2

VOLUME 09396 FOLIO 676

Security no : 124119659016F
Produced 07/11/2024 04:12 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 128070.
PARENT TITLE Volume 04205 Folio 885
Created by instrument H908336 18/03/1980

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 0885991

CAVEAT AY238483T 24/07/2024

Caveator
ZEROP DEVELOPMENTS PTY LTD ACN: 665519246
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
30/06/2024
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
SARGEANTS BASS COAST CONVEYANCING
Notices to
FRAN RILEY of SHOP 3 75 CHAPEL STREET COWES VIC 3922

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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 LP128070 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AY238483T (E)		Registered	24/07/2024

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

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

Street Address: 371 ROSSITER ROAD KOO WEE RUP VIC 3981

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 20370A RYAN CARLISLE THOMAS
Effective from 27/05/2024

DOCUMENT END

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Document Identification	LP128070
Number of Pages (excluding this cover sheet)	1
Document Assembled	07/05/2025 15:48

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128070

LP128070

EDITION 1

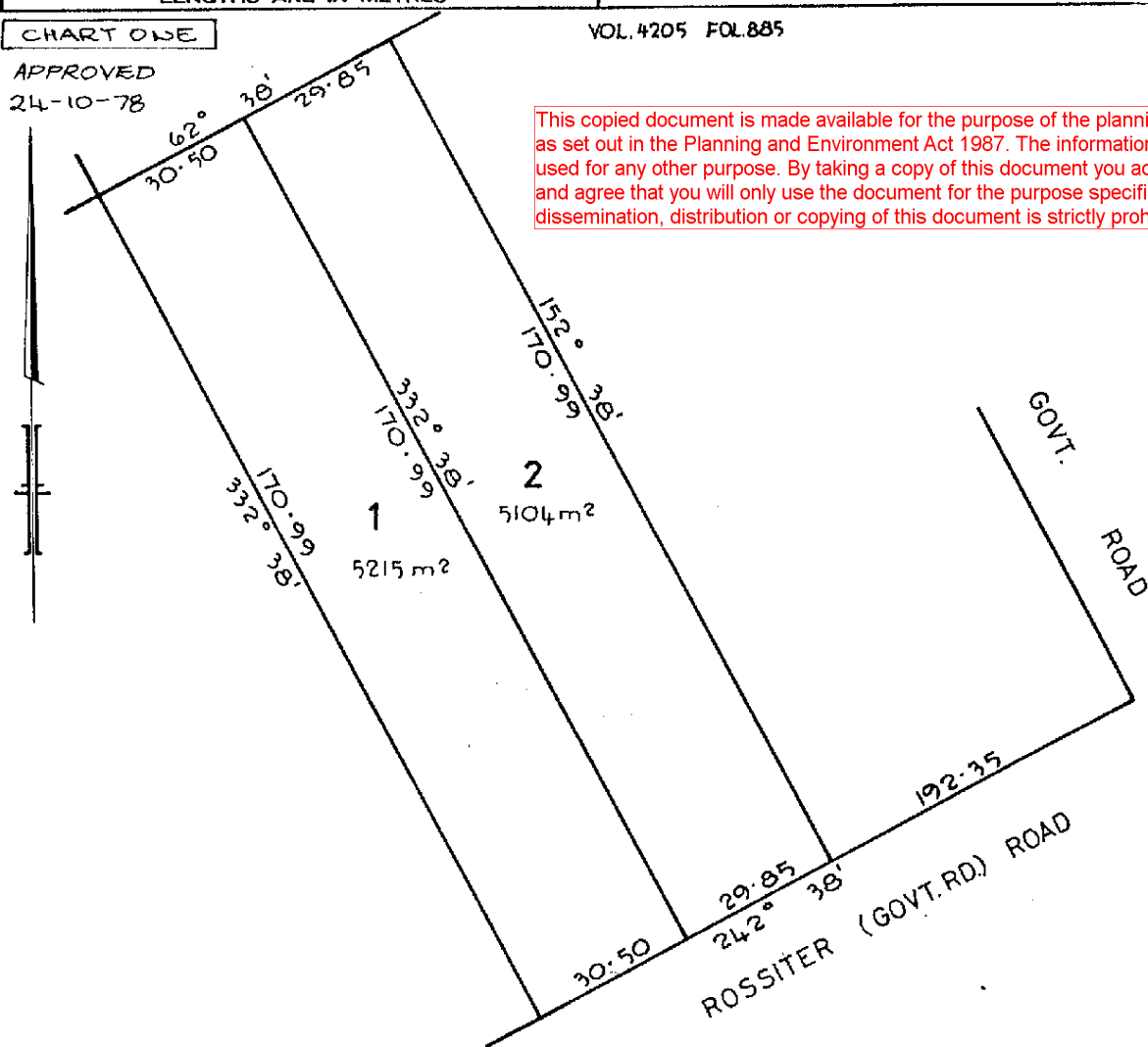
APPROVED 24/10/78

<p>PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 3A.</p> <p>PARISH: OF YALLOCK COUNTY: OF MORNINGTON</p> <p>20 10 00 20 40 LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p>
--	-----------------------

CHART ONE

VOL. 4205 FOL. 885

APPROVED
24-10-78



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<p>CONSENT OF COUNCIL</p>	<p>SURVEYORS CERTIFICATION</p> <p>I CERTIFY THAT THIS PLAN HAS BEEN MADE BY KAI HANSEN AND ACCORDS WITH TITLE AND IS MATHEMATICALLY CORRECT AND NOT BASED ON SURVEY.</p> <p><i>K. Hansen</i> LICENSED SURVEYOR</p> <p>DATE 15-2-78</p>
---------------------------	--

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Document Type	Instrument
Document Identification	0885991
Number of Pages (excluding this cover sheet)	2
Document Assembled	07/05/2025 15:48

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Handwritten mark resembling a stylized 'X' or '4'.

Croft & Rhoden
Solicitors
311 Collins Street
Melbourne.

THANKS

MR. C. T. WOODMAN

-10-

MR. HENRY GARDNER

Intd the day of 1919

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MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
Transfer as to part	6A May 1919	To Charles Edward Woodman	885491

ASSISTANT REGISTRAR OF TITLE

I certify that a MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER OF INSTRUMENTS.

OF TITLE



0885991-1-1



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 07/05/2025 03:48:58 PM

Status	Registered	Dealing Number	AY238483T
Date and Time Lodged	24/07/2024 04:35:46 PM		

Lodger Details

Phone

Email

Reference 24057301 ZEROP Devel

CAVEAT

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9396/676

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

30/06/2024

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Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice

Fran Riley



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Unit Type	SHOP
Unit Number	3
Street Number	75
Street Name	CHAPEL
Street Type	STREET
Locality	COWES
State	VIC
Postcode	3922

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of

Signer Name

Signer Organisation

Signer Role

Execution Date

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Response to Section 54

**371 Rossiter Road
Koo Wee Rup**

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Job No:

4863

January 2025

prepared:

Urban Solutions

PO Box 1213,
Mornington, Victoria, 3931

t: 03 5975 5588

e: us@urbans.com.au

w: www.urban-solutions.com.au



REGISTERED
Building Practitioner

plus CPD



**Design
Matters**

Enable, advocate and celebrate
good building design

Member



Application: T240584 PA
Proposed 21 Warehouses
371 Rossiter Road, Koo Wee Rup

10th January 2027

Dear Lori Zhang

In reply to your Section 54 request, dated 26th December 2024; we are providing the following information.

We recently did the development next door at 375 Rossiter Road, Koo Wee Rup (No.375), which is currently under construction - Your Planning Reference **T220813 PA**. My client; the Owner of this property; also purchased 371 Rossiter Road, Koo Wee Rup (No.371).

My brief for No.371, was to provide the identical proposal as No.375.

As the planning process of No.375 took approximately 14 months (lodged 10th December 2022 to endorsement 20th February 2024), including a VCAT hearing, we knew what was expected of us by Cardinia's Planning Department.

No.371 was modified from the original proposal to its endorsed drawings over this time as a result of reviews from Cardinia Shire, Department of Transport and Melbourne Water. We modified the proposal as suggested by these Authorities and on direction of our consultants, e.g., Traffic Engineer.

As a result, we know the proposal (building, carparking and landscaping) meets Cardinia's requirements. These modifications included:

- The building set out, setbacks, carparking, landscaping, and finishes approved by Cardinia Shire;
- The carpark accessway widths increased as suggested by our Traffic Engineer
- The height of the floor levels in accordance with the overland flooding nominated by Melbourne Water;
- The crossover and access to the property for trucks entering off Rossiter Road, in accordance with the Department of Transport.

Therefore, the final and approved layout of No.375 has been adopted for No.371, with the only two differences.

1. The whole project; of No.371; is a mirror image of No.375, and
2. As No.371 is 650 mm wide (same depth) than No. 375, the extra land to be used as additional landscaping, creating a buffer between both properties.

As a result of matching the proposals, we do not expect any complications with the Planning process.

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Additional Documentation Provided

The following is a simple list of the documentation provided as part of this reply:

- Covering letter (this document), including written statement
- Section 50 Application form, with amended description as requested
- Upgraded Architectural Drawings, including landscape plan & location plan
- Waste Management Plan
- Traffic report by Traffic Group for No.375
- Updated Certificate of Title.....portal ref. D12565Y2
- Feature Survey.....portal ref. D12565Y2
- Melbourne Waters.....portal ref. D12565Y2

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Section 54 Response

We are providing the following items as requested.

1. Outstanding Fees

I am questioning the fee structure you have sent. You have stated that there is a Class 1 fee of \$1453.40 due. In our 30 plus year history, we have never paid this fee as part of a new build application and always believed this fee is only due if we are changing classifications of an existing building.

Within Cardinia's "Planning & Subdivision Fees 2024-25", this fee is nominated as for the "Use only". Can you please verify this and get back to me.

Fee (Class 22) – can you please clarify what this fee?
Is it for the works within Transport Zone 2?

We will pay any additional fee as required, once clarified.

2. Feature Survey

This has already been provided – portal reference D12565Y2

3. Title/Covenant

This has already been provided – portal reference D12565Y2

4. Cost of Works

The cost of works was based on No.375, which was stated as \$1,125,000 (which was under MPL requirement). As this project is not completed, we do not know if our estimate was correct. Attached (Appendix 1) to this document is a copy of the letter provided to Cardinia Shire by the Builder for the cost of works at No.375 (being the same as No.371).

Sewerage and retaining walls were included within the cost of works for this project (No.375), which already has been done. Part of these fees have already been paid by the property owner of No.371 (see sewerage below) so the cost of works would be less, so we estimated around \$1 mil.

5. Written Statement

5.1 Sewerage.....The sewerage system has been installed with the construction of No.375, with all the industrial properties adjacent to these new works contributing to the cost, including the previous owners of No.371.

So now the sewerage from No.371 can easily be discharged into the sewerage main adjacent to Rossiter Road.

5.2 Impact.....We have prepared a "Location Plan" which is included within the Architectural drawings, to show the location comparison between the industrial areas and residential areas.

NOTE: If the council is concerned with the distance between this industrial building and the nearby residential areas, why did they zone the areas this way? Isn't this their issue?

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However; our assessment

The Neighbourhood Residential Zone is to the south of the subject property, which consists of two segments, being:

- 1.** Large properties of approximate 8500 m², being numbers 390, 394 and 400 Rossiter Road.

These properties are allocated for future development under Development Plan Overlay 24 (DPO24) and within a Designated Bushfire Prone Area

- 2.** Small sites between 500 to 1000 m², with number 384 Rossiter Road being the closet.

These properties are within a Design and Development Overlay 8 (DDO8), which includes the requirements of 7.5 metre setback from Rossiter Road

Under Clause 33.01-01 – Table of Uses, a proposed industrial area should be at least 30 metres (not included any potential adverse impacts within Clause 53.10) from a residential area.

At current the subject property is a minimum 21 metres from the Neighbourhood Residential Zone. As both areas are zoned and classified by Cardinia Shire, it should be considered this is an acceptable outcome, however, it is best to assess the impact on each individual area.

Assessment – Area 1

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The subject site is separate from this area by Rossiter Road only, being approximately 21 metres from boundary to boundary (separation).

We proposal a setback from the front of the proposed building to Rossiter Road of 16.61 metres, which increases the separation from 21 metres to 35 metres, being greater than the minimum requirement.

However, as previously stated, this is to the front boundary of the current property of 390 Rossiter Road.

As we are also working on 400 Rossiter Road, we know the council expects a 15 metre service area between Rossiter Road and any development within this residential area. This provides:

- A minimum separation of 36 metres between boundary and boundary, and
- A minimum separation of 50 metres between the proposed building and residential boundary
- This does not take any consideration into account the building setbacks of the residential area.

As a result, the outcome will provide a distance greater than 30 metres between the proposed industrial building and the residential land, which is also greater than the requirements of the Planning Scheme.

Assessment – Area 2

As can be seen in the location plan; the front face of the proposed building (14.61 metre front setback from Rossiter Road) is approximately 62 metres from the nearest house (No 384) within a Neighbourhood Residential Zone (NRZ).

Between the proposal and the NRZ are two industrial sites, being No 361 and No 363 Rossiter Road. The industrial portions of these two properties site behind residential properties. Which most probably at the time of construction, the owner of the business lived in the house and worked in the building behind.

We do not know the use of these current “house”, whether they are being used as a house or an office.

These two properties; no matter the current use; are zoned Industrial, and with development in the street, upgrading old industrial sites, these could easily be upgraded as well, removing the residential part of the site.

Our conclusion – our proposed industrial development at No.375 is far enough away from the NRZ; being 62 metres; and is shielded from the NRZ by No.361 and No.362. Also, the building is facing away from the NRZ (e.g., roller doors facing east), so any noise created is buffered by the building.

So, we do not believe there is any “adverse impacts” on the residences with the Neighbourhood Residential Zone.

5.3 Use & Activities

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As per 375 Rossiter Road this development is for 21 warehouses e.g. Storage purposes and will be marketed and sold individually as that purpose.

As a result, there is no neighbourhood effects by the occupants/use as per stated within Clause 33.01-2 of the Planning Scheme.

Any use or activity that is specified within Clause 53.10-2 – Use and Activities with Potential Adverse Impacts need to be considered by the purchaser/new owner separately. If they wish to store any material specified within table to Clause 53.10-1, they need to seek approval and apply to Cardina Shire on their own accord – e.g., not part of this application.

5.4 Industrial Zone

This proposal is for 21 individual warehouses and will be sold or leased as individual buildings.

Any potential purchaser who wants a different use, than a standard warehouse would need to apply to council individually – e.g., not part of the application.

There as we have to base this application on a standard warehouse, not containing dangerous goods etc. This development complies with the requirements of Clause 33.01-2 – Industrial 1 Zone, as:

- Transport of materials would be during business hours and only using Rossiter Road, which is classified as a principal Road Network and already contains large vehicles, so there is no additional effect on the residential neighbourhood.

- As the area surrounding the buildings is common land, there can be no storage of materials outside any building.
- No fabrication is proposed, so there is no emission of noise, odour, fumes, smoke, vapour, dust, etc., that would affect the amenity of the residential neighbourhood.
- The development does not require any Development Licence, Operating Licence, Permit or Registration from the Environment Protection Authority.

6. Amended Drawings

The drawings have been upgraded as required, including:

- Levels added as provided from the survey plan (plan and elevations);
- Heights and location of boundary fencing;
- Landscaping.

7. Landscaping Plan

The drawings have been upgraded adding the proposed landscaping. Sorry, we should have had this on our previous drawings.

8. Traffic Impact Assessment

As part of No.375 application and VCAT hearing, a Traffic Assessment was prepared. This has been adopted into this project already within No.371

9. Swept Paths

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As this whole project is based on No.375, the swept diagrams are identical to those provided for No.375's application.

The include widen the width of the access way (by reducing the warehouses) from 6.4 metres to 6.58 metres, to provided access for trucks reversing into the loading bays.

10. Waste Management Plan

A Waste Management Plan has been prepare including diagrams on the drawings. As other part of this application, this is the same as No.375.

Assessment Comments

1. Interface to non-residential areas

We do not believe there is any "adverse impacts" on the nearby Neighbourhood Residential Zone, as described in clause 5.2 above.

2. Cost of Works

Our estimate is based on the information provide to us by our client (Owner and Builder), as they know more about cost of works than us. However, as previously stated the sewerage system has already gone in as part of the construction of No.375. The cost of this was shared between all the owners abutting the works from its current location to No.375.

I have been informed by my Client (as I was not there) the construction cost of No.375 was agreed to in the VCAT hearing.

3. Application Form

A new Section 50 application form has been provided.

4. Sustainable Development

A sustainable development is hard to provide with this sort of development, as the proposal is 21 individual warehouses, which typically could be used for many uses (each property would require to seek their own use permit). So, any special requirements are difficult to manage and maintain, therefore are not viable.

So, providing a Sustainability Management Plan would be simply not viable.

However, we are providing water storage tank and stormwater retention system as per No.375.

5. Carparking

The carparking numbers are based on No.375 Planning approval.

When we designed this building (No.375), we had more car spaces than what is currently shown. On council's request we reduced the number of car spaces adding additional landscaping; e.g., in between spaces 19 and 20. So based on this, we believe we have already provided a reduction to provide additional landscaping.

We believe carparking is highly important to a development of this scale and disagree to any more reductions. It is also highly important to provide onsite carparking, as there is limited street parking in front of the property within Rossiter Road.

The future development of 390 and 394 Rossiter Road into smaller residential properties would create additional street parking limitations (note – we are currently involved with the development at 400 Rossiter Road).

So, we do not want to reduce the amount of carparking within the site.

6. Land Subject to Inundation Overlay

As we simply mirrored the drawings from No.375, No.371 drawings had already incorporated the requirements from Melbourne Water.

We received Melbourne Water's response in December which; of course; was the same as No.375 and already incorporated within the design.

A copy of Melbourne Water's response has already been provided – portal reference D12565Y2

7. Referrals

We understand that this application is required to be referred to other authorities, however, as this already happened with the application of No.375, we believe the outcome should be the same and have already incorporated those requirements in the design.

Department of Transport and Planning has already sent there reply to the referral stating, "No objection subject to conditions".

Melbourne Water has already provided it response (attached), which provides the same response as received for No.375, therefore, these requirements have already been designed within the project.

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8. Additional Review

We understand the planning process, however, as already described this design is the same as No.375, which was modified and upgraded to all the previous requirements from Council, Department of Transport, VCAT etc., therefore, we cannot see any additional item should be required.

Any questions, please to contact our office during business on (03) 5975 5588

Yours faithfully



Wayne A. Dawson
Director/Designer

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Appendix

1. Cost of Works

Letter from Builder as part of the Planning Application of No.375

[REDACTED]
Cardinia Shire Council
PO Box 7
Pakenham 3810

[REDACTED]

Re: Planning Application T220813 375 Rossiter Road, Koo Wee Rup

I will be the builder for the construction of the proposed warehouses at 375 Rossiter Road, Koo Wee Rup. I am a registered CBU (commercial builder) for approximately 35 years.

Of course we do not know the exact construction costs until the issuing of a Town Planning Permit and the preparation of construction drawings, however, I have estimated the approximate construction costs of this development will not exceed the sum of \$1,125,000.

Yours sincerely,
[REDACTED]

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Response to Section 54

371 Rossiter Road
Koo Wee Rup

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Job No:

4863

May 2025

prepared:

Urban Solutions

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Member



Application: T240584 PA
Proposed 21 Warehouses
371 Rossiter Road, Koo Wee Rup

7th May 2025

In reply to your Section 54 request, dated 30th April 2025; we are providing the following information.

I have lodged the required additional information through Cardinia's Portal – Ref: **D2259EE**
This is for –

- New Certificate of Title
- Updated Drawings – removing water tank within front boundary

In reply to your Section 54 –

Item 1 - Fees

I have paid the additional fees of \$1,453.40 required. A copy of the receipt is attached to this letter.

I have paid these fees so as not to delay the application, however, previously I requested an explanation of the additional fees of "land within 30 metres from a land in residential zone), which I have not received yet.

As Class 1 fees is for "Use only", as specified in Cardinia's Planning Fees 2024-25, and I have never paid or been requested to pay an additional fee on top of a Class 22 development.

Can you please clarify this?

Item 2 – Copy of Title

I have lodged (through portal) an updated Certificate of Title attachments as requested. In over 30 years in the industry, I have never been requested this. It has always been accepted that the "Certificate of Title" be dated within 3 months of the application, however not for any of the attachments, as they do not change – if so, there is notes within the Certificate of Title.

Item 3 & 4 – Traffic Assessment

This is currently being prepared by our Traffic Engineer – Traffix Group, and I will forward it through as soon as complete.

As we know this is identical to the report of 375 Rossiter Road, which this proposal is identical to, can you continue your assessment within out this.

Design Concerns

It seems a little over the top that a request of "buildings and works" is required for the water tank within the front setback is required, when again, it is identical to the adjoining lot of 375. There was no concern from the Planning department of the water tank within the application of 375.

However, this could affect Cardinia's Engineer Department if they request additional water retention. If so, we will not bare an additional cost.

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Any questions, please to contact our office during business on (03) 5975 5588



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Waste Management Plan

Address: **371 Rossiter Road, Koo Wee Rup**

Date: **30th November 2024**

Job Ref: **4863**

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5. Council Service
6. Garbage and Recycling Collection
7. Waste Streams
8. Hard and Green Waste
9. Proposed Storage Locations
10. Summary

1. Waste Management Parameters

Address: 371 (Lot 1 LP128070) Rossiter Road, Koo Wee Rup 3981

Land Use: **Warehouse**

Description: Construction of 21 Warehouses including associated car parking

Planning Application No: **T240584 PA**

2. Waste Generated

For a warehouse the following waste rate is generated per day:

- Garbage Generation.....10 litres per 100 m² floor area per day
- Recycling Generation.....10 litres per 100 m² floor area per day

Reference: Waste Management Guidelines for developments with City of Casey.

Based on this ratio, the following table represents the weekly waste generated by this development.

Building / Waste Calculations			
Warehouse No	Internal Building Area	Garbage per working week	Recycling per working week
1	139.93 m ²	70 litres	70 litres
2-21	122.14 m ²	61 litres each	61 litres each
Total:	2584.13 m²	1290 litres	1290 litres

3. Issues and Constraints

Every rateable tenement is liable to pay for waste collection charges irrespective of the level of collection services provided.

With the type of tenancies unknown at this planning stage, provision of general waste and recycling should be made.

Any waste individual warehouse tenancies generate beyond the waste bin allocated is to be arranged by each tenement on an as needs basis collected privately.

4. Waste Requirements

As this Planning Application is for 21 small warehouses and not including individual tenancy usage, it is unknown on the exact usage of each warehouse.

Based on the table above we have estimated the following weekly waste bin requirements. The bin recommendations are:

Building / Weekly Bin Requirements			
Warehouse No	Internal Building Area	Garbage Bins	Recycling Bin
1	139.93 m ²	1 x 240 litres	1 x 240 litres
2-21	122.14 m ²	1 x 240 litres each	1 x 240 litres each

Additional waste generated to be individually arranged for a private collection by tenement.

General Waste Bin

Each Warehouse is to be provided with a single 240 litre bin (of size in diagram below) with a **RED** (or green) lid and labelled for "General Waste".



Recycling Bin

Each Warehouse is to be provided with a single 240 litre bin (of size in diagram below) with a **Blue** lid and labelled for "Cardboard Paper".



NOTE: These calculations and recommendations are based on City of Casey's waste management guides. Each individual tenancy will have their own requirements for waste collection – e.g. some might only require 2 x 240 waste bin.

5. Council Services

City of Casey will not at any time provide garbage, recycling, green or hard waste collection to this site, therefore, it is recommended collection is undertaken by a private contractor.

6. Garbage and Recycling Collections

It is recommended that a private contractor is engaged to collect the waste bins on a weekly basis from a nominate location.

The private contractor is required to be engaged by the relevant Body Corporation.

Each warehouse tenancy is responsible for placing the bins in the designated collection location on the evening before the allocated collection day. Bins are then returned to the designated storage locations on the same day of collection.

7. Waste Streams

It is the responsibility of each tenement for handling their individual waste, e.g.

- Tenements must place all their general and recyclable waste in their individual bins located within their warehouse.
- Position (and return) the bins in the “designated collection area” on the required day/s for collection.
- A private contractor; using their Garbage Truck; is to collect all properties waste from the “designated collection area” and this must occur on-site.
- Waste collection is to be done singularly on a weekly basis and must be outside the peak operation times (e.g. 9.00 am - 5.00pm). This is to ensure there is no conflict with pedestrians and/or parked vehicles.
- Waste collection frequency and bin numbers will be adjusted to match the actual waste generation volumes to the satisfaction of the Responsible Authority.

For hard and green waste collection, refer to “Hard and Green Waste Collection”

8. Hard and Green Waste

Hard Waste

Any hard waste generated will be up to each individual tenement to organise private removal from the site.

Green Waste

A private maintenance contractor will be responsible for the upkeep of the landscaped areas within the common areas, including the removal of any green waste.

The private contractor is required to be engaged by the relevant Body Corporation.

Note: Waste collection must occur on site.

9. Proposed Storage Locations

It is proposed that each individual tenement stores their own waste and recycling bin within the warehouse – as per indicated on the planning drawings.

Signage is to be provided above each bin, being

General Waste Bin



300 x 450 wide
1500 above floor

Recycling Bin



300 x 450 wide
1500 above floor

A sign indicating the waste management arrangements is to be provided adjacent each tenement's Bin Storage Area. This sign is to be of A4 sign and must include the following information”:

- Day and Time of Collection
- Location of Designated Collection Area”
- Tenements responsibility of positioning and returning their bins for collection.

- Contact details of the contractor engaged to collect the bins
- Details on the arrangements with the garden maintenance including green waste collection.
- Tenements responsibility for additional waste including hard waste
- Statement notify tenement that all bins are to be stored within the warehouse area – e.g. no bins can be stored within the common/carparking area (unless for collection).

10. Summary

A private collection service is recommended to collect the required garbage and recycling bins from the designated space on a weekly basis and in accordance with this Waste Management Plan and the Endorsed drawings.

Each tenement provided with:

- 1 x 240 litre general waste bin
- 1 x 240 litre recycling waste bin

Additional waste and hard waste to be the tenement's responsibility.

Green waste collected by garden maintenance contractor.

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Traffix Group

Traffix Engineering Assessment

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Proposed Warehouse Development
371 Rossiter Road, Koo Wee Rup

Prepared for
Urban Solutions

June, 2025

G36922R-01A

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Document Control

Our Reference: G36922R-01A

Issue No.	Type	Date	Prepared By	Approved By
A	Initial Issue	04/06/2025	D. Milder RPE No. 7838	J. Place RPE No. 7856

AS/NZS ISO 45001-2018 Occupational Health & Safety Management Systems
AS/NZS ISO 14001 Environmental Management Systems
AS/NZS ISO 9001-2016 Quality Management Systems



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List of Appendices

Appendix A Proposed Development Plans

Appendix B Swept Path Diagrams

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Traffic Engineering Assessment

371 Rossiter Road, Koo Wee Rup

1. Introduction

Traffic Group has been engaged by Urban Solutions to undertake a traffic engineering assessment for the proposed warehouse development at 371 Rossiter Road, Koo Wee Rup.

The following report provides a traffic engineering assessment of the car parking, traffic, access and loading considerations associated with the proposed development.

2. Existing Conditions

2.1. Subject Site

The site is located on the north side of Rossiter Road, approximately 225m west of Denhams Road, as shown in the locality map at Figure 1 below.

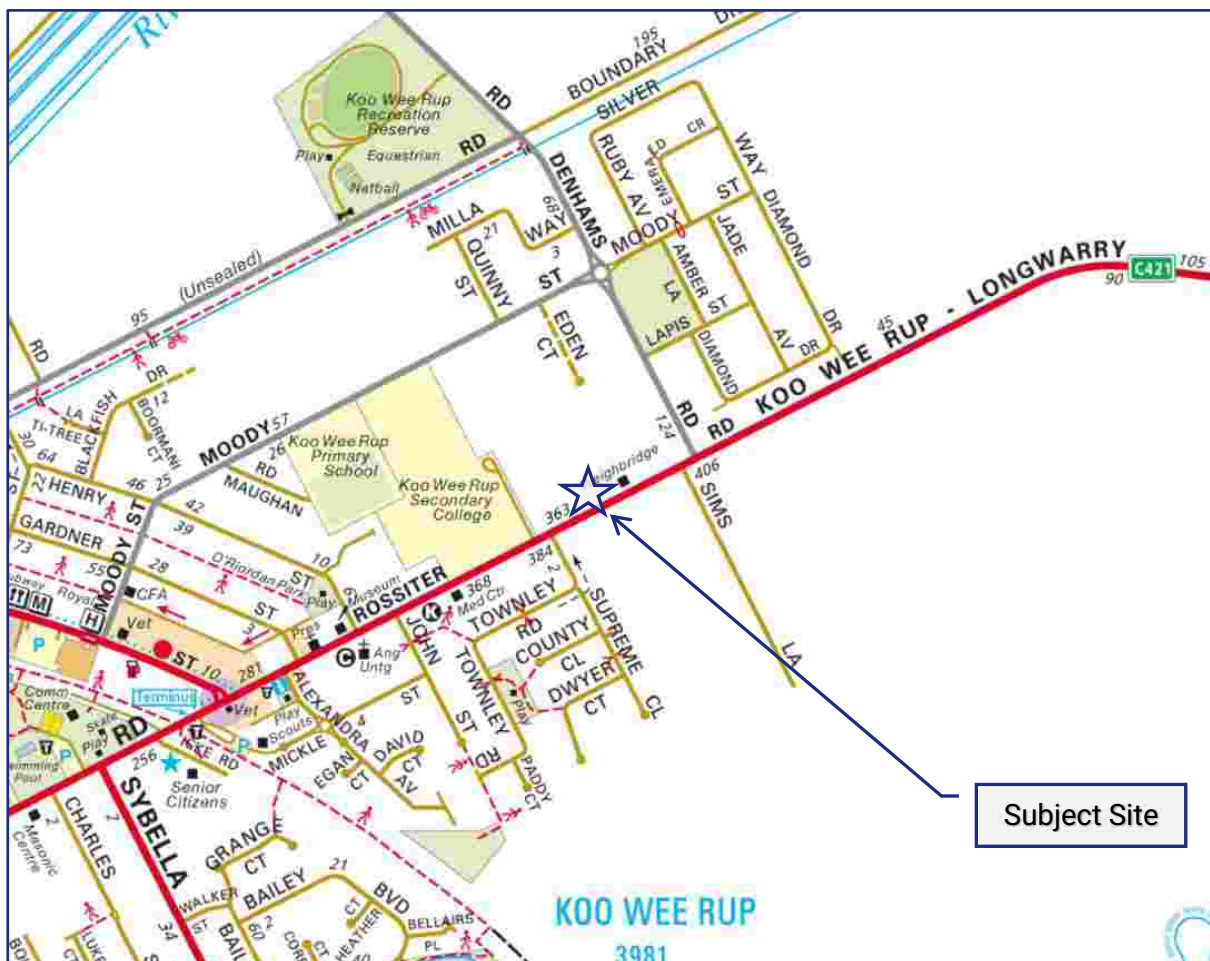


Figure 1: Locality Map

The site is rectangular in shape and has most recently been occupied by Evolution Tanker Repairs. The site has a total area of 5,215m² and a frontage to Rossiter Road of 30.5m.

Vehicular access to the site is provided via a dual width crossover from Rossiter Road. An aerial photograph of the site is presented at Figure 2 below.



Figure 2: Aerial Photograph of the Site (Nearmap: February 2025)

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2.2. Land Use

The site is located within an Industrial 1 Zone (IN1Z) under the Cardinia Planning Scheme as presented at Figure 3 below.

The site is also affected by a Land Subject to Inundation Overlay (LSIO).

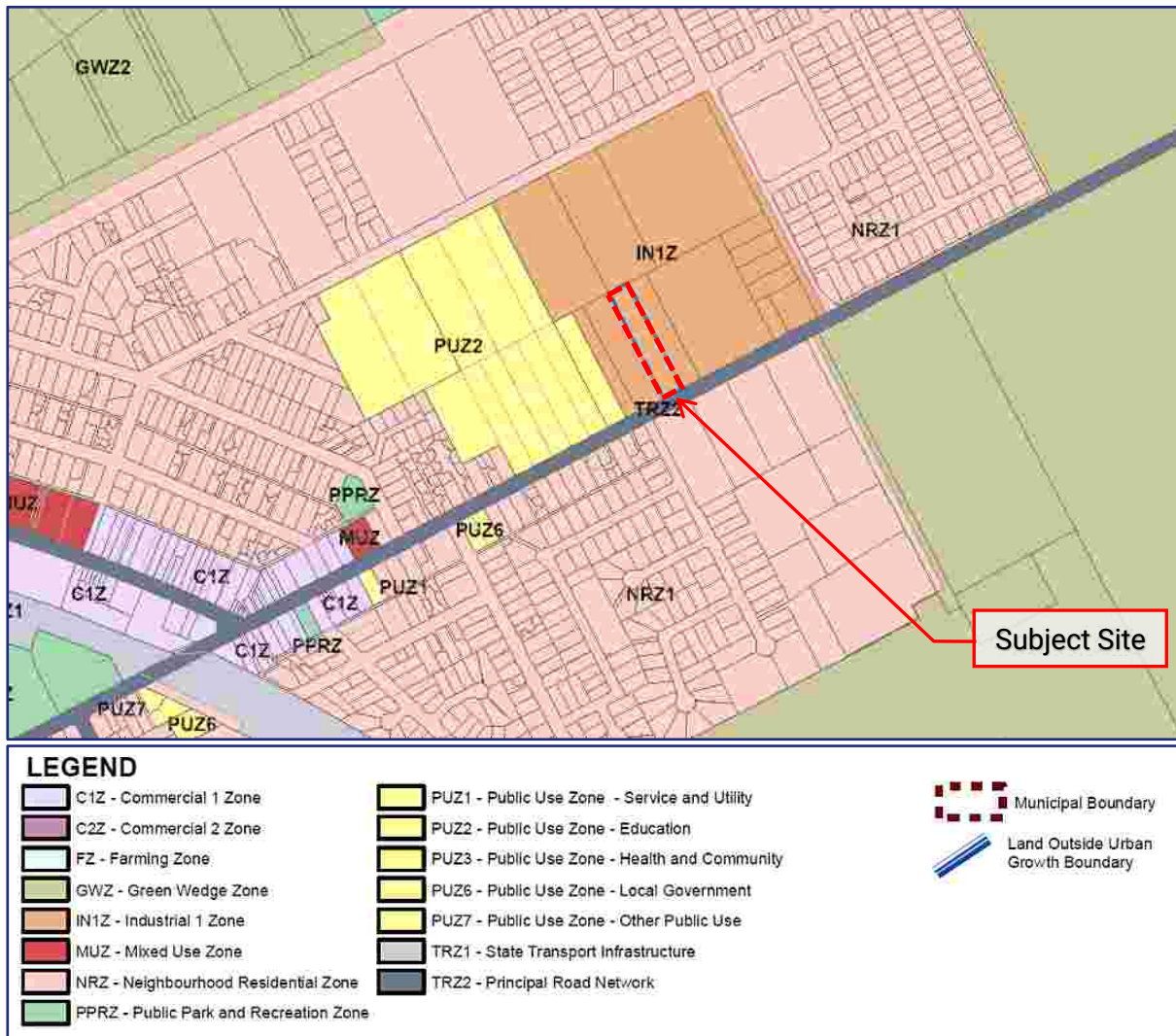


Figure 3: Land Use Zoning Map

The site is located within an industrial area on the north side of Rossiter Road with residential areas surrounding the industrial area and immediately south of the site. Koo Wee Rup Secondary College and Koo Wee Rup Primary School are located within the Public Use Zone to the west of the site. Koo Wee Rup township is located within approximately 700m southwest of the site.

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2.3. Road Network

Rossiter Road (Koo Wee Rup-Longwarry Road)

Rossiter Road is the local name for Koo Wee Rup-Long Warry Road. It is a State declared Arterial Road located within the Transport Zone 2 (TRZ2) and extends in a general northeast-southwest direction.

Rossiter Road, in the vicinity of the site, is generally constructed with a carriageway of approximately 12m comprising a through traffic lane in each direction and kerbside parallel parking on both sides of the road either within a dedicated parking lane or indent parking.

A footpath is provided on the north side of the road only .

A posted speed limit of 60km/h applies to Rossiter Road.

2.4. Principal Public Transport Network (PPTN)

The site is located outside of the Principal Public Transport Network) area.

3. Proposal

The proposal is to demolish the existing building and construct a warehouse development in accordance with development schedule at Table 1 below.

Table 1: Development Schedule

Use	Size/No.
Warehouse	2608m ² gross floor area (21 tenants)
On-site Car Parking Spaces	72 spaces (including two disabled spaces)

Access to the site will be via a new dual-width crossover from Rossiter Road.

A copy of the proposed development plans, prepared by Urban Solutions (drawing number 4863TP3, dated 30th April 2025) is attached at Appendix B.

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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.*

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

The statutory car parking requirement for the proposed warehouse development is outlined in Table 2.

Table 2: Statutory Car Parking Requirement

Land Use	Rate	Measure	Requirement
Warehouse	2 spaces to each premise plus	21 premises	42 spaces
	1.5 spaces to each 100m ² of net floor area ⁽¹⁾ .	1,996.4m ² net floor area	29 spaces ⁽²⁾
Total			71 spaces

(1) the net floor area measure under Clause 73.01 does not include the area of loading bays.

(2) rounded down in accordance with the Planning Scheme.

The proposed development generates a statutory car parking requirement for 71 car parking spaces.

The proposed provision of 72 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.

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4.2. Access and Car Parking Design

The proposed car parking areas have been designed in accordance with Clause 52.06-9 of the Planning Scheme and Australian Standards, where relevant. Specifically, we note the following:

- all accessways have a minimum width of at least 6.4m,
- there are no overhead obstructions above the accessways and car parking spaces,
- Pedestrian sight triangles are shown on both the entry and exit sides of the access at the property boundary measuring 2m across the frontage and 2.5m into the site. These dimensions meet the requirements of Clause 52.06-9 Design Standard 1.
- The sliding gate is set back sufficiently far from the property frontage to avoid any obstructions to vehicles entering the site.
- Parking spaces are at least 6 metres from the road carriageway. Specifically, the first car parking space within the site is located approximately 12m from the road carriageway and therefore this requirement is met. A suitably dimensioned passing area is also provided (at least 7m long x 6.1m wide) within the property. The Planning Scheme does not restrict the provision of parking adjacent to a passing area.
- all standard car parking spaces are provided with dimensions of 4.9m x 2.6m and are accessed from an aisle width of at least 6.4m,
- all vehicles expected to service the site can enter and exit in a forwards direction,
- all vehicles parked within dead-end spaces can exit in a forwards direction in a single manoeuvre, and
- all car parking spaces located at the end of the aisles can exit in a forward direction.

The crossover has been designed to allow for simultaneous manoeuvres of a 6.4m semi rigid vehicle (SRV) and a 99.8th percentile (B99) design vehicle.

Traffix Group has prepared swept path diagrams (attached at Appendix B) to demonstrate simultaneous movements of a 6.4m SRV and a B99 at the crossover.

Accordingly, 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.

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5. Traffic Impact Assessment

5.1. Traffic Generation

The TfNSW Guide to Transport Impact Assessment (2024) (The Guide) sets out traffic generation rates based on survey data collected in New South Wales for a range of land uses and is generally regarded as the standard for metropolitan development characteristics.

The Guide does not specify a trip generation rate for small warehouse tenancies (less than 5,000m²).

Traffix Group has undertaken case study surveys which have identified small format warehouse tenancies typically generate traffic at the following rates:

- Weekday AM peak hour vehicle trips = 0.37 per 100m² of gross floor area
- Weekday PM peak hour vehicle trips = 0.53 per 100m² of gross floor area

This rate is not too dissimilar to the rate specified in the now superseded version of the Guide, the RTA Guide to Traffic Generating Developments (2002):

Weekday AM peak hour vehicle trips = 0.5 per 100m² of gross floor area

Accordingly, for the purposes of a conservative assessment, a rate of 0.5 trips per 100m² of gross floor area has been adopted in the AM peak and 0.53 trips per 100m² of gross floor area for the PM.

It is significant to note that the adjacent development which has recently been approved and constructed was approved on the basis of a 0.5 trip generation rate.

The warehouse gross floor area is 2608m². Application of the above rates results in the following traffic generation:

- AM peak hour: 13 vehicle trips.
- PM peak hour: 14 vehicle trips.

The proposal may generate up to 13 and 14 traffic movements during the road network AM and PM peak hours respectively. This equates to approximately a single movement every 4.6 and 4.3 minutes on average, in the respective peak periods.

The quantum of additional traffic is negligible and will not adversely impact the operation or efficiency of the external road network.

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6. Bicycle Parking

The statutory bicycle parking requirements for the proposed development are outlined under 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.*

No bicycle parking requirements are specified for a 'warehouse' land use and accordingly there is no statutory requirement to provide any bicycle parking for the proposed development.

In the event that bicycle demands are generated, there is ample space for bicycles to be informally accommodated within the buildings.

7. Loading & Waste Considerations

Loading

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 bays are provided within each warehouse tenancy with dimensions of 7.5m x 3.2m. Each roller door to the loading bay is 3.6m wide with a clear height of 4.8m to facilitate access by typical design vehicles.

Swept path diagrams have been prepared, attached at Appendix B, demonstrating a 6.4m SRV, reversing into the loading bay and exiting the loading bay in a forwards direction.

Waste Collection

Waste collection is anticipated to occur on-site by a private contractor. The waste bins are located inside each tenancy adjacent to the loading bays and will be transferred to the internal accessway for collection.

Swept path diagrams have been prepared, attached at Appendix B, demonstrating an 8.8m medium rigid vehicle (MRV) utilising the accessway to turnaround on site.

Having regard to the above, we are satisfied that the proposed development can appropriately accommodate loading and waste collection activities on the site.

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8. Conclusions

Having undertaken a traffic engineering assessment of the proposed warehouse development at 371 Rossiter Road in Koo Wee Rup, we are of the opinion that:

- a) the proposed warehouse development has a statutory car parking requirement for 71 car parking spaces,
- b) the proposed provision of 71 on-site car parking spaces exceeds the statutory requirement and accordingly, a permit to reduce the car parking requirement under Clause 52.06 is not being sought as a part of this application,
- c) the proposed access and car parking design is in accordance with the requirements of the relevant standards and will work well,
- d) traffic generated by the proposed development will not adversely affect the operation of the external road network and can be accommodated by Rossiter Road without any mitigating works,
- e) the proposal does not generate a statutory bicycle requirement,
- f) loading and waste can be undertaken appropriately on-site without any adverse safety or traffic flow impacts, and
- g) there are no traffic engineering reasons why a planning permit for the proposed warehouse development at 371 Rossiter Road in Koo Wee Rup, should not be granted.

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Appendix A

Proposed Development Plans

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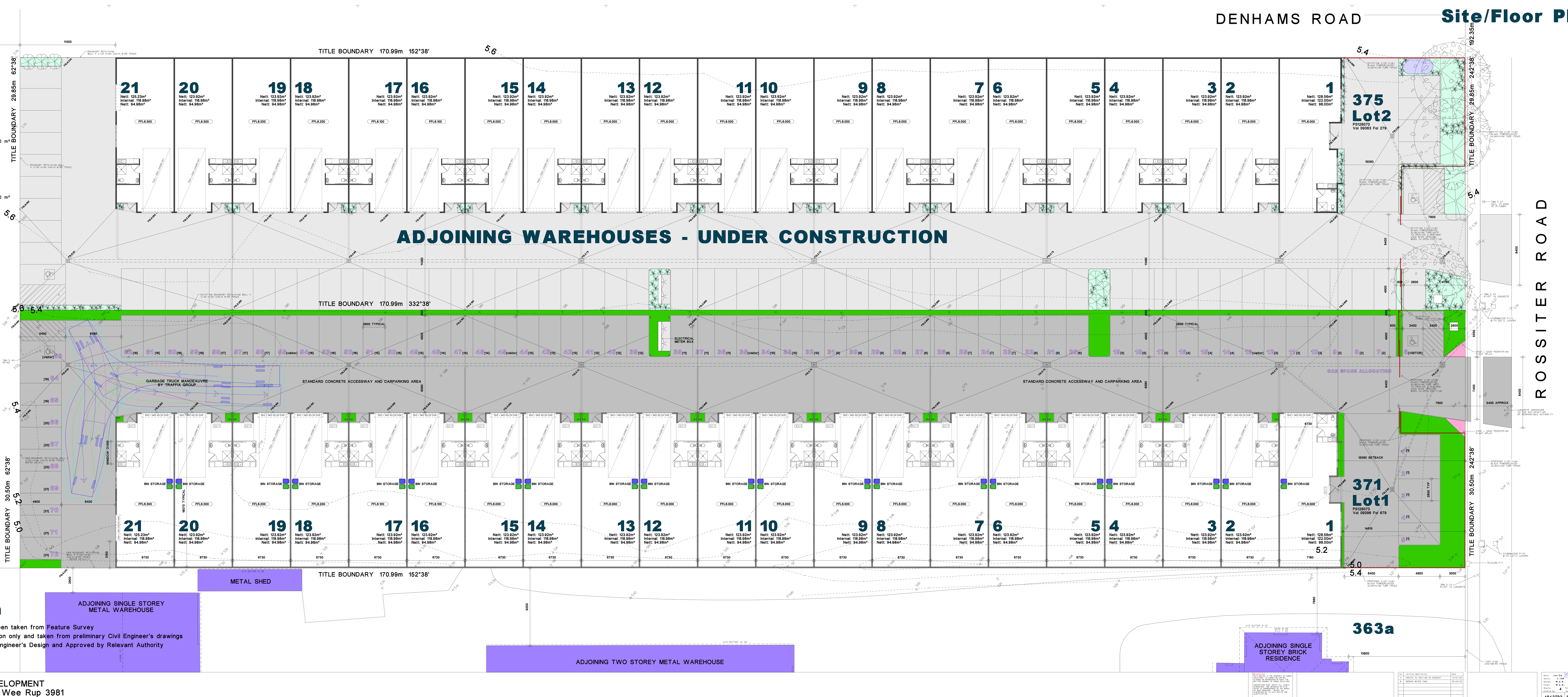
PROPOSED DEVELOPMENT - 371 Rossiter Road			
Site Area:	5215.19 m ²		
Site Coverage:	2608.32 m ²	50.01 %	
Hard Surface:	2339.74 m ²	44.84 %	
Landscape Area:	268.13 m ²	5.15 %	
Overall Building Area:	2608.32 m ²		
Internal Building Area:	2501.60 m ²		
Internal Building Area for Car Parking Calculation Area:	1997.60 m ²		
EXISTING ADJOINING WAREHOUSES - 375 Rossiter Road			
Site Area:	5104.05 m ²		
Site Coverage:	2608.32 m ²	51.10 %	
Hard Surface:	2351.45 m ²	46.07 %	
Landscape Area:	268.13 m ²	2.93 %	
Overall Building Area:	2608.32 m ²		
Internal Building Area:	2501.60 m ²		
Internal Building Area for Car Parking Calculation Area:	1997.60 m ²		

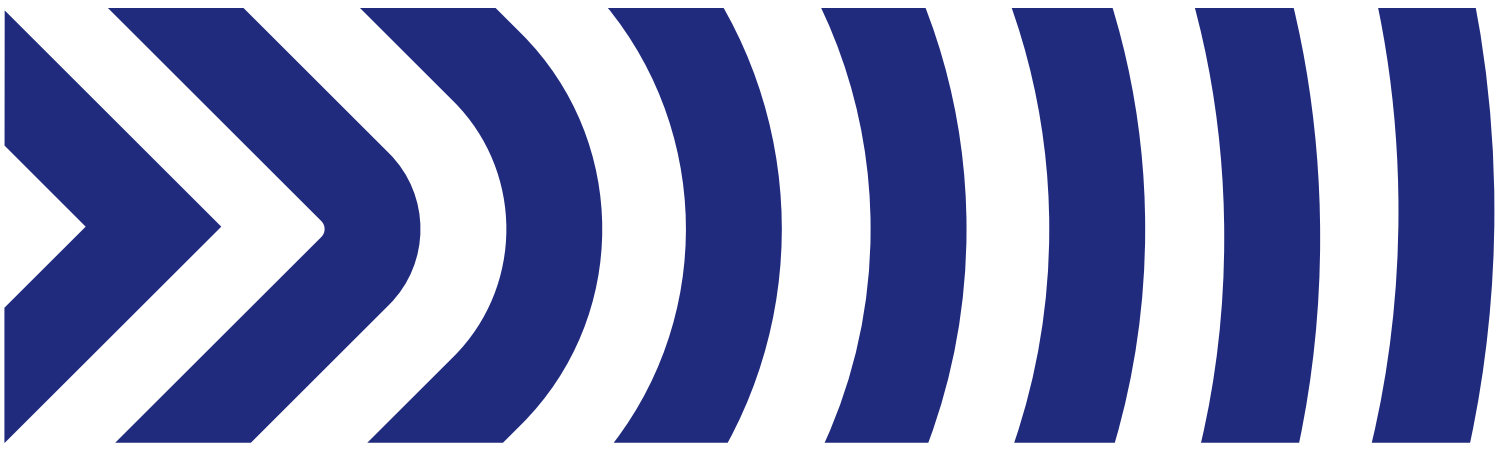
EXISTING ADJOINING WAREHOUSES - 375 Rossiter Road		
Site Area:	5104.05 m ²	
Site Coverage:	2608.32 m ²	51.10 %
Hard Surface:	2351.45 m ²	46.07 %
Landscaped Area:	144.28 m ²	2.83 %
Overall Building Area:	2608.32 m ²	
Internal Building Area:	2501.60 m ²	
Internal Building Area for Car Parking Calculation Area: 1997.60 m ²		

TRAINING

NOTE: All levels and contours shown have been taken from Feature Survey
The access way drainage shown is an indication only and taken from preliminary Civil Engineer's drawing
Water stormwater drainage and retention to Engineer's Design and Approved by Relevant Authority

PROPOSED WAREHOUSE DEVELOPMENT
371 (Lot 1) Rossiter Road, Koo Wee Rup 3981



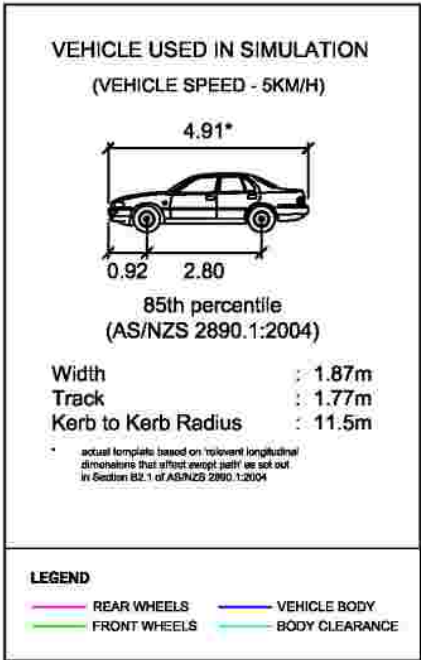


Appendix B

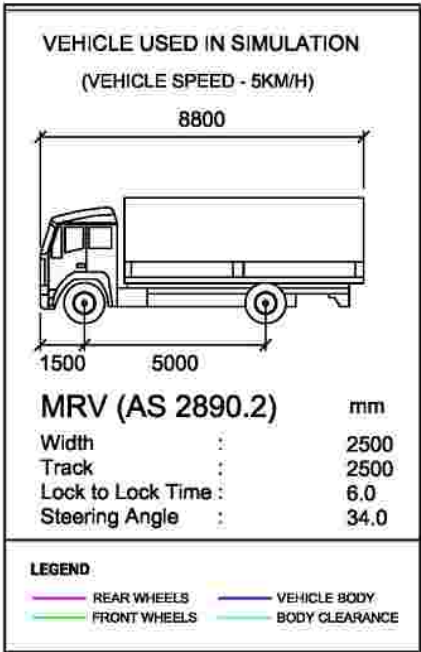
Swept Path Diagrams

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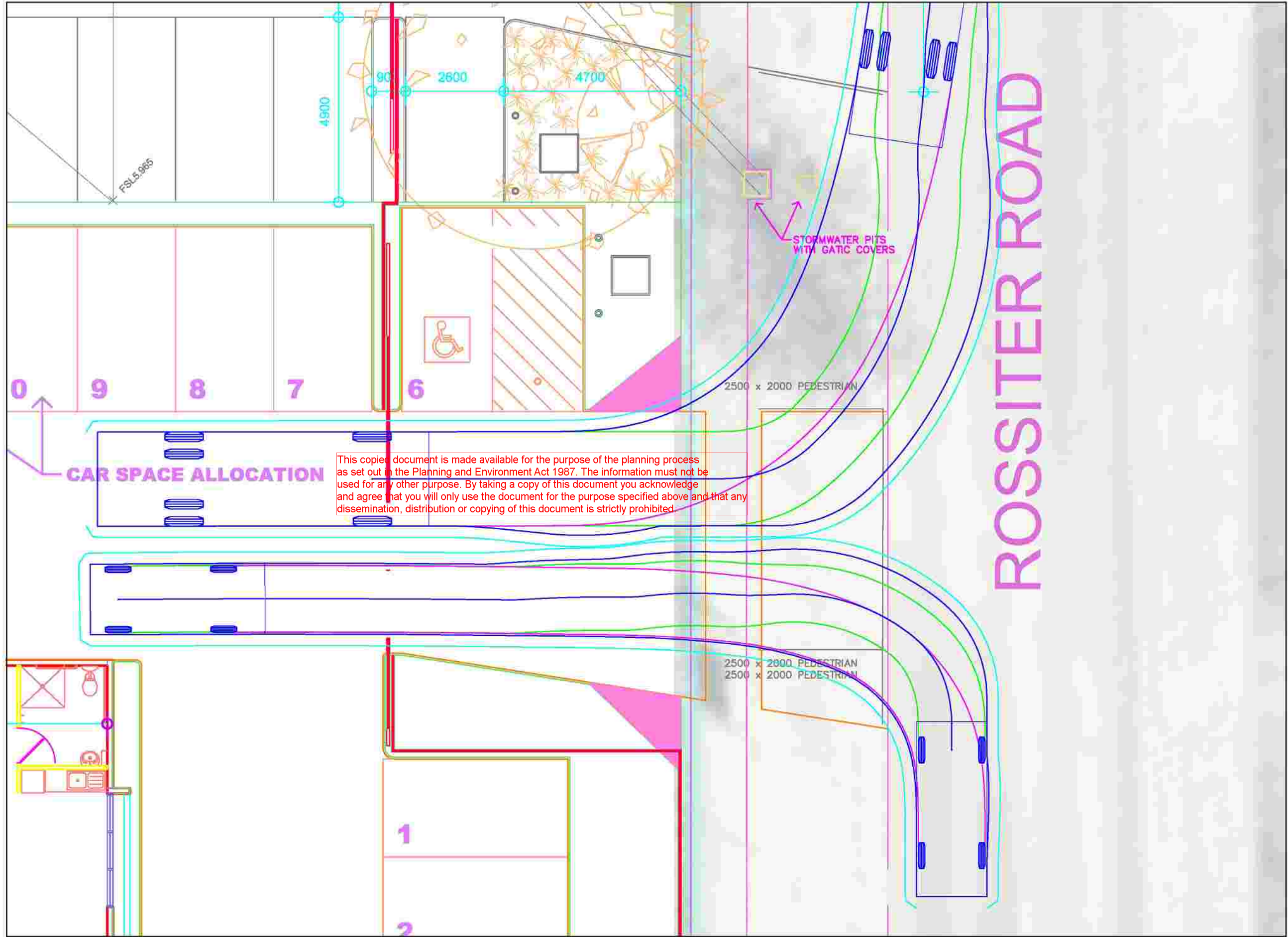
VEHICLE PROFILE



VEHICLE PROFILE



B85 AND 8.8M MRV SIMULTANEOUSLY PASSING



REV DATE NOTES
A 04 JUN 2025

DESIGNED BY CHECKED BY

371 ROSSITER ROAD, KOO WEE RUP
PROPOSED WAREHOUSE DEVELOPMENT

GENERAL NOTES:

FILE NAME: G38922-01A
SHEET NO.: 01/03



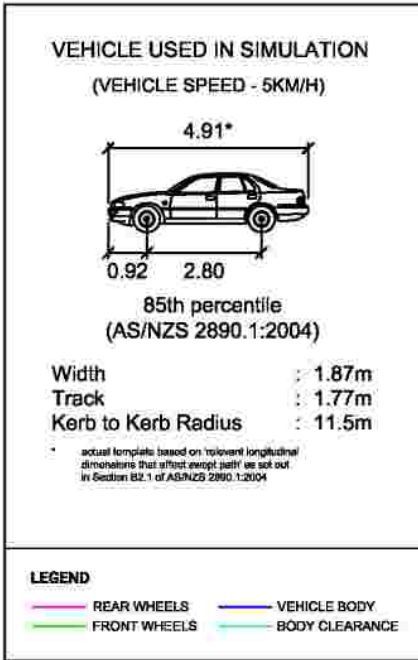
SCALE: 1:100 (A3)

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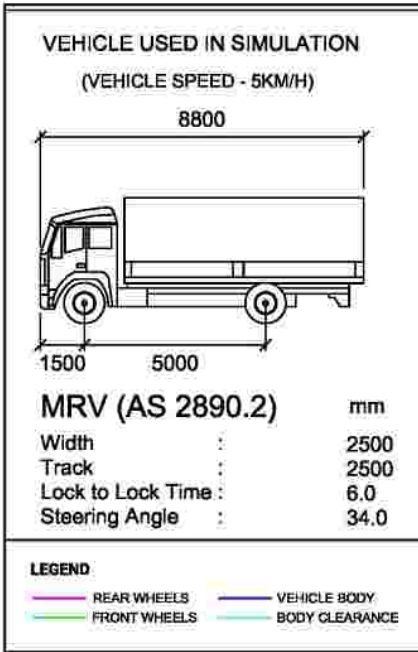
Traffic Group

Level 26, 459 Collins St, MELBOURNE VIC 3000
T: (03) 9822 2888
www.trafficgroup.com.au

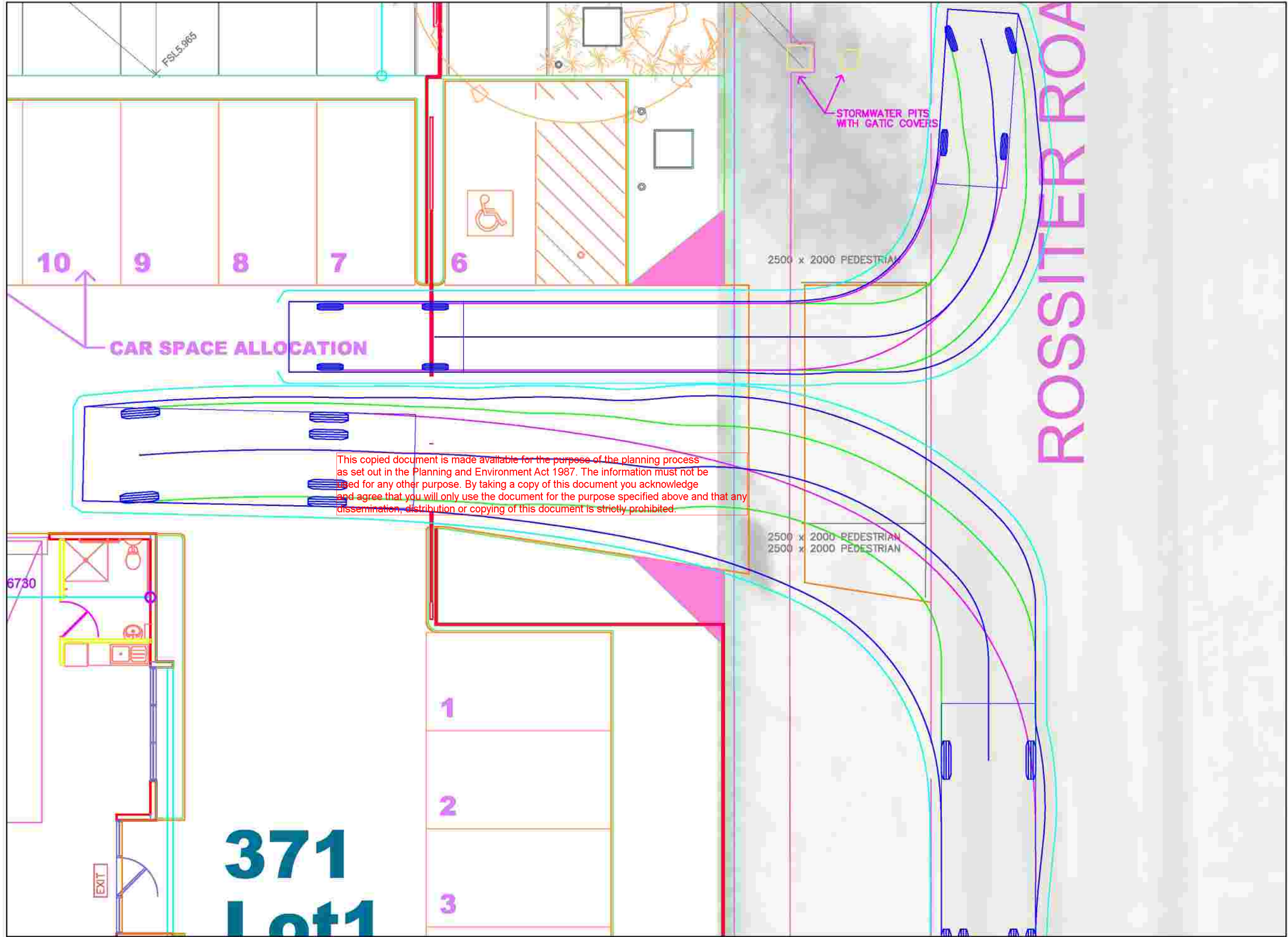
VEHICLE PROFILE



VEHICLE PROFILE



B85 AND 8.8M MRV SIMULTANEOUSLY PASSING



REV DATE NOTES
A 04 JUN 2025

DESIGNED BY CHECKED BY

371 ROSSITER ROAD, KOO WEE RUP
PROPOSED WAREHOUSE DEVELOPMENT

GENERAL NOTES:

FILE NAME: G35922-01A
SHEET NO.: 02/03



SCALE: 1:100 (A3)

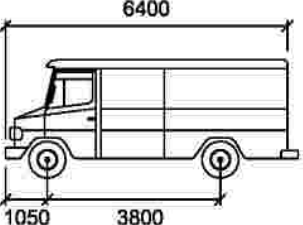
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Traffic Group

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T: (03) 9822 2888
www.trafficgroup.com.au

VEHICLE PROFILE

VEHICLE USED IN SIMULATION



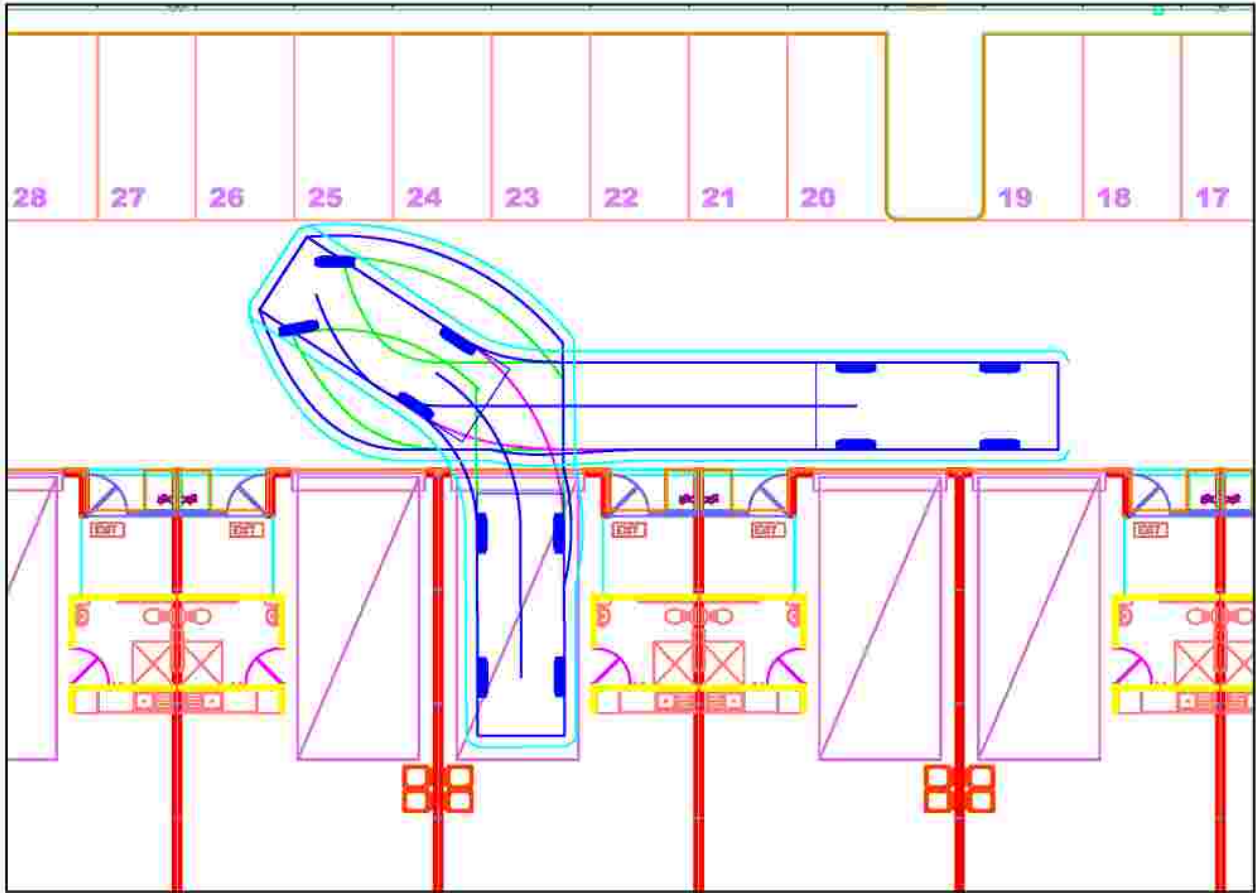
SRV (AS 2890.2) mm

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

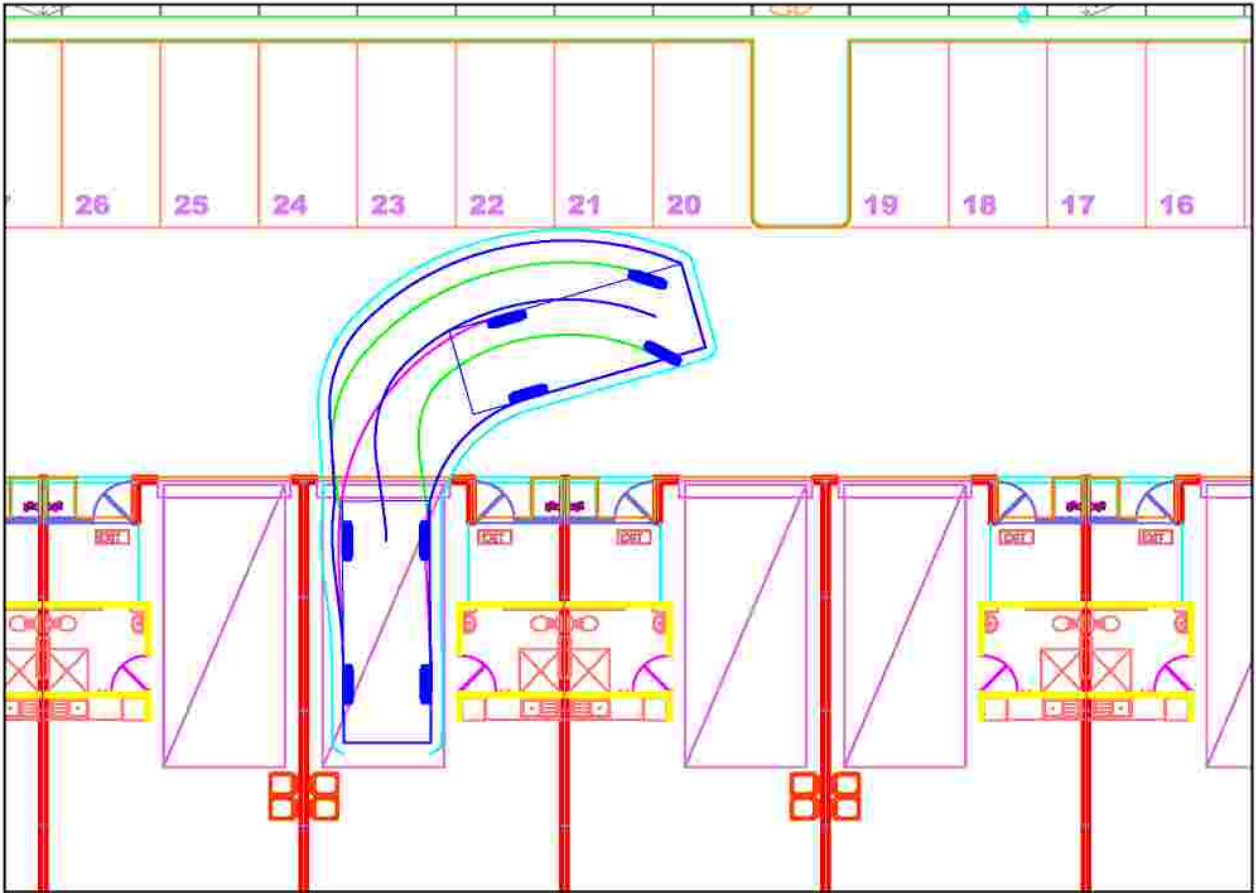
LEGEND

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

LOADING BAY - INGRESS

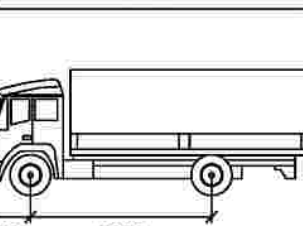


LOADING BAY - EGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION



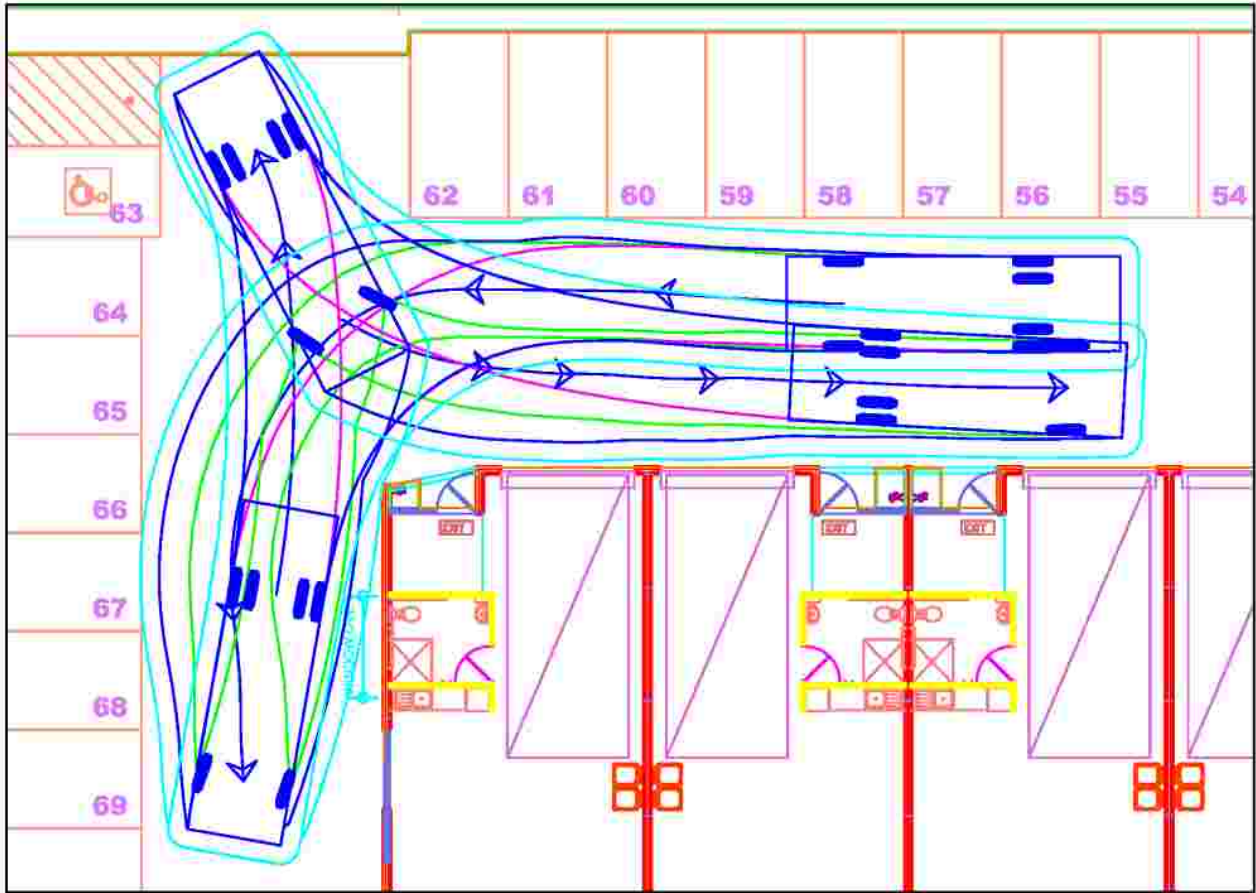
MRV (AS 2890.2) mm

Width	: 2500
Track	: 2500
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

LEGEND

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

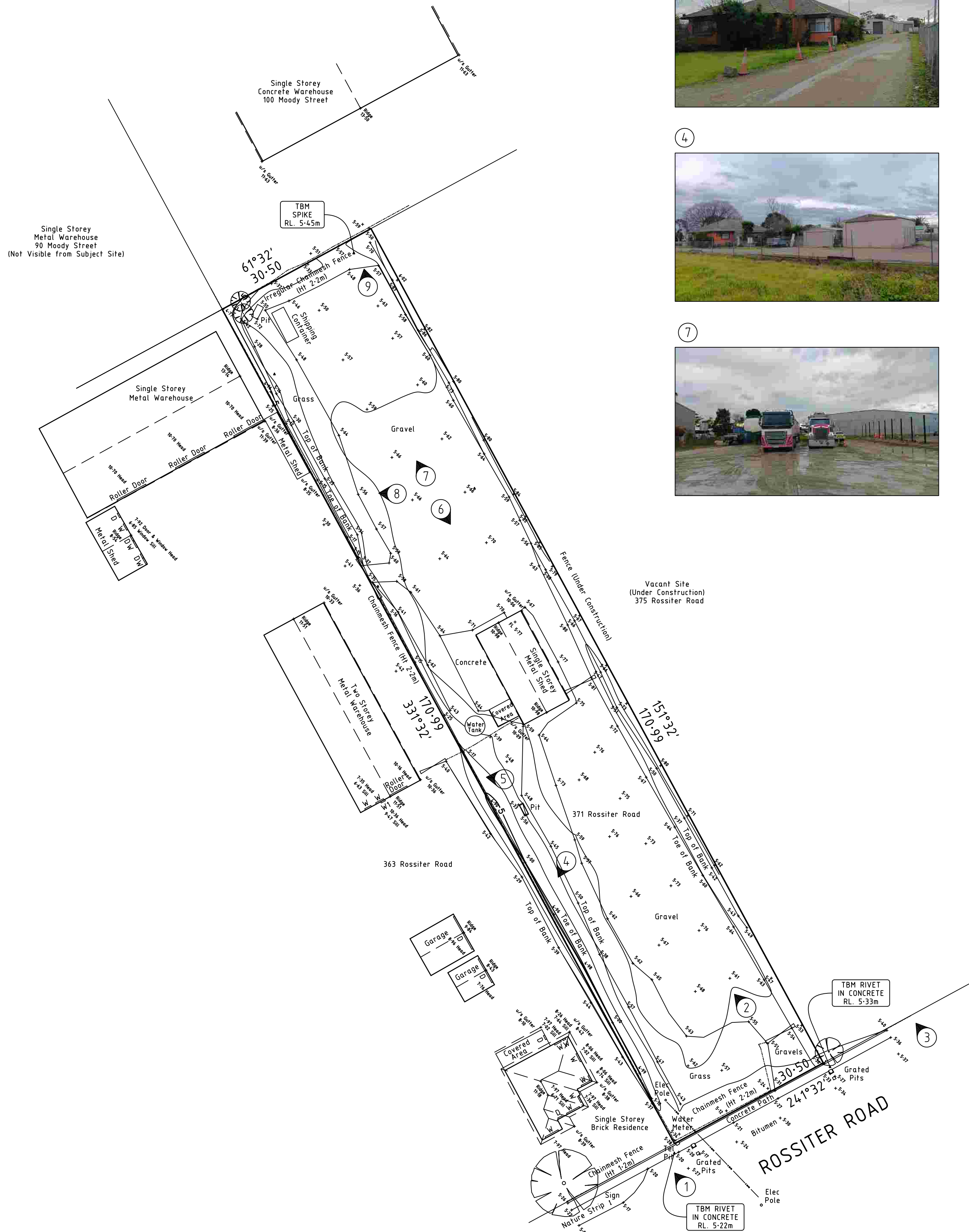
WASTE VEHICLE TURNING AROUND ON-SITE



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MGA2020
ZONE 55
ADD 1°05' FOR TITLE



NOTATIONS

The information shown on this plan is for general design works only. Any critical dimensions should be requested independently to this plan. Webster Survey Group accepts no responsibility for any manipulation of the digital information provided in this plan by others.

Whilst every effort has been made to locate all feature details within the surveyed area Webster Survey Group will not be held responsible for features hidden, obscured or under construction at the time of survey.

No underground features have been located unless specifically shown.

Levels shown on this plan are to Australian Height Datum vide YALLOCK PM 31 (R.L. 5.240m)

Direction and location of photographs shown by ②

W denotes window
W1 denotes window on First Level
D denotes door

Contour interval 0.2 metres

The locations of surrounding property boundaries have been taken from the Digital Cadastral Base Map and are approximate only

REVISIONS

Version	Description	Date

JOB TITLE
**371 ROSSITER ROAD
KOO WEE RUP 3981**

DRAWING NAME
FEATURE AND LEVEL SURVEY

DRAWING REFERENCE VERSION
18587 01

LAND DESCRIPTION
VOL 9396 FOL 676
LOT 1 ON LP128070

DATE OF SURVEY
12/07/2024

ORIGINAL SHEET SIZE
A1

SHEET No
1 of 1

DRAWN BY
AY

SCALE
1:500







LENGTHS ARE IN METRES
0 5 10 15 20 25

WEBSTER SURVEY GROUP
ABN: 35 456 993 855
662 Main Road, Eltham 3095
P.O Box 291, Eltham 3095
Telephone: (03) 9439 4222
Facsimile: (03) 9439 5288
webstergroup.com.au

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Legend

-  **Proposed Building**
-  **Residential Buildings**
-  **Industrial Buildings**
-  **School Buildings**
-  **Public Roads**
-  **Private Access Roads and Parking**

NRZ1

MOODY STREET

Koo Wee Rup Self Storage

90

Westernport Roadlines (Bus Parking)

IN1Z

Koo Wee Rup Stockfeed

21 Warehouse (under construction)

Heydens Steel Sales & CFM Victoria (Cooking Oil Specialist)

Koo Wee Rup Secondary College

PUZZ2

381

375

371

363

361

359

ROSSITER ROAD (KOO WEE RUP LONGWARRY ROAD)

400

394

390

NRZ1

384

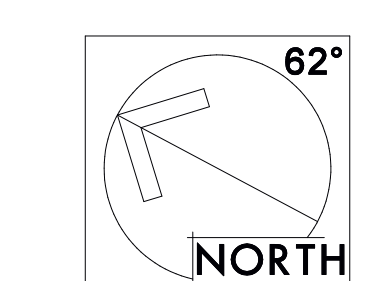
382

38

Location Plan

2 6119 Bruce Street, Mornington
 PO Box 1213, Mornington, 3931
 t: 103 5975 5588
 e: useoutbaas.com.au
 w: www.urban-solutions.com.au

urban solutions



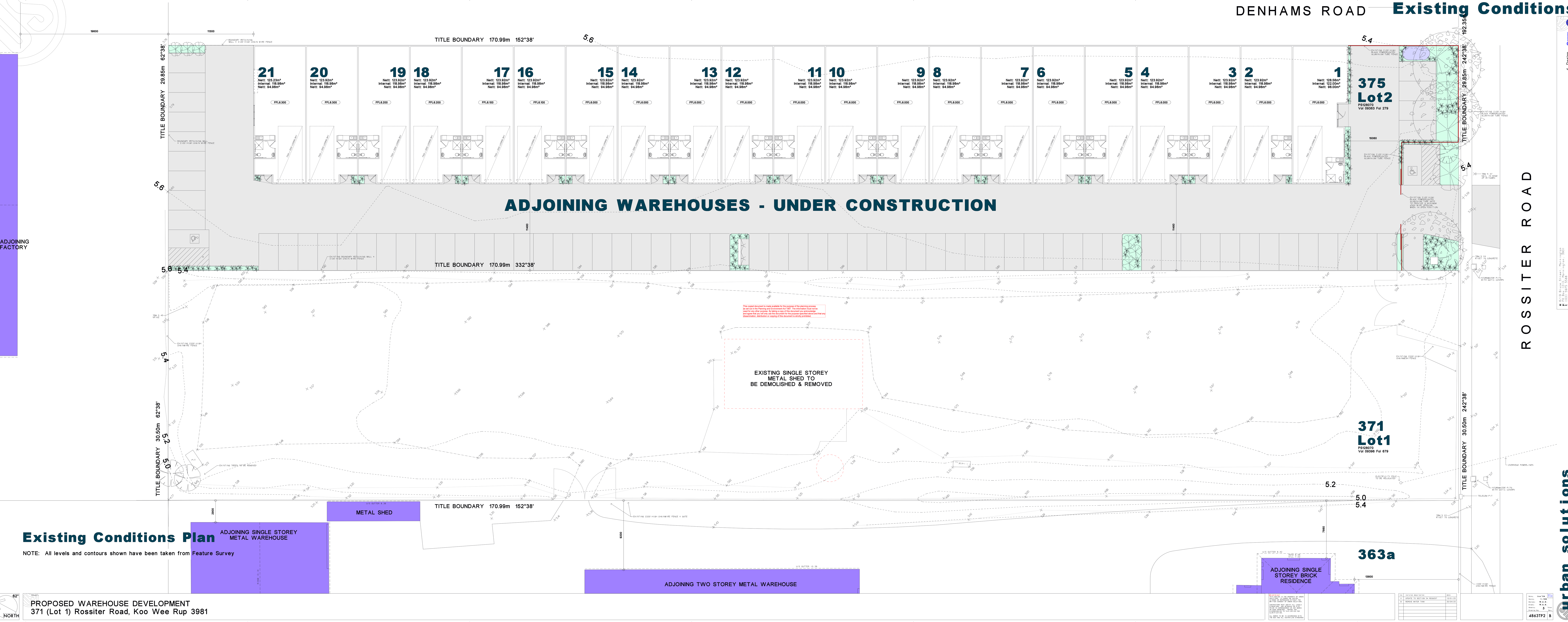
PROPOSED WAREHOUSE DEVELOPMENT
371 (Lot 1) Rossiter Road, Koo Wee Rup 3981

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ALL WORKS TO BE IN ACCORDANCE WITH THE BCA AND ALL RELEVANT STANDARDS.

row	row label: description	date
1	UPDATE TO SECTION 54 REQUEST	10/01/20
2	REMOVE WATER TANK	03/04/21

Coloring	Jan '24	Printed
Scaling	5:308	
Designs	W.A.D.	
Drawings	W.A.D.	
Sheetset	5	Tablet
Printing Info		Ways

4863TP1 **B**



Existing Conditions Plan

NOTE: All levels and contours shown have been taken from Feature Survey

Site Analysis

PROPOSED DEVELOPMENT - 371 Rossiter Road
Site Area: 5215.19 m²
Site Coverage: 2608.32 m² 50.01 %
Hard Surface: 2338.74 m² 44.84 %
Landscaped Area: 268.13 m² 5.15 %
Overall Building Area: 2608.32 m²
Internal Building Area: 2501.60 m²
Internal Building Area for Car Parking Calculation Area: 1997.60 m²

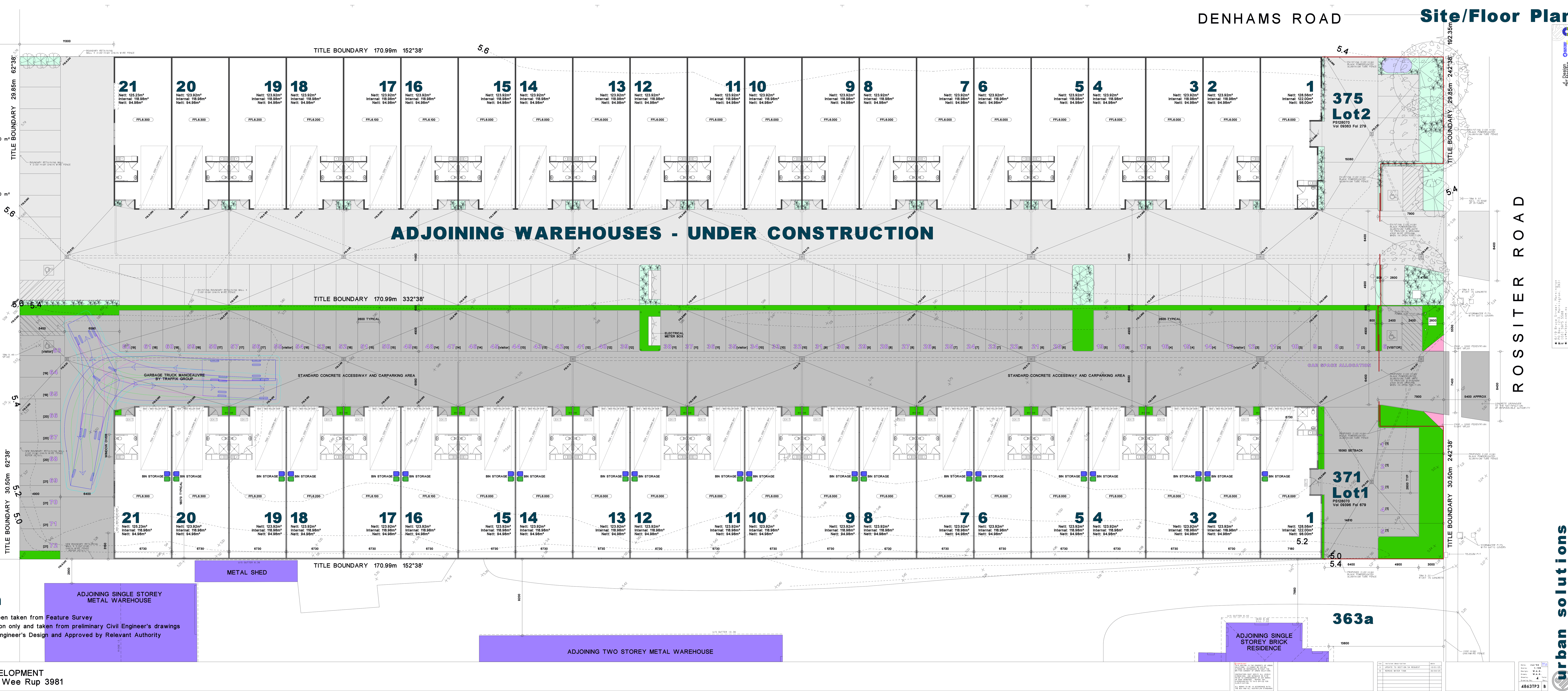
EXISTING ADJOINING WAREHOUSES - 375 Rossiter Road
Site Area: 5104.05 m²
Site Coverage: 2608.32 m² 51.10 %
Hard Surface: 2351.45 m² 46.07 %
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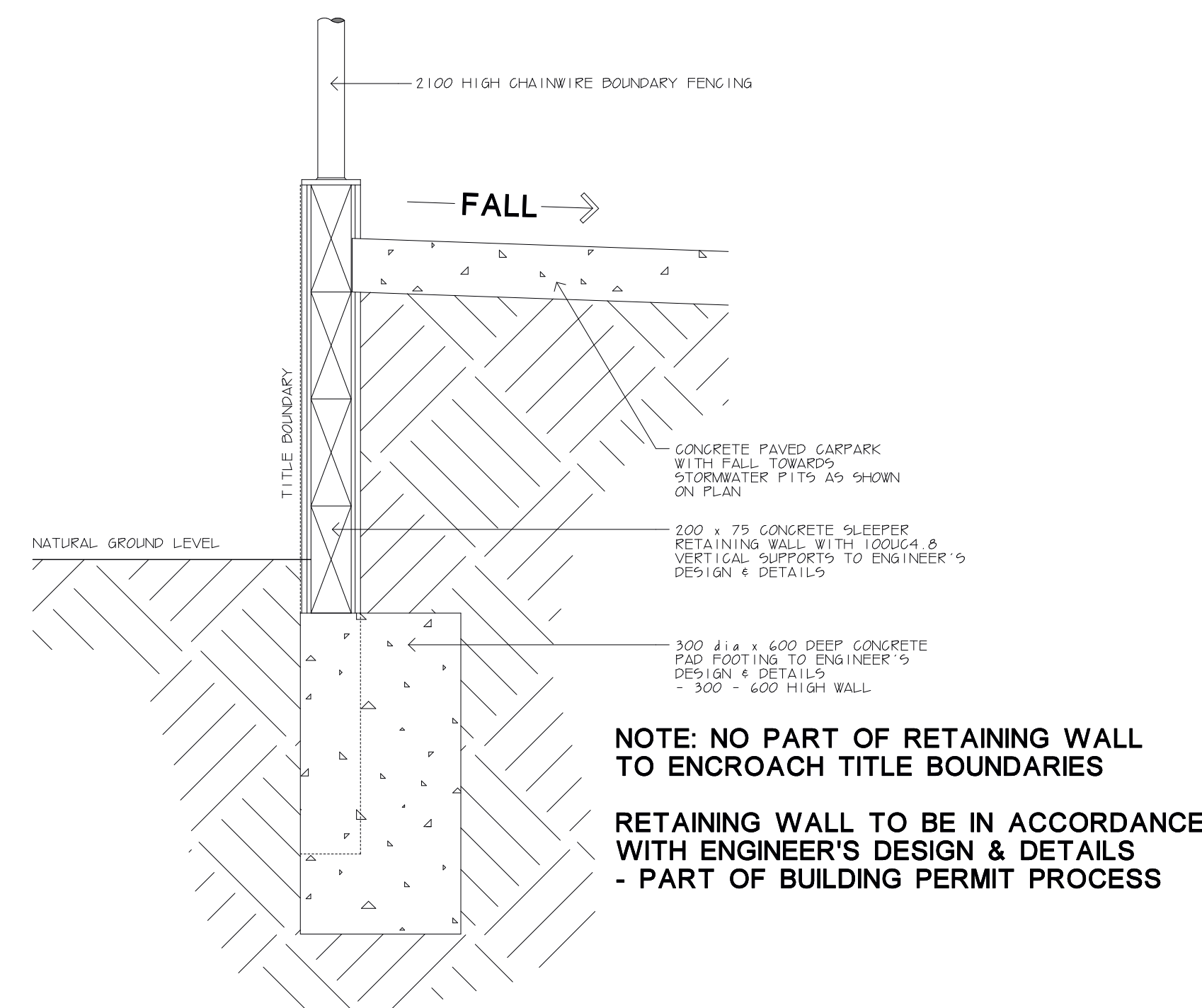
ADJOINING
FACTORY

Floor / Site Plan

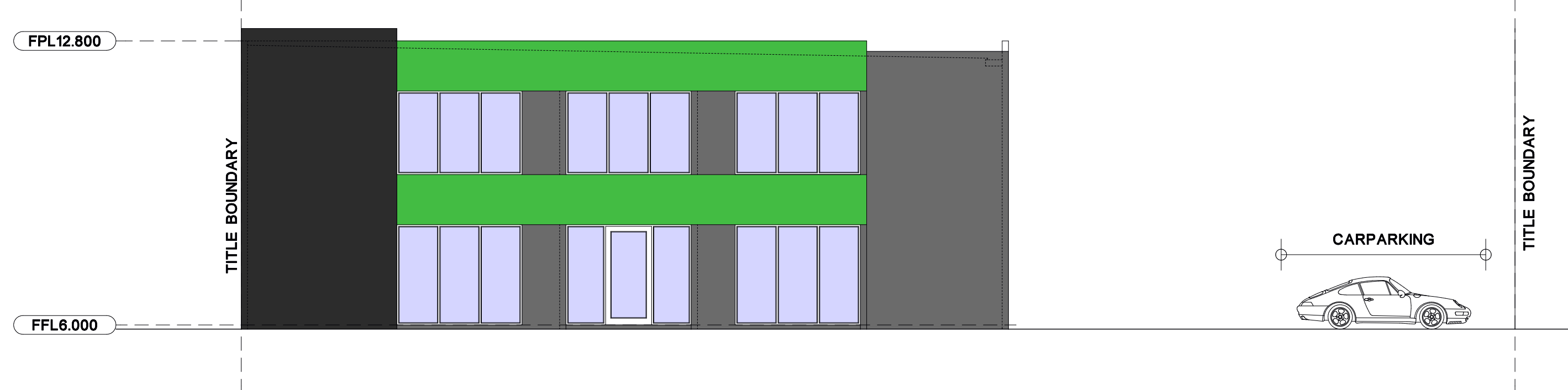
NOTE: All levels and contours shown have been taken from Feature Survey
The access way drainage shown is an indication only and taken from preliminary Civil Engineer's drawings
Water stormwater drainage and retention to Engineer's Design and Approved by Relevant Authority

PROPOSED WAREHOUSE DEVELOPMENT
371 (Lot 1) Rossiter Road, Koo Wee Rup 3981

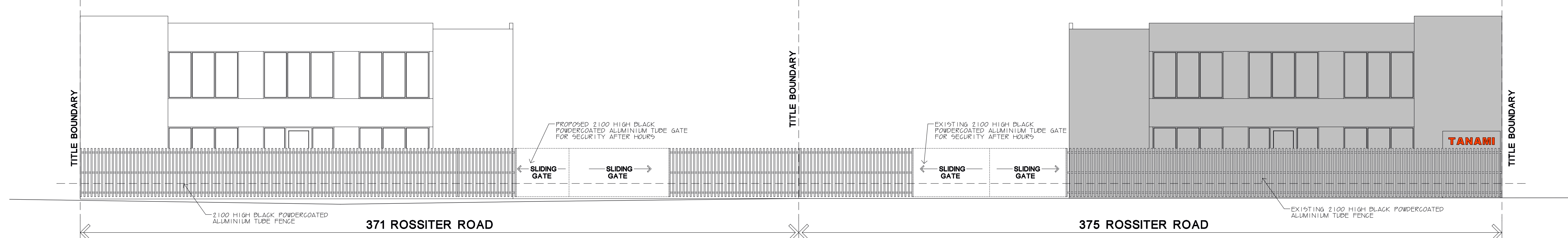




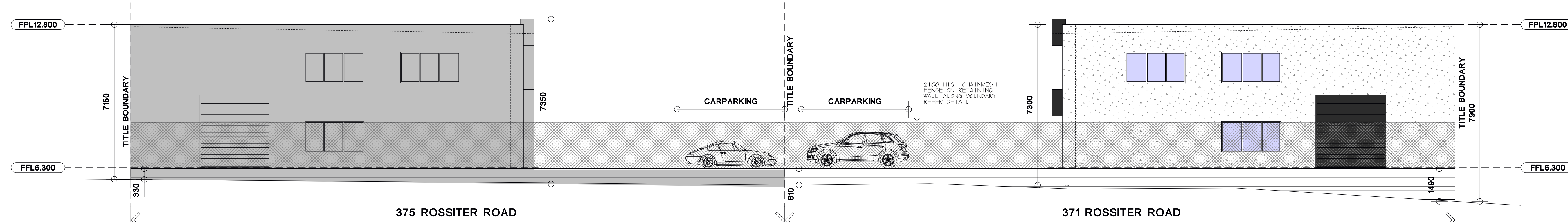
Retaining Wall
Detail



South Elevation



Street Elevation

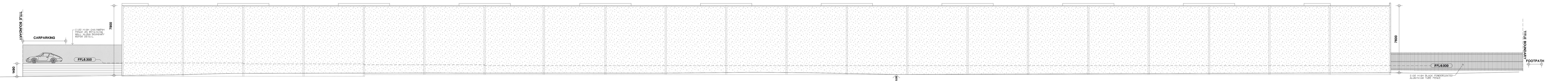


North Elevation

Finishes

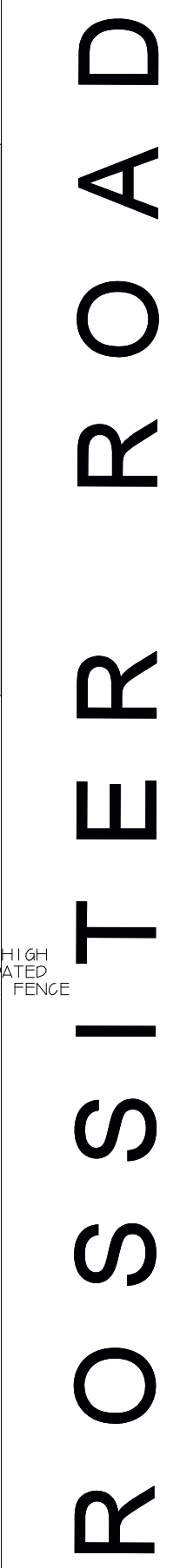
- Roof Covering**
 - 1. METAL ROOF: GALVALUME
 - 2. ROOFING: LINE FINISH
 - 3. HIDDEN BEHIND PARAPETS
- Wall Cladding [1]**
 - CONCRETE PRE-CAST PANELS
 - WITH PAINTED FINISH
 - COLOR: DULUX CHALKMILK
- Wall Cladding [2]**
 - CONCRETE PRE-CAST PANELS
 - WITH PAINTED FINISH
 - COLOR: DULUX CHALKMILK
- Wall Cladding [3]**
 - CONCRETE PRE-CAST PANELS
 - WITH PAINTED FINISH
 - COLOR: DULUX CHALKMILK
- Wall Cladding [4]**
 - CONCRETE PRE-CAST PANELS
 - WITH PAINTED FINISH
 - COLOR: DULUX CHALKMILK
- Wall Cladding [5]**
 - CONCRETE PRE-CAST PANELS
 - WITH PAINTED FINISH
 - COLOR: DULUX CHALKMILK
- Wall Cladding [6]**
 - CONCRETE PRE-CAST PANELS
 - WITH PAINTED FINISH
 - COLOR: DULUX CHALKMILK
- Windows**
 - ALUMINIUM FRAMED WINDOWS
 - WITH POWDERCOATED FINISH
 - COLOR: MONUMENT
- Roller Doors**
 - METAL ROLLER DOORS
 - WITH POWDERCOATED FINISH
 - COLOR: MONUMENT

East Elevation



West Elevation

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Landscape Schedule

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1. Site Preparation

- [illegible]