

Application for a Planning Permit

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

Planning Enquiries

Phone: (03) 9688 0200

Web: www.maribyrnong.vic.gov.au

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 information purposes 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

Click for further information.

The Land

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

Street Address *

Unit No:	St. No.: 3	St. Name: Ellis
Suburb/Locality: Braybrook		Post Code: 3019

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.: 8811	Folio.: 266	Suburb.: Braybrook
	Lot No.: 13	Type.: Lot/Lodged 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

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

Proposed town house development 6 dwellings

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.

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

1452000.00	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.

Single storey residential dwelling to be demolished as part of this application

 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:

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: An Surname: Le

Organization (if applicable):

Postal Address:

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

Unit No: St. No: 5 St. Name: Scullin Street

Suburb: MAIDSTONE State: VIC Postcode: 3012

Business Phone: Email: rachaelg@draftmode.com.au

Mobile phone: 0430120355 Home: 0393303434

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

12 / 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.

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.



PROPOSED TOWNHOUSE
DEVELOPMENT
3 ELLIS COURT, BRAYBROOK

WASTE MANAGEMENT PLAN

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

SALT³

PROPOSED TOWNHOUSE DEVELOPMENT, 3 ELLIS COURT, BRAYBROOK

Client: Draftmode

Report Reference: 23345

File Path: Y:\2023\23345TW - 3 Ellis Court, Braybrook\08 Reports

Thursday, March 14, 2024

Document Control

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F01	Harry Goodman	Environmental Consultant	1 December 2023	Tom Bloomfield	Associate Director Waste & Environment	1 December 2023
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EXECUTIVE SUMMARY

SALT has been engaged by Draftmode Designs to prepare a Waste Management Plan (WMP) for a proposed townhouse development located at 3 Ellis Court, Braybrook.

SALT understands that the proposal involves the development of 6 two-bedroom dwellings, consisting of a total landscaped area of 315m² to support the occupancy rate of the subject site.

All residential waste would be stored on-site in the shared bin storage area.

Waste would be collected by private contractor, with the following requirements:

- 3 x 240L garbage bins collected once per week;
- 3 x 240L commingled recycling bins collected once per week;
- 1 x 240L organics bins collected once per week; and
- 1 x 120L glass bins collected on as required basis (once mandated).
- 2m² Hard waste area collected on an as required basis.

Waste collection vehicles would prop safely in Ellis Court to perform collections.

Vehicle operators would ferry waste bins from the bin storage area and return bins upon emptying.

Mobile bins and hard waste would not be stored or presented at the kerbside at any time.

In the opinion of SALT, the enclosed Waste Management Plan would provide efficient waste management for the proposed development. This report must be read in detail prior to implementation of the waste management strategy.

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CONTEXT

This Waste Management Plan (WMP) has been prepared to address the Maribyrnong Council's Request for Information Requirements (RFI) regarding town planning application (TP520/2023(1). The comments received and SALT's responses in which they have been addressed are listed in Table 1 below.

Table 1 Council Revisions and Requested Updates

Comments		Response
<i>Bin Allocation & Storage</i>		
	Council's guidelines states that developments of 5-9 dwellings will be provided with communal bins at the rate of one 240L x recycling and one x 240L garbage bin per two dwellings. If the number of dwellings results in an odd number of bins an additional 120L recycling/garbage bin will be provided. One metre of street frontage must be available per bin (excluding driveways, fire hydrants and street trees).	There are six dwellings requiring 3 x 240L garbage and 3 x 240L recycling bins. Bins are not proposed to be presented to street frontage. Refer to executive summary and sections 4.3, 4.6 and 10 of the enclosed WMP.
	Your development must show a suitable location for communal bin storage which is sufficiently screened from view by a minimum 1.2 metre (H) enclosure. The bin storage area should be conveniently located for future occupants of the development.	Refer to sections 4.6 and Appendix 1 of the enclosed WMP.
	Council confirms that there is 'no nature strip space' for Mobile Garbage bins in the Court and agree for the need for an internal waste management area for storage and servicing within the property boundary	Shared bin storage area has been proposed within property boundary. Hard waste and mobile bins would not be presented/stored on the kerbside. Refer to sections 4.5, 4.6 and Appendix 1 of the enclosed WMP.
<i>Hardwaste Services & Collections</i>		
	The WMP in the executive summary indicates that hard waste is to be presented for kerb collection on Nicholson Avenue. There is no such street frontage.	Reference to street name has been corrected. Refer executive summary and sections 4.6 of the enclosed WMP.
	Hard waste area is not shown on the proposed ground floor plan, as indicated at section 4.2.5 of the WMP;	Hard waste area demonstrated on plans. Refer to Appendix 1 and sections 4.2.5 of the enclosed WMP.
	The WMP indicates that hard waste to be undertaken by a B99 passenger car (5.2m long). A condition to be placed that the largest vehicle to undertake hard waste must not exceed B99, 5.2m in length. Applicant to confirm if hard waste will be undertaken from within the site and report to clearly indicate the same;	All hard waste is to be collected onsite Refer to sections 4.2.5 and 4.6 of the enclosed WMP.
<i>Waste Collection Process</i>		
	Applicant indicates that waste will be collected by a 6.4m rear lift from Ellis Court. The WMP must clearly indicate the parking location of the 6.4m truck on Ellis Court and, provide swept paths	Collections would via a medium rigid waste collection vehicle, propping at the entrance of the subject site.

	to indicate safe entry into the parking space, safe turning around the court bowl and exiting Ellis Court in a forward direction. Applicant to indicate an alternate arrangement if parking within the street is occupied at the time.	Swept paths have been provided showing sufficient space and safe movement for collection vehicles to enter and exit as required. Refer to Appendix 2 and sections 4.6 of the enclosed WMP.
	Council is concerned if parking within the street is occupied at the same time as bin servicing thus preventing safe entry and exiting in a forward direction. The Applicant may indicate an alternate strategy to ensure a clear path and access to the waste management area on collection days.	As per above response. Refer to sections Appendix 2 and sections 4.6 of the enclosed WMP.

Previous iterations of this WMP have been prepared to accompany the development plans prepared for the initial town planning submission.

1 INTRODUCTION

SALT has been requested by Draftmode to prepare a Waste Management Plan for a proposed townhouse development located at 3 Ellis Court, Braybrook.

This Waste Management Plan (WMP) has been prepared based on industry best practice and Maribyrnong City Council Waste Management Planning Guidelines for Multi-unit Dwellings, with reference to the generation rates and standards enclosed within.

In the circumstance that the development plans are amended, or new legal requirements are introduced, a revision of the enclosed WMP may be required by the Responsible Authority. The developer would be responsible for engaging with a waste consultant or engineer to prepare the updated report accordingly.

2 INCLUDED IN THIS REPORT

Enclosed is the Waste Management Plan for the proposed development at 3 Ellis Court, Braybrook. Included are details regarding:

- Land use;
- Waste generation;
- Waste systems;
- Bin quantity, size and colour;
- Collection frequency;
- Bin storage area;
- Signage;
- Waste collection;
- Responsibilities;
- Ventilation, washing and vermin-prevention;
- Noise reduction;
- DDA compliance;
- Supplier contact information; and
- Scaled waste management drawings.

3 LAND USE

Planning application number: to be allocated

Land Zone: (GRZ) General Residential Zone

Land use type: Residential

Number of levels: N/A

Residential Area: total number of dwellings and landscaped including;

- 6 two-bedroom dwellings; and
- 315m² garden space and landscaped area.

4 WASTE MANAGEMENT PLAN

4.1 WASTE GENERATION

Waste generation rates and volume assessments are shown below in Table 2 and Table 3.

Generation rates have been adopted based on residential waste generation rates enclosed in the City of Maribyrnong *Waste Management Planning Guidelines for Multi-unit Dwellings*. These rates are considered appropriate for a residential development located within the City of Maribyrnong.

Organic generation rates have been calculated based on the total landscaped area proposed for the subject site, as referenced within the City of Maribyrnong Waste Management Guidelines. This calculation is sufficient and has not adopted reductions to general waste volumes to accommodate organics recycling for the proposed residential development.

All common spaces to the residential areas including entries, walkways, study areas, family rooms or the equivalent, have not been included in these calculations as any waste generated in these areas is generated in service of the residential dwellings and therefore incorporated into the below rates.

Table 2 Waste Generation Rates

Dwelling Size & Space Type	Garbage (L/week)	Commingle Recycling (L/week)	Organics Recycling (L/week)
Two Bedroom	100	100	-
Landscaped Area	-	-	40L

A waste generation assessment of the proposed development is provided in Table 3.

Table 3 Waste Generation Assessment

Dwelling Size & Space Type	Quantity & Area M ²	Waste Per Week		
		Garbage	Recycling	Organics
Two Bedroom	6	6 x 100L	6 x 100L	
Landscaped Area	315m ²	-	-	126.08
Total Waste Generated per Week		600L	600L	126.08L

4.2 WASTE SYSTEMS

Waste would be sorted on-site by residents as appropriate into the following streams:

- Garbage (General Waste);
- Commingle Recycling;
- Organics Waste; and
- Hard waste.

4.2.1 GARBAGE (GENERAL WASTE)

Each dwelling would be furnished with plastic lined bins to have a minimum capacity of 17 litres for the temporary holding of garbage. Residents would transfer the waste as required to the appropriate the appropriate 240L bin located within the onsite shared bin area, as shown in Appendix 1.

Garbage is to be disposed of bagged.

4.2.2 COMMINGLED RECYCLING

Each dwelling would be furnished with unlined bins to have a minimum capacity of 17 litres for the temporary holding of commingled recyclables. Residents would transfer recyclables as required to the appropriate 240L bin located within the onsite shared bin area, as shown in Appendix 1.

Commingled recyclables are to be disposed of loosely.

4.2.3 ORGANICS RECYCLING (FOGO)

Each dwelling would be furnished with unlined bins or bins lined with compostable lining approved by the waste contractor, to have a minimum capacity of 7 litres. Residents would transfer organic waste as required to the appropriate 240L located within the onsite shared bin area, as shown in Appendix 1.

All organics waste is to be disposed of loosely or in compostable bags that have been approved by the waste contractor. These compostable bags should be marked with the Australian Standard compostable logo as shown in Figure 1 below. It should be noted that non-compostable bags should not be placed into the organics bins as it cannot be correctly composted, affecting the quality of the organic product that is repurposed from the specified waste stream.

Figure 1 Australian Standard Compostable Logo



Large green waste material generated per the maintenance of landscaped areas would be disposed of via the engaged landscaper, building management or transported to the closest accepted recycling facility.

4.2.4 GLASS RECYCLING

As noted in the Victoria State Government Department of Environment, Land, Water and Planning *Recycling Victoria: A new economy policy* 2020, glass separation services for residential properties will come into effect by 2027.

In preparation of the anticipated mandate for all residential properties. Space for a 120L glass recycling bin has been accommodated in the WMP prepared for this site. With the intention of a separate glass recycling service to be arranged with a private contractor as required, per the administration of new regulatory waste management standards.

Until this requirement comes into effect, residents would deposit their glass recyclables into the commingled recycling bin provided.

Once a glass separation service is in place, glass recyclables are to be disposed of loosely, without lids.

4.2.5 HARD WASTE

A hard waste area of 2m² (based on a rate of 1m² per 3 dwellings) has been allocated within the shared bin room provided, as shown in Appendix 1.

Any e-waste generated in the proposed development would be collected as part of the hard waste collection service and should not be disposed of in general waste bins.

The relevant owner's corporation and or building management, would arrange hard waste collections via a private contractor as required. Allocations of hard waste collections (per year) should be decided in accordance with private contractor and occupants.

Note: hard waste would not be presented and or stored on the kerbside at any point before or during scheduled collections

4.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

Table 4 and Table 5 below contain information regarding bin quantity, size and frequency of collection.

Table 4 Bin Size and Collection Frequency

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly Capacity	Weekly Volume
Garbage	1	240L	3	720L	600L
Commingled Recycling	1	240L	3	720L	600L
Organics	1	240L	1	240L	126.08L
Glass	As required	120L	1	120L	To be determined

Table 5 Typical Waste Bin Dimensions

Capacity (L)	Width (mm)	Depth (mm)	Height (mm)	Area (m ²)
240	585	730	1060	0.43
120	480	545	930	0.26

Note: The above dimensions are based on SULO's flat lid bin specifications*

4.4 BIN COLOUR AND SUPPLIER

All bins would be provided by a private supplier. The below bin colours are specified by Australian Standard AS4123.7-2006, however due to the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) shall have red lids with dark green or black body;
- Recycle shall have yellow lids with dark green or black body;
- Organics shall have green lids with dark green or black body; and
- Glass (when required) shall have purple lids with dark green or black body.

4.5 WASTE STORAGE AREA

Table 6 demonstrates the cumulative space requirements and provision of waste areas for the proposed development.

Waste generated onsite would be stored in a communal/shared bin storage area with sufficient space to allow for circulation and bin movement.

Space within the storage location would allow for a future separate glass recycling service as mentioned in the above section (4.2.4), with sufficient space to store 2m² of hard waste material as required.

Refer to scaled drawing shown in Appendix 1 for location of waste storage areas onsite.

Table 6 Waste Area Space Requirements

Stream	Space Required (excluding circulation)	Space Provided
General Waste	128m ²	12m ²
Commingled Recycling	128m ²	
Organics	0.42m ²	
Glass Recycling	0.26m ²	
Hard Waste	2m ²	
TOTAL	5.25m²	12m²

Onsite waste storage areas and enclosures would be screened at a minimum height of 1.8m with timber fencing (refer to Appendix 1), to prevent vermin access and to reduce the visual amenity impacts for the proposed development.

4.6 WASTE COLLECTION

General waste would be collected by a private contracted service as follows:

- 3 x 240L Garbage bins collected once per week;
- 3 x 240L Commingled Recycling bins collected once per week;
- 1 x 240L Organics bins collected once per week;
- 1 x 120L Glass bins collected on as required basis (once mandated); and
- 2m² Hard waste area collected on an as required basis.

Note: frequency of collections and bin allocations provided may be subject to change due to the rate of occupancy and changes in weekly volumes generated.

All waste bins would be stored on-site in the shared bin room provided, as shown in Appendix 1.

Waste collections (general waste, recycling, organics, and glass) would occur via a medium rigid waste collection vehicle.

Hard waste collections would be performed by a utility vehicle or AustRoads B99 design vehicle equivalent. Hard waste collection vehicles (utility vehicles or AustRoad B99) would not exceed a length of 5.2m to safely perform collections onsite.

All waste collections should be conducted in accordance with Maribyrnong Council Local Laws guidelines and would occur between 6am to 8pm Monday to Friday, and between 9am to 6pm on Sundays and public holiday periods.

Waste collection vehicles would enter Ellis Court to perform collections, in a similar fashion to Council waste collections performed for neighbouring properties.

Vehicle operators would prop safely in Ellis Court and ferry waste bins from the shared bin storage area and return bins upon emptying, before exiting Ellis Court via a forward motion. Refer to swept path in Appendix 2.

The appropriate owner's corporation and relevant building management would ensure that waste vehicle operators are able to access the onsite bin storage area.

Allocated bins and hard waste would not be presented to the kerbside at any point before or during waste collections occurring.

5 RESPONSIBILITIES

The appropriate owners' corporation and building management would be responsible for overseeing waste management practices across the proposed development. Responsibilities would include:

- Ensure that all bins throughout the site and the relevant bin room are equipped with appropriate signages to guide users on appropriate segregation methods for their waste and recyclables;
- Inspecting waste stores;

- Reviewing contamination within bins (if required);
- Investigating incidents of inappropriate waste storage (or aggregation).

The relevant owners' corporation would ensure anyone found responsible for inappropriate waste disposal would be appropriately educated and made aware of correct waste disposal techniques.

It is recommended that the owners' corporation conducts a waste audit if waste is found to be inappropriately deposited by users or if the bin capacities need to be reviewed.

6 SIGNAGE

Waste storage areas and bins would be clearly marked and signed with the industry standard signage approved by Sustainability Victoria or equivalent. The typical Sustainability Victoria signage is illustrated in Figure 2.

Figure 2 Sustainability Victoria Signage

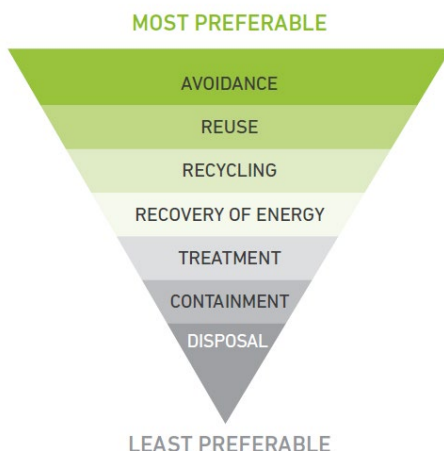


7 SUSTAINABILITY ACTION PLAN AND INITIATIVES

The importance of improving the business-as-usual waste management methods in developments is becoming more apparent as we experience the adverse impacts of increasing waste volumes and declining recycling rates. Developments such as the proposed subject site can contribute towards the prevention and reduction of nationwide waste generation volumes as well as to promote a local circular economy system.

All occupants should demonstrate a commitment towards waste avoidance and minimisation initiatives. The waste hierarchy as detailed in the *Environmental Protection Act 2017* should be observed in order of preference (refer to Figure 3).

Figure 3 Waste Hierarchy



In addition to the waste management strategy detailed in the enclosed report, owner's corporation (if needed) can establish landfill diversion and recycling targets and conduct periodic waste audits to monitor contamination levels

in recycling and organics bins. The results of the audit could be shared with all residents to encourage them to continue or to improve their waste separation efforts. The audit may also be beneficial from a cost perspective as it would inform occupants and the appropriate owner's corporation of opportunities to reduce bin numbers or collection frequencies.

8 WASTE AREA DESIGN REQUIREMENTS

8.1 VENTILATION

The bin store would be naturally ventilated.

8.2 LITTER MANAGEMENT, WASHING AND STORMWATER POLLUTION PREVENTION

An appropriately drained washdown area would be provided within the shared bin room in which each bin is to be washed regularly by building management. Bin washing areas or bin wash bays must discharge to a litter trap. Bin wash areas should not discharge into stormwater drainage.

Alternatively, a third-party bin washing service can be engaged to perform this service. Bin washing suppliers must retain all wastewater to within their washing apparatus so as to not impact on the drainage provisions of the site.

The appropriate owner's corporation and occupants would be responsible for ensuring the following to prevent or minimise the dispersion of litter throughout the site:

- Prevent overfilling of bins by ensuring bin lids are closed at all times;
- Require waste contractor to remove any spillage that may occur during waste collections; and
- Ensure anyone found responsible for inappropriate waste disposal or dumping is appropriately educated and made aware of correct waste disposal techniques.

8.3 NOISE REDUCTION

Waste collection timings in accordance with EPA Victoria *Noise Control Guidelines* have been stipulated in the waste collection section above.

Waste contractors should also abide by the following regulations to ensure minimal noise impacts to the neighboring properties:

- Compaction only to be carried while on the move;
- Bottles should not be broken up at the point of collection;
- Routes that service entirely residential areas should be altered to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

8.4 DDA COMPLIANCE

All waste areas to be accessed by residents would comply with AS1428.1:2009.

9 RISK AND HAZARD ANALYSIS

Table 7 shows the potential risks, severity and suggested control methods that could be considered to avoid the risks from occurring during waste collections.

Note that this is a preliminary risk assessment and does not replace the need for the building management and collection contractors to complete their respective OHS assessment for waste collections performed onsite.

The information provided below has been adopted from WorkSafe Victoria *Non-Hazardous Waste and Recyclable Materials* (2003). The severity of each risk has been determined based on the risk rating table enclosed in Department of the Environment *Environmental Management Plan Guidelines* 2014.

Table 7 Potential Risks and Control Methods During Waste Collections

Area	Risk	Severity	Suggested controls
Waste collection	Incidents during waste collection vehicle ingress or egress movements	Low	Vehicle operators would be trained in ensuring the following: Tailgate is closed after clearing waste area Move vehicle slowly when tailgate or body is raised Clear waste from tailgate seal and from rear of machine before departure from the subject site Ensure tailgate is locked after unloading operation Vehicle operators should not exit the vehicle body unless the engine is switched off, ignition key is removed, safety prop is in position and the vehicle body is well ventilated. Regular safety checks and inspection of vehicles should be conducted.
	Incidents during manual handling of bins	High	Vehicle should meet relevant Australian Design Rules. Ensure that vehicles with low bowl height are used to avoid lifting of bins above shoulder height. Vehicle operators should be clear of the equipment before activation of packing or tipping controls.
	Slip and trip hazards in moving into and out of the vehicle	Medium	Maintain sufficient and frequent communication between driver and runner. The hose should not be used as handholds when mounting or dismounting.
	Slips and trips while transporting bins	Low	As the waste storage area is at the same grade of the travel path, there are no hazards presented from the presence of slopes or steps. The waste storage area would also be sufficiently lit to ensure good visibility to staff/vehicle operators. However, to ensure that any other potential risks are mitigated, frequent communication should be maintained between the driver and runner and the runner should only transfer one bin at a time.
Surrounding traffic	Conflict with other vehicle operators and residents within the car park during collection	Medium	Ensure that collections occur only at off-peak hours. The collection area should also be well-lit to allow for better visibility of oncoming traffic and pedestrians.
Waste bins	Type of wastes handled – risk associated in contact with unknown hazardous substances or sharp objects	Medium	Residents should be educated on safe disposal of hazardous substances and sharp objects. Waste vehicle operators should be trained and informed on safe handling of unknown substances. Operators could be provided with PPE to avoid infections and to assist in handling of waste bins.
Waste Bins	Overflowing bins impacting the transport of bins to the waste collection vehicle or presenting as a trip hazard.	Low	The recommended number of bins enclosed in this WMP provides a larger capacity than the volume generated for all waste streams hence there would be a low likelihood of this occurring.

10 SUPPLIER CONTACT INFORMATION

Table 8 provides a list of equipment specified by this waste management plan.

Below is a complimentary listing of contractors and equipment suppliers. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers.

SALT does not warrant (or make representations for) the goods/services provided by these suppliers.

Table 8 High Level Purchasing Schedule

Item	Quantity	Supplier	Notes
240L Bin	7	Private Supplier*	3 x 240L General Waste Bins 3 x 240L Commingled Recycling Bins 1 x 240L Organic Recycling Bins
120L Bin	1		1 x 120L Glass Recycling Bin (As Required*)

*Private waste collection contractors often supply their own bins for collection.

10.1 EQUIPMENT SUPPLIERS

10.1.1 BIN SUPPLIER

- Sulo MGB Australia (wheelie bin) – 1300 364 388
- Method Recycling (bin stations) – 0477 630 220
- Source Separation System (wheelie bin and bin stations) – 1300 739 913

10.2 WASTE COLLECTORS

10.2.1 GARBAGE, RECYCLING AND ORGANICS

- CSC Waste – 1300 499 927
- Garbage Goneski – 0420 788 227
- iDump – 1300 443 867
- WasteWise Environmental* – 1300 550 408
- Bin Boy – 1800 246 269
- Budget Waste – 1800 292 783
- Vicenvirowaste – 1300 557 558
- Wanless – 1300 926 537

10.2.2 HARD WASTE

- 1CALL Rubbish Removal – 1300 557 772
- 1300 Rubbish – 1300 782 247
- Get Out Rubbish – 0480 350 234
- Same-Day Rubbish Removal – 0435 587 877

10.3 BIN WASHING SERVICES

- The Bin Butler – 1300 788 123
- Calcorp Services – 1888 225 267
- WBCM Environmental – 1300 800 621

11 PURPOSE AND LIMITATIONS

This Waste Management Plan has been prepared to form a part of the development application. The report is prepared to:

- Demonstrate that an effective waste management system is compatible with the design of the development. An effective waste management system comprises of a system that is hygienic, clean, tidy, minimises waste being landfilled and maximises recycling and resource recovery;
- Ensure stakeholders are well informed of the design, roles and responsibilities required to implement the system;
- Provide supporting scaled drawings to confirm that the final design and construction is compliant with the report;
- Define the relevant stakeholders involved in ensuring the implementation of the waste management system; and
- Ensure tenants are not disadvantaged in access to recycling and other sustainable waste management options.

The following should be noted regarding the enclosed information:

- The waste generation volumes provided are estimates based on the best available waste generation rates. The actual waste volumes generated on-site may differ slightly from that estimated as it would depend on the occupancy rate of the development and tenant type (i.e., families or renters);
- The report does not discuss management of construction and demolition waste for the proposed development hence a separate report discussing the management of these waste streams would be required; and
- The equipment specifications and any information provided regarding the recommended equipment are provided for reference purposes only and should not be relied upon for procurement. SALT recommends that the developer attains the latest specifications of the required equipment and service provisions from the respective contractor(s) prior to engaging them or purchasing the relevant equipment.
- The report should be updated to see if the development plans are amended or if new legal requirements are introduced.

APPENDIX 1 DESIGN DRAWINGS

PROPOSED SITE & GROUND FLOOR PLANS

SCALE 1:100

BESS- SDA REQUIREMENTS

NOTE:
REFER TO ENDORSED BESS & STORM REPORTS FOR ALL ESD & WSD REQUIREMENTS. IN ACCORDANCE WITH THE ENDORSED BESS REPORT THE DEVELOPMENT MUST ACHIEVE A MIN. HOUSING ENERGY RATING WEIGHTED AVERAGE OF 7.0 STARS ACROSS ALL DWELLINGS.

BESS REQUIREMENTS

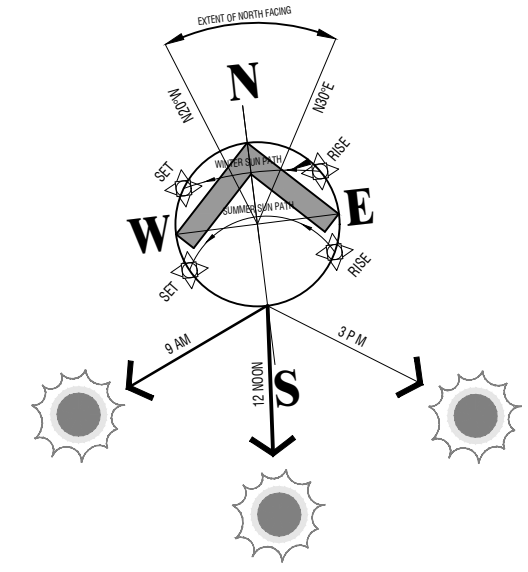
- * RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS FOR FLUSHING & COLD WATER LAUNDRY TAP / WASHING MACHINE
- * SHOWERHEADS: MIN. 4 STAR WELS TO BE INSTALLED PROJECT WIDE
- * TAPWARE: MIN. 5 STAR WELS TO BE INSTALLED PROJECT WIDE
- * TOILETS: MIN. 4 STAR WELS TO BE INSTALLED PROJECT WIDE
- * HOT WATER SYSTEM: GAS INSTANTANEOUS MIN 5 STAR TO BE INSTALLED TO EACH DWELLING
- * HEATING/COOLING REVERSE CYCLE SPLIT SYSTEM - MINIMUM 4 STARS EFFICIENCY
- * EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION DETECTORS
- * WATER EFFICIENT LANDSCAPING TO BE PROVIDED TO DEVELOPMENT IN ACCORDANCE WITH BESS REQUIREMENTS
- * DEVELOPMENT TO ACHIEVE A MAXIMUM ILLUMINATION POWER DENSITY OF 4W/50M
- * ALL WINDOWS TO BE CAPABLE OF LOOKING IN AN OPEN POSITION
- * PROVIDE DOUBLE GLAZING TO ALL LIVING AREAS AND BEDROOMS IN ACCORDANCE WITH THE ASSOCIATED BESS REPORT PREPARED BY DRAFTMODE DESIGNS
- * PROVIDE IN BUILT SEPARATED BINS FOR RECYCLABLES AND WASTE.



PROPOSED FENCING NOTE:
REFER TO LANDSCAPE PLANS FOR PLANTING LOCATIONS.
① 1.8m HIGH TIMBER PALING FENCE

NOTE:
REFER TO SITE ANALYSIS FOR NEIGHBOURING DWELLINGS.

VISIBILITY SPLAY NOTE: (IN ACCORDANCE WITH CLAUSE 52.06-9)
ACCESSWAYS MUST HAVE A CORNER SPLAY OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2.0m ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.5m ALONG THE EXIT LANE FROM THE FRONTAGE. TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD. THE AREA CLEAR OF VISUAL OBSTRUCTIONS MAY INCLUDE AN ADJACENT ENTRY OR EXIT LANE WHERE MORE THAN ONE LANE IS PROVIDED, OR ADJACENT LANDSCAPED AREAS, PROVIDED THE LANDSCAPING IN THOSE AREAS IS LESS THAN 900mm IN HEIGHT.



SITE & FLOOR PLANS: LEGEND

AREAS:

DWELLING 1

GROUND FLOOR: 51.53msq. (5.55SQ's)
FIRST FLOOR: 49.49msq. (5.33SQ's)
PORCH: 2.35msq. (0.25SQ's)

TOTAL: 103.36msq. (11.13SQ's)

PRIVATE OPEN SPACE: 45.24msq.

SECLUDED PRIVATE OPEN SPACE: 24.21msq.

DWELLING 2

GROUND FLOOR: 50.13msq. (5.40SQ's)
FIRST FLOOR: 43.94msq. (4.73SQ's)
PORCH: 2.00msq. (0.22SQ's)

TOTAL: 96.08msq. (10.34SQ's)

PRIVATE OPEN SPACE: 24.29msq.

SECLUDED PRIVATE OPEN SPACE: 24.67msq.

DWELLING 3

GROUND FLOOR: 50.66msq. (5.45SQ's)
FIRST FLOOR: 48.26msq. (5.19SQ's)
PORCH: 2.79msq. (0.30SQ's)

TOTAL: 101.72msq. (10.95SQ's)

SECLUDED PRIVATE OPEN SPACE: 27.67msq.

DWELLING 4

GROUND FLOOR: 58.11msq. (6.25SQ's)
FIRST FLOOR: 56.17msq. (6.05SQ's)
PORCH: 1.86msq. (0.20SQ's)

TOTAL: 116.14msq. (12.50SQ's)

SECLUDED PRIVATE OPEN SPACE: 27.79msq.

DWELLING 5

GROUND FLOOR: 51.44msq. (5.54SQ's)
FIRST FLOOR: 67.35msq. (7.25SQ's)
GARAGE: 22.70msq. (2.44SQ's)
PORCH: 1.30msq. (0.14SQ's)

TOTAL: 142.79msq. (15.37SQ's)

SECLUDED PRIVATE OPEN SPACE: 33.49msq.

DWELLING 6

GROUND FLOOR: 55.11msq. (5.93SQ's)
FIRST FLOOR: 45.74msq. (4.92SQ's)
PORCH: 1.84msq. (0.20SQ's)

TOTAL: 102.69msq. (11.05SQ's)

SECLUDED PRIVATE OPEN SPACE: 30.71msq.

SITE INFORMATION

SITE AREA: 893.59msq.
DRIVEWAYS: 202.73msq.
LAND COVERAGE: 370.78msq. / 41.49%
PERMEABLE AREA: 339.03msq. / 37.94%
GARDEN AREA: 324.54msq. / 36.32%

DWELLING 1 - ROOF AREA:

THE RAINWATER FROM DWELLING 1 ROOF AREA OF 64.43msq IS TO BE COLLECTED AND DISCHARGED INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR FLUSHING & LDY TAP / WASHING MACHINE

DWELLING 2 - ROOF AREA:

THE RAINWATER FROM DWELLING 2 ROOF AREA OF 58.18msq IS TO BE COLLECTED AND DISCHARGED INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR FLUSHING & LDY TAP / WASHING MACHINE

DWELLING 3 - ROOF AREA:

THE RAINWATER FROM DWELLING 3 ROOF AREA OF 61.98msq IS TO BE COLLECTED AND DISCHARGED INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR FLUSHING & LDY TAP / WASHING MACHINE

DWELLING 4 - ROOF AREA:

THE RAINWATER FROM DWELLING 4 ROOF AREA OF 54.84msq IS TO BE COLLECTED AND DISCHARGED INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR FLUSHING & LDY TAP / WASHING MACHINE

DWELLING 5 - ROOF AREA:

THE RAINWATER FROM DWELLING 5 ROOF AREA OF 60.93msq IS TO BE COLLECTED AND DISCHARGED INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR FLUSHING & LDY TAP / WASHING MACHINE

DWELLING 6 - ROOF AREA:

THE RAINWATER FROM DWELLING 6 ROOF AREA OF 49.60msq IS TO BE COLLECTED AND DISCHARGED INTO A 2000L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO 3 TOILETS FOR FLUSHING & LDY TAP / WASHING MACHINE

01/12/2023 - TOWN PLANNING APPLICATION

SYMBOLS

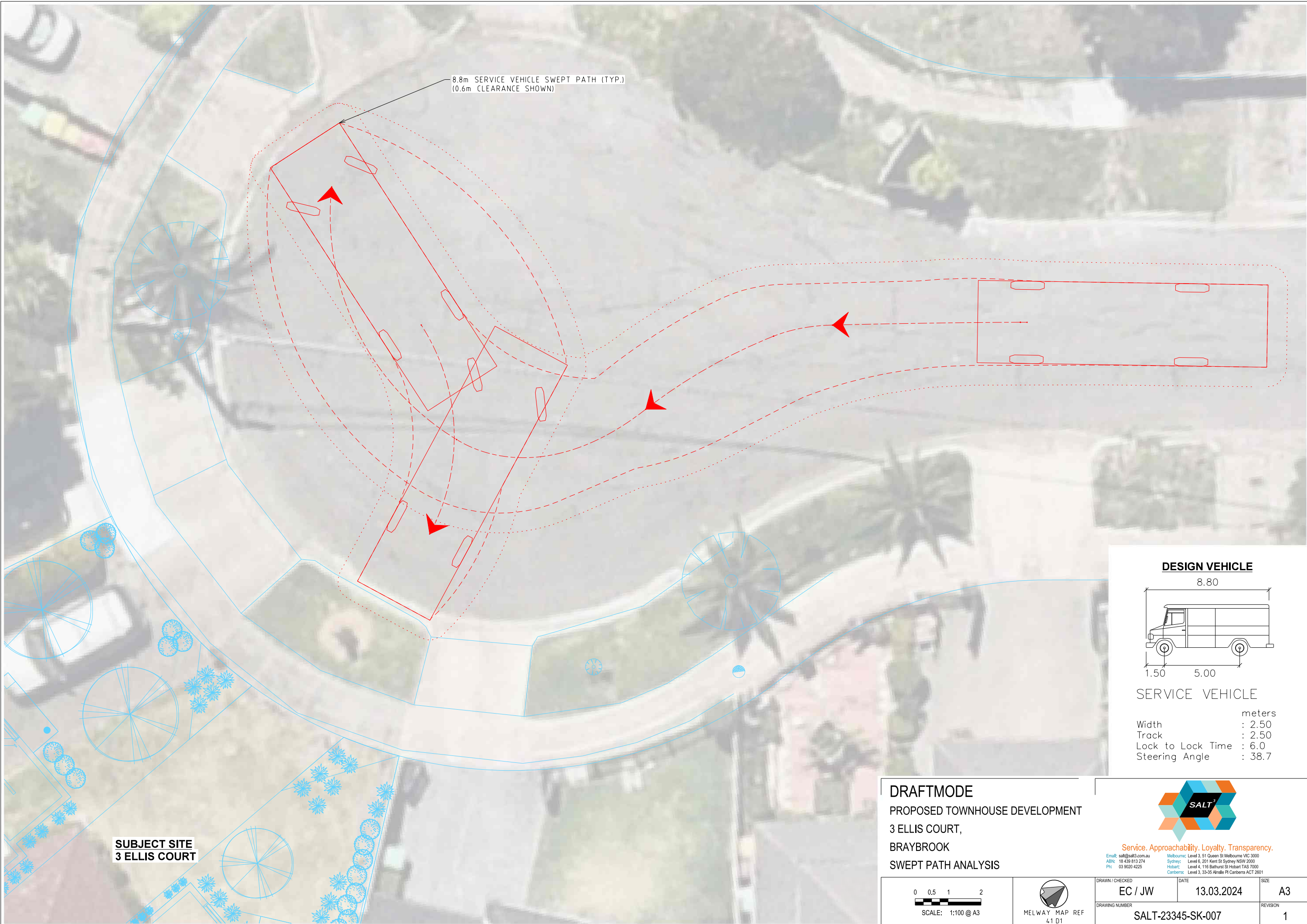
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EP	STREET SIGN	TP	TELSTRA PIT
E	ELECTRICAL POLE	F.H.	FIRE HYDRANT
	ELECTRICAL PIT	OP	LIGHT POLE

PROPOSED UNIT DEVELOPEMNT

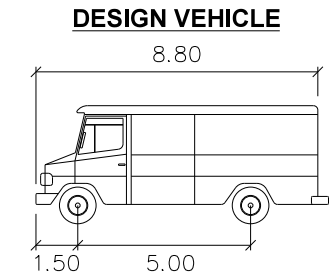
@: # 3 ELLIS COURT,
BRAYBROOK
for: AN LE

PROJ. NO.	DATE	DRAWN BY	CHECKED BY	SCALE	SHEET NO.
U398-23	DEC - 23	B. CURRIE	D. CURRIE (DP-ADSS3)	1:100	1 of 6
draftmode designs pty ltd					
A - 28 Thomas Street, Airport West 3042 P - 9 320 3424 E - enquiries@draftmode.com.au					

APPENDIX 2 SWEPT PATH DIAGRAM



SUBJECT SITE
3 ELLIS COURT



SERVICE VEHICLE

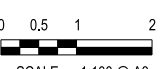
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Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 38.7

DRAFTMODE
PROPOSED TOWNHOUSE DEVELOPMENT
3 ELLIS COURT,
BRAYBROOK
SWEPT PATH ANALYSIS



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ABN: 18 438 813 274
Ph: 03 9020 4225
Melbourne: Level 3, 51 Queen St Melbourne VIC 3000
Sydney: Level 6, 201 Kent St Sydney NSW 2000
Hobart: Level 4, 110 Bathurst St Hobart TAS 7000
Canberra: Level 3, 33-35 Alameda Pl Canberra ACT 2601



DRAWN / CHECKED EC / JW	DATE 13.03.2024	SIZE A3
DRAWING NUMBER SALT-23345-SK-007	REVISION 1	



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+61 2 9068 7995

ADELAIDE Level 21, 25 Grenfell St Adelaide SA 5000
+61 8 8484 2331

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PICTURE 1



PICTURE 2



PICTURE 3



PICTURE 4



PICTURE 5



PICTURE 6



PICTURE 7



PICTURE 8

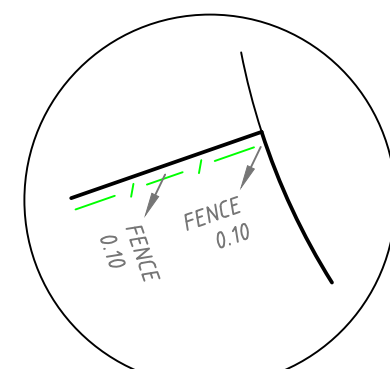
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LEGEND

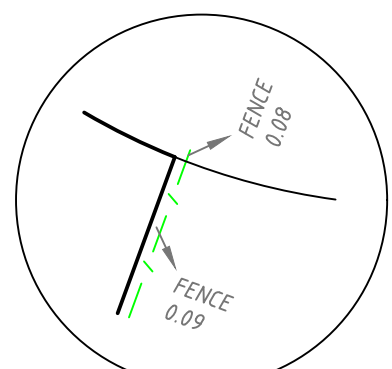
- | | |
|------------------------|-------------------------------|
| Permanent Marker | Fire Plug |
| Title Peg | Fire Hydrant |
| Aluminium Rivet | Water Meter |
| Texter Mark | Water Unclassified |
| Elch Mark | Water Tap |
| Rod | Stay for Pole |
| Pipe | Unclassified Pit |
| Star Picket | Fence |
| Dumpy Peg | Gate |
| Nail | Toe of Bank |
| Spike | Top of Bank |
| Tree | Electricity Line Overhead |
| Pipe Invert | Telcomm Line Overhead |
| Sign | Upper Storey Window |
| Letter Box | Lower Storey Window |
| Bollard | Lower Storey Door |
| Electricity Main | Upper Storey Door |
| Light Pole | Highlight Window |
| Electricity Pole | WH Window Head |
| Electricity Pole/Light | NWH Non Habitable Window Head |
| Electricity Pit | WS Window Sill |
| Telstra Pit | DH Door Head |
| Gas Meter | DS Door Sill |
| Gas Meter Post | PH Parapet Height |
| Sewer Pit | FL Floor Level |
| Sewer Unclassified | Side Entry Pit |
| Sewer Vent/Pipe | Grated Pit |
| Sewer Inspection Shaft | Junction Pit |
| Water Stop Valve | Drainage Pit |
| Picture Point | |

CITY OF MARIBYRNONG ADVERTISED PLAN

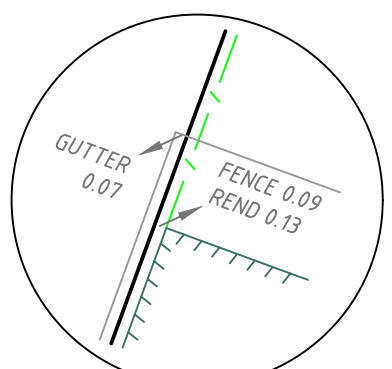
ELLIS COURT



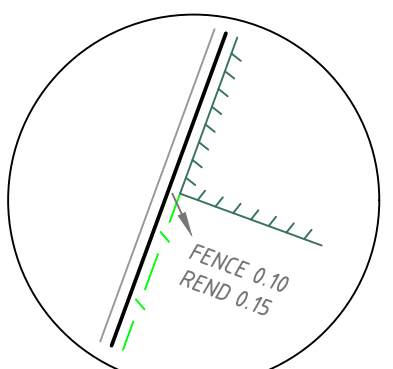
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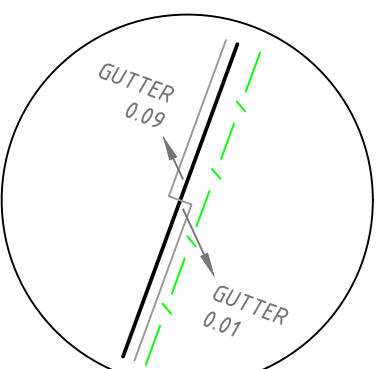
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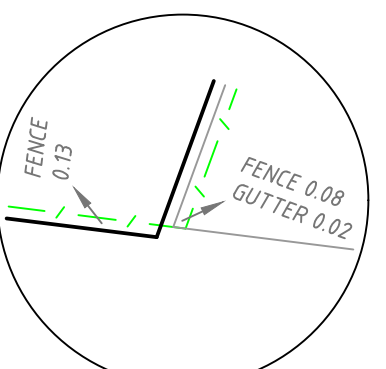
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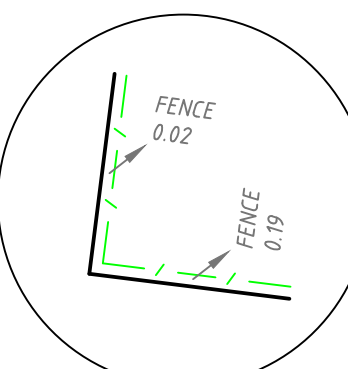
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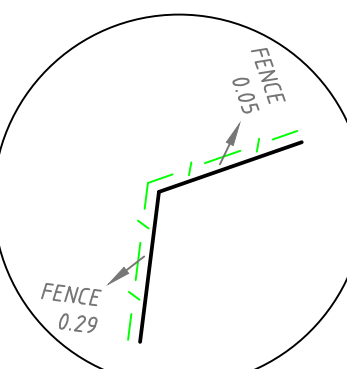
ENLARGEMENT 5



ENLARGEMENT 6



ENLARGEMENT 7



ENLARGEMENT 8

CERTIFICATE BY LICENSED SURVEYOR

I, Glenn Graham Smith of Smith Land Surveyors Pty. Ltd., 142a Fyans Street, South Geelong 3220, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 04/08/2023, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 15/08/2023

Licensed Surveyor,
Surveying Act 2004.



Smith Land Surveyors Pty Ltd
Office - 142a Fyans Street, South Geelong, Vic. 3220
P (03) 5222 1234 F (03) 5223 3141
E survey@smiths.com.au
W www.smithlandsurveyors.com.au
ABN 72 142 046 964

GENERAL NOTES:

- Please refer to Certificate of Title for any easements or encumbrances.
- Where occupation including fences and buildings around the perimeter of a property encroach onto the subject site, the land beyond the occupation may not be recoverable as rights of possession may have passed to adjoining owners. Full title dimensions should not be assumed for design purposes / re-fencing until these issues have been resolved with adjoining landowners.
- Where occupation including fences and buildings around the perimeter of a property encroach onto the neighbouring site, the land beyond the title may not be utilized until a formal application with Land Registry is approved. Until this time you must limit any future building works to the current title position.
- The position of fencing and other occupation in relation to the title boundaries has been exaggerated for the purposes of clarity, and only applies at the natural surface level on the date of the survey and does not show any encroachments that may exist below the natural surface. If no offsets are shown, the fencing is in the correct position.

- Before proceeding with any design, construction or use of the land adjoining neighbours must be consulted to resolve any differences between fencing and the title position shown on this plan.
- Feature and levels shown on this plan are intended to aid in general design works only. Any critical dimensions required should be requested independently of this plan.
- Services that were not visible at the time of survey may not be shown on this plan. Prior to any demolition, excavation, or construction on this site the relevant Authorities should be contacted to ascertain detailed locations of all existing services and the possible locations of future services.
- The title boundaries shown beyond the subject land have been imported from the digital Cadastral Map Base (DCMB) and are approximate only.
- Location of buildings beyond site boundaries is indicative only. Information relating to abutting properties has only been shown where visible or accessible.
- Assume any windows shown are for habitable rooms unless stated otherwise. A site visit to determine the exact status of each room should be carried out before proceeding.

TITLE INFORMATION

Title Reference: Vol.8811 Fol.266
Last Plan Reference: LP 59124 (LOT 13)

LAND SUBJECT TO EASEMENT:

E-1 - Drainage & Sewerage Easement

DATUM:

Levels are based on A.H.D. vide CUT-PAW-PAW PM 198 with registered RL 35.9m.
Contour interval is 0.20m.
Refer to frozen layer 'TRIANGLE' for 3D triangles.

Client DRAFTMODE DESIGNS

Project 3 ELLIS COURT
BRAYBROOK 3019

Details RE-ESTABLISHMENT &
EXISTING CONDITIONS SURVEY

Sheet 1 of 1 Drawn C.H. Original sheet size A1

Job No. 2023-0833 Scale A1 = 1:150

AMENDMENTS			
VERSION	DESCRIPTION	SURVEY DATE	SURVEYOR
1	ORIGINAL SURVEY PLAN	04/08/2023	I.S.

Project # 3F22D8C7
Multi-Unit Development
Daniel Grima - danielg@draftmode.com.au
3 Ellis Ct, Braybrook VIC 3019, Australia
24 March 2026 3:36 p.m.

Multi-Unit Development

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.

112%
SCORE

Project details

Name	Multi-Unit Development
Project ID	3F22D8C7
Street address	3 Ellis Ct, Braybrook VIC 3019, Australia
Municipality	Maribyrnong
Site area	894 m²
Planning Number	

CITY OF MARIBYRNONG
ADVERTISED PLAN

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	49%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	54%	>80%	✗
Total phosphorus (%)	52%	>45%	✓
Total nitrogen (%)	50%	>45%	✓
Total gross pollutants (%)	59%	>70%	✗

Configuration 1



Unit 1 Treated Roof Area 57.6m2



Unit 1 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 2



Unit 2 Treated Roof Area 56.8m2



Unit 2 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 3



Unit 3 Treated Roof Area 59.5m2



Unit 3 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 4



Unit 4 Treated Roof Area 62.1m2



Unit 4 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 5



Unit 5 Treated Roof Area 66.7m2



Unit 5 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 6



Unit 6 Treated Roof Area 55.7m2



Unit 6 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Catchments



Unit 1 Treated Roof Area 57.6m2



Unit 2 Treated Roof Area 56.8m2



Unit 3 Treated Roof Area 59.5m2



Unit 4 Treated Roof Area 62.1m2



Unit 5 Treated Roof Area 66.7m2



Unit 6 Treated Roof Area 55.7m2



Unit 6 Untreated Roof Area 2.15m²



Total Impervious Surfaces Paved, 236.35m²



Permeable Landscape Area Pervious (garden and lawn),
296.9m²

Treatments



Unit 1 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

190%



Unit 2 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

191%



Unit 3 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

188%



Unit 4 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

185%



Unit 5 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

179%



Unit 6 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

193%



Unit 1 Residential Townhouse, 3 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	2
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	



Unit 2 Residential Townhouse, 3 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	3
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	



Unit 3 Residential Townhouse, 3 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	3
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	



Unit 4 Residential Townhouse, 3 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	3
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	



Unit 5 Residential Townhouse, 3 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	3
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	



Unit 6 Residential Townhouse, 3 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	2
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	

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

Page 1 of 1

VOLUME 08811 FOLIO 266

Security no : 124134564144E
Produced 12/05/2026 12:04 PM

CITY OF MARIBYRNONG
RECEIVED
25/06/2026
URBAN PLANNING

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 059124.
PARENT TITLE Volume 08708 Folio 12
Created by instrument LP059124 28/01/1970

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AN BA LE of 5 SCULLIN STREET MAIDSTONE VIC 3012
AX409583W 01/11/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX409584U 01/11/2023
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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP059124 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: 3 ELLIS COURT BRAYBROOK VIC 3019

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 01/11/2023

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP059124
Number of Pages (excluding this cover sheet)	3
Document Assembled	12/12/2023 10:52

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HOUSING COMMISSION OF VICTORIA

MAIDSTONE ESTATE

PLAN OF SUBDIVISION

OF PART OF CROWN PORTION 17

PARISH OF CUT PAW PAW

COUNTY OF BOURKE

NOTE THE LAND COLOURED BLUE IS SET APART FOR DRAINAGE
AND SEWERAGE PURPOSES AND IS 6 FEET WIDE

Lot 78 in the name of a registered proprietor
other than Housing Commission is included in
this plan pursuant to Section 23 of Act 6275.

W. Mansfield
Assistant Registrar of Titles
14.2.69.

LP 59124

EDITION 3

PLAN MAY BE LODGED 26/2/69

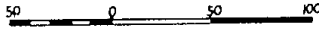
PARISH/T'SHIP/CHART

COLOUR CONVERSION

BLUE = E-1
PURPLE = E-2
PURPLE HATCHED = E-3

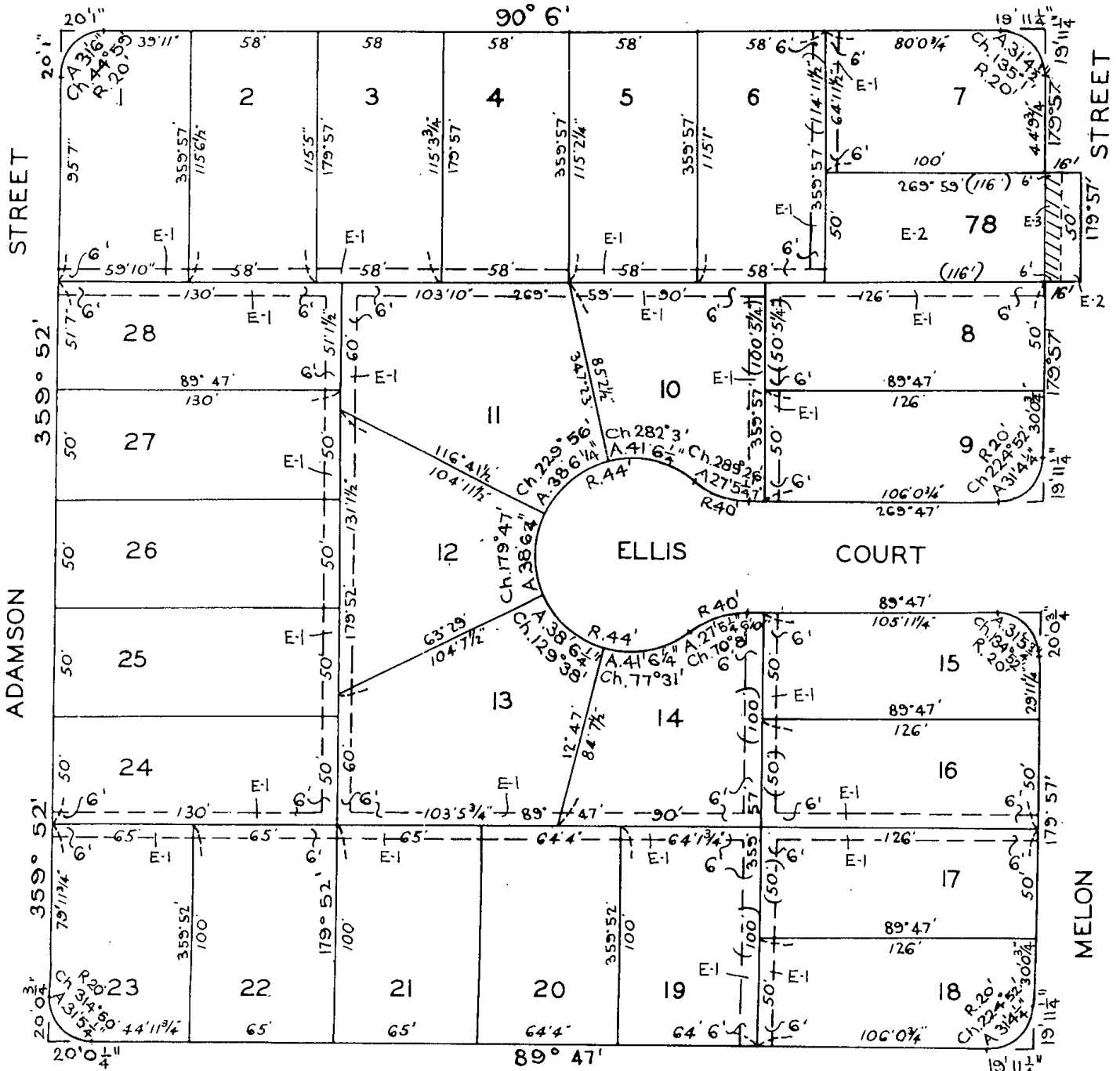
Land coloured purple hatched is encumbered
vide V.8080 F.782.

SCALE OF FEET



CHURCHILL

AVENUE



ELIZABETH

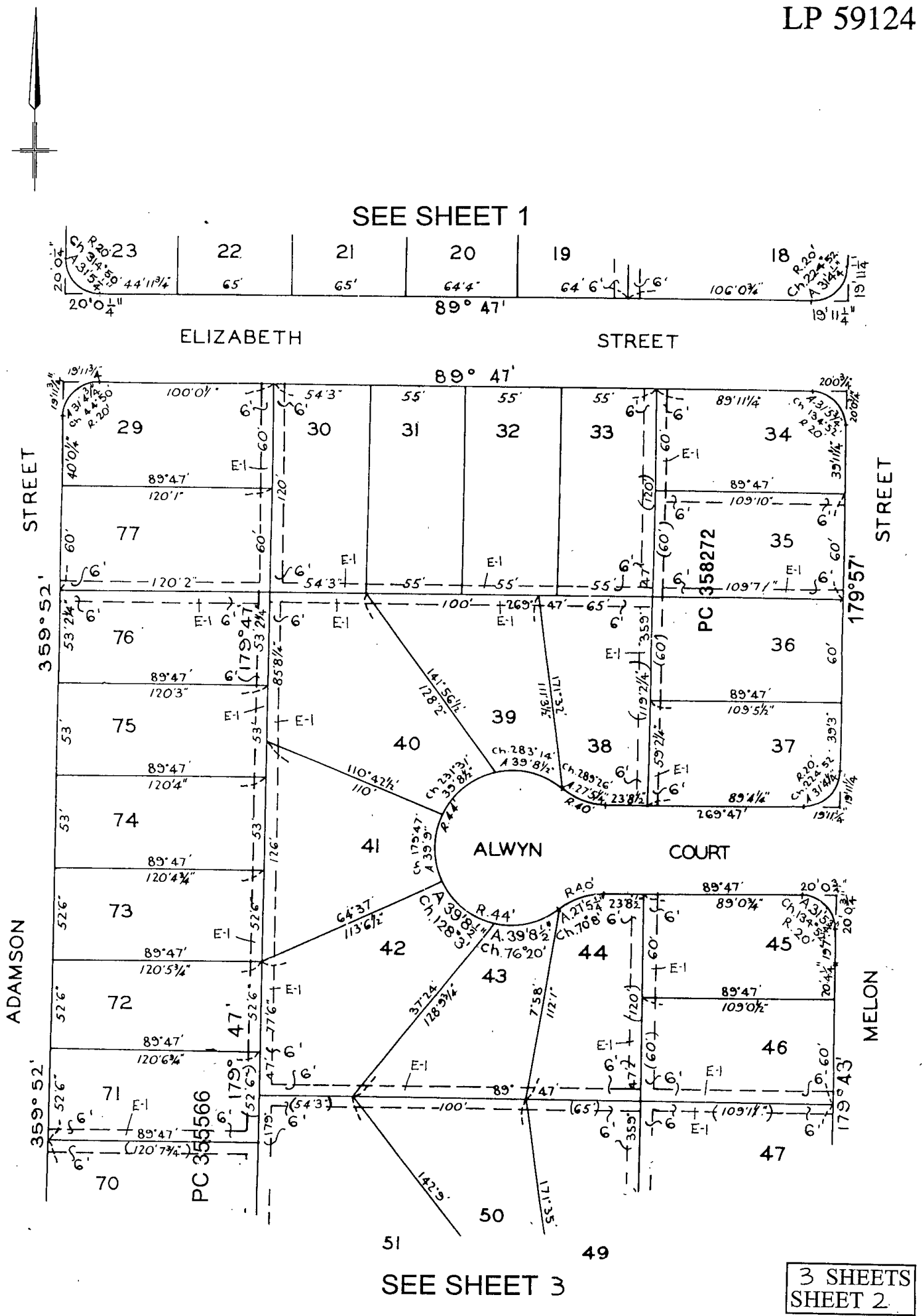
STREET

SEE SHEET 2

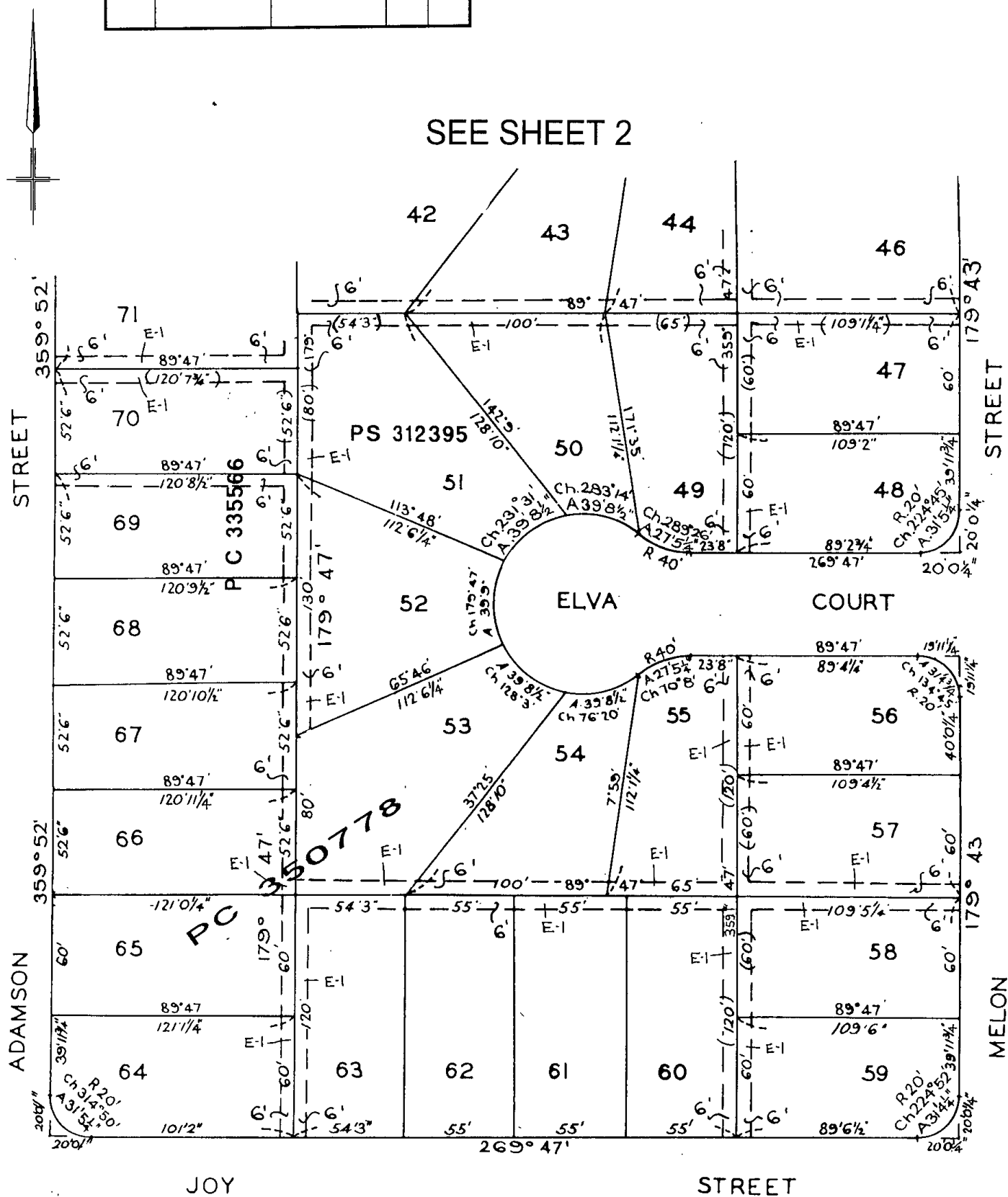
3 SHEETS
SHEET 1

LP 59124

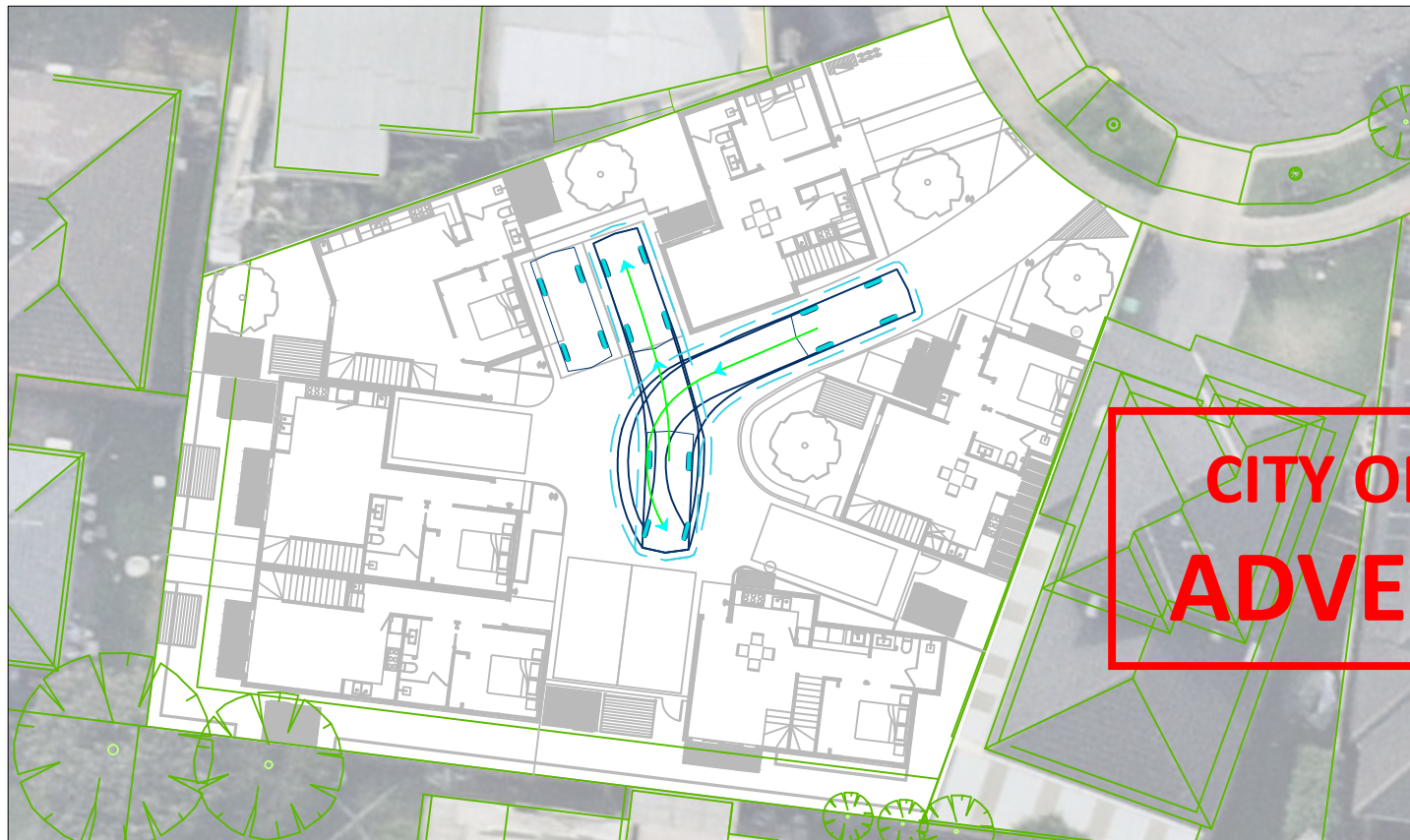
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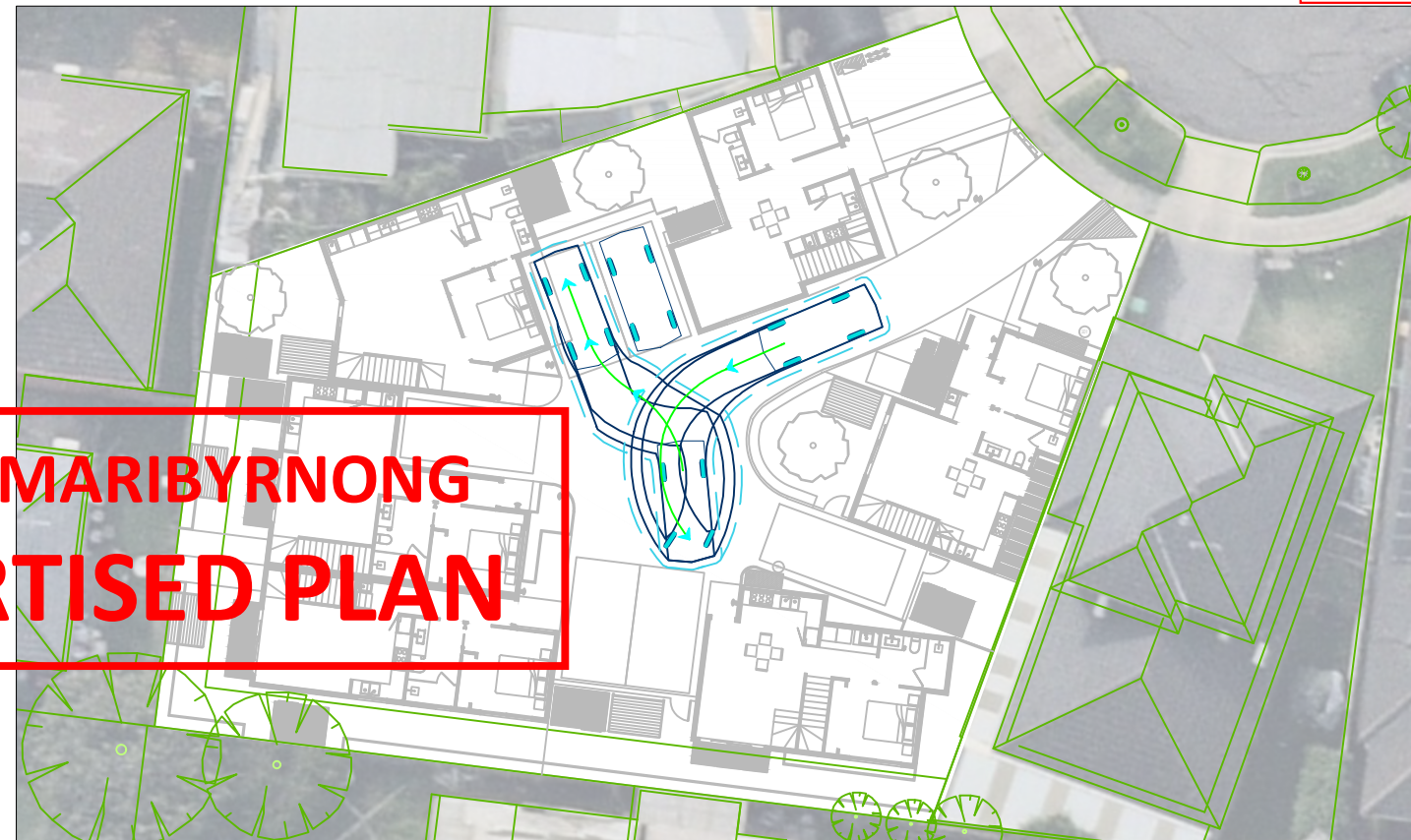
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LOT 36	REMOVAL OF EASEMENT	PC 358272		2
	PLAN AMENDED	PS603183D	LJW	3



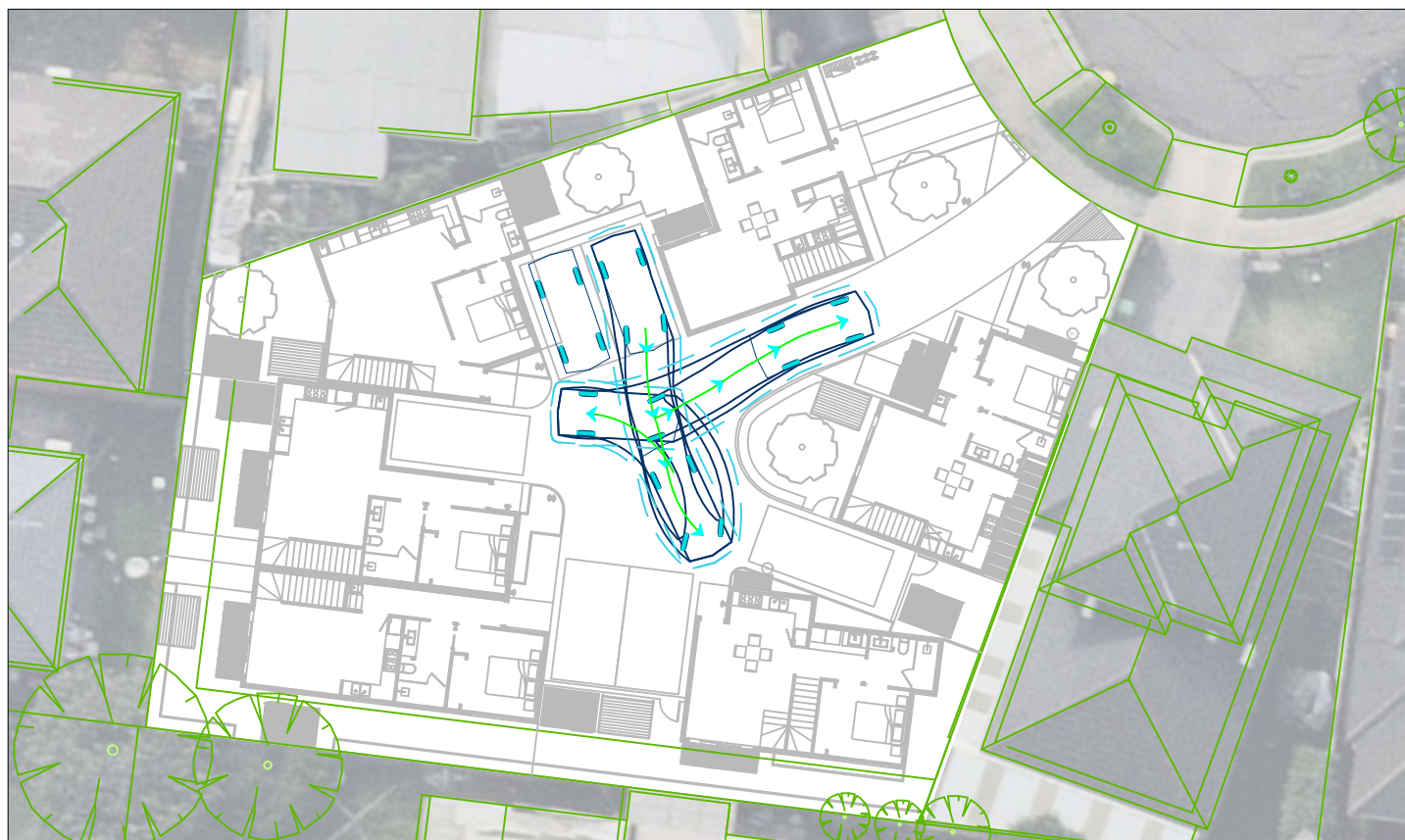
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SHEET 3



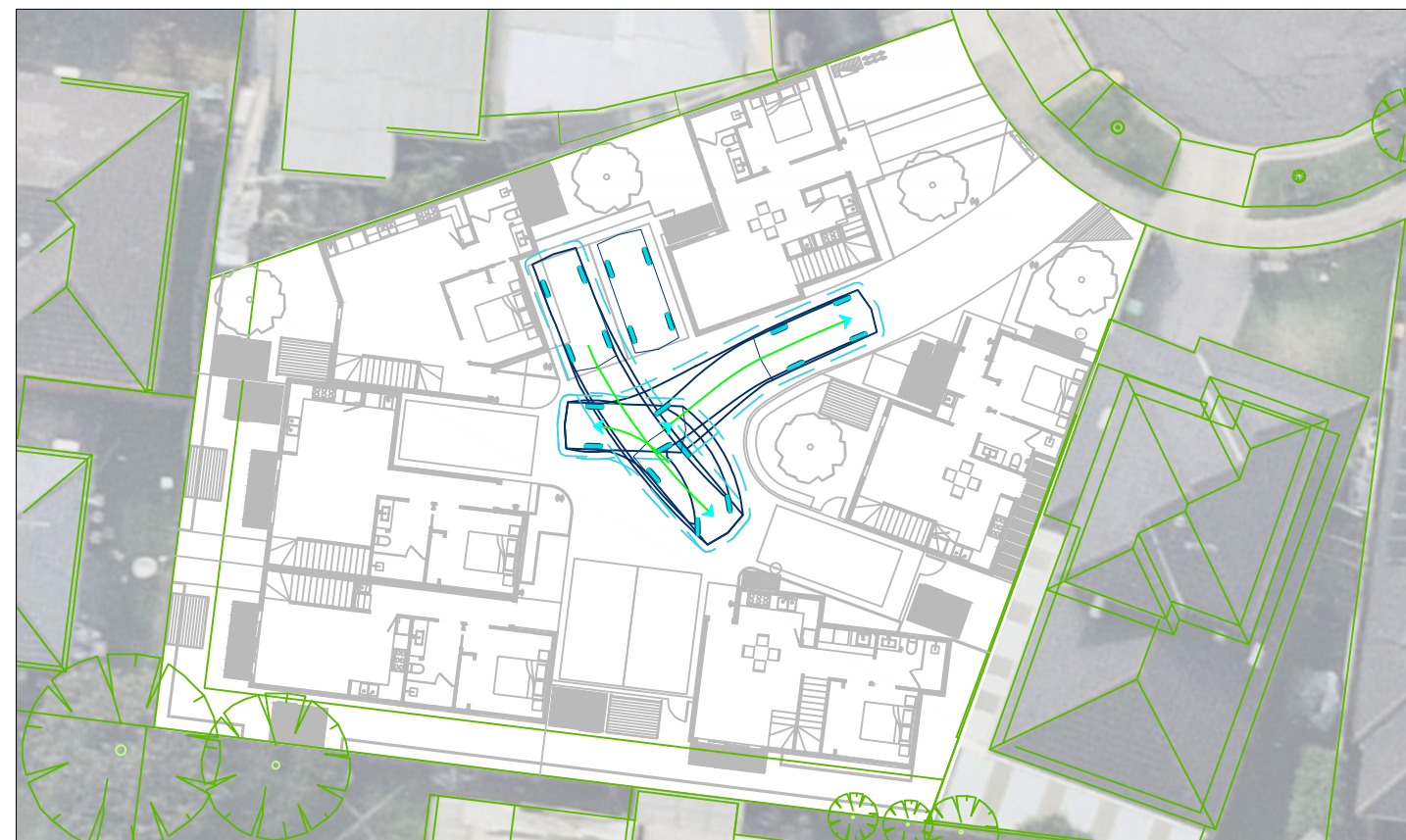
B85 Ingress



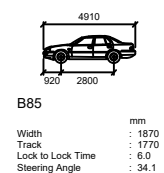
B85 Ingress



B85 Egress



B85 Egress



Vehicle Envelope / Front Wheel Path

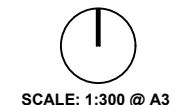
Vehicle Centreline

300mm Clearance

Min. Design Speed 5km/h

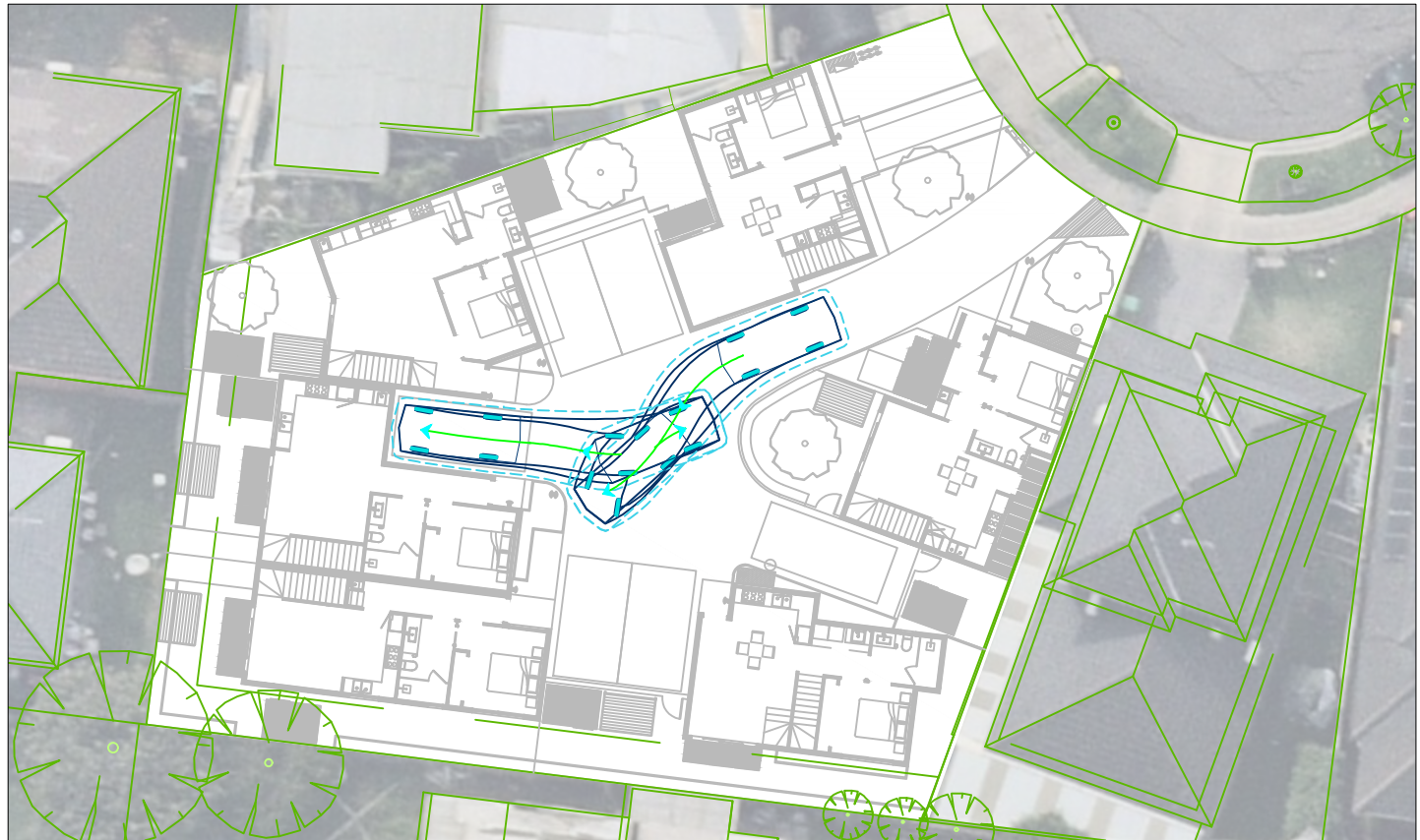
3 Ellis Court, Braybrook
Proposed Residential Development
Swept Path Assessment

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DATE: 23.06.2026
DWG No: 26113_SPA01
SHEET No: 1 of 4
REVISION: A

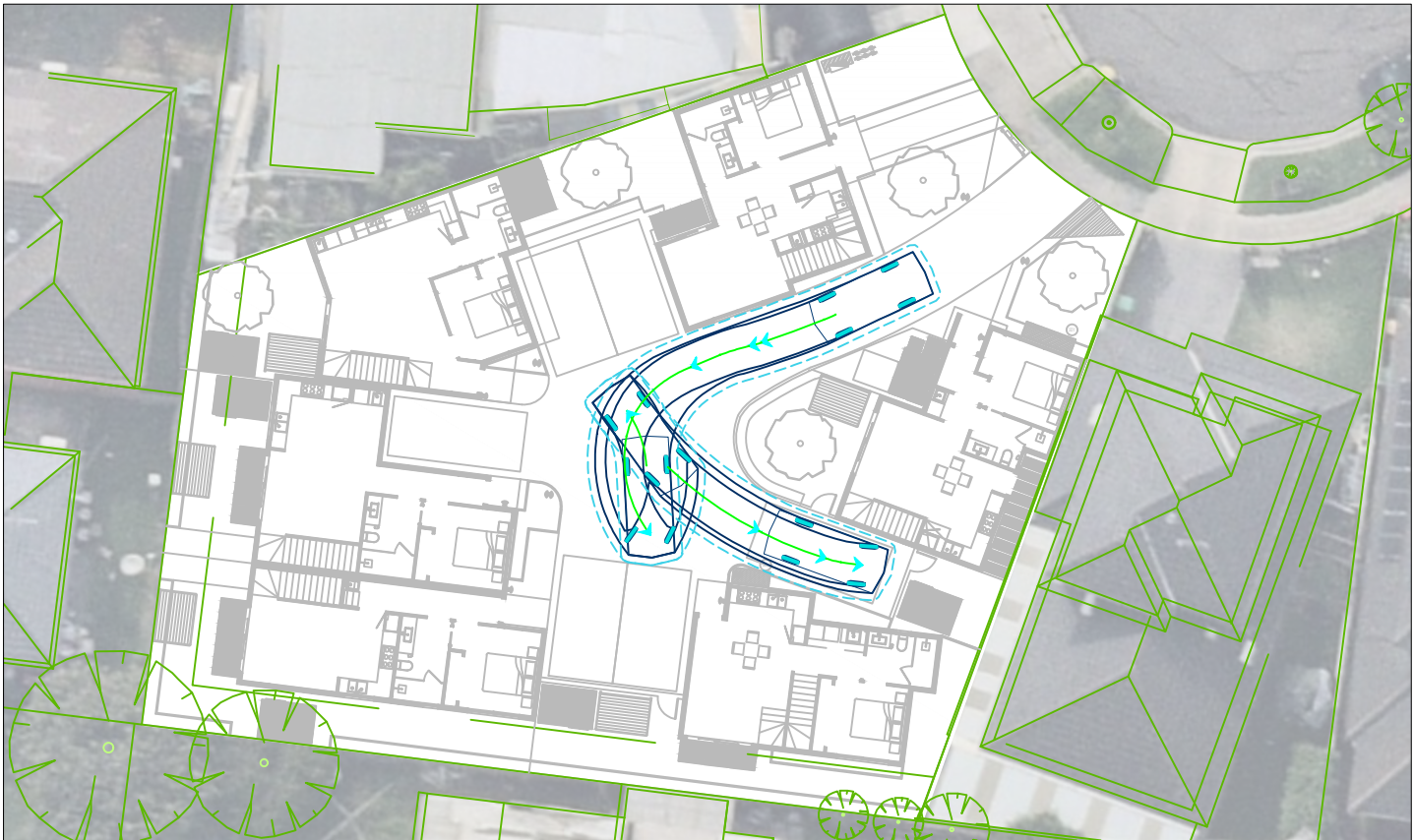


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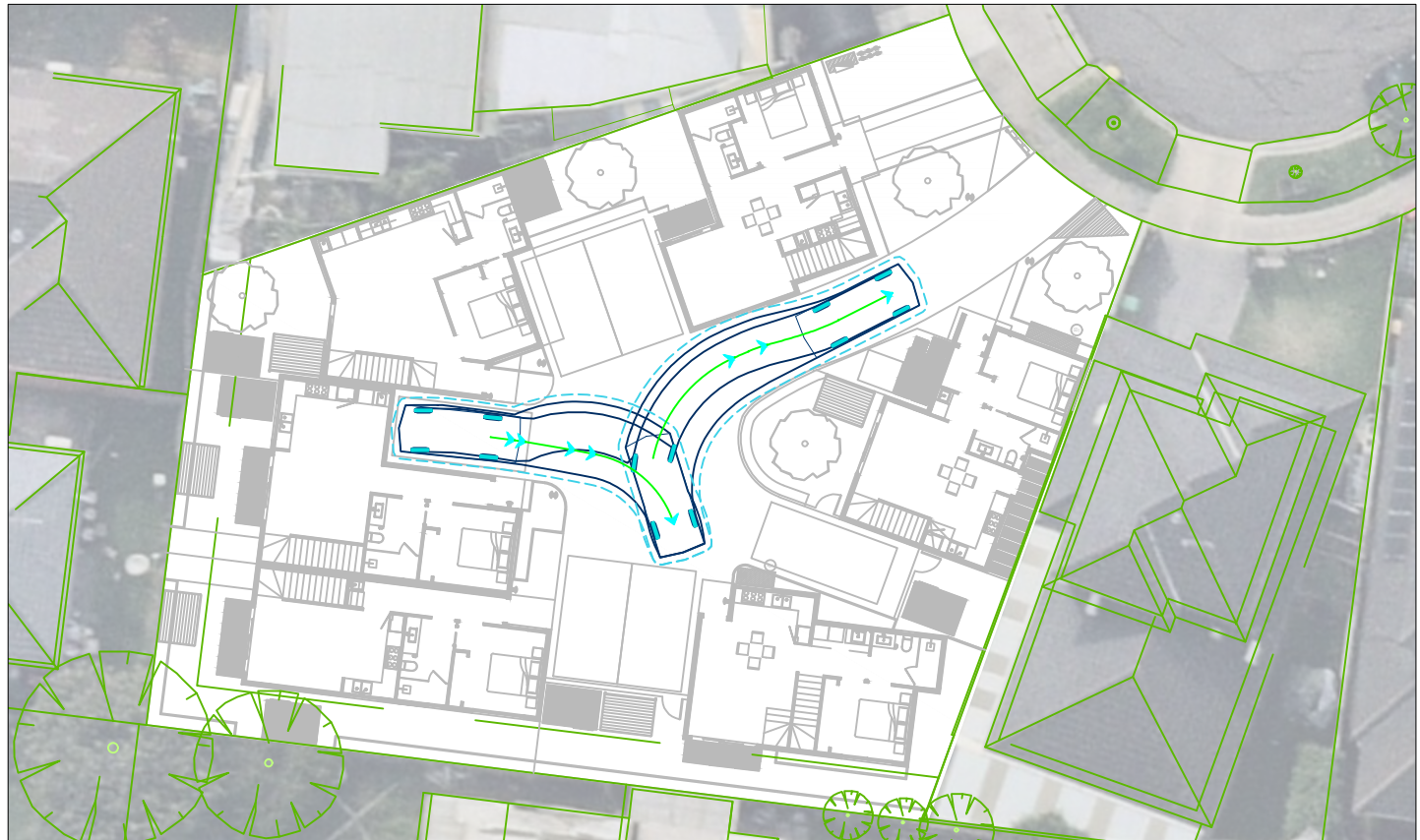




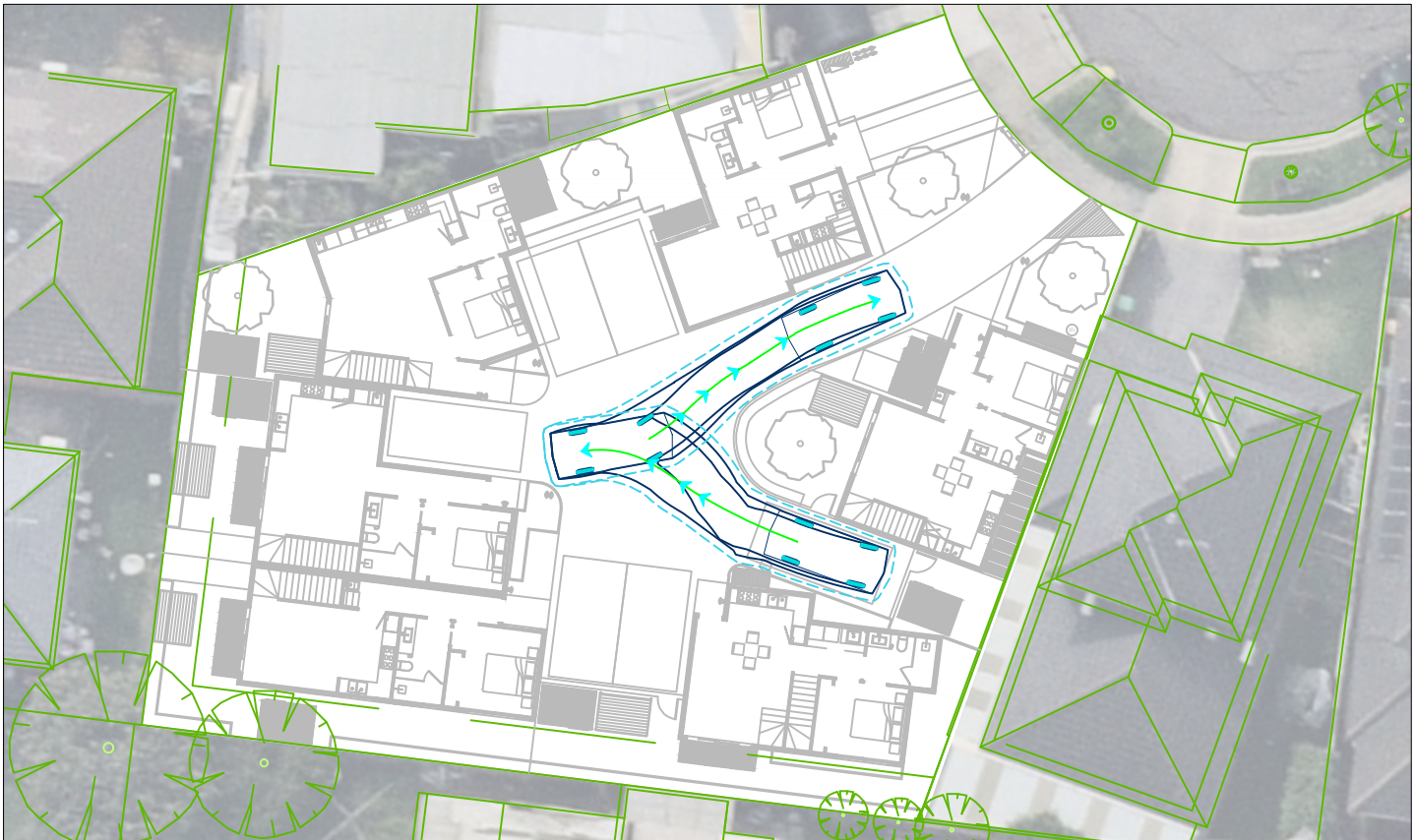
B85 Ingress



B85 Ingress



B85 Egress



B85 Egress



B85

mm

Width : 1870

Track : 1770

Lock to Lock Time : 6.0

Steering Angle : 34.1

Vehicle Envelope / Front Wheel Path

Vehicle Centreline

300mm Clearance

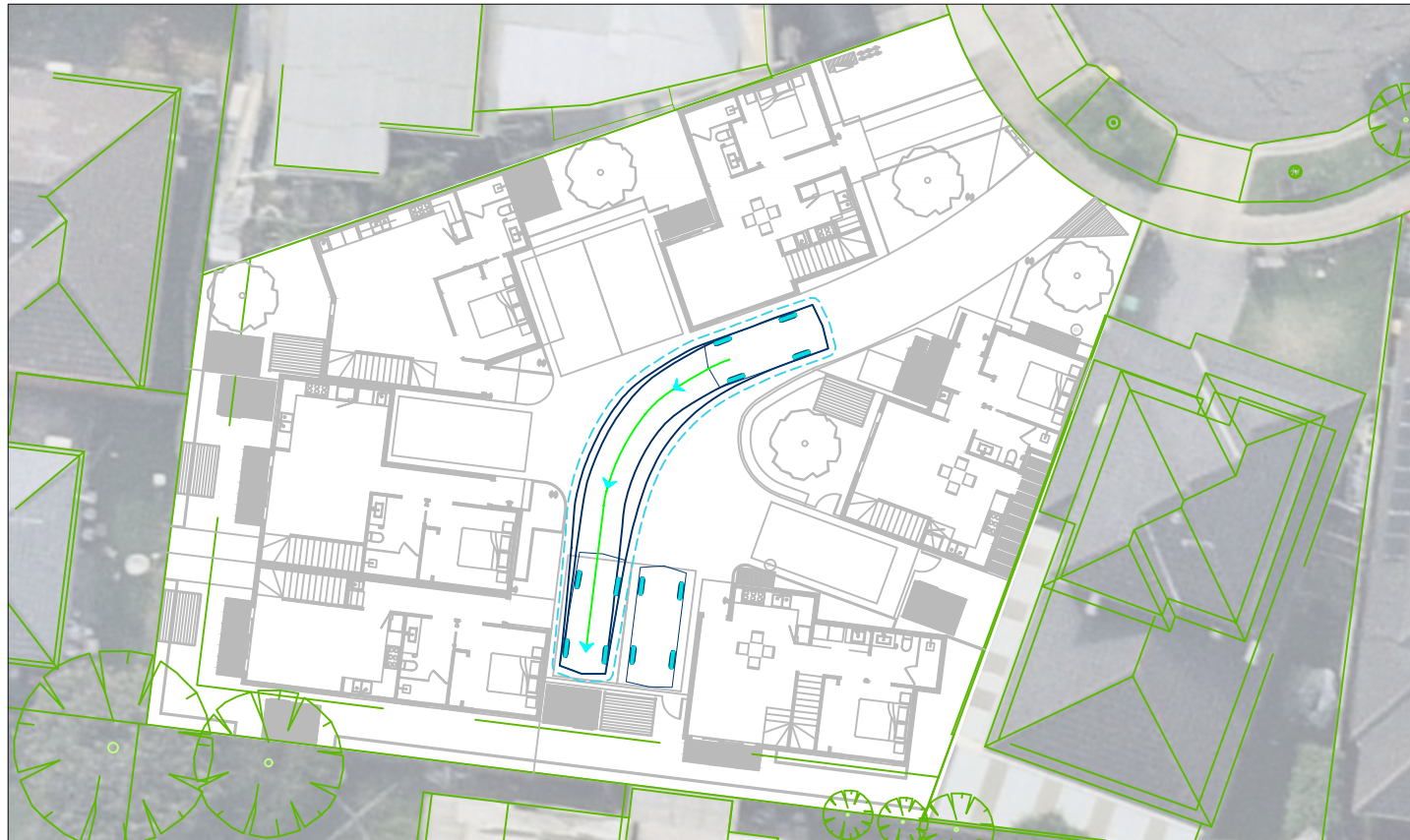
Min. Design Speed 5km/h

3 Ellis Court, Braybrook
Proposed Residential Development
Swept Path Assessment

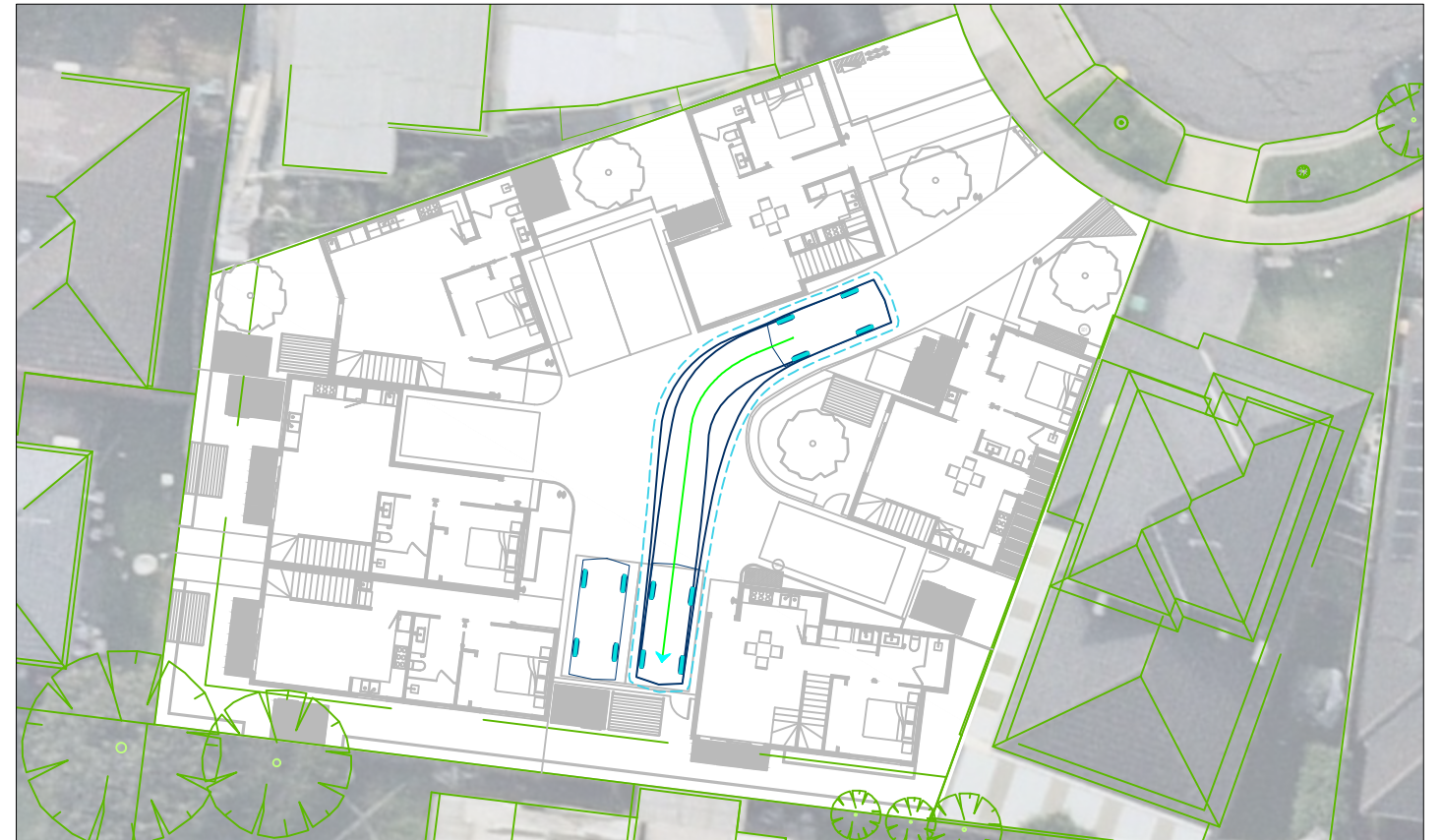
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REVISION: A


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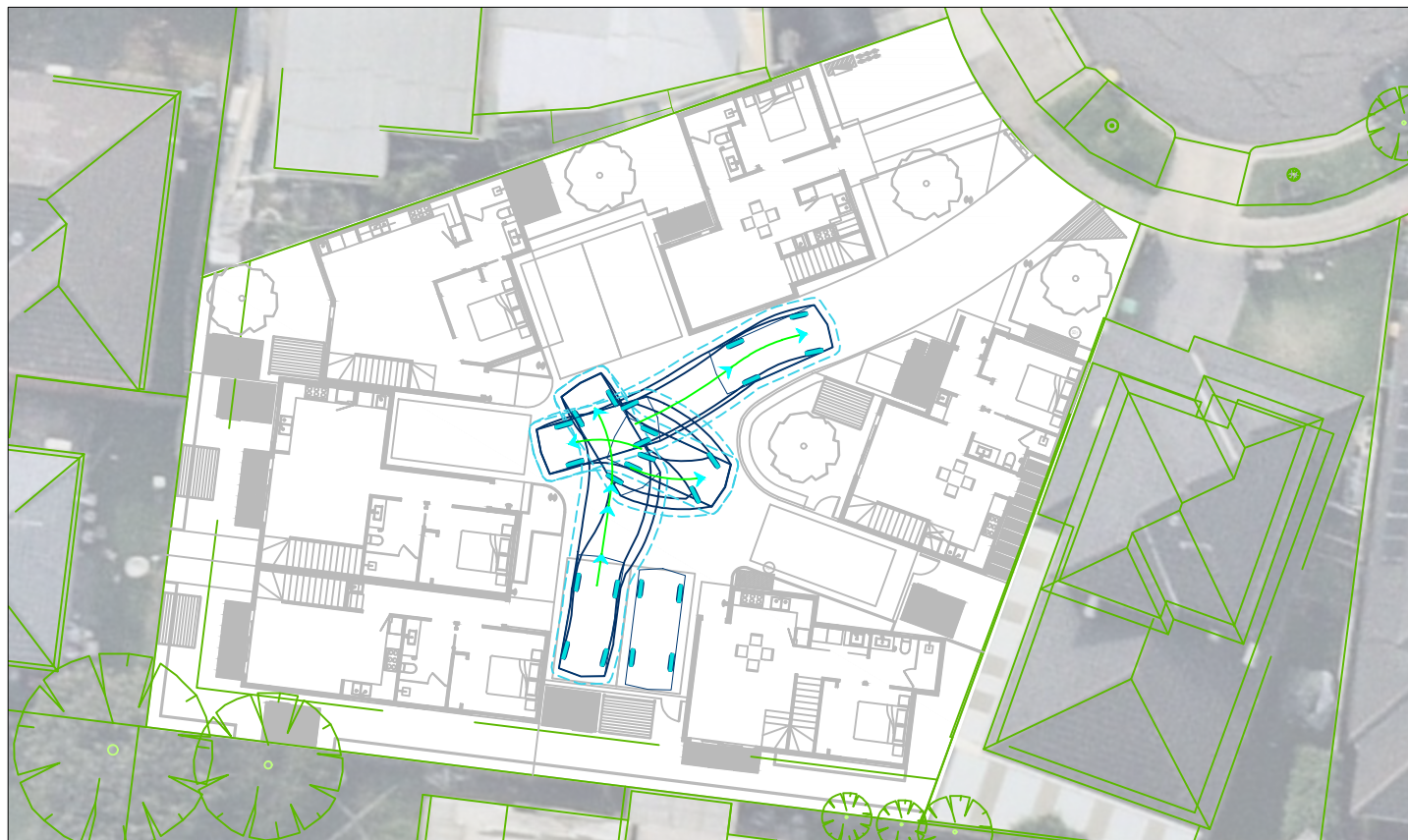




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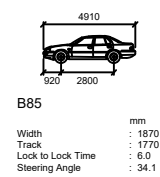
B85 Ingress



B85 Egress



B85 Egress



Vehicle Envelope / Front Wheel Path

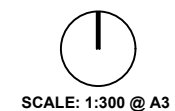
Vehicle Centreline

300mm Clearance

Min. Design Speed 5km/h

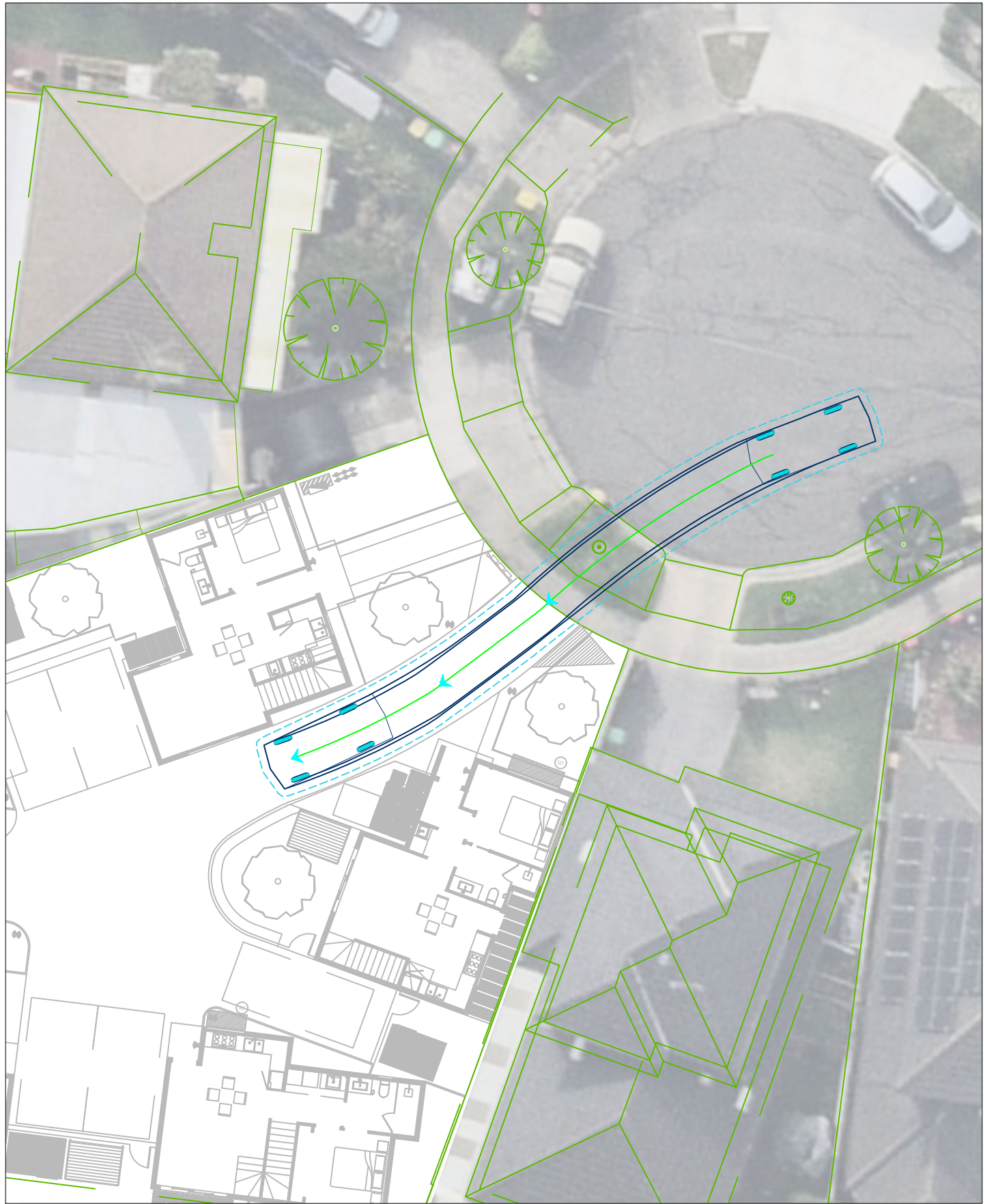
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Swept Path Assessment

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SHEET No: 3 of 4
REVISION: A

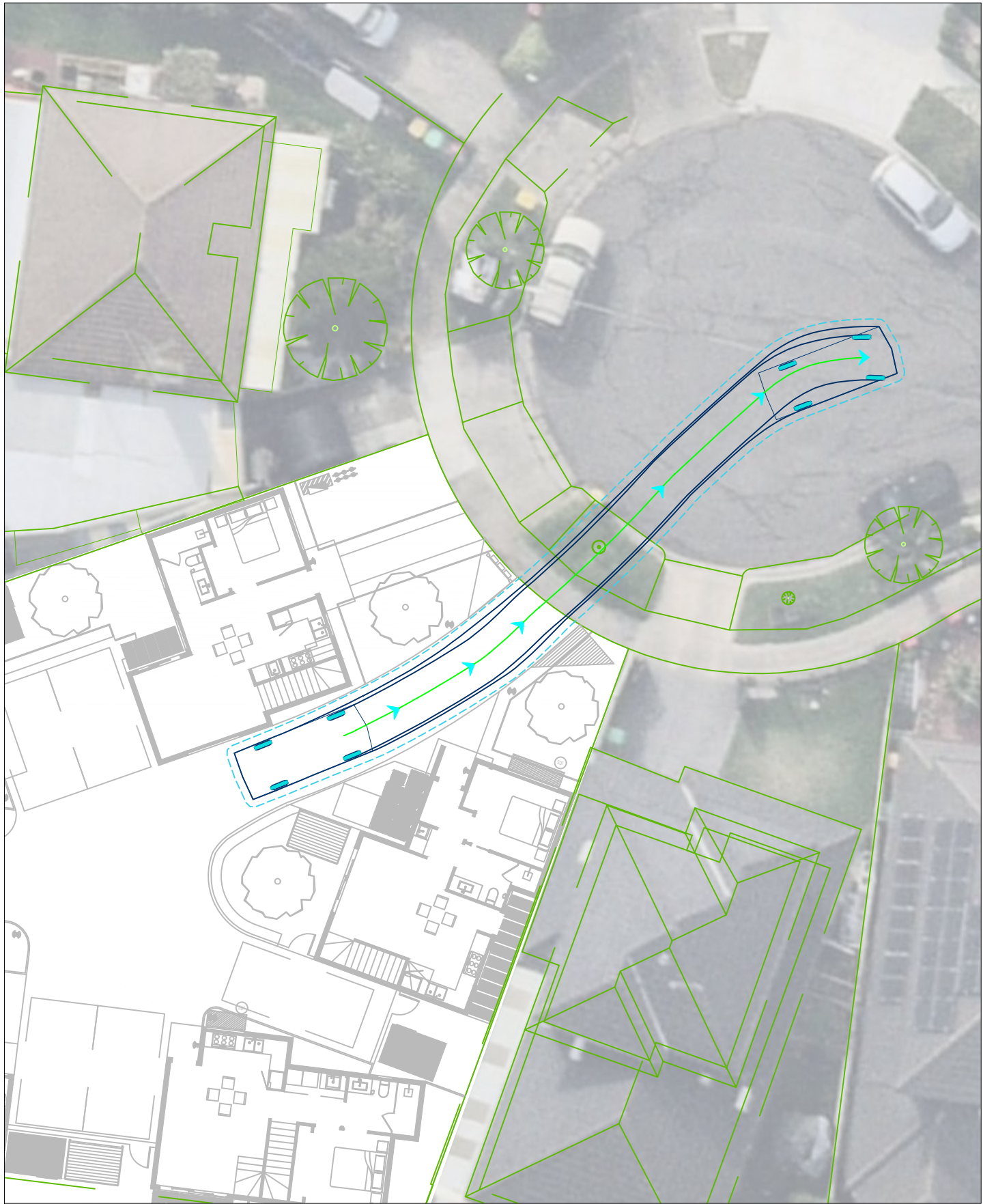


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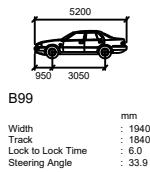




B99 Egress



B99 Egress



Vehicle Envelope / Front Wheel Path

Vehicle Centreline

300mm Clearance

Min. Design Speed 5km/h

3 Ellis Court, Braybrook
Proposed Residential Development
Swept Path Assessment

DRAWN / CHECKED: AA/JW
DATE: 23.06.2026
DWG No: 26113_SPA01
SHEET No: 4 of 4
REVISION: A



SCALE: 1:200 @ A3

