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27 August 2026

City of Greater Dandenong
Statutory Planning

RESPONSE TO REQUEST FOR FURTHER INFORMATION – 385 SOUTH GIPPSLAND HIGHWAY, DANDENONG SOUTH VIC 3175 – CHANGE OF USE (RESTRICTED RECREATION FACILITY) – PLANNING APPLICATION PLN26/0283

Property Change Town Planners has been engaged by the applicant, to assist in resolving the further information items and preliminary assessment concerns raised in Council's letter dated 24 July 2026 (Request for Further Information and Preliminary Assessment Concerns), issued pursuant to Section 54 of the Planning and Environment Act 1987. This response has been prepared having regard to the further information requested and should be read in connection with:

- Appendix 1 – Amended Plans (Site Plan and Signage Plan).
- Appendix 2 – Revised Patron, Security & Staff Management Plan.
- Appendix 3 – Traffic and Parking Impact Assessment and supporting title documents.
- Appendix 4 – Section 50 Amendment Form.
- Appendix 5 – Register Search Statement, Plan of Subdivision PS918170G and Covenant BA129678K (Memorandum of Common Provisions AA011296).
- Appendix 6 – Planning Report.
- Appendix 7 – Owners Corporation 1 PS918170G written consent.

The following table is provided in response to each item of Council's Request for Further Information and Preliminary Assessment Concerns dated 24 July 2026:

Item / Requirement	Statement of Compliance / Response
Item 1 – Updated application form (estimated cost of development).	Complies. The estimated cost of development is confirmed as $35,000, comprising internal fit-out works only (no external building works and no extension to the building). That figure is unchanged from the cost lodged with the initial application, as confirmed in the Section 50 amendment form.

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	at Appendix 4, which is signed by the applicant. Should Council require a fresh application form recording the figure, one will be provided on request.
Item 2 – Section 50 amendment form (internally illuminated business identification signage; alteration of access to TRZ2).	Complies. A completed Section 50 amendment form is enclosed at Appendix 4, formally amending the description of the application to include the internally illuminated business identification signage assessed at Section 12.5 of the enclosed Planning Report (Appendix 6). In relation to access, the existing crossover and on-site access arrangements serving 385 South Gippsland Highway were constructed as part of the broader 14-20 Knowles Road commercial estate and are not proposed to be physically altered by this application (refer to Section 4 of the enclosed Traffic and Parking Impact Assessment, Appendix 3, and Section 12.7 of the Planning Report). The Section 50 amendment nonetheless formally captures reference to this access, as requested by Council. The applicant will pay the associated amendment fee upon invoice.
Item 3 – Current copy of Plan of Subdivision PS918170G and Covenant BA129678K (produced within 3 months).	Complies. A current Register Search Statement and Plan of Subdivision PS918170G, each produced on 28 July 2026 (within three months of this response), are enclosed at Appendix 5. The covenant instrument is also enclosed at Appendix 5, being Memorandum of Common Provisions AA011296 (produced 9 June 2026), which contains the restrictions incorporated into Covenant BA129678K. The Register Search Statement confirms Covenant BA129678K is registered on title (expiry 30 January 2046). An assessment of the proposal against each of the five covenant restrictions, now settled against the instrument itself, is provided at Section 12.4 of the enclosed Planning Report. The proposal is not considered to result in a breach of the covenant.
Item 4 – Amended Site Plan (scaled, dimensioned, boundaries per PS918170G, car	Complies. An amended Site Plan is enclosed at Appendix 1. It shows the Lot 1 title boundary in accordance with PS918170G (site area 1,142m² building footprint 697.23m² site coverage approximately 61 per cent), the six car parking

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parking spaces allocated on title).	spaces registered to the title of the subject lot — accommodated within the two car parking parcels forming part of Lot 1, each 7.80m x 4.90m — and the 20 shared car parking spaces relied upon within Common Property No. 1, consistent with the enclosed Traffic and Parking Impact Assessment (Appendix 3). The plan is drawn over current aerial imagery with its scale derived from the surveyed 7.80m x 4.90m title parcels shown on PS918170G, and a scale bar is provided. Should Council require a plan prepared by a licensed surveyor, the applicant will provide one.
Item 5 – Written Owners Corporation consent (if relying on common car parking spaces).	Complies. Written consent from Owners Corporation 1 PS918170G is enclosed at Appendix 7. The Owners Corporation confirms it has no objection to the operation of the gymnasium from Lot 1, including after-hours access by members, subject to conditions relating to a single electronic fob access system to be administered and funded by the operator. Those conditions are reflected in the revised Patron, Security & Staff Management Plan at Appendix 2. The consent also expressly extends to the use of the common car parking at the complex by EVO Fitness 24:7, being the 20 shared spaces within Common Property No. 1 relied upon in the Traffic and Parking Impact Assessment at Appendix 3. No further Owners Corporation confirmation is required in relation to car parking.
Item 6 – Amended signage plan (Site Location Plan; height above ground; hours of illumination).	Complies. An amended Signage Plan is enclosed at Appendix 1. It incorporates the Sign Location Plan, and now records the approximate height of the sign above ground level — 4.0 metres to the underside of the sign and 5.0 metres to the top of the sign, also shown as a dimension on the elevation — and the hours of illumination. The sign will be illuminated 24 hours a day, seven days a week, matching the proposed hours of operation of the facility. Continuous illumination is justified at Section 12.5 of the enclosed Planning Report. The nearest residential zone dwelling in proximity to the site, the illumination is internal, constant and non-flashing, the sign is a modest 4.0m², and illumination during unstaffed overnight periods assists

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	members to identify the premises and contributes to passive surveillance and personal safety at the entrance.
Item 7 – Floor plan (scaled, dimensioned, internal layout and total floor area).	A floor plan is not considered necessary to the assessment of this application, and is not required by the Greater Dandenong Planning Scheme. The application is for a change of use within an existing building. The only works proposed are an internal fit-out, which does not require a permit under Clause 34.02-4 because it is contained wholly within the building and does not alter its external appearance. The internal layout of the tenancy is a matter for the building approval process rather than the planning process, and no provision of the Scheme, and no decision guideline at Clause 34.02-7 or 65.01, turns on it. The matters for which floor area is relevant — the car parking demand assessment under Clause 52.06 and the bicycle facility requirement under Clause 52.34 — are addressed in the enclosed documents by reference to the floor area of the tenancy, which is confirmed as approximately 697m². Should Council consider a floor plan necessary for a particular purpose, we would be grateful if that purpose could be identified so that the applicant can respond to it directly.
Item 8 – Planning Report (permit triggers, Covenant, Clauses 15.01-1L, 34.02, 52.05, 52.06, 52.29, 52.34, signage area/type, buildings and works, 24-hour justification).	Complies. An updated Planning Report is enclosed at Appendix 6, addressing all permit triggers, the Covenant, Clause 15.01-1L (Signs), Clause 34.02 (Commercial 2 Zone), Clause 52.05 (Signage), Clause 52.06 (Car Parking), Clause 52.29 (Land Adjacent to Principal Road Network) and Clause 52.34 (Bicycle Facilities), the total signage display area and type, clarification of the buildings and works proposed, and a detailed justification for the 24-hour operation of the facility.
Item 9 – Revised Patron Management Plan (arrivals/departures, parking, noise, CCTV, complaints, after-hours	Complies. A revised Patron, Security & Staff Management Plan is enclosed at Appendix 2, addressing each of the matters identified by Council: patron arrivals and departures, parking management, noise management, CCTV and security, complaint handling, after-hours contact, incident recording, unstaffed operation, and emergency response.

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contact, incident recording).	The revised plan supersedes the plan lodged with the initial application, and confirms a maximum of one staff member on site at any one time and a maximum of 30 patrons at any one time.
Item 10 – Traffic and Parking Impact Assessment (access functionality; on-site parking compliance or justified reduction).	Complies. A Traffic and Parking Impact Assessment prepared by DFC Engineering (Daniel Chila, Civil & Traffic Engineer, Road Safety Auditor Reg. VRSA), Ref 002634-Rev A, dated 10 August 2026, is enclosed at Appendix 3. The report confirms the existing access arrangements are functional and comply with AS2890.1:2004, and provides a car parking demand assessment addressing the matters at Clause 52.06-7, supporting the parking provided against a first-principles parking demand of 31 spaces. For completeness, that report records a site area of 703.32m², which corresponds to the area of the building and tenancy; the area of Lot 1 across all three parts shown on PS918170G is approximately 1,142m². The distinction does not affect the trip generation or the car parking demand assessment.
Preliminary concern – Car Parking: provision and demand not demonstrated; no traffic assessment; unclear reliance on common parking.	Complies. The enclosed Traffic and Parking Impact Assessment (Appendix 3) provides a car parking demand assessment addressing the matters at Clause 52.06-7. It identifies 26 on-site car parking spaces available to the proposed use (6 registered to the title of the subject lot and 20 shared within Common Property No. 1), against an assessed parking demand of 31 spaces (a conservative rate of 1 space per patron/staff member, applied because no rate is prescribed for a restricted recreation facility in Table 1 of Clause 52.06-5). Following Amendment VC277, Clause 52.06-6 applies to a use not specified in Table 1 and car parking is to be provided to the satisfaction of the responsible authority; there is no numerical requirement capable of reduction and no permit trigger under Clause 52.06-3. The difference of 5 spaces between the notional demand and the provision is addressed in Section 5 of the Traffic and Parking Impact Assessment and Section 12.6 of the Planning Report, and a reduction is sought in the alternative should Council take a different view.

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Preliminary concern – Planning Compliance: submitted planning report brief and does not adequately address planning scheme provisions, permit triggers or decision guidelines; insufficient detail on 24-hour operation management.	Complies. The updated Planning Report enclosed at Appendix 6 provides a detailed assessment against all relevant provisions of the Greater Dandenong Planning Scheme identified by Council, including the applicable permit triggers, decision guidelines, and a justification for the proposed 24-hour operation.
Preliminary concern – Operational Detail: inconsistencies regarding maximum staffing levels.	Complies. We confirm the maximum staffing level for the facility is 1 staff member rostered on site at any one time. This is consistent with the basis of the car parking demand assessment in the enclosed Traffic and Parking Impact Assessment (30 patrons + 1 staff member = 31 people). The earlier reference to '1–3 staff members' in the initial Patron, Security & Staff Management Plan reflected an administrative allowance for a brief shift-changeover overlap only, and has been corrected and clarified in the revised Patron, Security & Staff Management Plan enclosed at Appendix 2.
Preliminary concern – Patron Management: submitted plan largely general; limited detail on patron behaviour, after-hours supervision, parking enforcement, incident response and impacts on surrounding businesses.	Complies. A revised Patron, Security & Staff Management Plan is enclosed at Appendix 2, providing detailed operational procedures addressing patron behaviour management, after-hours supervision, parking enforcement, incident response, and measures to minimise impacts on surrounding businesses and common areas, as requested.
Preliminary concern – Plans: lack of to-scale, dimensioned plans limiting assessment of	Complies. An amended Site Plan and an amended Signage Plan are enclosed at Appendix 1. The Site Plan shows the Lot 1 title boundary per PS918170G, the site and building areas, the six car parking spaces registered on title and the 20 shared spaces relied upon, with a scale bar. The signage

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layout, parking, access and signage.	Plan shows the sign location, dimensions, display area, materials, height above ground level and hours of illumination. For the reasons set out at Item 7, a floor plan is not considered necessary to the assessment of this application.

Car Parking – Clause 52.06

Car parking has been assessed under Clause 52.06 as amended by Amendment VC277 (gazetted 18 December 2025). A restricted recreation facility is not a use specified in Table 1 to Clause 52.06-5, so Clause 52.06-6 applies and car parking is to be provided to the satisfaction of the responsible authority. There is accordingly no numerical requirement against which a shortfall can arise and no permit is triggered under Clause 52.06-3. A car parking demand assessment has nonetheless been prepared, addressing the matters at Clause 52.06-7. It applies a conservative first-principles rate of 1 space per person to a maximum of 30 patrons and 1 staff member (31 people), producing a notional demand of 31 spaces against the 26 spaces available to the use (6 registered to the title of Lot 1 and 20 shared within Common Property No. 1) — a difference of 5 spaces, which the Traffic and Parking Impact Assessment (Appendix 3) expresses as a shortfall for which a reduction is sought. Should Council take the view that a reduction is required, one is sought in the alternative. On either approach the parking provided is satisfactory, having regard to the low likelihood of multi-purpose trips, the substantial shared parking supply able to absorb short-stay demand, unrestricted and low-demand on-street parking within Knowles Road, and the intermittent, low-intensity nature of visits to a restricted recreation facility of this scale.

Summary

The updated Planning Report (Appendix 6), revised Patron, Security & Staff Management Plan (Appendix 2), amended Plans (Appendix 1) and Traffic and Parking Impact Assessment (Appendix 3) respond directly to the substantive planning, operational and traffic matters raised in Council's letter dated 24 July 2026. Items 1, 2, 3, 4, 5, 6, 8, 9 and 10, and the Car Parking, Planning Compliance, Operational Detail, Patron Management and Plans preliminary concerns, are considered to fully comply. Item 7 is addressed on the basis that a floor plan is not necessary to the assessment of this application, for the reasons given.

Should you have any queries, please do not hesitate to contact Lloyd Anderson on 0438 941 783 or via email at lloyd@propertychange.com.au.

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Kind Regards,

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