

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.

Clear Form

The Land **i**

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

Street Address *

Unit No.: NA	St. No.: 5	St. Name: CHATHAM ST
Suburb/Locality: FOOTSCRAY		Postcode: 3011

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	Lot No.: 94	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: LP 665
OR					
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

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

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Demolition and rebuild a single story dwelling

⚠ 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.

Cost \$ 300,000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

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

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.

One single dwelling

☒ 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.

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: MRS

First Name: TAI DE

Surname: AU

Organisation (if applicable):

Postal Address:

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

Unit No.: NA

St. No.: 31

St. Name: RINGTAIL CCT

Suburb/Locality: MAIDSTONE

State: VIC

Postcode: 3012

Contact information for applicant OR contact person below

Business phone:

Email: taideau@gmail.com

Mobile phone: 0403153298

Fax:

Contact person's details*

Same as applicant ☐

Name:

Title: MISS

First Name: JENNY

Surname: THANG

Organisation (if applicable):

Postal Address:

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

Unit No.: NA

St. No.: 31

St. Name: RINGTAIL CCT

Suburb/Locality: MAIDSTONE

State: VIC

Postcode: 3012

Name:

Same as applicant ☒

Title: MRS

First Name: TAI DE

Surname: AU

Organisation (if applicable):

Postal Address:

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

Unit No.:

St. No.:

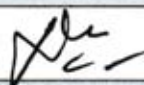
St. Name:

Suburb/Locality:

State:

Postcode:


Owner's Signature (Optional):



Date: 29/01/2025
day / month / year

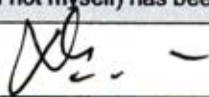
Declaration

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:



Date:

27/01/2025

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this 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?: NICOLAS RUCCA

Date: 07/01/2025

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)



If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void



Completed the relevant council planning permit checklist?



Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council

PO Box 58

Footscray VIC 3011

Cnr Napier & 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.

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

Page 1 of 1

VOLUME 02322 FOLIO 245

Security no : 124121589556S
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LAND DESCRIPTION

Lot 94 on Plan of Subdivision 000665.
PARENT TITLE Volume 01859 Folio 650
Created by instrument H760113 13/11/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
HUE NAM THANG
TAI DE AU both of 5 CHATHAM ST FOOTSCRAY 3011
W900347P 10/07/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK370991E 28/05/2013
NATIONAL AUSTRALIA BANK 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 LP000665 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: 5 CHATHAM STREET FOOTSCRAY VIC 3011

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Imaged Document Cover Sheet

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

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Document Identification	LP000665
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Subdivision of
PART OF ALLOTMENT 12 SECTION 15
Parish of

CUT-PAW-PAW

Measurements are in Feet & Inches

Conversion Factor
FEET X 0.3048 = METRES

VOL. 1629 FOL. 725

726

722

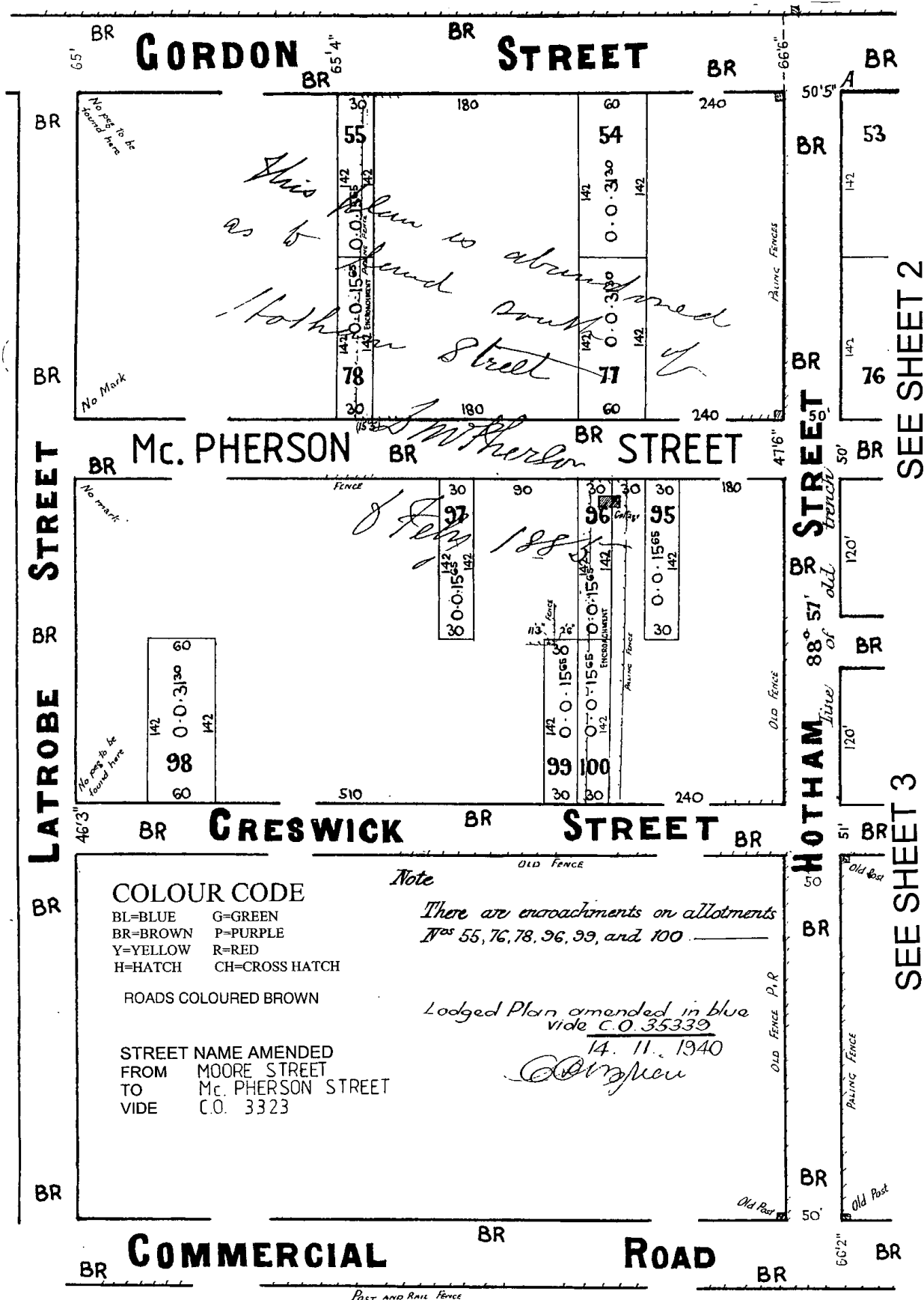
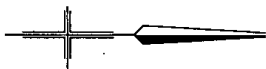
VOL. 1629 FOL. 729

LP 665
EDITION 1
PLAN MAY BE LODGED

Stamp

10-12-1884

3 SHEETS
SHEET 1

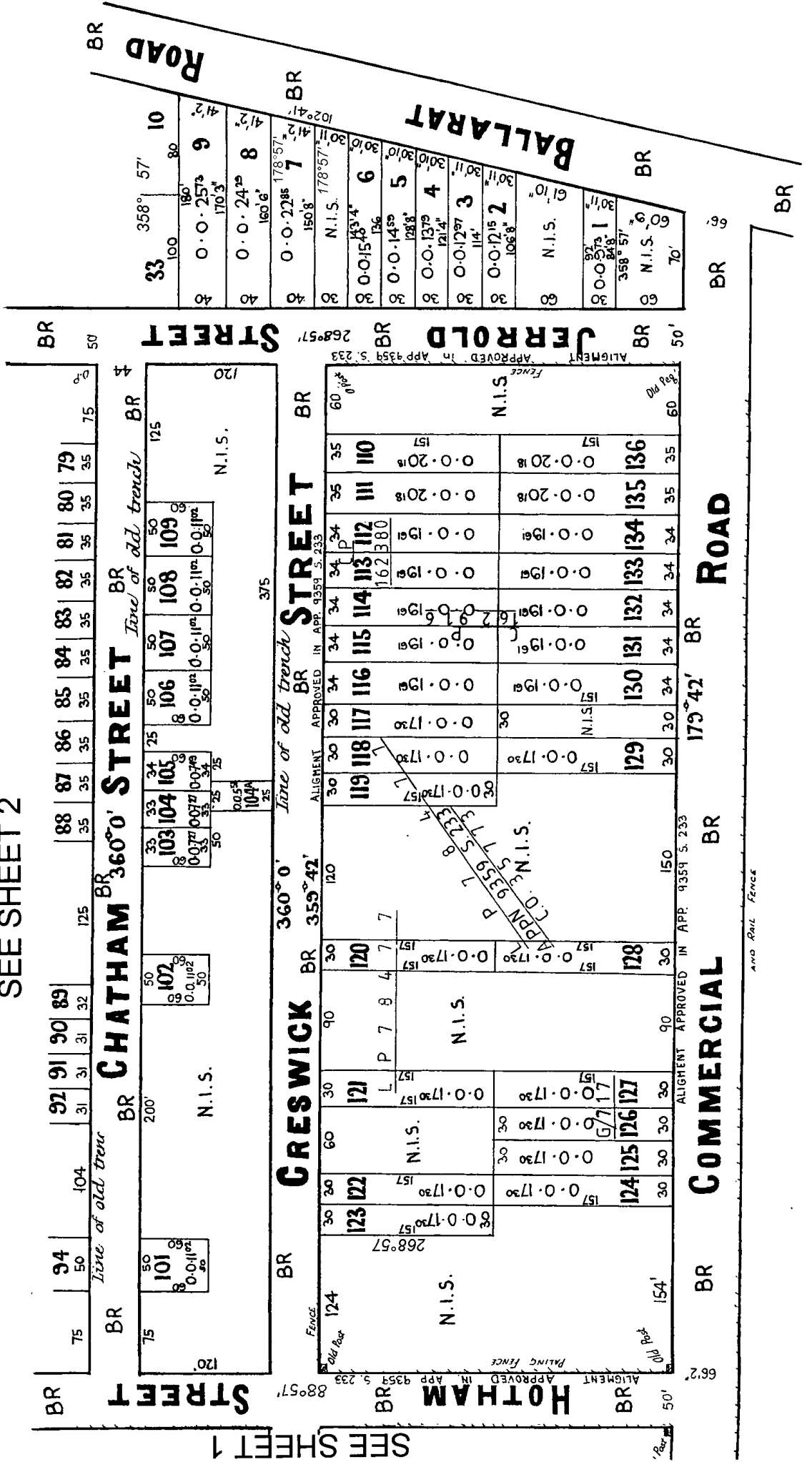


LP 665

3 SHEETS
SHEET 3

SEE SHEET 2

SEE SHEET 1





Assessment Report

for Clause 54

TP13/2025(1)

**5 Chatham Street
Footscray 3011**

Responsible Officer: Aidan Kodric

Application Details	
Application Number:	TP13/2025(1)
Property Address:	5 Chatham Street Footscray 3011
Proposal:	Construction of a single storey dwelling on a lot less than 300sqm
Responsible Officer:	Aidan Kodric
Application lodged:	31 Jan 2025
Planning Provisions	
Zoning:	General Residential Zone – Schedule 1 (GRZ1)
Overlay:	Development Contributions Plan Overlay – Schedule 2 (DCPO2)

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Planning Permit Assessment Report (Clause 54)

Refer to Clause 54 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

Neighbourhood Character

Clause 54.02

Title & Objective	Standard	Complies / Does not comply / Variation required
A1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Design responds to features of the site and surrounding area.	1. Appropriate design response to the neighbourhood and site.	✓ Complies Low-rise building with light-colored bricks and a pitched tile roof.
	2. Design respects the existing or preferred neighbourhood character & responds to site features.	✓ Complies It will be sited in accordance with the predominant pattern of setbacks in the street and will feature a single garage that matches the neighbouring properties.
A2 Integration with Street Integrate the layout of development with the street.	1. Dwelling oriented to front of the street.	✓ Complies The dwelling is oriented towards the front street. Access from the footpath leads directly to the entrance. The existing crossover will be retained and will connect to the driveway, which is 3000 mm in length, and the single garage.
	2. High fences avoided where practicable.	✓ Complies A 900 mm high batten aluminium fence with a light oak timber finish.
	3. Dwellings designed to promote the observation of abutting streets / public open spaces.	✓ Complies The 2300 m setback aligns with that of the northern neighbor, facilitating the observation of adjacent streets and any neighboring public open spaces.

Site Layout and Building Massing

Clause 54.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
A3 Street Setback Setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	1. Walls of buildings should be setback from streets at least the distance specified in the schedule to the zone or <ul style="list-style-type: none"> If no distance is specified as outlined below. Existing building on both the abutting allotments facing the same street & site is not on a corner. Min front Setback = average setback of existing buildings on abutting allotments facing the front street or 9m, whichever is the lesser.	✓ Complies The front, side, and rear setbacks comply with the A3 street setback and the Maribyrnong Planning Scheme. <ul style="list-style-type: none"> 1000 mm at the side 2300 mm in line with the northern neighbor 3000 mm at the rear
	2. Existing building + vacant site either side of the subject site facing the same street & site is not on a corner Min front Setback = same setback of front wall of existing building or 9m, whichever is the lesser.	✓ Complies 2300 mm in line with the northern neighbor
	3. There is no existing building on either of the abutting allotments facing the same street & site is not on a corner Min front Setback = 6m in RDZ1 & 4m for other streets.	- N/A
	4. The site is on a corner <ul style="list-style-type: none"> If there is a building on the abutting allotment facing the front street Min front setback = same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9m, which ever is the lesser If there is no building on the abutting allotment facing the front street, 6m from street in RDZ1 And 4m for other streets. Min setback from side street = same setback of existing building or 2m, whichever is the lesser. 	- N/A

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
A4 Building Height Building height respects the existing or preferred neighbourhood character.	1. The maximum building height should not exceed that specified in the schedule to the zone. Where no maximum height is specified, the height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site of the building is 2.5 degrees or more, in this case max height not to exceed 10m.	✓ Complies The dwelling has a height of 4895 mm.
	2. Changes of building height should be graduated between new and existing buildings.	✓ Complies The new dwelling height will be 4895 mm above natural ground level NGL.
A5 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.	1. Buildings should not exceed 60% of the site covered, unless otherwise specified in a schedule to the zone.	✓ Complies The total site coverage is 59.9%.
A6 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.	1. Site should not be covered by any more than 20% of impervious surface.	✓ Complies The impervious surfaces, including the driveway, open car space concrete floor, and decking, cover a total of 19.1% of the site.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
A7 Energy Efficiency Protection Achieve and protect energy efficient dwellings. Ensure the development's orientation and layout reduce fossil fuel energy use and makes appropriate use of daylight and solar energy.	1. Orientation of buildings should make appropriate use of solar energy.	✓ Complies A solar panel will be installed on the north-facing side of the roof.
	2. If practicable the living areas and private open space are to be located on the north side.	✓ Complies Private open space for this dwelling is located to the north and west.
	3. Solar access for north-facing windows should be maximised.	✓ Complies The north-facing windows are primarily located in the living area, kitchen, and ensuite.
	4. Siting and design of buildings should not reduce the energy efficiency of adjoining buildings.	✓ Complies The dwelling has the appropriate setback and will not reduce the energy efficiency of adjoining buildings.
A8 Significant Trees Development respects the landscape character of the neighbourhood and retains significant trees on site.	1. Provide for the retention or planting of trees, where these are part of the neighbourhood character.	- N/A
	2. Replace significant trees removed in 12 months prior to application.	- N/A
A9 Parking Ensure car parking is adequate for the needs of residents.	1. Two car spaces should be provided per dwelling with: <ul style="list-style-type: none"> ■ One space: minimum 6m long & 3.5m wide and covered or capable of being covered. ■ Second space: minimum 4.9m long and 2.6m wide. 	✓ Complies The dwelling has a single garage with an open tandem car space. The garage is 3500 mm wide and 6000 mm long. The open tandem car space is 2800 mm wide and 6290 mm long.
	2. For spaces provided in a garage, carport or otherwise constrained by walls, a double space may be 5.5m wide. (measured inside the garage or carport). A building may project into a car space, if it is at least 2.1m above the space. <i>Note: The above standards do not apply to extensions to existing dwellings.</i>	✓ Complies The single garage and the open tandem car space are constructed on the same ground level.

Amenity Impacts

Clause 54.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
A10 Side and Rear Setbacks Ensure the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	1. New building not on or within 150mm of a boundary should be setback from side or rear boundaries: <ul style="list-style-type: none"> distance specified in the schedule to the zone or a minimum 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. Refer to standards for more information on encroachments.	✓ Complies <ul style="list-style-type: none"> 1000 mm setback from the side. 3000 mm setback from the rear. 2300 mm setback from the front.
A11 Walls on Boundaries Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	1. A new wall that is on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot, should not abut the boundary for a length more than: <ul style="list-style-type: none"> 10m plus 25 % of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed wall/carport abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.	✓ Complies The garage wall has a length of 6000 mm and a height of 2940 mm above NGL.
	2. A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2m on the abutting property boundary.	- N/A

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>3. The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport on or within 1m of a side or rear boundary should not exceed an average of 3m, with no part higher than 3.6m, unless abutting a higher existing or simultaneously constructed wall.</p> <p>Refer to 54.04-2 for further clarification of the standards.</p>	<p>✓ Complies</p> <p>The average height of the dwelling walls, including the garage wall, is 2940 mm above NGL</p>
<p>A12</p> <p>Daylight to Existing Windows</p> <p>Allow adequate daylight into existing habitable room windows.</p>	<p>1. Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum of 1m clear to the sky. (Calculation area may include abutting lot).</p>	<p>✓ Complies</p> <p>All windows opposite existing habitable room windows are provided with more than 3 square meters of area and a minimum of 1000 mm of clear space to the sky.</p>
	<p>2. Walls and carports of more than 3m should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window.</p> <p>Refer to 54.04-3 for further clarification (a diagram is included).</p>	<p>- N/A</p>
<p>A13</p> <p>North Facing Windows</p> <p>Allow adequate solar access to existing north-facing habitable room windows.</p>	<p>1. Building should be setback 1m if an existing north-facing habitable room window is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.)</p> <p>Refer to 54.04-4 for further clarification (a definition of a north facing window and a diagram is included).</p>	<p>✓ Complies</p> <p>1000 mm setback for the north-facing window.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>A14</p> <p>Overshadowing Open Space</p> <p>Ensure buildings do not unreasonably overshadow existing secluded private open space.</p>	<p>1. Where sunlight to the secluded private open space of an existing dwelling is reduced at least 75% or 40sqm with min. dimension of 3m, whichever is the lesser area, the secluded private open space should receive a min. of 5 hours of sunlight between 9am and 3pm on 22 September</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>- N/A</p>
<p>A15</p> <p>Overlooking</p> <p>Limit views into existing secluded private open space and habitable room windows.</p>	<p>1. A habitable room window, balcony, terrace, deck or patio with a direct view into an existing habitable window within a horizontal distance of 9m should have either:</p> <ul style="list-style-type: none"> ■ A minimum offset of 1.5m from the edge of the window to the edge of the other. ■ Sill heights of at least 1.7m above floor level. ■ Obscure glazing in any part of the window below 1.7m above floor level. ■ Permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent. 	<p>✓ Complies</p> <p>The kitchen window, facing north, is 1800 mm in height above natural ground level NGL. A fixed bamboo screen, also 1800 mm in height, will be installed in front of the current side fence.</p>
	<p>2. Obscure glazing to 1.7m above floor level may be openable if there are no direct views as specified in this standard.</p>	<p>- N/A</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>3. Screens to obscure view should be:</p> <ul style="list-style-type: none"> ■ Perforated panels or trellis with solid translucent panels or a maximum 25% openings. ■ Permanent, fixed and durable. ■ Blended into the development. <p>Refer to 55.04-4 for further clarification (a diagram is included).</p>	<p>✓ Complies</p> <p>The bamboo screen is permanently fixed.</p>

On-Site Amenity and Facilities

Clause 54.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>A16</p> <p>Daylight to New Windows</p> <p>Allow adequate daylight into new habitable room windows.</p>	<p>1. A habitable room window should be located to face:</p> <ul style="list-style-type: none"> ■ An outdoor space with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot. ■ A verandah with at least one third of its perimeter open. ■ A carport with two or more open sides and is open for at least one third of its perimeter. 	<p>✓ Complies</p> <p>There is 3000 mm of clear space to the sky at the rear, 1000 mm at the side, and 2800 mm at the open car space on the south side.</p>
<p>A17</p> <p>Private Open Space</p> <p>Provide adequate private open space for the recreation and service needs of residents.</p>	<p>1. Unless specified in the schedule to the zone, a dwelling should have private open space of at least:</p> <ul style="list-style-type: none"> ■ 80sqm or 20% of the area of the lot, whichever is the lesser, but not less than 40sqm. ■ At least one part of the private open space should have a min. area of 25 sqm with a min. 3m at the side or rear of the dwelling with convenient access from a living room. 	<p>✓ Complies</p> <p>The private open space of the dwelling is 74.8 sqm, which constitutes 31.4% of the site.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
A18 Solar Access to Open Space Allow solar access into secluded private open space of a new dwelling.	1. The private open space should be located on the north side of the dwelling if practicable.	✓ Complies Private open space for this dwelling is located to the north and west.
	2. Southern boundary of open space should be setback from any wall on the north side of space by a minimum of 2m + 0.9 x wall height.	✓ Complies The southern boundary has an open tandem car space with a width of 2800 mm, providing distance from the neighboring fence. The dwelling wall height is 2940 mm.

Detailed Design

Clause 54.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
A19 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.	1. Design of buildings should respect the existing or preferred neighbourhood character and address: <ul style="list-style-type: none"> ■ Façade articulation & detailing. ■ Window and door proportions. ■ Roof form. ■ Verandahs, eaves and parapets. 	✓ Complies The façade primarily uses light-colored bricks to contrast with dark bricks. The northeast corner features composite decking cladding. The door has a 1000-mm-wide timber frame. The aluminium windows match the character of the neighboring properties. The roof is pitched and tiled, with no eave on the north side and a 450-millimeter overhang at the front, rear, and south sides. The garage boundary wall is a parapet wall.
	2. Garages and carports should be visually compatible with the development and neighbourhood character.	✓ Complies Single garage that complements the neighbourhood character.
A20 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character.	1. The front fence should complement the design of the dwelling or any front fences on adjoining properties.	✓ Complies A 900 mm high batten aluminium fence with a blackbutt timber finish.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>2. A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone. If no schedule is specified, the front fence should not exceed:</p> <ul style="list-style-type: none"> ■ 2m if abutting a RDZ1 ■ 1.5m in any other streets. 	<p>✓ Complies</p> <p>The aluminium front fence will be 900 mm above NGL.</p>