

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

# Application for a Planning Permit

CITY OF MARIBYRNONG  
RECEIVED  
02/04/2026  
URBAN PLANNING

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

**⚠** 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 planning department.

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

**⚠** If the space provided on the form is insufficient, attach a separate sheet

**i** Click for further information.

## The Land **i**

CITY OF MARIBYRNONG  
ADVERTISED PLAN

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

### Street Address \*

Unit No:	St. No.: 17	St. Name: Mephan
Suburb/Locality: Footscray		Post Code: 3011

### 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.

<b>A</b>	Vol.: 9847	Folio.: 930	Suburb.: Footscray
<b>OR</b>	Lot No.: 4	Type.: Lot/Lodged Plan	
<b>B</b>	Crown Allotment No.:	Section No.:	
	Parish/Township Name:		

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

**i** For what use, development or other matter do you require a permit? \*

Construction of a water cooling tower.

**i** Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

**i** Estimated cost of any development for which the permit is required \*

25000.00

**⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.


If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

## Existing Conditions i

### 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.

Industry


 Provide a plan of the existing conditions. Photos are also helpful.

## Title Information i

### 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).
- Not Sure

 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.

Name:

Title: CO	First Name: Skedia	Surname: Services
Organization (if applicable):		
Unit No:	St. No: 2 a	St. Name: Patrick Court
Suburb: AIRPORT WEST	State: VIC	Postcode: 3042
Business phone:	Email: savkoletas@skediaplanning.com	
Mobile phone:	Home:	

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

### Contact person's details\*

Name: Same as applicant

Title: CO	First Name: Skedia	Surname: Services
Organization (if applicable):		
Unit No:	St. No: 2 a	St. Name: Patrick Court
Suburb: AIRPORT WEST	State: VIC	Postcode: 3042
Business phone:	Email: savkoletas@skediaplanning.com	
Mobile phone:	Home:	

### Owner \*

The person or organisation who owns the land


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

Name: Same as applicant

Title: CO	First Name:	Surname:
Organization (if applicable): Rougon-Queyrel Australia Pty Ltd		
Postal Address: <span style="float: right;">If it is a P.O. Box, enter the details here:</span>		
Unit No:	St. No: 17	St. Name: Wellesley Road
Suburb: PYMBLE	State: NSW	Postcode: 2073
Business Phone:	Email: savkoletas@skediaplanning.com	
Mobile phone: 0437664460	Home:	

## Declaration

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; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.**

Signature:

*Shedra Services*

Date

02 / 04 / 2026

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

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

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

No  Yes

Officer Name:

Date:


day / month / year

## Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void

Completed the relevant council planning permit checklist?

Signed the declaration?

## Lodgement

Lodge the completed and signed form, the fee and all documents with:

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

### Contact information:

Phone: (03) 9688 0200

Email: [email@maribyrnong.vic.gov.au](mailto:email@maribyrnong.vic.gov.au)

DX: 81112

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

## MORE INFORMATION

### The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

#### How is land identified


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

### The Proposal

#### Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

#### How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at [planning-schemes.delwp.vic.gov.au](http://planning-schemes.delwp.vic.gov.au)

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting [www.landata.vic.gov.au](http://www.landata.vic.gov.au) Contact your local Council to obtain a planning certificate in Central Gol fields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


#### Estimated cost of development

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. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

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.

 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](http://planning.vic.gov.au) to view a summary of fees in the Planning and Environment (Fees) Regulations.

**Metropolitan Planning Levy** refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information. A leviable application submitted without a levy certificate is void

### Existing Conditions

#### How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. 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.

See **Example 3**.

### 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.
- signed the declaration on the last page of the application form

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.

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

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

Page 1 of 1

VOLUME 09847 FOLIO 930

Security no : 124133039331K  
Produced 17/03/2026 04:22 PM

### LAND DESCRIPTION

Lot 4 on Plan of Subdivision 213228W.  
PARENT TITLE Volume 08427 Folio 830

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

ROUGON-QUEYREL AUSTRALIA PTY LTD of 17 WELLESLEY ROAD PYMBLE NSW 2073  
AE643568Y 04/10/2006

### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP213228W 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)

Street Address: 17 MEPHAN STREET FOOTSCRAY VIC 3011

DOCUMENT END



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02/04/2026

**Attention:** Maribyrnong Statutory Planning Department

**Enquiries:** Sav Koletas

**Project Code:** SK372

**E:** [savkoletas@skediaplanning.com](mailto:savkoletas@skediaplanning.com)

**M:** 0437664460



**Subject:** Planning Permit Application

**Land:** 17 Mephan Street, Footscray

Dear Sir/Madam,

Skedia Planning Services acts on behalf of the occupier of the land and is the applicant for this application. This covering letter accompanies a planning permit application at the above site, with the below forming part of our submission:

- Property Title;
- Application Plans;
- Technical Town Planning Report;

Should any further information be required for the assessment of the application, or if you have any questions pertaining to the application material, please contact this office.

*Per:*

*Sav Koletas, Director*

A handwritten signature in black ink, appearing to read "Sav Koletas", is positioned below the typed name.

*Skedia Planning Services*

*B.UrbPlan (Hons), MPIA*

# 17 Mephan Street Footscray



## Planning Report

### Construction of a Water Cooling Tower

## Contents

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## Preliminary Statement

Skedia Planning Services is a specialist town planning consultancy with demonstrated experience in the preparation and management of planning permit applications across a range of development contexts, including industrial and employment land.

We act on behalf of the occupier of the subject land and have been engaged to prepare this report and coordinate the planning approval process. Skedia Planning Services has a strong track record of successfully delivering planning outcomes for complex applications, including those within industrial zones, and is well positioned to provide a thorough, informed and professional assessment of the proposal.

## Subject Site

The subject site is located at 17 Mephan Street, Footscray and contained within the Industrial 3 Zone (IN3Z) and covered by a Development Contributions Plan Overlay (DCPO2). The site is located on the southern side of Mephan Street, directly opposite the junction to Allara Avenue. The land is approximately 970sqm in size and rectilinear in shape, presenting as typical to the standard lot subdivision for industrial allotments contained in this locality. The subject land contains a large industrial warehouse which covers most of the site. A small, unencumbered portion of land exists along the southern boundary, with two medium sized trees and the frontage is open, containing a driveway, electrical substation and car parking spaces. Access is via a double-width crossover to Mephan Street.



Figure 1 - Site Aerial (Source: Landchecker, March 2026)



*Figure 2 - Satellite Aerial (Source: DELWP Spatial Services, February 2026)*

The land is occupied by First Press Coffee, who use the site as a manufacturing and roasting facility for coffee products.

## Neighbourhood Description

Footscray is a highly diverse inner-western suburb of Melbourne characterised by a complex mix of residential, commercial, industrial, institutional, and transport-related land uses. The suburb functions as a major activity centre, with a vibrant commercial core centred around Nicholson Street, Barkly Street, and the Footscray Market, supported by significant education and health precincts including Victoria University and Western Health. Residential areas range from historic Victorian and Edwardian housing to a rapidly growing stock of medium- and high-density apartments, particularly near the railway station and along key corridors. Development patterns reflect its origins as an industrial and working-class hub, with a fine-grain street network and close integration of industry and housing. Over time, spatial change has been substantial, driven by deindustrialisation, urban renewal, and strong demand for inner-city living, resulting in the transformation of former industrial sites into mixed-use and residential developments. This ongoing evolution continues to reposition Footscray as a dense, multicultural, and transit-oriented urban centre within Melbourne's inner west.

Mephan Street in Footscray presents a highly transitional urban environment where residential, industrial, and community land uses converge within a compact inner-west context. Land use along and around the street includes established detached and semi-detached housing, light industrial and warehouse premises, and nearby community facilities such as schools and local services.

Development patterns reflect this mixed-use interface, with modest residential dwellings often situated in close proximity to older industrial buildings, creating a fine-grain and at times fragmented urban fabric. Built form varies significantly in scale and character, from single-storey heritage housing to utilitarian industrial structures, with limited buffering between uses.

Spatial change over time has been driven by the gradual decline of traditional industry and increasing pressure for residential and mixed-use redevelopment, leading to adaptive reuse of industrial sites and incremental infill. This evolving interface highlights the broader transformation of Footscray, where competing land uses are being renegotiated within a context of urban consolidation, improving amenity, and growing demand for inner-city living.

It is noted that the subject site is directly opposite established residential land uses and located immediately to the north of a school, placing it within a sensitive interface condition. As such, the site forms part of a narrow transitional strip where industrial, residential, and community uses converge. This interface results in a varied urban context, where built form, amenity expectations, and land use impacts must be carefully balanced. The proximity to dwellings and an educational facility heightens the importance of managing issues such as noise, traffic, and visual bulk, while also reinforcing the role of the area as an evolving mixed-use edge within Footscray's broader urban renewal framework.

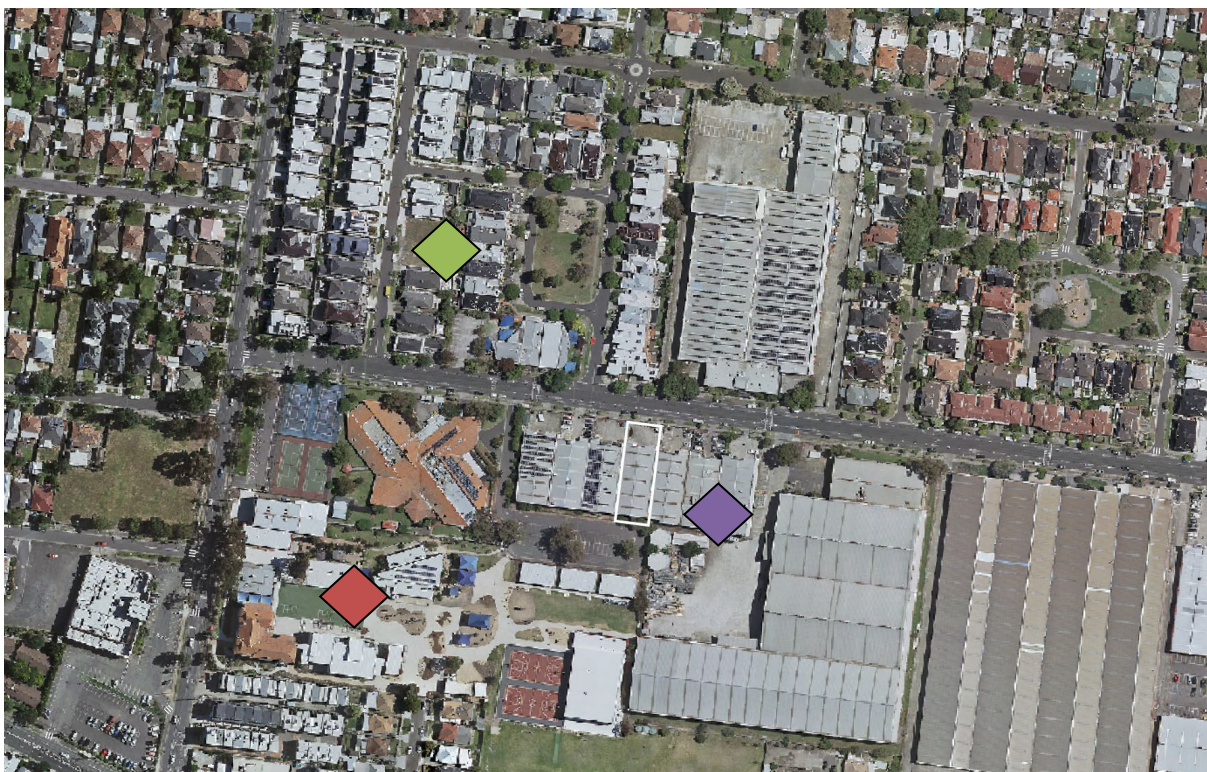


Figure 3 - Wider Neighbourhood Aerial (Source: DELWP Spatial Services, February 2026)  
Purple denotes Industrial Use / Red denotes School / Green denotes Residential Use

## Aboriginal Cultural Heritage Sensitivity

The subject land is identified to exist outside areas affected by Cultural Heritage Sensitivity and as a result, this application does not require assessment against the *Aboriginal Heritage Regulations 2018* for a decision to be made.

## Strategic Context

The site's location within an established mixed-use interface supports the continuation and modest evolution of existing industrial uses, particularly where development is minor in scale. Planning policy across metropolitan Melbourne encourages the retention and efficient use of serviced industrial land, especially in inner and middle-ring locations where such land is increasingly constrained and strategically valuable for employment generation. In this context, supporting minor development associated with an existing industrial use aligns with objectives to protect employment capacity, avoid unnecessary displacement of viable businesses, and reinforce the economic function of established industrial precincts.

Importantly, the subject site is not located within a sensitive purely residential enclave, but rather within a transitional strip where industrial, residential, and community uses coexist. This interface condition is recognised in planning frameworks as an area where careful, incremental change can occur, provided amenity impacts are appropriately managed.

## Proposal

As previously outlined, the subject site operates as a coffee roasting facility involving the manufacture, processing, storage and distribution of coffee products.

The proposal seeks approval for the construction of a water cooling tower, which is required to support the ongoing operation of the facility. The cooling tower will assist in regulating temperatures associated with internal plant and equipment that are critical to the roasting and processing functions undertaken on site. In planning terms, the cooling tower is appropriately characterised as plant and equipment ancillary to an industrial use, forming part of the operational infrastructure necessary for the functioning of the facility. It does not represent a separate land use but rather supports and enhances the efficiency of the existing approved industrial activity.

The proposed water cooling tower is to be located at the rear of the existing warehouse, where it will connect to internal infrastructure via a series of pipework and associated tanks positioned within this portion of the site.

The structure is sited with a setback of 550mm from the rear boundary and 1 metre from the eastern boundary and will have an overall height of approximately 5 metres above natural ground level.

The siting of the cooling tower has been carefully considered to ensure it remains functionally efficient while minimising off-site impacts. The structure can be installed without the need for significant earthworks and is not expected to impact existing vegetation or adjoining paling fences.

Accordingly, the proposal represents a low-impact addition to the site that is appropriately located within a service area of the property and will not adversely affect the surrounding environment or adjoining land.

## Planning Policy Framework

<b>Zone</b>	Industrial 3 Zone (IN3Z)
<b>Overlays</b>	Development Contributions Plan Overlay (DCPO2)
<b>Planning Policy Framework</b>	Clause 17.02-2S: Out-of-Centre Development Clause 17.03-1L: Industrial Land Supply Clause 17.03-2S: Sustainable Industry
<b>Particular Provisions</b>	N/A

### Industrial 3 Zone (IN3Z)

The subject site is located within the Industrial 3 Zone under the jurisdiction of the Maribyrnong Planning Scheme. It is the purpose of the Zone to:

- *Provide for industries and associated uses in specific areas where special considerations of the nature and impacts of industrial uses is required to avoid inter-industry conflict;*
- *Provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community;*
- *Allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations;*
- *Ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.*

Pursuant to Clause 33.03-4, a Planning Permit is required to construct a building or construct or carry out works. Typically, the works would be eligible for consideration under the VicSmart assessment pathway under the provisions of Clause 59.04, however, in this case the subject land is within 30 metres of a residential zone. As such, the application must be assessed under the standard pathway.

Given the proposed development is minor and does not represent an intensification of use beyond the established industrial function, it can be accommodated without undermining the amenity of adjoining residential and community uses. Instead, it supports the ongoing viability and orderly planning of the precinct, consistent with broader strategic directions that seek to balance employment uses with surrounding urban contexts. The cooling tower is appropriately located to the rear of the site, within an area typically reserved for service infrastructure. Its placement:

- Minimises visibility from the public realm;
- Ensures separation from adjoining properties; and
- Avoids impacts on existing vegetation or boundary treatments.

At approximately 5 metres in height, the structure is modest in scale relative to the existing warehouse and does not introduce excessive bulk or visual dominance.

The proposed water cooling tower is consistent with the purpose and decision guidelines of the Industrial 3 Zone. It constitutes ancillary infrastructure necessary to support an existing industrial use and is appropriately sited and designed to avoid adverse impacts. Accordingly, the proposal represents a policy-consistent and operationally necessary outcome that supports the ongoing viability of the industrial use of the land.

### **Development Contributions Plan Overlay (DCPO2)**

The subject site is located within a Development Contributions Plan Overlay (DCPO9) under the jurisdiction of the Wyndham Planning Scheme.

The DCPO2 applies levies to use and development of land but does not contain permit triggers or planning considerations for the purpose of assessment. It is therefore silent.

### **Planning Policy Framework**

#### **Clause 17.02-2S: Out-of-Centre Development**

Clause 17.02-2S seeks to ensure that out-of-centre development does not undermine the role and function of established activity centres.

The proposed water cooling tower does not introduce a retail or commercial land use, nor does it facilitate activity that would compete with or detract from nearby activity centres. Rather, it is ancillary infrastructure required to support an existing industrial operation.

As such, the proposal has no nexus with activity centre policy considerations and does not give rise to any impacts relevant to Clause 17.02-2S. Accordingly, the proposal is consistent with the intent of this Clause.

#### **Clause 17.03-1L: Industrial Land Supply**

Clause 17.03-1S seeks to ensure that industrial land is protected and developed for employment-generating purposes, while supporting the efficient operation of industrial activities.

The proposed water cooling tower is ancillary infrastructure that directly supports the existing industrial use of the land. It enables the continued operation and efficiency of the coffee roasting facility, thereby reinforcing the employment function of the site.

The proposal does not introduce a sensitive or non-industrial use, nor does it compromise the long-term availability or viability of industrial land. Instead, it represents an investment in industrial capability consistent with the objectives of the Clause.

Accordingly, the proposal is consistent with Clause 17.03-1S as it supports the ongoing use and development of industrial land for productive and employment-generating purposes.

#### **Clause 17.03-2S: Sustainable Industry**

Clause 17.03-2S seeks to ensure that industrial development is functional, well-designed and appropriately integrated with its surroundings, while maintaining operational efficiency and minimising adverse amenity impacts.

The proposed water cooling tower is ancillary industrial infrastructure that is functionally designed to support the operation of the existing facility. Its siting to the rear of the site ensures that it remains visually recessive and does not detract from the presentation of the site to the public realm.

The structure is modest in scale relative to the existing warehouse and is located within a service area, ensuring it does not dominate the built form or create visual clutter. The proposal does not introduce unreasonable amenity impacts and is consistent with the expectations of industrial development.

Accordingly, the proposal represents a functional and appropriately sited design outcome, consistent with the objectives of Clause 17.03-2S.

## Application Summary

This report has provided a comprehensive assessment of the relevant policies, strategies, objectives and permit triggers within the Maribyrnong Planning Scheme as they relate to the proposed development. For the reasons outlined throughout this report, the proposal is considered to respond positively to the applicable provisions of the Planning Scheme.

The development facilitates the installation of ancillary plant and equipment in the form of a water cooling tower, which is essential to the continued operation of the existing coffee roasting facility. The proposal supports the efficient functioning of an established industrial use and reinforces the employment-generating role of the site.

The cooling tower is appropriately sited to the rear of the warehouse, ensuring it remains visually recessive and does not adversely impact the surrounding environment or adjoining properties. The scale and design of the structure are consistent with typical industrial infrastructure and do not introduce unreasonable amenity impacts.

Importantly, the proposal does not alter the underlying use of the land, introduce sensitive uses, or compromise the long-term function of the industrial precinct. Rather, it represents a logical and necessary upgrade to operational infrastructure, consistent with the expectations of the Industrial 3 Zone and broader economic policy objectives.

Accordingly, it is considered that the proposal aligns with Council's strategic vision for industrial development within this precinct, and it is respectfully recommended that a planning permit be granted.

*This submission has been prepared by Skedia Planning Services on behalf of the occupier for the planning permit application at 17 Mephan Street, Footscray*

*For any further queries, please feel free to contact us:*

*Sav Koletas, Director*



*Skedia Planning Services  
B.UrbPlan (Hons), MPIA*

