

**NOTICE OF AN APPLICATION FOR A PLANNING PERMIT
SECTION 52 OF THE PLANNING & ENVIRONMENT ACT 1987
FORM 2 – PLANNING & ENVIRONMENT REGULATIONS 2015 (Ver. 6)**

The land affected by the application is located at:	41 Hamilton Street Seddon
The application is for a permit to:	Demolition of an existing dwelling and construction of a new dwelling within a Heritage Overlay
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause No.	Matter for which a permit is required: Clause 43.01-1 To construct a building or construct or carry out works.
The application reference number is:	TP205/2025(1)
Description of the Proposal:	<p>The proposal is briefly summarised as follows:</p> <ul style="list-style-type: none"> • Demolition of existing single storey dwelling and garage on site • Construction of new double storey dwelling and garage <ul style="list-style-type: none"> ○ 5 bedrooms ○ Maximum height of 7.9 metres ○ Site coverage of 203.55sqm ○ Rear verandah space • Construction of 1.1-metre-high timber picket fence along Hamilton Street



View Advertised Plans

You may look at the application and any documents that support the application free of charge by using the QR Code to the right or by visiting: www.maribyrnong.vic.gov.au/apa.

You may also call **9688 0200** to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, Maribyrnong City Council. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.

An objection must be sent to the Responsible Authority in writing and include the reasons for the objection and state how the objector would be affected. If you object, the responsible authority will tell you of its decision.

To submit an objection or a show of support please use the QR Code to the right to access the online form.

The Responsible Authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application.



Lodge Objection

The Responsible Authority will not decide on the application before:	8th September 2025
--	--------------------------------------

Please note that the proposed development only requires a planning permit subject to the provisions of the Heritage Overlay. As such, Council's consideration of the application is limited to the decision guidelines of Clause 43.01 - Heritage Overlay, of the Maribyrnong Planning Scheme. Consequently, a ResCode (Clause 54) assessment will not be undertaken as part of this consideration and the effect on the amenity of adjoining properties cannot be considered.