

Application for a Planning Permit

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.

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

The Land **i**

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

Street Address *

Unit No:	St. No.: 48	St. Name: Kellaway
Suburb/Locality: Maribyrnong		Post Code: 3032

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	Vol.: 9521	Folio.: 539	Suburb.: Maribyrnong
OR	Lot No.: 1	Type.: Title Plan	
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 two(2) double storey dwellings

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 *

970000.00	⚠ 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 for information.	

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.

- Vacant Land

 Provide a plan of the existing conditions. 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).
- ☐ 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

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

Applicant *

The person who wants the permit.

Name:		
Title: NA	First Name: Rachael	Surname: Grima
Organization (if applicable):		
Unit No:	St. No: 28	St. Name: Thomas Street
Suburb: AIRPORT WEST	State: VIC	Postcode: 3042
Business phone:		Email: rachaelg@draftmode.com.au
Mobile phone: 93303434		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: NA	First Name: Rachael	Surname: Grima
Organization (if applicable):		
Unit No:	St. No: 28	St. Name: Thomas Street
Suburb: AIRPORT WEST	State: VIC	Postcode: 3042
Business phone:		Email: rachaelg@draftmode.com.au
Mobile phone: 93303434		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: MR	First Name: Quac Cuong	Surname: Lam
Organization (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No:	St. No: 187	St. Name: McIntyre Road
Suburb: SUNSHINE NORTH	State: VIC	Postcode: 3020
Business Phone:		Email:
Mobile phone: 0412666111		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:

Rachael Grima

Date

22 / 05 / 2026

day / month / year

Need help with the Application?

General information about the planning process is available at 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
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

 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 Contact your local Council to obtain a planning certificate in Central Goldfields, 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 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 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.

CITY OF MARIBYRNONG ADVERTISED PLAN

Maribyrnong City Council Urban Planning Department
Cnr Hyde and Napier Streets, Footscray
Postal Address: PO Box 58, Footscray VIC 3011
T: 9688 0200 F: 9687 7793 e: planningapplications@maribyrnong.vic.gov.au



AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT Request Form

Privacy Information

Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.

DETAILS OF APPLICATION TO BE AMENDED

Application Number:

TP192-2020

Address of Land :

48 KELLAWAY STREET
MARIBYRNONG, 3032.

Under what section of the Planning and Environment Act 1987, is the amendment being sought:

☒ Section 50 – Amendment to the application prior to notice

☐ Section 57A – Amendment to the application after notice (Note – A fee of 40% of the original application fee is required with this request)

THE APPLICANT

Name:

DANIEL GRIMA

Organisation:

DRAFTMODE DESIGNS PTY LTD

Address:

28 THOMAS STREET, AIRPORT WEST 3042.

Contact Phone Number:

03 9330 3434.

Email:

rachaelg@draftmode.com.au

Are you the applicant of the original planning permit application? ☐ Yes ☐ No

(Note: Only the applicant of the original planning permit application may ask Council to amend the application)

DETAILS OF THE PROPOSED CHANGES

Is there a change to the description of the land?

☐ Yes ☒ No

Is there a change to the plans and/or other documents submitted with the application?

☒ Yes ☐ No

Is there a change to the use and/or development of the land?

☐ Yes ☒ No

List in detail the proposed changes (This can be listed on a separate page)

REFER TO ATTACHED DOCUMENT.

DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true

Applicant Signature:

Date: 7/7/2020

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

Page 1 of 1

VOLUME 09521 FOLIO 539

Security no : 124134867262D
Produced 21/05/2026 01:00 PM

LAND DESCRIPTION

Lot 1 on Title Plan 105320K (formerly known as Lot 111 on Plan of Subdivision 009942).

PARENT TITLE Volume 05150 Folio 827

Created by instrument K433410 27/06/1983

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

QUOC CUONG LAM of 187 MCINTYRE ROAD SUNSHINE NORTH VIC 3020

AY882521S 17/02/2025

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY882522Q 17/02/2025

PEPPER FINANCE CORPORATION LTD

COVENANT 1274475

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 TP105320K 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: 48 KELLAWAY STREET MARIBYRNONG VIC 3032

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL

Effective from 17/02/2025

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP105320K
Number of Pages (excluding this cover sheet)	1
Document Assembled	21/05/2026 13:00

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CITY OF MARIBYRNONG
ADVERTISED PLAN

TITLE PLAN		EDITION 1	TP 105320K						
Location of Land Parish: CUT-PAW-PAW Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP 9942 Derived From: VOL 9521 FOL 539 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information all that piece of -- land in the Parish of Cut-paw-paw County of Bourke being Lot 111 on Plan of - Subdivision No.9942 which land is shown enclosed by continuous lines on the - map hereon TOGETHER WITH a right of carriage way over the roads coloured - -- brown on the said Plan of Subdivision - - - - -		 THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 19/07/2000 VERIFIED: CP							
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 111 ON LP 9942</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 111 ON LP 9942	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 111 ON LP 9942									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

Imaged Document Cover Sheet

CITY OF MARIBYRNONG
ADVERTISED PLAN

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Document Type	Instrument
Document Identification	1274475
Number of Pages (excluding this cover sheet)	2
Document Assembled	22/05/2026 15:31

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STEWART & DIMELOW

107 ELIZABETH STREET
MELBOURNE

VICTORIA.

128475

8 JUL 1926

Transfer of Land

THE COLONIAL AMMUNITION COMPANY (AUSTRALIA) PROPRIETARY LIMITED whose registered office is situated at 47 Queen-street Melbourne in the State of Victoria being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Seven thousand two hundred and fifty pounds paid to it by THOMAS LAURENCE McNAMARA of "Yangoora" The Avenue Canterbury in the said State Accountant for inter alia such land AND IN FURTHER consideration of the sum of Eighty pounds fifteen shillings paid to the said Thomas Laurence McNamara by **RAYMOND JOSEPH ALBERT FICKEN**

of 55 Flemington Road North Melbourne Clerk - - - - -

DOTH HEREBY TRANSFER to the said **Raymond Joseph Albert Ficken** - - - at the request and by the direction of the said Thomas Laurence McNamara testified by his signature hereto All its estate and interest in ALL THAT piece of land being Lot Number One hundred and eleven on Plan of Subdivision Number 9942 lodged in the Office of Titles and being part of Crown Allotment twelve Section twenty-one Parish of Cut Paw Paw County of Bourke and being part of the land described in Certificate of Title Volume 2226 Folio 445154 Together with a right of carriage way over the roads colored brown on the said Plan of Subdivision

AND I the said **Raymond Joseph Albert Ficken** for myself my heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred DO HEREBY COVENANT with the said **The Colonial Ammunition Company (Australia) Proprietary Limited** its successors and transferees the registered proprietor or proprietors for the time being of the land remaining untransferred in the said Certificate of Title THAT I the said **Raymond Joseph Albert Ficken** will not excavate carry away or remove or permit to be excavated carried away or removed from the said land any earth clay stone gravel or sand except for the purpose of excavating for the foundation of any building to be erected thereon or use or permit or allow the said land to be used for the manufacture or winning of bricks tiles or pottery-ware and I the said **Raymond Joseph Albert Ficken** consent to the foregoing covenant appearing as an encumbrance on the Certificate of Title to be issued in respect of the said land and running with such land.

DATED this 5th day of June One thousand nine hundred and twenty-five

THE COMMON SEAL of **THE COLONIAL AMMUNITION COMPANY (AUSTRALIA) PROPRIETARY LIMITED** was hereto affixed in the presence of

SIGNED by the said **THOMAS LAURENCE McNAMARA** in Victoria in the presence of

SIGNED by the said **RAYMOND JOSEPH ALBERT FICKEN**

in Victoria in the presence of

ENCUMBRANCES REFERRED TO

N I L

IMAGED



[Large handwritten flourish or signature across the page]

MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
Transfer as to part and Creation of Easement.	THE 8 th DAY OF <i>July</i> 1926	<i>Raymond Joseph</i> <i>Albert Ficken</i>	1274475

[Handwritten initials]

Al Norton

ASSISTANT REGISTRAR OF TITLES

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL 2226 FOL 445154

Al Norton

ASSISTANT REGISTRAR OF TITLES

DO226-26 Rev C

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

101%
SCORE

Project details

Name	DO226-26 Rev C
Project ID	88F6FBAD
Street address	48 Kellaway St, Maribyrnong VIC 3032, Australia
Municipality	Maribyrnong
Site area	696 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	43%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	57%	>80%	✗
Total phosphorus (%)	52%	>45%	✓
Total nitrogen (%)	45%	>45%	✓
Total gross pollutants (%)	82%	>70%	✓

CITY OF MARIBYRNONG
ADVERTISED PLAN

Configuration 1



DW1 Treated Roof Area 204.6m2



Dwelling 1 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5

Configuration 2



DW2 Treated Roof Area 204.6m2



Dwelling 2 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5

Catchments



DW1 Treated Roof Area 204.6m2



DW1 Untreated Roof Area 5.47m2



DW2 Treated Roof Area 204.6m2



DW2 Untreated Roof Area 5.47m2



Impervious Surfaces Paved, 59.58m2



Landscape Area Pervious (garden and lawn), 216.26m2

Treatments



Dwelling 1 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5

103%



Dwelling 2 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5

135%

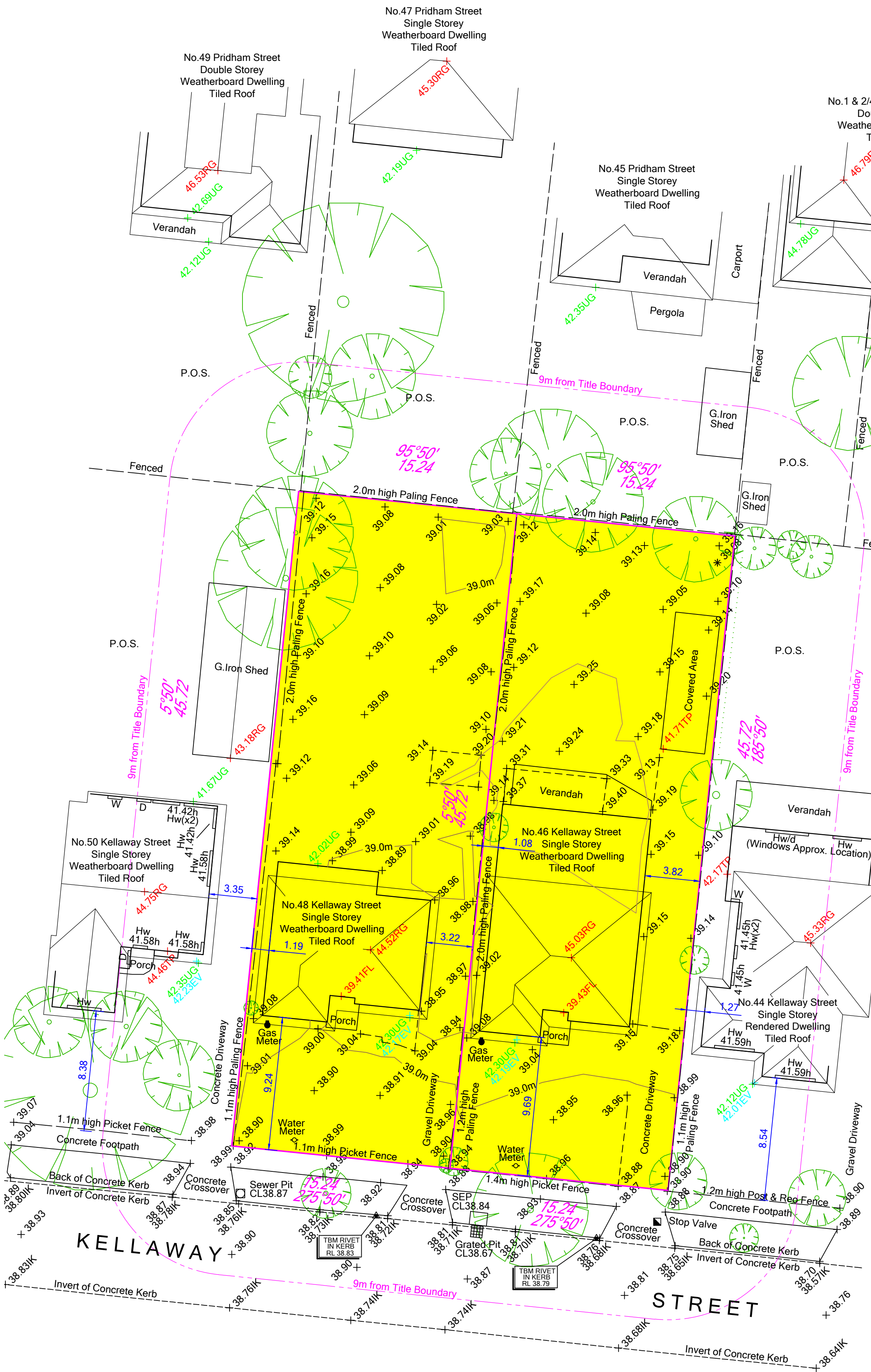


Building 1 Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Mains water
Toilets connected to mains water	0
Toilets connected to rainwater	5
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	

**Building 2** Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	5
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	



Legend		
	SURVEY MARK	
	TREE	
	WM WATER METER	
	GM GAS METER	
	S.V. STOP VALVE	
	T.Pit TELECOM PIT	
	SIGN POST	
	T.B.M. TEMPORARY BENCH MARK	
	E.Pole ELECTRICITY POLE	
	EL.Pole ELECTRICITY/LIGHT POLE	
	BOUNDARY LINE	
	BUILDING	
	VERANDAH	
	FENCE	
	PATH	
	INVERT OF KERB	
	U UPPER WINDOW	RG RIDGE
	H HEAD LEVEL	UG UNDER GUTTER
	S SILL LEVEL	EV EAVE
	HW HABITABLE WINDOW	FL FLOOR
	W WINDOW	TP TOP
	D DOOR	E.Pit ELECTRICITY PIT
		F.H. FIRE HYDRANT
		S.E.P. SIDE ENTRY PIT
		G.Pit GRATED PIT
		J.Pit JUNCTION PIT
		S.Pit SEWER PIT
		SEW.IS SEWER INSPECTION SHAFT
		P.O.S. PRIVATE OPEN SPACE

Notations		
LOCATION OF BUILDINGS BEYOND SITE BOUNDARIES ARE INDICATIVE ONLY		
LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM AND ARE SHOWN AS THUS +38.00m LEVEL DATUM ESTABLISHED USING PM482 (RL34.39) CONTOURS ARE TO 0.20m INTERVALS.		
SUBTRACT 7°37' FOR TITLE BEARINGS.		
Certified	Ben Johnston	Licensed Surveyor
Drawn	CK Chee	
Checked	Ben Johnston	
Date of Plan	16-04-2025	
Date of Survey	03-04-2025	
Client	Ardorcon Pty Ltd	
Project	46 & 48 Kellaway Street Maribyrnong, Vic	
Details	Existing Conditions Survey	
Original sheet size	A2	
Sheet	1 of 1	
0246810 LENGTHS ARE IN METRES		SCALE 1:200
\Frames\Vicsurvey logo 5 copy.jpg		SURVEYORS REF. VS 4451
Ph: 03 9585 7965 info@vicsurvey.com.au 23/477-481 Warrigal Road Moorabbin, VIC 3189		
Version 1		

CITY OF MARIBYRNONG
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