



Application to AMEND a Planning Permit


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


Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

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

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

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

 Click for further information.

Clear Form

The Land


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

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

Formal Land Description *

Complete either A or B.

 This information can be found on the certificate of title.

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


A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.:

The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

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

This application seeks to amend:


What the permit allows

Plans endorsed under the permit

Current conditions of the permit

Other documents endorsed under the permit

Details:

 Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.


Development Cost

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
\$ <input type="text"/>	– \$ <input type="text"/>	= \$ <input type="text"/>

Insert 'NA' if no development is proposed by the permit.

 You may be required to verify this estimate.


Existing Conditions

Describe how the land is used and developed now *

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

Have the conditions of the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions.


 Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

Encumbrances on title *

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

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

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

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land

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

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:


Contact information for applicant OR contact person below	
Business phone:	Email:
Mobile phone:	Fax:

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:


		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date:	day / month / year

Declaration i

This form must be signed by the applicant*

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

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signature:		Date:	day / month / year
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Need help with the Application? i

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

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

<input type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?:	
		Date:	day / month / year

Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Lodgement

Lodge the completed and signed form and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier & Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

Deliver application in person, by post or by electronic lodgement.

MORE INFORMATION

The Land

It is important that your application to amend a planning permit includes details of the land, consistent with the Planning Permit. Refer to a copy of your Planning Permit, when completing the street address section of the form.

Also ensure you provide up-to-date details for the formal land description, using the current copy of the title.

Planning Permit Details

You must identify the permit being amended by specifying the permit number. This can be found at the beginning of the permit.

The Amended Proposal

First select the type of amendment being applied for. This may include an amendment to:

- the use and/or development allowed by the permit
- conditions of the permit.
- plans approved by the permit.
- any other document approved by the permit.

Then describe the changes proposed to the permit, including any changes to the plans or other documents included in the permit.

Development Cost

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development to be allowed by the amended permit and the difference between the development allowed by the permit.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee.

Fees are exempt from GST.

The cost difference is calculated as follows:

Development cost related to the Application to Amend a Planning Permit	–	Development cost related to the Application for Planning Permit	=	Cost Difference
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If the estimated cost of the proposed amended development is less than the estimated cost of the development allowed by the permit, show it as a negative number.

Example 1

Where the cost of the development to be allowed by the amended permit is lower than the cost of the development allowed by the permit:

$$\$180,000 - \$195,000 = -\$15,000$$

Example 2

Where the cost of the development to be allowed by the amended permit is higher than the cost of the development allowed by the permit:

$$\$250,000 - \$195,000 = \$55,000$$

▲ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

▲ Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

If the conditions of the land have changed since the time of the original permit application, you need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (for example, single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant land).

Please attach to your application a plan of the existing conditions of the land, if the conditions have changed since the time of the original permit application. Check with the local Council for the quantity, scale and level of detail required.

It is also helpful to include photographs of the existing conditions.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title. In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged. This will help speed up the processing of your application.

Checklist

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form.

▲ The more complete the information you provide with your application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ **Approval from other authorities:** In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

*Please provide at least one contact phone number **

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

Owner *

The person or organisation who owns the land

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

Name:		
Title: MR	First Name: LEN	Surname: BROWNING
Organisation (if applicable): RESPONSIBLE DEVELOPERS PTY LTD		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.: 4	St. No.: 12	St. Name: ARDOUR LANE
Suburb/Locality: WYCHEPROOF	State: VIC	Postcode: 3527

Contact information for applicant OR contact person below	
Business phone: 9123 4567	Email: tcpl@bigpond.net.au
Mobile phone: 0412 345 678	Fax: 9123 4567

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:		
Title: MR	First Name: ANDREW	Surname: HODGE
Organisation (if applicable): TOWN PLANNING CONSULTANTS		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name: PO BOX 111
Suburb/Locality: PARKDALE	State: VIC	Postcode: 3194

Owner *		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date:	
	<small>day / month / year</small>	

Application No. TP369/2024(1)

Property Address: 178 Duke Street, Braybrook

Proposal: Construction of an additional warehouse and car parking.

Cover letter

Point 2 – Withdrawn planning application TP369/2024(1) by email, submitted amend application

Point 3 – a. The common property area has no address on the title, just shown as “common area”.

b. the proposed warehouse will be identify as “2b/178 Duke street, Braybrook”

Point 4 – The use of the proposed warehouse will be for a warehouse use.

Point 5- The warehouse 8 and the office facing Duke Street, will be as one,

Point 6 – a. Please see amended plan to show Burke street

b. Please see amended plan

c. Please see amended plan

Point 7 - Please see amended plan

Point 8 – Submitted ESD report

Point 9 – submitted Stormwater assessment

Point 10 – Submitted Waste management Plan

Point 11 – Submitted Traffic Report.

Preliminary concerns

1 – amendment application requirement – submitted amend application form

2- The owner has spoken with the electrician and plumber to sort the site address.

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

VOLUME 11912 FOLIO 762

Security no : 124117779784Y
Produced 27/08/2024 06:36 PM



LAND DESCRIPTION

Lot 1 on Plan of Subdivision 508495N.
PARENT TITLES :
Volume 10572 Folio 239 to Volume 10572 Folio 241
Created by instrument PS508495N 06/09/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
IDYLL SUPER CO. PTY LTD of 291 BURWOOD ROAD HAWTHORN VIC 3122
PS508495N 06/09/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF375276W 02/10/2007
WESTPAC BANKING CORPORATION

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS508495N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 06/09/2017

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS508495N

DOCUMENT END

Imaged Document Cover Sheet


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

Document Type	Plan
Document Identification	PS508495N
Number of Pages (excluding this cover sheet)	8
Document Assembled	27/08/2024 18:36

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The document is invalid if this cover sheet is removed or altered.

	PLAN OF SUBDIVISION	STAGE No. --	LRS USE ONLY EDITION 1	PLAN NUMBER PS 508495N
LOCATION OF LAND PARISH: CUT PAW PAW TOWNSHIP: BRAYBROOK SECTION: ---- CROWN ALLOTMENT: 13 AND 14 (PART) CROWN PORTION: ---- TITLE REFERENCES: VOL10572 FOL239, VOL10572 FOL240, VOL10572 FOL241 LAST PLAN REFERENCE: LOTS 3, 4 AND 5 PS438522B POSTAL ADDRESS: DUKE STREET, BRAYBROOK, 3019 (at time of subdivision) MGA CO-ORDINATES: E: 310 560 ZONE: 55 (of approx. centre of plan) N: 5 816 890 DATUM: GDA 94		COUNCIL CERTIFICATION AND ENDORSEMENT		
		COUNCIL NAME: MARIBYRNONG CITY COUNCIL REF: 1. THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. 2. THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988. DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6 / / . 3. THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988. OPEN SPACE (i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS / HAS NOT BEEN MADE. (ii) THE REQUIREMENT HAS BEEN SATISFIED. (iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE COUNCIL DELEGATE COUNCIL SEAL DATE / / . RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL DATE / / .		
NOTATIONS				
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION				
DEPTH LIMITATION DOES NOT APPLY		STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. TP06/0553		
SUBDIVISION (REGISTRAR'S REQUIREMENTS) REGULATIONS 2011 APPLY TO BOUNDARIES DEFINED BY BUILDINGS		ESTATE: ----- STAGE: -- AREA: 1.127ha No. OF LOTS: 15 MEL: 27 :B:9		
COMMON PROPERTY No:1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: MEDIAN: BOUNDARIES MARKED M INTERIOR FACE: ALL OTHER BOUNDARIES		THIS IS A SPEAR PLAN CP1 DENOTES COMMON PROPERTY No1 PT DENOTES (PART)		
SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). IN PROCLAIMED SURVEY AREA No.		LRS USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/>		
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LAND AND LOTS IN THIS PLAN				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	3	PS438522B	LAND IN PS438522B AND MARIBYRNONG CITY COUNCIL CITY WEST WATER LIMITED
(E-1)	SEWERAGE	3	PS438522B	
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		LICENSED SURVEYOR: SIMON P COX SIGNATURE: .. DIGITALLY SIGNED. REF: 6023 VERSION: 9		
CHECKED G COX DATE: 10/10/12		DATE / / . COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3		

PLAN OF SUBDIVISION

STAGE No. --

PLAN NUMBER PS 508495N

DIAGRAM 1

GROUND LEVEL AND
GROUND STOREY PART

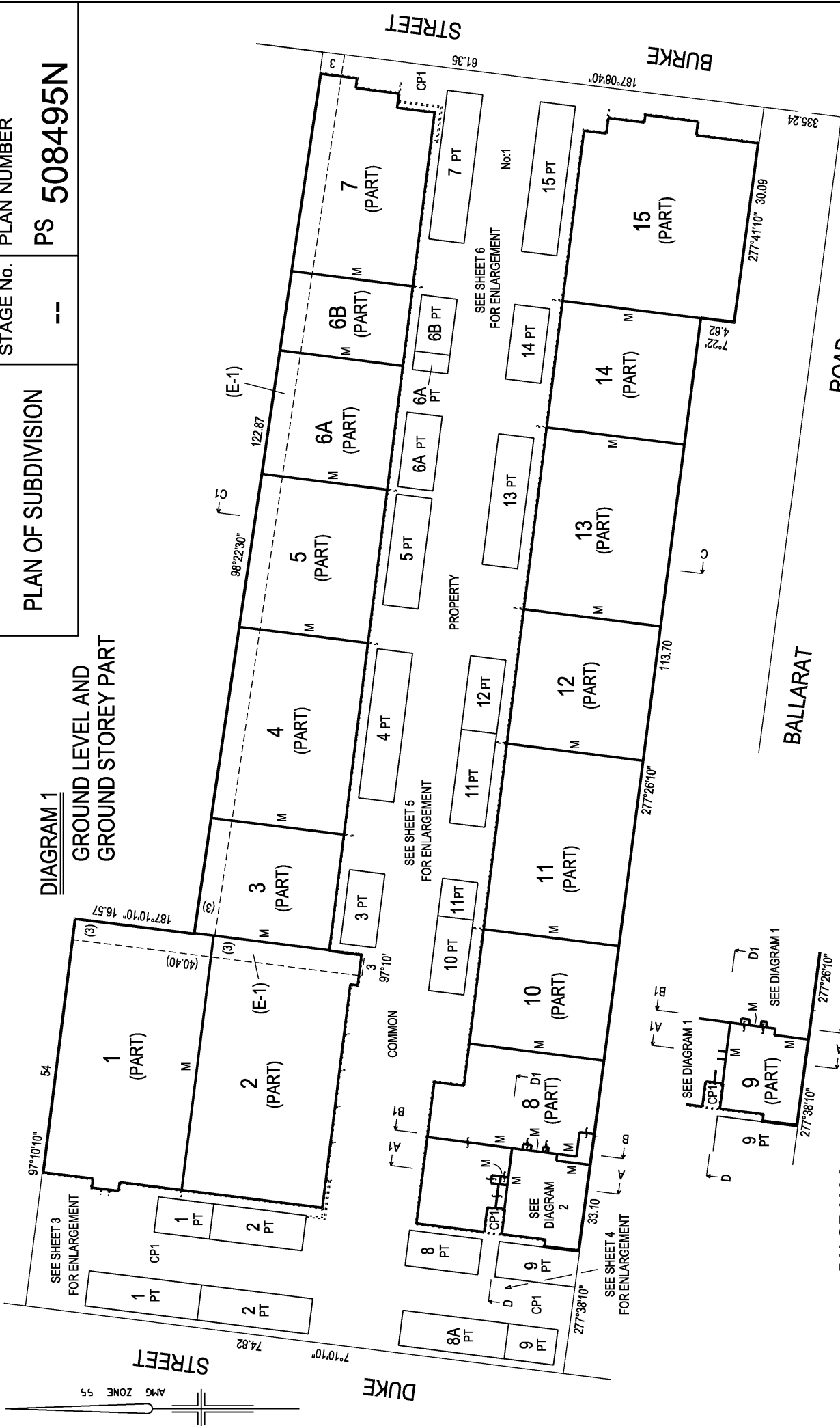
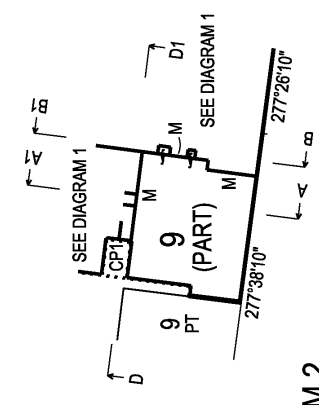


DIAGRAM 2

GROUND STOREY PART



SHEET 2

DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR: SIMON P COX

SIGNATURE: DIGITALLY SIGNED...

REF: 6023

VERSION: 9

SCALE

10 0 10 20

LENGTHS ARE IN METRES

ORIGINAL SHEET SCALE SIZE A3 1:500

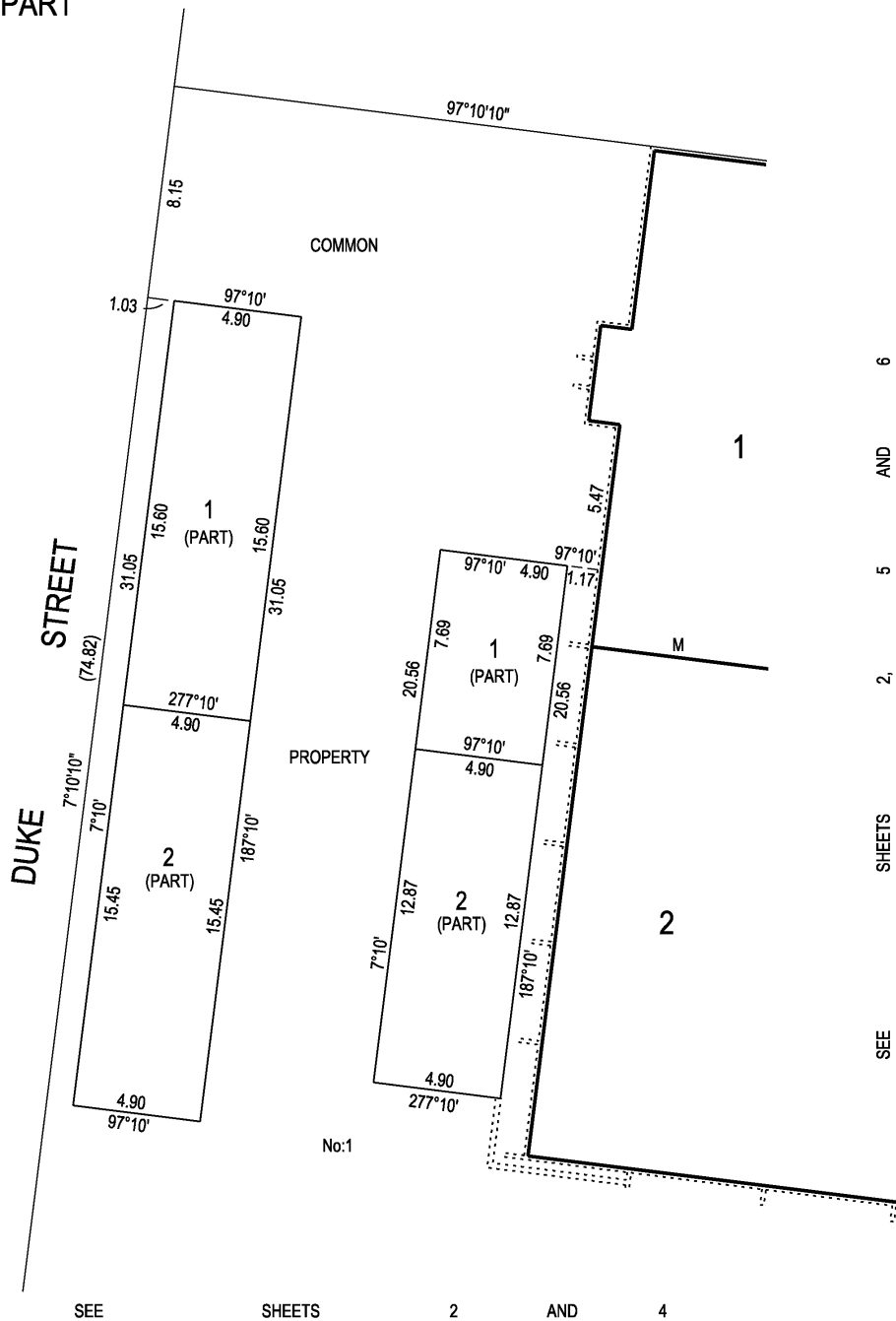
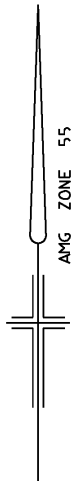
Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

Signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd) Surveyor's Plan Version (9) SPEAR Ref: S026597-06/06/2017



PLAN OF SUBDIVISION	STAGE No. --	PLAN NUMBER PS 508495N
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ENLARGEMENT
GROUND STOREY PART



Breese Pitt Dixon Pty Ltd
 1/19 Cato Street
 Hawthorn East Vic 3123
 Ph: 8823 2300 Fax: 8823 2310
 www.bpd.com.au info@bpd.com.au

SHEET 3

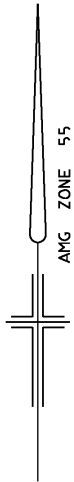
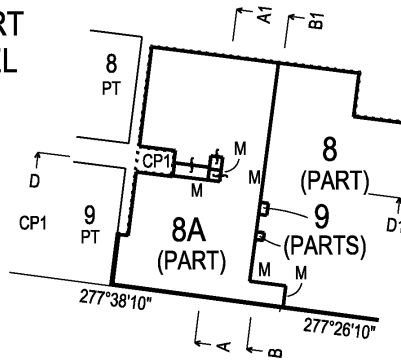
ORIGINAL	SCALE
SHEET SIZE A3	SCALE 1:200
<p>LENGTHS ARE IN METRES</p>	

LICENSED SURVEYOR: SIMON P COX
 SIGNATURE: DIGITALLY SIGNED
 REF: **6023** VERSION: **9**

DATE / /
 COUNCIL DELEGATE SIGNATURE

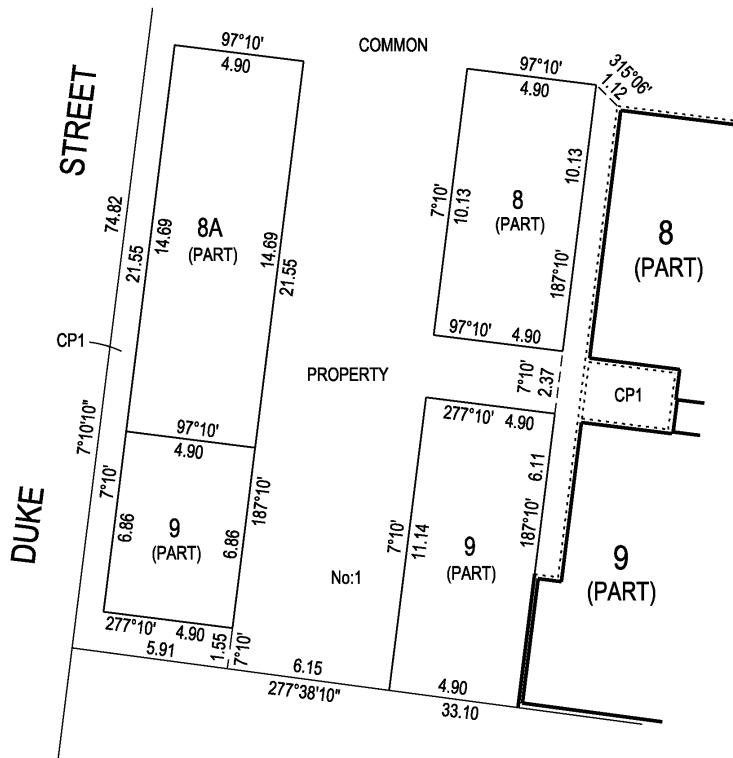
PLAN OF SUBDIVISION	STAGE No. --	PLAN NUMBER PS 508495N
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DIAGRAM 3
GROUND STOREY PART
AND MEZZANINE LEVEL



ENLARGEMENT
GROUND STOREY PART

SEE SHEETS 2 AND 3



SEE SHEETS 2, 5 AND 6



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SHEET 4
DATE / /
COUNCIL DELEGATE SIGNATURE

ORIGINAL
SHEET SIZE
A3

SCALE

LENGTHS ARE IN METRES

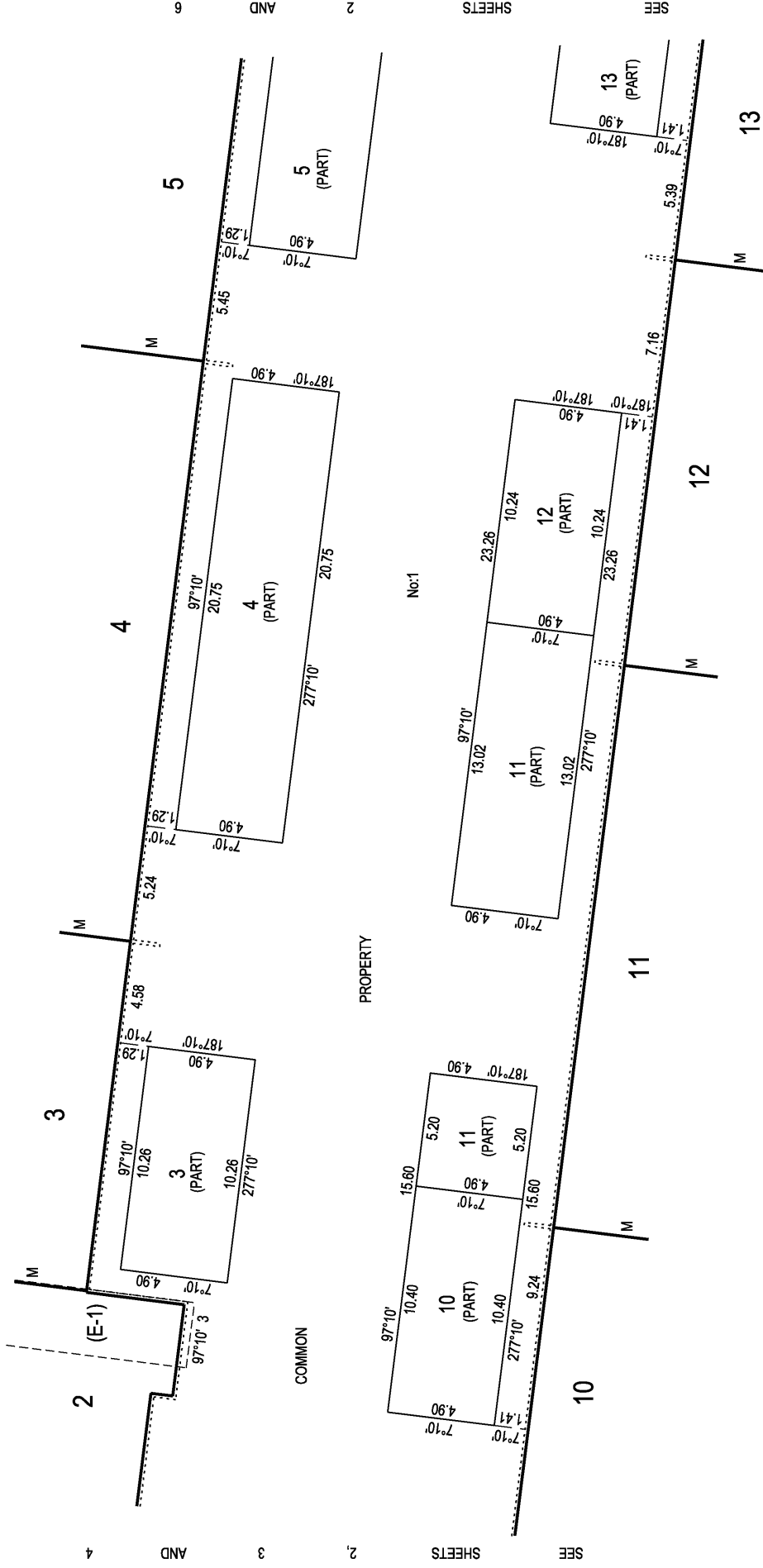
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SIGNATURE: DIGITALLY SIGNED
REF: **6023**

VERSION: **9**

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
	--	PS 508495N

ENLARGEMENT

GROUND LEVEL PART



SHEET 5
DATE / /
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR: SIMON P COX
 SIGNATURE:
 REF: 6023
 VERSION: 9

SCALE

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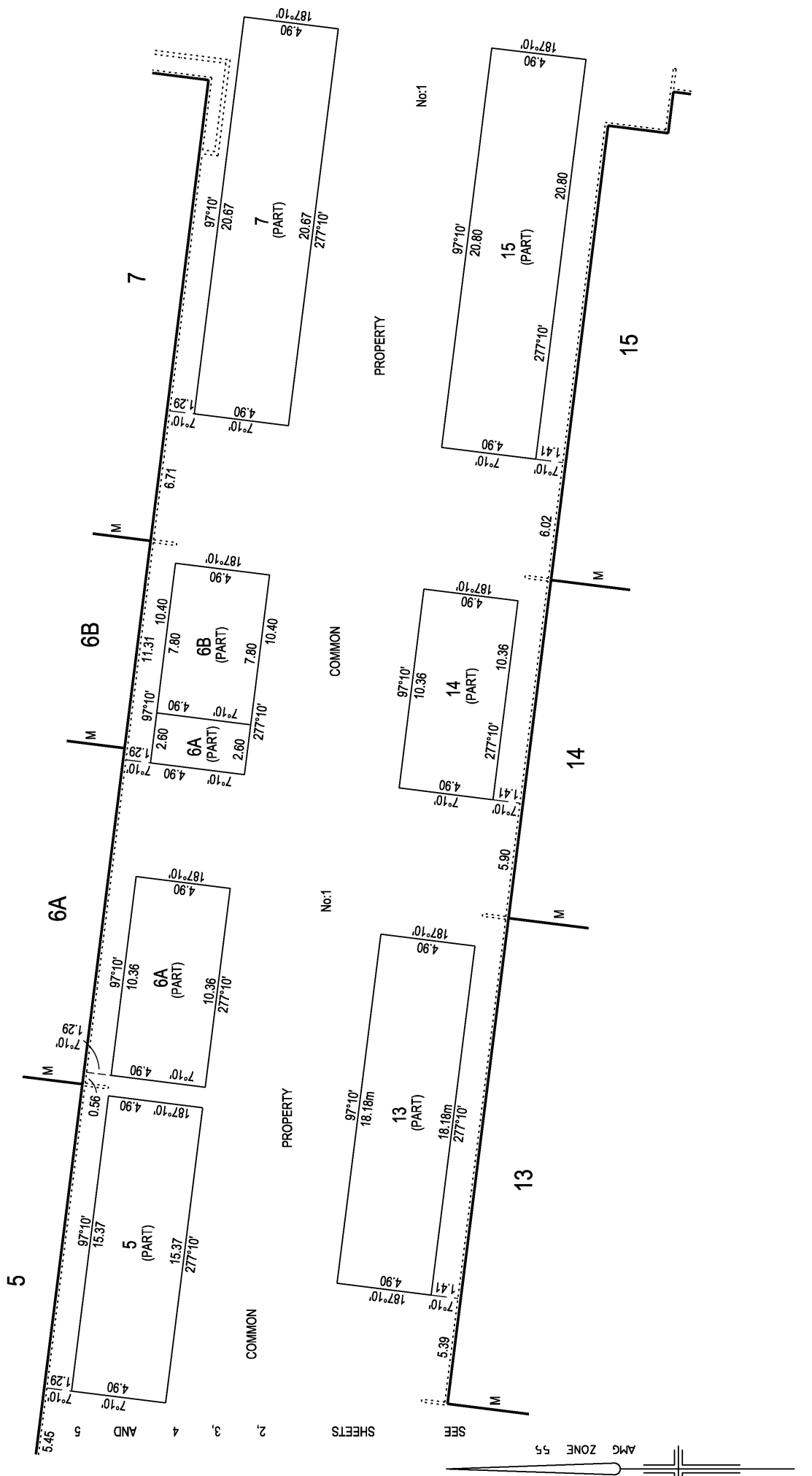
ORIGINAL
 SHEET SCALE
 SIZE 1:100
A3

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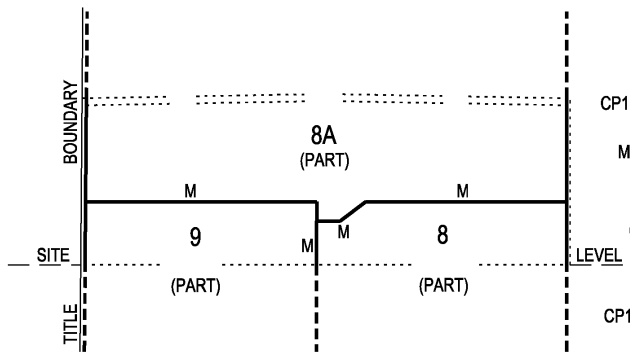
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GROUND LEVEL PART

PLAN OF SUBDIVISION	STAGE No. --	PLAN NUMBER PS 508495N
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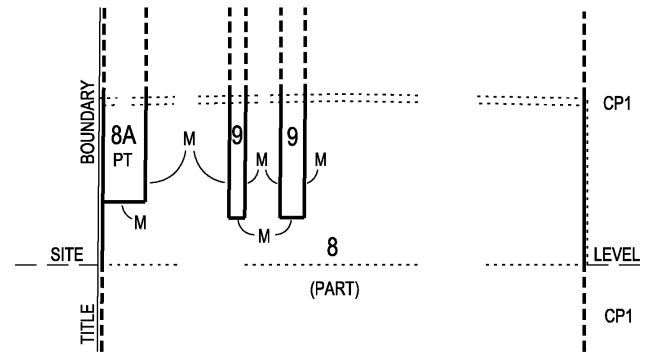


<p>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	<p>ORIGINAL SHEET SCALE SIZE 1:100 A3</p>	<p>SCALE 1 0 1 2 3 4 5 LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR: SIMON P COX SIGNATURE: [Digitally Signed] REF: 6023</p>	<p>DATE / / COUNCIL DELEGATE SIGNATURE</p>
	<p>VERSION: 9</p>	<p>SHEET 6</p>		

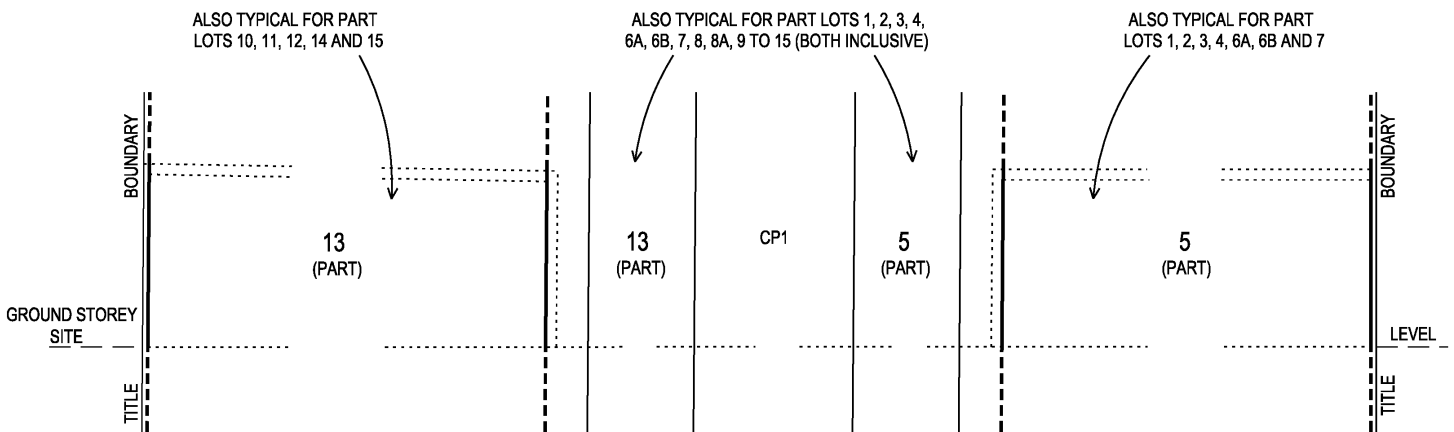
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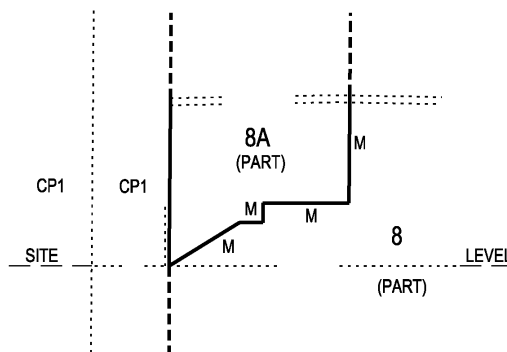
CROSS SECTION A-A1



CROSS SECTION B-B1



CROSS SECTION C-C1



CROSS SECTION D-D1



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 Hawthorn East Vic 3123
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SHEET 7
DATE / /
COUNCIL DELEGATE SIGNATURE

ORIGINAL
 SHEET SIZE A3

CROSS SECTIONS ARE NOT SHOWN TO SCALE

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 SIGNATURE: DIGITALLY SIGNED
 REF: 6023

VERSION: 9



**Plan of Subdivision PS508495N
Certifying a New Version of an Existing Plan (Form 11)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S026357J

Plan Number: PS508495N

Responsible Authority Name: Maribyrnong City Council

Responsible Authority Reference Number 1: TP06/0553

Surveyor's Plan Version: 9

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 12/12/2012

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

has been made and the requirement has been satisfied at Certification

Digitally signed by Council Delegate: Martine Rolley

Organisation: Maribyrnong City Council

Date: 14/06/2017

178 Duke Street, Braybrook

Car Parking Impact Assessment

Client: Majora Building Group

Prepared by

Evan Boloutis
Director

B.Eng (Civil), MEng Sc (Traffic), MBA

EB Traffic Solutions Pty Ltd
evan@ebtraffic.com.au
www.ebtraffic.com.au
0408 395 729

21 November 2024
Rev A

1. INTRODUCTION

1.1 Purpose of this report

This report sets out an assessment of the parking implications of the proposed use, with specific consideration of the following:

- The existing conditions and a description of the proposed use;
- An assessment of the development's car parking requirements in accordance with the requirements of the Maribyrnong Planning Scheme;
- Adequacy of the on-site and on-street car parking supply to accommodate the statutory car parking requirements of the Maribyrnong Planning Scheme;
- An assessment of the proposal's statutory bicycle parking requirements; and
- An assessment of the adequacy of the car park layout of the proposal.

1.2 Referenced documents

This report has been based upon a number of sources. These include:

- Site observations and information provided by the applicant;
- Melways maps, Nearmap online, planning maps online and Google maps;
- Building Code of Australia and Maribyrnong Planning Scheme, Maribyrnong Travelsmart, Public Transport and PPTN maps and AS 2890.2:2018;
- Parking surveys were undertaken on Thursday 10 October 2024 between 9 am and 5 pm;
- Request for Further Information letter from the Maribyrnong City Council, Ref: TP369/2024(1), dated 17th September 2024; and
- Layout plans prepared by Crystal Design Architects, Job 24-17, Rev C, Sheets 01 – 03, dated 22 October 2024.

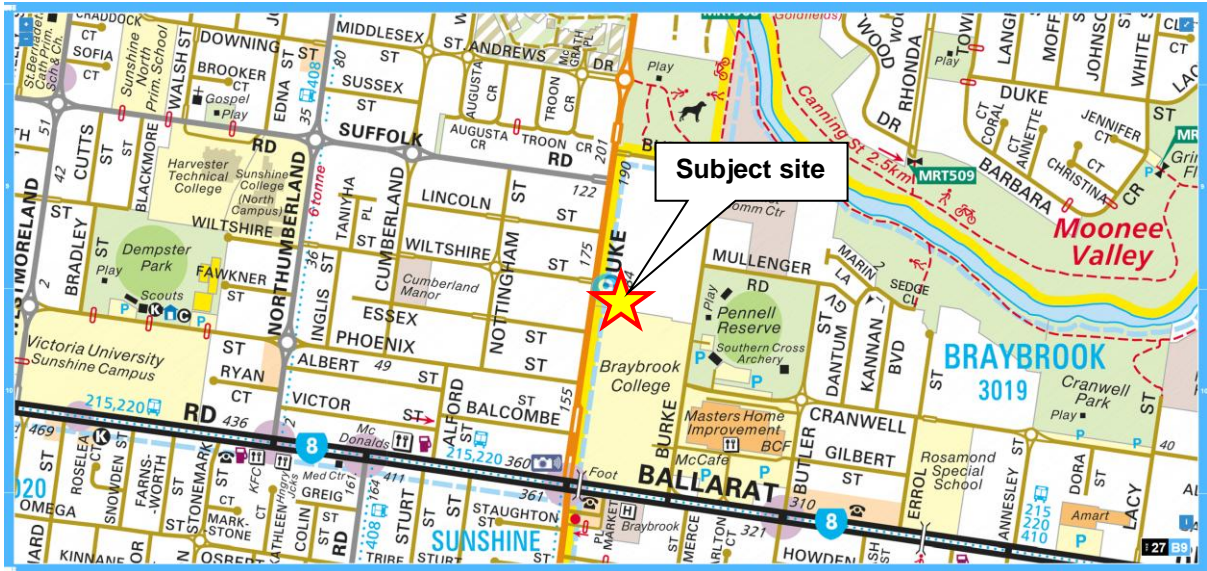
2. EXISTING CONDITIONS

2.1 Location and Land Use

The site is part of the internal accessway located within an existing warehouse unit facility on the east side of Duke Street, approximately 350 m north of Ballarat Road, and opposite Wiltshire Street.

The site is located within an existing warehouse complex which contains 17 warehouse units and associated on-site parking areas, as shown in **Attachment A**.

The location of the subject site is shown in **Figure 2.1**.

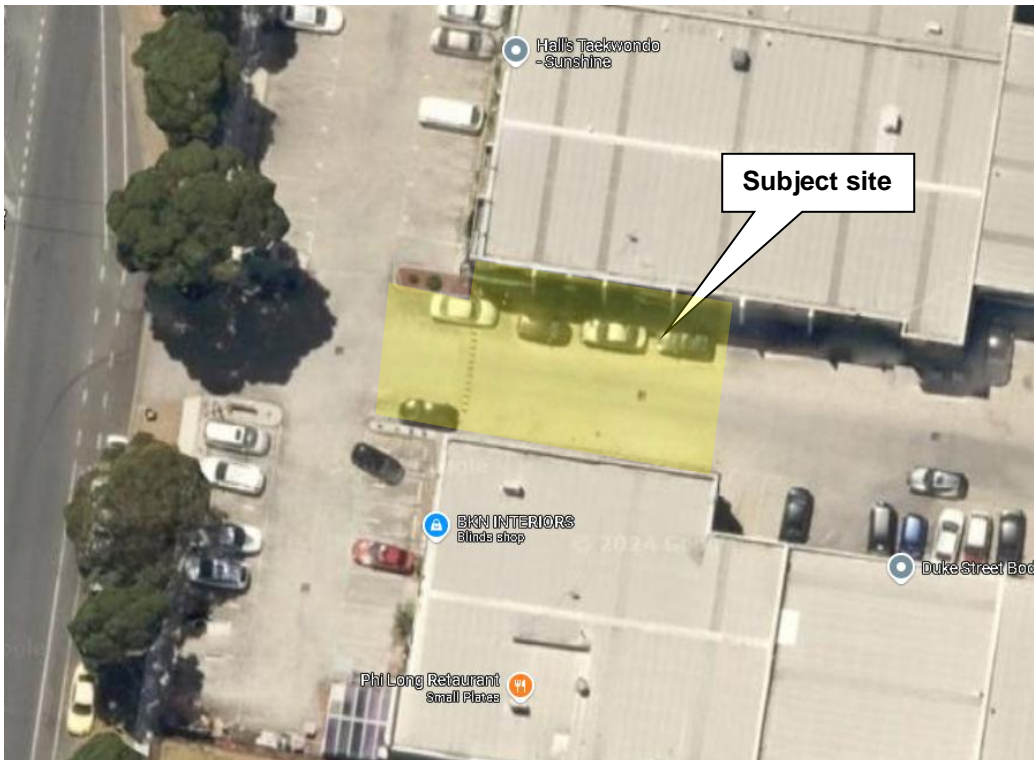


Source: Copyright Melways Publishing Pty, Ltd. Reproduced from Melways online with permission

Figure 2.1: Location of subject site and surrounding road network

The surrounding area is typically residential in nature, comprising of both arterial and local roads, schools, public parks and recreational areas, and a local activity centre. It is typical for residential areas to yield passenger vehicle and light truck motorists, with concessions for refuse truck services during the week.

The site is located within a light industrial estate. The nature of the site and the surrounding area is shown in **Figure 2.2**.



Source: google maps

Figure 2.2: Aerial view of subject site and surrounding area

The internal accessway immediately to the east of the subject site has been closed with the use of bollards, that is vehicular access is not available between the site and Burke Road, as shown in **Figure 2.3**.



Figure 2.3: Use of bollards to closure vehicular access to/from Burke St

2.2 Road Network

Duke Street is a local main road with an undivided cross section containing a traffic lane, parking lane and cycling lane in each direction, with the addition of exclusive right and left-turn medians within the roadway.

The on-street parking restrictions are typically characterized as unrestricted and the speed limit within the roadway is 60 km/hr with 40km/hr limits operational during school pick up/drop off times.

Duke Street is demonstrated through imagery taken looking to the north and south as shown in **Figures 2.4** and **2.5**.



Source: Google Maps Street View

Figure 2.4: Duke Street looking north



Source: Google Maps Street View

Figure 2.5: Duke Street looking south

Burke Street is a local road with an undivided cross section containing a traffic lane, parking lane and a cycling lane in each direction.

The on-street parking restrictions are typically characterized as unrestricted. The speed limit within the roadway is 60 km/hr with 40km/hr limits operational during school pick up/drop off times.

Burke Street is demonstrated through imagery taken looking to the north and south as shown in **Figures 2.6** and **2.7**.



Source: Google Maps Street View

Figure 2.6: Burke Street looking north



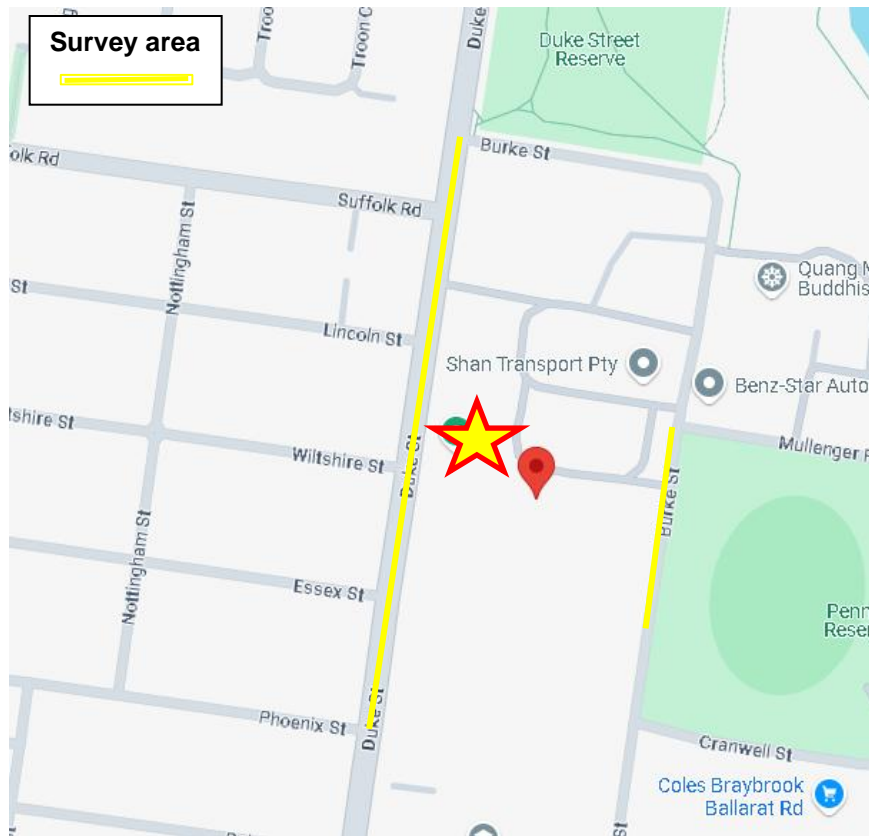
Source: Google Maps Street View

Figure 2.7: Burke Street looking south

2.3 Existing Parking Supply and Demand

There are a minimum of around 117 parking spaces located within close proximity to the site.

The area adopted for the parking surveys corresponds to a distance of up to around 200 m from the subject site, as shown in **Figure 2.8**.



Source: Google Maps

Figure 2.8: Survey area adopted for the parking survey

To establish the existing parking demands in the nearby on-street car parking areas, parking surveys were undertaken within this defined study area on Thursday 10 October 2024 between 9 am and 5 pm.

The key findings from the parking surveys are summarised in **Attachment B** and indicate that during the survey period, the peak car parking demand occurred at 11 am and corresponded to 41 cars or 35 % of the available parking supply (117 spaces).

2.4 Sustainable Transport Modes

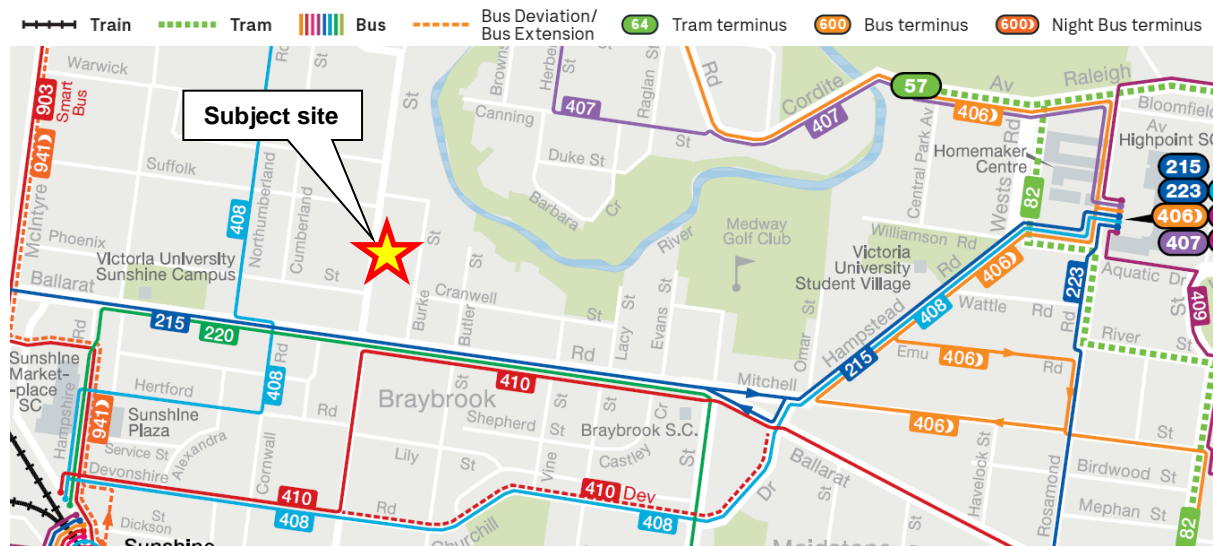
2.4.1 Public Transport

There is a good provision of public transport services which operate adjacent to or in close proximity to the site. The services include are summarised as follows:

- Bus route 215 operates between Yarraville and Highpoint SC via Footscray;
- Bus route 220 operates between Yarraville and Highpoint SC via Footscray; and

- Bus route 410 operates between Yarraville and Highpoint SC via Footscray.

The public transport services which operate in close proximity to the site are shown in **Figure 2.9**.

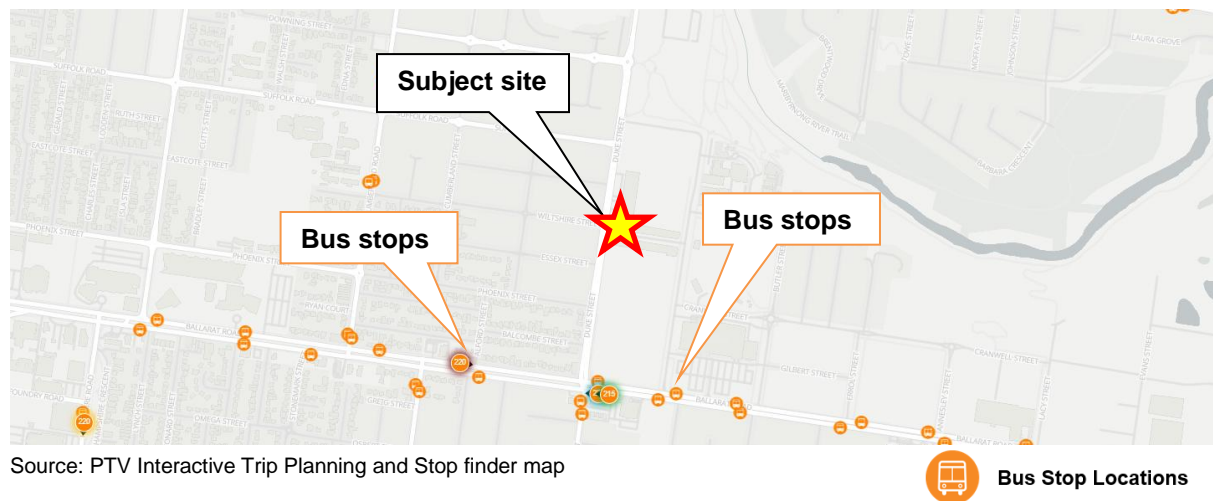


Source: Maribyrnong Public Transport map (April 2022)

Figure 2.9: Public transport services in vicinity of subject site

An assessment of the timetables of the various public transport services indicate that each service operates during the weekday and weekend time periods within frequent time intervals.

Bus stops are located along Ballarat Road in close proximity to the site as shown in **Figure 2.10**.



Source: PTV Interactive Trip Planning and Stop finder map

Figure 2.10: Bus stops located in vicinity of subject site

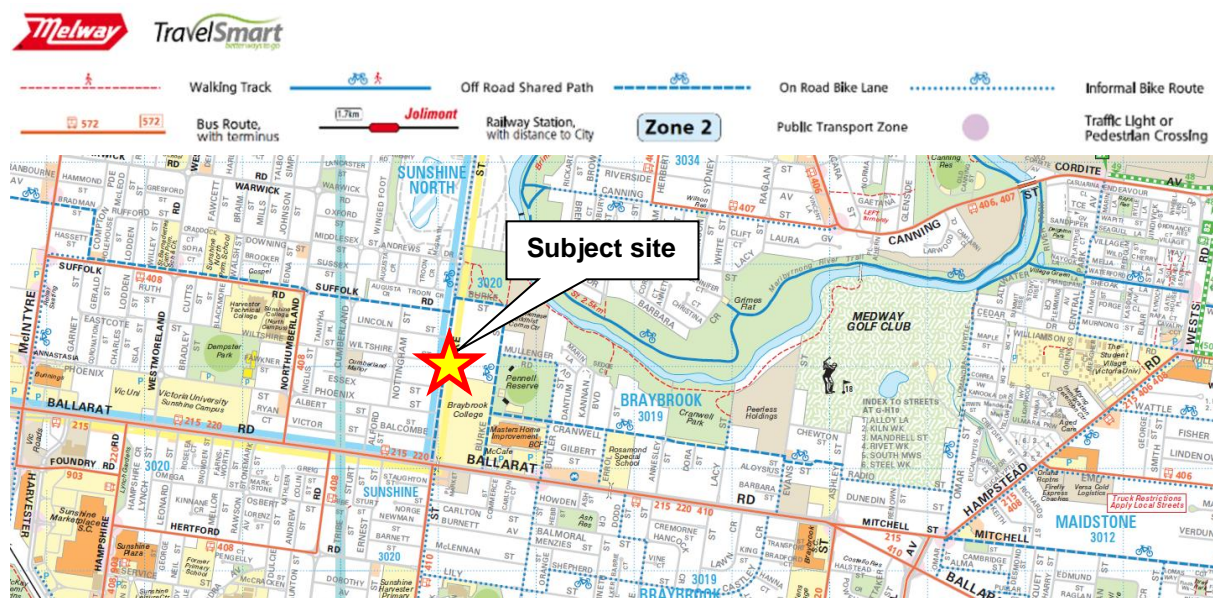
2.4.2 Bicycle Facilities

The City of Maribyrnong is well serviced by an extensive network of on- and off-road bicycle network linking the municipality with the surrounding municipalities.

The sustainable transport routes are described as below:

- Off-road shared cycling routes exist along the alignment of the Maribyrnong River Trail to the north;
- On-road cycling lanes along Suffolk Road to the north, Cranwell Street to the south, as well as along Duke Street adjacent to the site; and
- Informal cycling routes exist within the surrounding neighbourhood and local streets, as well as along Berkshire Road to the north, and Mullenger Street to the east, to name a few.

The sustainable transport modes within and adjacent to the study area are shown in an extract from the Maribyrnong Travelsmart map shown in **Figure 2.11**.



Source: Maribyrnong Travelsmart map

Figure 2.11: On- and off-road bicycle routes in the vicinity of the subject site

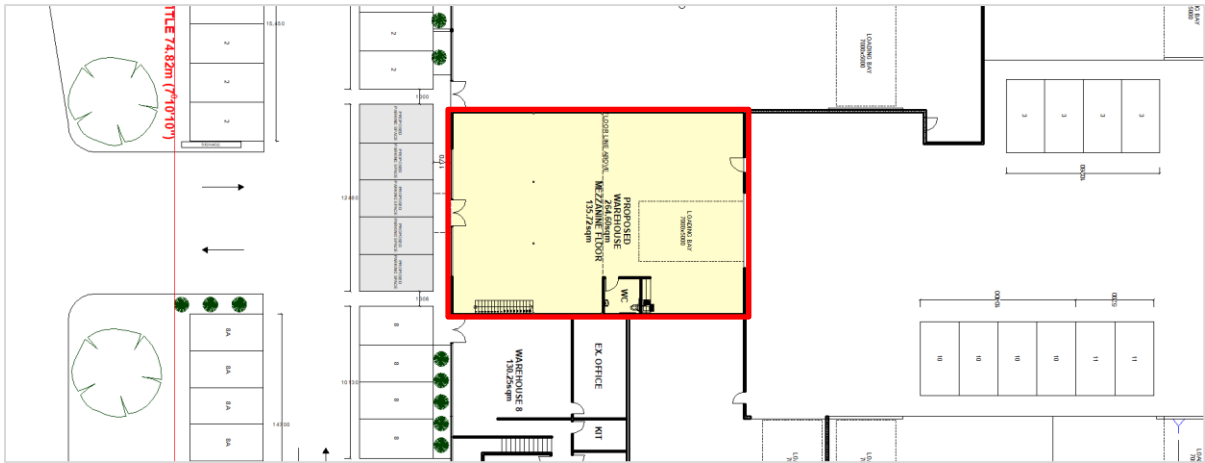
3. THE PROPOSAL

The proposal involves the construction of a ground and mezzanine level warehouse within an existing. Floor areas of the internal warehouse and upstairs mezzanine floor area are 249.9 sqm + 128.7 sqm = 378.6 sqm.

Loading and unloading of goods to the warehouse is proposed to the rear, with the new mezzanine area to be constructed along the north side and to the rear of the internal warehouse.

The creation of five on-site spaces along the accessway on the west side of the development will be allocated to the development site. As part of the development, it is proposed to remove the bollards at the eastern end of the internal accessway, thereby providing access between the rear of the site and Burke Street.

The car parking areas for the proposed development is shown below in **Figure 3.1**, as per **Attachment B**.



Source: Crystal Design Architects

Figure 3.1: Proposed extent of the new warehouse and parking areas

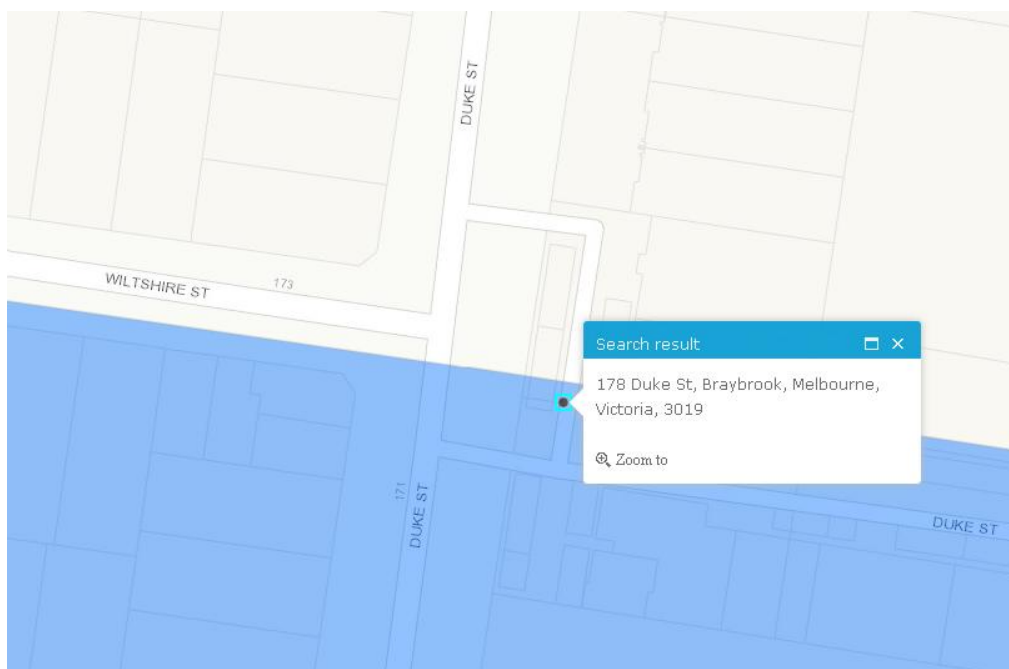
4. CAR PARKING CONSIDERATIONS

4.1 Statutory Car Parking Requirements

Consideration needs to be given to Amendment VC148 which was gazetted on 31 July 2018 and, amongst other changes, reduces car parking requirements for uses in commercial areas and for land within walking distance of high-quality public transport.

The Clause 52.06 Column B parking rates now apply automatically to a site if any part of the land is “*within the Principal Public Transport Network*”.

The Principal Public Transport Network (PPTN) reflects the routes where high-quality public transport services are or will be provided. An extract of the PPTN map for the Maribyrnong municipality is shown in **Figure 4.1**.



Source: Department of Environment, Land Water and Planning

Figure 4.1: PPTN routes in vicinity of the proposed development

Principal Public Transport Network Area

Specifically, the Clause 52.06 Column B car parking requirement applies if:

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

Reference to **Figure 4.1** indicates that the proposed development is located within the boundary of the Principal Public Transport Network (PPTN).

Having regard to the above, reference to Clause 52.06-5 (Table 1) indicates that the Column B car parking rates for a proposed warehouse corresponds to 2 spaces to each premises + 1 spaces to each 100sqm of net floor area.

The car parking requirements for the proposed warehouse indicates that there is a statutory parking requirement of five spaces. The provision of five on-site spaces therefore satisfies the development’s statutory parking requirement of five spaces.

4.2 Statutory Bicycle Parking Requirements

Clause 52.34 of the Maribyrnong Planning Scheme seeks to encourage cycling as a mode of transport with the provision of secure, accessible and convenient bicycle parking spaces.

The statutory bicycle parking requirements (Clause 52.34 of the Maribyrnong Planning Scheme) of the proposal are set out in **Table 4.1**.

Table 4.1: Assessment of statutory bicycle parking requirements

Description	Size	Bicycle Parking Rate		Bicycle Parking Requirement	
		Employee	Visitor	Employee	Visitor
Warehouse	378.6 m ² net floor area	1 to each 1,000 sq m of net floor area	None	-	-

Application of the rates to the proposed extension does not result in a requirement to provide any bicycle spaces for the warehouse employees.

Notwithstanding the above, it is recognized that ample opportunities exist within the warehouse for employees or visitors to safely store their bicycles, should they decide to utilize sustainable modes of transportation.

4.3 Car Park Layout

The parking bays have been provided at a width of 2.6 m and a length of 4.9 m with an aisle width in excess of 6.4 m.

The dimensions of the car parking bays accord with that specified in Clause 52.06-9 of Maribyrnong Planning Scheme.

5. LOADING DOCK FACILITIES

The adequacy of loading facilities for new developments can be assessed having regard to Clause 65.01 of the Maribyrnong Planning Scheme.

Specifically, the responsible authority must consider, amongst other things:

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

Discussions with the applicant indicate that the largest truck which will access the loading dock will be an 8.8 m MRV.

To assess the ability for an 8.8 m MRV to safely enter and exit the proposed warehouse, a swept path analysis was undertaken with the use of the AutoTURN computer software.

The analysis, which is shown in **Attachment C**, indicates that an 8.8 m MRV can safely manoeuvre into the warehouse loading dock to then exit from the site in a forward manner.

A further analysis was undertaken to examine the ability for an 8.8 m MRV to access the Unit 8 loading dock, given the modifications to the western end of the internal accessway.

The analysis indicates that an 8.8 m MRV can safely enter the accessway from Burke Street, manoeuvre into and out of the Unit 8 loading bay to then exit from the site in a forward manner.

Further, the headroom clearance required to accommodate an 8.8 m HRV is 4.5 m, in accordance with AS 2890.2:2018.

Reference to the layout plans indicate that the proposed loading dock has a headroom clearance of 5 m which satisfies the requirements stipulated in AS 2890.2:2018.

6. TRAFFIC IMPACT

The anticipated peak traffic flows generated by the proposed development is considered to be minimal and adequately accommodated on the surrounding road network during the commuter peak periods.

7. CONCLUSIONS

Having regard to the above, it is considered that:

- The parking requirements for the proposed warehouse indicates that there is a statutory parking requirement of five spaces;
- The provision of five on-site spaces therefore satisfies the development's statutory parking requirement of five spaces; and
- The anticipated peak traffic flows generated by the proposal are considered to be minimal and able to be adequately accommodated on the surrounding road network during the daytime commuter peak periods.

Evan Boloutis
Director
EB Traffic Solutions Pty Ltd

B.Eng (Civil), MEng Sc (Traffic), MBA

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Disclaimer

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ATTACHMENT A
RESULTS OF PARKING SURVEYS

ROAD LENGTH	Max. Spots	NUMBER OF PARKED CARS Thursday 10 October 2024				
		9 am	11 am	1 pm	3 pm	5 pm
DUKE STREET						
Btween Pheonix St and Burke St						
<i>west side</i>						
unrestricted	36	21	23	22	18	12
<i>east side</i>						
unrestricted	25	11	11	11	9	7
BURKE STREET						
Btween Mullenger Rd and nth boundary Braybrook College						
<i>west side</i>						
unrestricted	21	5	6	5	5	3
<i>east side</i>						
unrestricted	35	1	1	1	4	0
TOTAL	117	38	41	39	36	22

ATTACHMENT B

LAYOUT PLANS



ORIENTATION

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	28 - 07 - 2024		REVISION B
	22 - 10 - 2024		REVISION C

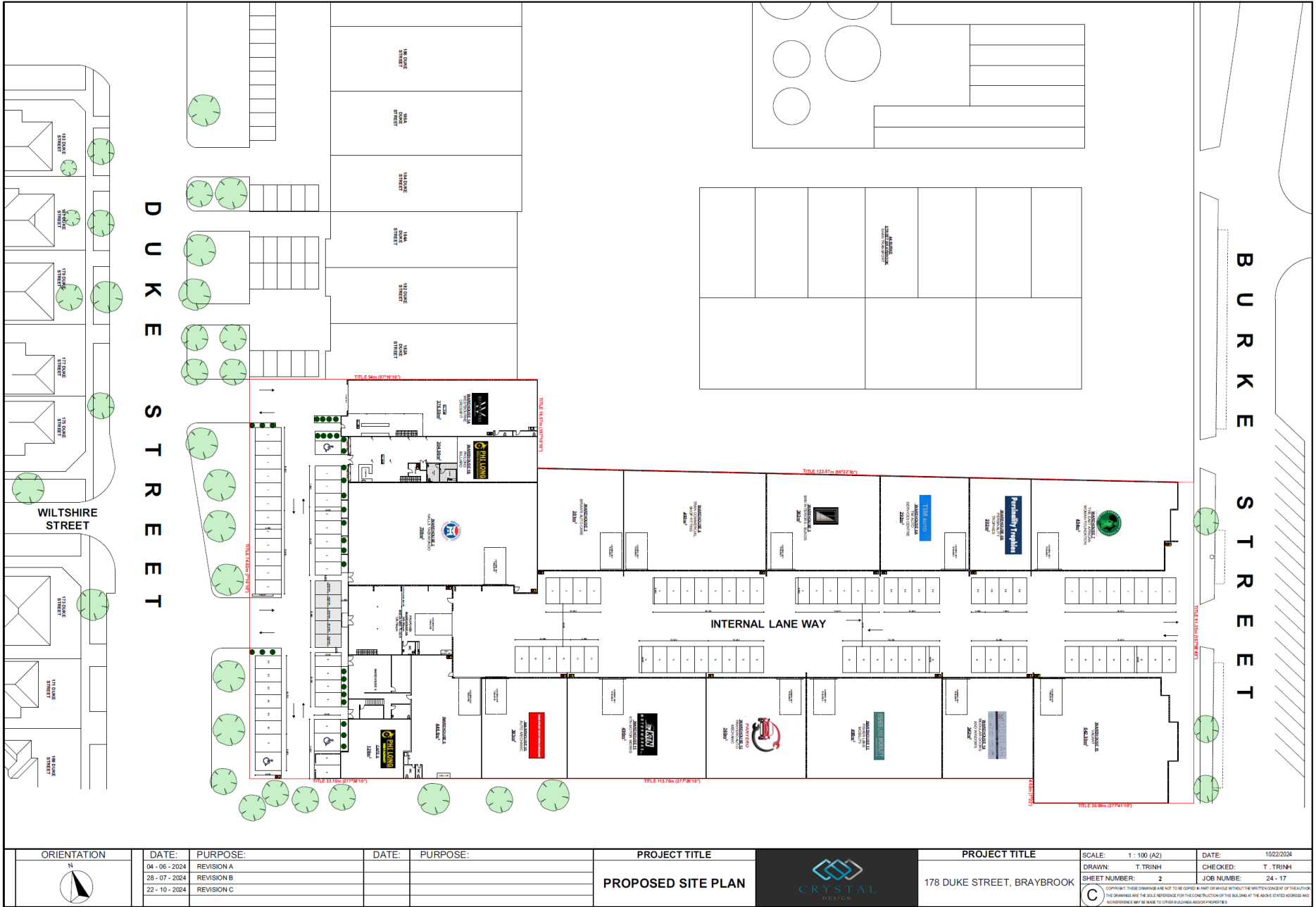
DATE:		PURPOSE:	

PROJECT TITLE
EXISTING SITE PLAN



PROJECT TITLE
178 DUKE STREET, BRAYBROOK

SCALE:	1 : 100 (A2)	DATE:	10/22/2024
DRAWN:	T. TRINH	CHECKED:	T. TRINH
SHEET NUMBER:	1	JOB NUMBER:	24 - 17
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ORIENTATION

DATE:	PURPOSE:
04 - 06 - 2024	REVISION A
28 - 07 - 2024	REVISION B
22 - 10 - 2024	REVISION C

DATE:	PURPOSE:

PROJECT TITLE
PROPOSED SITE PLAN



PROJECT TITLE
178 DUKE STREET, BRAYBROOK

SCALE:	1 : 100 (A2)	DATE:	10/22/2024
DRAWN:	T. TRINH	CHECKED:	T. TRINH
SHEET NUMBER:	2	JOB NUMBER:	24 - 17
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EXISTING SITE PHOTO OF THE PROPOSED WAREHOUSE AREA



PROPOSED RENDER - DEEP OCEAN OR SIMILAR



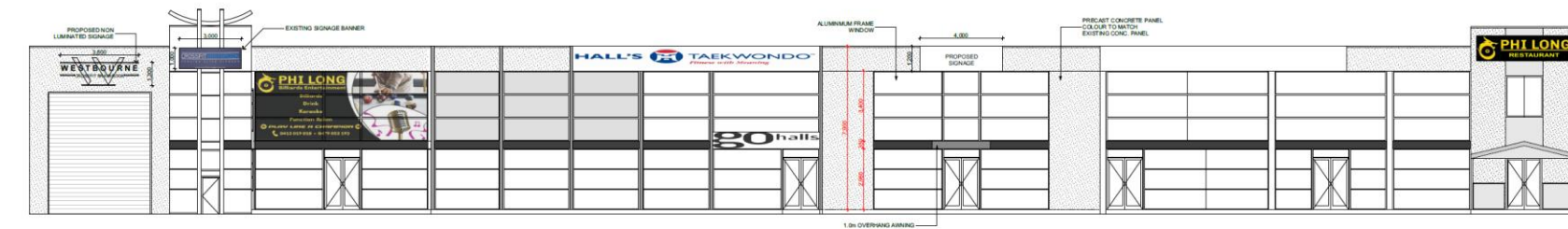
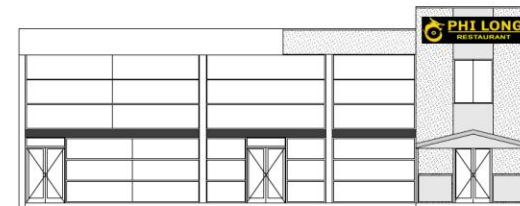
PROPOSED ROOF SHEETING CORRUGATED IRON ZINCALUME OR SIMILAR



PROPOSED DOOR AND WINDOW ALUMINIUM FRAME OR SIMILAR



EXISTING WEST ELEVATION
1:100



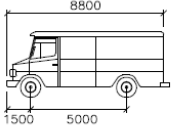
PROPOSED WEST ELEVATION
1:100

ORIENTATION	DATE: 04 - 06 - 2024	PURPOSE: REVISION A	PROJECT TITLE ELEVATION	 PROJECT TITLE 178 DUKE STREET, BRAYBROOK	SCALE: 1 : 100 (A1)	DATE: 10/22/2024
	28 - 07 - 2024	REVISION B			DRAWN: T. TRINH	CHECKED: T. TRINH
	23 - 10 - 2024	REVISION C			SHEET NUMBER: 3	JOB NUMBE: 24 - 17
					COUNCIL:	

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ATTACHMENT C
SWEPT PATH ANALYSIS

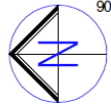
Design Vehicle



MRV : 2500
 Width : 2500
 Track : 2500
 Lock to Lock Time : 5.0
 Steering Angle : 38.7

A3.01

10/10/2024

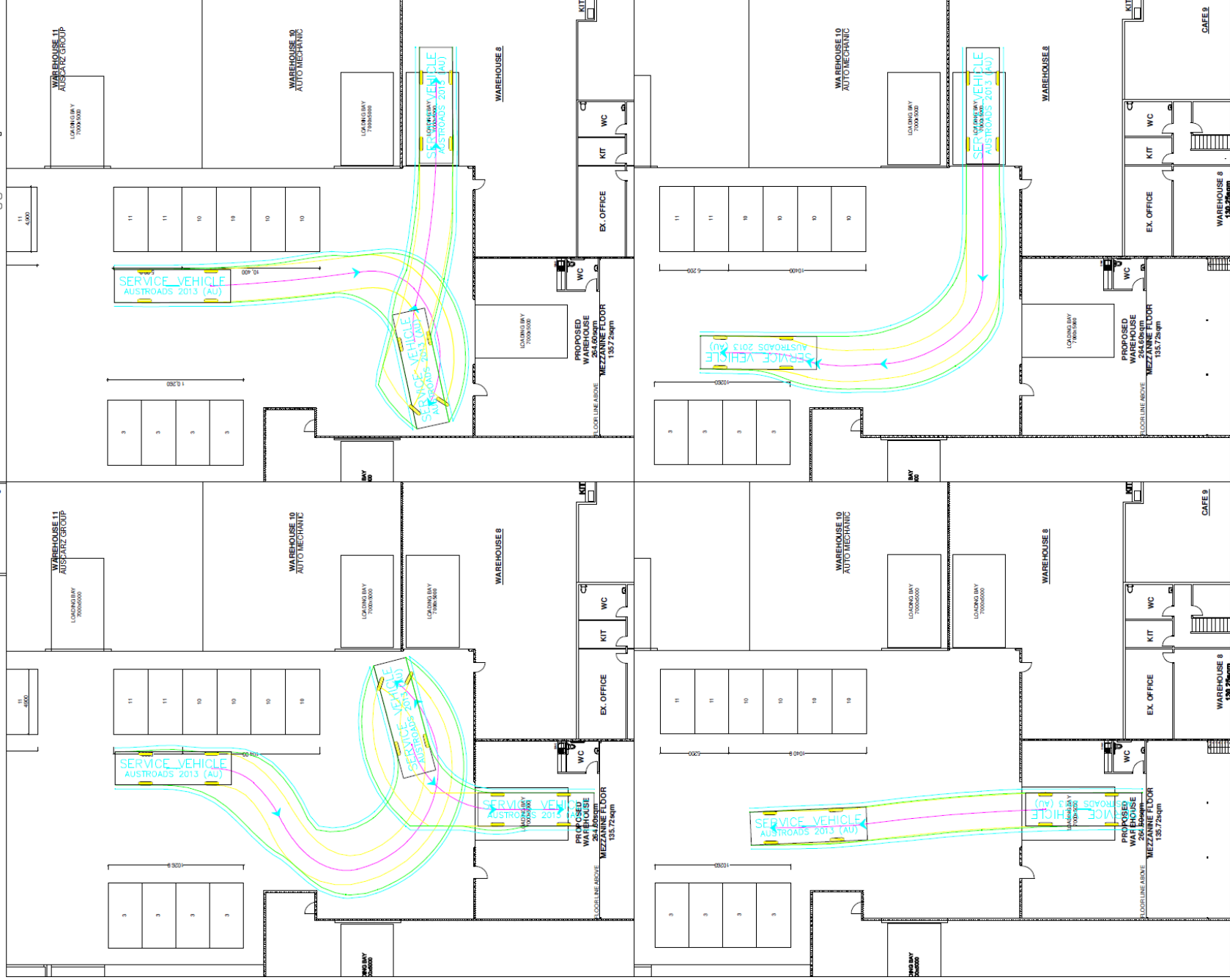


178 Duke Street, Braybrook

Scale 1:250 @ A3

Swept Path Analysis (Rigid Truck)

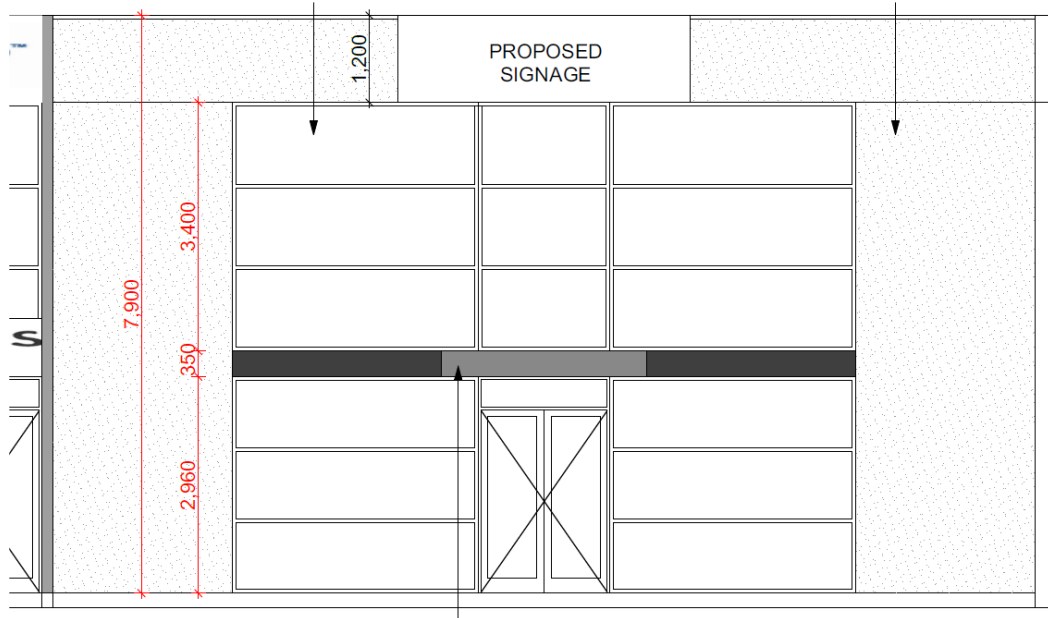
Plan prepared by EB Traffic Solutions Pty Ltd





GEOKAL SERVICES PTY LTD

SDA Analysis



Prepared For: Majora Building Group

Project: Construction of a warehouse

Address: 178 Duke Street, Braybrook

Reference Number: 2024220

Date: 16th October 2024

Prepared by: Geokal Services Pty Ltd

P.O. BOX 5096
CAIRNLEA
VIC 3023

P: (03) 9052 5037
E: MAIL@GEOKAL.COM.AU
W: WWW.GEOKAL.COM.AU



CONTENTS

1 – Scope	Page 3
2 – Building Description	Page 3
3 – Documentation Reviewed	Page 3
4 – Assessment Methods	Page 3
5 – Limitations	Page 3
6 – Findings & Results	Page 4
6.1 – Section J Assessment	Page 4
6.4 - Air Movement	Page 4
6.5 – Air Conditioning and Ventilation	Page 5
6.6 - Artificial Lighting and Power	Page 5
6.7 – Facilities for Energy Monitoring	Page 5
6.8 – BESS Assessment Outcomes & ESD Principals	Page 6
7 – Conclusion	Page 11
Appendix 1 – Sustainable Management Plan	Page 12
Appendix 2 – Selection of Plants	Page 32
Appendix 3 – STORM Assessment	Page 37
Appendix 4 – Additional Construction Consideration	Page 39

<p>PREPARED BY: Geokal Services Pty Ltd</p> <p>PROJECT: Construction of a warehouse</p> <p>AUTHOR: George Kalajdzic (DMN/11/2035)</p>	<p>SIGNED:.....</p> 
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Revision	Issue	Date
-	First issue	16 th October 2024



1. SCOPE

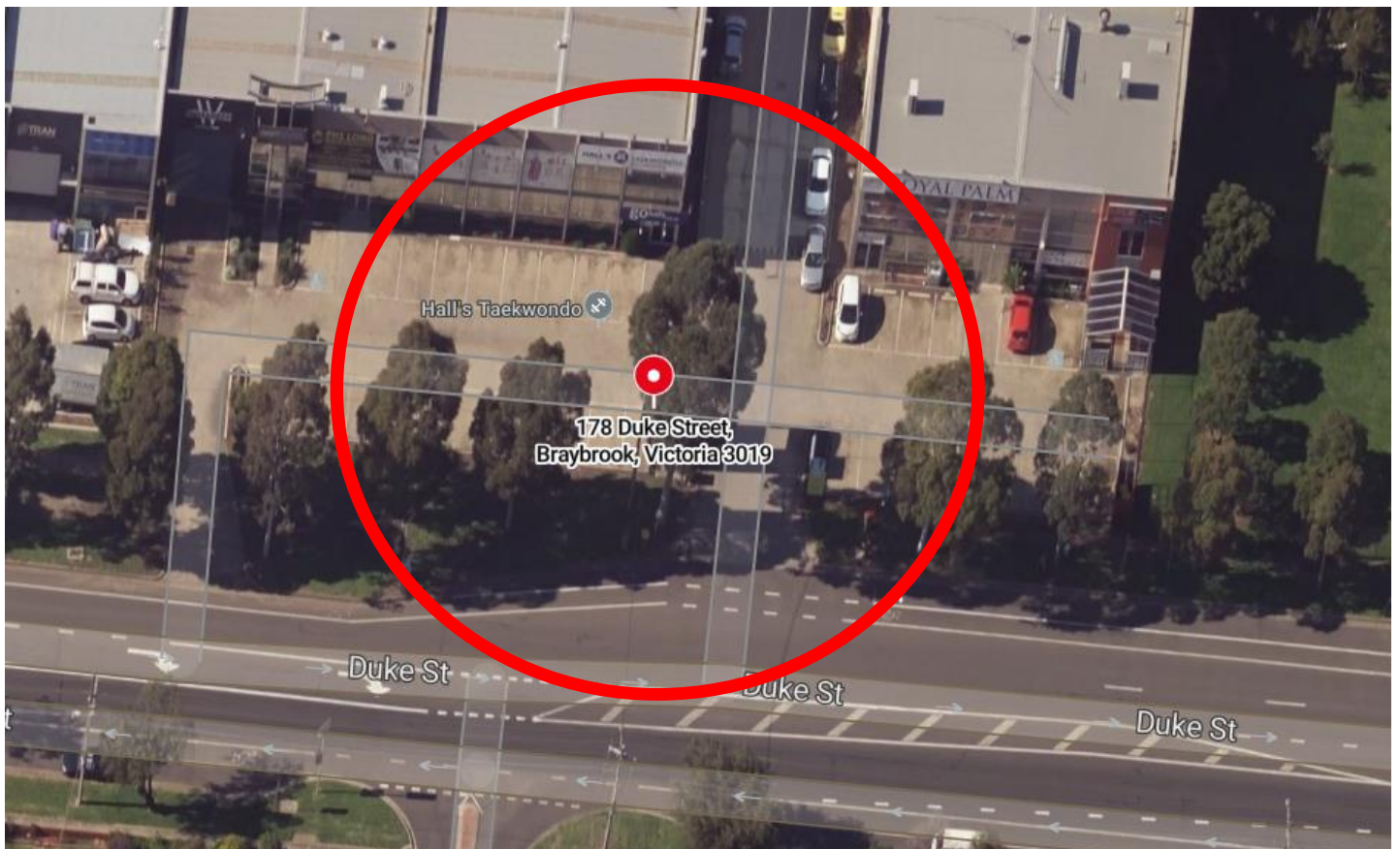
1.1. This report has been prepared for Majora Building Group. The scope of this report is to assess the proposed works 178 Duke Street, Braybrook. This report will address the SDA requirements by using the BESS assessment as a minimal benchmark. BESS assessment has been recognised by many local governments has been an accepted SDA benchmark. Copy of BESS has been included as part of this report which will be used as a method of complying with Council SDA requirements.

2. BUILDING DESCRIPTION

The proposed building consists of construction of new warehouse. Some building characteristics which are to be noted are as follows:

<i>Climate Zone:</i>	Zone 6
<i>Direction of Heat Flow:</i>	Upwards
<i>Roof Lights:</i>	Modelled
<i>Building Classification:</i>	7

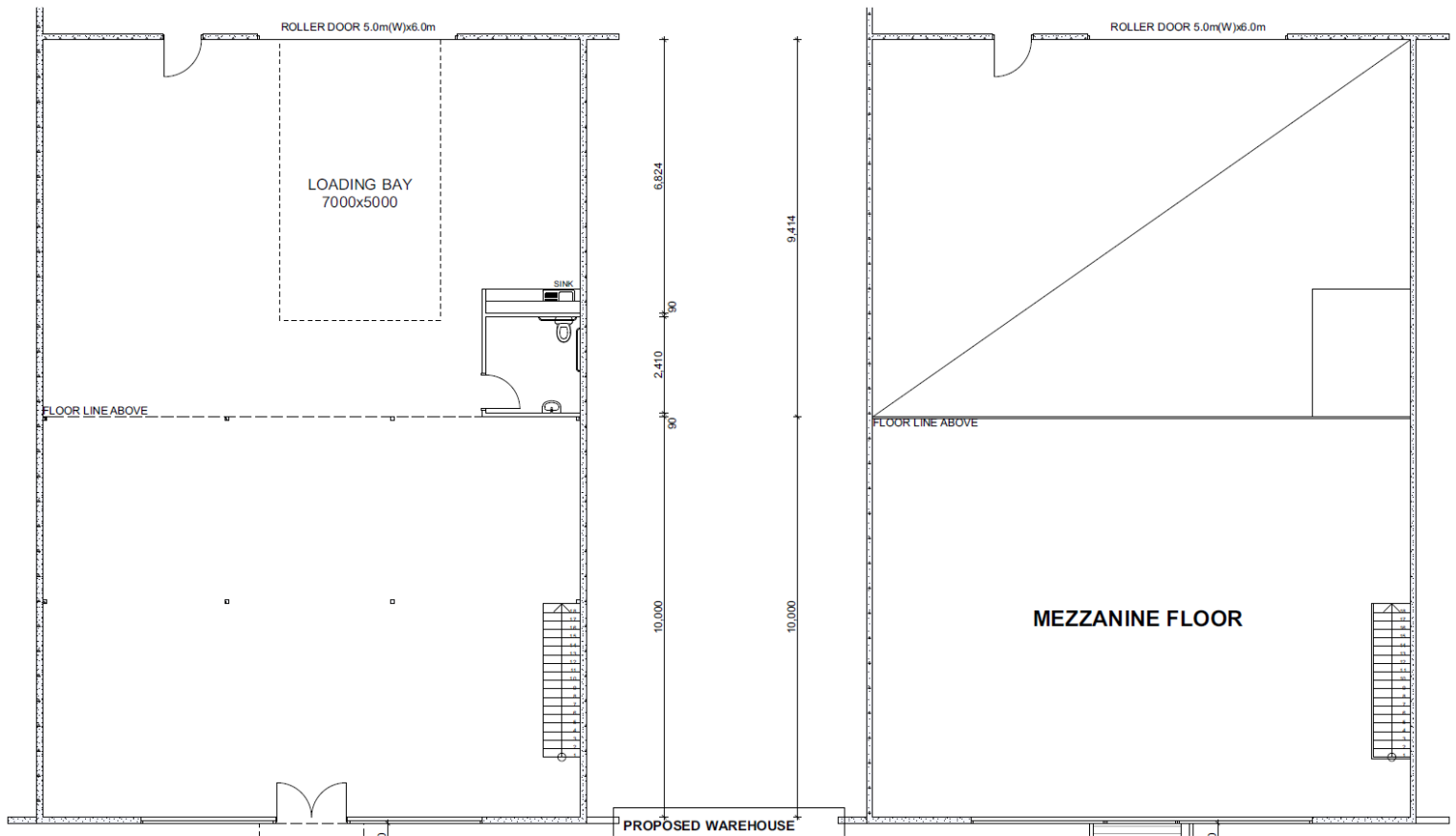
Proposed development is located at 178 Duke Street, Braybrook. Due to the height of the subject building in comparison to adjoining buildings, development should be mostly protected from the elements.





The following plans were used during for this assessment. Figures 1 is the proposed building floor plans, and figure 2 are the associated elevations:

Figure 1 – Proposed Works



3. DOCUMENTATION REVIEWED

3.1. Working Drawings: Sheets 1 to 5

4. ASSESSMENT METHOD

4.1. This project has been assessed using the BESS assessment tool as a benchmark to meet council SDA requirements. A minimum 50% BESS score is deemed as complying with SDA best practice.

5. LIMITATIONS

5.1. This report is not to be used for any of the following;

- Comparison to any other buildings,
- Used in advertising of the property,
- Used in validation or reference to any other building which are not nominated in this report.

6. FINDINGS AND RESULTS

6.1. Section J Assessment

Prior to issuance of a building permit, a section J report will be undertaken to ensure compliance with NCC Section J requirements.

6.2. Air Movement:

6.2..1. Air movement is to comply with the requirements of BCA part F4, as part of



6.3. Air-Conditioning and Ventilation:

6.3..1. It is anticipated that no ventilation systems to AS1668.2:2012 will be installed.

6.4. Artificial Lighting and Power:

6.4..1. As no electrical design showing the relevant lighting wattage has been provided, we are unable to assess the relevant requirements of part J6. An alternative assessment has been undertaken and indicates that the proposed warehouse can consume up to **1573 Watts** of power for artificial lighting to comply with NCC part J6 – see attached appendix 2. Compliance with NCC part J is deemed as compliance with BESS requirements.

All external perimeter lighting must be installed as per the following specifications;

(i) be controlled by—

(A) a daylight sensor; or

(B) a time switch that is capable of switching on and off electric power to the system at variable pre-programmed times and on variable pre-programmed days; and

(C) have an average light source efficacy of not less than 60 Lumens/W; or

(D) be controlled by a motion detector; and

(ii) when used for decorative purposes, such as facade lighting or signage lighting, have a separate time switch.

6.5. Facilities for energy monitoring:

6.5..1. Building is required to be installed with facility to record the consumption of electricity.

6.5..2. Access must be provided to all plant, equipment and components that require maintenance in accordance with Part I2.

BESS Assessment

6.6..1.1. BESS assessment has been undertaken and prior to compliance of these requirements the following items must be actioned or shown on drawings

Items	Statue	Who to Action	Remark
Location of any stormwater management systems used in STORM	Incomplete	Architect	In addition to the civil engineer STORM design, show an extra 2,000L water tanks connected to the roof and installed for toilet flushing purposes to new toilets.
Bicycle parking	Incomplete	Architect	Nominate/show bicycle spaces.
Ceiling Fans	Incomplete	Architect	Show ceiling fans throughout the warehouse
Electric Vehicle Chargin	Incomplete	Architect	Make notes on drawings confirming installation of a 32A vehicle charging station
Water	Incomplete	Architect	Nominate all efficiency requirements for water devices as modelled within BESS, i.e. tap efficiency etc
Waste	Incomplete	Architect	Nominate/show green compost bins and recycling bins to be provided.
Roof Lights	Incomplete	Architect	Show roof lights to roof plans, show 5 roof lights equating 5m ² each.



6.6..1.2. The following table is an overview to the BESS assessment which gave this project a score of 61% out of 100%:

<u>Water (74% Score)</u>	
	<p>Water Approach – Water approach has been assessed using the BESS built in calculation tools.</p>
	<p>Water Profile Questions – As part of this project a 2,000litre rainwater tank will be installed. At least 100 square meters of roof area will be connected to the rainwater tanks.</p>
	<p>Water fixtures, fittings and connections – The following fixtures and fittings are to be installed;</p> <ul style="list-style-type: none"> - <u>Kitchen Taps</u> = 5 Star WELS - <u>Bathroom Taps</u> = 5 Star WELS - <u>WC</u> = 4 Star WELS - <u>Rainwater Tank</u> = All new toilets are to be connected to the rainwater tank, must be at least 2000L.
1.1	<p>Potable Water Use Reduction (Interior Uses) – BESS assessment tool has calculated a credit of 40% for this section.</p>
3.1	<p>Water Efficient Landscaping – BESS assessment tool has calculated a credit of 0% for this section. No landscaping will be installed, site is mostly concrete.</p>

<u>Energy (85% Score)</u>	
	<p>Energy Approach – The BESS build in calculation tools have been used to approach the energy section.</p>
	<p>Energy Profile Questions – Project is not having any renewable energy systems installed such as Photovoltaic system or cogeneration systems. Building to be wholly electric.</p>
	<p>Unconditional Spaces – The following is an overview of energy efficiency for warehouse and the required appliance efficiencies to be installed;</p> <ul style="list-style-type: none"> - <u>Type of Hot Water System</u>= any water heating system within 1 star or 85% of better efficiency than the most efficient equivalent capacity must be installed. - <u>Heating & Cooling</u> = If any heating or cooling systems are installed, they must be within one star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equipment capacity unit available.
2.1	<p>Greenhouse Gas Emissions – BESS assessment tool has calculated a credit of 100% for this section.</p>
2.3	<p>Electricity Consumption – BESS assessment tool has calculated a credit of 100% for this section.</p>
2.6	<p>Electrification – BESS assessment tool has calculated a credit of 100% for this section. Building to be wholly electrification.</p>
3.2	<p>Hot Water – BESS assessment tool has calculated a credit of 100% for this section.</p>
3.7	<p>Internal Lighting – BESS assessment tool has calculated a credit of 100% for this section, Artificial lighting illumination power density will comply with Table J6.2a of the NCC 2019 Vol 1.</p>



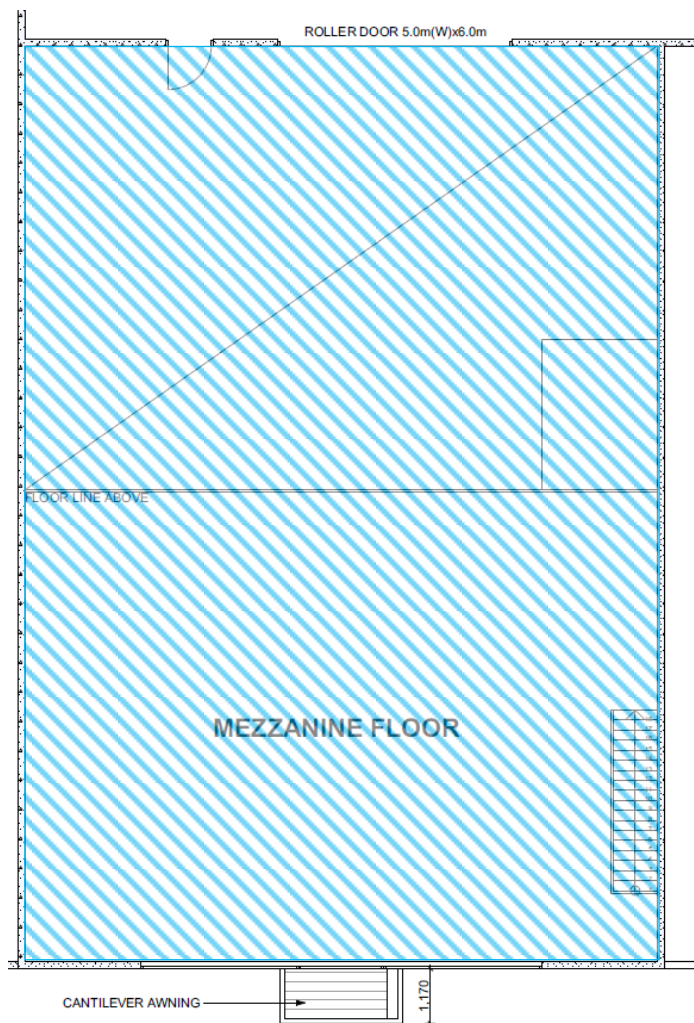
Stormwater (100% Score)

1.1 Stormwater Treatment –

Melbourne Water STORM rating has been undertaken achieving a score rating of 106%.

A minimum combined roof area of 264m² (100% of roof area) must be connected to a 2000litre water tanks to each dwelling. All toilets and laundries are to be connected to the water tanks. For STORM rating please see appendix 3.

Water tank Design



Unit 1

264m² or 100% of the roof space to discharge into a 2000L watertank

Indoor Environment Quality (52% Score)

2.3 Daylight Access – Non-Residential

BESS assessment tool has calculated a credit of 70% for this section.

Proposed skylights will ensure a 2% daylight factor to 70 percent of the warehouse space.

3.1 Ventilation – Non-Residential

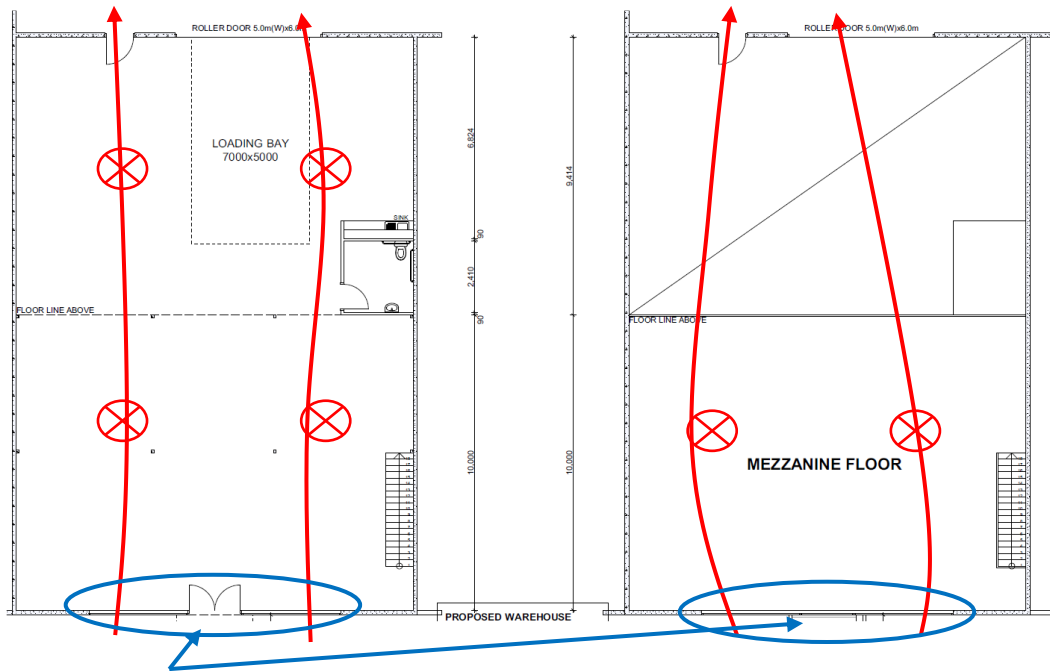
BEES assessment tool has calculated a credit of 43% for this section.

Proposed roller doors are fully openable to allow for natural ventilation. Proposed windows must be fully openable

Ceiling Fans



Ceiling fans must be installed as per the locations shown below, ceiling fans are essential in helping cool down these spaces and encouraging air circulation.



Windows to be fully openable

3.4 Thermal comfort – Double Glazing & Shading

BEES assessment tool has calculated a credit of 0% for this section and it has been scoped out.

4.1 Air-Quality

BEES assessment tool has calculated a credit of 100% for this section.

Proposed design principals must ensure that adequate natural lighting and ventilation will be provided to all habitable rooms in accordance with the requirements of the NCC.

Paints

Development commits that all paints and internal finishes, including carpets and wood flooring are selected based on low Volatile Organic Compounds (VOCs), this will ensure that building occupants are exposed to low toxicity materials.



Daylight modelling

Daylight modelling was undertaken to the following assumptions

Working plane height: 720mm

Sky Lux level: 10,000 lux

Modelling outcomes nominated below

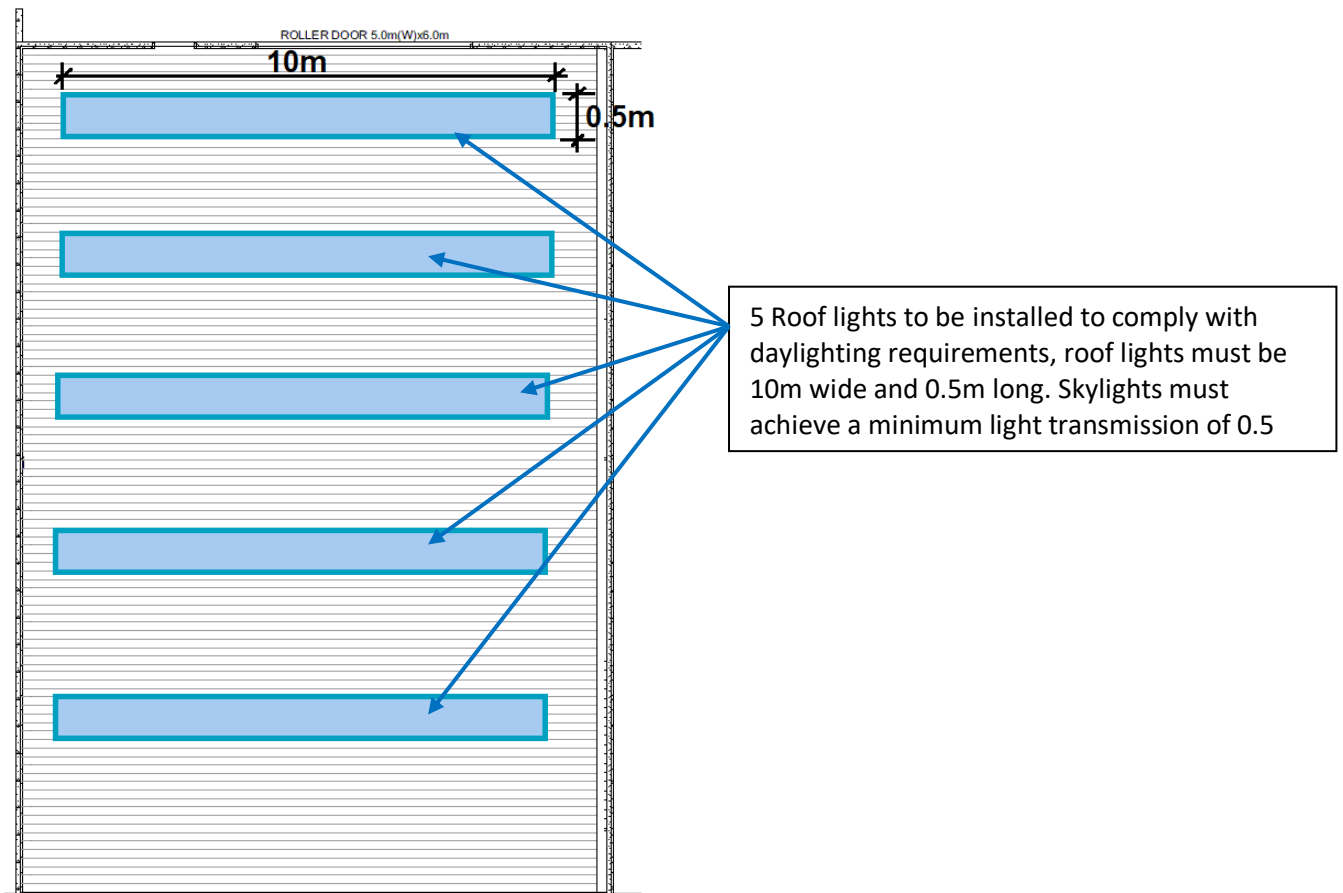
Summary Results

Total area (m ²)	394.3
Total area meeting requirements (m ²)	277.8
% area meeting requirements	70.5
GreenStar Credit IEQ4 Status	2 Points

Eligible zones for daylighting

Zone	Block	Floor area (m ²)	Min DF (%)	Working plane area within Limits (%)
Block 1	Factory	250.8	0.38	59.9
Block 1	WC	5.8	0.00	0.0
Mezzanine	Zone 1	137.7	1.03	92.8
Total		394.3	0.00	70.5

Roof skylight diagram





Transport (50% Score)

1.1 Bicycle Parking –

BESS assessment tool has calculated a credit of 100% for this section.

Development will be provided 10 bicycle parking spaces as required, including 5 for visitors.

2.1 Electric Vehicle Infrastructure

BESS assessment tool has calculated a credit of 100% for this section. Proposed warehouse is to be provided with a 32A vehicle charge to newly built parking space.

Waste (66% Score)

2.1 Operational Waste (Food & Garden Waste) –

BESS assessment tool has calculated a credit of 100% for this section as facilities will be provided for onsite management of food and garden waste, such as composting bins.

2.2 Operational Waste (Convenience of Recycling)

BESS assessment tool has calculated a credit of 100% for this section as facilities will be provided for with adequate bin adjacent to general waste.

Urban Ecology (25% Score)

2.1 Vegetation –

BESS assessment tool has calculated a credit of 0% for this section as the site is covered with no vegetation.

Innovation

1.1 Innovation –

BESS assessment tool has calculated a credit of 0% as we are not seeking any innovation credits.

6.6..1.3. Urban Ecology

As part of proposed construction works, where applicable only indigenous vegetation will be planted to buildings gardens and surrounding lands, see appendix 2 for a list of plants. During time of construction, special care will be taken by building contractors to ensure that contamination from products such as concrete, paint, adhesives etc to land is minimised by placing special bins and wash-up areas.

6.6..1.4. Sustainable Materials

Development will be committed to using either of the following sustainable materials;

- Supplementary Cementing Material (SCMs) with all Portland cement are to be used for building footing and driveway construction, or
- All timber used in construction must be either PEFC or FSC sustainable certified timbers.

Drawings are to be amended to note the above commitment and it will be the builders responsibility to ensure the commitments are met.



3. CONCLUSION

The BESS assessment concludes that the proposed new development will achieve a score of 61% out of 100%, this demonstrates best practice ESD principles. We believe the proposed project will satisfy the council town planning ESD requirements.

Any alteration or variations to the proposed building fabric, window schedules and building form could detriment the star rating and BESS outcomes, and further reassessment may need to be conducted.



Appendix 1 – Sustainable Management Plan



BESS, 178 Duke St, Braybrook VIC 3019, Australia 178 Duke St, Braybrook 3019

BESS Report

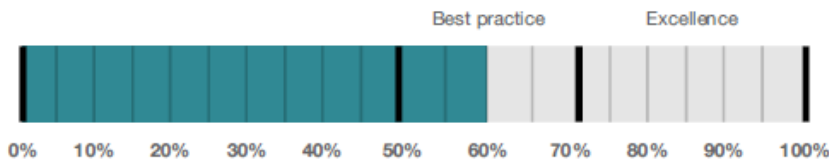
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 178 Duke St Braybrook Victoria 3019. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Maribyrnong City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score



61%

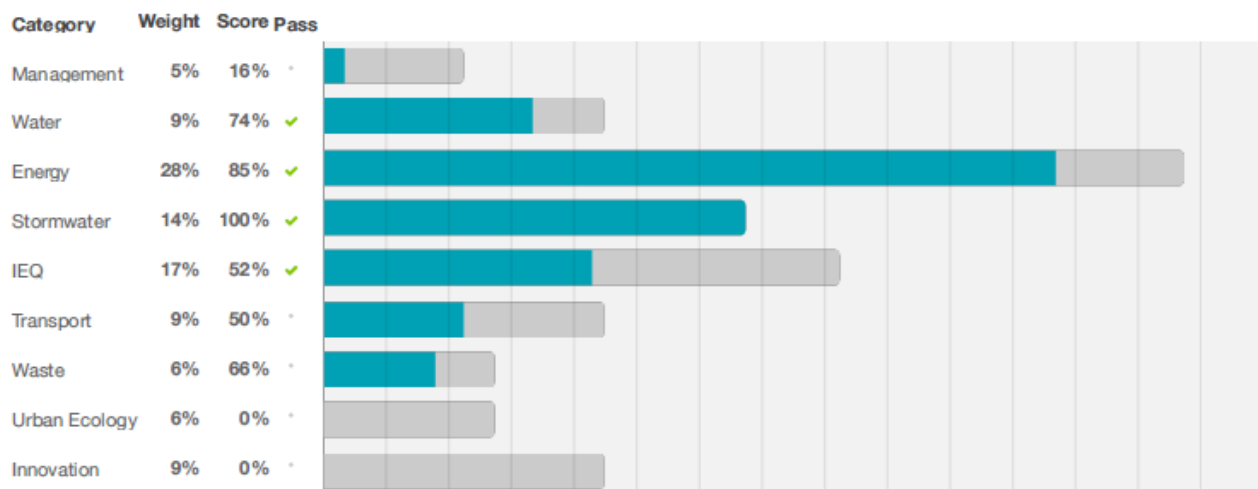
Project details

Address 178 Duke St Braybrook Victoria 3019
 Project no 25764C13-R1
 BESS Version BESS-8

Site type Non-residential development
 Account geokalconsult@gmail.com
 Application no.
 Site area 11,330.00 m²
 Building floor area 400.30 m²
 Date 16 October 2024
 Software version 2.0.1-B.570



Performance by category





BESS, 178 Duke St, Braybrook VIC 3019, Australia 178 Duke St, Braybrook 3019

Buildings

Name	Height	Footprint	% of total footprint
Warehouse	2	400 m ²	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Unconditioned Warehouse/factory				
Warehouse	1	400 m ²	Warehouse	100%
Total	1	400 m²	100%	

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies		-
Stomwater 1.1	Location of any stomwater management systems (rainwater tanks, raingardens, buffer strips)		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste 2.1	Location of food and garden waste facilities		-
Waste 2.2	Location of recycling facilities		-

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Stomwater 1.1	STORM report or MUSIC model		-
IEQ 1.4	A short report detailing assumptions used and results achieved.		-

Credit summary

Management Overall contribution 4.5%

		16%
1.1 Pre-Application Meeting		0%
3.2 Metering - Non-Residential		100%
3.3 Metering - Common Areas		0%
4.1 Building Users Guide		0%



BESS, 178 Duke St, Braybrook VIC 3019, Australia 178 Duke St, Braybrook 3019

Water Overall contribution 9.0%

		Minimum required 50%	74%	✔ Pass
1.1 Potable Water Use Reduction			88%	
3.1 Water Efficient Landscaping			N/A	✦ Scoped Out
Site is fully con				
4.1 Building Systems Water Use Reduction			0%	

Energy Overall contribution 27.5%

		Minimum required 50%	85%	✔ Pass
2.1 Greenhouse Gas Emissions			100%	
2.6 Electrification			100%	
2.7 Energy consumption			100%	
3.1 Carpark Ventilation			0%	
3.2 Hot Water			100%	
3.7 Internal Lighting - Non-Residential			100%	
4.2 Renewable Energy Systems - Solar			0%	⊘ Disabled
No solar PV renewable energy is in use.				
4.4 Renewable Energy Systems - Other			N/A	✦ Scoped Out
No other (non-solar PV) renewable energy is in use.				

Stormwater Overall contribution 13.5%

		Minimum required 100%	100%	✔ Pass
1.1 Stormwater Treatment			100%	

IEQ Overall contribution 16.5%

		Minimum required 50%	52%	✔ Pass
1.4 Daylight Access - Non-Residential			70%	✔ Achieved
2.3 Ventilation - Non-Residential			43%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential			0%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			100%	
4.1 Air Quality - Non-Residential			100%	



BESS, 178 Duke St, Braybrook VIC 3019, Australia 178 Duke St, Braybrook 3019

Transport Overall contribution 9.0%

		50%
1.4 Bicycle Parking - Non-Residential		100%
1.5 Bicycle Parking - Non-Residential Visitor		0%
1.6 End of Trip Facilities - Non-Residential		0% Disabled
Credit 1.4 must be complete first.		
2.1 Electric Vehicle Infrastructure		100%
2.2 Car Share Scheme		0%
2.3 Motorbikes / Mopeds		0%

Waste Overall contribution 5.5%

		66%
1.1 - Construction Waste - Building Re-Use		0%
2.1 - Operational Waste - Food & Garden Waste		100%
2.2 - Operational Waste - Convenience of Recycling		100%

Urban Ecology Overall contribution 5.5%

		0%
1.1 Communal Spaces		0%
2.1 Vegetation		0%
2.2 Green Roofs		0%
2.3 Green Walls and Facades		0%
3.2 Food Production - Non-Residential		0%

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%



Credit breakdown

Management Overall contribution 1%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No
3.2 Metering - Non-Residential	100%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Unconditioned Warehouse/factory	Yes
3.3 Metering - Common Areas	0%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Unconditioned Warehouse/factory	-
4.1 Building Users Guide	0%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	No



Water Overall contribution 7% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Fixtures, fittings & connections profile	
Showerhead:	Scope out
Bath:	Scope out
Kitchen Taps:	>= 5 Star WELS rating
Bathroom Taps:	>= 5 Star WELS rating
Dishwashers:	Scope out
WC:	>= 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Scope out
Which non-potable water source is the dwelling/space connected to?:	Water Tank
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	No
Non-potable water source connected to Hot Water System:	No
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?: Water Tank	264 m ²
Tank Size: Water Tank	2,000 Litres
Irrigation area connected to tank: Water Tank	-
Is connected irrigation area a water efficient garden?: Water Tank	No
Other external water demand connected to tank?: Water Tank	-



1.1 Potable Water Use Reduction		88%
Score Contribution	This credit contributes 83.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	137 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	100 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	52 kL	
Output	% Reduction in Potable Water Consumption	
Project	61 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	15 kL	
3.1 Water Efficient Landscaping		N/A ✦ Scoped Out
This credit was scoped out	Site is fully con	
4.1 Building Systems Water Use Reduction		0%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?	
Question	Criteria Achieved ?	
Project	No	



Energy Overall contribution 24% Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Unconditioned non-residential spaces?:		Yes
Are water heating systems within one Star available, or 85% or better than the most efficient equivalent capacity unit?:		Yes
2.1 Greenhouse Gas Emissions		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?	
2.6 Electrification		100%
Score Contribution	This credit contributes 21.4% towards the category score.	
Criteria	Is the development all-electric?	
Question	Criteria Achieved?	
Project	Yes	
2.7 Energy consumption		100%
Score Contribution	This credit contributes 28.6% towards the category score.	
Criteria	What is the % reduction in annual energy consumption against the benchmark?	
3.1 Carpark Ventilation		0%
Score Contribution	This credit contributes 7.1% towards the category score.	
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?	
Question	Criteria Achieved ?	
Project	-	
3.2 Hot Water		100%
Score Contribution	This credit contributes 7.1% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?	
3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?	
Question	Criteria Achieved ?	
Unconditioned Warehouse/factory	Yes	
4.2 Renewable Energy Systems - Solar	0%	⊘ Disabled
This credit is disabled	No solar PV renewable energy is in use.	
4.4 Renewable Energy Systems - Other	N/A	⚡ Scoped Out
This credit was scoped out	No other (non-solar PV) renewable energy is in use.	



BESS, 178 Duke St, Braybrook VIC 3019, Australia 178 Duke St, Braybrook 3019

Stormwater Overall contribution 14% Minimum required 100%

Which stormwater modelling software are you using?:		Melbourne Water STORM tool
1.1 Stormwater Treatment		100%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	STORM score achieved	
Project	100	
Output	Min STORM Score	
Project	100	



IEQ Overall contribution 9% Minimum required 50%

1.4 Daylight Access - Non-Residential	70%	✓ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.	
Criteria	What % of the nominated floor area has at least 2% daylight factor?	
Question	Percentage Achieved?	
Unconditioned Warehouse/factory	70 %	
2.3 Ventilation - Non-Residential	43%	✓ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.	
Criteria	What % of the regular use areas are effectively naturally ventilated?	
Question	Percentage Achieved?	
Unconditioned Warehouse/factory	85 %	
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?	
Question	Percentage Achieved?	
Unconditioned Warehouse/factory	0 %	
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?	
Question	Value	
Unconditioned Warehouse/factory	0 ppm	
3.4 Thermal comfort - Shading - Non-Residential	0%	
Score Contribution	This credit contributes 17.6% towards the category score.	
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?	
Question	Percentage Achieved?	
Unconditioned Warehouse/factory	0 %	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential	100%	
Score Contribution	This credit contributes 5.9% towards the category score.	
Criteria	What percentage of regular use areas in tenancies have ceiling fans?	
Question	Percentage Achieved?	
Unconditioned Warehouse/factory	100 %	
4.1 Air Quality - Non-Residential	100%	
Score Contribution	This credit contributes 5.9% towards the category score.	
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Unconditioned Warehouse/factory	Yes	
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Unconditioned Warehouse/factory	No carpet	



Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Unconditioned Warehouse/factory	Yes

Transport Overall contribution 4%

1.4 Bicycle Parking - Non-Residential	100%
Score Contribution	This credit contributes 25% towards the category score.
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Unconditioned Warehouse/factory	Yes
Question	Bicycle Spaces Provided ?
Unconditioned Warehouse/factory	-
1.5 Bicycle Parking - Non-Residential Visitor	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Unconditioned Warehouse/factory	No
Question	Bicycle Spaces Provided ?
Unconditioned Warehouse/factory	-
1.6 End of Trip Facilities - Non-Residential	0% <input checked="" type="checkbox"/> Disabled
This credit is disabled	Credit 1.4 must be complete first.
2.1 Electric Vehicle Infrastructure	100%
Score Contribution	This credit contributes 25% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes
2.2 Car Share Scheme	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Has a formal car sharing scheme been integrated into the development?
Question	Criteria Achieved ?
Project	No
2.3 Motorbikes / Mopeds	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	No



Waste Overall contribution 4%

1.1 - Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 - Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 - Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	



Urban Ecology Overall contribution 0%

1.1 Communal Spaces	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there at least the following amount of common space measured in square meters : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?
Question	Common space provided
Unconditioned Warehouse/factory	-
Output	Minimum Common Space Required
Unconditioned Warehouse/factory	8 m ²
2.1 Vegetation	0%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	-
2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
3.2 Food Production - Non-Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per occupant is dedicated to food production?
Question	Food Production Area
Unconditioned Warehouse/factory	-
Output	Min Food Production Area
Unconditioned Warehouse/factory	3 m ²

Innovation Overall contribution 0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?



NCC Part J6 Assessment Outcome

Project Address: 178 Duke Street, Braybrook

The following outlines the outcome of the projects artificial lighting and power, below table nominates compliance of each individual space and the premises as a whole. Refer to the enclosed pages for the lighting and room specification associated with this project.

	Wattage per m ²		Total wattage		Compliance with BCA
	BCA	Design	BCA	Design	
Zone 1:	4	N/A	1556	0	Zone Complies
Zone 2:	3	N/A	17	0	Zone Complies
Zone 3:	#N/A	N/A	0	0	Not Applicable
Zone 4:	#N/A	N/A	0	0	Not Applicable
Zone 5:	#N/A	N/A	0	0	Not Applicable
Zone 6:	#N/A	N/A	0	0	Not Applicable
Zone 7:	#N/A	N/A	0	0	Not Applicable
Zone 8:	#N/A	N/A	0	0	Not Applicable
Zone 9:	#N/A	N/A	0	0	Not Applicable
Zone 10:	#N/A	N/A	0	0	Not Applicable
Zone 11:	#N/A	N/A	0	0	Not Applicable
Zone 12:	#N/A	N/A	0	0	Not Applicable
Overall project result:			1573	0	Building/Tenancy Complies

Total wattage available to be integrated into current design:

-1573 w

NOTE: An artificial lighting switch must not operate lighting within an area than -

- a) 250m² for a space of not more than 2000m² floor area; or
- b) 1000m² for a space of more than 2000m² floor area

NOTE: All lighting within close proximity of external windows are to be separately switched from other lighting that is not found within close proximity of external windows.



Zoning and Space Compartmentation

As part of this assessment the project has been partitioned into multiple spaces. A description of each space is highlighted below with the relevant adjustment factors applicable as per NCC Deemed-To-Satisfy Provisions. Note that the NCC allows for a combination of only two (2) combined adjustment factors. Refer to the enclosed drawing showing the markings of each zone in relation to the project (where applicable).

Zones		Adjustment Factors	
Zone 1	<p><i>Wholesale storage area with a vertical illuminance target of 160lx</i></p> <p>Type of Use: <i>Wholesale storage area with a vertical illuminance target of 160lx</i></p> <p>Max illumination power density: 4 W (without application of adjustment factors)</p> <p>Width: 19.72 m Total Area: 388.88 m²</p> <p>Length: 19.72 m Height of working space: 2.10 m (Working height space is measured from the working surface to the underside of the ceiling)</p>	Room height factor: 1	Additional factor: N/A
Zone 2	<p><i>Toilet, Locker Room, Staff room and the like</i></p> <p>Type of Use: <i>Toilet, Locker Room, Staff room and the like</i></p> <p>Max illumination power density: 3 W (without application of adjustment factors)</p> <p>Width: 2.4 m Total Area: 5.76 m²</p> <p>Length: 2.4 m Height of working space: 0.00 m (Working height space is measured from the working surface to the underside of the ceiling)</p>	Room height factor: 0	Additional factor: N/A
Zone 3	<p>Type of Use: #N/A</p> <p>Max illumination power density: #N/A W (without application of adjustment factors)</p> <p>Width: 0 m Total Area: 0.00 m²</p> <p>Length: 0 m Height of working space: 0.00 m</p>	Room height factor: 0	Additional factor: N/A
		Room height factor:	Combined Adjustment factor: N/A








Appendix 2 – Selection of Plants









Selection of Plants


The following selection of plants can be planted in the raingarden, builder/client can decide on plant selection to be planted.

Botanical name	Common name	Conditions	SIZE (H x W) (cm)	Picture
<i>Anigozanthos species</i>	Kangaroo Paw	Full sun	30-90 x 100-120	
<i>Blechnum nudum</i>	Fishbone Water-fern	Full sun to partial shade	50-100 x 40-80	
<i>Calocephalus lacteus</i>	Milky Beauty-Heads	Full sun to partial shade	15-30 x 10-30	
<i>Carex appressa</i>	Tall Sedge	Full sun to partial shade	80-100 x 120	
<i>Carpobrotus modestus</i>	Pigface	Full sun	20cm high and spreading	





<i>Chrysocephalum apiculatum</i>	Common Everlasting	Full sun	30-90 x 10-30	
<i>Derwentia perfoliata</i>	Digger's Speedwell	Full sun to partial shade	20-40 x 30-60	
<i>Dianella species</i>	–	Full sun to partial shade	60-120 x 40-150	
<i>Ficinia nodosa</i>	Knobby Club-Rush	Full sun	50-150 x 60-200	
<i>Juncas amabilis</i>	Hollow Rush	Full sun to partial shade	20-120 x 20-50	
<i>Juncas flavidus</i>	Yellow Rush	Full sun to partial shade	40-120 x 20-100	



<i>Leucaphya brownii</i>	Cushion Bush	Full sun, salt tolerant	100 x 200	
<i>Lomandra species</i>	–	Full sun to partial shade	60-120 x 50-100	
<i>Melaleuca ericifolia</i>	Swamp Paperback	Full sun to partial shade	4m high x 3m wide	
<i>Myoporum parvifolium</i>	Creeping Boobialla	Full sun	20-30 x 300	
<i>Patersonia occidentalis</i>	Native Iris	Sun to partial shade	20-40 x 30-60	



<i>Pratia perdunculata</i>	Matter Pratia	Partial shade	50-150 x 1.8-5	
<i>Wahlenbergia communis</i>	Tufted Bluebell	Full sun	15-50 x 15	



Appendix 3 – STORM Rating



STORM Rating Report

TransactionID: 0
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 178 Duke Street

Braybrook
VIC 3019
Assessor: George Kalajdzic
Development Type: Industrial
Allotment Site (m2): 267.00
STORM Rating %: 106

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof	264.00	Rainwater Tank	2,000.00	10	107.00	58.90
Awning	3.00	None	0.00	0	0.00	0.00



Appendix 4 – Additional Construction Consideration



Additional Construction Considerations

Insulation

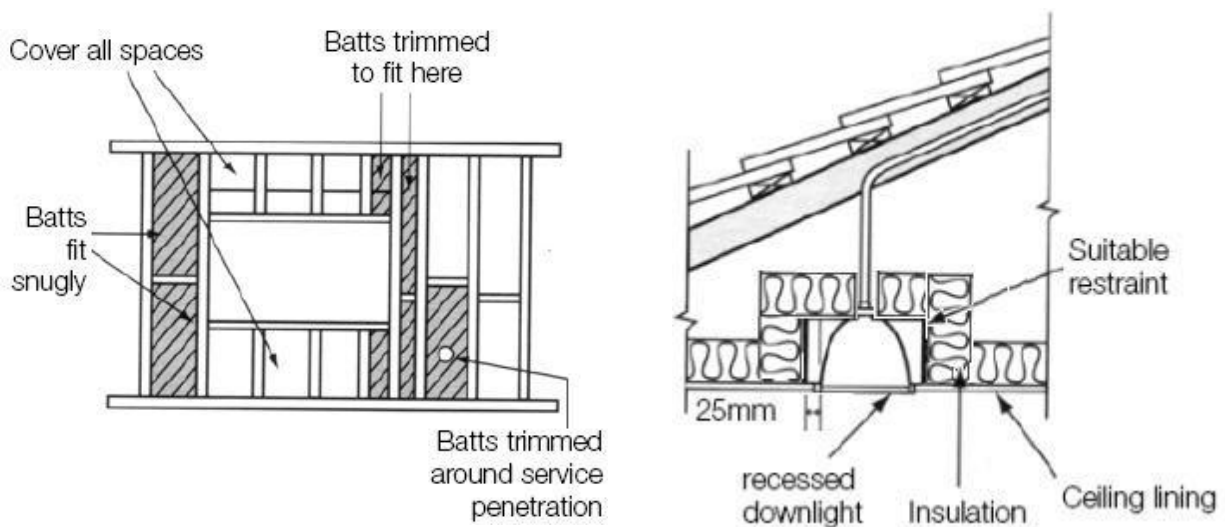
A building cannot achieve energy efficiency if insulation is not adequately installed during the construction stages of the building; insulation in the ceiling can save up to 45% on heating and cooling energy costs, while insulating walls will save up to 20% on heating and cooling. The following are some installation tips that are to be adhered to when installing insulation.

Bulk Insulation

There are many different bulk insulation products circulating on today's markets, the most common of these are Glasswool (fibreglass) batts, Polyester Batts, Cellulose Fibre, Polystyrene foam Boards, Wool, Rockwool etc.

As bulk insulation functions by trapping air pockets, it is very important that insulation installers fit bulk insulation by;

- Covering all Roof and Wall spaces, and
- Trimming batts to fit tight areas around doors and windows (i.e. between Jack and Jamb studs work, between lintels and plasterboard etc), and
- Tight fitting trimming around service penetrations, and
- Adequate fittings around the suitable restraints used on recessed downlight – where possible it is recommended that Surface Mounted downlights are used as they will minimise the amount of penetrations through ceiling insulation, thus increase insulation performance, and
- Adequately providing insulation with suitable a vapour barrier. Moisture will not only reduce insulation performance, but it will also present a health problem over time, and
- Ensuring that insulation is NOT COMPRESSED as it will reduce the overall R-Value, etc.



Reflective Foils

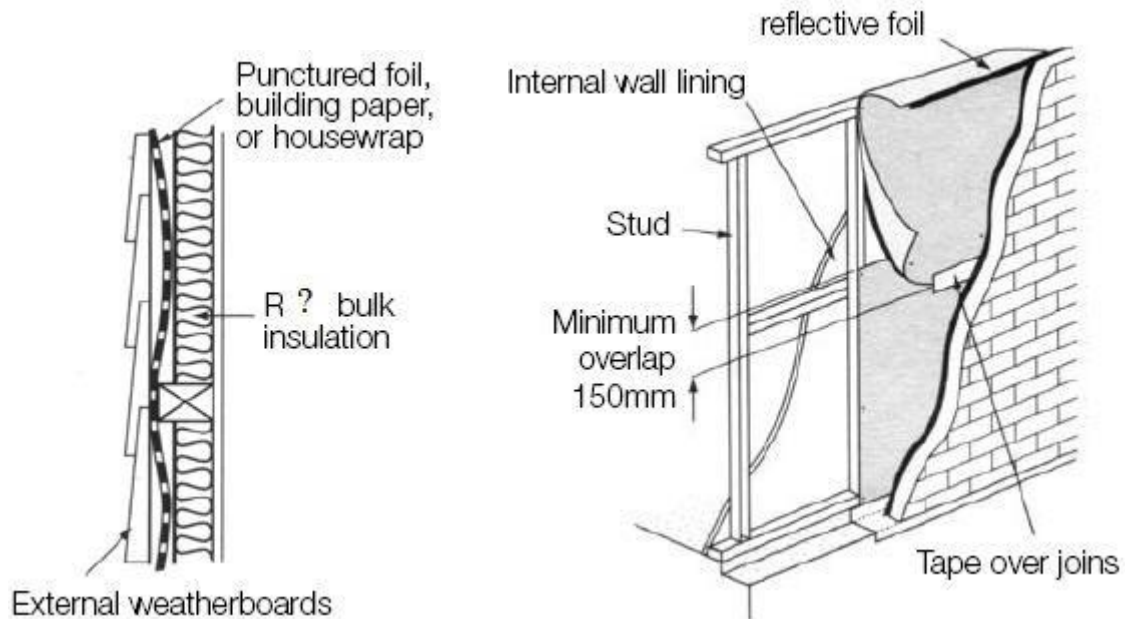
Reflective foil insulation (also known as silitation) is most commonly used in construction as a vapour barrier. Installers of reflective foils (usually builders or bricklayers) must be aware that reflective foils play an important role in thermal performance of a building.

The reflective 'shiny' side of a foil blocks out radiant heat from coming in or escaping out of a building depending on how it is installed. In a cold Melbourne climate, a building should always be constructed to try and keep heat in, thus the



reflective shiny side should always face into the building. The following are some important facts that are to be remembered when installing reflective foils;

- Foils are to overlap at least 150mm over each other and adequately taped using heavy duty tape, and
- All holes and gaps are to be patched and taped over, and
- The 'shiny' side of a foil is to be clean and bright, dirty foils will lose the value of their thermal performance properties, and
- Ensure that there is at least 25mm of clear airspace between any building element and the 'shiny' side of reflective insulation to achieve optimum thermal performance, and
- The entire house is to be sealed with reflective foils – NOTE: Plywood bracing is not the same as reflective foil and should not to be considered as an adequate insulation or as a moisture barrier, foils are to overlap all plywood bracing, etc.



Sealing

Gaps in building are mostly responsible for the majority of air infiltration. Gaps between floor joist, windows and doors, roof tiles, bearers and joist account for the most air infiltration into a building. The following are places that are to be sealed either with self expanding foam or similar during the construction stages to stop air infiltration;

- Between external door frames and enclosing timber framing, and
- Between external window frames and enclosing timber framing, etc.

To addition of the above mentioned sealing the following must be implemented;

- All external exhaust fans such as bathrooms, laundries and toilets are to be provided with self-closing dampers, and
- All mechanical air-conditioning and heating vents are to be provided with self-closing dampers, and
- Doors are to be provided with seals that will stop air-leaking from beneath and around the doors, and
- Windows are to be provided with seals that will stop air-leaking from beneath and around the windows, etc.
-



GOKAL SERVICES PTY LTD

Waste Management Report

Prepared For: Majora Building

Project: Construction of a new warehouse

Address: 178 Duke Street, Braybrook

Reference Number: 2024220

Date: 16 October 2024

Prepared by: Geokal Services Pty Ltd

P.O. BOX 5096
CAIRNLEA
VIC 3023

P: (03) 9052 5037
E: MAIL@GOKAL.COM.AU
W: WWW.GOKAL.COM.AU



CONTENTS

1 – Scope	Page 3
2 – Building Description	Page 3
3 – Documentation Reviewed	Page 4
4 – Assessment Methods	Page 5
5 – Limitations	Page 5
6 – Findings & Results	Page 5
6.1 – Waste Management Plan	Page 5
7 – Conclusion	Page 7
Appendix 1 – Waste Management Diagram	Page 8

PREPARED BY: Geokal Services

PROJECT: Development of 4 units

AUTHOR: George Kalajdzic

SIGNED:.....

Revision	Issue	Date
-	First Issue	16 th October 2024



1. SCOPE

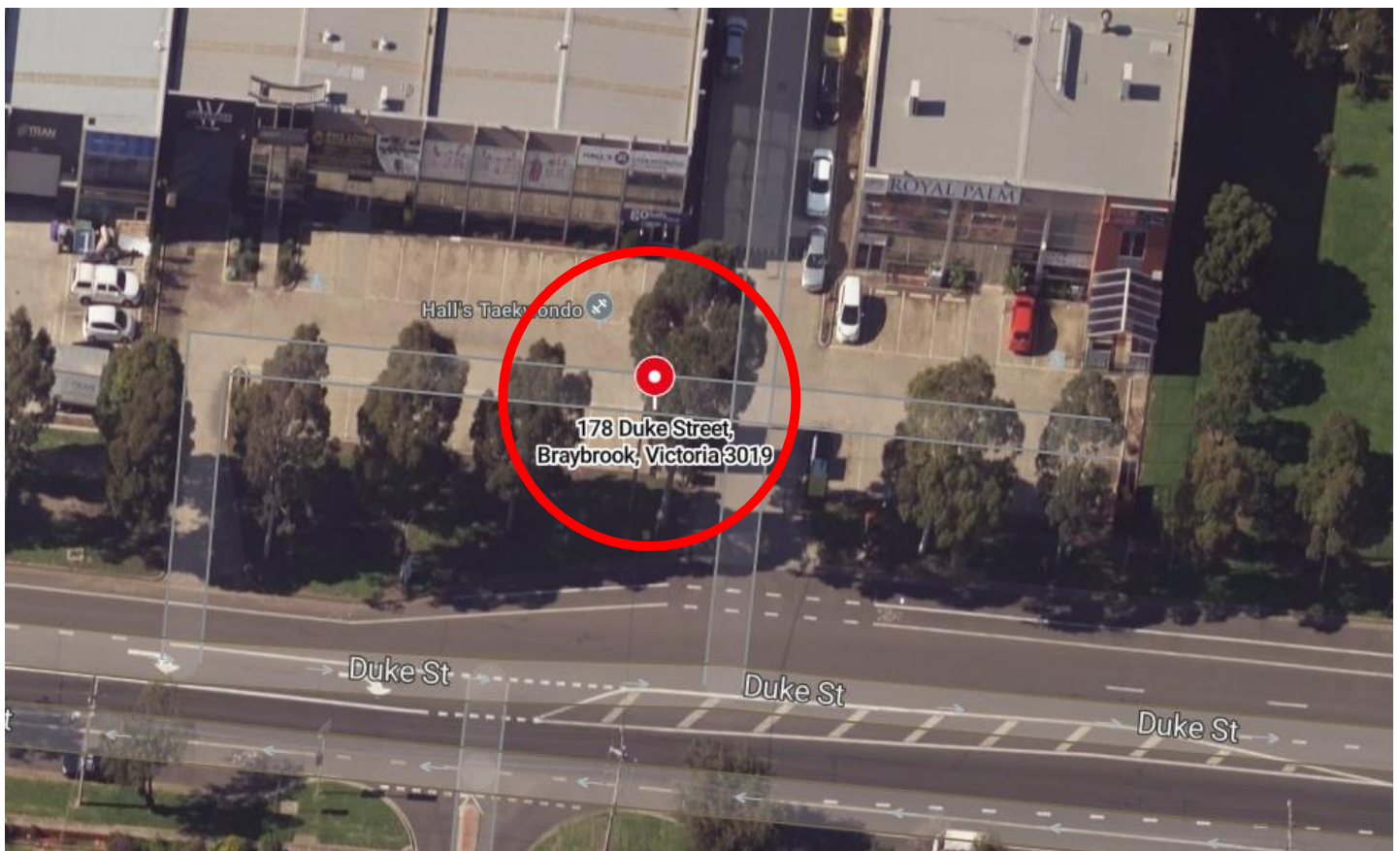
1.1. This report has been prepared for Majora Building. The scope of this report is to assess the proposed works at 178 Duke Street, Braybrook. This report will address the requirements of Waste Management.

2. BUILDING DESCRIPTION

2.1. The proposed building consists of construction of a warehouse. Some building characteristics which are to be noted are as follows:

Building Code Class of Building: 1a (dwelling)

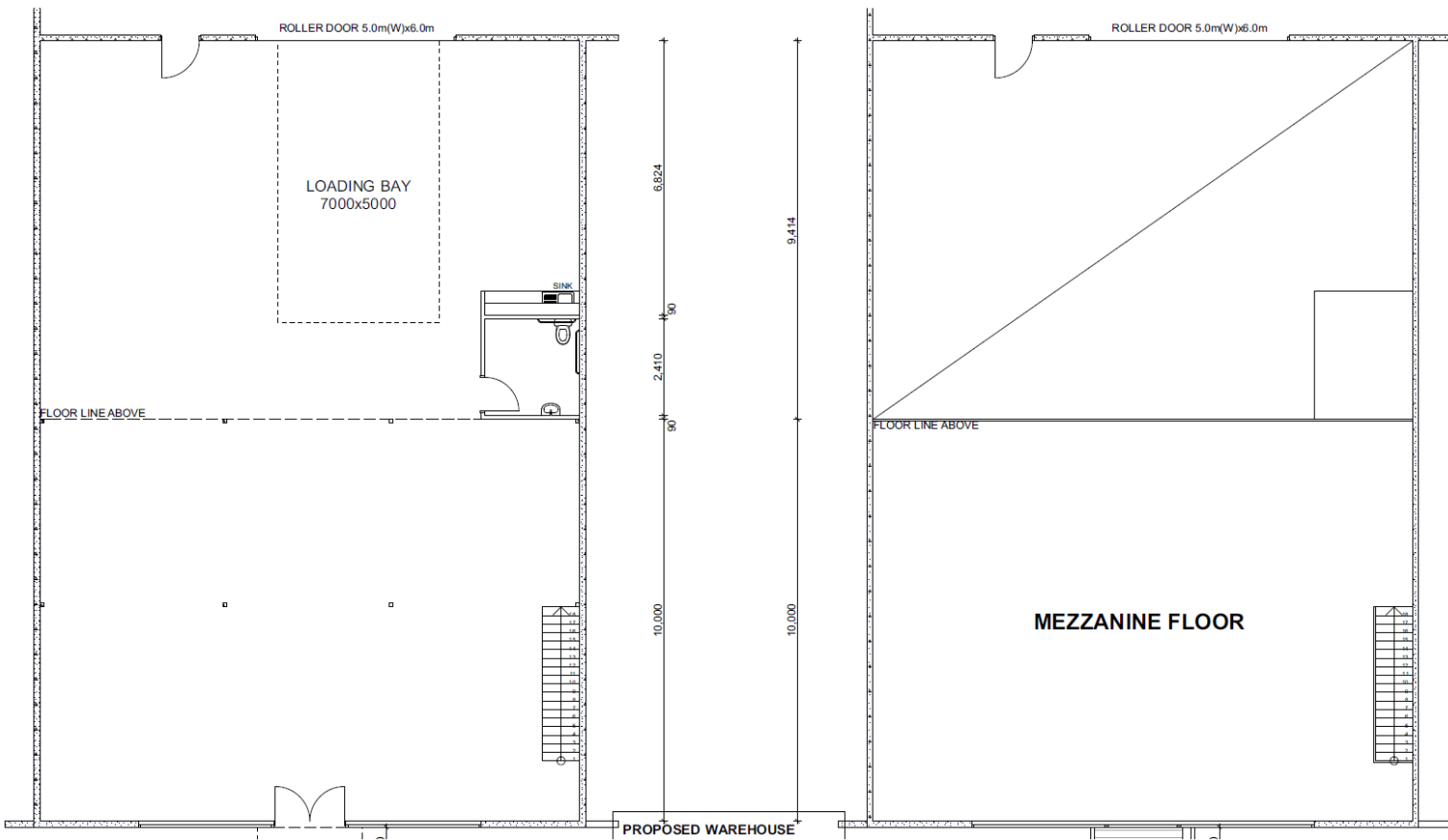
Proposed development is located at 178 Duke Street, Braybrook. The proposed building site location is suburban and is surrounded by existing buildings, building has a frontage to Duke St which will be the primary collection point for waste collection, all waste will be collected from parking space. The image along with the architectural drawings gives a clear indication of the above.





The following plans were used during this assessment:

GROUND FLOORPLAN



3. DOCUMENTATION REVIEWED

3.1. Working Drawings (Town planning)

4. ASSESSMENT METHOD

4.1. This project has been assessed using the Melbourne City Waste Management Guide.

5. LIMITATIONS

5.1. This report is to be strictly used as a verification method of the proposed building and is not to be used for any of the following;

- Used in validation or reference to any other building which are not nominated in this report,

6. FINDINGS AND RESULTS

6.1. Waste Management Plan

Land Use Type

Proposed development will be new Industrial building intended to be located in Braybrook.

Overall building area of the site will be 394m²



Waste Generation

Proposed development will generate recycling, garbage and green waste. A summary of the waste generation rates are nominated below, garbage and recycling has been calculated at 10L per m².

Daily Rates

Occupants	Garbage	Recycling	Green waste
Townhouses	39.4 litres	39.4 litres	19.7 litres (50% of garbage assumed)

Weekly Rates

Occupants	Garbage	Recycling	Green waste
Residential (Per dwelling)	275.8 litres	275.8 litres	137.9 litres

Below table outlines the proposed waste management plan for this site, all waste management will be undertaken by a Private waste contractor.

Bin Type	Size (Litres)	Bin Quantity	Collection Rate	Footprint (m2)	Diagram Colour (shown in appendix 1)
Rubbish	360	1	Weekly	0.63	Red
Recycling	360	1	Weekly	0.63	Yellow
Green waste	240	1	Weekly	0.48	Green

Calculation and justification of the proposed Waste Management plan is shown below.

	Weekly & Fortnightly Waste (Litres)		
	Rubbish (weekly)	Recycling (weekly)	Green waste (weekly)
Total Weekly Waste Generation (Minimum required)	275.8 L	275.8 L	137.9 L
Total Bin Volume Proposed	360 L	360 L	240 L
Collection Rate	Weekly	Weekly	Weekly
Collection Excess Amount (Additional waste able to be collected)	84.2 L	84.2 L	102.1 L

As shown above, under the proposed plan will be able to service the waste sufficiently.

Waste Systems

Due to the size of the building, no chutes, carousels, compaction facilities will be provided. All the waste will be transferred by occupants to the allocated bin area.

Bin Quantity, Size and Colour

Based on the waste generation rate of the proposed development, the follow table summarises the required number, size and types of bins which will need to be installed.

Size/Colour/Quantity	Garbage	Recycling	Green waste
#Bin Colours	<u>Lid:</u> Red <u>Body:</u> Dark green	<u>Lid:</u> Yellow <u>Body:</u> Dark green	<u>Lid:</u> Light green <u>Body:</u> Dark green
Bin Size	360 litre	360 litre	240 litre
Quantity	1 bin	1 bin	1 bin

#Council standard colour takes preference.

Collection Frequency

Bin collection will be undertaken weekly.

**Bin Storage**

All rubbish bins will be stored onsite within the building. This storage area will have access to concrete driveway. Waste Contractor will be able to access these bins for servicing via front or rear parking.

Bins themselves will require a total area of approximately 1.74m², adequate room will be provided for collection and servicing of bins.

Waste Collection

All waste storage will be located on-site. Waste collection point will be accessed from the internal lane way.

Scaled Waste Management Drawing

A copy of the Waste Management Drawing has been included in Appendix 1 of this report.

Waste Contractors

All Waste will be serviced by Private Waste Management contractors, thus the Council will not need to play a role in Waste Servicing of this property.

Additional Waste RequirementsHard Waste

Sufficient space of 1m² is available within the site area and on the nature strips for any Hard Waste which will need to be collected.

Charity Goods




If required, sufficient space of over 1m² is available within the site for any Charity Bins which could be provided by charitable services.



Signage

All bins will be correctly labelled to encourage correct recycling and reduce waste contamination.

Signage used on bins must clearly demonstrate the following

	<p>Recycling bin (yellow lid)</p> <p>Items that should go in your recycling bin include:</p> <ul style="list-style-type: none">- aerosol cans- aluminium trays and foil (scrunched)- envelopes (including those with plastic windows)- glass, plastic, paper and metal (with exceptions)- metal pots and cutlery- pizza boxes (with no food waste).
	<p>Household garbage (red lid)</p> <p>Items that should go in this bin include:</p> <ul style="list-style-type: none">- ceramics, crockery and glassware that can't be donated to your local charity shop- nappies (wrapped)- polystyrene foam (some local councils have a drop off service for polystyrene)- unavoidable food waste (if you don't have a compost bin).
	<p>Garden waste bin (green lid)</p> <p>Items that should go in your recycling bin include:</p> <ul style="list-style-type: none">- garden prunings- grass and leaves- small branches- weeds and flowers.

*reference www.sustainability.vic.gov.au

7. CONCLUSION

7.1. We believe that the proposed development will comply with the Maribyrnong City Council Waste Management requirements if installed with the bin specifications as nominated in this report.



Appendix 1 – Waste Management Diagram

