

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
12/11/2024
URBAN PLANNING

The Land **i**

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

Street Address *

Unit No:	St. No.: 68-70	St. Name: Gwelo Street
Suburb/Locality: TOTTENHAM		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	Vol.: 10403	Folio.: 724	Suburb.: Tottenham
OR			
	Lot No.:	Type.: Lot/Plan of Subdivision	
B	Crown Allotment No.:		Section No.:
	Parish/Township Name:		

CITY OF MARIBYRNONG
ADVERTISED PLAN

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? *

Proposed mezzanine floors & reduction of car parking spaces

📎 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 *

90000.00

⚠ 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.

3 x existing factories


 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: Anthony

Surname: Camuglia

Organization (if applicable):

Unit No: UNIT 1

St. No: 49

St. Name: Warwick Road

Suburb: PASCOE VALE

State: VIC

Postcode: 3044

Business phone: 0490028465

Email: anthony@evokastudio.com.au

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: NA

First Name: Anthony

Surname: Camuglia

Organization (if applicable):

Unit No: UNIT 1

St. No: 49

St. Name: Warwick Road

Suburb: PASCOE VALE

State: VIC

Postcode: 3044

Business phone: 0490028465

Email: anthony@evokastudio.com.au

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): Platform 25X

Postal Address:

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

Unit No: SE 1

St. No: 486

St. Name: Lower Heidelberg Road

Suburb: HEIDELBERG

State: VIC

Postcode: 3084

Business Phone:


Email: lucia.cai@bhlaustralia.com.au

Mobile phone: 0403055561

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:

Anthony Camuglia

Date

12 / 11 / 2024

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 Goulfields, 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

CITY OF MARIBYRNONG
RECEIVED
12/11/2024
URBAN PLANNING

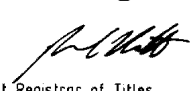
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Document Type	Plan
Document Identification	PS416683Y
Number of Pages (excluding this cover sheet)	3
Document Assembled	16/09/2024 10:10

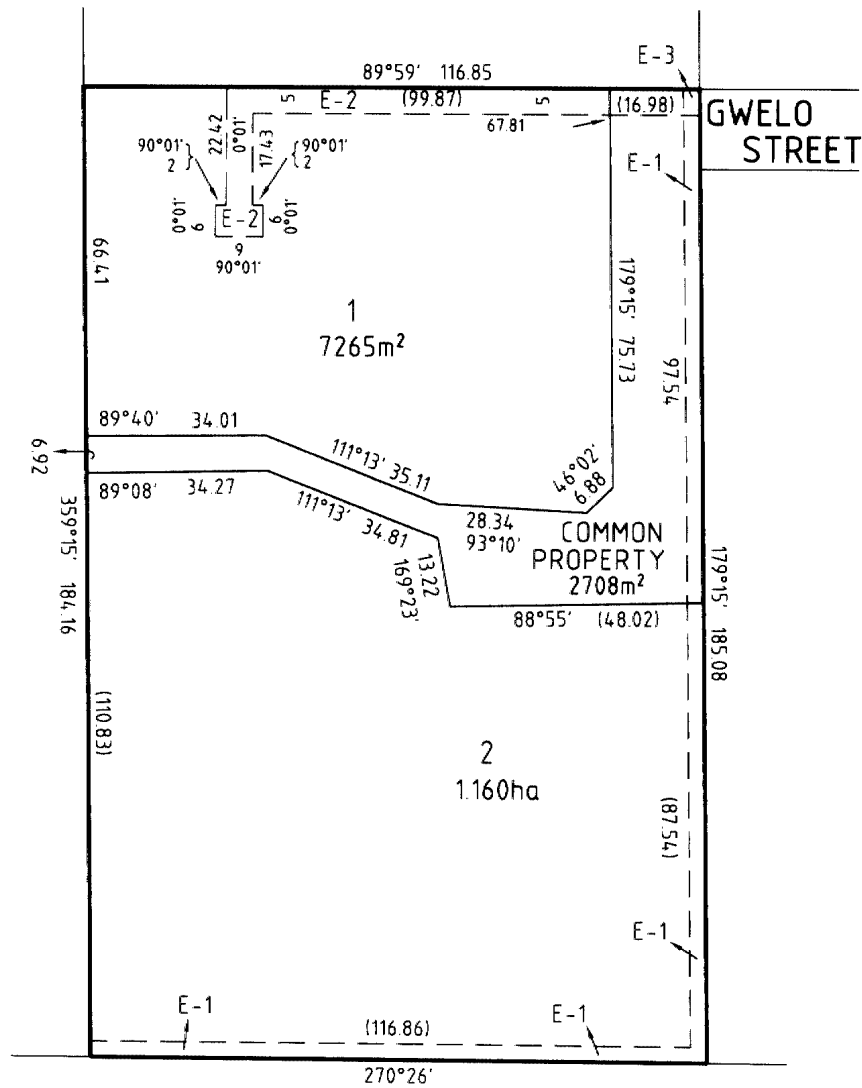
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PLAN OF SUBDIVISION		STAGE No. _____	LTO USE ONLY EDITION 1	PLAN NUMBER PS 416683Y
LOCATION OF LAND PARISH: CUT PAW PAW SECTION: 12 CROWN ALLOTMENT: 5 (Part) CROWN PORTION: _____ TITLE REFERENCE: VOL.8048 FOL.431 LAST PLAN REFERENCE/S: PS 23610 (Lot 3) POSTAL ADDRESS: GWELO STREET, (At time of subdivision) TOTTENHAM, 3012 AMG Co-ordinates E 311 500 ZONE: 55 (of approx centre of land N 5 813 800 in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: MARIBRYNONG CITY COUNCIL REF: SUB 98/61 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has /has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate Council Seal Date 03/07/98 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is /is not a staged subdivision. Planning permit No: _____ DEPTH LIMITATION DOES NOT APPLY The common property is all the land in the parcel except lots 1 and 2.		
Nil	Nil			
SURVEY THIS PLAN IS IS /IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): IN PROCLAIMED SURVEY AREA No: _____				
EASEMENT INFORMATION				LTO USE ONLY
LEGEND E-Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A-Appurtenant Easement R-Encumbering Easement(Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan.				RECEIVED <input checked="" type="checkbox"/> DATE 25 / 8 / 98
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	3.05	PS 23610	ALL THE LAND IN PS 23610
E-1	SEWERAGE	3.05	THIS PLAN	CITY WEST WATER
E-3	SEWERAGE	3.05	THIS PLAN	CITY WEST WATER
E-3	ELECTRICITY SUPPLY	5	THIS PLAN	SOLARIS POWER
E-3	DRAINAGE & SEWERAGE	3.05	PS 23610	ALL THE LAND IN PS 23610
E-2	ELECTRICITY SUPPLY	VARIES	THIS PLAN	SOLARIS POWER
Land Development Consulting Suite 20, The Clocktower 255 Drummond Street, Carlton, 3053 Phone 9347 5655 Fax 9347 5054				LTO USE ONLY PLAN REGISTERED TIME 9.15 DATE 25 / 9 / 98  Assistant Registrar of Titles SHEET 1 OF 3 SHEETS
LICENSED SURVEYOR(PRINT) MARK CHARLES TOMKINSON SIGNATURE DATE / / REF 922 VERSION B		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3		

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
	_____	PS 416683Y



Land Development Consulting
Suite 20, The Clocktower
255 Drummond Street,
Carlton, 3053
Phone 9347 5655 Fax 9347 5054

SCALE LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET 1:1000 A3	LICENSED SURVEYOR(PRINT) MARK CHARLES TOMKINSON	SHEET 2 OF 3 SHEETS
		SIGNATURE _____ DATE / / REF 922 VERSION B	DATE / / COUNCIL DELEGATE SIGNATURE _____

PS416683Y

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

Imaged Document Cover Sheet

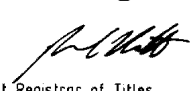
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Document Type	Plan
Document Identification	PS416683Y
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Document Assembled	26/07/2024 11:53

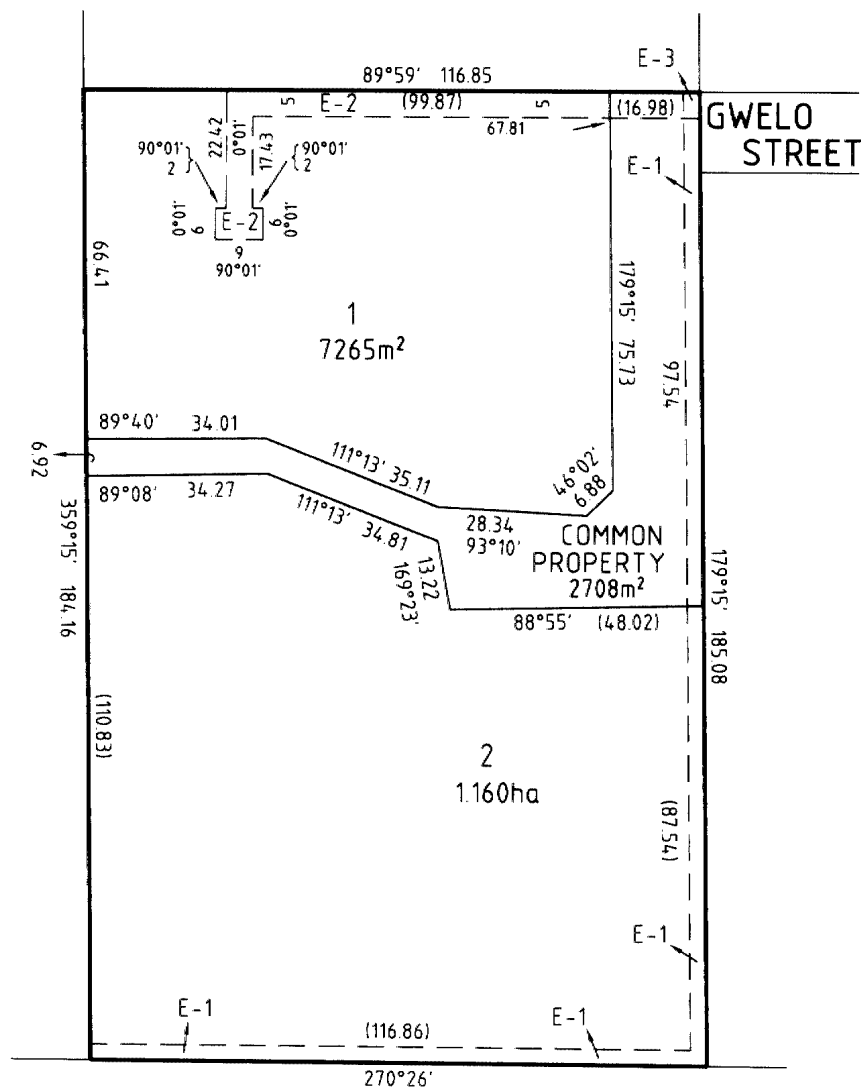
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IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is /is not a staged subdivision. Planning permit No: _____ DEPTH LIMITATION DOES NOT APPLY The common property is all the land in the parcel except lots 1 and 2.		
Nil	Nil			
SURVEY THIS PLAN IS IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): IN PROCLAIMED SURVEY AREA No: _____				
EASEMENT INFORMATION				LTO USE ONLY
LEGEND E-Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A-Appurtenant Easement R-Encumbering Easement(Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/>
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan.				DATE 25 / 8 / 98
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
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E-1	SEWERAGE	3.05	THIS PLAN	CITY WEST WATER
E-3	SEWERAGE	3.05	THIS PLAN	CITY WEST WATER
E-3	ELECTRICITY SUPPLY	5	THIS PLAN	SOLARIS POWER
E-3	DRAINAGE & SEWERAGE	3.05	PS 23610	ALL THE LAND IN PS 23610
E-2	ELECTRICITY SUPPLY	VARIES	THIS PLAN	SOLARIS POWER
Land Development Consulting Suite 20, The Clocktower 255 Drummond Street, Carlton, 3053 Phone 9347 5655 Fax 9347 5054				LTO USE ONLY PLAN REGISTERED TIME 9.15 DATE 25 / 9 / 98  Assistant Registrar of Titles SHEET 1 OF 3 SHEETS
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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
	_____	PS 416683Y



Land Development Consulting
Suite 20, The Clocktower
255 Drummond Street,
Carlton, 3053
Phone 9347 5655 Fax 9347 5054

SCALE LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE 1:1000 A3	LICENSED SURVEYOR(PRINT) MARK CHARLES TOMKINSON	SHEET 2 OF 3 SHEETS
		SIGNATURE _____ DATE / / REF 922 VERSION B	DATE / / COUNCIL DELEGATE SIGNATURE _____

PS416683Y

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

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

Page 1 of 2

VOLUME 10403 FOLIO 724

Security no : 124116937331J
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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 416683Y.
PARENT TITLE Volume 08048 Folio 431
Created by instrument PS416683Y 25/09/1998

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PLATFORM 25X PTY LTD of SUITE 1 486 LOWER HEIDELBERG ROAD HEIDELBERG VIC
3084
AV289365N 01/02/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY067696B 04/06/2024
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 PS416683Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY067695D (E)	DISCHARGE OF MORTGAGE	Registered	04/06/2024
AY067696B (E)	MORTGAGE	Registered	04/06/2024

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

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

Street Address: 68-70 GWELO STREET TOTTENHAM VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 04/06/2024

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS416683Y

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

Page 2 of 2

DOCUMENT END

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

Page 1 of 1

VOLUME 10403 FOLIO 725

Security no : 124118276371F
Produced 16/09/2024 10:10 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 416683Y.
PARENT TITLE Volume 08048 Folio 431
Created by instrument PS416683Y 25/09/1998

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CAI & LIN PTY LTD of 72 GWELo STREET TOTTENHAM VIC 3012
AW901963A 05/06/2023

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS416683Y 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: 72 GWELo STREET TOTTENHAM VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 25374P MORNINGTON LEGAL
Effective from 05/06/2023

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS416683Y

DOCUMENT END

Evoka Studio

Town Planning RFI Response

Job No: A2404

Address: 68-70 and 72 Gwelo Street, Tottenham

CITY OF MARIBYRNONG

RECEIVED

12/11/2024

URBAN PLANNING



Introduction

This report has been prepared by Evoka Studio on behalf of the owner of 68-70 and 72 Gwelo Street, Tottenham.

RFI Response

1. Payment receipt of application fee, additional for second town planning permit trigger, parking reduction
2. Amended updated application form included in RFI submission, now stating 'reduction in car parking spaces'
3. New title for Lot 2 included in RFI submission
4. In accordance with condition 8 of permit TP263/2022(1), the plans have been updated to reflect the 30 existing car spaces for the education centre.

Regarding Factories A & B, see table below

FACTORY A

COMPANY	BMC Australia Pty Ltd
USE	Refurbish Domestic Home Appliances
CURRENT STAFF AMOUNT	14
MAXIMUM STAFF AMOUNT	16
TRADING DAYS & HOURS	MONDAY – FRIDAY 8:30AM - 5.00PM
NUMBER OF CAR PARK SPACES	4 car spaces, located on common property

FACTORY B1

COMPANY	RCM Steel
USE	Steel Truss manufacturers
CURRENT STAFF AMOUNT	4-6
MAXIMUM STAFF AMOUNT	12
TRADING DAYS & HOURS	MONDAY-FRIDAY 7:00AM-4:00PM
NUMBER OF CAR PARK SPACES	3 car spaces, located on lot 2

FACTORY B2

COMPANY	Atlas Waste
USE	Factory use/Bin storage
CURRENT STAFF AMOUNT	4-6
MAXIMUM STAFF AMOUNT	12
TRADING DAYS & HOURS	MONDAY-FRIDAY 7:00AM-4:00PM
NUMBER OF CAR PARK SPACES	3 car spaces, located on lot 2

Currently, there are 6 car parking spaces allocated to the existing factories. While we are adding mezzanine areas to both factories, it's important to note that these are purely for storage purposes, not for expanding office or staff capacity.

The mezzanine levels are essential to accommodate increased demand for on-site storage, which will help maintain product within the factory premises and avoid any overspill into the communal areas outside.

Council has requested an additional 14 car spaces; however, we can only provide the existing 6.

We respectfully request that Council considers a reduction of the remaining 8 spaces.

This request is based on the following key points:

1. **No Increase in Staff or Traffic:** As the mezzanine space is dedicated solely to storage, there will be no increase in staff numbers or visitor traffic, which would otherwise generate additional demand for car parking spaces.
2. **Efficient Use of Existing Infrastructure:** The factories have been functioning effectively with the current 6 car spaces, and this arrangement has proven sufficient for our operations. The addition of storage does not alter this, as no additional employees will be required to manage or use the mezzanine areas.

We believe that a reduction in the required car spaces aligns with the actual operational needs of the factories and avoids unnecessary development that would go underutilised. We appreciate your consideration of this request and look forward to your favourable response.

Should you have any questions, or require further information, please do not hesitate to contact me.

Regards,

Anthony Camuglia
Evoka Studio
evokastudio.com.au
0490 028 465

CITY OF MARIBYRNONG
RECEIVED
24/02/2025
URBAN PLANNING



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Car Parking Demand Assessment

68-72 Gwelo Street, Tottenham

Proposed Warehouse Expansion

13/02/2025



Car Parking Demand Assessment

68-72 Gwelo Street, Tottenham

Proposed Warehouse Expansion

Prepared for the Applicant: Lucia Cai c/o Evoka Studio

Document Control

Revision	Date	Reference	Prepared By	Approved By
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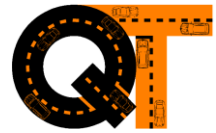


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Appendix B: Parking Survey Results

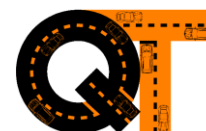


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1 Introduction

The following Car Parking Demand Assessment is undertaken for the proposed expansion to the warehouse floor area at 68-72 Gwelo Street, Tottenham.

This application seeks to construct mezzanine floors in an existing warehouse complex. The application does not propose to add additional car parking on-site, and is therefore seeking a full waiver of the statutory car parking requirement associated with the additional floor area.

The Car Parking Demand Assessment concludes that any parking demands associated with the proposal will be accommodated on-site. No overflow parking is anticipated.

2 Proposed Development

The proposal is to construct 1,410 square metres of mezzanine floor area across two warehouse units in an existing complex at 68-72 Gwelo Street, Tottenham.

Table 1 outlines the key attributes of the proposal.

Table 1: Proposed Development Numbers

Attribute	Approved	Post-Development	Proposed Change
Proposed Land Use			
Factory A	3,200 sqm (approx.)	3,910 sqm (approx.)	+710 sqm
Factory B	2,700 sqm (approx.)	3,400 sqm (approx.)	+700 sqm
Factories (total)	5,900 sqm (approx.)	7,310 sqm (approx.)	+1,410 sqm
Education Centre	636 sqm		N/A
Education (total)	636 sqm		N/A
Car Parking Provision			
Common Property	34 spaces	34 spaces	±0
Lot 2	6 spaces	6 spaces	±0
Total	40 spaces	40 spaces	±0
Site Access			
Gwelo Street	One access point (two way) via Gwelo Street		N/A

The proposed mezzanine space will be dedicated solely to storage. The Applicant does not intend to increase the number of staff or visitors.

Development Application Plans prepared by Evoka Studio (dated 11th November 2024) are attached at Appendix A.



3 Existing Conditions

3.1 Subject Site

The subject site is 68-72 Gwelo Street, Tottenham. It is comprised of two lots with a common property accessway providing access to both lots from Gwelo Street. The site has a 15m frontage to Gwelo Street via which the common property accessway is taken.

Table 2 outlines the key existing features of the subject site.

Table 2: Existing Features of Subject Site

Site Feature	Detail
Municipality	
Municipality	Maribyrnong
Existing Use	
68-72 Gwelo Street, Tottenham	Industrial
Planning Scheme	
Zoning	IN3Z: Industrial 3 Zone
Overlays	DCPO2: Development Contributions Plan Overlay - Schedule 2
PPTN Area	Yes
Critical Dimensions	
Site Area	7,265 sqm (both lots plus common property)
Frontage	15m to Gwelo Street
Existing Vehicle Access	Common property accessway (approx. 7.2m wide) via Gwelo Street accommodating two-way passing
Nearby Land Use	
Within 200m	<p>To the north, west, and south, the site is surrounded by industrial uses in industrial zones.</p> <p>To the east, the site is proximate to a residential neighbourhood in a general residential zone.</p> <p>The only available street frontage for vehicle access is via Gwelo Street to the east, through the residential neighbourhood.</p>

Photographs of the site entrance and the main internal accessway (taken Thursday 30th January 2025) are provided in the following figure.

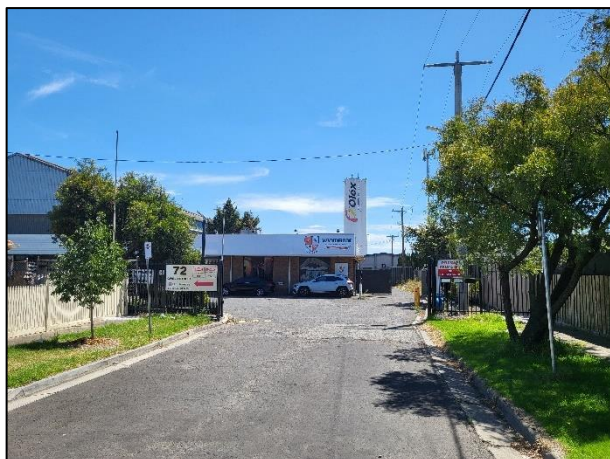


Figure 1: Site Entry



Figure 2: Internal Accessway

An aerial photo and location map are provided in Figure 3 and Figure 4, respectively.



Figure 3: Aerial Photograph (source: Nearmap)

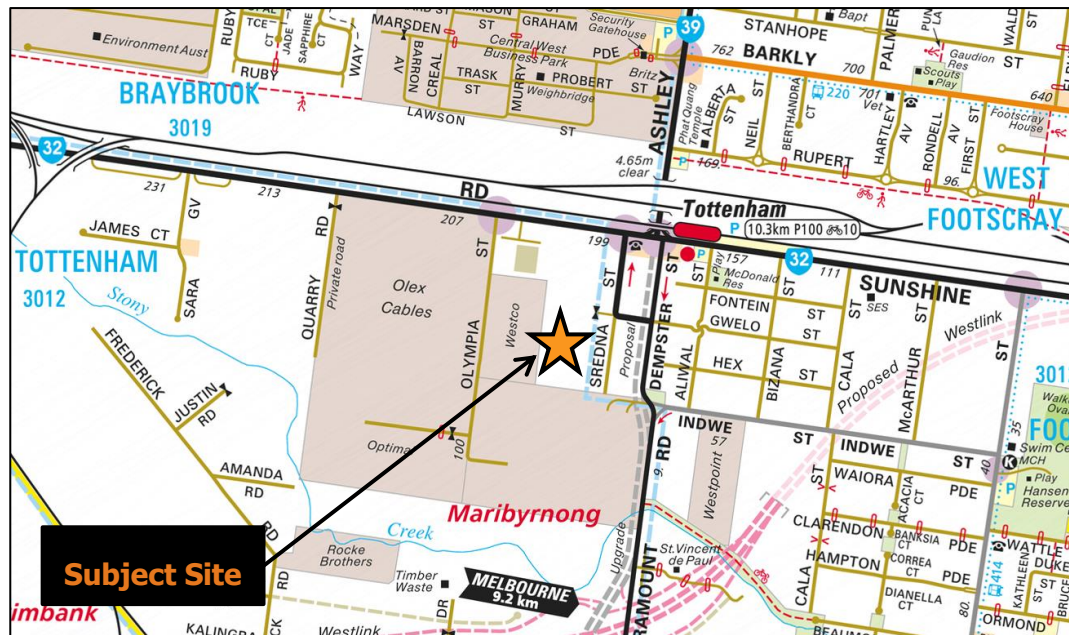
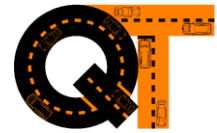


Figure 4: Location Map (Source: Melway)

3.2 Road Network

Gwelo Street

Gwelo Street is primarily a local street aligned in an east-west direction, however it forms part of the arterial road network for 80m between Sredna Street and Dempster Street. It has a single carriageway, approximately 7.2m to 7.4m wide. This is sufficient for kerbside parking on both sides, however there are 'no stopping' restrictions on the part of Gwelo Street that is arterial. Proximate to the site, the default urban speed limit of 50km/h applies.

Gwelo Street connects to several streets aligned in the north-south direction, which provide connection to Sunshine Road to the north and Indwe Street / Paramount Road to the south. Of these street, Dempster Street and part of Sredna Street are within the arterial road network.

Sredna Street

Sredna Street is approximately 40m east of the site. It has a single carriageway, approximately 7.3m wide.

To the north of Gwelo Street, Sredna Street is within the arterial road network. It is one-way in the northbound direction only, providing traffic flow out to Sunshine Road.

To the south of Gwelo Street, Sredna Street is a local street which terminates at a no-through end approximately 160m south of the site. It permits two-way traffic.

Dempster Street

Dempster Street is an arterial road approximately 120m east of the site. It has a single carriageway, approximately 7.4m wide.



To the north of Gwelo Street, Dempster Street is one-way in the south direction only, providing traffic flow in from a signalised intersection at Sunshine Road.

To the south of Gwelo Street, it provides two-way traffic flow and continues as Paramount Road.

Photographs

Photographs of the roads taken on Thursday 30th January 2025 are provided in the following figures.



Figure 5: Gwelo St (view west)



Figure 6: Gwelo St (view east)



Figure 7: Sredna St (view north)



Figure 8: Sredna St (view south)



Figure 9: Dempster St (view north)



Figure 10: Dempster St (view south)

3.3 Alternative Transport Modes

Public Transport

The site is 300m from Tottenham Railway Station, and is therefore within the PPTN Area. No other public transport services operate within 400m of the site.

Whilst the number and variety of public transport services to the site is low, the railway provides convenient, regular services. Some people may choose to travel to the site via public transport.

Walking and Cycling

Gwelo Street and surrounding street are low-speed environments subject to 50km/h limits. These are appropriate for cyclists.

Footpaths and pram crossings are provided at local intersections. Signalised pedestrian crossings are provided across Sunshine Road, providing connection to the railway station to the north.

These provide convenient access throughout local streets for pedestrians and cyclists who may travel from the railway station.

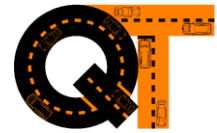
3.4 Parking Surveys

Methodology

Surveys of car parking on-site and on Gwelo Street have been undertaken at the following times:

- A spot survey at 3pm on 30th January 2025.
- Detailed half-hourly surveys from 9am to 5pm on Wednesday 5th February 2025.

The survey times were selected to cover typical business operating hours when the uses on-site would generate parking.



The surveyed area consists of:

- The on-site communal car park. It is approved for 34 parking spaces, however it is observed that not all have been formally line-marked.
- On-street parking on Gwelo Street, between the site and Sredna Street. This is included to understand the current patterns of overflow parking (if any) immediately outside the site.

Whilst there is approval for 6 parking spaces in Lot 2, these are currently used for storage. Therefore, Lot 2 was not included in the survey area.

In summary, the surveyed area consists of 34 on-site spaces and 3 on-street spaces. The area is depicted in the following figure.



Figure 11: Surveyed Area

Results

Parking demands were generally low to moderate.

The on-site car park had a peak demand of 17 spaces, occurring at 11am and 12 noon. This represents 50% occupancy. It is observed that a small number (up to 2) cars were parked in areas not designated for car parking; these have been included in the tally of parking demands and excluded from the tally of parking capacity.

On Gwelo Street between the site and Sredna Street, only one car was observed parked from the morning until 3pm.

The results of the parking surveys are provided on the graph on the following page. The full parking survey results are attached in Appendix B.

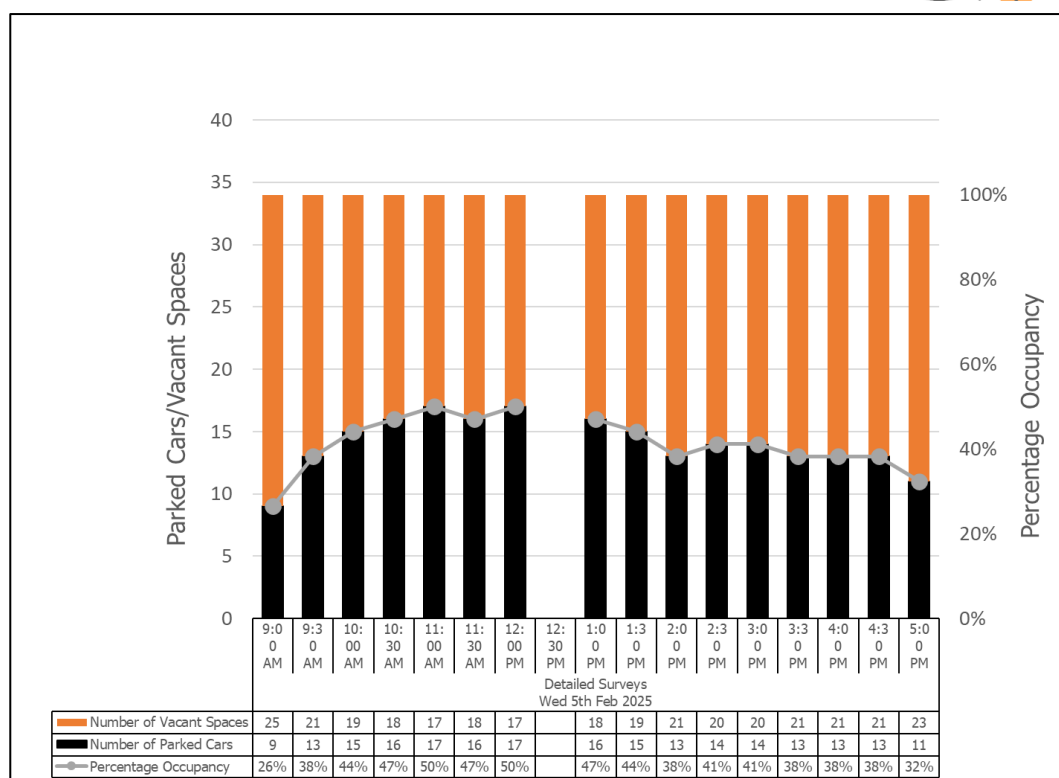


Figure 12: Survey Results

As there was ample vacant parking on-site and minimal parking on-street, it is unlikely that any overflow parking is currently occurring.

The buildings currently on the site have a total footprint in the order of 5,900 square metres. On this basis, the site currently generates peak parking at a rate of 0.29 parked cars per 100 square metres of building footprint.



4 Car Parking Assessment

4.1 Statutory Car Parking

Clause 52.06-5 prescribes the number of car spaces to be provided for increases in the floor area of an existing use. It states:

"Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced."

Accordingly, the parking assessment is undertaken only for the increase in floor area.

The site is in the defined PPTN Area and is not subject to a Parking Overlay. Therefore, the statutory parking requirement is calculated from Column B. Under Clause 74 the land use being increased is defined as 'Warehouse'. Table 3 assesses the statutory requirement prescribed under Clause 52.06-5 of the Planning Scheme.

Table 3: Statutory Car Parking Assessment

Use	No.	Statutory Car Parking Rate	Requirement
Warehouse	±0 premises	2 per premises, plus	±0
	+1,410 sqm	1 per 100 sqm leasable floor area	+14 ^[1]
Total			+14

Note 1: Non-whole numbers rounded down to the nearest whole number as specified by Clause 52.06-5.

Based on the above, the proposed increase in floor area has a statutory requirement to add 14 parking spaces on-site.

The proposal does not add any parking spaces on-site. Therefore, the Applicant is seeking a full waiver of the statutory parking requirement.

Accordingly, the statutory car parking reduction is assessed as follows under Clause 52.06-6 of the Planning Scheme.

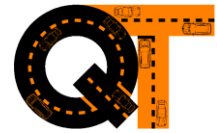
4.2 Car Parking Reduction Sought

The Planning Scheme allows for the car parking provision of a proposed development to be less than the statutory car parking requirement. Clause 52.06-3 states:

A permit is required to:

- i. *Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay*

A two-step assessment is required to justify the car parking reduction sought, under Clause 52.06-7 of the Planning Scheme, which states:



The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- i. new use; or*
- ii. increase in the floor areas or site area of the existing use; or*
- iii. increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.*

The first step is to assess the likely car parking demand generated by the proposed development, which is to undertake a CPDA.

If the CPDA determines that the likely demand of the proposal will not be met on-site, the second step is to determine whether or not it is appropriate to provide fewer spaces on-site than the likely demand.

The following assessment is provided under Clause 52.06-7 of the Planning Scheme.

4.3 Car Parking Demand Assessment

Intended Use

We understand that the proposed mezzanine space will be dedicated solely to storage. The Applicant does not intend to increase the number of staff or visitors. Therefore, the proposal is not anticipated to impact parking demands.

However, we note that the operation of businesses on the site may evolve over time, and it is prudent to consider any long-term parking impacts. Therefore, the parking demands are assessed on a per-floor-area basis as follows.

Survey Data

Based on the parking surveys outlined in Section 3.4, the site currently generates parking at a rate of 0.29 parked cars per 100 square metres of building footprint.

It is noted that this parking rate is lower than average for a warehouse. This likely results from multiple factors, including the operating characteristics of the businesses on the site. However, the site location and proximity to the railway station may also contribute to a lower parking rate.

Applying this rate to the proposal, the parking demand associated with the increased floor area is estimated to be in the order of 4 spaces.

Capacity of Existing On-Site Parking Area

The parking surveys undertaken indicate that 17 to 25 spaces are vacant in the common car park on-site throughout business hours.

This is more than sufficient to accommodate an additional of 4 cars based on survey data. It is also more than sufficient to accommodate an additional of 14 cars on the statutory rate. Accordingly, based on either the empirical estimate or the statutory rate, there is more than sufficient parking in the common car park on-site to accommodate the additional parked cars.



As no off-site parking is relied upon, the second step of the Car Parking Demand Assessment is not warranted.

4.4 Clause 52.06-7 Factors

The proposal is reviewed against the car parking demand factors identified in Clause 52.06-7 of the Planning Scheme, as per the following table (Table 4).

Table 4: Car Parking Demand Assessment Factors

Factor	Commentary
<i>The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.</i>	Nearby uses are primarily residential and industrial. The likelihood of multi-purpose trips is low.
<i>The variation of car parking demand likely to be generated by the proposed use over time.</i>	<p>Warehouses generate peak parking demand on weekdays during business hours.</p> <p>Gwelo Street is primarily residential, which generates peak demands on weekends and after business hours.</p> <p>Whilst the proposal does not rely on on-street parking, it is acknowledged that the timing of parking generated by the site is complementary to surrounding uses.</p>
<i>The short-stay and long-stay car parking demand likely to be generated by the proposed use.</i>	Warehouse staff typically generate long-stay parking.
<i>The availability of public transport in the locality of the land.</i>	<p>The site is 300m from Tottenham Railway Station, and is therefore within the PPTN Area. No other public transport services operate within 400m of the site.</p> <p>Whilst the variety of public transport services to the site is low, the railway provides convenient, regular services. Some people may choose to travel to the site via public transport.</p> <p>As discussed in the review of empirical data, the proximity to the train station may contribute to the low parking generation currently observed at the site.</p>
<i>The convenience of pedestrian and cyclist access to the land.</i>	<p>Nearby uses are primarily residential and industrial. The proportion of people who would travel from within walking distance is expected to be low, however some people may walk from Tottenham Railway Station.</p> <p>Gwelo Street and surrounding street are low-speed environments subject to 50km/h limits. These are appropriate for cyclists.</p> <p>Footpaths and pram crossings are provided at local intersections. Signalised pedestrian crossings are provided across Sunshine Road,</p>

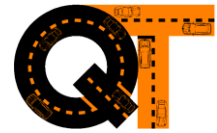


Factor	Commentary
	<p>providing connection to the railway station to the north.</p> <p>These provide convenient access throughout local streets for pedestrians and cyclists who may travel from the railway station.</p>
<i>The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.</i>	<p>Whilst the proposal does not include dedicated bicycle spaces, there is numerous space on-site where bicycle parking could be provided.</p> <p>Staff will be regular travellers to the site, and bicycle parking can be provided on an as-needs basis.</p>
<i>The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.</i>	Not applicable.
<i>Any empirical assessment or case study.</i>	The empirical assessment outlined above indicates that all parking demands associated with the proposal are expected to be accommodated on-site.

4.5 Other Considerations

At present, some of the approved car parking spaces on the site are not line-marked and/or have faded line-marking. This may be the explanation for some drivers who are observed to park in areas which are not intended for car parking.

It is recommended that the approved car parking spaces in the common car park are line-marked. This may be provided via a permit condition.



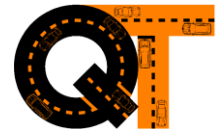
5 Conclusions

Having undertaken a detailed car parking demand assessment, the following conclusions are reached in relation to the proposal at 68-72 Gwelo Street, Tottenham:

1. The Applicant proposes to construct 1,410 square metres of additional mezzanine floor areas for the existing warehouse complex on the site.
2. The proposal triggers a statutory parking requirement to provide an additional 14 spaces under Clause 52.06-5 of the Planning Scheme. The proposal does not provide additional parking spaces, and is therefore seeking a full waiver of the statutory requirement.
3. We note that the proposed mezzanine space will be dedicated solely to storage. The Applicant does not intend to increase the number of staff or visitors. Therefore, the proposal is not anticipated to impact parking demands.
4. However, we note that the operation of businesses on the site may evolve over time, and it is prudent to consider any long-term parking impacts. Therefore, the parking demands are assessed based on a per-floor-area basis using survey data at the subject site. The empirical assessment indicates that the floor areas correspond to an additional 4 parked cars.
5. The parking surveys indicate that 17 to 25 of the parking spaces in the common area car park on-site are vacant throughout business hours. Based on either the empirical estimate (4 cars) or the statutory rate (14 cars), this is more than sufficient to accommodate the additional parked cars. Therefore, no overflow parking is anticipated.
6. At present, some of the approved car parking spaces on the site are not line-marked and/or have faded line-marking. It is recommended that the approved car parking spaces in the common area are line-marked. This may be provided via a permit condition.

Having undertaken all tasks necessary to adequately assess the car parking impacts of the proposed mezzanines at 68-72 Gwelo Street, Tottenham, we are satisfied that the proposal is appropriate.

There are no reasons why the sought permit should not be approved from a car parking perspective, subject to appropriate conditions.



Appendix A

Proposed Development Plans

CODE LEGEND

WB	WEATHERBOARD	GR	GRAVEL	P	PORCH
BR	BRICK	CONC	CONCRETE	G	GARAGE
REND	RENDER	C/OVER	CROSSOVER	AL	ALFRESCO
TL	TILE	DR	DRIVEWAY	BALC	BALCONY
MT	METAL	SS	SINGLE STOREY	SH	SHED
CB	COLORBOND	DS	DOUBLE STOREY	G.I	GALVANIZED IRON
PKT	PICKET	POS	PRIVATE OPEN SPACE	1	IMAGE DIRECTION & NO.

LEGEND

	EXISTING BUILDINGS
	COMMON PROPERTY
	EXISTING CONCRETE/PAVED AREA
	EXISTING LANDSCAPED AREA
	MEZZANINE AREA (ABOVE)
	CANOPY FIXED TO CONTAINER (ABOVE)

CAR PARK ANALYSIS

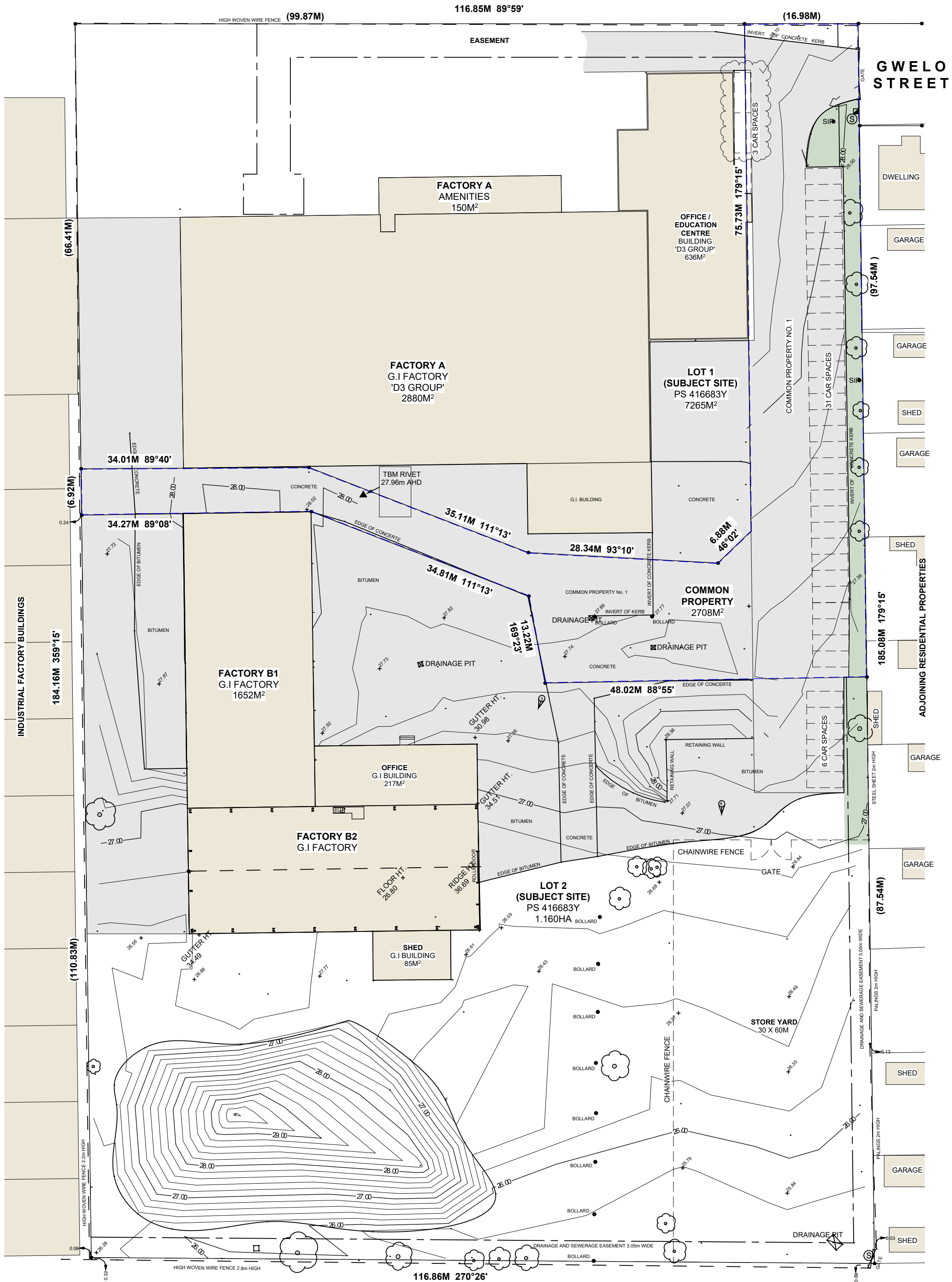
EXISTING CAR SPACES WITHIN COMMON AREA	34 CAR SPACES
EXISTING CAR SPACES ON SITE	6 CAR SPACES
TOTAL CAR SPACES	40 CAR SPACES

AREA ANALYSIS - LOT 1

SITE AREA	7,265 M ²
COMMON PROPERTY	2,708 M ²
FACTORY A	3,030 M ²
EDUCATION CENTRE	636 M ²
TOTAL	3,666 M ²
SITE COVER	50.46%

AREA ANALYSIS - LOT 2

SITE AREA	11,600 M ²
FACTORY B	1,652 M ²
OFFICE	217 M ²
SHED	85 M ²
TOTAL	1,954 M ²
SITE COVER	16.85%



1 EXISTING SITE PLAN
SCALE 1 : 500

68-72 Gwelo Street,
Tottenham VIC 3012

LUCIA CAI

Scale @ A2 As indicated

North Point

Revision B

Revision Description

B 11/11/2024 RE-ISSUE FOR TP SUBMISSION

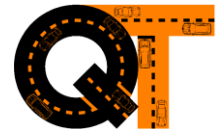
Date 11/11/2024

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STUDIO

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TOWN PLANNING

PREVIOUSLY
ENDORSED SITE
PLAN



Appendix B

Parking Survey Results

Address: 68-72 Gwelo St, Tottenham
Quantum Reference: 25-0010
Proposal: Warehouse Extension
Surveys: Detailed Car Parking Survey Results

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BENSWOOD VIC 3108
W www.quantumtraffic.com.au



Location	Restriction	Capacity	Spot Survey 30th Jan 2025	Detailed Surveys Wed 5th Feb 2025						
			3:00 PM	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM
One-Site Communal Car Parking										
90-degree spaces	Unrestricted	31	11	7	10	11	12	13	12	13
Parallel spaces		3	3	2	2	2	2	2	2	2
Car parking outside spaces		0	1	0	1	2	2	2	2	2
One-Site Communal Car Parking	Capacity		34	34	34	34	34	34	34	34
	Number of Parked Cars		15	9	13	15	16	17	16	17
	Number of Vacant Spaces		19	25	21	19	18	17	18	17
	Percentage Occupancy		44%	26%	38%	44%	47%	50%	47%	50%
On-Street Parking										
Gwelo Street From site to Sredna St	Unrestricted	3	0	1	1	1	1	1	1	1
On-Street Parking	Capacity		3	3	3	3	3	3	3	3
	Number of Parked Cars		0	1	1	1	1	1	1	1
	Number of Vacant Spaces		3	2	2	2	2	2	2	2
	Percentage Occupancy		0%	33%	33%	33%	33%	33%	33%	33%

Address: 68-72 Gwelo St, Tottenham
 Quantum Reference: 25-0010
 Proposal: Warehouse Extension
 Surveys: Detailed Car Parking Survey Results

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Location	Restriction	Capacity	Detailed Surveys Wed 5th Feb 2025								
			1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM
One-Site Communal Car Parking											
90-degree spaces	Unrestricted	31	12	12	11	11	10	9	9	9	7
Parallel spaces		3	2	2	2	2	2	2	2	2	2
Car parking outside spaces		0	2	1	0	1	2	2	2	2	2
One-Site Communal Car Parking	Capacity		34	34	34	34	34	34	34	34	34
	Number of Parked Cars		16	15	13	14	14	13	13	13	11
	Number of Vacant Spaces		18	19	21	20	20	21	21	21	23
	Percentage Occupancy		47%	44%	38%	41%	41%	38%	38%	38%	32%
On-Street Parking											
Gwelo Street From site to Sredna St	Unrestricted	3	1	1	1	1	1	0	0	0	0
On-Street Parking	Capacity		3	3	3	3	3	3	3	3	3
	Number of Parked Cars		1	1	1	1	1	0	0	0	0
	Number of Vacant Spaces		2	2	2	2	2	3	3	3	3
	Percentage Occupancy		33%	33%	33%	33%	33%	0%	0%	0%	0%

**CITY OF MARIBYRNONG
 ADVERTISED PLAN**