



Department of Transport and Planning

App. Ref.: FH-03

Homes Victoria
C/- Maureen Jackson
Maureen Jackson Planning
By email: maureen@maureenjacksonplanning.com.au

Dear Maureen,

**FUTURE HOMES PLANNING REFERRAL REFERENCE NO.: FH-03
ADDRESS: 8-10 MIDDLETON STREET, BRAYBROOK**

I refer to the above referral for the construction of a three-storey apartment development comprising sixteen (16) dwellings with at-grade car parking in a General Residential Zone.

The referral was submitted to the Secretary, Department of Transport and Planning (DTP) as a determining referral authority under clause 66.03 of the Maribyrnong Planning Scheme.

Under delegation from the Secretary DTP, I advise that DTP **does not object** to the granting of a planning permit.

In accordance with section 66 of the *Planning and Environment Act 1987*, the responsible authority is required to provide a copy of its decision to DTP as a determining referral authority.

If you have any further queries in relation to this matter, please call Nathan Curnow, Planner, Future Homes on 03 8391 7115 or email nathan.curnow@transport.vic.gov.au.

Yours sincerely,

Michael Orford
Director, Strategic Land Use Planning

3 March 2025

CC Ashley Minniti
Manager, City Development
Maribyrnong City Council
ashley.minniti@maribyrnong.vic.gov.au

CITY OF MARIBYRNONG
ADVERTISED PLAN

Maureen Jackson
PLANNING

Ashley Minniti
Manager City Development
Maribyrnong City Council
PO Box 58
Footscray VIC 3012

By email: planningapplications@maribyrnong.vic.gov.au

11 April 2025

Dear Ashley,

RE: Proposed development of land for the purpose of a three (3) storey building comprising sixteen (16) dwellings over two (2) lots at 8-10 Middleton Street Braybrook

Please find attached the planning application and sub consultant reports in relation to the above proposal.

If further information or clarification is sought, please do not hesitate to contact me on 0419001368.

Yours sincerely,



Maureen Jackson
Director, Maureen Jackson Planning Pty Ltd

PMP 1474

Planning application

8-10 Middleton Street,
Braybrook

Meeting the housing needs of local communities

Homes Victoria is delivering more and better social and affordable housing across Victoria.

We are committed to meeting the diverse needs of each community across Victoria. In developing proposals for new housing, we look closely at demand in local areas, and design homes that are accessible.



Proposal for new homes

We have recently submitted proposed plans to Maribyrnong City Council to redevelop 8-10 Middleton Street, Braybrook, to provide 16 modern, energy efficient and accessible homes.

Previous use of this site

Previously, there were two older houses on this site. These houses had reached the end of their useful life.

In the interests of making the site safe, we undertook the demolition of these houses in October 2024.

Viewing plans and providing feedback

Homes Victoria is committed to providing the community with information on the planning we're undertaking.

Members of the community are invited to view the plans and provide feedback, which will be considered as part of the application process.

As part of the planning application process, the proposed building and landscaping designs are available through Maribyrnong City Council.

What is the Future Homes program?

The Future Homes program is a Department of Transport and Planning (DTP) initiative that provides four exemplar designs for high-quality, sustainable and liveable three-storey housing developments.

Developments that use these exemplar designs have received endorsement from industry and design panels, and as a result, they are able to access streamlined planning processes.

Homes Victoria has used a Future Homes design for the proposed plan for 8-10 Middleton Street.

We have presented our plans to DTP and the Office of the Victorian Government Architect (OVGA), and incorporated their feedback, prior to submitting a planning application to council.

Can community give feedback on plans that use Future Homes designs?

Yes. Neighbours will receive notification from council about consultation periods and signage will be in place on the proposed site.

Community feedback will be carefully considered as part of the assessment of the project.

Why is the building 3-storeys high?

To meet the significant demand for more and better homes in this area, Homes Victoria is proposing a building that is well designed, energy efficient, with good levels of accessibility and well located near transport and shops.

To ensure the homes cater to a wide range of people and to ensure they can stay in these homes for a long time, the building includes an elevator. This ensures the homes can be used by older residents who may use mobility devices, or those with prams.

Including an elevator in the building is only feasible with three storeys and is a key reason for the three-storey design.

Why has this location been chosen?

This location has been chosen because it is close to public transport, schools, shops and services - making it ideal for new homes.

Will these homes be social housing?

The new homes will be social housing. This means they will be allocated to households from the Victorian Housing Register.

How will future residents be supported?

When new residents move in, we will help residents access the supports available to them – such as health, employment and social supports.

Why does it look like works are happening on site already?

This project is at the planning and development stage – this needs to occur before construction can happen.

You may see some activity on site in coming weeks and months. This is not construction work.

As part of our planning work, we engage a range of specialists to review and assess the site. This can include arborists undertaking assessment of trees and vegetation, location of services such as water, gas and electricity and other specialists taking soil samples, to understand ground conditions.

We will provide residents updates and notices as the planning phase continues and well in advance of any construction activities. If you have a question, please get in touch - engagement@homes.vic.gov.au

How can I ask a question or find out more?

Maribyrnong City Council have sent neighbours a letter about the planning application, including how to provide feedback. We encourage you to share your feedback through their process so that it can be considered in developing and refining the design.

If you have a question, please contact engagement@homes.vic.gov.au to speak to our team.

Further information

Keep in touch with the project, or ask a question:

- Visit our website <http://www.homes.vic.gov.au/projects/middleton-street-braybrook>
- Email us at engagement@homes.vic.gov.au