

Office Use Onl

Application No.: _____ Date Lodged: / /

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

i Click for further information.

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

Clear Form

The Land **i**

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

Street Address *

Unit No.:	St. No.: 9	St. Name: Kent St
Suburb/Locality: Seddon		Postcode: 3011

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

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

A	Lot No.: 5	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 009027.
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

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

Demolish existing dwelling, construction of new single story dwelling

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⚠ 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 \$550000	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
<p>If the application is for land within metropolitan Melbourne (as defined in section 3 of the <i>Planning and Environment Act 1987</i>) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.</p>	

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

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 story 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).

 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: Ms	First Name: Hayley	Surname: Burke
Organisation (if applicable): BCT Group		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 289	St. Name: Geelong Rd
Suburb/Locality: Kingsville		State: Vic Postcode: 3012

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 96871624	Email: hayley@bctgroup.com.au
Mobile phone: 0434182990	Fax:

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

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
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.

Owner *		Same as applicant <input type="checkbox"/>
Name:		
Title: Ms	First Name: Marija	Surname: Stojanova
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 24	St. Name: Austin St
Suburb/Locality: Seddon		State: Vic Postcode: 3011
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: *Hayley Burke*

Date: 9/01/2026

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

If 'Yes', with whom?:

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 & 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 Goulburn, 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.

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.



You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

 You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

 Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

 Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

 Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

 The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

 Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES

Example 1

The Land 1

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

Street Address *

Unit No.: 4	St. No.: 26	St. Name: Planmore Avenue
Suburb/Locality: HAWTHORN		Postcode: 3122

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** Lodged Plan Title Plan Plan of Subdivision No.: **LP93562**

OR

B Crown Allotment No.: _____ Section No.: _____

Parish/Township Name: _____

Example 2

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

Construction of two, double-storey dwellings and construction of two new crossovers.

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.

Example 3

Existing Conditions 1

Describe how the land is used and developed now *

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

Single dwelling.

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

Example 4

Applicant and Owner Details 1

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

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.

Name:		
Title: Mr	First Name: Len	Surname: Browning
Organisation (if applicable): Responsible Developers P/L		
<small>Postal Address: If it is a P.O. Box, enter the details here:</small>		
Unit No.: 4	St. No.: 12	St. Name: Ardour Lane
Suburb/Locality: Wycheproof	State: Vic	Postcode: 3527
Contact information for applicant OR contact person below		
Business phone: 9123 4567	Email: tcpl@bigpond.net.au	
Mobile phone: 0412 345 678	Fax: 9123 4567	
Contact person's details* Same as applicant <input type="checkbox"/>		
<small>Name:</small>		
Title: Mr	First Name: Andrew	Surname: Hodge
Organisation (if applicable): Town Planning Consultants		
<small>Postal Address: If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name: PO Box 111
Suburb/Locality: Parkdale	State: Vic	Postcode: 3194
<small>Name:</small> Same as applicant <input checked="" type="checkbox"/>		
Title:	First Name:	Surname:
Organisation (if applicable):		
<small>Postal Address: If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date: _____	
	<small>day / month / year</small>	

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

CITY OF MARIBYRNONG
RECEIVED
09/01/2025
URBAN PLANNING

Page 1 of 1

VOLUME 04731 FOLIO 123

Security no : 124129173087Y
Produced 21/10/2025 10:53 AM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 009027.
PARENT TITLE Volume 04540 Folio 961
Created by instrument 1097709 09/04/1923

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MARIJA STOJANOVA of 24 AUSTIN STREET SEDDON VIC 3011
AD235871H 11/11/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD235872F 11/11/2004
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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP716759F 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: 9 KENT STREET SEDDON VIC 3011

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END



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PLAN OF SUBDIVISION OF
PART OF CR^N ALLOTTE SEC^N 14
AT FOOTSCRAY
PARISH OF CUT PAW PAW
COUNTY OF BOURKE

LP 9027

EDITION 1
PLAN MAY BE LODGED 2/10/22

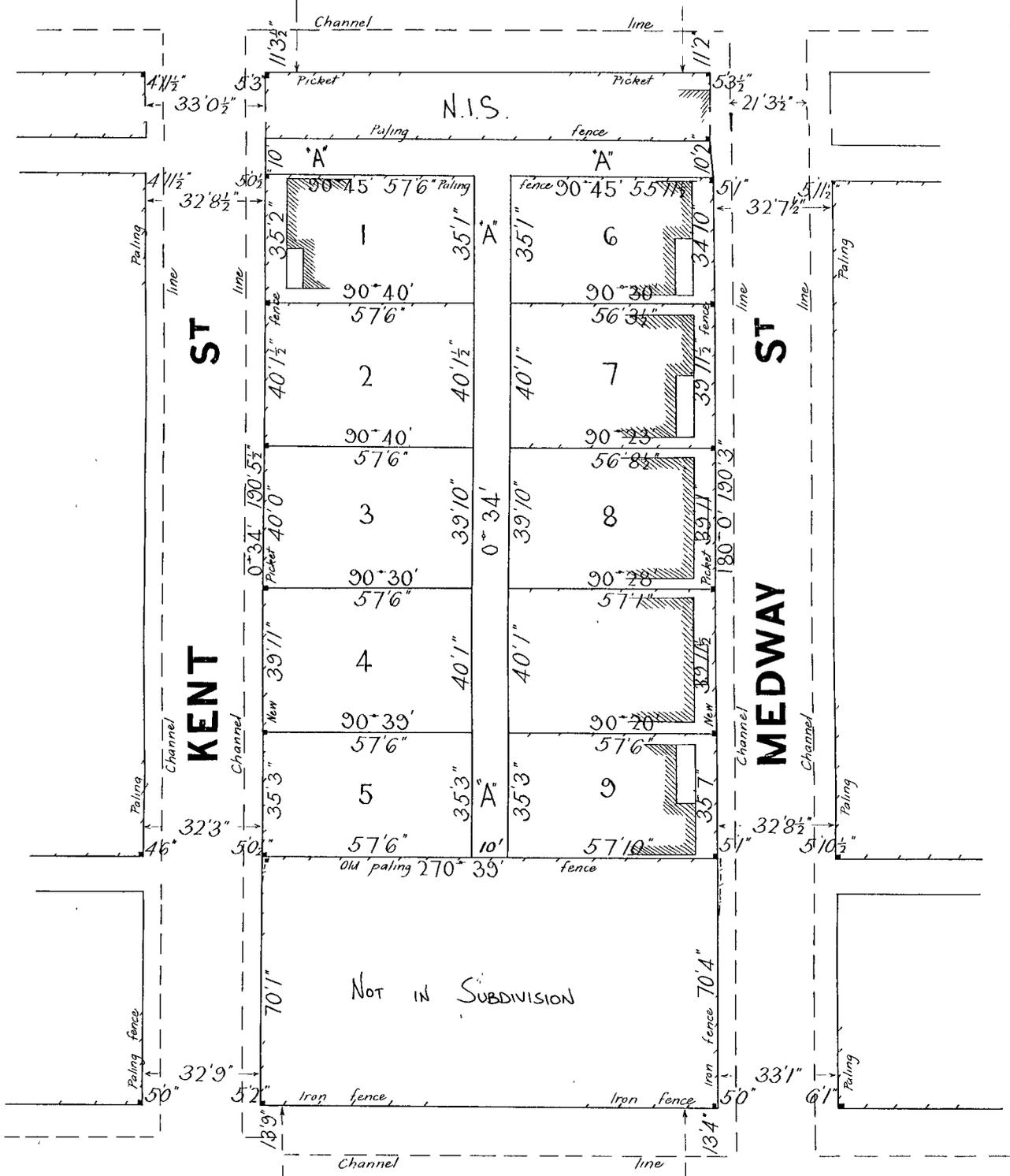
Measurements are in Feet & Inches

Conversion Factor

FEET x 0.3048 = METRES

VOL.4540 FOL.961

AUSTIN ST



CHARLES ST



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TITLE PLAN		EDITION 1	TP 716759F
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Location of Land

Parish: AT FOOTSCRAY PARISH OF CUT-PAW-PAW
 Township:
 Section: 14
 Crown Allotment: E (PT)
 Crown Portion:

Last Plan Reference: LP 9027
 Derived From: VOL 4731 FOL 123
 Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

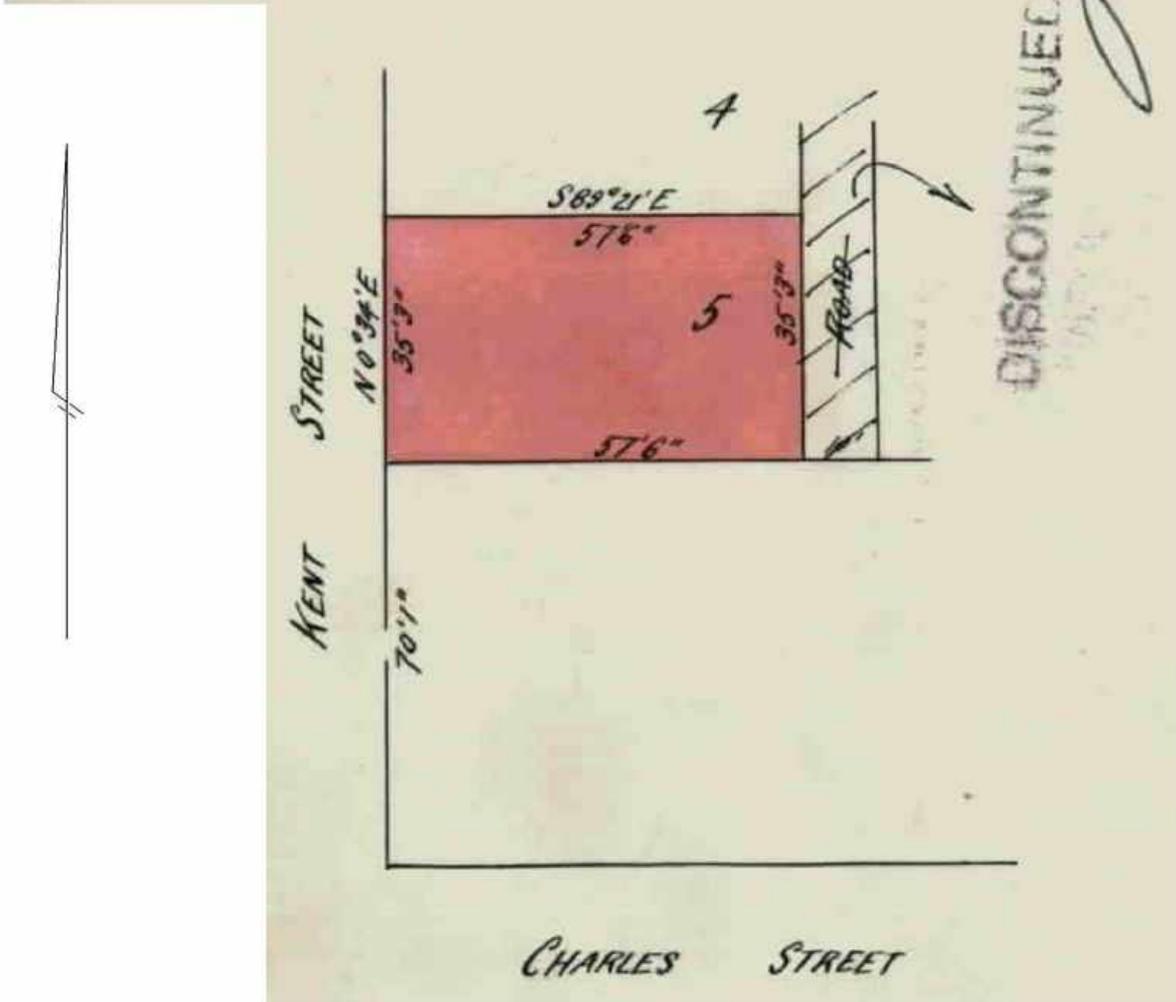
Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 11-12-2000
 VERIFIED: A.D.

CITY OF MARIBYRNONG
ADVERTISED PLAN

A.O. IN L.G.D. 5560
 18-5-89





Town Planning Application Report

Date: 8/01/2026
Property: 9 Kent St, Seddon
Owners Name:

Applicant Name: Hayley Burke – BCT Group
Address: 289 Geelong Rd Kingsville 3011
Ph: 0434182990
Email: hayley@bctgroup.com.au

Planning Zones & overlays:

- **Neighbourhood Residential Zone (NRZ1)** *Clause 32.09 Neighbourhood Residential Zone – A permit is required to construct or extend a small second dwelling on a lot of less than 300 square metres.*
Application requirements – None specified

Neighbourhood Character Overlay – Schedule 4 (NC04) Clause 43.05-2.
 43.05-3 - *A permit is required to: Demolish or remove a building.*

**CITY OF MARIBYRNONG
 ADVERTISED PLAN**

Clause 43.05 -2: Neighbourhood Character Objective	Response
<ul style="list-style-type: none"> • To ensure new dwellings and additions respect the qualities of older adjoining buildings. • To ensure buildings and extensions respect the dominant building scale and forms. • To maintain and strengthen the garden setting of dwellings. • To maintain the consistency of front boundary setbacks. • To encourage innovative and contemporary architectural responses that respect and assist in achieving the preferred neighbourhood character. 	<ul style="list-style-type: none"> • The surrounding & adjoining properties are a mixture of both single & double storey brick & timber weatherboard clad homes, with either tiled or metal sheet roofs. • The proposed new building incorporates a modern, innovative design using materials & colours similar to neighbouring properties to achieve the preferred neighbourhood character. • The use of timber cladding combined with metal roofing takes regards to the neighbourhood character. • The new dwelling has been sited with a compliant front setback, to adhere to the consistency of neighbouring properties. • Landscaping does not form part of our works. The owner will be responsible for the planting of gardens including 2 x canopy tree's as shown on site plan (A301)

Clause 43.05-5: Other Requirements	Response
<p>Design Detail:</p> <ul style="list-style-type: none"> • The number of storeys, • Façade articulation and design, • Roof form, • Building materials, • Verandahs, eaves and parapets, and • Building siting <p>Should respect the preferred neighbourhood character of the area. Upper storeys that exceed the predominant height in the street should be recessed behind the front façade. Garage and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<ul style="list-style-type: none"> • The proposed single storey dwelling includes a garage setback behind the front façade to provide articulation to the front façade. The dwelling has been sited carefully with the constraints of the small lot size, to ensure consistent setbacks with the neighbourhood character and similar to it's current siting. • The design incorporates a material & colour palette that respects the neighbourhood character.
<p>Parking: Where there is no existing cross over to the lot no car spaces should be provided. Where there is an existing cross over to the lot and a garage or carport is to be provided garages and car ports should be located behind the front line of the dwelling. The loss of front garden space to paved surfaces and the dominance of car parking structures should be minimised. In new developments two car spaces should be provided per dwelling with:</p> <ul style="list-style-type: none"> • One space at least 6 metres long and 3.5 metres wide and covered or capable of being covered. • The second space at least 4.9 metres long and 2.6 metres wide. <p>If the car spaces are provided in a garage, carport or otherwise constrained by walls, a double space may be 5.5 metres wide measured inside the garage or carport. A building may project into a car space if it is at least 2.1 metres above the space. The requirements relating to the provision of car parking do not apply to extensions to existing dwellings. This parking requirement does not apply to two or more dwellings on a lot and residential buildings.</p>	<ul style="list-style-type: none"> • There is an existing cross over where the proposed garage is setback behind the front line of the dwelling. • A single car garage is proposed, to ensure there's sufficient space for landscaping/garden space. • Due to the constraints of the small lot size (200m2), 2 car spaces is not achievable or practical for a lot this size. The 1 x covered car space provided achieves the required 6mtrs length & 3.5mtrs wide.

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<i>Clause & Standard</i>	<i>Objectives</i>	<i>Compliance</i>	<i>Response</i>
Clause 54-02-1 – Neighbourhood Character Standard A2-1: Street setback	To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	Yes	Proposed new setback is compliant achieving the average of the 2 neighbouring properties = 1890mm
Standard A2-2: Building Height	The maximum allowable building height is 9m	Yes	Proposed building heights do not exceed 9mtrs. Building heights have been reduced from their current height & format.
Standard A2-3: Side & Rear Setbacks	To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings	Yes	<ul style="list-style-type: none"> • North boundary setback achieves the min required 1mtr setback & wall height is under 3.6mtrs. • South boundary setback is on boundary & height under 3.6mtrs • Rear setback achieves the min 1mtr setback & wall height is under 3.6mtrs.
Standard A2-4: Walls on boundaries	To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.	Yes	South boundary wall abuts 2 adjoining lots # 32 & #30. Wall length on boundary abutting #32 is 6280mm long. Wall length on boundary abutting #30 is 6860mm long. Both are compliant with the allowance of up to 10mtrs for each individual adjacent lot boundary.
Standard A2-5: Site coverage	To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.	No	The site coverage is exceeded by .3%, very minor and will not have any impact on the neighbourhood character. The dwelling has been sited to ensure the setbacks are compliant, to avoid it being visually bulky to the streetscape. Due to the constraints of the small lot size, the design has been carefully designed to meet the needs of the owner through the use

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			of practical living spaces, whilst providing outdoor space to the northern boundary.
Standard A2-6: Tree canopy	<p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p>	No	<p>Proposed 1 x new canopy tree planted to the rear of property planted in min deep soil area of 12m² with min 2.5mtr plan dimension.</p> <p>We sought a variation for a 2nd tree due to the constraints of the site & limited space for plating.</p> <p>We cannot achieve the min deep soil area and with the close proximity to the structure/dwelling it would not be suitable.</p> <p>Each tree & vegetation has been carefully selected from the <i>'whichplantwhere'</i> website for the Seddon area.</p> <p>They will be planted in location where they will receive the required & most efficient solar access for the species.</p>

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Standard A2-7: Front fences	To encourage front fence design that responds to the existing or preferred neighbourhood	Yes	The proposed front fence will be 1300mm high, with timber pickets as shown on elevations & in accordance with this standard. It will be similar to the existing timber picket fence and neighboring properties within the streetscape (No. 10 & 8 Kent St)
Clause 54.03 – Livability Standard A3-1: Street integration	To integrate the layout of development with the street to support the safety and amenity of residents	Yes	The design provides 2 x habitable room windows to the front façade providing passive surveillance
Standard A3-2: Private Open Space	To provide adequate private open space for the reasonable recreation and service needs of residents.	No	Due to the constraints of the small lot size, the existing dwelling does not achieve the min required 20%. The proposed new dwelling is reduced by 1%, therefore would not have any detrimental impact from it's current needs.
Standard A3-3: Solar Access to open space	To allow solar access into the secluded private open space of new dwellings	Yes	Future solar panel location noted on site plan A301
Standard A3-4 – Daylight to new windows	To allow adequate daylight into new habitable room windows.	No	The new Study window has a light court of 1.75QM. Variation being sought as it does achieve the min required 1mtr clear to the sky through the light court space and setback of 1039mtrs to the fence. We've also placed a skylight in this room, to enhance access & achieve adequate daylight into the room. Due to the external wall on boundary, a window placed on the south external wall would require fire rating increasing costs to the client. We have designed it so that it is oriented facing the light court space achieving reasonable access to daylight.

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Clause 54.04 – External Amenity Standard A4-1: Daylight to existing windows	To allow adequate daylight into existing habitable room windows.	Yes	All existing habitable room windows achieve the required min 1mtr clear to the sky. No impact on neighboring properties daylight to these windows.
Standard A4-2: Existing north facing windows	To allow adequate solar access to existing north-facing habitable room windows.	Yes	Set back to No.7 achieves the required min 1mtr setback.
Standard A4-3: Overshadowing	To ensure buildings do not significantly overshadow existing secluded private open space.	No – No.32 Yes – No.30	The rear adjoining lot at No.30 has an SPOS area of 35m ² , with 28m ² of it already overshadowed. The new proposed dwelling will see a minor increase to this; however due to the size constraints of our site and the addition of the 2nd story to No.30, it's unavoidable. As the increase is very minor, we dont believe it will create any further impact on their existing amenity. The other rear neighbours SPOS is 46m ² . 13m ² is currently overshadowed, our works will cast an additional shadow of 3.6m ² max at 3pm. This leaves 29m ² of un-shadowed SPOS, greater than 50% of the area.
Standard A4-4- Overlooking	To limit views into existing secluded private open space and habitable room windows.	Yes	Proposed new works do not cause any overlooking concerns. Existing 2.1mtr high boundary fence will remain and screens any views into neighboring windows.
Clause 54.05 – Sustainability Standard A5-1	To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration.	Yes	Permeability achieves the min 20% with 37% permeability surfaces.

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	To contribute to urban cooling		
Standard A5-2: Overshadowing domestic solar energy systems	To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.	Yes	No solar systems applicable on neighboring properties.
Standard A5-3: Rooftop solar energy generation area	To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.	Yes	Future solar panel location noted on plans.
Standard A5-4: Solar protection to new north-facing windows	To encourage external shading of north facing windows to minimise summer heat gain.	Yes	North facing windows are shaded by 500mm eaves.