

# NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

## APPLICATION DETAILS

The application reference number is: **P25/1126**

The Land affected by the application is located at: **4/14 SUFFOLK STREET ROSEBUD  
LOT 4 PS 814287 VOL 12094 FOL 958**

The application is for a permit to: **USE THE LAND FOR A RESTRICTED RECREATION  
FACILITY (INDOOR GOLF SIMULATION)**

A permit is required under the following clauses of the planning scheme:

Planning Scheme Clause:	Matters for which a permit is required
<b>CLAUSE 33.03-1 (IN3Z)</b>	<b>SECTION 2 USE (LEISURE AND RECREATION)</b>

The applicant for the permit is:

The Responsible Authority will not decide on the application before: **16 SEPTEMBER 2025**

### How can I find out more?

You may look at the application and any documents that support the application free of charge at: [www.mornpen.vic.gov.au](http://www.mornpen.vic.gov.au) or by scanning the QR code



You may also call (03) 5950 1010 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, Mornington Peninsula Shire Council. This can be done during office hours and is free of charge.

### How can I make a submission?

Any person who may be affected by the granting of the permit may object in writing to the responsible authority. If you object, the Responsible Authority will notify you of its decision.

Your objection must:

- Include the objector's full name, relevant postal address, phone number & email address
- Specify the planning application number
- Include the reasons for the objection and state how the objector would be affected

**Lodge online** at [www.mornpen.vic.gov.au](http://www.mornpen.vic.gov.au);

Or mail to: Planning Services Team, Mornington Peninsula Shire, Private Bag 1000, Rosebud 3939

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

If you object, the responsible authority will tell you its decision.

# Planning Permit

## Peninsula Indoor Golf

### Mornington Peninsula Shire

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# 4/14 Suffolk Street Rosebud

## Summary

To open as a Indoor Golf Simulator business called Peninsula Indoor Golf

Will be open for

- Members paying a monthly fee
- PGA teaching professionals doing lessons

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## 4/14 Suffolk Front



## View from Street





# Signage Documentation

Peninsula Indoor Golf  
4/14 Suffolk Street Rosebud

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## 4/14 Suffolk Front



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## View from Street





## Sign Dimensions

5.3M X 1.5M

Total = 7.95m<sup>2</sup>

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# Signage Planning Compliance Statement

**Property Address:** 14 Suffolk Street, Rosebud, VIC

**Proposed Signage Type:** Fixed Wall Sign (Business Identification Sign)

**Dimensions:** 5.3 m wide × 1.5 m high = 7.95 m<sup>2</sup>

**Description:** Peninsula Indoor Golf

**Zoning:** Commercial 1 Zone (C1Z)

**Permit Trigger Assessment:** Clause 52.05 – Signs

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## 1. Description of Proposed Sign

- A fixed wall-mounted sign will be installed on the front façade of the building, within the private property boundary.
- The sign is for **business identification purposes only**.
- It will display the trading name Peninsula Indoor Golf.
- No illumination is proposed.
- The sign will not project beyond the building line or into public airspace.
- Total area: **7.95 m<sup>2</sup>**.

### 3. Compliance with Local Law

- The sign is **entirely on private land** and adheres to the **Community Amenity Local Law 2022** and the **Signage Policy**.
- No Local Law permit is triggered for fixed signage on private land.

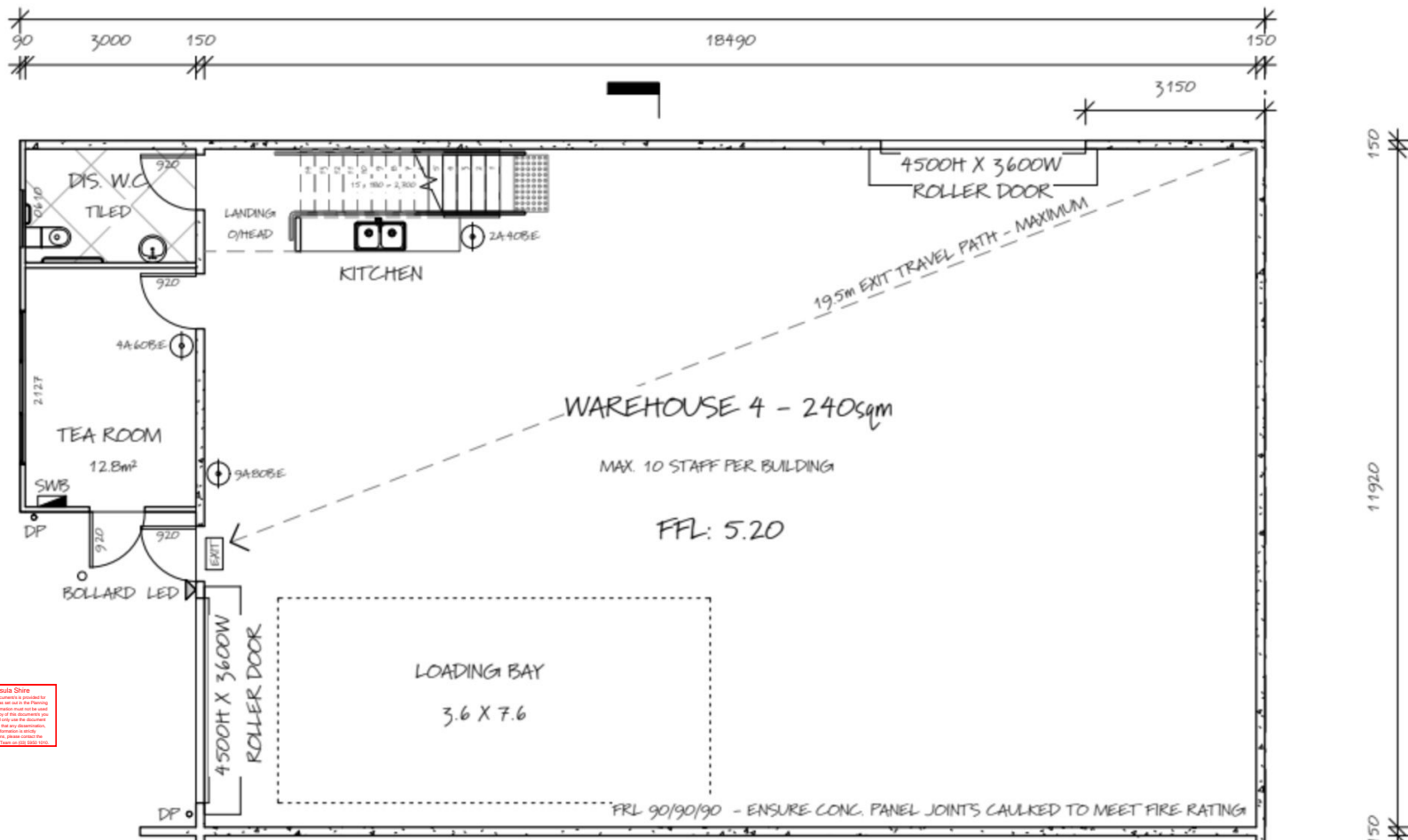
- **4. Declaration**

- This compliance statement is submitted in support of the installation of fixed business identification signage at 14 Suffolk Street, Rosebud. The proposed signage is under the 8 m<sup>2</sup> threshold and meets all relevant planning scheme and local law requirements.
- **Prepared by:**  
Dave Smith  
Date 5/8/25

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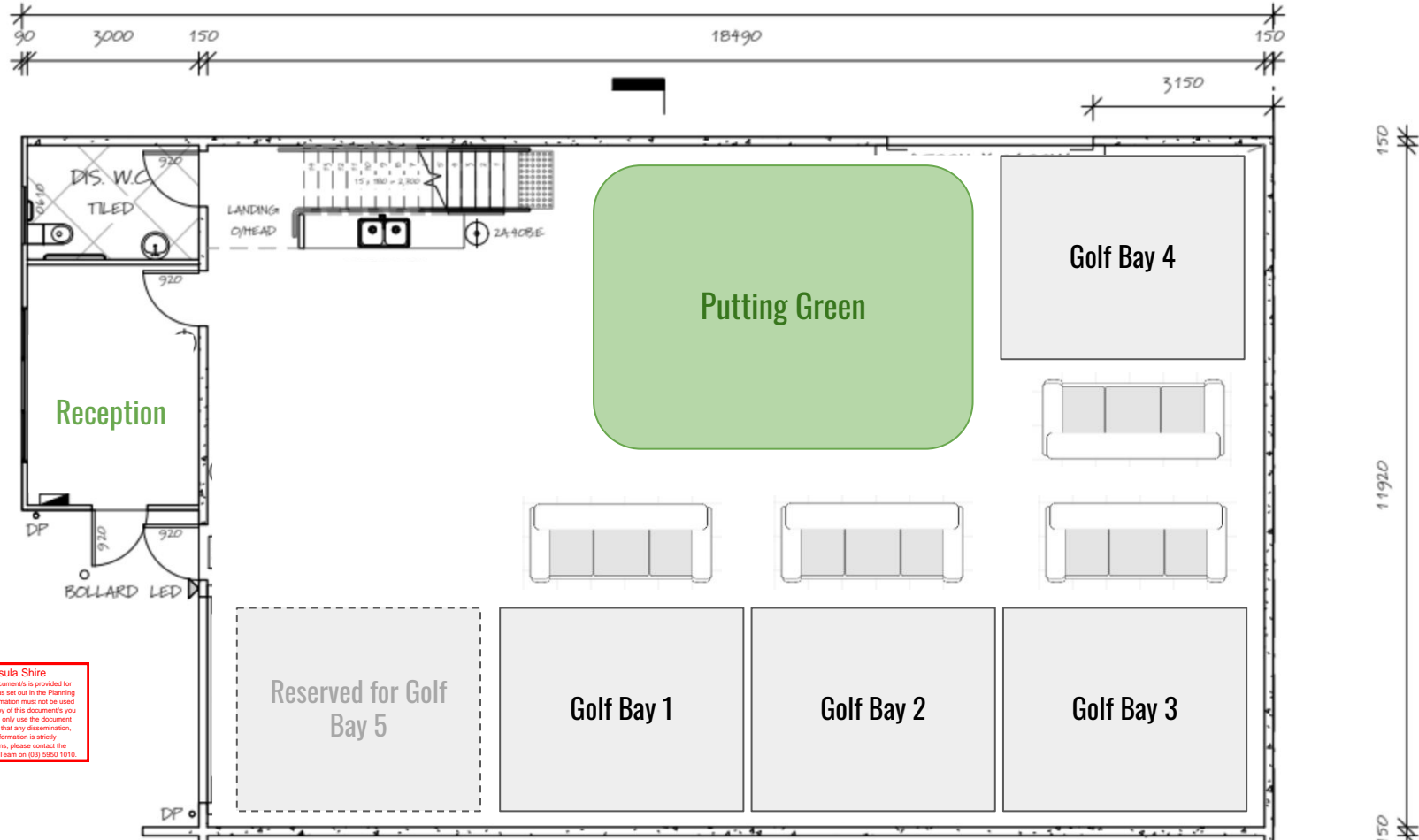
# Floor Plan



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# Proposed Floor Plan



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Currently Empty

Example of design  
(this is GolfLab  
In OceanGrove)



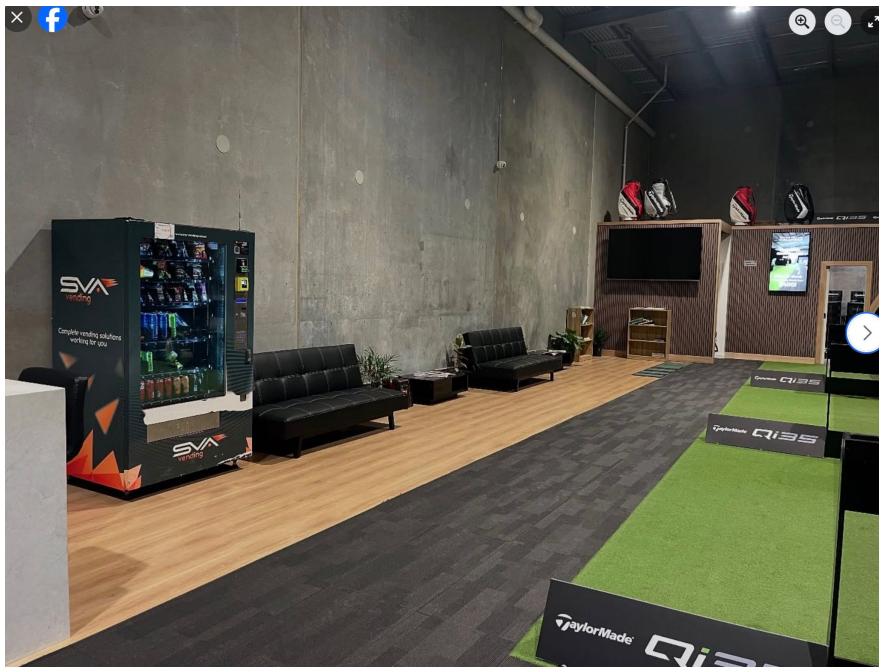
Example of design + signage  
(this is GolfLab  
In OceanGrove)

## THE GOLF LAB



Morning Peninsula State  
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# Permit Requirements

## Business Use

Site will be for member access 24/7.

Members will be given digital code access to the facility.

Members will use the facility for a range of golfing related activities including

1. 4-5 Golf Simulator bays for
  - a. Golf Course play
  - b. Swing Analysis
  - c. Video Analysis
  - d. Social competition and Online League Play
2. Member lessons by PGA Professionals
3. Use other facilities like chipping net, putting greens and other golf activities.

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# Opening Hours

Site will be for member access 24/7 subject to council approval

# Number of Patrons

Expected Occupancy							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Midnight to 9am	2	2	2	2	2	2	2
9am - 5pm	5	5	5	5	5	10	10
5pm - Midnight	10	10	10	10	10	10	10
Maximum Occupancy							
Midnight to 9am	10	10	10	10	10	20	20
9am - 5pm	10	10	10	10	10	20	20
5pm - Midnight	20	20	20	20	20	20	20

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## **Car Park Considerations**

The site has 20 car parks shared across the 4 warehouses at 14 Suffolk

The proposed operating hours have carefully been considered

- Venue occupancy is expected to be after peak hour business hours which will have little to zero effect on current tenant car park usage
- Street Parking also available
- Surveys as per Traffic Engineers report have shown there is excessive car parking during the proposed primary usage hour. This is Saturday Sunday and after 5pm Weekdays.

Please see attached Traffic Engineering Report

## **Food / Beverage**

Food and Beverage will not be provided however members may want to order Home Delivery for Food and Beverage consumption.

Onsite coffee machine will be provided for member use/benefit

## Car Parking of Adjoining premises

The adjoining properties at 1/14, 2/14, and 3/14 Suffolk Street share the 19 car spaces during operating hours. These are NOT reserved exclusively to those premises.

- **1/14 Suffolk – Point Nepean Air Conditioning**  
Weekdays: 8:00 am – 4:00 pm  
Weekends: Closed  
Approx. 1–2 staff on premises
  
- **2/14 Suffolk – Craft Old Birds Pty Ltd**  
Weekdays: 9:00 am – 4:00 pm  
Weekends: Closed  
Approx. 1–2 staff on premises
  
- **3/14 Suffolk – Brook’s Custom Made Trailers**  
Weekdays: 9:00 am – 4:00 pm  
Weekends: By appointment only  
Approx. 1–2 staff on premises

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Outside staffed hours, car parking spaces are generally vacant as per the traffic assessment reports.



Example Parking Usage

4.30pm Weekday



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9.30am Weekday



Details of number of patrons proposed, including any including booking systems and how this will be

Time Slot	Days	Hours	Maximum Capacity
Business Hours	Monday to Friday	9:00 AM – 5:00 PM	10 people
<b>Non-Business Hours</b> ( <i>Evenings &amp; Weekends</i> )	Monday to Friday + All day Saturday & Sunday	5:00 PM – 9:00 AM	20 people

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## Booking System & Patron Capacity Control

- All customers/members are required to book a simulator online prior to entry.
- The venue includes maximum 5 simulators, with a maximum of 4 users per simulator.
- This results in a maximum occupancy of 20 patrons at any one time.
- The booking system automatically enforces time-based capacity limits by restricting the number of available slots during:
  - Off-peak hours (e.g., weekdays 9 AM–5 PM): capped at 10 users
  - Peak hours (evenings & weekends): capped at 20 users

Time Slot	Days	Hours	Maximum Bookable Spots
Business Hours	Monday to Friday	9:00 AM – 5:00 PM	10 people
<b>Non-Business Hours</b> ( <i>Evenings &amp; Weekends</i> )	Monday to Friday + All day Saturday & Sunday	5:00 PM – 9:00 AM	20 people

## Building Access Controlled Entry via Access Codes

- Upon confirming a booking, members will receive a **unique, one-time passcode** for entry or BlueTooth Phone Integration
- Passcodes are **time-limited and non-transferable**, restricting access only to booked users during their allotted time.
- This system enables the venue to:
  - Monitor and control patron numbers in real time
  - Prevent unauthorised access
  - Comply with planning permit requirements and community amenity standards

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## Compliance Assurance

- Entry, usage, and capacity are **strictly managed** through the online booking platform and access system.
- These measures ensure the venue remains within approved occupancy levels, supports safe operation, and aligns with local planning conditions.
- Video Camera will be installed to also provide further ability to ensure these limits are upheld.

## Staffed Hours and Days

The Facility will not be staffed.

Sub-contractor PGA professionals may attend for 1 on 1 lessons when Members book with a session time with a lesson.

Sub contractor staff may be required for short periods for

- **Maintenance / repairs**
- **Cleaning**
- **Member support/training**
- **Golf Lessons**

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**What Types of bookings allowed, will sessions with independent contractors be one on one, or group settings. If group sessions, how many will this accommodate.**

The primary use of the facility is for private Member use. They will be able to book resources online. They will select

- a) Which simulator/s they wish to book.
- b) How many members will be using the simulators
- c) Which hours they wish to use the simulator
- d) Members can do a “Group” booking and book on other members behalf at a maximum of 4 patrons.

They may also request a Lesson with a PGA Golf professional. This will be a 1 on 1 session and one of the sub-contractors that we partner with will be available to attend the Lesson.

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## **Building and Works**

The site is currently developed with an existing building suitable for the proposed use, requiring minimal internal modifications and no external/internal structural changes. Simulators are free standing cages.

## **Community and Economic Benefits**

The proposed facility will:

- Provide a year-round, weather-independent recreational option for residents and visitors.
- Promote physical activity and social interaction within the community.
- Create local employment opportunities.
- Complement existing recreational offerings in the Shire.



## Neighboring Tenants/Businesses

### 1/14 Suffolk

Point Nepean Air Conditioning  
Weekday 8am - 4pm  
Weekends Closed



### 2/14 Suffolk

Craft Old Birds PTY LTD  
Weekday 9am - 4pm  
Weekends Closed

### 3/14 Suffolk

<http://www.brookscustomtrailers.com.au/>

Weekday 9am - 4pm  
Weekends by appointment only

#### Brook's Custom Made Trailers

Address : Factory 3/14 Suffolk St, Capel Sound,  
Vic, 3940

Mobile : 0419 569 319

Shop : 0359 863788

Fax : 0359 863799

Email : brookstrailers@gmail.com



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We believe this proposal aligns with the strategic objectives of the Mornington Peninsula Shire and respectfully request its favorable consideration. Should you require any additional information or clarification, please do not hesitate to contact me.

Thank you for your time and consideration.

Yours sincerely,

**Mornington Peninsula Shire**

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# Appendix



## 4/14 Suffolk Street, Rosebud, VIC 3939

Westbank Eastern Industrial



Enquire

04091187...

### Key property information

Floor area  
249 m<sup>2</sup>

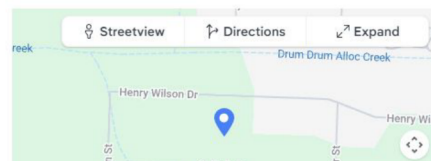
Car spaces  
4

### Private inspections

Contact agent to arrange a private inspection.

Arrange inspection

### Map of 4/14 Suffolk Street



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Other Similar Indoor Recreational services nearby



Peninsula School of Dance

4.9 ★★★★★ (36)  
Dance school • 🚗

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Directions

Save

Nearby

Send to phone

Share



The Training Ground

4.3 ★★★★★ (18)  
Gym • 🚗

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Directions

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Nearby

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Share

📍 10 Suffolk St, Rosebud VIC 3939

🕒 Open 24 hours



Tengu Ryu Martial Arts Academy

5.0 ★★★★★ (11)  
Martial arts club

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Directions

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Nearby

Send to phone

Share



Peninsula Karate Rosebud

4.9 ★★★★★ (21)  
Karate school • 🚗

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Directions

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Nearby

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📍 Factory 3/3 Merino St, Rosebud VIC 3939

7 July 2025

PROPOSED INDOOR GOLFING SIMULATOR FACILITY – 4/14 SUFFOLK ST, ROSEBUD 3939  
CAR PARKING ASSESSMENT

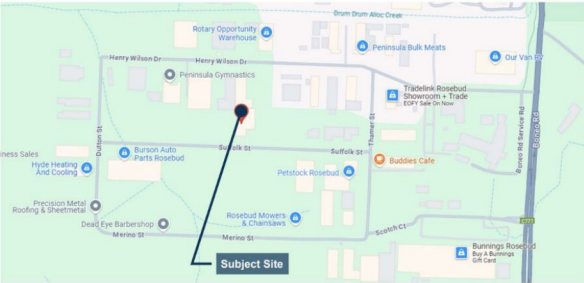
TrafficImpact has been engaged to undertake a car parking assessment for a proposed indoor golfing simulator facility for the land addressed as 4/14 Suffolk St, Rosebud.

In the course of preparing this assessment, the subject site and its environs have been inspected, all relevant parking data collected and plans of the development examined.

Existing Conditions

The subject site is located at Unit 4, 14 Suffolk St, Rosebud, as shown in Figure 1. Land use in the vicinity is predominantly industrial/commercial. The site is zoned 'Industrial 3 Zone' (IN3Z).

Figure 1: Site Locality



The subject site is made up of 4 warehouse units, is rectangular in shape and has a road frontage of approximately 33 metres to Suffolk St. The subject unit is the rear of 4 warehouses and has a floor area of approximately 249m². The unit is currently vacant. The remaining units are occupied by boat and air conditioning storage facilities.

A 5.6m wide crossover provides access to 20 (4.9 long) car parking bays, including 1 accessible bay. The tenancy provides 4 on-site parking spaces dedicated to unit 4.

Suffolk St provides an additional 86 unrestricted kerbside car parking spaces for shared public use proximate to the facility (short walking distance).

7 July 2025

2

Road Network

**Suffolk Street** is a local access road that runs in an east-west orientation between Thamer Street and Dutton Street. In the vicinity of the subject site Suffolk Street comprises one traffic lane in each direction, with unmarked kerbside parallel parking on each side. Suffolk Street operates with a default speed limit of 50kph in the vicinity of the site.

Car Parking Surveys

Spot surveys of car parking on-site and in the immediate vicinity of the subject site (Suffolk St) were undertaken on Tuesday 24<sup>th</sup> June 2025 at 11 am and 7pm, and on Saturday 28<sup>th</sup> June 2025 at 1pm to ascertain the availability of public car parking during varied operating times for the proposed indoor recreational facility. The extent of the survey areas are illustrated in Figure 2.

Figure 2: Spot Car Parking Survey Areas



A total supply of approximately 106 publicly available spaces exist within the surveyed area, inclusive of the 20 on-site bays. At 11am on the weekday, 30 of the 106 spaces were occupied (28%), leaving 76 spaces vacant and available. At 7pm on the weeknight, 6 of the 106 spaces were occupied (6%), leaving 100 spaces vacant and available. At 1pm on the weekend, occupancy was recorded at 9 spaces (8%), resulting in 97 spaces remaining vacant and available. The results of the survey are summarized in the table below.

Area	Supply	Occupancy		
		24.06.25 (Tues) 11am	24.06.25 (Tues) 7pm	28.06.25 (Sat) 1pm
On-Site Car Park (14 Suffolk St)	20	4	0	0
On-Street Parking (unrestricted along Suffolk St)	86	26	6	9
Total	106	30	6	9
Availability		76	100	97

The results of the spot surveys indicate that parking demands in the vicinity of the site, and indeed on-site, are extremely low at times of peak operation for the proposed facility (weeknights & weekends), due to the fact that the vast majority of surrounding land uses are commercial/storage/businesses that generate the bulk of their demand during business hours.

A minimum of 76 spaces proximate to the facility remain available for use at all times surveyed, including business hours when occupancy rates of the proposed facility are expected to be low.

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### **Proposed Development**

It is proposed to refurbish the site for the purpose of an indoor golfing simulator facility, with a net floor area of approximately 249m<sup>2</sup> and a maximum patron capacity of 10 during business hours (i.e. Mon-Fri 8am-5pm), with a maximum of 20 patrons off-peak (weekday evenings and weekends).

The proposed facility is to be accessible at all hours, with keyless entry available to members 24/7. A maximum of 2 staff members are proposed at peak times of operation, but typically there will be between 0 and 1 staff members on-site.

A total on-site car parking provision of 4 spaces is dedicated to the tenancy (unit 4), with all spaces reserved for patrons of the facility.

### **Car Parking Considerations**

Clause 52.06 of the Mornington Peninsula Planning Scheme does not specify a car parking requirement for a 'Restricted recreational facility'. In these instances, the Planning Scheme suggests that car parking should be provided to the satisfaction of the Responsible Authority.

In this case, given the locality of the site (no public transport) and the proposed use, which is relatively car dependent in order to transport equipment (golf clubs) to the facility, it is considered appropriate to adopt a rate of 0.8 car parking spaces to each patron, noting that a level of car pooling is expected, particularly during maximum occupancy times (weeknights and weekends) when group bookings are more likely.

Adoption of this rate equates to a car parking requirement of 16 spaces.

### **Bicycle Parking Considerations**

Clause 52.34 of the Mornington Peninsula Planning Scheme does not specify a bicycle parking requirement for a 'Restricted recreational facility'. In these instances, the Planning Scheme suggests that bicycle parking should be provided to the satisfaction of the Responsible Authority.

In this case, it is considered appropriate to adopt the 'Minor sports and recreation facility' rates for bicycle parking requirements which specifies a provision of 1 staff space for every 4 employees, and 1 visitor space to each 200m<sup>2</sup> of net floor area.

Adoption of this rate equates to a bicycle parking requirement of 1 visitor space.

### **Anticipated Parking Demand**

The car parking demand generated by indoor golfing facilities such as that proposed, typically equates to 1 space to each simulator, plus 1 staff space at peak times of operation. This equates to a total parking demand of 5 spaces on weeknights and weekends, with lesser demands (between 0 and 4 spaces) at all other times.

Infrequent group bookings, when occupancy could spike to a maximum of 20 patrons would include a level of car pooling, with a maximum demand for 16 spaces anticipated (at the adopted rate of 0.8 spaces per patron).

Considering the limited access to public transport in the area and for the purpose of a conservative assessment, the statutory rate of 0.8 spaces per patron is adopted. These rates are inclusive of both staff and customer demands.

With application of the aforementioned rates, it is anticipated that demand for up to 16 spaces could be generated during peak trade periods on weeknights and weekends.

### **Adequacy of Car Parking Provision**

The proposal is for an indoor golfing facility with up to 4 simulators and capacity for up to 20 patrons within a 249m<sup>2</sup> building area, to be serviced by 4 dedicated on-site car parking spaces.

The on-site car parking provision (4 dedicated spaces) meets the anticipated demands (<4 spaces) of the facility during business hours when surrounding land uses are also busy and generating parking demand.



The on-site car parking provision for the complex at 14 Suffolk St (20 spaces) meets the peak anticipated parking demands of the proposed use on weeknights and weekends, when surrounding land uses are not generating parking demand.

Spot surveys of car parking occupancy in the immediate vicinity of the site also show that any surplus demand could be comfortably accommodated within public parking areas which are intended to serve the land, should the on-site parking provisions not be available to the tenancy for any reason.

It is therefore concluded that the proposed on-site car parking provision will result in the indoor golfing facility having no detrimental impact on the availability of parking in the surrounding area and is considered to be acceptable.

The car park has been designed with spaces 2.6m wide, 4.9m long and accessed via an effective aisle width of 5.6m which accords with the Planning Scheme.

Bicycle parking demand is not anticipated for the proposed use. It is noted that if a staff member or patron does cycle to the site, that secure storage space would be available within the warehouse.

We trust this is of assistance. Should you require anything further, please contact the undersigned to discuss.

Yours sincerely

### **Mornington Peninsula Shire**

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