



**Office Use Onl**

Application No.:

Date Lodged: / /

# 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's 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.

Planning Enquiries  
Phone: (03) 9688 0200  
Web: [www.maribyrnong.vic.gov.au](http://www.maribyrnong.vic.gov.au)

Clear Form

## The Land **i**

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

**Street Address \***

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

**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   Lodged Plan  Title Plan  Plan of Subdivision

**OR**

B

## 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? \*

**⚠** 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.

**⚠** 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](http://www.sro.vic.gov.au) for information.

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

## 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.

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).

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:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>	
Business phone:	Email:
Mobile phone:	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

<b>Contact person's details*</b>		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

<b>Owner *</b>		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date: <input type="text"/>	
	day / month / year	

## 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:

*Plans in Motion P/L*

Date:

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://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

If 'Yes', with whom?:

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 & Hyde Streets

Footscray VIC 3011

**Contact information:**

Phone: (03) 9688 0200

Email: [email@maribyrnong.vic.gov.au](mailto:email@maribyrnong.vic.gov.au)

DX: 81112

Deliver application in person, by post or by electronic lodgement.

# MORE INFORMATION

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## 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**.

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## 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](http://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](http://www.landata.vic.gov.au) Contact your local Council to obtain a planning certificate in Central Goulburn, 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](http://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](http://www.sro.vic.gov.au) for more information. A leviable application submitted without a levy certificate is void.

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## 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**.

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## 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.

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.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

#### Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

#### What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

#### Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; [www.landata.vic.gov.au](http://www.landata.vic.gov.au) – go direct to "titles & property certificates"

---

## Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

---

## Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

---

## Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

---

## Checklist

### What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

---

## Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

# EXAMPLES

## Example 1

**The Land** i

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

**Street Address \***

Unit No.: <b>4</b>	St. No.: <b>26</b>	St. Name: <b>Planmore Avenue</b>
Suburb/Locality: <b>HAWTHORN</b>		Postcode: <b>3122</b>

**Formal Land Description \***  
Complete either A or B.

**A** Lot No.: **2**  Lodged Plan  Title Plan  Plan of Subdivision No.: **LP93562**

**OR**

**B** Crown Allotment No.:  Section No.:

Parish/Township Name:

⚠ 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.

## Example 2

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

*Construction of two, double-storey dwellings and construction of two new crossovers.*

📎 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.

## Example 3

**Existing Conditions** i

**Describe how the land is used and developed now \***

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

*Single dwelling.*

📎 Provide a plan of the existing conditions. Photos are also helpful.

## Example 4

**Applicant and Owner Details** i

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

**Applicant \***

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

**Owner \***

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title: <b>Mr</b>	First Name: <b>Len</b>	Surname: <b>Browning</b>
Organisation (if applicable): <b>Responsible Developers P/L</b>		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.: <b>4</b>	St. No.: <b>12</b>	St. Name: <b>Ardour Lane</b>
Suburb/Locality: <b>Wycheproof</b>	State: <b>Vic</b>	Postcode: <b>3527</b>
<b>Contact information for applicant OR contact person below</b>		
Business phone: <b>9123 4567</b>	Email: <b>tcpl@bigpond.net.au</b>	
Mobile phone: <b>0412 345 678</b>	Fax: <b>9123 4567</b>	
<b>Contact person's details*</b> <span style="float: right;">Same as applicant <input type="checkbox"/></span>		
Name:		
Title: <b>Mr</b>	First Name: <b>Andrew</b>	Surname: <b>Hodge</b>
Organisation (if applicable): <b>Town Planning Consultants</b>		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name: <b>PO Box 111</b>
Suburb/Locality: <b>Parkdale</b>	State: <b>Vic</b>	Postcode: <b>3194</b>
<b>Owner *</b> <span style="float: right;">Same as applicant <input checked="" type="checkbox"/></span>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):		Date:
<small>day / month / year</small>		

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

Page 1 of 1

VOLUME 02873 FOLIO 475

Security no : 124129293698A  
Produced 23/10/2025 08:48 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 516244G.  
PARENT TITLE Volume 01541 Folio 118  
Created by instrument 454793 15/05/1902

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
RINAHAR PROPERTY PTY LTD of 247 BARKLY STREET ST KILDA VIC 3182  
AZ730235L 23/10/2025

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ730236J 23/10/2025  
CREDABL PTY 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 TP516244G FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ730234N (E)	DISCHARGE OF MORTGAGE	Registered	23/10/2025
AZ730235L (E)	TRANSFER	Registered	23/10/2025
AZ730236J (E)	MORTGAGE	Registered	23/10/2025

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

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

Street Address: 95 VICTORIA STREET SEDDON VIC 3011

### ADMINISTRATIVE NOTICES

NIL

eCT Control 25824J GREEN MORTGAGE LAWYERS  
Effective from 23/10/2025

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>TP516244G</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>23/10/2025 20:48</b>

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 516244G
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<p><b>Location of Land</b></p> <p>Parish: CUT-PAW-PAW          Township:          Section: 14          Crown Allotment: E(PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 2873 FOL 475          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 22/11/2000          VERIFIED: SO'C</p>
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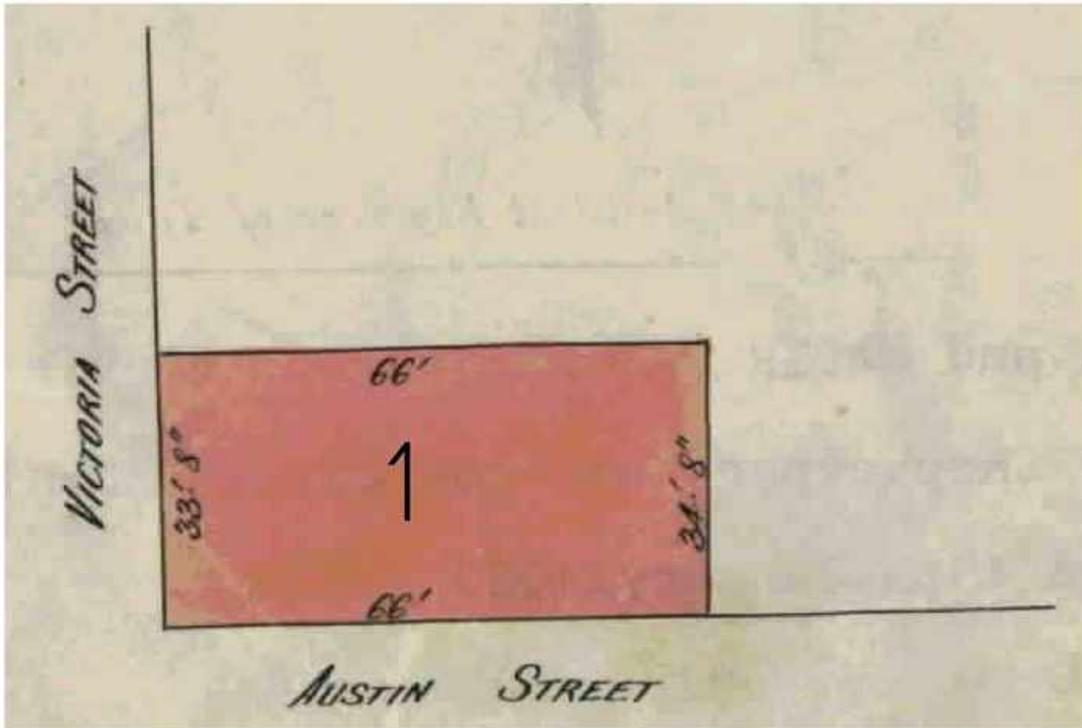


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA E (PT)



PLANS IN MOTION

# TOWN PLANNING REPORT

## 95 Victoria Street Seddon VIC 3011

### Proposal

Use and development of the land for a Medical Centre, associated buildings and works adjoining a residential area, signage and car parking dispensation.

Urban Planning & Design

13 October 2025



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# About the Document

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## Quality Assurance

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Author:	Maggie Cusdin
Reviewed by:	Maggie Cusdin
Job Number:	M250718
Report	R-002
Revision	
Issue Date:	18 October 2025

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## Acknowledgement

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Plans in Motion acknowledges the Traditional Owners of the land in which we work. We acknowledge the Aboriginal Elders, past, present, and emerging of the various lands in Australia and acknowledge the important contribution they make to Australian society, places, and cities.

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## Executive Summary

Key details regarding the proposal are as follows:

Address	95 Victoria Street Seddon VIC 3011
Responsible Authority	Maribyrnong City Council
Proposal	To use the land for a medical centre, buildings and works on a lot abutting a residential zone, to display business identification signage and to reduce the car parking requirement to zero.
Site Area	208m <sup>2</sup>
Zoning	Mixed Use Zone
Overlays	Development Contributions Plan Overlay Schedule 2
Permit Requirements	<p>32.04-2 To use the land for a medical centre</p> <p>32.04-11 Buildings on lots that abut another residential zone.</p> <p>52.05-13 To display business identification signs</p> <p>52.06-1 To reduce the car parking requirement to zero</p> <p>52.32 Bicycle parking associated with a new use</p> <p>53.18-5 Stormwater retention and reuse</p>



# Introduction



FIGURE 1  
95 VICTORIA ST, SEDDON VIC 3011  
(NEARMAP 2025)

Plans in Motion act on behalf of Rinahar Property Pty Ltd and Siji Projects for this planning permit application.

The application seeks approval for buildings and works associated with a proposed medical centre, display of business identification signage and reduction in the car parking requirements of clause 52.06-5 (dispensation of six (6) car parking spaces).

The works are associated with a proposed medical centre, having a gross leasable floor area of 265m<sup>2</sup>.

There are no registered restrictive covenants on title.



## Planning Permit Triggers

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Pursuant to clause 32.04-2 a permit is required to use the land for a medical Centre.

A planning permit is required pursuant to clause 32.04-11 for buildings and works that abut another residential use.

To display business identification signs in Category 3 (High Amenity Areas) subject to clause 52.05-13.

A permit is required when a new use is proposed. Subject to Clause 52.06-3 a permit is required to reduce (including to zero) the number of car parking spaces required.

## Appropriateness of the Proposal

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The proposal is appropriate and should be supported for the following reasons:

- A medical centre is located within the Seddon Neighbourhood Activity Centre, adjacent to proposed Austin Street Civic Space with the 233-bus stop located in front of the property.
- The works refurbish an existing dwelling, provide an attractive and contextually responsive design in a gateway location, interfacing the proposed Austin Street Civic Space.
- The proposal would not cause material detriment to adjoining residential neighbour given the existing site conditions are retained, and the proposal is deemed to comply with the relevant standards of Clause 55.
- The works would encourage local employment opportunities and provide the local community with necessary medical health services.
- The proposal represents a considered response to the site, complies with the provisions of the zone, overlays, and particular provisions.



# The Site

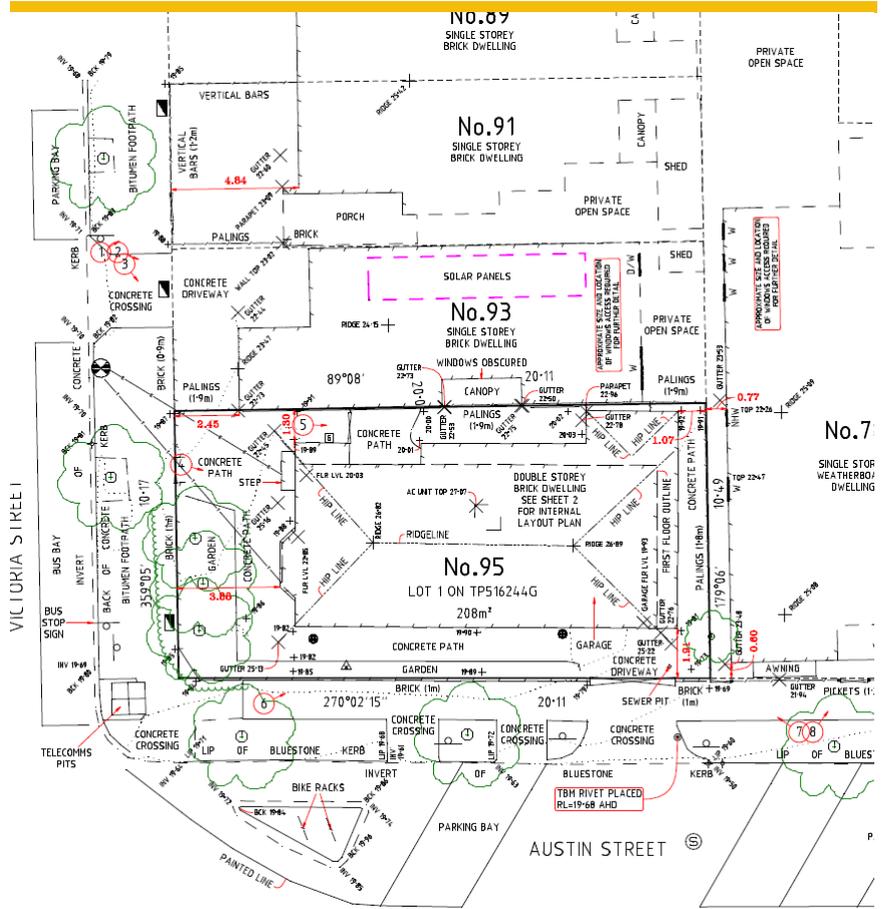


FIGURE 2  
SUBJECT SITE  
PREPARED BY ADEPT SURVEYS  
REF 6117 1 AUGUST 2025

The subject site is located at 95 Victoria Street Seddon. Formally known as Lot 1 on TP516244G (Volume 02873 Folio 475).

Rectangular, the site has a frontage of 10m, a depth of 20m and an area of approximately 208m<sup>2</sup>.

The subject land is located at 95 Victoria Street Seddon, having a frontage of 10.26m and a depth of 20.1 m and site area of 208m<sup>2</sup>.

A double storey brick house exists on the subject land.

There are no easements, restrictions or caveats listed on the title.

The land is zoned Mixed Use Zone and affected by the Development Contributions Overlay.

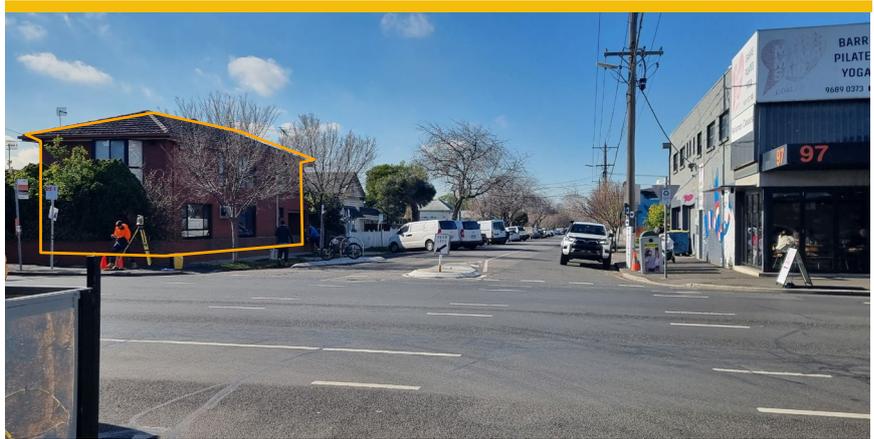


FIGURE 3  
SUBJECT SITE  
EAST FACING  
AUSTIN STREETScape  
1 AUGUST 2025

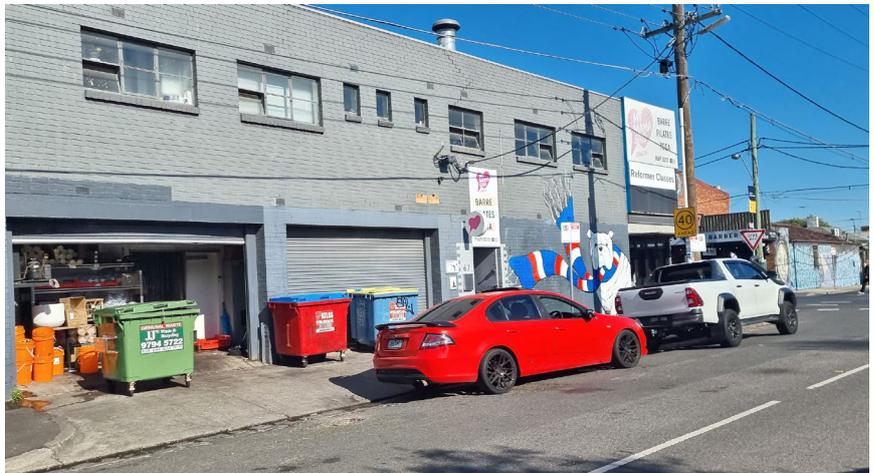


FIGURE 4  
67 AUSTIN STREET SEDDON  
OPPOSITE THE SUBJECT SITE TO  
THE SOUTH  
1 AUGUST 2025



FIGURE 5  
AUSTIN STREET SEDDON  
OPPOSITE THE SUBJECT SITE TO  
THE SOUTH  
1 AUGUST 2025



FIGURE 6  
SUBJECT SITE  
AUSTIN STREET INTERFACE  
1 AUGUST 2025



FIGURE 7  
78 AUSTIN STREET SEDDON  
EAST INTERFACING NEIGHBOUR  
NEIGHBOURHOOD RESIDENTIAL  
ZONE (NRZ)  
1 AUGUST 2025



FIGURE 8  
93 AUSTIN STREET SEDDON  
NORTH OF THE SUBJECT SITE  
MIXED USE ZONE  
GOOGLE MAPS 2025



# Surrounding Context

- Future projects and investigations**
-  New activity centre boundary
  -  Victoria and Charles Street renewal
  -  Advocate for improved pedestrian and cycling conditions at DTP owned intersections
  -  Seddon Gateways - Lighting treatments and pedestrian priority improvements
  -  Biodiversity corridors/greening Seddon
  -  Increased canopy cover opportunities (streets wider than 13m)
  -  Pedestrian threshold program
  -  Investigate new local open space as per Maribyrnong Open Space Strategy
  -  Investigate continuous lighting treatment and prioritise nighttime placemaking
  -  Public toilet
  -  Investigate improvements to existing DTP pop-up cycling routes
  -  Pilgrim Street Major Cycling Route
  -  Investigate improvements to cycling conditions for length of Pilgrim Street between Williamstown Road and Albert Street
  -  Investigate alternative north-south major cycling routes and modal filters



FIGURE 9  
NEIGHBOURHOOD PLAN MAP  
SEDDON NEIGHBOURHOOD  
PLAN  
URBAN DESIGN FRAMEWORK  
2025

The subject land is located on the north-eastern corner of the Victoria Street and Austin Street intersection.

The site is recognised as being of strategic significance, with the Seddon Neighbourhood Plan Urban Design Framework identifying Austin Street as the focus of Project 2: Austin Street Civic Space (refer Figures 4–5 below).

Project 2 seeks to explore closing Austin Street and creating a civic space with landscaping, seating, lighting and WSUD interventions. The associated on-street parking is also proposed to be relocated. The plan includes bicycle parking as bollards and raised planter boxes.

The subject site directly interfaces the proposed civic space.

On Victoria Street, the 233 Bus stop is located directly in front of the subject site (Austin Street/Victoria Street).

The site interfaces one residential property, 78 Austin Street Seddon, located to the east of the subject site.

North of the subject site is 93 Victoria Street Seddon; this is a dwelling located in the Mixed-Use Zone (nominated for ‘potential future rezoning opportunity’<sup>1</sup>).

<sup>1</sup> City of Maribyrnong, Seddon Neighbourhood Plan, Urban Design Framework, 2025 [24]



FIGURE 10  
SUBJECT SITE  
233 BUS STOP  
VICTORIA STREET/AUSTIN STREET



FIGURE 11  
PROJECT 2 AUSTIN STREET  
CIVIC SPACE  
SEDDON  
NEIGHBOURHOOD PLAN  
CITY OF MARIBYRNONG 2025  
[42]

FIGURE 12  
PROJECT 2 AUSTIN STREET  
CIVIC SPACE  
SEDDON  
NEIGHBOURHOOD PLAN  
CITY OF MARIBYRNONG 2025  
[43]





# Proposal



FIGURE 13  
PROPOSED MEDICAL CENTRE  
DRAWING ROOM ARCHITECTURE  
17 OCTOBER 2025

Details of the proposed medical centre are provided in the table below:

Medical Centre	
Gross floor area	265.9m <sup>2</sup>
Number of Practitioners	9
Number of consulting rooms	6 consulting rooms 2 allied health rooms 1 pathology room 1 procedure room
Hours of operation	8am-8pm Mon-Fri 9am-3pm Sat 9am-noon Sun
Parking	-6
Bicycle Parking	Required 3 End of Trip changing room (level 1)
Waste	4 x 240L 2 x 120L

The proposed works seek to partially demolish and upgrade the existing two-storey dwelling, extending the building to the southern and western boundaries to create an active, zero-setback frontage that reinforces the Seddon Activity Centre character.

The contemporary design presents a high-quality, cohesive built form that will enhance and harmonise with the emerging Austin Street Civic Space.



### Design Overview

Site Area	208m <sup>2</sup>
Maximum Building Height	6.97m
Eastern setback	1.07 (existing situation)
Parking	-6
Bicycle Parking	Required 3 Proposed 14
Waste	4 x 240L 2 x 120L

### Materials and Finishes

The proposed walls will be constructed in red brick, complemented by bands of obscure glass brick to activate the Austin Street frontage while allowing natural light to filter into the interior.

The roof will comprise light-toned sheet metal to enhance reflectivity and improve internal thermal comfort.

Reclaimed timber will be incorporated into the eaves as a design feature, and fabric awnings will be installed over the western ground-floor windows to assist in regulating sunlight and maintaining thermal comfort.

#### COMMON PLACE MEDICAL CLINIC

95 Victoria Street  
Seddon VIC 3011  
MELBOURNE

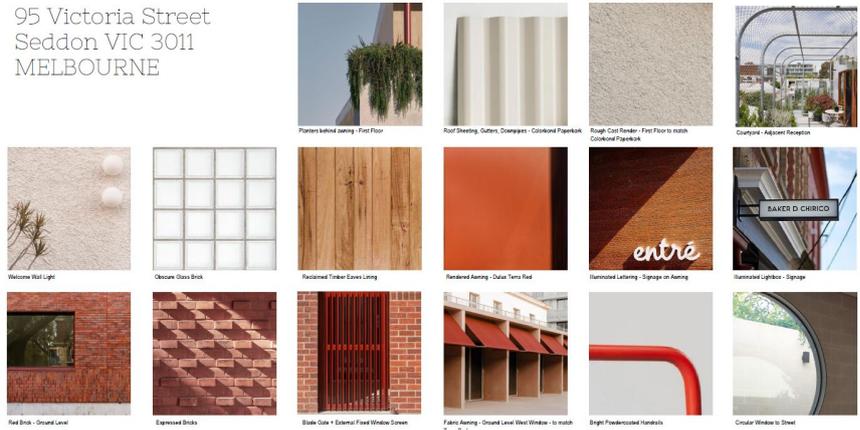


FIGURE 14  
PROPOSED MATERIALITY  
TP02  
DRAWING ROOM ARCHITECTURE  
17 OCTOBER 2025



## Signage

Proposed signage includes four business identification signs as follows:

Signage	Location	Details	Illumination
Business Identification Sign	West elevation South elevation	'Medical Clinic'	✓
Business Identification Sign	West elevation South elevation	'Common Place'	✓



FIGURE 15  
PROPOSED SIGNAGE

## Car Parking

The proposal seeks to reduce the requisite parking to zero.

The proposal is supported by a Traffic Engineering Assessment undertaken by Traffix Group.

The report notes that the medical centre would generate the need for six (6) car spaces.

While no onsite car parking spaces are provided, the removal of the redundant crossover will result in a net increase of 3 on-site car spaces on Austin Street.

The report assesses what the likely demand for car spaces is likely to be and whether it would be appropriate to reduce the number of car parking spaces generated by the proposed use.



The report concludes that a reduction in the requisite car parking should be supported on the basis that:

- There are alternative modes of transport available;
- The site is a small, constrained site;
- There is on-street parking available nearby;
- There will be a net increase of 3 on-site car spaces on Austin Street (as result of crossover removal).
- The proposal is expected to positively contribute to the Seddon Activity Centre, benefiting from its location within an established, highly accessible area with excellent transport options. Moreover, the development represents a modest extension to an existing, spatially constrained site.
- The Seddon Neighbourhood Plan supports parking dispensations in recognition of lot width constraints and excellent public transport options.
- Bicycle parking is provided.
- A loading bay is not required.
- Waste collection has been considered and can be collected by existing Council services and private contractors.
- The traffic generated by the proposal can be accommodated in the local road network without adverse impacts.



## Waste

The proposal is supported by a Waste Management Plan prepared by Traffix Group.

The medical centre would generate the need for a total of six (6) external bins and 9 sharps bins.

Sharps, Medical waste, Nappy and Sanitary Waster, Confidential paper, e-waste and FOGO would be collected as indicated by a private contractor.

Garbage and Recycling would be collected by Council.

Waste Stream	Waste Vol L/week	Bin Capacity	No of Bins	Collection frequency (per week)	Bin Lid colour	Bin Body Colour
Garbage	5L	240L	1	1 Council	Red	Dark Green
Recycling	120L	240L	1	0.5 Council	Light Yellow	Dark Green
Medical/Clinic	20L	240L	1	As required Private	Yellow	Dark Green
FOGO	10L	120L	1	Fortnightly Private	Light Green	Dark Green
Sharps	20L	1.4L & 7.8L	9	As required Private	Yellow	Yellow
Sanitary waste	5L	22L	2	Monthly Private	Grey	Grey
Nappy waste	5L	42L	1	Weekly Private	Grey	Grey
Confidential paper	20L	120L	1	Monthly Private	TBA	TBA
e-waste/tricky recycling	120L	120L	1	Fortnightly Private	Black	Black

Of these four (4) would have a capacity of 240L and two (2) would have a capacity of 120L. These can comfortably be accommodated along the eastern site boundary.



# Planning Policy

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## Planning Policy Framework

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The state and regional planning policy relevant to this application is:

- Clause 11 Settlement
- Clause 15 Built Environment
- Clause 17 Economic Development

Clause 11 (Settlement) emphasises the need for planning ‘to *Concentrate retail, office-based employment, community facilities and services in central locations*’, Places with a *strong sense of identity* are encouraged around planned activity centres (Cl.11.01-1S).

It recognises Activity Centres (Such as the Seddon Neighbourhood UDF<sup>2</sup>) as major location for service delivery, specifically health.

Clause 11.03-1L-07 seeks to support the role of Seddon Village and enhance the existing built form in the village. It encourages consistent and active street frontages for Mixed Use/Service precinct.

Clause 15.01-1S seeks to create safe, healthy, functional and enjoyable environments that create a sense of place and cultural identity.

Clause 15.01-2S seeks to achieve building outcomes that positively contribute and enhance the public realm and support ESD principles.

Clause 15.01-4S promotes healthy and active living and community wellbeing through neighbourhood design that encourages age and ability inclusive community interaction.

Clause 15.01-5S aims to recognise, support and protect the cultural identity and sense of place of a neighbourhood.

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<sup>2</sup> City of Maribyrnong, Seddon Neighbourhood Plan, Urban Design Framework, 2025 [24]



- Mixed Use/Service Precinct
- Residential
- Retail
- Open Space
- Potential Priority Redevelopment
- Activity Centre Boundary
- Threshold to Activity Centre
- Vista Termination
- ✱ Activity Centre Entrance
- Strengthen Pedestrian and Cycle Links



FIGURE 16  
 SEDDON URBAN DESIGN  
 FRAMEWORK 2004  
 CLAUSE 11.03-1L-07

Clause 15 (Urban Design) seeks to create safe, healthy, functional, and enjoyable urban environments that contribute to a sense of place and cultural identity (Cl.15.01-1S). Strategies include that development should respond to its context in terms of character, landscape, and climate. Additionally, development should contribute to the community and cultural life by improving quality of living and working environments, facilitating accessibility and inclusivity.

Building design and siting should positively contribute to the local context while enhancing the public realm and supporting environmentally sustainable development. Form, scale, and appearance of development should contribute to its context and consider stormwater discharge as well as energy efficiency (15.012S).

Healthy neighbourhoods are encouraged to foster active living and community wellbeing. A 20-minute neighbourhood is encouraged to provide people with the ability to meet their everyday needs within a 20-minute walk, cycle, or public transport trip from home (Cl.15.01-4R).

Clause 17.02-1S encourages development to meet community needs for commercial services in appropriate locations such as activity centres.



## Zone



FIGURE 17  
ZONING (DTP 2025)

The site is zoned Mixed Use Zone (MUZ) under the Maribyrnong Planning Scheme.

The MUZ aims to provide a range of uses complementary to the locality's mixed-use function, including commercial.

It also development that is responsive to the preferred neighbourhood character.

A medical centre with a leasable floor area more than 250m<sup>2</sup> requires a planning permit subject to Clause 32.04-2 Section 2.

A permit is required for buildings on lots abutting a residential zone (32.04-11). The following clauses are required to be considered: 55.02-3, 55.02-4, 55.04-3, 55.05-2.

Signage is in Category 3 (High Amenity Areas, 52.05-13)



## Overlays



FIGURE 18  
DEVELOPMENT CONTRIBUTION  
PLAN OVERLAY (DELP 2025)

The site is affected by the Development Contribution Plan Overlay

The purpose of the overlay is to identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

## Particular Provisions

The following particular provisions are relevant to the consideration of the proposal:

The following particular provisions are relevant to the consideration of the proposal:

- Clause 52.05 Signage
- Clause 52.06 Car Parking
- Clause 55 Two or more dwellings on a lot

## Planning Assessment

The application responds well to the requirements of the Maribyrnong Planning Scheme.

The proposal represents a considered response to the site, complies with the provisions of the zone, overlays, and particular provisions. These elements are discussed below.



# Response to Planning Policy Framework

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The site is within the principal public transport network with the bus stop outside the practice.

The proposal responds well to the Planning Policy Framework.

The proposed two-storey medical centre with zero setbacks on this prominent corner site would make a significant positive contribution to the Seddon Neighbourhood Activity Centre.

It advances the strategic objectives to intensify and diversify activity within the centre by introducing a high-quality community health (medical centre) use that supports daily visitation, local employment, and economic resilience.

The vertical commercial form efficiently accommodates consulting and administrative functions. These align with local policy directions which seek commercial spaces that reinforce the street edge and create active frontages along key activity streets.

The refurbishment of this formerly low-intensity site delivers a new attractive and highly compatible commercial floorspace consistent with the strategic purpose to activate Austin Street and encourage pedestrian activity through the provision of necessary health services in locations with optimal public transport connectivity.

It would also foster a strong synergy with the proposed Austin Street Civic Space, providing an inviting meeting point for visitors before and after appointments. This would create an established user base to activate the civic space, encouraging and establishing its use within the community.

Occupying a gateway location opposite a bus stop and new civic space, the building would provide an appropriate scale and architectural definition. The hard edge zero setback would reinforce the site's identity and legibility within the activity centre, strengthening the street edge and enhancing the interface to the new civic space. It would also reference existing neighbouring corner sites, enhancing visual cohesion.



FIGURE 19  
ZERO SETBACKS  
GLEDHILL / VICTORIA



FIGURE 20  
ZERO SETBACKS  
PILGRIM / VICTORIA



FIGURE 21  
ZERO SETBACKS  
AUSTIN / VICTORIA

The active glazed frontage created by glass bricks and strong corner presentation animate the public realm, generating a passive surveillance opportunities and engagement with the adjoining civic space.

In summary, the proposal represents a contextually responsive, high-quality built form outcome that strongly aligns with the strategies of the Seddon UDF — intensifying activity, reinforcing the street wall, and activating a landmark civic interface. It will strengthen the character, vibrancy, and economic role of the Neighbourhood Activity Centre.

## Response to Mixed Use Zone

A Medical Centre requires a planning permit subject to Clause 32.04-2. A medical centre is defined as:

*'Land used to provide health or surgical services (including preventative care, diagnosis, medical and surgical treatment, pathology services, and counselling) to out-patients only<sup>3</sup>'*

Pursuant to Clause 32.04-11 (Mixed Use Zone) an application for buildings on lots that abut a Neighbourhood Residential Zone must meet the requirements of Clause 55.02-3, 55.02-4, 55.04-1, 55.04-3, 55.04-4 and 55.05-2.

The table below in Appendix 2 confirms that the proposal complies with all applicable clauses and is therefore deemed to

<sup>3</sup> Clause 73.03 'Medical Centre' included in 'office'.



comply. The application is not subject to third-party appeal rights.

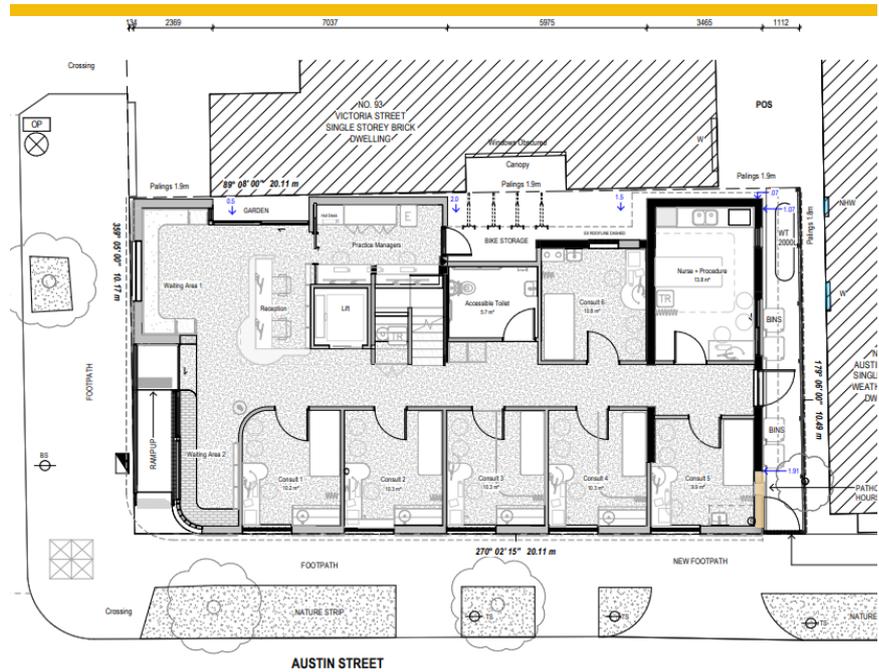


FIGURE 22  
NEW WALLS ON NORTHERN  
BOURNARY  
(NEARMAP 2025)

The existing site condition remain generally consistent on the eastern interface, relative to the existing windows located at 78 Austin Street.

While a new door opening is proposed on the ground floor, the existing boundary fence will ensure no overlooking between properties.

The new extension to the western wall (southwards) would not impact on the amenity of the adjoining residential property as this extension is remote from the existing windows. This change would not impact on the amenity or liability of the adjoining dwelling.

The relevant decision guidelines ask decision makers to consider the Municipal Planning Strategy and Planning Policy Framework and the impact of overshadowing on roof top solar on adjoining lots in a Mixed-Use Zone.

A response addressing the Municipal Planning Strategy and Planning Policy Framework is provided above.

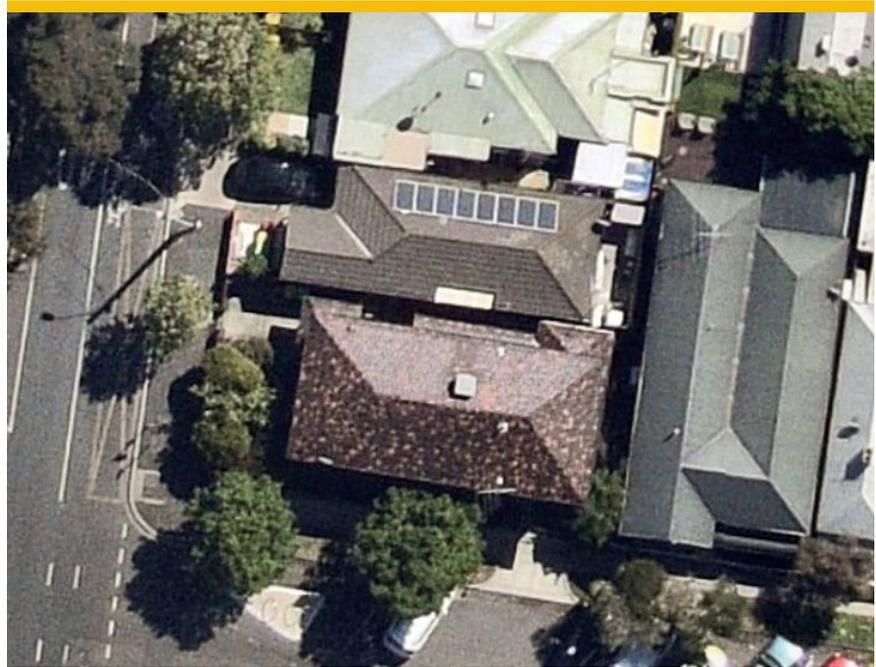


FIGURE 23  
93 VICTORIA STREET ROOF TOP  
SOLAR  
(NEARMAP 2025)

The proposal would not cause any new shadow to the roof top solar at 93 Victoria Street. This is because the existing building envelope is generally retained, including height and setbacks from the northern boundary. While there are some new walls on the northern boundary (ref Fig. 24 below) the new walls are simultaneously constructed and within the front setback and would not cause any unreasonable detriment to the existing lightwell and windows at 93 Victoria Street.

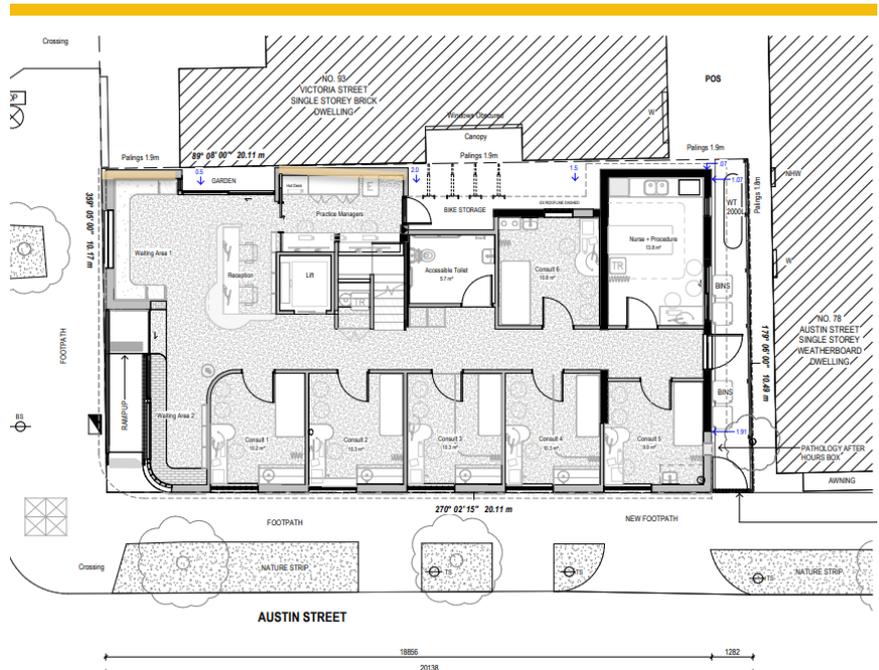


FIGURE 24  
NEW WALLS ON NORTHERN  
BOUNDRY  
(NEARMAP 2025)



Further the existing solar panels are located on the northern portion of the hip, mitigating any possible impact.

The relevant decision guidelines listed in Clause 53.01 relate to the orderly planning of the area, the effect on the environment, human health and amenity of the area and the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

The proposal supports the orderly planning of the activity centre by providing a high-quality, two-storey medical centre on a prominent corner.

By providing a community health service in a walkable, well-serviced location, the proposal enhances human health outcomes. The active frontage using glass bricks to Austin Street promotes public safety to the civic space and bus stop through activity and passive surveillance.

Noise and traffic impacts are expected to be low to moderate, typical of a medical use, and can be managed through operating hours and site management measures.

Access, loading and traffic impacts are appropriate and have been detailed in the Traffic Engineering Assessment prepared by Traffix Group, which supports this application.

## Response to signage

---

Subject to Clause 73.02 a business identification sign is defined as:

*'A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.'*

The site is located in Category 3 (High Amenity Areas) and subject to Clause 52.05-13, 'business identification signs' are a Section 2, permit required use. No condition is specified.

The proposed signs are compatible with the existing and future character of the Seddon Neighbourhood Activity Centre, providing business identification, without visual proliferation and clutter.



The scale and design of the signs are modest and would not detract from existing significant heritage buildings or important vistas or skylines.

The size and proportion of the signs are modest and would not protrude above the roofline or disrupt the visual cohesion of the corner site.

The proposed illumination would be low intensity glare that would not dazzle or distract drivers and users of the centre.

## Response to car parking

---

The proposal seeks to reduce the requisite parking to zero.

The proposal is supported by a Traffic Engineering Assessment undertaken by Traffix Group.

The report notes that the medical centre would generate the need for six (6) car spaces.

Three on street car spaces would be generated by the closure of the existing crossover.

The report assesses what the likely demand for car spaces is likely to be and whether it would be appropriate to reduce the number of car parking spaces generated by the proposed use.

The report concludes that a reduction in the requisite car parking should be supported on the basis that:

- There are alternative modes of transport available;
- The site is a small, constrained site;
- There is on-street parking available nearby;
- The proposal is expected to positively contribute to the Seddon Activity Centre, benefiting from its location within an established, highly accessible area with excellent transport options. Moreover, the development represents a modest extension to an existing, spatially constrained site.
- The Seddon Neighbourhood Plan supports parking dispensations in recognition of lot width constraints and excellent public transport options.
- Bicycle parking is provided.
- A loading bay is not required.



- Waste collection has been considered and can be collected by existing Council services and private contractors.
- The traffic generated by the proposal can be accommodated in the local road network without adverse impacts.

## Response to bicycle parking

The proposal generates a need for 3 bicycle parking spaces.

A total of four (4) bicycle spaces are proposed to be accommodated on and off the subject site.

End of trip facilities are included on the first floor, where lockers and showers are provided for cyclists.

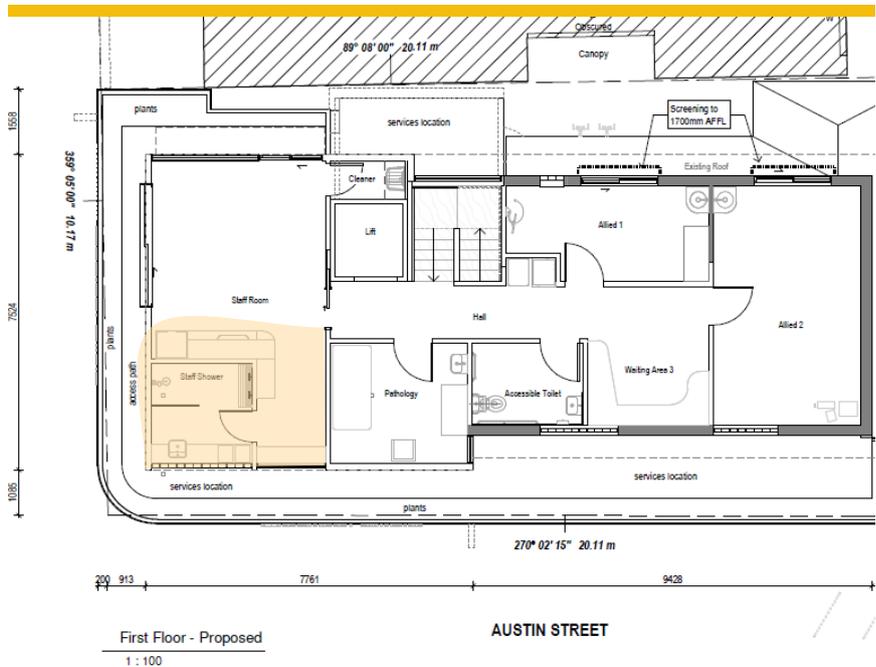


FIGURE 25  
END OF TRIP FACILITIES  
(NEARMAP 2025)

Refer to Traffic Engineering Assessment undertaken by Traffix Group.

Decision guidelines require decision makers to consider whether adequate bicycle parking, showers and change rooms have been provided. The proposal demonstrates that the proposal provides more than the requirement and includes changing areas, showers and lockers.



## Response to waste

The proposal is supported by a Waste Management Plan (WMP) prepared by Traffix Group.

The medical centre would generate the need for a total of six(6) bins.

Sharps, Medical waste, Nappy and Sanitary Waster, Confidential paper, e-waste and FOGO would be collected as indicated by a private contractor.

Garbage and Recycling would be collected by Council.

Of these four (4) would have a capacity of 240L and two (2) would have a capacity of 120L. These can comfortably be accommodated along the eastern site boundary.

In addition, sharps, medical waste, sanitary/nappy waste, confidential paper and tricky recycling would be stored within the building.

The WMP details how waste would be stored, managed and disposed. This is submitted to satisfy Council's requirements in this regard.

## Response to stormwater

A proposal for buildings and works that proposes to extend the building footprint by more than 50m<sup>2</sup> must meet Standard W2 and W3 of Clause 53.18.

Objective	Standard	Assessment
<p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p> <p>To ensure that industrial and commercial chemical pollutants and other</p>	<p><b>Standard W-2</b></p> <p>The stormwater management system should be designed to:</p> <p>Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</p> <p>Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of</p>	<p>✓ <b>Complies</b></p> <p>The proposal harvests 130m<sup>2</sup> of stormwater from the proposed new sheet metal roof (TP04).</p> <p>A 2000L water tank is proposed to be used for toilet flushing and onsite irrigation.</p>



<p>toxicants do not enter the stormwater system.</p>	<p>storage, loading and work areas.</p> <p>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</p>	
<p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.</p>	<p><b>Standard W3</b></p> <p>An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <p>Erosion and sediment.</p> <p>Stormwater.</p> <p>Litter, concrete and other construction wastes.</p> <p>Chemical contamination.</p>	<p>✓ <b>Complies</b></p> <p>The site is existing and construction waste water would be disposed of appropriately and where possible via the existing legal point of discharge.</p> <p>During construction, the site and surrounding roads will be regularly swept.</p> <p>Legal point of discharge will be regularly inspected and excess litter, leaves and silt removed.</p> <p>Building materials are stored under cover.</p> <p>Ensure that paint residue and solvent leakages cannot enter the stormwater system.</p> <p>Clean water based equipment where residue cannot enter the stormwater system.</p> <p>Avoid spray painting outdoors and on windy days.</p>

The proposal has the capacity to incorporate stormwater management objectives, by harvesting stormwater from the roof and collecting it onsite in a proposed 2000L water tank.

Construction activities can be managed to minimise pollutants entering the stormwater system.

## CONCLUSION

The proposal aligns with the relevant policies, objectives, and strategies outlined in the Planning Policy Framework and is consistent with the purpose, objectives, and decision guidelines of the Mixed-Use Zone (MUZ).

The design will make a positive contribution to the surrounding streetscape and Seddon Neighbourhood Activity Centre, while the use itself promotes the health and wellbeing of the



community. Importantly, the proposal will not adversely affect the amenity of adjoining residential areas, given the existing built form is being retained and refurbished, with existing sensitive interfaces being left unaltered.

For the reasons detailed in this report, it is respectfully submitted that the proposed medical centre, together with the car parking waiver and signage, warrants the support of Council. We look forward to working collaboratively with Council to facilitate the delivery of this important community facility.



# Appendix A – MPL Certificate

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# Appendix B – Certificate of Title

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## Appendix C – Clause 55

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# Appendix D - Plans

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# Appendix E – Traffic Impact Assessment

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# Appendix E – Waste Management Plan

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# Clause 55 Assessment

Two or more dwellings on a lot and residential buildings.

Pursuant to Clause 32.04-11 (Mixed Use Zone) an application for buildings on lots that abut a Neighbourhood Residential Zone must meet the requirements of Clause 55.02-3, 55.02-4, 55.04-1, 55.04-3, 55.04-4 and 55.05-2.

The table below confirms that the proposal complies with all applicable clauses and is therefore deemed to comply. The application is not subject to third-party appeal rights

Objective	Standard	Assessment
<b>Clause 55.02-Neighbourhood Character</b>		
<p><b>Clause 55.02-3 Side and rear setback objective</b></p> <p>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>	<p><b>Standard B2-3</b></p> <p>Buildings not on or within 200 mm of a boundary must comply with either B2-3.1 or B2-3.2.</p> <p>Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, not both:</p> <p>B2-3.1: 1 m + 0.3 m per metre of height &gt;3.6 m up to 6.9 m, +1 m per metre &gt;6.9 m.B2-3.2: Non-south boundaries: 3 m up to 11 m height; 4.5 m &gt;11 m. South boundaries (S30°W to S30°E): 6 m up to 11 m; 9 m &gt;11 m. Minor projections (sunblinds, verandahs, porches, eaves, gutters, chimneys, tanks, services) may encroach ≤ 0.5 m Landings ≤2 m<sup>2</sup> &amp; &lt;1 m high, stairways, ramps, pergolas, shade sails, and carports may encroach..</p>	<p>✓ <b>Complies X Appeal rights</b></p> <p>N/A existing situation</p> <p>The only relevant interface is the eastern interface.</p> <p>The existing eastern wall is retained at ground and first floor.</p> <p>No change to wall height or setbacks.</p>
<p><b>Clause 55.02-4 Walls on boundaries Objectives</b></p> <p>To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</p>	<p><b>Standard B2-4</b></p> <p>New walls within 200mm of a side or rear boundary, or carports within 1 m of a boundary, must not abut the boundary for more than the greater of:</p> <p>10 m plus 25% of the remaining boundary length of the adjoining lot, or the length of existing or simultaneously constructed boundary walls on the abutting lot.</p> <p>Walls or carports may fully abut a boundary if topography, retaining walls or fences result in an effective height under 2 m on the adjoining property.</p> <p>Boundary walls (including those set back up to 200 mm) must not exceed an average height of 3.2 m, with no part higher than 3.6 m, unless abutting a higher existing or simultaneous wall.</p>	<p>✓ <b>Complies X Appeal rights</b></p> <p>N/A existing situation retained</p>

**Clause 55.04-External Amenity****Clause 55.04-1  
Daylight to existing  
windows Objective**

To allow adequate daylight into existing habitable room windows.

**Standard B4-1**

Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

**✓ Complies X Appeal rights**

N/A existing situation retained

**Clause 55.04-3  
Overshadowing  
secluded open space  
objective**

To ensure buildings do not significantly overshadow existing secluded private open space.

**Standard B4-3**

The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.

**✓ Complies X Appeal rights**

N/A existing situation retained

**Clause 55.04-4  
Overlooking Objective**

To limit views into existing secluded private open space and habitable room windows.

**Standard B4-4**

In Clause 55.04-4 a habitable room does not include a bedroom.

A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or

Has sill heights of at least 1.7 metres above floor level; or

**✓ Complies X Appeal rights**

N/A existing situation retained



Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or

Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or

Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view are:

Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.

Permanent, fixed and durable.

Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

**Clause 55.05-2  
Internal Views  
Objective**

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

**Standard B5-2**

In Clause 55.04-5 a habitable room does not include a bedroom.

Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:

Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or

Has a sill height of at least 1.7 metres above floor level; or

Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or

Has permanently fixed external screens to at least 1.7 metres above floor level; or.

Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Direct views are measured at a height of 1.7 metres above floor level and within:

A 45 degree horizontal angle from the edge of the new window or balcony.

A 45 degree angle in the downward direction.

Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

**✓ Complies X Appeal rights**

N/A existing situation retained

No new first floor east facing windows are proposed.

Existing ground floor windows are replaced.