

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
RECEIVED
27/05/2025
URBAN PLANNING

The Land **i**

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

Street Address *

Unit No:	St. No.: 71	St. Name: Empress Avenue
Suburb/Locality: KINGSVILLE		Post Code: 3012

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.: 5534	Folio.: 705	Suburb.: Kingsville
OR			
	Lot No.: 317	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

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

Proposed Extension onto existing 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 *

250000.00	⚠ 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.

Existing Dwelling

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

Title Information

Encumbrances on title *

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

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

Organization (if applicable): DJ Design and Energy Consulting

Unit No: St. No: 45 St. Name: Sans Souci Drive

Suburb: WODONGA State: VIC Postcode: 3690

Business phone: 0417225996 Email: d.j.des@bigpond.com

Mobile phone: 0417225996 Home: 0260562658

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: Surname:

Organization (if applicable): DJ Design and Energy Consulting

Unit No: St. No: 45 St. Name: Sans Souci Drive

Suburb: WODONGA State: VIC Postcode: 3690

Business phone: 0417225996 Email: d.j.des@bigpond.com

Mobile phone: 0417225996 Home: 0260562658

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: Simon Surname: Newton

Organization (if applicable):

Postal Address:

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

Unit No: St. No: 71 St. Name: Empress Avenue

Suburb: KINGSVILLE State: VIC Postcode: 3012

Business Phone: Email: jackie@domesticfix.com.au

Mobile phone: 0435111677 Home: 0435 111 677

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date
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.

MORE INFORMATION

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.

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

VOLUME 05534 FOLIO 705

Security no : 124124807080J
Produced 27/05/2025 02:00 PM

LAND DESCRIPTION

Lot 317 on Plan of Subdivision 002235.
PARENT TITLE Volume 04573 Folio 454
Created by instrument 1413643 17/05/1929

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JACKIE LEANNE DUNSTAN
SIMON BENJAMIN NEWTON both of 71 EMPRESS AVENUE KINGSVILLE VIC 3012
AR079923L 31/05/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR079924J 31/05/2018
MACQUARIE BANK LTD

COVENANT 1047356

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 LP002235 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: 71 EMPRESS AVENUE KINGSVILLE VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 31/05/2018

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP002235
Number of Pages (excluding this cover sheet)	3
Document Assembled	27/05/2025 14:00

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT B SEC 14
PARISH OF CUT PAW PAW
COUNTY OF BOURKE
VOL.1817 FOL.337

Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

APPURTENANCIES

AS TO LOTS 5, 10 TO 14 (BI), 17,
20 TO 23 (BI), 25 TO 32 (BI), 39 TO 42 (BI)
65, 66, 70, 71, 78 TO 82 (BI), 259,
295 TO 301 (BI) & 305
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER THE ROADS COLOURED BROWN

AS TO LOTS 43, 268, 271, 315 TO 322 (BI)
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER THE ROADS COLOURED BROWN AND
BLUE ON VOL.3220 FOL.846

AS TO LOTS 57 & 58:
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER THE ROADS COLOURED BROWN ON
IMAGED FOLIO Vol. 3210 Fol. 959

LP 2235

EDITION 5
PLAN MAY BE LODGED
22/11/88

2 SHEETS
SHEET 1.

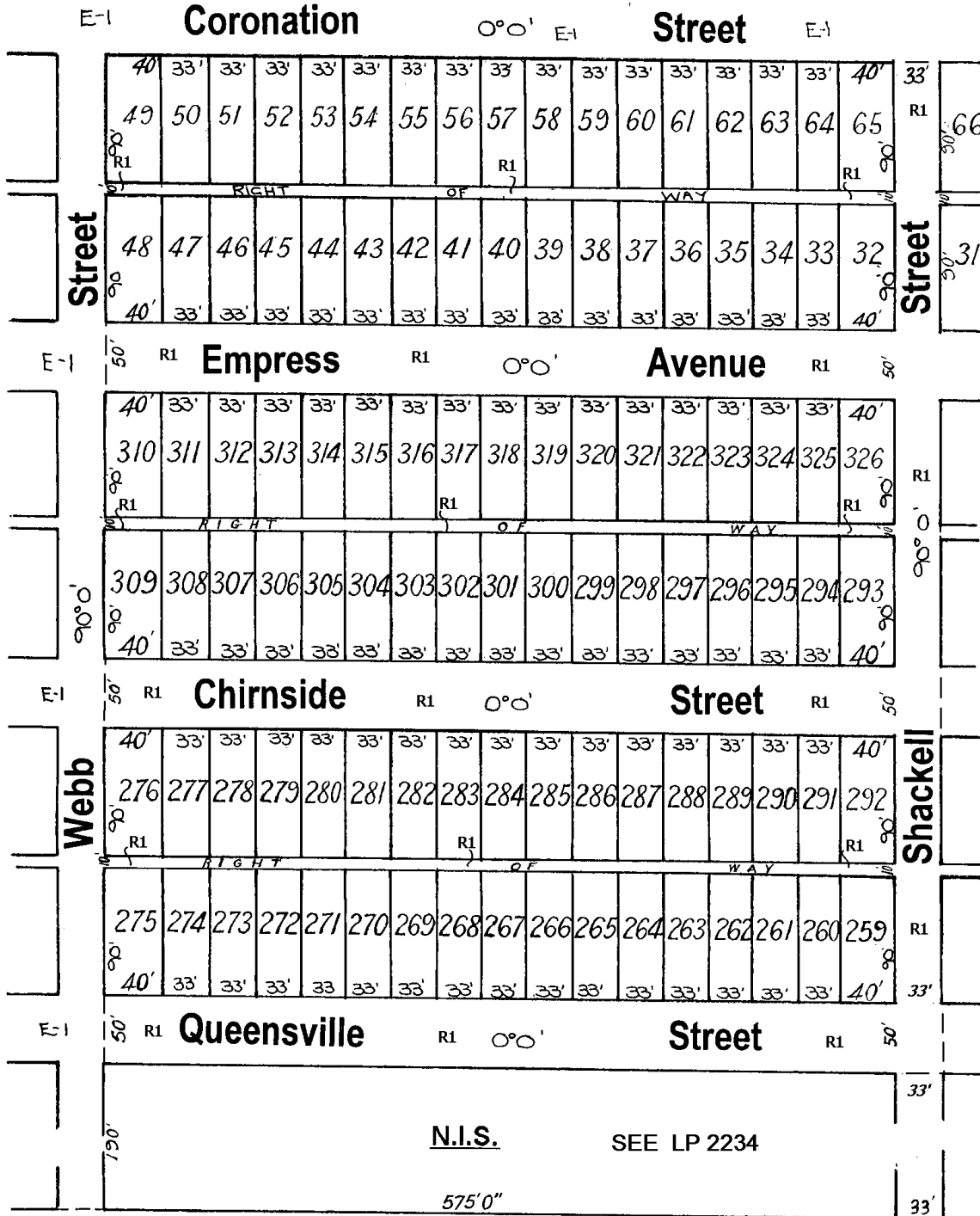
COLOUR CODE
E-1 & R1 = BROWN

ROADS COLOURED BROWN

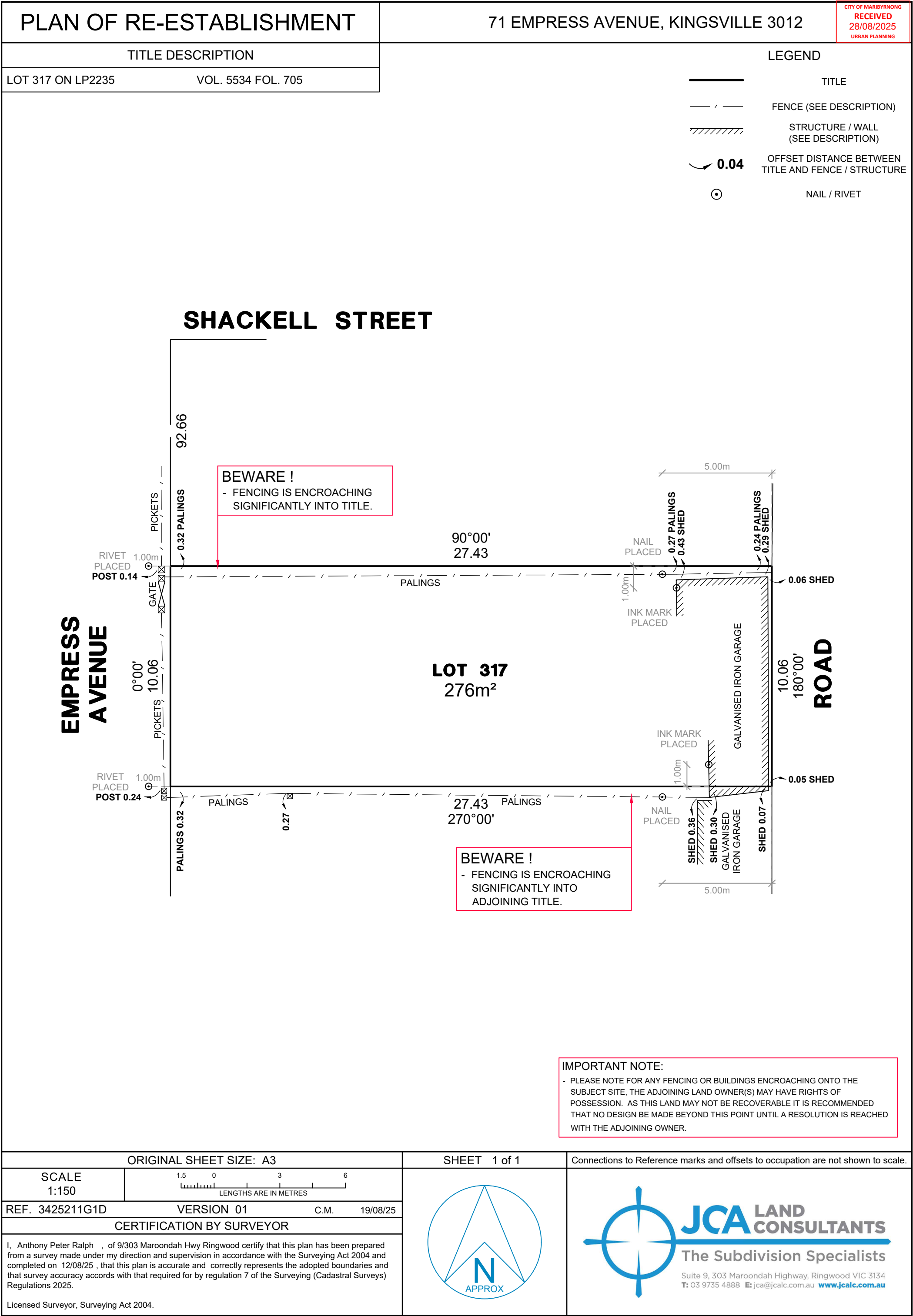
ENCUMBRANCES
AS TO ROAD R1:
ANY EASEMENTS AFFECTING
THE SAME



L.P. 2584



SEE SHEET 2



SHACKELL STREET



PHOTO No.1



PHOTO No.2



PHOTO No.3



PHOTO No.4



PHOTO No.5



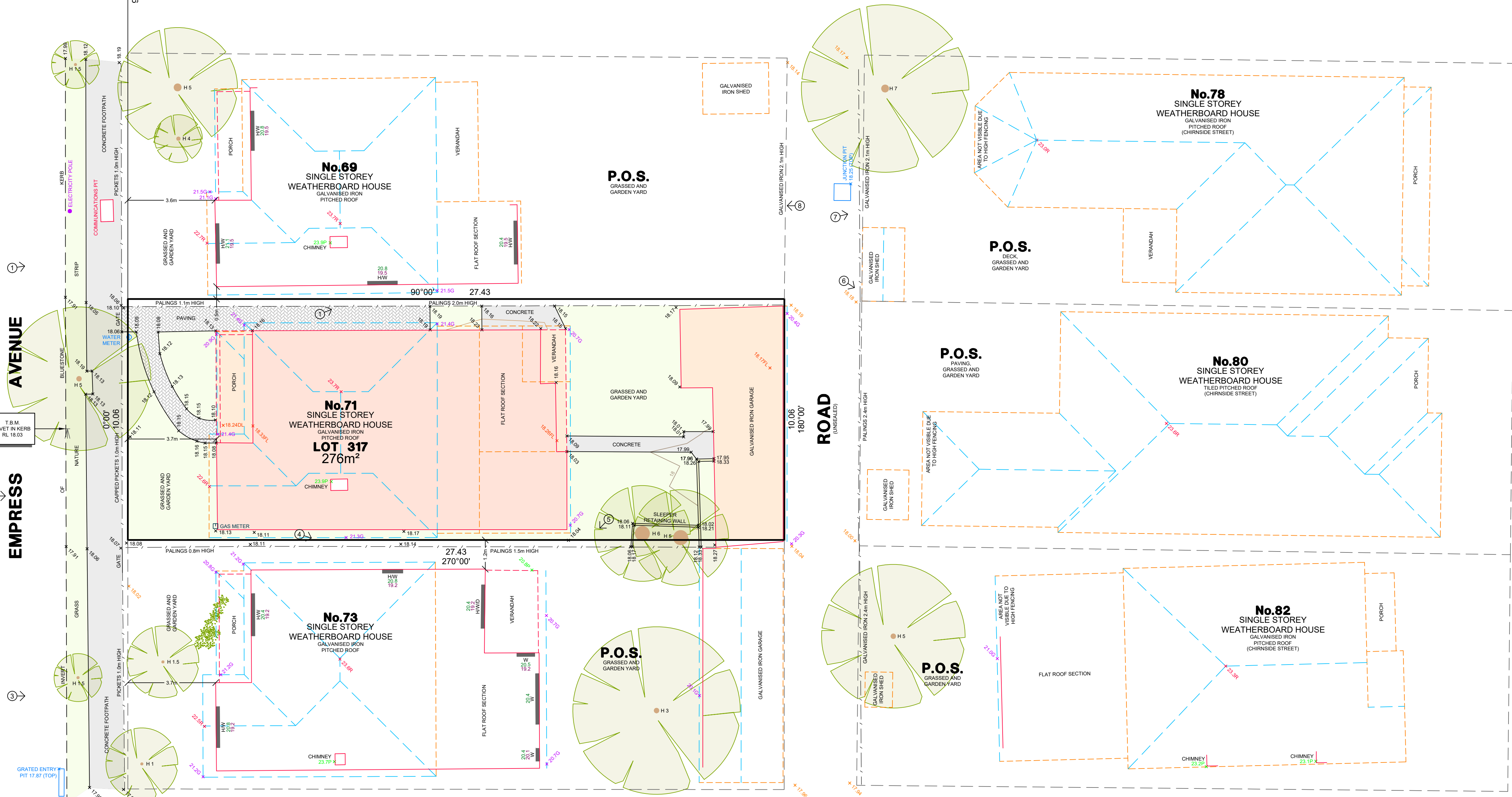
PHOTO No.6



PHOTO No.7



PHOTO No.8



SYMBOL	DESCRIPTION
	T.B.M.
	TREE (TRUNK & SPREAD) DENOTES TREE APPROXIMATELY 5 METRES HIGH
	ELECTRICITY POLE
	GAS METER
	WATER METER
	HABITABLE WINDOW
	WINDOW (NON-HABITABLE)
	DENOTES DIRECTION AND POSITION OF PHOTO FOUR
	HEAD HEIGHT (GROUND FLOOR) SILL HEIGHT (GROUND FLOOR)
	ADJOINING PROPERTY LEVEL
	FLOOR LEVEL AT THRESHOLD UNLESS OTHERWISE SHOWN. REPRESENTS THE LOCATION FOR THE LEVEL
	DECK LEVEL (X REPRESENTS THE LOCATION FOR THE LEVEL SHOWN)
	PARAPETS
	RIDGELINES
	GUTTERING (LIP)
	THE ORANGE DASHED LINEWORK REPRESENTS DATA DERIVED FROM AERIAL PHOTOGRAPHY AND IS APPROXIMATE ONLY. ANY FEATURES IN THESE AREAS (SUCH AS WINDOWS & DOORS) CANNOT BE VERIFIED & FURTHER INVESTIGATION IS STRONGLY RECOMMENDED PRIOR TO ANY DESIGN OR WORKS
	APPROXIMATE LOCATION OF RIDGELINES/GUTTERS (LIP) (HEIGHT SHOWN THUS 1/2 ARE TO LIP)

LAND SURVEYED:
COUNTY OF BOURKE, PARISH OF CUT PAW PAW
PART OF CROWN ALLOTMENT B, SECTION 14
LOT 317 ON LP2235
VOL. 5534 FOL. 705

DATUM NOTES:
- LEVELS SHOWN THUS 18.06 ARE BASED ON AUSTRALIAN HEIGHT DATUM
- LEVEL DATUM BASED ON GPSNET CORRECTED RTK GNSS OBSERVATIONS
- CONTOUR INTERVAL AT 0.2m

JCA Land Consultants certify that this plan is in all respects accurate and correctly represents the existing conditions on the 12/08/25

EXPLANATORY NOTES:
- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JCA LAND CONSULTANTS.
- ACCURACY OF DETAIL LOCATION ± 0.05
- ACCURACY OF REDUCED LEVELS ± 0.02
- THIS HARD COPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE:
DWG: 3425211F1D.dwg DATE: 19/08/25
- LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN.
- ALL VEGETATION SHOWN ON THIS PLAN IS TO BE VERIFIED BY AN ARBORIST.
- WINDOW DESCRIPTIONS ANNOTATED ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY THE ARCHITECT, OWNER OR BUILDER PRIOR TO ANY DESIGN.
- ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.
- IT IS STRONGLY RECOMMENDED THAT A 'BEFORE YOU DIG' (www.byda.com.au) ENQUIRY BE MADE TO DETERMINE THE LOCATION OF ANY UNDERGROUND SERVICES WITHIN THE SITE.



Scale: 1:100 @ A1

Client : SIMON NEWTON Municipality : MARIBYRNONG

PLAN OF FEATURE SURVEY
71 EMPRESS AVENUE
KINGSVILLE

DWG: 3425211F1D
Job No: 34252
Sheet: 1 OF 1

JCA LAND CONSULTANTS
The Subdivision Specialists
Suite 9, 303 Maroondah Highway, Ringwood VIC 3134
T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au

IMPORTANT NOTE:
- SEE JCA LAND CONSULTANTS 'PLAN OF RE-ESTABLISHMENT' (DWG No. 3425211G1D.dwg) FOR TITLE DETAILS AND RELATIONSHIP TO FENCING.

D J Design & Energy Consulting

45 Sans Souci Drive Wodonga

Ph. 02 6056 2658 Mobile: 0417 225 996

Email: d.j.des@bigpond.com

Member DM Energy DM N13/1620 DP-AD1913

22 April 25

Attention Planning Department
Maribymong City,

Proposed Extension For: Simon Newton & Jackie Dunston
71 Empress Avenue Kingsville 3012
Neighbourhood Residential Zone 1 (NRZ1)
Development Contributions Plan Overlay (DCPO)
Heritage Overlay Schedule (HO8)

02.03-4

Built environment and heritage
Building and urban design

Development needs to be responsive to its context, which varies considerably between different settings.

The proposed extension will be added onto the existing Heritage Dwelling.

The extension design will be a modern design. The structure will be a two-story design. Clad with Trimdeck Colourbond material. The colour of the colourbond would be Night Sky.

The colours of the heritage building would remain the same.

The proposed Addition would add attractiveness in the area. As there has been an addition added to a dwelling at the corner of Empress Avenue and Stackell Street. Which is two story. The proposed Extension will reach 7 Stars and the overall Dwelling will reach 3.2 Stars the existing dwelling has been renovated adding Insulation to make the dwelling Environmentally sustainable.

Enabling the development to reduce greenhouse gas emissions, energy consumption.

The proposed Extension on the Site will have a 2000 Lt water tank installed.

43.01 HERITAGE OVERLAY

Shown on the planning scheme map as HO8.

The Proposed Extension at 71 Empress Avenue will conserve the Existing Heritage Dwelling and Colours as the extension will be added onto that structure. Thus, demonstrates with the conservation of the significance of this heritage dwelling.

43.01-1

There is a new rainwater tank installed on the south side of the existing dwelling that may be visible from Empress Avenue.

The Proposed Extension will be visible from the Street as this will be two stories in height.

This Extension is behind the existing heritage building.

The Existing Heritage building external structure will remain.

The Existing Dwelling has been repainted matching the existing Colours.

Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.

The appearance of a heritage building has not undertaken any change and maintained the same details, specifications and materials.

The Proposal Extension will be constructed according to the current NCC and planning permit once issued.

The old additions at the rear of the Heritage building will be demolished.

43.01-2

Places in the Victorian Heritage Register

71 Empress Avenue Kingsville 3012 is not on the Victorian Heritage Register.

43.01-3

For anything done in accordance with an incorporated plan specified in a schedule to this overlay.

71 Empress Avenue Kingsville 3012 will have an extension added to the rear of the existing Heritage dwelling.

43.01-4

Exemption from notice and review

71 Empress Avenue Kingsville 3012 is not part of 52 and 64 of the Act:

Demolition or removal at the rear of the existing dwelling is not part of the heritage building.

43.01-5

Statements of significance

71 Empress Avenue Kingsville 3012

The existing heritage building will be maintained.

43.01-6

Heritage design guidelines

71 Empress Avenue Kingsville 3012

The heritage building will not be changed.

43.01-7

Application requirements

An application must be accompanied by any information specified in the schedule to this overlay.

71 Empress Avenue Kingsville 3012 see Plan Set 1.

43.01-8

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

71 Empress Avenue Kingsville 3012 see Plan Set 1.

43.01-9

Use of a heritage place

71 Empress Avenue Kingsville 3012 will remain as a one dwelling house.

43.01-10

Aboriginal heritage places

71 Empress Avenue Kingsville 3012 is not in an aboriginal heritage place.

54

ONE DWELLING ON A LOT OR A SMALL SECOND DWELLING ON A LOT

The Proposed Extension at 71 Empress Avenue Kingsville

The existing neighbourhood character is in a heritage overlay and will be attached two story Extension onto the existing dwelling there is an existing structure on the corner of Empress Avenue and Stackell Street and 137 Empress Avenue Kingsville See Photos, that has been completed and the proposal at 71 Empress Avenue Kingsville will contribute to this neighbourhood character.

This will remain a single dwelling on this Lot.



137 Empress Avenue Kingsville

54.01

NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1

54.01-1

Neighbourhood and site description

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1

Street frontage features such as poles, street trees and kerb crossovers have not changed.

54.01-2

Design response

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1

54.02

NEIGHBOURHOOD CHARACTER

54.02-1

Neighbourhood character objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1

54.02-2

Integration with the street objective

Proposed Extension for 71 Empress Avenue Kingsville.

The layout of the Extension will integrate with the street as the Existing Heritage dwelling will be the same from the street front. The Extension will be seen but not stand out from the front.

54.03

SITE LAYOUT AND BUILDING MASSING

54.03-1

Street setback objective

Proposed Extension for 71 Empress Avenue Kingsville.

All front setbacks remain the same.

54.03-2

Building height objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.

The Highest point will be under 7.0 metres.

54.03-3

Site coverage objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.

Site coverage is 57%

54.03-4

Permeability objectives

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1

Permeability is 27.75%

54.03-5

Energy efficiency protection objectives

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1

The Proposed Extension has been assessed and reaches 7 Stars see Energy report.

54.03-6

Significant trees objectives

Proposed Extension for 71 Empress Avenue Kingsville.

No significant trees will be removed.

54.03-7

Building setback

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.

54.03-8

Safety and accessibility

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.
Path on north site is one metre wide extending along the Alfresco area.

54.04

AMENITY IMPACTS

54.04-1

Side and rear setbacks objective.

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.
The Proposed side setback north side max. height is under 6.9 Metres high at 2.0 metres in.
And 3.6 metres High North and South sides.

54.04-2

Walls on boundaries objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.
The Proposed wall on boundary is 8.0 metres. This is under the 10 metres + 250 of walls on boundaries. The total height is 3.39 metres on South boundary wall.
The wall on the boundary on the East side is within 200mm of rear boundary and the average is 3.2 metres and the height at the highest point is 3.42 metres.

54.04-3

Daylight to existing windows objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.
To allow adequate daylight into existing habitable room windows on the North and South side
Have not changed from the existing as the two story does not affect existing windows.

54.04-4

North-facing windows objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.
To allow adequate solar access to existing north-facing habitable room windows.
On the South side of Proposed upper floor extension is more than 3.0 metres to the North side of existing dwelling north facing window.

54.04-5

Overshadowing open space objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1.
See Overshadowing in that Plan Set.

54.04-6

Overlooking objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1. The rear of 71 Empress Avenue shows a 9.0 metre setback. The deck onto Bed 1 is enclosed with Opaque Glass and Study nook window.

54.05

ON-SITE AMENITY AND FACILITIES

54.05-1

Daylight to new windows objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1. Does allow adequate daylight into new habitable room windows.

54.05-2

Private open space objective

Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1. Total open space is 111 m² with 46.28 m² of secluded private open space. With convenient access from a living room facing North.

54.05-3

Solar access to open space objective

To allow solar access into the secluded private open space of a new dwelling. Proposed Extension for 71 Empress Avenue Kingsville is shown in supplied Plan Set 1. This does have Solar access to this open space as this is on the North facing side.

54.06

DETAILED DESIGN

54.06-1

Design detail objective

To encourage design detail that respects the existing or preferred neighbourhood character.

54.06-2

Front fences objective

Proposed Extension for 71 Empress Avenue Kingsville Has not changed.

CAR PARKING

There is no change Car Parking as there is no onsite Car Parking.

Regards

David James.