

# Kestrel Lane.

## **CITY OF MARIBYRNONG ADVERTISED PLAN**

Kestrel Lane  
0449 563 103  
@kestrel\_lane  
kestrellane.com.au  
ABN: 47 859 875 894



# Kestrel Lane.

Rebekah Levison  
rebekah@kestrellane.com.au  
kestrellane.com.au  
ABN: 47 859 875 894

8 December 2025

Nicolas Rocca  
Senior Urban Planner  
Maribyrnong City Council

**Re: TP402/2025(1) – Response to Request for Further Information**

**Address: 4/24–26 Hampstead Road, Maidstone**

**Proposal: Internally illuminated and business identification signage and change of use to Industry and Take Away Bakery**

Dear Nicolas,

Thank you for your correspondence dated 2 December 2025 outlining Council's Request for Further Information. Please find below our responses to the matters raised.

## **1. Response to Preliminary Concerns**

### **• Purpose of Use:**

The premises will operate as a small-scale bakery specialising in artisan baked goods for retail sale and takeaway.

### **• Processes Utilised:**

Standard commercial baking equipment and processes including mixers, ovens, refrigeration, and packing.

### **• Goods Stored/Produced:**

Approximately 100kg of ingredients stored onsite at any given time.

Storage of flour (usage per week - 200x12.5kg bags) , sugar, fats (shortening or butter) - the rest is small scale ingredients for the production of breads.

Expected annual production is well below 200 tonnes per year.

No night-time production.

### **• Operating Hours:**

Proposed hours are 7:00am–7:00pm, Monday–Sunday.

### **• Staff:**

Maximum of 3-4 staff onsite at one time. 2 x bakers, 1 x customer service

### **• Patrons:**

2-5 patrons at one time with the busiest day being 100 customers approx.

### **• EPA Requirements:**

No Works Approval or Waste Discharge License required.

### **• Dangerous Goods:**

No dangerous goods license is required.



- **Neighbourhood Impacts:**

- Noise:

Limited to standard commercial kitchen noise, contained indoors.

- Air Emissions:

Standard bakery exhaust to expel heat from ovens.

- Land/Water Emissions:

None anticipated.

- Traffic & Deliveries:

One outgoing delivery truck each day leaving at 8.30-9am. Flour delivery twice a week at regular slots between 10am - 1pm

- Light Spill:

Signage lighting will be internally illuminated.

## **2. Waste Management Plan**

A Waste Management Plan consistent with Council's Waste Policy 2019 will be submitted as requested.

## **3. Amendment to Application Form**

We acknowledge the requirement to amend the application to include the change of use to Industry and Take-away Food Premises. The amended application form will be provided.

We trust this information satisfies the requirements outlined. Should you require any further details, please feel free to contact us.

Kind regards,  
Rebekah Levison  
Kestrel Lane

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



**AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT  
Request Form**

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

**DETAILS OF APPLICATION TO BE AMENDED**

Application Number: TP402/2025(1)	Address of Land: 4,24-26 HAMPSTEAD ROAD MAIDSTONE
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Under what section of the Planning and Environment Act 1987, is the amendment being sought:  
 Section 50 – Amendment to the application prior to notice  
 Section 57A – Amendment to the application after notice (Note – A fee of 40% of the original application fee is required with this request)

**THE APPLICANT**

Name: REBEKAH HEVISON	Organisation: KESTREL LANE
Address: 41 24-26 HAMPSTEAD ROAD, MAIDSTONE	
Contact Phone Number: 0449563103	
Email: rebekah@kestrellane.com.au	
Are you the applicant of the original planning permit application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Note: Only the applicant of the original planning permit application may ask Council to amend the application)	

**DETAILS OF THE PROPOSED CHANGES**

Is there a change to the description of the land?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the plans and/or other documents submitted with the application?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the use and/or development of the land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

List in detail the proposed changes (This can be listed on a separate page)  
 The original application was for installation of illuminated signage, the new application is for this and a change of use to Industry and Take Away BAKERY

**DECLARATION TO BE COMPLETED FOR APPLICATIONS**

I declare that all information I have given is true	Applicant Signature:
	Date: 9/12/2025

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

VOLUME 10604 FOLIO 337

Security no : 124127912893A  
Produced 09/09/2025 01:00 PM

CITY OF MARIBYRNONG  
**RECEIVED**  
10/12/2025  
URBAN PLANNING

## LAND DESCRIPTION

Lot 4 on Plan of Subdivision 445742V.

PARENT TITLES :

Volume 05205 Folio 837      Volume 06949 Folio 693      Volume 07130 Folio 886

Volume 07442 Folio 239      Volume 07442 Folio 358

Created by instrument PS445742V 17/09/2001

## REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

NKC INVESTMENT CO PTY LTD of 6 ELLA COURT KURUNJANG VIC 3337  
AZ509013R 21/08/2025

**CITY OF MARIBYRNONG**  
**ADVERTISED PLAN**

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ509014P 21/08/2025  
WESTPAC BANKING CORPORATION

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 PS445742V FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ422254A (E)	NOMINATION OF ECT TO LC	Completed	28/07/2025
AZ509012T (E)	DISCHARGE OF MORTGAGE	Registered	21/08/2025
AZ509013R (E)	TRANSFER	Registered	21/08/2025
AZ509014P (E)	MORTGAGE	Registered	21/08/2025

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

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

Street Address: UNIT 4 24-26 HAMPSTEAD ROAD MAIDSTONE VIC 3012

## ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 21/08/2025

## OWNERS CORPORATIONS

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

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Page 2 of 2

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS445742V

DOCUMENT END



# Imaged Document Cover Sheet

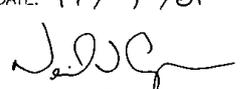
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>PS445742V</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>17/09/2025 13:26</b>

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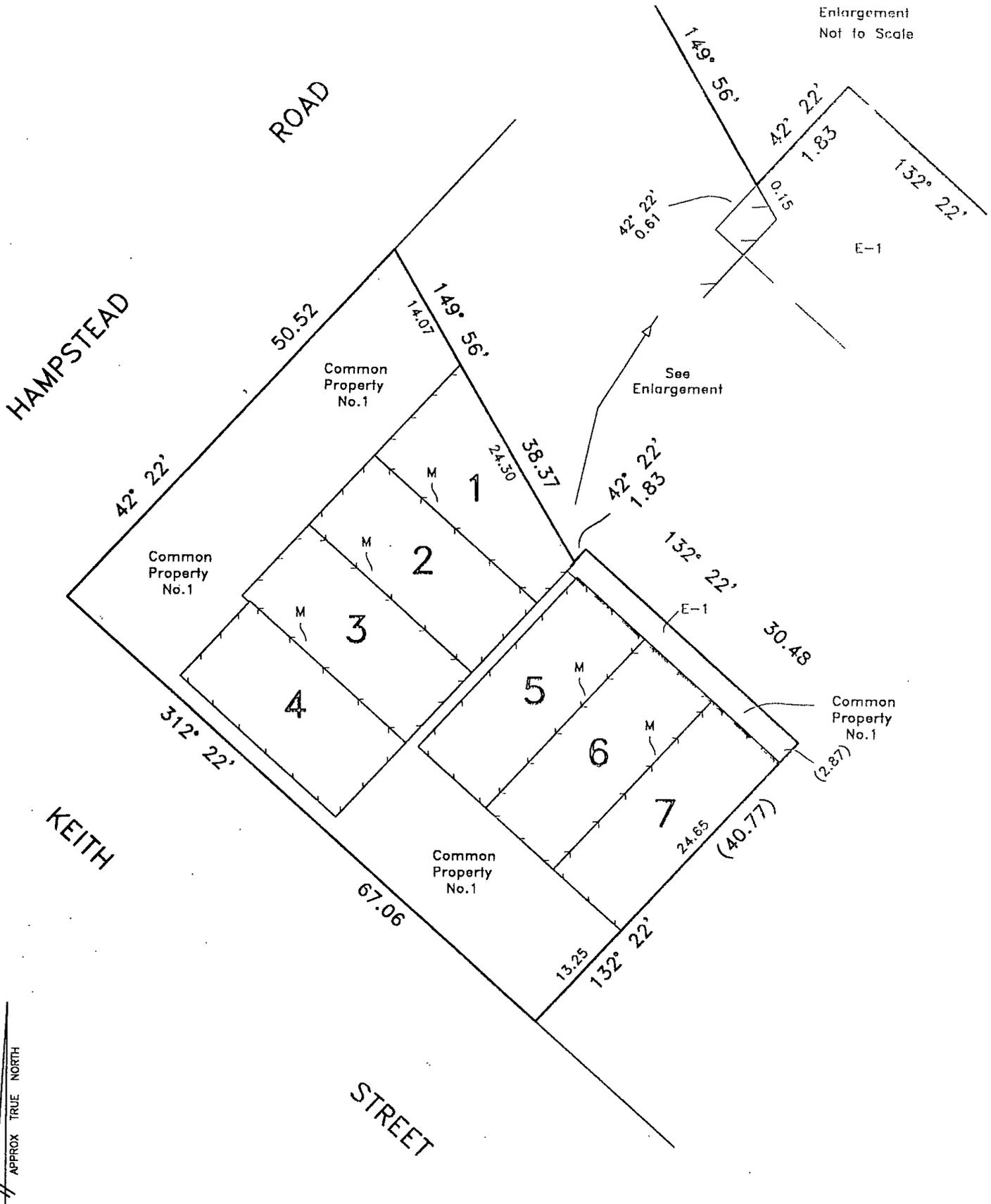
<b>PLAN OF SUBDIVISION</b>		STAGE No. —	LTO use only EDITION <b>2</b>	PLAN NUMBER <b>PS 445 742 V</b>
<p style="text-align: center;">LOCATION OF LAND</p> Parish: <b>Cut Paw Paw</b> Township: — Section: <b>20</b> Crown Allotment: <b>61 (part)</b> Crown Portion: — LTO Base Record: <b>DCBM</b> Title References: <b>See Notations</b> Last Plan References: <b>LP 9684</b> Postal Address: (at time of subdivision) <b>24 Hampstead Road</b> <b>Maidstone, 3012</b> AMG Co-ordinates: E <b>312 590</b> (of approx centre of land in plan) N <b>5 816 220</b> Zone: <b>55</b>		<p style="text-align: center;">COUNCIL CERTIFICATION AND ENDORSMENT</p> COUNCIL NAME: <b>Maribyrnong City Council</b> REF.: <b>TP 00/0172</b> 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 6: / /</del> 3. <del>This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del> OPEN SPACE: (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <del>has</del> /has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage</del> Council Delegate <del>Council Seal</del> Date <b>5 / 7 / 01</b> Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
Identifier	Council/Body/Person			
Nil	Nil			
NOTATIONS				
STAGING: This <del>is</del> /is not a staged subdivision. Planning Permit No. DEPTH LIMITATION: Does not apply. SURVEY: This Plan is/ <del>is not</del> based on survey. This Survey has been connected to Permanent Marks No.(s): in proclaimed Survey Area No.:		BOUNDARIES: Location of boundaries defined by buildings: Median — Boundaries denoted 'M' Exterior Face — All other boundaries. Title Details Vol 7130 Fol 886      Vol 5205 Fol 837 Vol 6949 Fol 693      Vol 7442 Fol 358 Vol 7442 Fol 239		
EASEMENT INFORMATION				LTO USE ONLY
LEGEND A—Appertenant Easement E—Encumbering Easement R—Encumbering Easement (Road)				Statement of Compliance/Exemption Statement
Section 12(2) of the Subdivision Act 1988 Applies.				Received <input checked="" type="checkbox"/>
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/in Favour of
E-1	Drainage & Sewerage Sewerage	3.05 3.05	LP 9684 This plan	The lots on LP 9684 City West Water Ltd.
				DATE: <b>6 / 9 / 01</b>
				LTO USE ONLY
				PLAN REGISTERED
				TIME <b>10.30</b>
				DATE: <b>17 / 9 / 01</b>
				 Assistant Registrar of Titles.
				Sheet <b>1</b> of <b>3</b> Sheets.
Szirom, McGrath & Co Land Surveyors 113 Church St, Keilor 3036 Tel.: (03) 9331 7099		Licensed Surveyor: <b>George M Szirom</b> Signature: _____ Date / / Surveyor's Ref: <b>6491</b> Version <b>2</b>		Council delegate signature: Date / / Original Sheet Size <b>A3</b>

Plan of Subdivision

Stage —

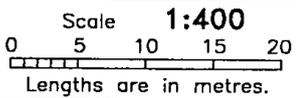
Edition

PS 445 742 V



Szirom, McGrath & Co. Land Surveyors, 113 Church St. Keilor 3036 - Tel 9331 7099

Sheet 2 of 3 sheets



Original Sheet Size **A3**

Licensed Surveyor: **George M Szirom**  
 Signature: \_\_\_\_\_ Date / /  
 Surveyor's Ref: **6491** Version **2**

Council delegate signature: \_\_\_\_\_  
 Date / /

PS445742V

FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT



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# Kestrel Lane.

Rebekah Levison  
rebekah@kestrellane.com.au  
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ABN: 47 859 875 894

**Waste Management Plan – Masarap Bakery**  
**Address: 4/24–26 Hampstead Road, Maidstone**  
**Prepared for: Planning Application TP402/2025(1)**  
**Prepared by: Kestrel Lane**  
**Date: December 2025**

## 1. Introduction

This Waste Management Plan (WMP) has been prepared to align with the Maribyrnong City Council Waste Management Policy 2019. Its purpose is to detail how waste will be minimised, stored, handled, and collected for the proposed bakery and takeaway food premises at 4/24–26 Hampstead Road, Maidstone.

## 2. Waste Streams and Estimated Volumes

General Waste:

- Food scraps unsuitable for composting
- Dough offcuts, pastry trimmings, spoiled produce

Estimated volume: ~80–120L per week

- Contaminated packaging

Estimated volume: ~120–180L per week

### Recycling:

- Clean paper, cardboard, plastics, cans, and glass

Estimated volume: ~240L per week

### Soft Plastics:

- Ingredient packaging, wrapping from deliveries

Estimated volume: Low

### Grease:

No deep frying. Minor grease disposed of via licensed contractor.

## 3. Waste Storage and Bins

All waste will be stored in a clean, ventilated Bin Store Area. Proposed bins:

- 3 × 240L Recycling (Council)
- 2 × 240L General Waste (Council)
- 2 × 240L Recycling (Cleanaway)
- 2 × 240L General Waste (Cleanaway)
- Internal colour-coded sorting bins

## 4. Waste Collection Schedule

Council:

- Recycling: Weekly
- General Waste: Weekly

Commercial



Cleanaway are engaged to attend on a weekly basis

- General Waste: Weekly - 500ltrs
- Recycling: Weekly - 500ltrs
- Grease: As needed

#### **5. Waste Handling and Procedures**

- Waste sorted at source using colour-coded internal bins
- Staff trained in waste separation and contamination prevention
- Internal bins emptied daily into main bins
- Bin store cleaned regularly to prevent odour and pests

#### **6. Waste Minimisation Strategies**

- Stock rotation to reduce spoilage
- Bulk purchasing where possible
- Reuse of supplier crates
- Recycling cardboard and clean plastics
- Reusable cup encouragement
- Efficient ingredient use to reduce offcuts

#### **7. Amenity and Environmental Management**

Odour: Sealed bins and regular cleaning

Noise: No after-hours waste movements

Litter: Bins kept closed; waste transported in sealed bags

Vermin: Enclosed bin area and regular cleaning

#### **8. Compliance Statement**

This WMP complies with the Maribyrnong City Council Waste Management Policy 2019, ensuring separated waste streams, sanitary storage, minimisation practices, appropriate collection schedules, and no amenity impacts.

