

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
RECEIVED
19/08/2025
URBAN PLANNING

The Land **i**

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

Street Address *

Unit No: FCTY 12	St. No.: 380	St. Name: Somerville Road
Suburb/Locality: WEST FOOTSCRAY		Post Code: 3012

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 OR	Vol.: <input type="text"/>	Folio.: <input type="text"/>	Suburb.: West Footscray
	Lot No.: <input type="text"/>	Type.: Lot/Plan of Subdivision	
B	Crown Allotment No.: <input type="text"/>	Section No.: <input type="text"/>	
	Parish/Township Name: <input type="text"/>		

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? *

The change of use is to Manufacturing of a Chilean confectionery

📎 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 *


<input type="text" value="10000.00"/>	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
<p>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.</p> <p>Visit www.sro.vic.gov.au for information.</p>	

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.

The land is now used for Warehouses to run businesses.


 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: Dulce

Surname: Pty

Organization (if applicable):

Unit No: FCTY 12

St. No: 380

St. Name: Somerville Road

Suburb: WEST FOOTSCRAY

State: VIC

Postcode: 3012

Business phone: 0427545756

Email: info.dulcemilia@gmail.com

Mobile phone:

Home: 0427545756

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: Dulce

Surname: Pty

Organization (if applicable):

Unit No: FCTY 12

St. No: 380

St. Name: Somerville Road

Suburb: WEST FOOTSCRAY

State: VIC

Postcode: 3012

Business phone: 0427545756

Email: info.dulcemilia@gmail.com

Mobile phone:

Home: 0427545756

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: Dulce

Surname: Pty Ltd

Organization (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No: FCTY 12

St. No: 380

St. Name: Somerville Road

Suburb: WEST FOOTSCRAY

State: VIC

Postcode: 3012

Business Phone: 0427545756


Email: info.dulcemilia@gmail.com

Mobile phone:

Home: 0427545756

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:

Dulce Pty Ltd

Date

18 / 08 / 2025

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: Jessy Pesavento

11 / 03 / 2025


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.

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 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 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.

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS842030U
Number of Pages (excluding this cover sheet)	4
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 12610 FOLIO 230

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LAND DESCRIPTION

Lot 12 on Plan of Subdivision 842030U.
PARENT TITLE Volume 12302 Folio 019
Created by instrument PS842030U 08/05/2025

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
380 SOMMERVILLE DEVELOPMENTS PTY LTD of 79 LAKE STREET CAROLINE SPRINGS VIC
3023
PS842030U 08/05/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT168174P 17/04/2020
NATIONAL AUSTRALIA BANK LTD

COVENANT 1197990

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 PS842030U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS842030U (B)		Registered	08/05/2025

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

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

Street Address: UNIT 12 380 SOMERVILLE ROAD WEST FOOTSCRAY VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 08/05/2025

OWNERS CORPORATIONS

The land in this folio is affected by



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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

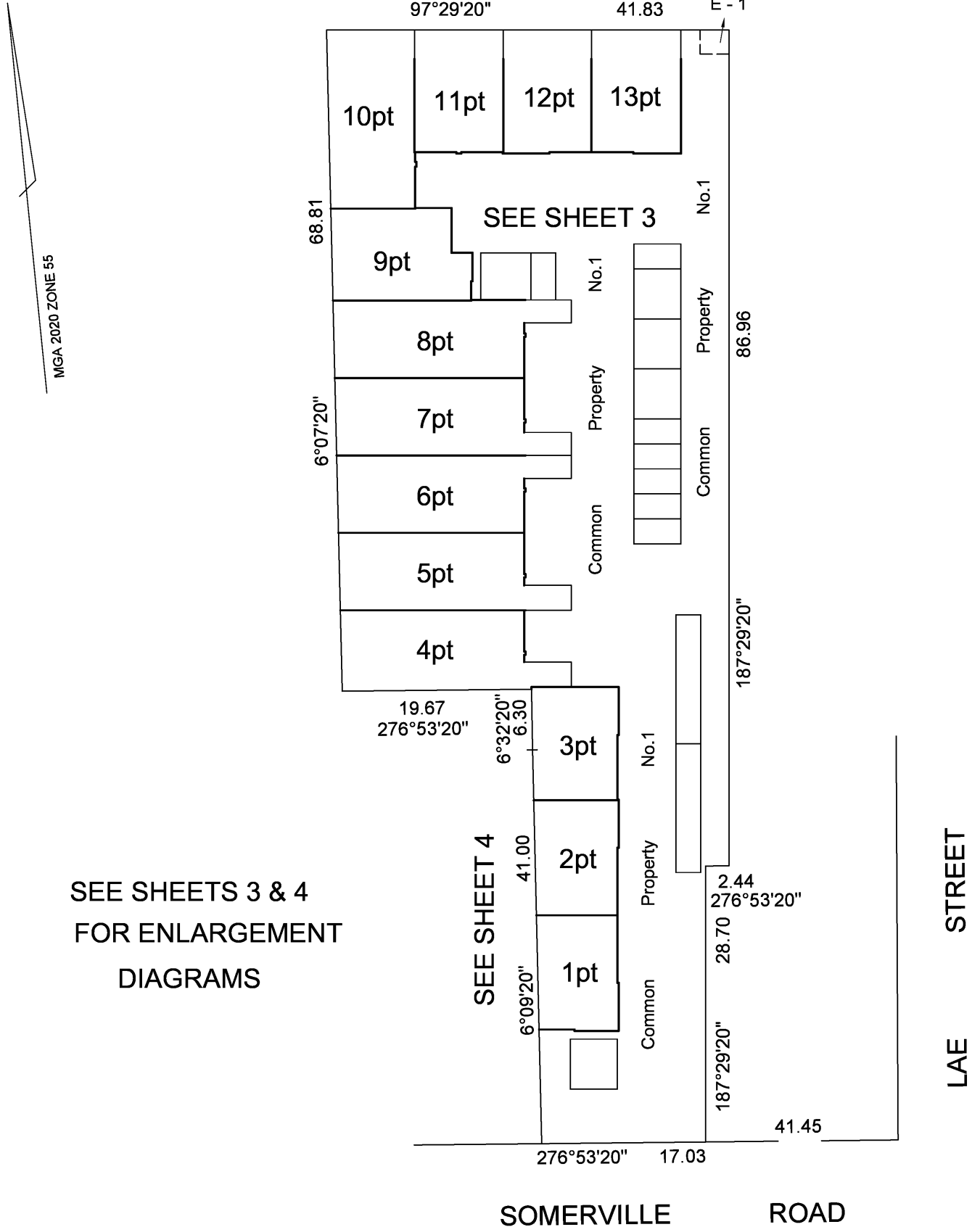
Page 2 of 2

OWNERS CORPORATION 1 PLAN NO. PS842030U

DOCUMENT END

PLAN OF SUBDIVISION		EDITION 1	PS 842030U	
LOCATION OF LAND PARISH: Cut-paw-paw SECTION: 13 CROWN ALLOTMENT: 1 (Part) CROWN PORTION: 2 TITLE REFERENCE: Vol. 12302 Fol. 019 LAST PLAN REFERENCE: Lot 1 and 2 on TP 874208K POSTAL ADDRESS: 380 Somerville Road, West Footscray, 3012 <small>(at time of subdivision)</small> MGA94 CO-ORDINATES: E: 312 125 ZONE: 55 <small>(of approx centre of land in plan)</small> N: 5 813 110		Council Name: Maribyrnong City Council Council Reference Number: TP460/2022 Planning Permit Reference: TP460/2022 SPEAR Reference Number: S202785C Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Martine Rolley for Maribyrnong City Council on 09/09/2024 Statement of Compliance issued: 18/03/2025		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NOTATIONS		Boundaries defined by buildings are shown by thick continuous lines. Location of boundaries defined by buildings:- Median:- Boundaries shown M Exterior Face:- All other boundaries Common Property No.1 is all the land in the plan except the lots. Subdivision (Registrar's Requirements) Regulations 2011 apply to all boundaries on this plan.		
DEPTH LIMITATION : Does not apply				
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. TP460/2022(1) This survey has been connected to permanent marks No(s). MMB 1721 In Proclaimed Survey Area No.				
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. For details of any Owners Corporations including purpose, responsibility, entitlement and liability see Owners Corporation Search Report, Owners Corporation Additional Information and, if applicable Owners Corporation Rules. </div>				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Section 12(2) of the Subdivision Act 1988 applies to the land herein				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E - 1 E - 1 E - 1 E - 1	Drainage and Sewerage Sewerage Sewerage Drainage	See Plan See Plan See Plan See Plan	LP 18780 AU210644M This Plan This Plan	Lots on LP 18780 City West Water Corporation Greater Western Water Corporation Maribyrnong City Council
Di Mase Berry & Co Pty Ltd 142a Sydney Road, Brunswick 3056 Tel 9387 7577 Fax 9387 8813		SURVEYORS FILE REF: 14579 Digitally signed by: Geoffrey Berry, Licensed Surveyor, Surveyor's Plan Version (4), 27/06/2024, SPEAR Ref: S202785C		ORIGINAL SHEET SIZE: A3 Land Use Victoria Plan Registered 01:32 PM 08/05/2025 Assistant Registrar of Titles

PS 842030U

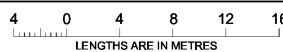


Di Mase Berry & Co Pty Ltd

142a Sydney Road, Brunswick 3056

Tel 9387 7577 Fax 9387 8813

SCALE
1 : 400

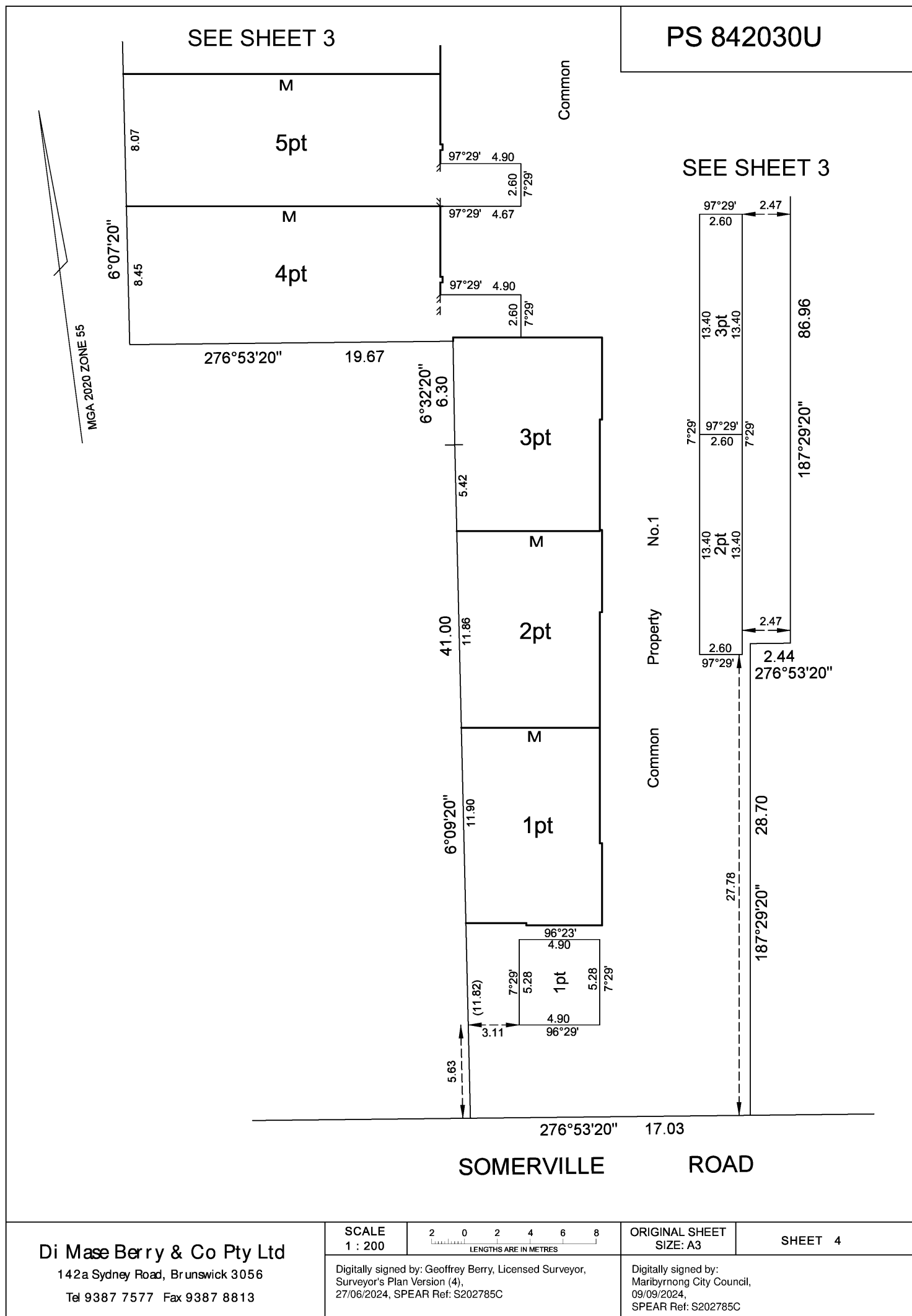


Digitally signed by: Geoffrey Berry, Licensed Surveyor,
Surveyor's Plan Version (4),
27/06/2024, SPEAR Ref: S202785C

ORIGINAL SHEET
SIZE: A3

Digitally signed by:
Maribyrnong City Council,
09/09/2024,
SPEAR Ref: S202785C

SHEET 2



Imaged Document Cover Sheet

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2574868
2555672

T. Backhouse, 339 Collins Street.

1197990



E. J. Smith
VICTORIA.
TRANSFER OR LAND.
2543365
2543368



WE, EMMA ELIZABETH LE CROISSETTE THOMSON of "Craigellachie" Errong
Road East St. Kilda Widow CECIL PERCY THOMSON of 423 Little Collins
Street Melbourne Valuer and THE TRUSTEES EXECUTORS AND AGENCY COMPANY
LIMITED of 412 Collins Street Melbourne Executors of the Will of - o
Percy Thomson late of Little Collins Street Melbourne Valuer deceased
being registered as the proprietors of an estate in fee simple in the
land hereinafter described subject to the encumbrances notified - -
hereunder in consideration of the sum of ONE HUNDRED AND NINETY-TWO
POUNDS paid partly to the said Percy Thomson deceased during his - -
lifetime and partly to the said Emma Elizabeth Le Croissette Thomson
Cecil Percy Thomson and The Trustees Executors and Agency Company -
Limited as such executors by ~~WILLIAM EDWARD~~ WOOD formerly of 97 --
Creswick Street, Footscray but now of Somerville Road, Brooklyn
Carter -

Horace Rendall
DO HEREBY TRANSFER to the said ~~William Edward~~ Wood ALL our estate and
interest in ALL THAT piece of land being Lot One on Plan of Subdivision
No. 6052 lodged in the Office of Titles being part of Crown Block 2
Section Thirteen Parish of Cut Paw Paw County of Bourke and being part
of the land more particularly described in Certificate of Title - -
Volume 2280 Folio 455826 - - - - -

Horace Rendall
AND I the said ~~William Edward~~ Wood for myself my heirs executors -
administrators and transferees registered proprietor or proprietors
for the time being of the said land hereby transferred HEREBY - -
COVENANT with the said Emma Elizabeth Le Croissette Thomson, Cecil
Percy Thomson and their and each of their heirs executors - - - - -
administrators and transferees and with the said The Trustees - -
Executors and Agency Company Limited and its transferees registered
proprietor or proprietors for the time being of the land comprised
in the said Certificate of Title Volume 2280 Folio 455826 that I
Horace Rendall
the said ~~William Edward~~ Wood and my heirs executors administrators
and transferees registered proprietor or proprietors for the time
being of the said land hereby transferred will not at any time - -
quarry for stone or carry on any noxious trade upon the said land
hereby transferred or any part thereof or allow any stone to be
excavated therefrom below a depth of two feet from the surface - -
thereof nor allow any noxious trade to be carried on upon the said
land hereby transferred or any part thereof or in any building - -
erected thereon AND the said ~~William Edward~~ Wood hereby consents
to the foregoing covenant appearing as an encumbrance on the - -
Certificate of Title to issue for the said land hereby transferred

2280 Part
826.

area 1.0.25/10.

Inv. The Govt in
21 1197990

21/4/25

21.4.25

27/4/25

21.3.25

21.3.25

MAILED

pursuant to this transfer and to run with such land.

DATED the 24th day of December 1924

SIGNED in Victoria by the said EMMA - - - } x E. E. L. Thomson
ELIZABETH LE CROISSETTE THOMSON in the
presence of:-

E. E. L. Thomson
Bar. W. Melbourne

SIGNED in Victoria by the said CECIL
PERCY THOMSON in the presence of:- } Cecil P. Thomson

E. E. L. Thomson

can
val

THE COMMON SEAL of THE TRUSTEES - - - }
EXECUTORS AND AGENCY COMPANY LIMITED - - }
was hereto affixed by authority of the
Board of Directors -

Harry Cunningham
Director.
W. Cunningham
General Manager.



H. R. W. SIGNED in Victoria by the said HORACE
RENDALL ~~WOOD~~ WOOD in the presence of:- } H. R. Wood.

E. E. L. Thomson

ENCUMBRANCES REFERRED TO.

T. BACKHOUSE, II. B.,
339 Collins Street,
MEMPHIS, T.

TRANSFER.

MR. H. R. WOOD.

to

MRS. E. E. L. THOMSON,
MR. C. P. THOMSON & THE
TRUSTEES EXECUTORS & AGENCY
COMPANY LIMITED

DATED

1924.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 16 th DAY OF March 1925	By Florence Rendall Wood J. B. Morrell	119/1990

ASSISTANT REGISTRAR OF TITLES

3 Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME
LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL 2280 FOL 455826

J. B. Morrell
ASSISTANT REGISTRAR



Dear Saurabha,

Please find below information in relation to our application for planning permit for U12/380 Somerville Road, Footscray West VIC. We have prepared the information based on your itemised list, supported by the applicant's responses.

1. Copy of Title

A recently searched Certificate of Title, including plan of subdivision, is attached.

2. Written Assessment

a. Response to Clause 33.03-2 – Use Requirements

- **Nature of Use:**
The proposal involves the manufacturing of a specific confectionery product known as *Cuchufli*. These are thin, crispy wafer rolls filled with chocolate or caramel-based fillings. Each piece is approximately 2 grams in weight.
- **Processes Undertaken:**
The operation involves mixing ingredients, filling wafers, and packaging. The production will use the following machinery:
 - Mixer Machine (1)
 - Filler Machine (1)
 - Vainera Machine (1)
 - Packaging Equipment (1)
- **Quantity Produced:**
Estimated total output is approximately **952 kilograms per year**, well below the 200-tonne EPA referral threshold.
- **Licensing and Compliance:**
No EPA licences or registrations are required for the proposed scale and product type. The business does not trigger the requirements of the **OHS Regulations 2017**, **Dangerous Goods Act 1985**, or **Dangerous Goods (Storage and Handling) Regulations 2012**.

b. Likely Effects on Surrounding Area

- **Noise:** Minimal. Standard kitchen appliances used.
- **Air/Land Emissions:** None expected.
- **Traffic and Deliveries:** Limited and will be scheduled outside peak times.
- **Light Spill/Glare:** Not applicable.
- **Operating Hours:** Monday to Friday, 8:00 AM to 4:00–5:00 PM.
- **Staff on Site:** A maximum of 2 people will be working at any given time.
- **Mitigation Measures:** Standard compliance with food safety and cleanliness. No additional external impacts expected.

c. Car Parking Assessment (Clause 52.06-5)

Two (2) car parking spaces are available on-site. Given the small scale of operations and low staff count, this is considered sufficient.

d. Staff and Hours of Operation

- Staff: 2 people on-site
- Hours: Monday to Friday, 8:00 AM to 4:00–5:00 PM

e. Commercial vs Industrial Scale

The setup is best classified as similar to a **catering kitchen**. It is not an industrial-scale operation.

f. Products to be Manufactured

- **Main Product:** Cuchufli (wafer roll filled with chocolate or caramel).
- Each piece weighs approximately 2 grams.
- Products will be packaged and may be distributed to retailers.

g. Building Works / Mezzanine Confirmation

There is **no extension** proposed to the mezzanine level. The internal layout changes do not require a planning permit.

3. Updated Plans and Elevations

Updated floor and elevation plans are attached, showing:

- Title boundaries and dimensions
- Surrounding built form
- **Existing and proposed conditions:** The existing loading zone shown inside the unit on the “Existing Plan” will not be used for loading, as the business will have low activity and the car park will be sufficient for loading. External areas will not be used for business activities. The back of Warehouse/Unit 12 will be used for bin storage, as clearly labelled in the “New Plan” document.
- Car parking location
- **Loading areas:** The existing loading zone shown inside the unit on the “Existing Plan” will not be used for loading, as the business will have low activity and the car park will be sufficient for loading. External areas will not be used for business activities. The back of Warehouse/unit 12 will be used for bin storage, as clearly labelled in the “New Plan” document.
- **Use of external areas:** The car park associated with the unit will be used for loading. The existing loading zone shown inside the unit on the “Existing Plan” will not be used for loading, as the business will have low activity and the car park will be sufficient. External areas will not be used for business activities. The back of Warehouse/Unit 12 will be used for bin storage, as clearly labelled in the “New Plan” document.
- **External kitchen exhaust/flue:** No external exhaust/flue is proposed for this application.
- Revised layout showing no change to mezzanine level – N/A

4. Car Parking Reduction (Section 50 Amendment)

A reduction in car parking is **not** sought at this time. Therefore, no amendment or fee is required.

5. Waste Management Plan

A Waste Management Plan consistent with Maribyrnong City Council's Waste Policy 2019 is attached.

6. Food Production Capacity (Clause 53.10)

The total estimated annual production is around **952 kilograms**, which is **well below 200 tonnes/year**. Accordingly, the proposal does **not trigger an EPA referral** under Clause 53.10.

7. Loading and Unloading

All deliveries and pickups will occur **within the tenancy boundary**. No loading will take place on common property.

Should you require any further information or clarification, please feel free to contact us.

Kind regards,

Hernan Pavez

Waste Management Plan – Dulce Emilia Pty Ltd

Business Name: Dulce Emilia Pty Ltd

Site Address: 12/380 Somerville Road, West Footscray VIC 3012

Business Type: Confectionery Manufacturing (Low-Risk – Class 3)

Prepared For: Maribyrnong City Council

Date: 06/08/2025

Types of Waste Generated

The following types of waste will be generated through normal daily operations:

Waste Type	Examples
General Waste	Packaging off-cuts, food wrappers, paper waste
Recyclables	Cardboard boxes, plastic containers, clean tins
Organic Waste (Minor)	Small amounts of food scraps (e.g. batter residue)
Soft Plastics (if any)	Ingredient packaging (to be recycled separately)
Cleaning Waste	Used paper towels, sanitising wipes

Waste Storage (Internal)

- A general waste bin and a recycling bin will be located in the food preparation area.
- Bins will be:
 - Clearly labelled
 - Lidded
 - Emptied daily or as required
- All bins used in the production area will be food-grade, washable, and cleaned regularly.

Waste Storage (External)

- All commercial bins will be stored backside the premises, in a designated waste storage area near the rear service access.
- Waste will not be stored in laneways or public areas.
- Bin storage area will be:
 - Enclosed and covered
 - Hard-surfaced for wash-down
 - Located away from food preparation and customer access areas

Waste Collection

- Waste will be collected by a licensed personnels.
- Collection frequency:
 - General Waste: Weekly
 - Recycling: Bi-Weekly
- Waste oil is not expected to be generated. If any oil containers (e.g. from ingredients) are used, they will be disposed of in accordance with EPA and Council guidelines.

Note: Collection frequency will be reviewed regularly and can be increased if waste volumes rise, to ensure bins are not overfilled and waste is managed appropriately.

Bin Sizes and Quantity

Bin Type	Size (litres)	Quantity	Collection Frequency
General Waste	240L	1	Weekly
Recyclables	240L	1	Bi-Weekly

Note: If operational needs change or volumes increase, larger or additional bins can be arranged through our waste contractor to ensure compliance with waste storage and collection requirements.

Bin Cleaning Procedure

- Internal bins will be wiped down daily using hot water and detergent.
- External bins will be cleaned weekly using:
 - Scrubbing brush, warm water, and detergent
 - Bin cleaning performed in designated bin wash area or by contractor

Note: This frequency is reviewed regularly to ensure hygiene standards are maintained and odour or pest risks are avoided.

Food Waste Minimisation

- Waste is expected to be minimal due to made-to-order production.
- Batch sizes are controlled to avoid overproduction and spoilage.
- Ingredient purchasing is done in line with production forecasts.

Note: Food waste practices will be monitored regularly and adjusted as necessary to maintain efficient production and reduce unnecessary waste.

Compliance

- Dulce Emilia Pty Ltd is committed to managing waste in accordance with:
 - Maribyrnong City Council's Waste Management Policy (2019)
 - EPA Victoria guidelines
 - Australian Food Standards Code

Dulce Emilia Pty Ltd acknowledges the importance of responsible waste management as part of our operational duties. We will continue to review and refine our waste handling practices in line with regulatory updates and operational changes to ensure we meet Council and environmental expectations at all times.

Prepared by:

Hernan Pavez

Director, Dulce Emilia Pty Ltd

info.dulcemilia@gmail.com