

Application for a Planning Permit

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

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

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

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

Click for further information.

CITY OF MARIBYRNONG
RECEIVED
27/06/2025
URBAN PLANNING

Clear Form

The Land

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

Street Address *

Unit No.:	St. No.: 64	St. Name: PENTLAND BDE
Suburb/Locality: YARRAVILLE		Postcode: 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	Lot No.: 2	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No. 813745P
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

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

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

**SINGLE TIMBER STOREY DWELLING
H09 HERITAGE OVERLAY
1/ NEW FRONT FENCE & PARTIAL NORTH FENCE
2/ DEMOLISH REAR (SEE DWGS) CHIMNEY
3/ CONSTRUCT NEW ADDITION & DECK AT REAR
4/ 2 NO NEW WINDOWS NORTH**

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

Cost \$ **289,000**

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

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

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

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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.

SINGLE STOREY TIMBER HERITAGE
HOS HOME

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

SEE DRAWINGS

Title Information

Encumbrances on title *

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

☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

☒ No

☐ Not applicable (no such encumbrance applies).

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:		
Title: MS	First Name: DEE	Surname: NEVILLE
Organisation (if applicable): DEES DESIGNS		
Postal Address:		
Unit No.:	St. No.: 64	St. Name: PENTLAND PDE
Suburb/Locality: MARZAVILLE		State: VIC Postcode: 3013

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone:	Email: dee.neville.3012@hotmail.com
Mobile phone: 0416162526	Fax: .COM

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

Contact person's details*

Name: AS ABOVE			Same as applicant <input type="checkbox"/>
Title: MR	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:			
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:

Owner *

The person or organisation who owns the land


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

EMAIL:
swarnadip.roya@gmail.com

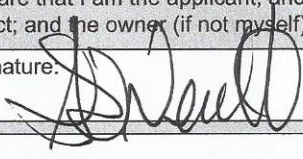
Name: MS SHAH CHHAVI			Same as applicant <input type="checkbox"/>
Title: MR	First Name: ROY	Surname: SWARNADIP	
Organisation (if applicable): OWNERS			
Postal Address:			
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
Owner's Signature (Optional):			Date: day / month / year

Declaration

This form must be signed by the applicant *

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

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

Signature: 

Date: 24/6/2025
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

If 'Yes', with whom? @ council in February


Date: 02.25 day / month / year 2025


Checklist

Have you:

☒ Filled in the form completely?

☐ Paid or included the application fee?

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

 ☒ Provided all necessary supporting information and documents?

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

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal.

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

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

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

☒ Completed the relevant council planning permit checklist?

☒ Signed the declaration?

Lodgement

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

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

Contact information:

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

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

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

Page 1 of 1

VOLUME 12017 FOLIO 940

Security no : 124126643601Q
Produced 29/07/2025 03:42 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 813745P.

PARENT TITLES :

Volume 06202 Folio 215 Volume 08783 Folio 199

Created by instrument PS813745P 25/09/2018

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

CHHAVI SHAH

SWARNADIP ROY both of 64 PENTLAND PARADE YARRAVILLE VIC 3013

AV743062D 15/06/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV743063B 15/06/2022

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 PS813745P 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: 64 PENTLAND PARADE YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 15/06/2022

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS813745P
Number of Pages (excluding this cover sheet)	2
Document Assembled	29/07/2025 15:42

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

PLAN OF SUBDIVISION		LRS USE ONLY EDITION 1	PLAN NUMBER PS 813745 P					
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: Cut Paw Paw</p> <p>TOWNSHIP:</p> <p>SECTION: 14</p> <p>CROWN ALLOTMENT:</p> <p>CROWN PORTION: D (Part)</p> <p>LRS BASE RECORD: Vicmap</p> <p>TITLE REFERENCES: Vol.6202 Fol.215 & Vol.8783 Fol.199</p> <p>LAST PLAN REFERENCE/S: TP 341403 L Lot 1 & TP 423706 L Lot 1</p> <p>POSTAL ADDRESS: 62 & 64 Pentland Parade, (At time of subdivision) Yarraville, 3013.</p> <p>M.G.A.-94 Co-ordinates E 314555 ZONE: 55 (of approx centre of land in plan) N 5813075</p>		<p style="text-align: center;">COUNCIL CERTIFICATION AND ENDORSEMENT</p> <p>Council Name: Maribyrnong City Council</p> <p>Council Reference Number: TP487/2017 Planning Permit Reference: TP487/2017 SPEAR Reference Number: S106913M</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Martine Rolley for Maribyrnong City Council on 18/04/2018</p> <p>Statement Of Compliance issued: 20/04/2018</p>						
<p>VESTING OF ROADS AND/OR RESERVES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">Nil</td> <td style="text-align: center;">Nil</td> </tr> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	Nil	Nil			
IDENTIFIER	COUNCIL/BODY/PERSON							
Nil	Nil							
NOTATIONS								
<p>DEPTH LIMITATION: Does not apply</p> <p>STAGING: This is not a staged subdivision.</p> <p>This is a Spear Plan</p> <p>The land being subdivide is enclosed by thick continuous lines.</p> <p>Carriageway easement shown on TP 341403 L & TP 423706 L will merge upon registration of this plan.</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) - PM 247804670</p>								
EASEMENT INFORMATION								
LEGEND	A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)							
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN								
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of				
REF 16184		ORIGINAL SHEET SIZE A3		SHEET 1 OF 2 SHEETS				
jREdwards LAND SURVEYORS 59 Fletcher Street, Essendon, 3040 Ph: 9370 2209 Fax: 9370 1102 P.O.Box 165 Essendon 3040 E-mail: jredwards1@optusnet.com.au www.jredwardslandsurveyors.com.au <div style="text-align: right; font-size: 2em; font-weight: bold; margin-top: 10px;">jRE</div>		LICENSED SURVEYOR David Sidley VERSION 3 Digitally signed by: David James Sidley (jREdwards Land Surveyors), Surveyor's Plan Version (3), 11/04/2018, SPEAR Ref: S106913M		PLAN REGISTERED TIME: 5.12pm DATE: 25 / 9 / 2018 HEATH RICHARDS Assistant Registrar of Titles				

PLAN OF SUBDIVISION

PLAN NUMBER PS 813745 P

MACKAY STREET

PARADE

PENTLAND

1
54.0m²

2
271m²

27°50'40" 5.56

277°40'30" 5.91

27°27'51" 5.35

276°58'40" 28.96

37.27

276°58'40" 37.27

96°50'40" 42.72

23.04 14.49

68.52

MGA-94
ZONE 55

2 0 2 4 6 8 10

LENGTHS ARE IN METRES

SCALE

ORIGINAL SCALE SHEET SIZE

1:200 A3

REF 16184

LICENSED SURVEYOR David Sidley VERSION 3

Digitally signed by: David James Sidley (JREdwards Land Surveyors),
Surveyor's Plan Version (3),
11/04/2018, SPEAR Ref: S106913M

Digitally signed by:
Maribyrnong City Council,
18/04/2018,
SPEAR Ref: S106913M

JREdwards
LAND SURVEYORS
59 Fletcher Street, Essendon, 3040
Ph: 9370 2209 Fax: 9370 1102
P.O.Box 165 Essendon 3040
E-mail: jredwards1@optusnet.com.au
www.jredwardslandsurveyors.com.au

jRE

DEE'S DESIGNS

REGISTERED BUILDING PRACTITIONER DESIGNER,
BACHELOR OF ARCHITECTURE
71 HANSEN STREET, WEST FOOTSCRAY 3012
MOBILE: 0416 162 526
E: ddneville3012@hotmail.com

TOWN PLANNING DEPARTMENT
CITY OF MARIBYRNONG
HYDE STREET
FOOTSCRAY

JULY 2025

DEAR SIR/MADAM

RE: APPLICATION FOR TOWN PLANNING PERMIT
FOR : DEMOLITION OF LEAN-TO AT REAR, REAR CHIMNEY,
REAR BRICK LAUNDRY ON SOUTH BOUNDARY, HIPPED ROOF AT
REAR ABUTTING NEW BUILD.
CONSTRUCTION OF NEW WALL 200MM OFF SOUTH BOUNDARY
AND ADDITION OF INTERNAL ALTERATIONS & NEW WINDOWS ON
NORTH WALL IN EXISTING HALLWAY.
EXISTING SINGLE STOREY WEATHERBOARD EXISTING HOME
CONSTRUCTION OF NEW FRONT 1.5M HIGH PICKET FENCE
HERITAGE OVERLAY H09
AT: 64 PENTLAND PARADE YARRAVILLE

THE OWNERS ENGAGED DEE'S DESIGNS TO PREPARE AND APPLY, ON THEIR
BEHALF, FOR A TOWN PLANNING PERMIT FOR CONSTRUCTION OF THE
REAR NEW ADDITIONS INTERNAL ALTERATIONS AND THE DEMOLITION OF THE REAR
WALL ON BOUNDARY LEAN TO AND ALFRESCO ROOFED AREA.
CONSTRUCTION OF NEW FRONT FENCE AND REBLOCKING IS REQUIRED IN THIS
APPLICATION.

DURING THE COURSE OF PREPARING THIS PLANNING SUBMISSION THE SUBJECT
SITE AND ITS ENVIRONS HAVE BEEN INSPECTED AND INVESTIGATED IN RELATION
TO THE LOCAL FEATURES OF THE IMMEDIATE AREA.

THEIR EXISTS AN HERITAGE OVERLAY H09 ON THIS SITE .

PLEASE FIND ATTACHED REPORT AND PHOTOGRAPHIC ASSESSMENT OF THE
EXISTING CONDITIONS AND THE DESIGN RESPONSE.

I UNDERSTAND THAT THERE WILL BE A PROCESS OF ADVERTISING THE PROJECT,
PLEASE LET ME KNOW THE ADDITIONAL COST TO MY CLIENT FOR THIS PROCESS.

YOURS SINCERELY

D D NEVILLE
BACHELOR OF ARCHITECTURE

Planning Submission

64 Pentland Parade Yarraville

EXISTING HERITAGE HOME IN RESIDENTIAL AREA
AERIAL PHOTOGRAPH



THIS IS A FRONT VIEW OF EXISTING HOUSE
HIPPED TILED ROOFING WEATHERBOARD CLADDING



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- 3.0 The Proposal
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- 5.0 Advertising
- 6.0 Rescode Assessment against Clause 54
- 7.0 HERITAGE OVERLAY
- 8.0 Conclusion
- 9.0 Site and Photos Related to site

1.0 Introduction

This submission has been prepared on behalf of my client, with respect to an application to remove rear alfresco walls and roofing, brick wall laundry on boundary south, remove rear kitchen area at rear, internal alterations, add north windows to north wall, new fencing 1.5m high, and reblock home. The rear addition will be in light weight framing materials and new brick wall on south boundary. The new weatherboarding to match existing profile on north and west walls. The roof at rear will need to be cut back to allow for new roofing over new rear addition.

The existing front section of the single storey timber house will remain intact together with the front verandah.

The start of the new rear single storey addition will be set back from the front boundary 21.5m off the east boundary.

The back boundary width is 5.56m.

The new bathroom, kitchen/dine, and family with deck will be set to the rear of the existing Early War Period home.

The neighbours' wall on the south boundary falls to the rear of the block. The subject site house south wall is set in from the south boundary 900 to frame with 1.030 to fenceline.

The subject site is occupied by an unattached single storey timber house and has a site area of 271m square.

The site has an Heritage Overlay HO9 .

I believe the submission meets with the needs of the current owner's family requirements and does not adversely affect the neighbours on either side.

2.0 Site and Locality

The site is located on the west side of Pentland Parade with a frontage of 8.56m wide and has a depth 37.27m with a fall to the east.

The attached architecture drawings will show the built form, scale of the proposed addition to the existing house and the extension to the rear of the home. They will also show the new re construction of the rear addition, internal alterations and new timber picket fence proposed. I have shown the neighbours' features and dwellings situated abutting the subject site. The roof lines in the surrounding buildings are predominantly tiled and steel colorbond, corrugated iron, gabled and hipped.

In terms of the existing situation with the site, the front of the residence will be kept in tact except for a proposed new front 1.5m high timber picket fence with mechanical gate. The extension at the rear will be 6.8mx7.6m.

Solar access to the subject site is from the north and the private rear private garden is situated on the west side of the dwelling.

3.0 Proposal

The application proposes a change to the existing home in that, the lean-to brick wall on boundary rear al fresco roof and walls demolished. New reblocking and new front fence erected. All front features are kept in tact and rear access is via the north side of the house. The proposed design addresses the site and allows the enclosure for the client to enjoy the spaces for their growing family.

4.0 Development Summary

The new 21 & 10 degree Scillion corrugated iron roofing proposed is to lower impact to the south adjacent neighbour site. The chimneys at the front will be kept intact removal of the existing kitchen rear chimney will be removed. The existing hipped rear roof adjacent to the new addition will be cut back and made good.

5.0 Advertising

In sending out advertising to the surrounding affected properties the responsible authority must consider that the proposal will adversely affect the significance of the place. I do not consider this proposal to affect any surrounding neighbours given the fact that the proposal is at the rear of the property and mostly enclosed within the existing site at the rear of the house.

The proposed rear changes being made to the existing home will improve the liveability of the internal rooms by adding more light from the north. The interwar features are kept intact.

We understand that council must advertise if it considers the proposal will result in an actual negative impact on a person.

That a person may form an opinion as to whether this proposal looks good or looks bad, or whether that individual thinks it fits in or not is not 'material' and it is certainly not an area where a person would receive material detriment.

6.0 Particular Provisions -

From the previous notes and with reference to the more comprehensive and lengthy section of the planning scheme it is clear how the scheme applies to this site. The key is to apply the scheme from the general down to the specific, with an appreciation that the specific provisions are the most applicable unless they contradict the more general provisions.

At the local policy level, the development should be compatible with the character of the area and in accordance with any guidelines and citations. Importantly, the heritage features are not compromised by the proposal in any way.

Rescode Assessment Summary - Clause 54 One Dwelling Lot

54.01 Neighbourhood & Site Description & Design Response

The Existing home at Pentland Parade Yarraville comprises of a heritage dwelling accessed by Pentland Parade with front vehicular access only.

The site has an area of 271m square.

The proposal is to build a single storey addition to the rear, a new front fence and reblock the home.

The original bulk of the Inter War period home features particularly will remain in tact.

There is no front section of fence presently between the north neighbour and the subject site.

The north neighbour has a wire front fence.

The verandah will be kept intact together with front hipped roofing and period features.

54.01-01 Neighbourhood & Site Description

The general character of the street is Edwardian and Victorian period single-storey detached and attached housing. There are a group of single storey brick veneer flats to the south of the subject site.

The properties have small frontages and have gabled and hipped roofs.

There are timber picket front fences and some wire fences. There is a dominance of weatherboard cladding and corrugated iron roofing with verandahs with period timber posts and bullnose roofs to the verandahs.

I have endeavoured to be sympathetic to all the significant features of the original *Inter War* in this application especially the consideration of the street view especially keeping the view line true to the period principle.

54.01-2 Design Response

It is believed that there is no impact to the existing neighbourhood character in reference to the proposed alteration to the subject site either from the street frontage point of view or of the rear. The rear view of the subject site has setback from their rear boundaries and the setback from the subject site rear boundary will be approx 6.4m.

The proposal respects the existing character of Pentland Parade by showing sympathy for the significance of the period it was built. The rear additions are not easily viewed from the street as there is an attached dwelling to the north of the subject site and the new addition is set back 21.5m from the front boundary.

A surrounding site conditions survey of neighbours' buildings accompanies this submission. The existing front chimneys will be kept intact and the existing kitchen chimney will be removed.

54.02-2 Neighbourhood Character

54.02-1 Neighbourhood Character Objectives

The existing character of the area is described as one of early Inter War, Victorian, Edwardian, early 1920's & 1930's dwellings, including some housing stock of 1940's, 1950's homes and contemporary town houses and villa units. There is a brick veneer unit development to the south of the subject site with a wide driveway to the south of the subject site.

The unattached neighbour's home to the south have tiled roofs brick walls and built to the rear of the site.

The north neighbours home has a structure on the boundary. The existing fence paling timber height is 1.9m. The subject site north wall is setback 1.030m from the north paling fenceline and 1.03m setback from south fenceline.

The proposal respects the existing character of the homes facing the site from north and south to the rear of the subject site.

54.03-1 Site Layout & Building Mass

54.03-1 Street Setback Objective

All existing street setbacks at the front are not changed House is approx. 5.7m setback from front. There is no front fence at present we propose a 1.5m high fence.

54.03-2 Building Height Objective

The full height of the existing building is approx 4.8m. The overall height of the new addition is to be 5.1m down to 3.2m to the south boundary brick wall 200mm off south title boundary.

54.03-3 Site Coverage Objective

The site built cover allowed for 60% = 162.6m squ. The new site cover will cover = 155.1m squ
The existing site coverage is =132.11m squ.
build cover = 40.92m squ.
Therefore, the development proposed is less than the required 60% built cover.

54.03-4 Permeability objectives

The permeability to site requires 20% = 54.2m squ.
This proposal allows for 149.9m squ permeability to site.

54.03-5 Energy Efficiency Protection

The existing dwelling has a west and south facing windows with east to west orientation.
The new addition and the kitchen/dine area will provide north light to enter via large windows from the north and west facing with shading allowing full solar access.
There will be screens fitted on north facing windows.

54.03-6 Significant Tree Objective

There is one large tree on front nature strip which will remain. There are no adjacent trees under threat.

54.03-7 Parking Objectives

The occupants can enjoy safe habitation of the site. There is some room for one car access into the site at the front accessed via Pentland Parade.
There is a one car space on the street in front of the house.

54.04- Amenity Impact

54.04-1 Side & Rear Setbacks Objective

The new additions proposed at the rear are set back 200mm from the south neighbours' title boundary and setback from west boundary approximately 7.3m.
The new lounge, kitchen dine wall is setback 1.08m from the north boundary. There is a fibro walled shed on rear north title boundary owned by north owner.

54.04-2 Walls on Boundaries Objective

The new additions on the south neighbours' title boundary has a brick wall 200mm off the boundary. The north wall is setback 1.05m from the north boundary.

54.04-3 Daylight to Existing Windows Objective

There is no impact on existing windows on or abutting the subject site.
The north and west new windows and new windows on existing north wall will allow north light to improve daylight into the daily inhabited spaces.

54.04-4 North Facing Windows Objective

There are no affects of the new proposed addition to existing habitable windows on the south flats as there is a large driveway to the north of the flats.

54.05 On Site Amenities & Facilities

54.05-1 Daylight to New Windows Objective

The proposed new windows to the extension of the kitchen/dine and along the hallway allow full north natural light in to the space.

54.05-2 Private Open Space Objective

The rear private space is 46m squares with more than 3m width in both directions.

54.05-3 Solar Access to Open Space Objective

The proposed private open space is allowed full north sunlight.

54.06 Detailed Design

54.06-1 Design Detail Objective

The main part of the Inter War home will remain intact. The new development is situated at the rear of the house to minimize any affect on the visual aesthetic of the period home features.

The walls at the new rear addition will be lightweight framed construction Fire rated on the south boundary 200mm. There will be installed vertical painted James hardie boards on the north and west walls.

The front fence will be white picket 1.5m high with mechanical operated gate over entry to site.

The existing front chimneys will be retained and the rear existing kitchen chimney will be removed.

54.06-2 Front Fence

There is currently no front fence or north paling fence leading to the entry of the subject home.

A new timber picket 1.5m high fence is proposed to be erected and partial north paling and picket fence sloping to street on the north title boundary.

7.0

43.01 HERITAGE OVERLAY

43.0-01 Permit Requirement

The attached is showing where the new works will be carried out to not impose on the Character of the existing period home.

43.02--05 DESIGN AND DEVELOPMENT OVERLAY

43.02-1-6 Design Guidelines

Conscience effort has been made to preserve the outlook of all the period features of the home In sighting the new addition to the rear of the existing single storey home. The fence is in keeping with the period the building was originally built and will not detract from the aesthetic of the building.

43.05 SCHEDULE FIVE

43.05-0-1 Neighbourhood Character Overlay

Statement of neighbourhood character

The preferred neighbourhood character of the Yarraville Neighbourhood Character Precinct will be intimately scaled and characterised by predominantly single storey dwellings, small allotments, low front fences and narrow streets. New, low-scale buildings with pitched roofs will incorporate well-articulated facades. Where newer development exceeds the predominant height in the street, visually recessive upper levels will reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street. The character of the precinct will continue to be influenced by the adjoining old central 'core' of the Yarraville village, much of which is protected by the Heritage Overlay, and the existence of older dwellings in a very compact, inner urban form. Older dwellings will be complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. The narrow footpaths and generally low-level vegetation in front gardens will continue to contribute to the intimate scale of the precinct. The sense of history of the precinct will continue to be supported by the bluestone kerbing of many streets, and established exotic street trees in some instances.

From council website Maribyrnong 20 march 2025

NOTES

The significance of the heritage place has been retained.

The proposal has been keen to respect the appearance of the building and heritage place by

Locating the new at the rear of the building.

Demolition

The rear al fresco and laundry/w.c outbuilding to be demolished at the rear of the site does not reflect any significance to the original period of the Inter war pre existing features of the dwelling.

The front chimneys will be retained but rear kitchen chimney will be removed.

Building and works

The new built works will enhance the character of the once appealing dwelling. Materials are all sympathetic to the initial character of the Victorian genre.

Alterations

There are no alterations to the front but a new front fence and gate will be added.

Fence

The proposed new picket fence will be appropriate to the heritage place. The 1.2m high on the north side and 1.5m high on front street line with posts will be in keeping with the period.

Trees

The existing front tree on the nature strip will be kept intact.

8.0 Conclusion

The proposal before Council represents a faithful attempt to address issues of sensitivity and enjoyment in the mainly preserved site. The existing private garden at the rear enjoys full northerly sun. The new construction of the kitchen/dine, deck fence are in keeping with the spirit of the surrounding aesthetics and address design issues internally to provide a delightful outlook and use for the family occupants.

The proposed respects the original Inter war style house features. While 21st century families require space and orientation to light in habitable rooms this development provides this. The materials and choices of color do not 'clash' with the attached neighbours' nor take away from the features already prevalent on the face of the subject site building. The use of vertical james hardie boards light weight cladding over timber framing provides warmth in winter and coolness in the summer.

The proposal responds to the planning controls and has consciously attempted to comply with the relevant planning issues. The proposed needs to be looked at carefully in context with the abutting neighbour's pre existing conditions and the desire by my clients to fit in as practicably as possible to Councils' policy platform.

For the above reasons it is submitted that a permit be issued for the proposed alterations and additions to the rear along the lines discussed through this submission.

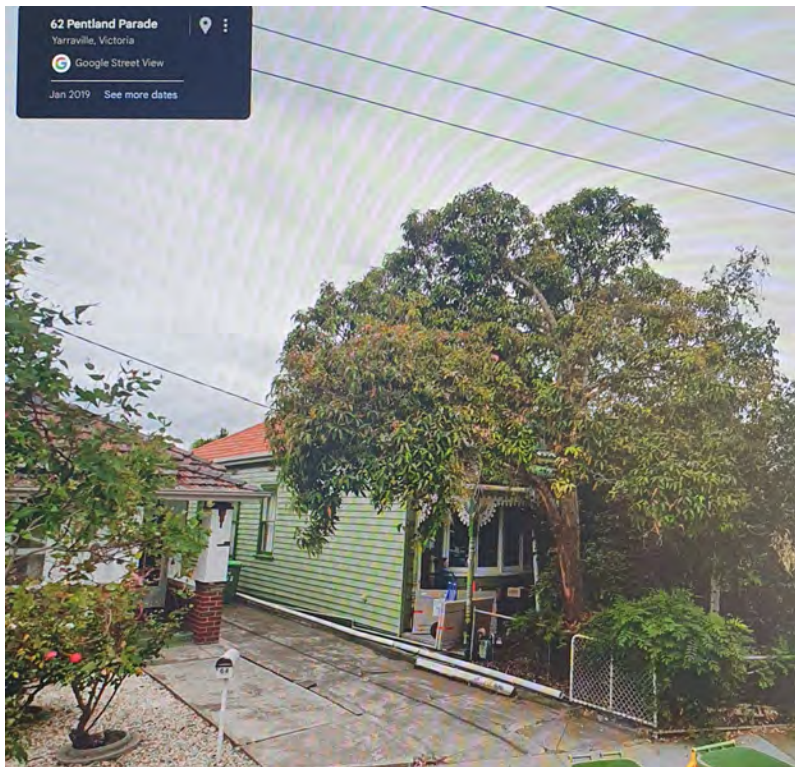
Please see photo gallery following of the site features explained in the report.

9.0 THE SITE AND PHOTOS RELATE

**PHOTO OF REAR VIEW NORTH NEIGHBOUR TOO SITE
FENCE**



**VIEW FROM REAR GARDEN SHOWING NORTH NEIGHBOUR BUILDING
ON SUBJECT SITE NORTH BOUNDARY**



**VIEW OF FRONT CAR SPACE AND NOW FRONT NORTH FENCE
DIVIDING NORTH PROPERTY AND SUBJECT SITE BOUNDARY
NO FRONT FENCE TO SUBJECT SITE**



AL FRESCO ROOF AND WALLS TO BE REMOVED



VIEW OF SOUTH UNIT DEVELOPMENT DRIVEWAY BETWEEN SUBJECT SITE AND SOUTH NEIGHBOUR BLOCK EXISTING BRICK WALL SHOWN ATR REAR TO BE REMOVED AND REPLACED WITH NEW BRICKWALL 200MM OFF SOUTH BOUNDARY. REAR CHIMNEY TO BE REMOVED.

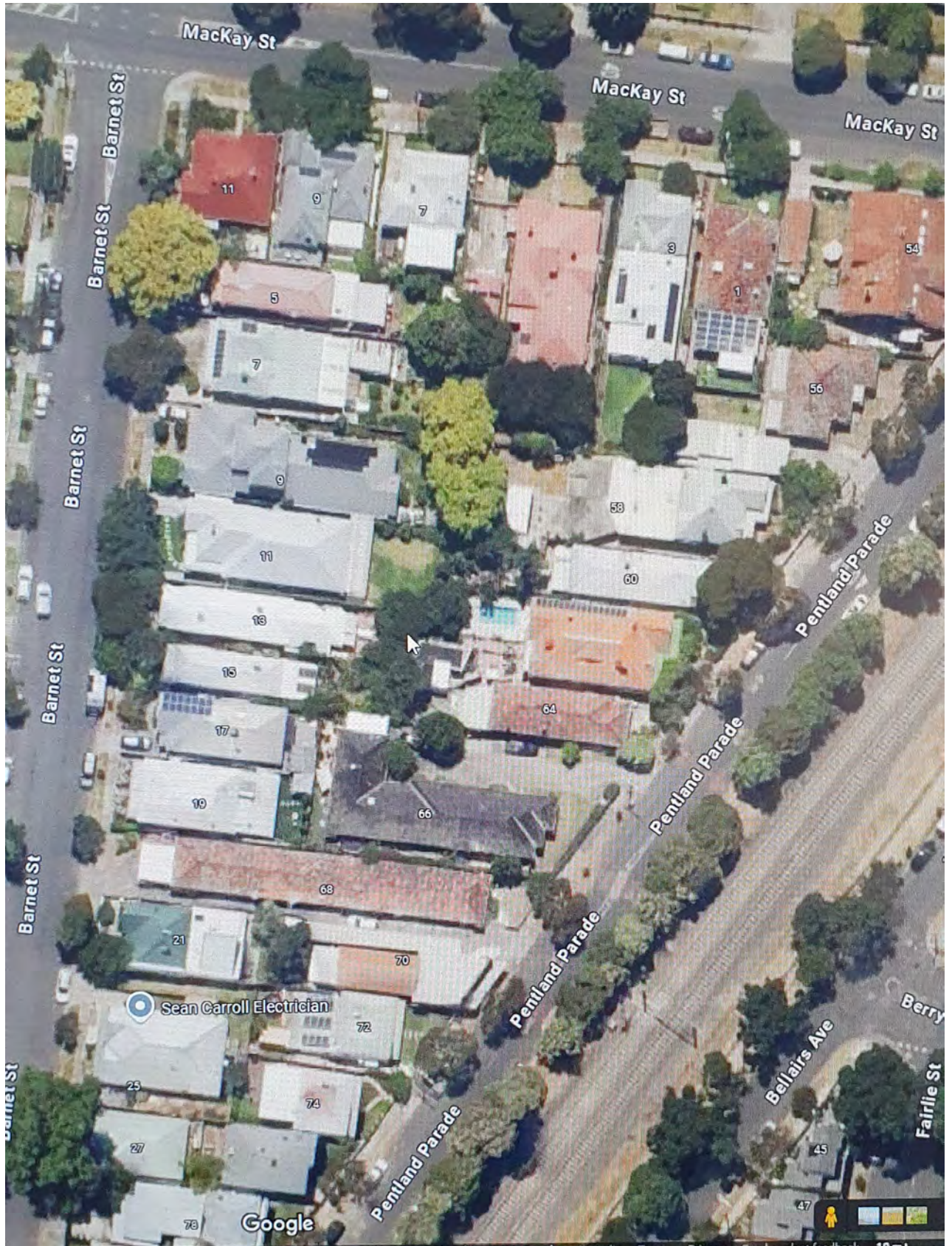


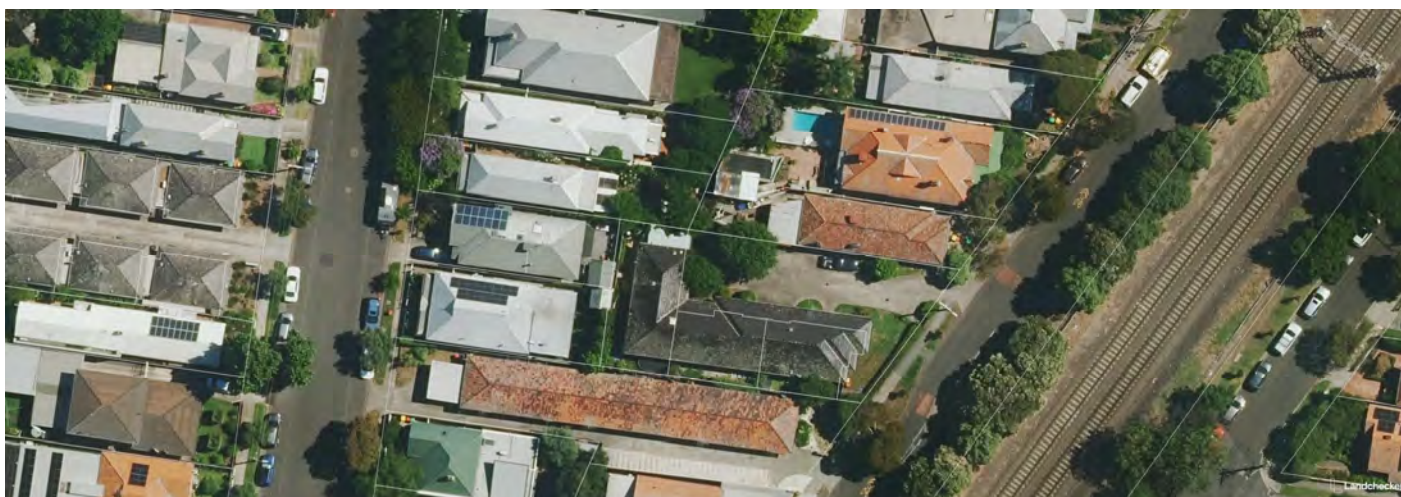
**SOUTH NEIGHBOUR DRIVEWAY SHOWN AND SOUTH SUBJECT SITE
FENCE AND SOUTH WALL OF EXISTING BUILDING**



SOUTH WALL OF EXISTING HOME

AERIAL VIEW OF SUBJECT
SITE





AERIAL VIEW T SITE

**CITY OF MARIBYRNONG
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