

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.

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

The Land **i**

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

Street Address *

Unit No:	St. No.: 74	St. Name: Drew
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 OR	Vol.: 12003	Folio.: 397	Suburb.: Yarraville
	Lot No.: 2	Type.: Lot/Plan of Subdivision	
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? *

Front extension to create third bedroom. Minor rear extension.

i 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 *

150000.00	⚠ 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 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-storey 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: NA

First Name: Nicholas

Surname: Holmes

Organization (if applicable):

Unit No:

St. No: 74

St. Name: Drew Street

Suburb: YARRAVILLE

State: VIC

Postcode: 3013

Business phone: 0434662587

Email: nick.holmes1994@gmail.com

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: NA

First Name: Nicholas

Surname: Holmes

Organization (if applicable):

Unit No:

St. No: 74

St. Name: Drew Street

Suburb: YARRAVILLE

State: VIC

Postcode: 3013

Business phone: 0434662587

Email: nick.holmes1994@gmail.com

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: NA

First Name: Nicholas

Surname: Holmes

Organization (if applicable):

Postal Address:

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

Unit No:

St. No: 74

St. Name: Drew Street

Suburb: YARRAVILLE

State: VIC

Postcode: 3013

Business Phone: 0434662587

Email: nick.holmes1994@gmail.com

Mobile phone:

Home:

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:

Nicholas Holmes

Date

20 / 07 / 2026

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: Nicolas Rocca

08 / 07 / 2026

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.

CITY OF MARIBYRNONG
ADVERTISED PLAN

74 Drew Street Yarraville Planning Application, July 2026

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

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VOLUME 12003 FOLIO 397

Security no : 124130848271W
Produced 17/12/2025 03:45 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 728319G.
PARENT TITLES :
Volume 06403 Folio 433 Volume 07711 Folio 078
Created by instrument PS728319G 27/07/2018

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NICHOLAS CHRISTOPHER HOLMES of 74 DREW STREET YARRAVILLE VIC 3013
AX484354N 24/11/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX484355L 24/11/2023
COMMONWEALTH BANK OF AUSTRALIA

COVENANT 1766509 27/03/1940

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 PS728319G 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: 74 DREW STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 24/11/2023

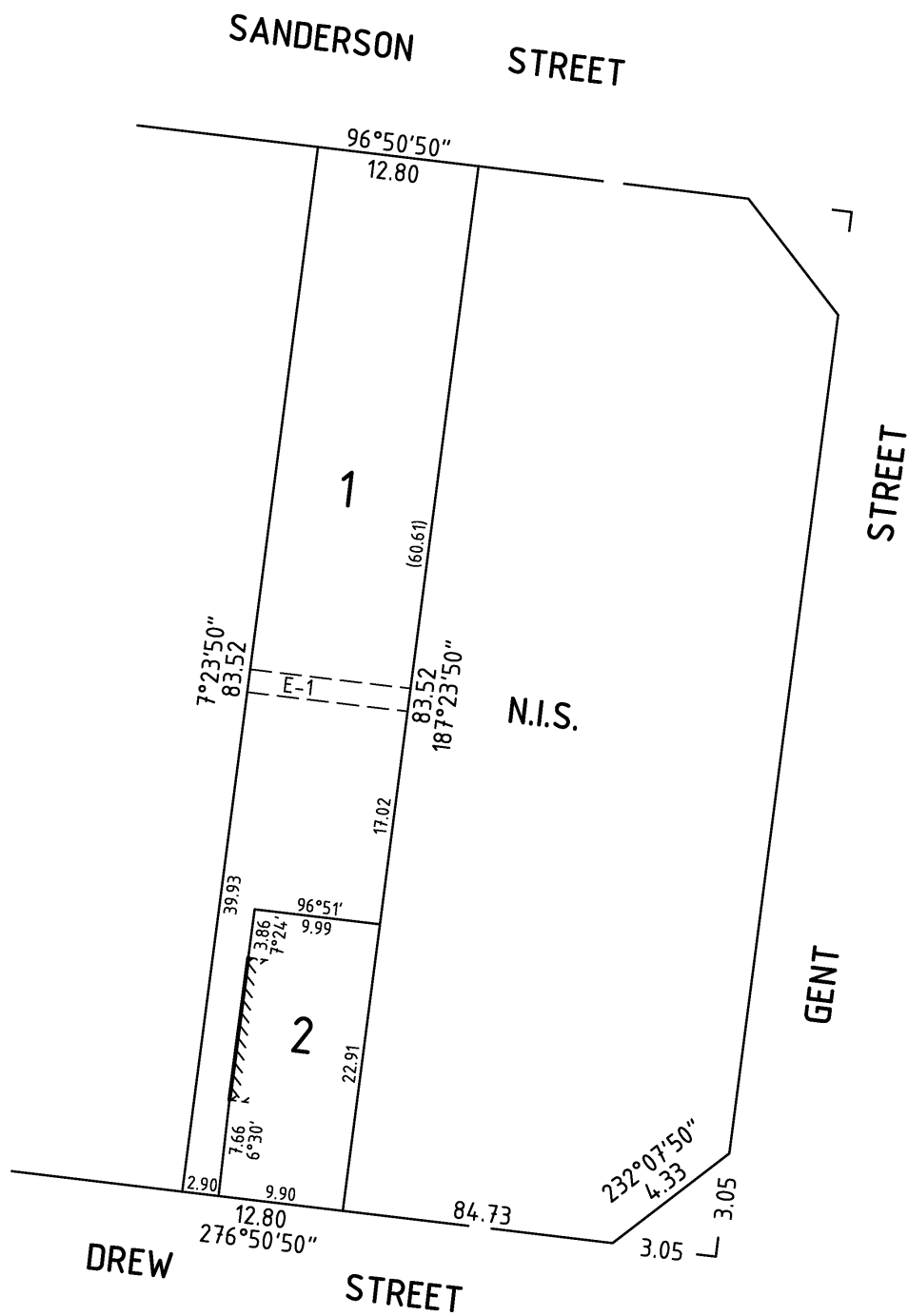
DOCUMENT END

PLAN OF SUBDIVISION UNDER SECTION 22 OF THE SUBDIVISION ACT 1988				LRS USE ONLY EDITION 1	Plan Number PS728319G
Location of Land Parish: CUT PAW PAW Township: - Section: 9 Crown Allotment: A (PART) Crown Portion: - Title References: VOL. 6403 FOL. 433 VOL. 7711 FOL. 078 Last Plan Reference: LOTS 286 & 301 ON LP11298 Postal Address: 74 DREW STREET & (at time of subdivision) 13 SANDERSON STREET YARRAVILLE 3013 MGA94 Co-ordinates: E 312 525 (of approx. centre of plan) N 5 812 519 Zone 55				Council Name: MARIBYRNONG CITY COUNCIL Council Ref: Notations Staging: This is not a staged subdivision Planning Permit No. TP336/2014 THIS IS A SPEAR PLAN SPEAR Ref: S052842A Depth Limitation: DOES NOT APPLY Boundaries defined by buildings are shown by thick continuous hatched lines. <u>LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:-</u> EXTERIOR FACE: BOUNDARIES SHOWN THUS ////////	
Vesting of Roads or Reserves					
Identifier		Council/Body/Person			
NIL		NIL			
<b style="color: red;">CITY OF MARIBYRNONG ADVERTISED PLAN					
Survey:- This plan is based on survey. To be completed where applicable This survey has been connected to : CUT-PAW-PAW PM199, PM200, PM216 & PM217. In Proclaimed Survey Area No.					
Easement Information					LRS USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED ☒ DATE 20/07/2018 LRS USE ONLY PLAN REGISTERED TIME 2.23pm DATE 27/07/2018 J.Beckingham Assistant Registrar of Titles
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
SECTION 12(2) SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1 E-1	DRAINAGE & SEWERAGE SEWERAGE	1.83 1.83	LP11298 THIS PLAN	LOTS ON LP11298 CITY WEST WATER CORPORATION	
FarrenGroup Creating New Boundaries 74 Maribyrnong Street Footscray 3011 Phone 9689 1000 Fax 9689 1002 admin@farrengroup.com.au					LICENSED SURVEYOR: <u>PETER J. FARREN</u> SIGNATURE <u>DIGITALLY SIGNED & DATED</u> REF 7500 VERSION 03
					SHEET 1 OF 2 SHEETS
					Original sheet size A3

PLAN OF SUBDIVISION

Plan Number
PS728319G

MGA 94, ZONE 55



FarrenGroup
Creating New Boundaries

74 Maribyrnong Street
Footscray 3011

Phone 9689 1000
Fax 9689 1002

admin@farrengroup.com.au

ORIGINAL
SHEET
SIZE SCALE
A3 1:400

SCALE
4 0 8 16
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER J. FARREN
SIGNATURE DIGITALLY SIGNED & DATED
REF 7500 VERSION 03

SHEET 2

DATE / /
COUNCIL DELEGATE SIGNATURE



Plan of Subdivision PS728319G
Concurrent Certification and Statement of Compliance
(Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S052842A
Plan Number: PS728319G
Responsible Authority Name: Maribyrnong City Council
Responsible Authority Permit Ref. No.: TP336/2014
Responsible Authority Certification Ref. No.: TP336/2014
Surveyor's Plan Version: 03

Certification

☒ This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

☒ This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

☐ Has not been made at Certification

Digitally signed by Council Delegate: Martine Rolley
Organisation: Maribyrnong City Council
Date: 04/04/2016

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FRANK R. MOORE LL.B.
LEONGATHY.

1766509

3832686

FREEHOLD.

VICTORIA

TRANSFER

WILLIAM CHARLES ANGLISS of Bourke Street Melbourne Butcher being registered as the proprietor of an estate in it simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of One hundred and fifty two pounds five shillings paid to me by VERA EDITH JULIA ALLCHIN of "Myrtle Dell" Coast Road Mirboo North Widow DO HEREBY TRANSFER to the said VERA EDITH JULIA ALLCHIN All my estate and interest in ALL THAT piece of land being Lot 286 on Plan of Subdivision Number 11298 lodged in the Office of Titles being part of Crown Allotment A Section Nine Parish of Cut Paw Paw County of Bourke being part of the land more particularly described in Certificate of Title Volume 5085 Folio 1016824 AND the said VERA EDITH JULIA ALLCHIN DOth HEREBY for herself her heirs executors administrators and transferees COVENANT with the said WILLIAM CHARLES ANGLISS his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land remaining untransferred in the said Certificate of Title:-

That she or they will not at any time hereafter excavate carry away or remove or permit to be excavated carried away or removed any earth clay stone gravel or sand from the said land ^{hereby transferred} except for the purpose of excavating for the foundations of any building to be erected thereon AND FURTHER That she or they will not erect or allow to be erected ~~on~~ on the land hereby transferred any house of a less value than Four hundred pounds

AND it is intended that the above covenants shall be set out as encumbrances at the foot of the Certificate of Title to be issued in respect of the said land hereby transferred and shall run with the land.

DATED the Ninth day of March One thousand nine hundred and forty.

SIGNED in Victoria by the said WILLIAM CHARLES ANGLISS in the presence of

Robert P. Munn
Bank Manager
Mirboo North

SIGNED in Victoria by the said VERA EDITH JULIA ALLCHIN in the presence of

V. Edith J. Allchin

Bank Manager
Mirboo North

ENCUMBRANCES REFERRED TO.

As to so much of the said lot as is coloured blue on the said Plan of Subdivision any easements subsisting over upon or affecting the same.

IMAGED



V.E.J.A.

24/7/40
Bm

Red and Blue.
Vol. 5085 924
(part)
Under an acre

Enc. As to the whole
the Govt. house
As to the blue the
enc. cl. Sec 212

19.9.40
24/40
Extra ne
J.A. 1/10/40

DATED the 9th day of March 1940.

MR. W. C. ANGLISS.

to

MRS. V. E. J. ALCHIN.

T R A N S F E R

FRANK R. MOORE LL.B.
Barrister & Solicitor
The Memorial Hall
LEONGATHA.

MEMORIAL OF INSTRUMENT

NAME OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 27 th DAY OF March 1940	TO Vera Edith Julia Alchin J. Hewison	1766509
ASSISTANT REGISTRAR OF TITLES I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 5085 FOL. 1016924 J. Hewison ASSISTANT REGISTRAR OF TITLES			

74 Drew Street Yarraville, Planning Application July 2026

A. Neighbourhood and Site Description

- The Aerial Photographs (tp01) and Locality Plan (tp02) accompanied by a selection of Existing Street photographs, (tp03 & 04) and the Proposed South (Street Frontages) Elevation (tp10) clearly depict the scale and a mix of private one and two-storey residences varying from the 1950's era, to current contemporary buildings, some even under construction and /or refurbishment along this typical General Zone Residential (GRZ) neighbourhood street.
- Tp06, Plan of Survey details Existing Levels and Features the Project Property and immediate surrounds
- Immediately, either side of the Project Site are a series of driveways, either providing vehicular access to private garages, or as later described, to the rear yard of a property abutting the street behind (Sanderson Street ,Yarraville).
- No 72 and 76, are the “older” period to that of No 74, being weatherboard, single-storey atypical 50's era abodes. Their scale and detailing is shown in part on the Town Planning A3 Drawing Package's South Elevation (tp10), but captured in the Street View photographs.
- No 74, is currently setback from the frontage with an expansive south facing front garden consisting basically of manicured lawns with centralized brick path leading to a basic porch at the front door entry.
- A precedence occurs for the reduction of normalized setbacks from the frontages and based on a Pre-Application Meeting, CITY OF MARIBYRNONG REF No 410/2026, taking place on July 08 2026 and following constructive discussions with Snr Urban Planner, Messrs Nick Rocca and Keaton Patterson at this Meeting, it is requested for Council's Approval to allow for this greater flexibility of setback from the Drew Street Frontage for a Single-storey, Residential Infill Extension to an Existing Residence and for a Planning Permit to be issued based on the Package of Documents submitted July 2026.
- In part, the Dispensation sought is argued due to the following points (these being supplied prior ,and then subsequently retabled for the Pre-Application Meeting , and relisted below):
 1. Due to the abnormally small allotment created by the subdivision of land by the owners of No 13 Sanderson Street, Yarraville, to retain vehicular access from Drew St – initially purchased two allotments on separate frontages subsequently creating an allotment of approximately 229 square metres remaining with a weatherboard single storey residence.

2. It is critical to retain the secluded private open space to rear, North facing aspect and expand at the front of the property to accommodate new works (and/or extend up potentially in the future).
 3. Variable and random setbacks exist along Drew Street, including approximately 2.9 metres for the townhouses on the corner of Roberts and Drew Streets situated at Numbers 86 & 88, No 82 has a single vehicle carport at a significantly limited setback of 3.065 metres in front of the residence, and Number 70 has a setback of approximately 6.9 metres for a new construction and enabling off-street parking in front of a garage.
 4. Angliss Reserve is opposite the proposed site, literally over the roadway, for any new development and thus any new expanded structures will not impact any neighbours' views out in the opposite direction. This Reserve provides uninterrupted panoramic open views from all residences along Drew Street, within this residential block of houses from Gent Street through to Roberts Street .
 5. Neighbours at Number 72 Drew Street have expressed they have no concerns for any new works to be undertaken forward of an average alignment prescribed between that which exists for Number 76 and Number 72 in our discussions, and on viewing Our Proposal.
- No major demolition is required, apart from the demolition of the front and porch, removal of existing walls to allow for expansion into new Residential Functions, and sections of the existing roofing is to be altered to accommodate the marrying in of the new structures and matching finishes and cladding.
 - The site is devoid of any significant trees or major vegetation.
 - There exists adequate and excellent on street parking along the length of Drew Street and a variety of conveniently accessible public transport options including a bus route that passes along the Street frontage. Numerous transport alternatives well service this locale and the well established suburb of Yarraville in Melbourne's West. Conversely, freeways, tollways and major and minor arterial roads pass within and around the close proximity of the centralized area.

74 Drew Street Yarraville Planning Application, July 2026

B. Design Response

- The existing generous setback at the front of the property facing Drew Street and L shape form of the two bedroom 50's house, allows for an economical and a low impact extension facing out to the south and the expansive Angliss Reserve sports fields immediately opposite over the roadway.
- The solution for the Owners current and expanding, accommodation predicament to create a larger home with an additional bedroom and second bathroom is for a sympathetic low key single storey extension in keeping with the materiality, form and styling of its immediate residential neighbours and that which exists in the current property.
- An elegant, simple, welcoming façade with a bay window, centralized on the gabled wall is subsequently adding appeal and articulated relief to the new master bedroom face. The proposed bull nosed verandah to the side provides protection, shelter and form to the relocated entry ,running along the face of the existing bedroom external wall giving further interest to the current blankish wall addressing the street frontage.
- As well as an obvious and cost effective practical solution to expand forward, there exists, as noted under Neighbourhood and Site Description precedence up and down Drew Street. This notably within a few doors away to the west with a car port for one example virtually on the frontage. But, even more striking in their physical location are those addresses being part of a newer townhouse development, albeit arguably facing Roberts Street (its frontage with a bigger setback) however turning the corner in to Drew Street ,a side setback has been adopted and then still remaining as a side setback for additional townhouses in this development of only a mere 2.9metres continuing at numbers 90, 88, and 86 interfacing onto the older style single level number 84 Drew Street. This being at the end of the street providing substantial two storey bulk and impacting the frontages and streetscape!
- The frontyard also continues to offer the opportunity to provide suitable extensive landscaping with the variety of bushes and eventual mature trees, and a pleasant green interface still, unlike the numerous new builds appearing with wide concrete crossovers leading to offstreet parking outside garages and minimizing landscape zones (and permeability) to the frontages.

The Alterations and Additions envisaged in this Planning Application basically fulfills all the appropriate Standards and Guidance Document pertaining to clause 54 of the Planning Scheme with the exception of the proposed minimal encroachment of the front boundary "recommended " setback . This is further Tabulated in the following Section.

Standard	Is Standard Met?	Remarks
CL. 54.02.01 minimum setback from front street 'the same distance as the lesser front wall setback of the existing building on the abutting allotments facing the front street or 6, whichever is lesser'	No	- Reduction in sought o be closer to front boundary of 5m to new main wall and 4.5m to bay window appendage - Existing precedence evident along length of street, most particular within several properties away (as detailed in site / neighbour description & design response commentary) - Urban planners sympathetic at pre-application meeting & neighbour doesn't object at No. 72 Drew St
CL. 54.02-2 Building Height	Yes	Status quo unchanged as proposed extension is behind existing, and being single-storey
CL. 54.02-3 Side & Read Setbacks	Yes	Status quo virtually unchanged. Site boundary wall remain unchanged to west (open-sided veranda), east extension in same alignment and north bay extension into read secluded private open space
CL. 54.02-4 Walls on Boundaries	Yes	- See above CL.54.02-3 - Existing west wall is on subdivided boundary and existing driveway into rear-access property
CL. 54.02-5 Site Coverage (Maximum 65% of site area)	Yes	- Existing: 36.78% - Proposed: 54.12% (Calculations in separate submission)
CL. 54.02-6 Tree Canopy (Tree seeks to retain canopy tree with minimum height of 6 m with 4 m canopy at maturity)	No	- Applicant seeks to assess impact on existing infrastructure including powerlines, buildings & pavement - Applicant undertakes to plant a number of trees capable of maturity of 5m high

Standard	Is Standard Met?	Remarks
		No significant tree or vegetation is to be removed
CL. 54.02-7 Front Fence	Yes	Status quo unchanged
CL. 54.02-8 Building Setback for Similar Second Dwellings	Yes	Not applicable
CL. 54.03-1 Street Integration	Yes	- Sympathetic, low-key, single-storey extension using similar colours and materials to existing - No heritage overlay - Master bedroom and bedroom 2 have street views providing incidental passive surveillance
CL. 54.03-2 Private Open Space "An area of 20% of the lot or minimum 25m ² , and minimum dimension of 3 m, with direct access from a living area, dining area or kitchen"	No (with reservation)	- Objective is unrealistic for current/existing configuration, achievable: 23.6 m² vs 45.8 m² (20% of site area of 229 m²) - Current Northern facing POS is preferred due to previous subdivision orientation of title & subsequent direction of this constrained site. - The total POS is augmented with the southern front garden albeit not having direct access from living areas 44.8 m² exceeds Clause 54.03-2 requirement by 19.0 m².
CL. 54.03-3 Solar Access to Open Space	Yes	- Objective refers to new dwellings - The northern-facing secluded POS overshadowing remains as is, albeit to garden area is reduced with the proposed bay extension - Shadow diagrams show limited overshadowing of the front garden which is similar to length of cast shadows, but more than

Standard	Is Standard Met?	Remarks
		previous existing depth of unshaded area
CL. 54.03-4 Daylight to New Windows	Yes	Existing situation - Direct sunlight penetrates rear secluded private open space.
CL. 54.03-5 Safety and Accessibility for Similar Second Dwellings	Yes	Not Applicable
CL. 54.04-1 Daylight to Existing Windows	Yes	Not applicable, doesn't affect neighbours
CL. 54.04-2 Existing North-Facing Windows	Yes	Not applicable, doesn't affect neighbours
CL. 54.04-3 Overshadowing Secluded Open Space	Yes	Not applicable, doesn't affect neighbours
CL. 54.04-4 Overlooking	Yes	Not applicable, doesn't affect neighbours
CL. 54.05-1 Permeability "20% of site ... allow penetration of water to deep soil."	Yes	29.10% (see separate calculations)
CL. 54.05-2 Overshadowing Domestic Solar Energy Systems	Yes	Not applicable, doesn't affect neighbours
CL. 54.05-3 Rooftop Solar Energy Generation Area	Yes	Not applicable, doesn't affect neighbours
CL. 54.05-4 Solar Protection to New North-Facing Windows	Yes	Internal blinds, double glazing, energy-efficient glazing to be adopted

74 Drew Street Yarraville - Area Calculations

Site Area			
a	228.87	m2	(9.99m x 22.91m)
Site Coverage			
Existing			
	64.31	m2	(8.69m x 7.4m)
	0.6	m2	nib (2.4 x 0.25m)
	0.44	m2	chimney (0.35m x 1.25m)
	14.82	m2	front bedroom (3.9m x 3.8m)
b	80.16	m2	
c	4.00	m2	verandah
d = b + c	84.17	m2	
e = d / a	Existing site coverage		36.78%
Proposed			
b	80.16	m2	existing built area
	31.36	m2	souht infill (6.4m x 4.9m)
	1.35	m2	bay window (2.7m x 0.5m)
	5.25	m2	rear extension (5.0m x 1.05m)
f	118.12	m2	
g	5.74	m2	verandah (existing demolished),
h = f + g	123.86	m2	(3.7m x 1.55m)
i = h / a	Proposed site coverage		54.12%

Permeability			
d	Existing		
	84.17	m2	incl. verardah
	7.04	m2	existing shed (3.2m x 2.2m)
	5.4	m2	rear paving (3.6m x 1.5m)
	20	m2	timber deck (5.0m x 4.0m)
j	13.5	m2	front paving (15m x 0.9m)
	45.94	m2	
k = d + j	130.11	m2	
l = a - k	98.76	m2	
m = l / a	43.15%	existing permeability	
h	Proposed		
	123.86	m2	
	4.20	m2	new shed (2.1m x 2.0m)
	12.00	m2	rear paving (3.0m x 2.0m x 2)
	15.00	m2	timber deck (5.0m x 3.0m)
n	7.20	m2	new path (6.0m x 1.2m)
	38.40	m2	
o = h + n	162.26	m2	

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p = a - o	66.61	m2
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q = p / a	29.10%	proposed permeability
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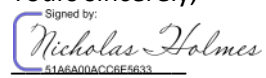
Response to Request for Further Information – 74 Drew Street Yarraville,

TP269/2026(1)

CITY OF MARIBYRNONG ADVERTISED PLAN

1. The Applicant acknowledges receipt of the Planning Department's request for further information dated 29 July 2026 and has provided the supplementary information requested.
2. In summary, the Applicant includes:
 - a. A copy of Covenant Instrument 1766506 for the subject site (refer to Appendix);
 - b. An amended set of elevation plans (refer to Appendix);
 - c. Further clarification regarding the assessment against Clause 54 in relation to tree planting (refer to paragraphs 3 & 4 below).
3. In the original response, the Applicant assessed the potential impacts of the proposed landscaping on existing infrastructure, including overhead powerlines, buildings, and paved areas. The Applicant confirms that it does not propose to plant multiple trees capable of reaching a mature height of 5 metres. Given the constrained dimensions of the front setback and the reduced frontage resulting from the proposed development, the Applicant respectfully seeks a dispensation from the requirement to provide a canopy tree capable of reaching a mature height of 5 metres. The available planting area is insufficient to reasonably accommodate a tree of this scale without creating conflicts with existing infrastructure and site constraints.
4. In particular, establishing a mature canopy tree within such a limited area has the potential to compromise the site's existing drainage and stormwater infrastructure. The tree's root system may interfere with underground drainage assets, while the restricted permeable area limits the capacity for healthy tree establishment and effective stormwater management. These constraints are further compounded by the presence of overhead powerlines. It is also noted that the subject site fronts a public reserve on the opposite side of the road, which already contributes to the established landscaped character.
5. It is hoped that the information provided addresses the Planning Department's request for further information. The Applicant trusts that the enclosed material is satisfactory and looks forward to the continued assessment of the application.

Yours sincerely,

Signed by:

51A6A00&CCE5633

06/08/2026

Nicholas Holmes

0434 662 587

Appendix:

A: Copy of Title

B: Additional Elevations