

Application for a Planning Permit

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

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

CITY OF MARIBYRNONG

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23/05/2025

URBAN PLANNING

The Land

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

Street Address *

Unit No:	St. No.: 6	St. Name: George Street
Suburb/Locality: YARRAVILLE		Post Code: 3013

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Vol.: 1922	Folio.: 302	Suburb.: Yarraville
OR	Lot No.: 8	Type.: Lot/Lodged Plan	
B	Crown Allotment No.:	Section No.:	
	Parish/Township Name:		

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

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

Class 1A building renovation / extension for domestic use only.

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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

500000.00

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

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

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

Residential house

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

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).
- ☐ Not Sure

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:		
Title: CO	First Name: GOODALL	Surname: PTY
Organization (if applicable):		
Unit No:	St. No: 3	St. Name: John Street
Suburb: FOOTSCRAY	State: VIC	Postcode: 3011
Business phone: 0431852190		Email: joel@goodallhomes.com.au
Mobile phone: 0431852190		Home:

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

Contact person's details*

Name:		Same as applicant ☒
Title: CO	First Name: GOODALL	Surname: PTY
Organization (if applicable):		
Unit No:	St. No: 3	St. Name: John Street
Suburb: FOOTSCRAY	State: VIC	Postcode: 3011
Business phone: 0431852190		Email: joel@goodallhomes.com.au
Mobile phone: 0431852190		Home:

Owner *

The person or organisation who owns the land

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

Name:		Same as applicant ☐
Title: MRS	First Name: Christina	Surname: Mathewson
Organization (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No:	St. No: 1752	St. Name: Mount Macedon Road
Suburb: WOODEND	State: VIC	Postcode: 3442
Business Phone:		Email: admin@figsburyfarm.com
Mobile phone: 0406378006		Home:

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

Page 1 of 1

VOLUME 01922 FOLIO 302

Security no : 124124730104D
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LAND DESCRIPTION

Lot 8 on Plan of Subdivision 000818.
PARENT TITLE Volume 01727 Folio 376
Created by instrument 0191413 16/06/1887

CITY OF MARIBYRNONG
RECEIVED
23/05/2025
URBAN PLANNING

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHRISTINA MARION MATHEWSON
ANDREW JOHN MATHEWSON both of 1752 MOUNT MACEDON ROAD WOODEND VIC 3442
AY018456A 21/05/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY018457X 21/05/2024
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 TP626793G 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: 6 GEORGE STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 21/05/2024

DOCUMENT END

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:

GOODALL PTY LTD

Date

23 / 05 / 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 his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer



No



Yes

Officer Name:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



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



Provided all necessary supporting information and documents?



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



A plan of existing conditions.



Plans showing the layout and details of the proposal.



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



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



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



Completed the relevant council planning permit checklist?



Signed the declaration?

Lodgement

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

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier and Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

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

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An encumbrance is a formal obligation on the land, with the most common type being a mortgage. Other common examples of encumbrances include:

- **Restrictive Covenants:** A restrictive covenant is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A section 173 agreement is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An easement gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A building envelope defines the development boundaries for the land.
- signed the declaration on the last page of the application form

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header encumbrances, caveats and notices. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A caveat is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

Imaged Document Cover Sheet

CITY OF MARIBYRNONG

RECEIVED**23/05/2025****URBAN PLANNING**

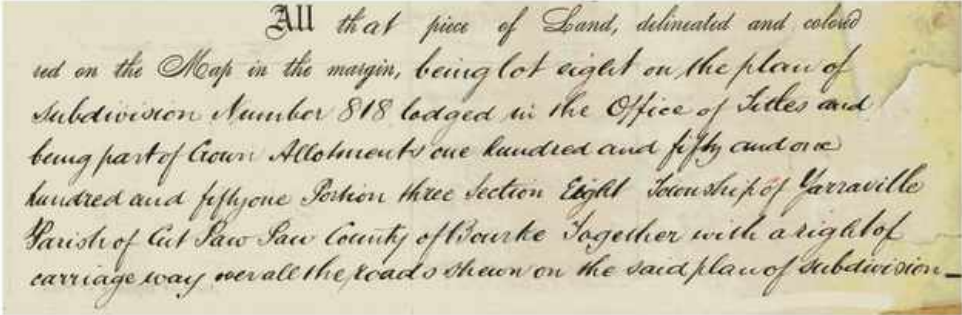
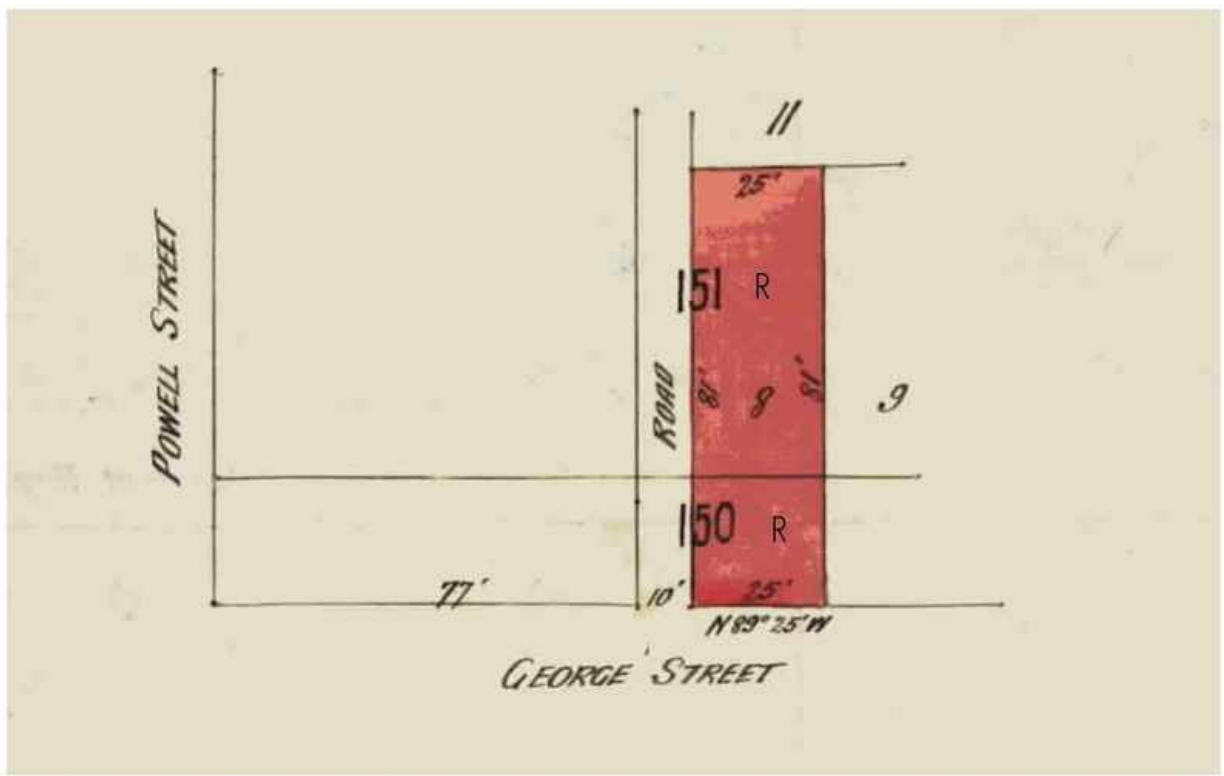
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Document Type	Plan
Document Identification	TP626793G
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/05/2025 14:26

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TITLE PLAN		EDITION 1	TP 626793G
Location of Land Parish: CUT-PAW-PAW Township: YARRAVILLE Section: 8 Crown Allotment: 150 (PT), 151 (PT) Portion: 3 Last Plan Reference: LP818 Derived From: VOL 1922 FOL 302 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information 			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 13/09/2000 VERIFIED: GB
			
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

**AMENDMENT TO AN APPLICATION FOR A PLANNING PERMIT - Request Form
(before permit is issued)**

Privacy Information: Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.
Requests for access to and/or amendment of the information provided may be made to Council's Privacy Officer on: 9688 0200.

DETAILS OF APPLICATION TO BE AMENDED

Application Number: TP154/2025(1)	Address of Land : 6 George Street Yarraville
Under what section of the Planning and Environment Act 1987, is the amendment being sought: ☒ Section 50 – Amendment to the application prior to notice ☐ Section 57A – Amendment to the application after notice (<i>Note – A fee of 40% of the original application fee is required with this request</i>)	

THE APPLICANT

Name: Joel Goodall	Organisation: Goodall Homes PTY LTD
Address: 3 John street Footscary 3011	
Contact Phone Number: 0431852190	
Email: joel@goodallhomes.com.au	
Are you the applicant of the original planning permit application? ☒ Yes ☐ No (<i>Note: Only the applicant of the original planning permit application may ask Council to amend the application</i>)	

DETAILS OF THE PROPOSED CHANGES

Is there a change to the description of the land?	☐ Yes ☒ No
Is there a change to the plans and/or other documents submitted with the application?	☒ Yes ☐ No
Is there a change to the use and/or development of the land?	☐ Yes ☒ No
List in detail the proposed changes (This can be listed on a separate page) Please refer to page attached	

DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true.	Applicant Signature:  Date: 5/9/25
---	--

HOW TO REQUEST FOR AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT

ALL OF THE INFORMATION OUTLINED BELOW MUST ACCOMPANY THIS APPLICATION.

ALL REQUESTS SUBMIT:

1. Application form
2. A written statement detailing all alterations/amendment proposed
3. Application fee if required

If you are amending the description of the land, please submit:

1. Provide the street number, street name, town, postcode, the lot number and lodged plan number or other title particulars
2. If you attach a plan, include:
 - The boundaries of the land and their measures;
 - The street it faces, the nearest intersecting street, the distance from this street and the name of all streets on the plan;
 - Reasons for the amendment

If you are amending the use and/or development of the land, please submit:

1. Details of the changes to the use and development of the land;
2. Reasons for wishing to amend the use and/or development;

If you are amending the plans, please submit:

1. An electronic copy of the plans (coloured to highlight the proposed amendments):
 - Site plan of the existing site and all amendments that are proposed;
 - Floor plans showing existing conditions, and all proposed amendments;
 - Elevation plans of the existing proposal, and all proposed amendments.



Justification for extent of demolition

6 George Street Yarraville

TP154/2025(1)

AUGUST 1 2025

Goodall Homes

Authored by: Joel Goodall

**GOODALL
HOMES**

All good homes are Goodall Homes

Report for extent of demolition, as per RFI

The justification for the extent of the demolition at 6 George Street is due to the following factors:

- All the current walls and ceiling do not contain any insulation at all
- The existing stumps, bearers and joists are constructed of hardwood and are becoming rotten in areas. This will eventually render the building uninhabitable as a whole.
- The current floor is unlevel and requires updating
- Superficial cracks and movement in the plaster indicate that the studs in the walls may need replacing or at least repair. Demolition and removal of these members is the most efficient way to ensure a solid construction providing good amenity for the residents
- The existing plasterboard is becoming cracked and if not addressed properly will eventually fall away causing an unsafe environment for the residents
- The new roof line requires the existing roof to be rebuilt and a whole. Attempting to “tooth” into an existing roof line would potentially make for a poor construction and potentially result in leaks.
- The existing roofing material is near the end of its life as rust will appear in the coming years.
- The existing structure must be removed to ensure a quality extension process.

General

As the new extension design is taking up a large area of the lot, to ensure a safe and successful new build the majority of the existing building must be removed.

The demolition scope also allows for the new building to be more sustainable and ensure longevity.

As the façade of the building is remaining the demolition scope will not impact the character of the building.

List in detail the proposed changes

1. An amended planning application form pursuant to section 50 of the Planning and Environment Act 1987 that covers all permit triggers including demolition and construction in the Neighbourhood Character Overlay and a new dwelling on a lot less than 300sqm and a new site entrance.
2. . Demolition elevations in red hatching showing the full extent of demolition occurring at the site, including front fencing. **No demolition to front fence**
3. Updated Floor Plans showing the following information:
 - a. The dimension of all title boundaries.
 - ~~b. The details (height, appearance, material and colour) of any proposed front fence.~~
5. Updated shadow diagrams to scale (preferably 1:100) drawn at 9am, 10am, 11am, 12noon, 1pm, 2pm and 3pm on the equinox (March 21 or September 22). The shadow diagrams must show the following on adjoining properties:
 - a. The extent of existing overshadowing (measured in square metres) cast on the Secluded Private Open Space (SPOS) of the adjoining dwelling at 4 George Street, by all existing built form including fencing, dwellings and outbuildings on the site and adjoining lots.
 - b. The extent of proposed overshadowing (measured in square metres) cast on the SPOS of the adjoining dwelling at 4 George Street in a manner that differentiates it from the existing shadow (e.g. different hatching, colours or shading).
 - c. The entire property boundaries of 4 George Street.
 - d. The SPOS of 4 George Street including dimensions and total area notated.
5. All plans to include the entire site, site boundaries and any and all structure within 3m of the site boundary. Please include any and all habitable room windows to adjoining properties
6. A cover letter that includes
 - A written assessment of the application against Clause 54 (Rescode).
 - Justification for the extent of demolition

**Assessment of application against
Clause 54 (Rescode)**

6 George Street Yarraville

TP154/2025(1)

SEPTEMBER 19 2025

Goodall Homes

Authored by: Joel Goodall

**GOODALL
HOMES**

All good homes are Goodall Homes

Title plan and register search

Property address	6 George Street Yarraville, Vic 3013
Title plan	TP626793G
Volume	01922
Folio	301
Lot	8 on plan of subdivision 000818



VICTORIA
State Government

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 01922 FOLIO 302

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Page 1 of 1

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 000818.
PARENT TITLE Volume 01727 Folio 376
Created by instrument 0191413 16/06/1887

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHRISTINA MARION MATHEWSON
ANDREW JOHN MATHEWSON both of 1752 MOUNT MACEDON ROAD WOODEND VIC 3442
AY018456A 21/05/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY018457X 21/05/2024
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DIAGRAM LOCATION

SEE TP626793G 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: 6 GEORGE STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 21/05/2024

DOCUMENT END



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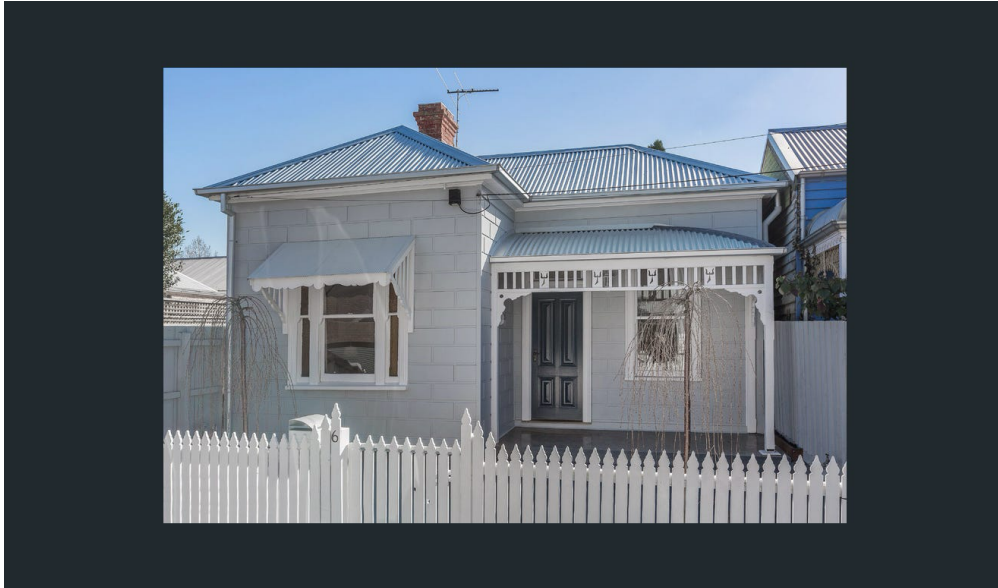
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08/09/2025

VC282

APPLICATION REQUIREMENTS



6 George Street Yarraville.

A site description.

The built form, scale and character of surrounding development including front fencing.

6 George Street Yarraville runs north south, with the façade of the building facing south. There is a ROW laneway abutting the property to the West and shares a boundary wall with 4 George Street to the East.

To the rear of the property is 15 Free Street. The property has two small trees in the front yard and assorted small and medium trees, shrubs and lawn in the backyard.

The front fence is white pickets and Western fence a combination of steel and timber

Site shape, size, orientation and easements.**Building description**

6 George Street Yarraville is a single story, 3-bedroom, 1 bathroom, block board weatherboard dwelling on a lot of approximately 189M2.

The building is estimated to be constructed from 1900 – 1920 with modest upgrades and internal renovations carried out around 1990.

There is an extension to the rear of the building that has been updated from what appears to be a “lean to” structure clad in aluminum weatherboards.

The original façade of the building is clad in original block board weatherboarding, includes a bullnose verandah, pitched roof line with hips and valleys, brick chimney and period sash windows.

The façade also includes modest verandah fret work and a white picket front fence.

The architectural style of this building is classed as Victorian / Federation.

This building style is common to the neighborhood and the proposed development / renovation / extension does not impact the character of the building or impact the surrounding neighborhood.

No easements are on the land.

Levels of the site and the difference in levels between the site and surrounding properties.

The level of the site is relative to the natural ground level, with a single step up into the existing verandah / front door.

There is a slight fall from the rear of the property to the front of roughly 300mm (please refer to boundary re-establishment) overall the site is relatively flat.

These levels are in line with the existing levels of houses in the area.

The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.

The use of surrounding buildings.

6 George Street Yarraville is orientated North to South on the block, with the façade of the building facing South.

All existing walls on boundary are roughly 3.7M high, excluding roof frame height. Current existing walls are on the Southern, West and East elevations

The property is abutted by the ROW laneway to the West and is neighbored by 4 George Street to the East. 4 George Street is a single story, weatherboard dwelling very similar to 6 George Street, mirrored in its orientation.

15 Free Street is the neighbor to the rear of the property. 15 Free Street is a weatherboard dwelling, pitched roof and is of Federation / Victorian design.

6 George Street nearest cross streets include Powell Street to the West and Free Street to the West. George Street turns into Blanche Street to the East.

The surrounding houses in this vicinity are a mixture of Victorian weather board, block board houses and European colonial red brick houses.

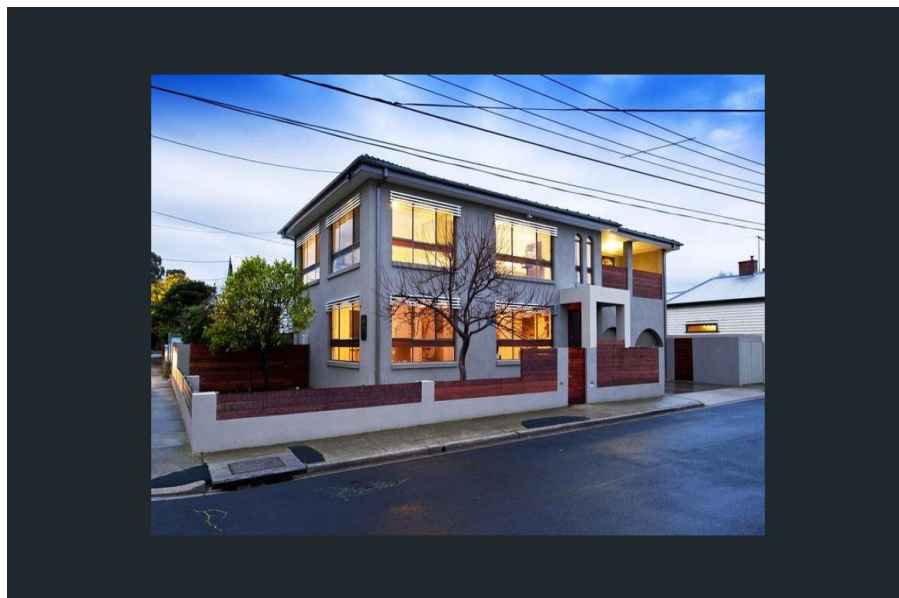
Many houses retain the original façade the immediate area and the area has few new contemporary constructions. The most common buildings in this neighborhood resemble 6 George Street Yarraville, the dwelling this report is qualifying. Due to 6 George Street retaining the façade of the building the planned development meets the neighborhood character requirements.

All houses in the immediate area are residential in nature.



Other examples of buildings in immediate area. Including larger extensions and developments:

- **8 Free Street Yarraville** – Double story, rendered building, with square aluminum windows and timber combination fence.



- **28 Powell Street Yarraville** – Double story, red brick building, arched openings with red brick fence



- **9 George Street Yarraville** – Double story, weatherboard building, Victorian in appearance, original façade retained, extended up



- **6 George Street Yarraville** – Single story, weatherboard building, Victorian in appurtenance, original façade. This is an example of the most common houses in the area.



The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 meters.

4 George Street, the immediate neighbor to 6 George Street has a back yard area with a patio and shed. There is currently a 2.1 meter treated pine fence in place that mitigates any outlook from property to property.

4 George Street has a front window looking into the front yard, a shared fence and shrubs mitigate any outlook from yard to yard.

25 Powell Street to the West has two rear windows /doors looking into the back courtyard. The glass doors are obstructed by a 3-meter treated pine fence and tree mitigating any overlooking into 6 George Street bedroom windows.

The first-floor window at 25 Powell Street can overlook into 6 George Street bedroom window. However as this is an existing condition and the new design puts the windows back where it is already in place, we request a variation to this point on the basis of an existing condition.

23 Powell Street Yarraville has no windows that present an overlook issue

21 Powell Street Yarraville has no windows that present an overlook issue

15 Free Street the rear of the property will have no overlooking issues as it is proposed to have a boundary wall with no windows on boundary

Solar access to the site and to surrounding properties.

Overshadowing plans indicate that the new design will not have a negative effect on the hours of sunlight specifically to 4 George Street Yarraville. Overshadowing diagrams satisfies the 5 hours as a general rule.

Solar access to 6 George Street fulfils the 5 hours of sunlight required between the front yard and the courtyard

Location of existing trees 5 meters in height or greater, with a trunk circumference of 0.5 meters or greater at 1.4 meters above ground level, on the site.

Please see tree plan below



Any cut and filled areas of soil, where known.

There are no cut and filled areas on this site

Street frontage features such as poles, services, street trees and curb crossovers.

The street frontage of 6 George Street does not have any poles, street trees or crossovers. The frontage consists of a footpath, gutter and two cross overs either side of the property



The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties.

There are no existing solar energy systems on any of the surrounding buildings.



Please refer to the written statement outlining which standards are met and which are not met at the end of the document.

54.01-2

08/09/2025

VC282

Design response. The design response must explain how the proposed design derives from and responds to the site description. The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.

6 George North, East, South and Western orientations







The new design at 6 George Street includes the following features that responds to the existing neighbourhood in a positive way. The following design features ensure the new development will not detract from the existing aesthetic in the surrounding neighbourhood:

- The façade of the building to be retained, ensuring a look of no change from the street
- The new roof line to be a pitched hip and valley construction, this structural design is not only sensitive to the current design of the building, it is sensitive to the surrounding buildings
- Reclaimed bricks to be use to form the extension running down the laneway abutting the property. These reclaimed bricks will give the new extension a look of retaining a heritage connection to the property.
- New windows to be in the style of period windows

With the main fabric of the building responding to a traditional style of building the new design responds positively to the neighbourhood character.

The materials, overall design and the building remaining a single-story construction ensures the new design meets Clause 54 of the neighbourhood character overlay.

The standard design and in turn construction of the development ensures that the building process will not cause harm to surrounding infrastructure or dwellings in the immediate area.

The design ensures that all councils assets will not be compromised by an additional story, expanded foot print, swimming pool or other large scale-built items that required under road access or additional overhead requirements.

The following items ensure the land and development will not cause undue stress to the surrounds or Maribyrnong city council:

- Additional storm water point from the street will not be required, existing points will accommodate the extended roof structure.
- New mains electricals (from the street) will not be required for the project
- All trees and surrounding permeable area will remain
- Removing any part of the road or footpath will not be required for the project
- Council assets including street furniture, bins, footpaths and other items will not be impacted by the new design

The new design at 6 George Street respects the neighborhood character based on the façade of the building to remain, the new roof line to align with other buildings in the area and the materials for the extension to be of a period character.

The new design at 6 George Street will not only protect amenity it will enhance it by the implementation of the following built items:

- All walls and ceiling to be insulated
- New heating and cooling systems installed
- New frame work and general structure built for longevity
- New water management installed and certified
- New internal electricals installed and certified
- Double glazing installed on all windows and doors

With the implementation of new building material and building techniques the building will ensure a certain amount of passive ability. The following items ensure a conservation of heat and coolth ensuring energy conservation:

- New insulation throughout
- Solid brick construction ensuring a thermal mass, cool in summer warm in winter
- Double glazing throughout

- The landscaping includes retaining the front trees and laying roll out turf in the front yard. To the courtyard will include permeable paving and small planter boxes.

There will be no new trees planted. There are no trees that present area of deep root barriers. There will be no irrigation systems installed or none removed. The roll out turf is conducive to the site environment.

There will be 5 trees removed in the backyard as indicated on the existing tree plan



THE DISTANCE BETWEEN THESE MAPS SHOULD BE AROUND 100 METERS.



Permeable paving and small planter boxes in courtyard

Two front trees to remain

PROF
1 : 10

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CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURER SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNANIMATED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FURNISHED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN DRUPANT.

GENERAL NOTES

DESIGN AND DRAWINGS ARE NOT TO BE USED OR
REPLICATED FOR USE OTHER THAN THE SITE ADDRESS
SPECIFIED ON THE DRAWING.

54.02

08/09/2025

VC282

NEIGHBOURHOOD CHARACTER

54.02-1

08/09/2025

VC282

Street setback objective

To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.

Standard A2-1

The set back of the proposed project will not change as the façade of the building is to remain in place. Standard A2-1 is satisfied

54.02-2

08/09/2025

VC282

Building height objective

To ensure that the height of buildings respond to the existing or preferred neighbourhood character.

Standard A2-2

The new development roof height will not change, retaining its existing height. The height of the building will be under 9 meter high. Standard A2-2 is satisfied.

The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.

54.02-3

08/09/2025

VC282

Side and rear setbacks objective

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.

Standard A2-3

All new proposed walls are to be on boundary. Mitigating this standard. Standard A2-3 is satisfied.

The proposed development boundary walls will be between 3.3 meters and 3.7 meters.

A new building not on or within 200mm of a boundary is set back from side or rear boundaries at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.

54.02-4

08/09/2025

VC282

Walls on boundaries objective

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.

Standard A2-4

The boundary walls on the proposed development will not change the existing height of the property. The laneway boundary wall does not impact amenity to 21, 23 and 25 Powell Street as the laneway creates a separation from property to property. The proposed development fulfils this objective.

The proposed extension laneway boundary wall is 12460mm. This boundary wall accommodates a garage. This boundary wall works as the property's external footprint. We believe this fulfils standard A2-4

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:

- **10 meters plus 25 per cent of the remaining length of the boundary of an adjoining lot, or**
- **The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.**

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- **Any relevant neighbourhood character objective, policy or statement set out in this scheme.**
- **The design response.**
- **The extent to which walls on boundaries are part of the neighbourhood character.**
- **The impact on the amenity of existing dwellings or small second dwellings.**
- **The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.**
- **The orientation of the boundary that the wall is being built on.**
- **The width of the lot.**
- **The extent to which the slope and retaining walls or fences reduce the effective height of the wall.**
- **Whether the wall abuts a side or rear lane.**
- **The need to increase the wall height to screen a box gutter.**

54.02-5

08/09/2025

VC282

Site coverage objective

To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.

Standard A2-5

The proposed site coverage for this project is 81% we request a variation for this please refer to variation list.

The site area covered by buildings does not exceed:

- The maximum site coverage specified in a schedule to the zone; or
- If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table A2-5.

If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table A2-5.

Table A2-5 Site coverage	
Zone	Area
Neighbourhood Residential Zone	60 per cent
Township Zone	
General Residential Zone	65 per cent
Residential Growth Zone	70 per cent
Mixed Use Zone	
Housing Choice and Transport Zone	

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.
- Whether a different area of site coverage affects the ability to retain or plant canopy trees.

54.02-6

08/09/2025

VC282

Tree canopy objectives

To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

Standard A2-6

Provide a minimum number of trees as specified in Table A2-6.

Table A2-6 Minimum tree requirement	
Site area	Tree
100 square meters or less	One tree
Above 100 square meters to 200 square meters	Two trees
Above 200 square meters to 300 square meters	Three trees

A tree must meet the following:

- Reach a height of at least 6 meters at maturity.
- Achieve a canopy width of at least 4 meters at maturity.
- Planted in a minimum deep soil area of 12 square meters with a minimum plan dimension 2.5 meters or in a planter with a minimum volume of 12 cubic meters with a minimum depth of 0.8 meters of planter soil.

Existing trees to be retained meet all of the following:

- Has a height of at least 5 meters,
- Has a trunk circumference of 0.5 meters or greater at 1.4 meters above ground level,
- Has a trunk that is located at least 4 meters from proposed buildings.

Existing trees that are retained can be used to satisfy the tree canopy requirement.

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Two existing trees in the front of the property will be retained. However, we request a variation to the planting of additional trees due to the nature of the design. Please refer to variations table.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The site context and design response.
- The extent to which the existing and proposed canopy trees contribute to a greener environment and reduce urban heat.
- Whether the growth characteristics of existing trees and proposed canopy trees will provide the required canopy cover.
- The suitability of the planting location, deep soil areas and planter soil volume for proposed canopy trees.
- Whether the species of canopy tree is suited to the soil conditions of the site.
- Whether an alternative combination of the canopy trees will provide the required canopy cover.

54.02-7

08/09/2025

VC282

Front fence's objective

To encourage front fence design that responds to the existing or preferred neighbourhood character.

Standard A2-7

A front fence within 3 metres of a street is:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2-7.

Table A2-7 Maximum front fence height	
Street context	Maximum front fence height
Streets in a Transport Zone 2	2 meters
Other streets	1.5 meters

This standard does not apply to a small second dwelling.

The front picket fence will remain, standard A2-7 is not applicable to this project. Standard A2-7 is satisfied.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

54.02-8

08/09/2025

VC282

Building setback for small second dwellings objective

To ensure that small second dwellings are sited to respond to the existing or preferred neighbourhood character.

Standard A2-8

Walls of a small second dwelling are set back behind the front wall of the existing dwelling on the lot, facing the frontage.

Porches, pergolas, verandahs, and eaves do not encroach into the setback of this standard.

This standard is not applicable as there is not a second dwelling being proposed, standard A2-8 is satisfied.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The visual impact of the building when viewed from the street and from adjoining properties.

54.03

08/09/2025

VC282

LIVEABILITY

54.03-1

08/09/2025

VC282

Street integration objective

To integrate the layout of development with the street to support the safety and amenity of residents.

Standard A3-1

Where a development fronts a street, a vehicle accessway or abuts public open space, passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.

This standard does not apply to a small second dwelling.

[This standard does not apply to the proposed development, standard A3-1 is satisfied](#)

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- **Any relevant neighbourhood character objective, policy or statement set out in this scheme.**
- **The design response.**

54.03-2

08/09/2025

VC282

Private open space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard A3-2

A dwelling or small second dwelling has private open space of an area and dimensions specified in a schedule to the zone.

The private open space is 25 percent of the property footprint. This includes the undercover area of the front bullnose verandah. Standard A3-2 is satisfied.

If no area or dimension is specified in a schedule to the zone, a dwelling has private open space with direct access from a living area, dining area or kitchen consisting of:

- An area of 20 per cent of the area of the lot, but not less than 25 square meters. At least one part of the private open space consists of secluded private open space with a minimum area of 25 square meters and a minimum dimension of 3 meters width; or
- A balcony with at least the area and dimensions specified in Table A3-2; or
- An area on a roof of at least 10 square meters, with a minimum dimension of 2 meters width.

If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;

- The area and dimensions specified for private open space and secluded private open space must be less than the area and dimensions specified in this standard, and
- The area and dimensions specified for a balcony or an area on a roof must be less than the area and dimensions specified in this standard.

A small second dwelling has a secluded private open space consisting of an area of 8 square meters with a minimum dimension of 1.6 meters and convenient access from a living area, dining area or kitchen.

If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square meters.

Where ground level private open space is provided an area for clothes drying is provided.

Table A3-2 Private open space for a balcony		
Orientation of dwelling	Dwelling type	Minimum area
North (between north 20 degrees west to north 30 degrees east)	All	8 square meters
South (between south 30 degrees west to south 20 degrees east)	All	8 square meters
Any other orientation	1 bedroom dwelling	8 square meters

	2 bedroom dwelling	8 square meters
	3 bedroom dwelling	12 square meters

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public open space.
- The orientation of the lot to the street and the sun.

54.03-3

08/09/2025

VC282

Solar access to open space objective

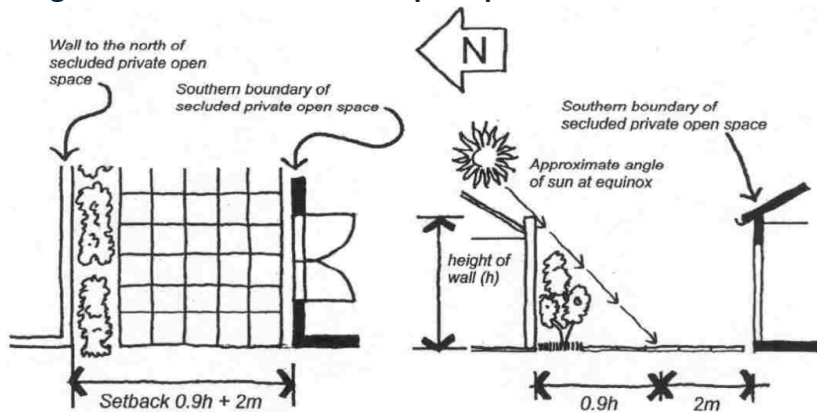
To allow solar access into the secluded private open space of new dwellings.

Standard A3-3

The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

The proposed internal courtyard is 2 meters deep. We will be seeking a variation on standard A3-3

Diagram A3-3 Solar access to open space



This standard does not apply to a small second dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive.

54.03-4

08/09/2025

VC282

Daylight to new windows objectives

To allow adequate daylight into new habitable room windows.

Standard A3-4

A window in an external wall of the building is provided to all habitable rooms.

All habitable rooms have windows to external walls. The window requirements are satisfied for standard A3-4

Habitable rooms in a dwelling have a window that faces:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square meters and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or
- A verandah provided it is open for at least one third of its perimeter; or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which habitable rooms are provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.
- Whether there are other windows in the habitable room which have access to daylight.

54.03-5

08/09/2025

VC282

Safety and accessibility for small second dwellings objective

To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.

Standard A3-5

There is no second dwelling being proposed, standard A3-5 is satisfied

A small second dwelling is provided with a clear and unobstructed path from the frontage that:

- Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 meters, the minimum width of the path is at least 1.8 meters.
- Has a minimum clear height of at least 2 meters, with no encroachments.
- Has a gradient no steeper than 1 in 14.
- Has a cross fall no steeper than 1 in 40.
- Is sealed or has an all-weather access.

Decision guidelines

Before deciding on an application, the responsible authority must consider the safety and accessibility of the small second dwelling.

54.04

08/09/2025

VC282

EXTERNAL AMENITY

54.04-1

08/09/2025

VC282

Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

Standard A4-1

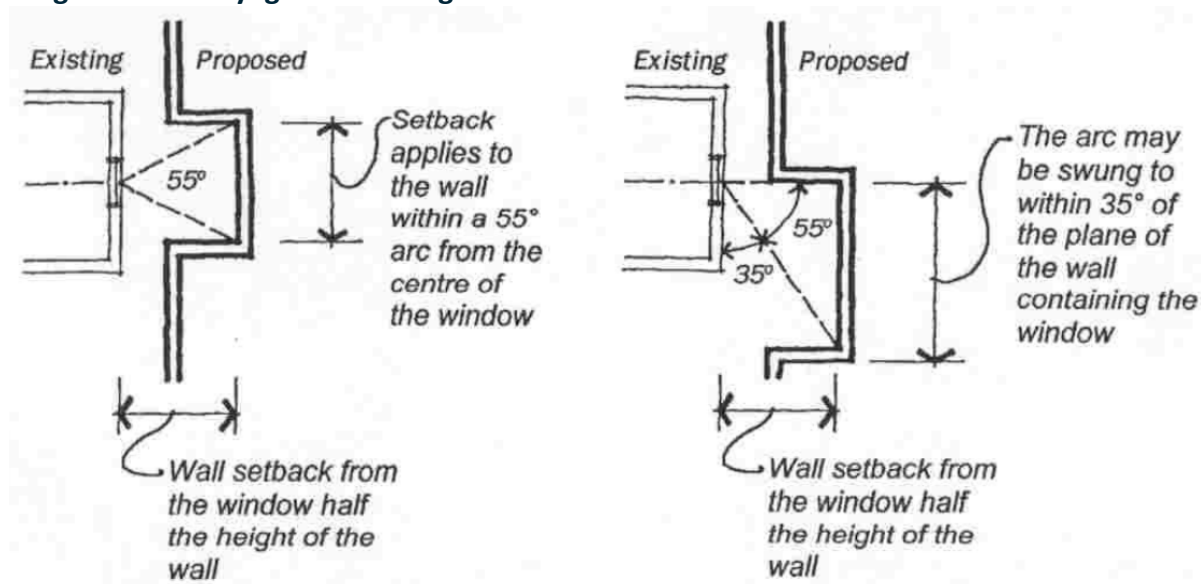
Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

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.

All existing window outlooks fulfil the above specifications, A4-1 standard is satisfied

Diagram A4-1 Daylight to existing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling or small second dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings or small second dwellings.

54.04-2

08/09/2025

VC282

Existing north-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

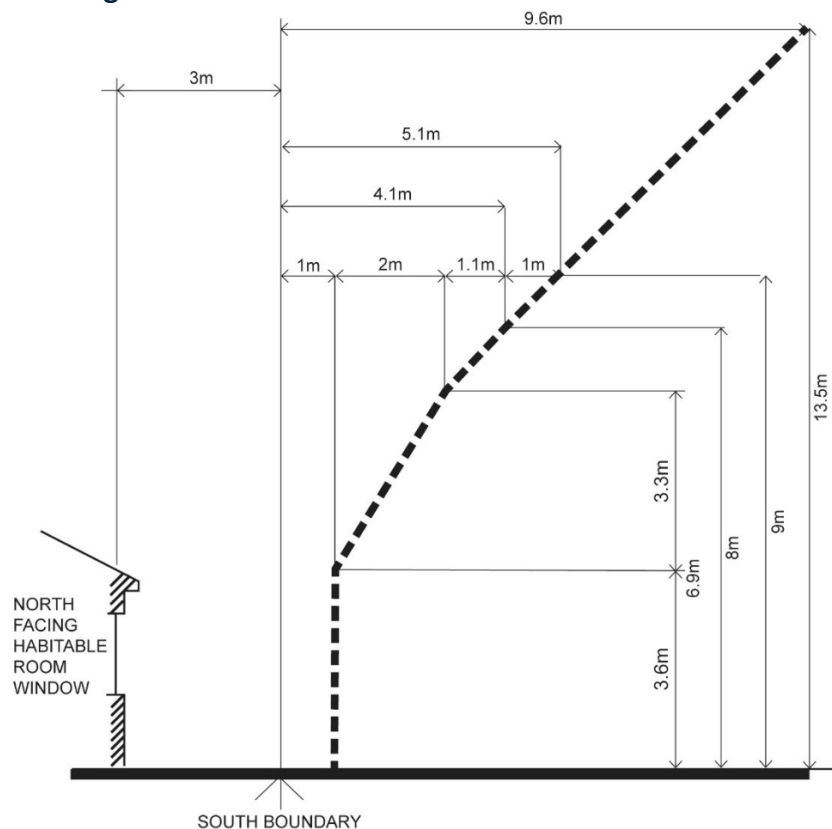
Standard A4-2

Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.

For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.

There are no proposed north facing windows in the design. Standard A4-2 is satisfied

Diagram A4-2 North-facing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling or small second dwelling.
- The impact on the amenity of existing dwellings or small second dwellings.

54.04-3

08/09/2025

VC282

Overshadowing secluded open space objective

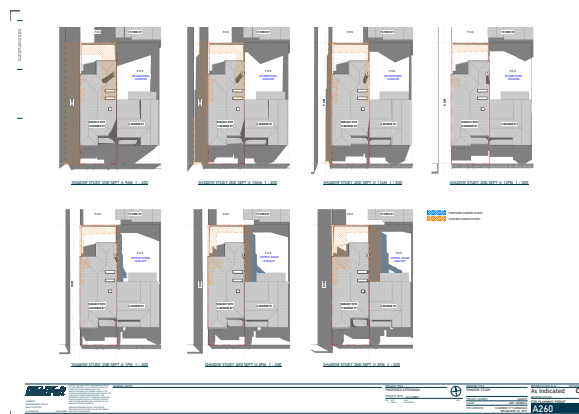
To ensure buildings do not significantly overshadow existing secluded private open space.

Standard A4-3

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.

The proposed design allows 52M2 of sunlight for 5 hours, from 9am till 2pm into 4 George st private space. This amount of sunlight for 5 hours fulfils standard A4-3



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings or small second dwellings.
- Existing sunlight penetration to the secluded private open space of the existing dwelling or small second dwelling.
- The time of day that sunlight will be available to the secluded private open space of the existing dwelling or small second dwelling.
- The effect of a reduction in sunlight on the existing use of the existing secluded private open space.

54.04-4

08/09/2025

VC282

Overlooking objective

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

Standard A4-4

In Clause 54.04-4 a habitable room does not include a bedroom.

There are no overlooking windows proposed for the proposed new development. Standard A4-4 is satisfied.

A habitable room window, balcony, 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 meters from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 meters above floor level; or
- 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 meters 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.

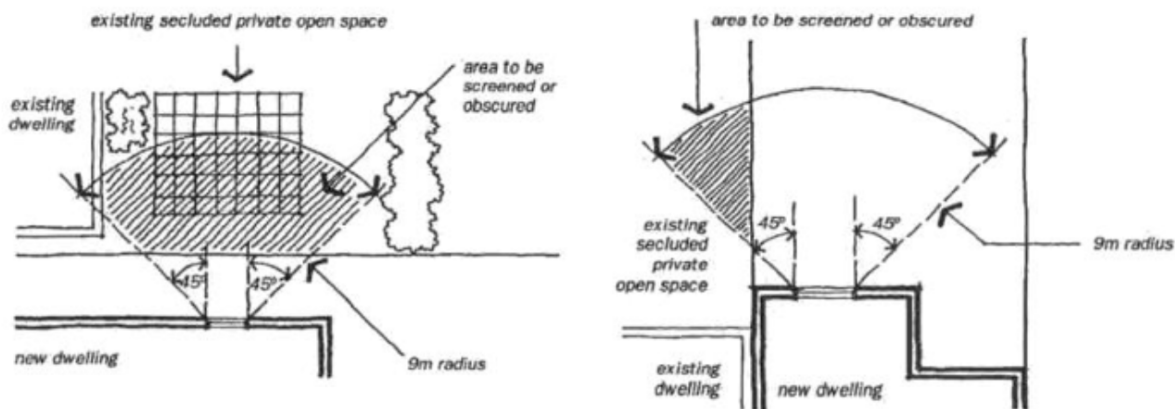
Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

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.

Diagram A4-4 Overlooking



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- **The design response.**
- **The impact on the amenity of the secluded private open space or habitable room window.**
- **The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings or small second dwellings.**
- **The internal daylight to and amenity of the proposed dwelling or small second dwelling.**

54.05

08/09/2025

VC282

SUSTAINABILITY

54.05-1

08/09/2025

VC282

Permeability objectives

To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.

To facilitate on-site stormwater infiltration.

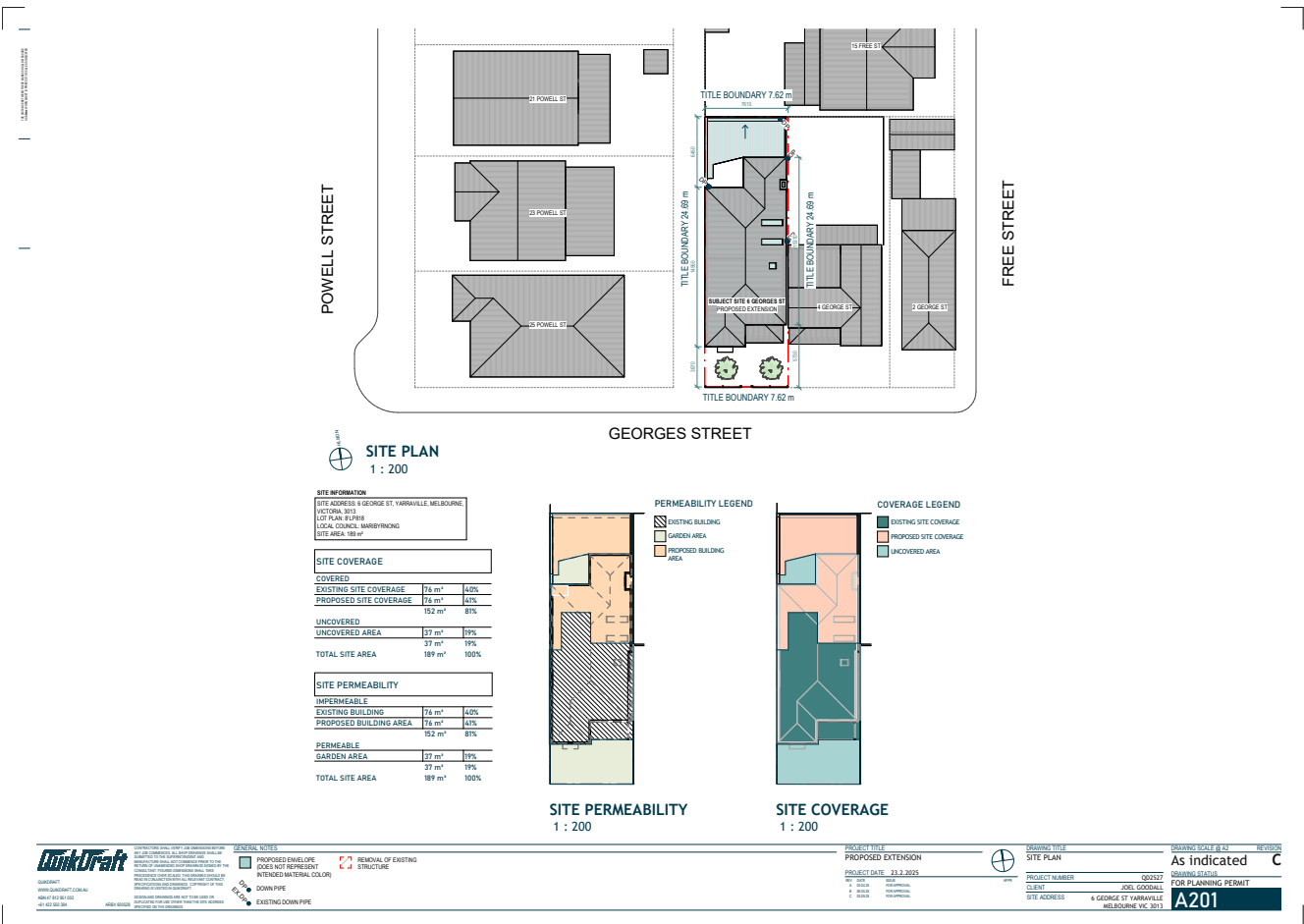
To contribute to urban cooling.

Standard A5-1

The site area covered by the pervious surfaces is at least 20 percent of the site.

The permeability of the site covers 19 percent of the property. Though the permeability is 1 percent below the required permeable area, we believe this satisfies standard A5-1

Decision guidelines



Before deciding on an application, the responsible authority must consider:

- **The design response.**
- **The existing site coverage and any constraints imposed by existing development.**
- **The capacity of the drainage network to accommodate additional stormwater.**
- **The practicality of achieving the minimum site coverage of pervious surfaces.**

54.05-2

08/09/2025

VC282

Overshadowing domestic solar energy systems objective

To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.

Standard A5-2

Any part of a new building that will reduce the sunlight at any time between 9 am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.

In Clause 54.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.

[There are no solar panels within the immediate area. Standard A5-2 is satisfied.](#)

Decision guidelines

Before deciding on an application, the responsible authority must consider whether the domestic solar energy system has been sited to optimise efficiency and protection from overshadowing.

54.05-3

08/09/2025

VC282

Rooftop solar energy generation area objective

To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

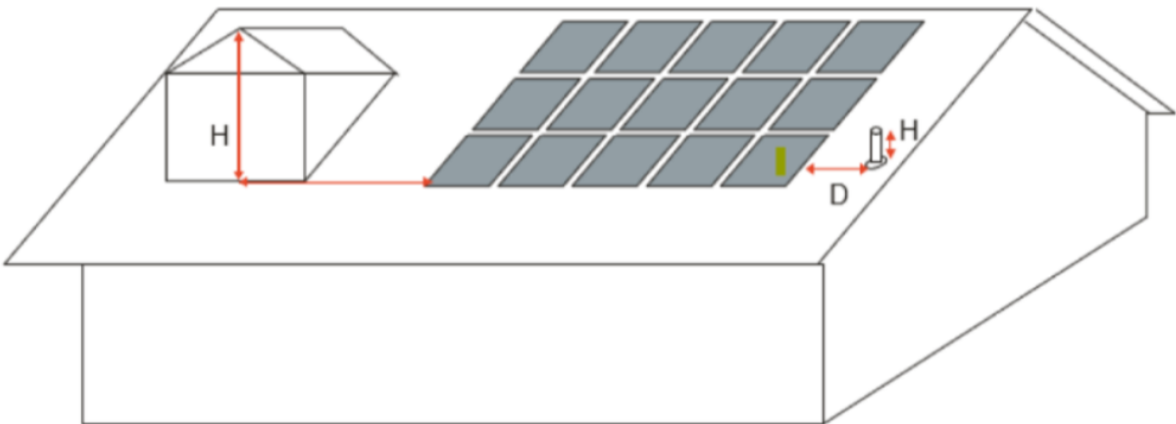
Standard A5-3

In Clause 54.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 meters.
- Has a minimum area in accordance with Table A5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

Diagram A5-3 Allowable distance between obstructions and the rooftop solar energy area

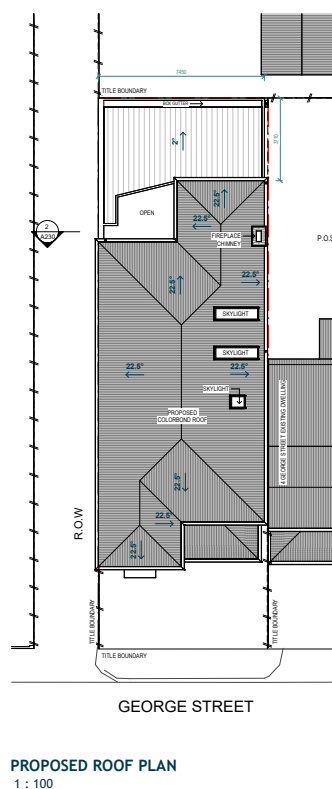
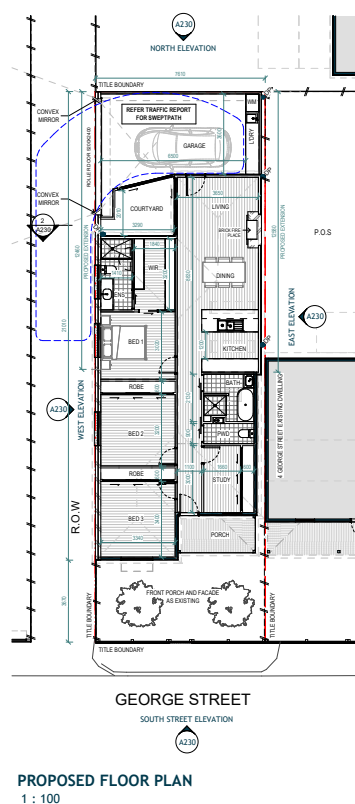


Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

Table A5-3 Minimum rooftop solar energy generation area	
Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square meters
2 or 3 bedroom dwelling	26 square meters
4 or more bedroom dwelling	34 square meters

This standard does not apply to a small second dwelling.

Please refer top roof plan below, there is ample room for solar panels on this roof. Standard A5-3 is satisfied.



 DimDraft DIMENSIONAL DRAFTING 400/417 ELLIOT STREET MELBOURNE VIC 3003 PH: 03 9594 1234 WWW.DIMDRAFT.COM.AU	GENERAL NOTES			PROJECT TITLE			DRAWING TITLE		
				PROPOSED EXTENSION			FLOOR PLAN		
				PROJECT DATE: 23.2.2025			PROJECT NUMBER: Q00327		
				CLIENT: JOEL GOODALL			DRAWING STATUS: FOR PLANNING PERMIT		
				SITE ADDRESS: 4 GEORGE ST YARRAVILLE					

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size and orientation of the building.
- The availability of solar access to the rooftop.
- The extent to which the rooftop solar energy generation area is overshadowed by existing buildings, other permanent structures or equipment on the rooftop.

54.05-4

08/09/2025

VC282

Solar protection to new north-facing windows objective

To encourage external shading of north facing windows to minimise summer heat gain.

Standard A5-4

North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

This standard does not apply to a small second dwelling.

There are no north facing windows in the design, standard A5-4 is satisfied

Decision guidelines

Before deciding on an application, the responsible authority considers:

- **The design response.**
- **The size and orientation of the lot.**
- **The type and useability of external solar shading devices, including alternative design responses.**

Variation responses to clause 54 rescode

The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 meters.

The first-floor window at 25 Powell Street can overlook into 6 George Street bedroom window.

However as this is an existing condition and the new design puts the windows back where it is already in place, we request a variation to this point on the basis of an existing condition.

Internal blinds and or shutters will be installed internally to mitigate overlooking issues.

We also intend to obscure the ensuite window on this boundary to block out any overlooking issues

All bedroom windows on this boundary will be above 1.7M mitigating overlooking issues

We request a variation for this point.

Site coverage

54.02-5

08/09/2025

VC282

Site coverage objective

To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.

Standard A2-5

The proposed site coverage for this project is 81%, due to providing a garage to reduce street parking along George Street the foot print of the property exceed the 60 percent allowable coverage.

The proposed design is intended to provide quality amenity for the occupants by providing ample internal space to accommodate their lifestyle and architectural requests.

The occupants of this property work from home full time and require as much house as possible to fulfil their means.

We request a variation for standard A2-5

The site area covered by buildings does not exceed:

- **The maximum site coverage specified in a schedule to the zone; or**
- **If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table A2-5.**

If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table A2-5.

Table A2-5 Site coverage	
Zone	Area
Neighbourhood Residential Zone	60 per cent
Township Zone	
General Residential Zone	65 per cent
Residential Growth Zone	70 per cent

Mixed Use Zone

**Housing Choice and
Transport Zone**

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- **Any relevant neighbourhood character objective, policy or statement set out in this scheme.**
- **The design response.**
- **The existing site coverage and any constraints imposed by existing development or the features of the site.**
- **The site coverage of adjacent properties.**
- **The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.**
- **Whether a different area of site coverage affects the ability to retain or plant canopy trees.**

Tree canopy objectives

To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

Standard A2-6

Table A2-6 Minimum tree requirement	
Site area	Tree
100 square meters or less	One tree
Above 100 square meters to 200 square meters	Two trees

Three trees

We request a variation for standard A2-6

54.03-3

08/09/2025

VC282

Solar access to open space objective

To allow solar access into the secluded private open space of new dwellings.

Standard A3-3

The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

The current design has a courtyard footprint of 2010 x 3290. The depth from the north wall is 2010, this is short of required $(2 + 0.9h)$.

We are requesting a variation for standard A3-3 due to the garage within the design and as mentioned above the requirement of more floor plan for the amenity of the occupants.

The front yard of the property provides good outside amenity and will provide afternoon sun for the occupants.

Based on utilizing the front yard and providing quality inside amenity for the occupants. We are requesting a variation to standard A3-3.

Conclusion

To conclude the new design at 6 George Street Yarraville fulfils clause 54 (rescode). The respectful design and retaining the period façade ensures that the appearance of the building is not altered from the street view.

The new design ensures a better quality of amenity for the residents making for a healthier, more sustainable and over-all better-quality building than is currently in place.

We believe that planning should be granted to this project for the betterment of the building itself and the neighborhood as a whole.

Goodall Homes