

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

i Click for further information.

The Land **i**

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

Street Address *

Unit No:	St. No.: 27	St. Name: Railway Place
Suburb/Locality: FOOTSCRAY		Post Code: 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 OR	Vol.: 8178	Folio.: 262	Suburb.: Footscray
	Lot No.: 1	Type.: Title 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

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

Single 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.

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

90000.00	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
<p>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.</p>	


CITY OF MARIBYRNONG
ADVERTISED PLAN

Existing Conditions i

Describe how the land is used and developed now *

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

Single dwelling


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

Title Information i

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 i

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

Applicant *

The person who wants the permit.

Name:

Title: MR	First Name: Logan
Surname: Shield	
Organization (if applicable):	

Unit No: 303	St. No: PO BOX	
St. Name:		
Suburb: ASCOT VALE	State: VIC	Postcode: 3032
Business phone: 0402 689 598		
Email: logan@geometrica.com.au		
Mobile phone:		
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: MR	First Name: Logan
Surname: Shield	
Organization (if applicable):	

Unit No: 303	St. No: PO BOX	
St. Name:		
Suburb: ASCOT VALE	State: VIC	Postcode: 3032
Business phone: 0402 689 598		
Email: logan@geometrica.com.au		
Mobile phone:		
Home:		

Owner *

The person or organisation who owns the land

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


Name: Same as applicant ☐

Title: MR	First Name: Stuart
Surname: Cook	
Organization (if applicable):	
Postal Address:	

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

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.

Unit No:	St. No: 27
St. Name: Railway Place	
Suburb: FOOTSCRAY	State: VIC
Postcode: 3011	
Business Phone:	
Email:	
Mobile phone: 0402301776	
Home:	

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

03 / 06 / 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 Gol fields, 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.

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

Page 1 of 1

VOLUME 08178 FOLIO 262

Security no : 124125004023Q

Produced 03/06/2025 11:56 AM

LAND DESCRIPTION

Lot 1 on Title Plan 223717V.
PARENT TITLE Volume 04126 Folio 173
Created by instrument A512429 17/04/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
STUART CRAIG THOMAS COOK
ROSE ELIZABETH GIRDWOOD both of 27 RAILWAY PLACE FOOTSCRAY VIC 3011
AK043892H 23/11/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK043893F 23/11/2012
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP223717V 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: 27 RAILWAY PLACE FOOTSCRAY VIC 3011

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

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Document Identification	TP223717V
Number of Pages (excluding this cover sheet)	1
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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1		TP 223717V							
Location of Land Parish: CUT-PAW-PAW Township: Section: 15 Crown Allotment: 8 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8178 FOL 262 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: 22/11/1999 VERIFIED: AA							
<table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 8 (PT)</td> </tr> </table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 8 (PT)	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = CA 8 (PT)											
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

LOCATION:
27 Railway Place Footscray

<u>PARCEL PARTICULARS:</u>	<u>REF No:</u>	<u>VERSION</u>
TP 223717V Lot 1	6454	01

<u>LEVEL DATUM:</u>	<u>SHEET DETAILS:</u>
AHD	A1 - Sheet 1 of 1

LEGEND:

- NOTES:

BOUNDARIES HAVE NOT BEEN MARKED AS A RESULT OF THIS SURVEY. IT IS ADVISABLE THAT BOUNDARIES ARE MARKED BEFORE CONSTRUCTION ON SITE. PLEASE ALLOW TEN (10) TO FIFTEEN (15) WORKING DAYS NOTICE TO HAVE BOUNDARIES MARKED. CADASTRAL SURVEY DATA IS VALID FOR 2 YEARS FROM DATE OF SURVEY SHOWN. IF BOUNDARY MARKING IS REQUIRED BEYOND THIS DATE ADDITIONAL FEES WILL APPLY. ADDITIONAL FEES APPLY FOR BOUNDARY REMARKING.

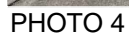
PRIOR TO DESIGN, PLANNING, DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE SHOWN, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATIONS OF ALL UNDERGROUND SERVICES. THIS IS AN INTEGRAL PART OF THE PLAN.

EVERY ATTEMPT HAS BEEN MADE TO DETERMINE HABITABILITY STATUS OF ADJACENT OVERLOOKING WINDOWS, HOWEVER THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE DETERMINATION WITHOUT INTERNAL ACCESS TO ADJACENT DWELLINGS. FROSTED, OPAQUE AND LOUVER TYPE WINDOW HAVE BEEN LABELED AS NON HABITABLE. IF A DETERMINATION CANNOT BE MADE THEN THE WINDOW WILL BE LABELED AS V

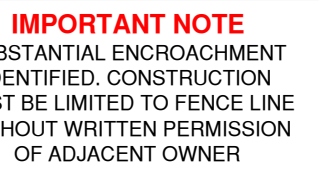
SETBACKS SHOWN WITH AN ASTERISK (*) SUCH AS 10.00* HAVE BEEN MEASURED TO THE FENCELINE, ALL OTHER SETBACKS ARE TO TITLE BOUNDARY LINE.

WHERE THE OCCUPATION (FENCING) OR BUILDINGS) IS INSIDE THE TITLE BOUNDARY, WE RECOMMEND LIMITING ANY DEVELOPMENT (DESIGN AND CONSTRUCTION) TO THE LOCATION OF THE EXISTING FENCE LINE. THIS IS UNDER THE ASSUMPTION THAT THE ADJOINING LAND OWNERS MAY HAVE ACCRUED POSSESSORY RIGHTS OVER THAT PORTION OF LAND THEY OCCUPY. YOU MAY NEGOTIATE WITH YOUR NEIGHBOUR TO REMOVE A FENCE AND BUILD TO THE BOUNDARY IF NEEDED, HOWEVER PLEASE ENSURE YOU HAVE WRITTEN CONSENT FROM YOUR NEIGHBOUR PRIOR TO ANY WORKS COMMENCING.

ALTERNATIVELY, WHERE THE OCCUPATION IS OUTSIDE THE TITLE BOUNDARY, ANY DEVELOPMENT (DESIGN AND CONSTRUCTION) SHOULD BE LIMITED TO THE TITLE POSITION SHOWN. NO DESIGN OR CONSTRUCTION SHOULD CROSS A BOUNDARY UNLESS A PRIOR ADVERSE POSSESSION APPLICATION IS APPROVED BY THE TITLES OFFICE.



NOT TO SCALE



APPLICATION FOR PLANNING PERMIT

Urban Planning
Maribyrnong City Council
urbanplanning@maribyrnong.vic.gov.au

Proposed Alterations and Additions at 27 Railway Place, Footscray

Dear Madam / Sir,

On behalf of the owners, Stuart Cook & Rose Girdwood, we lodge this application for planning permit for part demolition and alterations and additions to an existing dwelling in a heritage overlay, and on a site under 300m².

Please find enclosed planning permit application drawings and photographs as well as other relevant documents outlined below.

Should you have any queries please contact me on 0402 689 598.

Yours Sustainably,

Logan Shield

Building Designer
Registered Building Practitioner

Attachments

- Planning report
- Drawings TP.00 - TP.11
- Current copy of title
- Land Survey

PLANNING REPORT

Introduction

This report was prepared by *Geometrica* for part demolition and alterations and additions to an existing dwelling. This project will increase the amenity of the dwelling, with the addition of an Office / Guest room and Ensuite, increasing space to the meals area and rebuilding the rear verandah to accommodate the current needs of its owner. The proposal also includes external paint works.

We believe the additions will fit neatly within their context while at the same time creating their own uniquely modern identity through sensitive design and complimentary materials. The site is well serviced by public transport and shops. The owners will continue to live in the dwelling upon completion.

43.01 HERITAGE OVERLAY

The site is located within the Footscray residential heritage area – HO4. According to the *Permit Exemptions in Heritage Precincts Incorporated Plan*, we believe that the proposal is exempt from a Planning Permit under the provisions of the Heritage Overlay. The reasons for this are outlined below:

- The site is affected by the HO4 overlay
- The proposed demolition is confined to the rear of the dwelling only
- The addition is confined to the rear of the dwelling only
- The site is not on a corner block
- The addition is single storey only, with the height of any new walls less than the eave height of the existing dwelling
- The roof form does not project past the side wall / side elevation of the existing dwelling

We therefore believe this application is not required to comply with Heritage Overlay provisions.

54.01 NEIGHBOURHOOD & SITE DESCRIPTION & DESIGN RESPONSE

54.01-1 Neighbourhood and Site description

Neighbourhood Description

Refer to drawing TP.00

Site Description

Refer to drawings TP.01 - TP.03

54.01-2 Design response

Demolition

- Refer to drawings TP.02 - TP.03

Alterations & Additions

- Refer to drawings TP.04 - TP.11

54.02 NEIGHBOURHOOD CHARACTER

54.02-1 Neighbourhood character objective

Standard A1

The proposal is appropriate to the neighbourhood and the site as follows:

- The proposed additions are setback well behind the façade with no impact on the streetscape
- The proposed additions are not unreasonably large or bulky
- No works to the facade will preserve consistency and cohesiveness of neighbouring dwellings.

The proposal respects the existing neighbourhood character as follows:

- The proposal respects prevailing built form as a single story, hip roofed, weatherboard cottage
- The additions are recessive, not visible from the street and respond to the surrounding Heritage Overlay areas by using materials and colours complimentary to the area

The design responds to the features of the site as follows:

- The siting of the additions to the rear of the existing dwelling maximises use of the small site, while minimising the impact on the amenity of adjoining neighbours by avoiding unreasonable overshadowing or overlooking.
- The proposed additions correct a discrepancy where the existing verandah construction exceeds the title boundary, crossing onto the property at No. 29

⇒ Standard: ACHIEVED

⇒ Objective: ACHIEVED

54.02-2 Integration with the street objective

Standard A2

- N/A

54.03 SITE LAYOUT AND BUILDING MASSING

54.03-1 Street setback objective

Standard A3

- N/A

54.03-2 Building height objective

Standard A4

- The maximum building height will be 5.180m, less than the 9m allowed
- ⇒ Standard: ACHIEVED
⇒ Objective: ACHIEVED

54.03-3 Site coverage objective

Standard A5

- The proposed site coverage will be 61%, greater than the maximum 60% allowed

Alternative design solution justification

- Increased site coverage is a feature of similar sized dwellings in the neighbourhood in response to the constraints imposed by the very small site area.
 - Despite the constraints of the small block and the need to maximise limited space, the visual bulk of the building has been kept minimal
- ⇒ Standard: NOT ACHIEVED
⇒ Objective: ACHIEVED

54.03-4 Permeability objectives

Standard A6

- The proposed permeability will be 16%, less than the minimum 20% required

Alternative design solution justification

- The existing permeability is currently at 18%, already less than the minimum 20% required
 - The rear of the dwelling is bordered by an embankment, with ample capacity to absorb run-off
 - Decreased permeability is a feature of similar sized dwellings in the neighbourhood in response to the constraints imposed by the very small site area.
- ⇒ Standard: NOT ACHIEVED
⇒ Objective: ACHIEVED

54.03-5 Energy efficiency protection objectives

Standard A7

- Energy efficiency will be achieved through:
 - High levels of insulation will be provided, along with double glazed windows and zoned living spaces to minimise energy use
 - Solar PV panels have already been installed

⇒ Standard: ACHIEVED

⇒ Objective: ACHIEVED

54.03-6 Significant trees objective

Standard A8

- N/A

54.03-7 Building setback

Standard A9

- N/A

54.03-8 Safety and accessibility

Standard A9.1

- N/A

54.04 AMENITY IMPACTS

54.04-1 Side and rear setbacks objective

Standard A10

- N/A

54.04-2 Walls on boundaries objective

Standard A11

- The existing and proposed west boundary walls will have a combined length of 19.810m, greater than the maximum 14.335m allowed
- The existing and proposed west boundary wall has a height of 3.330m ave. / 3.865m max, greater than the 3.2m ave. / 3.6m max. allowed

Alternative design solution justification

- *Despite exceeding its length, the extension of the proposed west boundary wall has been kept as low as possible, to limit its impact on the neighbouring dwelling. Both maximum*

and average heights of the proposed section of wall measure well under height requirements for boundary walls.

- The proposed boundary wall extends an existing boundary wall and replaces a verandah and high fence that are both built over the title boundary by approximately 180mm
- A long boundary wall is a feature of similar sized dwellings in the neighbourhood in response to the constraints imposed by the small boundary size.

⇒ Standard: NOT ACHIEVED

⇒ Objective: ACHIEVED

54.04-3 Daylight to existing windows objective

Standard A12

- N/A

55.04-4 North-facing windows objective

Standard A13

- N/A

54.04-5 Overshadowing open space objective

Standard A14

Refer to TP.08 - TP.11

- Overshadowing will affect the neighbouring property of No. 29 Railway Place only. Additional shadow is kept to a minimum and limited to a maximum of 3.3m² of S.P.O.S. at 9am. No. 29 will experience an average of 2.54m² of additional shadowing between 9am – 1pm.

Alternative design solution justification

- Additional overshadowing is a common feature of the precinct due to the small property sizes and high levels of site coverage.
- Overshadowing of No. 29 has been limited to only the hours from 9.00am to 1.00pm
- Overshadowing has been limited at all times of the day to no more than 3.3m², and to an average of 2.54m², which equates to 5% of the total S.P.O.S

⇒ Standard: NOT ACHIEVED

⇒ Objective: ACHIEVED

54.04-6 Overlooking objective

Standard A15

- N/A

54.05 ON-SITE AMENITY AND FACILITIES

54.05-1 Daylight to new windows objective

Standard A16

- The proposed Office/Guest window faces a verandah which is open for at least 1/3 perimeter
- ⇒ Standard: ACHIEVED
⇒ Objective: ACHIEVED

54.05-2 Private open space objective

Standard A17

- The proposed area of P.O.S will be 126m², greater than the 40m² required
 - The proposed area of S.P.O.S will be 71m², greater than the 25m² required
- ⇒ Standard: ACHIEVED
⇒ Objective: ACHIEVED

54.05-3 Solar access to open space objective

Standard A18

- N/A

54.06 DETAILED DESIGN

54.06-1 Design detail objective

Standard A19

The design detail respects the existing neighbourhood character as follows:

Additions

- The scale and form of the works respect the neighbourhood character by providing consistency with similar properties in the area
 - The hip roof form is consistent with neighbouring properties in shape, pitch and material
 - The design retains the existing weatherboard cladding and colour scheme
 - The additions retain and work around the vast majority of the existing dwelling for consistency with neighbouring properties at street level
- ⇒ Standard: ACHIEVED
⇒ Objective: ACHIEVED

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

54.06-2 Front fences objective

Standard A20

- N/A