

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
26/05/2025
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.: 15	St. Name: Alfred Street
Suburb/Locality: SEDDON		Post Code: 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	Vol.:	Folio.:	Suburb.: Seddon
OR	Lot No.: 2	Type.: Title 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? *

ONE DWELLING ON A LOT

🔗 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 *

750000.00

⚠ 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.

ONE DWELLING ON A LOT


 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): EVISSA P/L

Unit No: UNIT 6 St. No: 9 St. Name: Church Street

Suburb: HAWTHORN State: VIC Postcode: 3122

Business phone: 0370654919 Email: zac@evissa.com.au

Mobile phone: 0406213812 Home:

Contact person's details*

Name:

Same as applicant ☒

Title: CO First Name: Surname:

Organization (if applicable): EVISSA P/L

Unit No: UNIT 6 St. No: 9 St. Name: Church Street

Suburb: HAWTHORN State: VIC Postcode: 3122

Business phone: 0370654919 Email: zac@evissa.com.au

Mobile phone: 0406213812 Home:

Owner *

The person or organisation who owns the land

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

Name:

Same as applicant ☐

Title: MRS First Name: MARY KAY Surname: HARVEY

Organization (if applicable):

Postal Address:

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

Unit No: UNIT 10 St. No: 26 St. Name: Barnett Street


Suburb: KENSINGTON State: VIC Postcode: 3031

Business Phone: 0370654919 Email: benjaminjqfleming@gmail.com

Mobile phone: 0411585390 Home:

Declaration

This form must be signed by the applicant *

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

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

Signature:

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.

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.

**AMENDMENT TO AN APPLICATION FOR A PLANNING PERMIT - Request Form
(before permit is issued)**

Privacy Information: Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.
Requests for access to and/or amendment of the information provided may be made to Council's Privacy Officer on: 9688 0200.

DETAILS OF APPLICATION TO BE AMENDED

Application Number: TP155/2025 **Address of Land :** 15 Alfred Street Seddon VIC 3011

Under what section of the Planning and Environment Act 1987, is the amendment being sought:

- ☐ Section 50 – Amendment to the application prior to notice
☒ Section 57A – Amendment to the application after notice (*Note – A fee of 40% of the original application fee is required with this request*)

THE APPLICANT

Name: Zac Cazacu **Organisation:** Evissa P/L

Address: Unit 6 9 Church Street Hawthorn VIC 3122

Contact Phone Number: 0370654919, 0406213812

Email: zac@evissa.com.au

Are you the applicant of the original planning permit application? ☒ Yes ☐ No
(*Note: Only the applicant of the original planning permit application may ask Council to amend the application*)

DETAILS OF THE PROPOSED CHANGES

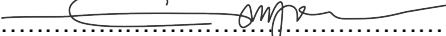
Is there a change to the description of the land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there a change to the plans and/or other documents submitted with the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the use and/or development of the land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

List in detail the proposed changes (This can be listed on a separate page)

Please see the following page.

DECLARATION TO BE COMPLETED FOR APPLICATIONS

**I declare that all
information I have given
is true.**

Applicant Signature: 

Date: 10/11/2025

Proposed Changes:

The amendments to current design response are facilitating the inclusion of the recommendations received from the council and from our neighbours located at number 17 Alfred St:

1. Stair relocation.
2. Bathroom, Laundry, Pantry, Master Bedroom and associated amenities of the Master Bedroom.
3. Slight enlargement of Patio.
4. Provision for three canopy trees.
5. Provisions for Rear Parking access on grade
6. Internal layout reconfiguration.
7. One meter boundary setback of first floor Southern wall.
8. Skylights W19, W20 & W21 relocated and added to ensure adequate daylight in areas on ground floor.
9. Setback descales the roof size while maintaining the original proposed dwelling shape and design intent.
10. Cladding amendments to CL2 & CL3.
11. Glazing amendments to GL2.

HOW TO REQUEST FOR AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT

ALL OF THE INFORMATION OUTLINED BELOW MUST ACCOMPANY THIS APPLICATION.

ALL REQUESTS SUBMIT:

1. Application form
2. A written statement detailing all alterations/amendment proposed
3. Application fee if required

If you are amending the description of the land, please submit:

1. Provide the street number, street name, town, postcode, the lot number and lodged plan number or other title particulars
2. If you attach a plan, include:
 - The boundaries of the land and their measures;
 - The street it faces, the nearest intersecting street, the distance from this street and the name of all streets on the plan;
 - Reasons for the amendment

If you are amending the use and/or development of the land, please submit:

1. Details of the changes to the use and development of the land;
2. Reasons for wishing to amend the use and/or development;

If you are amending the plans, please submit:

1. An electronic copy of the plans (coloured to highlight the proposed amendments):
 - Site plan of the existing site and all amendments that are proposed;
 - Floor plans showing existing conditions, and all proposed amendments;
 - Elevation plans of the existing proposal, and all proposed amendments.

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

Page 1 of 1

VOLUME 12036 FOLIO 195

Security no : 124124621178C
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LAND DESCRIPTION

Lots 1 and 2 on Title Plan 079657M.
PARENT TITLE Volume 10257 Folio 095
Created by instrument AR687153U 23/11/2018

CITY OF MARIBYRNONG
RECEIVED
26/05/2025
URBAN PLANNING

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MARY KAY HARVEY
BENJAMIN JAMES QUINN FLEMING both of UNIT 10 26 BARNETT STREET KENSINGTON
VIC 3031
AS246970N 11/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS246971L 11/06/2019
SUNCORP-METWAY LTD

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 TP079657M 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL
Effective from 11/06/2019

DOCUMENT END

Imaged Document Cover Sheet

CITY OF MARIBYRNONG

RECEIVED**26/05/2025**

URBAN PLANNING

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Document Type	Plan
Document Identification	TP079657M
Number of Pages (excluding this cover sheet)	1
Document Assembled	20/05/2025 21:39

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

TITLE PLAN		EDITION 1	TP 79657M
Location of Land Parish: CUT-PAW-PAW Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP499 Derived From: VOL 10257 FOL 095 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information ALL THAT PIECE OF LAND IN THE PARISH OF CUT PAW PAW BEING PART OF LOTS 106 AND 107 ON PLAN OF SUBDIVISION NO.499 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE ROADS SHOWN ON THE SAID PLAN OF SUBDIVISION- - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 04/08/1999 VERIFIED: C.P.	
<p>Diagram showing land parcels 106 and 107, bounded by Alfred Street and Road. The diagram includes dimensions and bearings for the boundaries. The total area is 252 m².</p>			
TABLE OF PARCEL IDENTIFIERS WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 PARCEL 1 = LOT 106 (PT) ON LP499 PARCEL 2 = LOT 107 (PT) ON LP499			
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

TOWN PLANNING APPLICATION STATEMENT FOR ONE DWELLING ON A LOT UNDER THE CLAUSE 54

**15 Alfred St. Seddon VIC
10.11.2025**

Under Clause 54.01 (Application requirements) of the planning scheme, this statement outlines which standards are met and are not met particular to the development proposed on LOT 1 and 2 on TP 079657M, 15 Alfred Street, Seddon VIC 3011, along with any the overlays, particular provisions, and site features applicable to the subject site.

Planning Zone

Zoning: General Residential Zone – Schedule 1

Planning Overlays

Design and Development Overlay – Schedule 2 – DCPO2

STANDARD	Is the standard fully met?	Does an objector have a right to appeal?	Describe whether the standard is met or not met. If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Clause 54.02 Neighbourhood Character			
Standard A2-1 Street setback (Clause 54.02-1) 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.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The front street setback remains unchanged.
Standard A2-2 Building height (Clause 54.02-2) To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The proposed development is 7.6 metres in height which is below the maximum prescribed building height of 9 metres.
Standard A2-3 Side and rear setbacks (Clause 54.02-3) 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	Variation Required – Meets the Objective. Proposed double story South boundary wall is encroaching into the A2-3 setback diagram, however this double story wall triggers an acceptable small amount of sunlight reduction or overshadowing towards the Southern neighbouring property. Please review the Shadow diagram drawings. The existing house walls and roof are already encroaching within the A2-3 diagram. Existing North boundary wall has been removed to enable access to natural light for the neighbouring habitable windows facing South.

<p>Standard A2-4 Walls on boundaries (Clause 54.02-4)</p> <p>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.</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Yes, if standard not met</p> <p><input type="checkbox"/> No, if standard met</p>	<p>Variation Required – Meets the Objective.</p> <p>The proposal includes walls on boundaries that exceed the Standard A2-4 maximum length of 16.97 metres. Specifically:</p> <ul style="list-style-type: none"> • A total of 22.8 metres on the Southern boundary. • On the Northern boundary, two wall segments of 14.5 metres and 8 metres respectively, separated by a 5.5-metre open patio. <p>Although the proposed wall lengths exceed the standard, the design response is consistent with the prevailing length of the walls on the boundary exceeding the standard:</p> <ul style="list-style-type: none"> • Respecting the established neighbourhood character, which includes numerous nearby examples of boundary walls that exceed the standard, including the existing conditions. These precedents, many of which have received planning approval or have already been constructed, are detailed in the attached document “Seddon Wall on Boundary Precedents.docx.” • Minimising amenity impacts on adjoining properties. • Enhancing internal functionality and site efficiency, while maintaining reasonable separation and access to daylight for neighbouring dwellings. <p>The variation is therefore considered acceptable and consistent with the intent of the Planning Scheme.</p>
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<p>Standard A2-5 Site coverage (Clause 54.02-5)</p> <p>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	<p>Variation Required – Meets the Objective.</p> <p>The proposed development includes a site coverage of 67%, exceeding the standard by 2%.</p> <p>The site coverage remains generally consistent with the local context, where several nearby properties also exhibit coverage above 65%. Despite the variation, the proposal maintains appropriate setbacks, adequate private open space, and landscaped areas, with no unreasonable visual or amenity impacts. The built form is articulated and responds well to the site's dimensions and constraints. Please find details of these precedents in the attached document "Seddon Site Coverage Precedents.docx".</p> <p>While the proposal does not meet the numeric requirement of Standard A2-4, it meets the objective of Clause 54.02-5 by respecting the existing neighbourhood character and responding appropriately to the site's features. The variation is minor and considered acceptable.</p>
<p>Standard A2-6 Tree canopy (Clause 54.02-6)</p> <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>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<p>Three trees will be planted on site, one at the front and two at the back, as per the Town Planning requirements.</p>
<p>Standard A2-7 Front fences (Clause 54.02-7)</p> <p>To encourage front fence design that responds to the existing or preferred neighbourhood character.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<p>The front building fence proposed is at 1.5 metres which is below the maximum height allowed along the street.</p> <p>The proposed material for the front fence matches the colour of the dwelling to provide design coherence.</p>
<p>Standard 54.02-8 Building setback for small second dwellings (Clause 54.02-8)</p> <p>To ensure that small second dwellings are sited to respond to the existing or preferred neighbourhood character.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	<p>N/A</p>
<p>Clause 54.03 Liveability</p>			

Standard A3-1 Street integration (Clause 54.03-1) To integrate the layout of development with the street to support the safety and amenity of residents.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The existing front part of the house is maintained and its character remains unchanged. The proposed design response has a low scale, and it is shaped as a gable extrusion
Standard A3-2 Private open space (Clause 54.03-2) To provide adequate private open space for the reasonable recreation and service needs of residents.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	All secluded private open spaces provided are more than 40 sqm with a minimum dimension of 3.0 metres.
Standard A3-3 Solar access to open space (Clause 55.03-3) To allow solar access into the secluded private open space of new dwellings.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	SPOS is facing the Eastern side.
Standard A3-4 Daylight to new windows (Clause 54.03-4) To allow adequate daylight into new habitable room windows.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	All proposed windows are located to face outdoor space clear to the sky.
Standard A3-5 Safety and accessibility for small second dwellings (Clause 54.03-5) To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.	<input type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	N/A
54.04 External Amenity			
Standard A4-1 Daylight to existing windows (Clause 54.04-1) To allow adequate daylight into existing habitable room windows.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	Existing North boundary wall has been removed to enable access to natural light for the neighbouring South facing habitable windows.
Standard A4-2 Existing north-facing windows (Clause 54.04-2) To allow adequate solar access to existing north-facing habitable room windows.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	N/A
Standard A4-3 Overshadowing secluded open space (Clause 54.04-3) To ensure buildings do not significantly overshadow existing secluded private open space.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	Please review the shadow diagrams included within the architectural documentation.
Standard A4-4 Overlooking (Clause 54.04-4) To limit views into existing secluded private open space and habitable room windows.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The habitable windows with direct views into the secluded private open space of an existing dwelling have been specified to be delivered as fluted glass or overlooking prevention structures have been proposed.
54.05 Sustainability			
Standard A5-1 Permeability (Clause 54.05-1) To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To contribute to urban cooling.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	31% permeable surface proposed.

<p>Standard A5-2 Overshadowing domestic solar energy systems (Clause 54.05-2)</p> <p>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.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	<p>The amended first floor design considers access to solar energy systems for the dwelling located at number 17 Alfred Street. Provided shadow diagrams to be consulted.</p>
<p>Standard A5-3 Rooftop solar energy generation area (Clause 54.05-3)</p> <p>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>No, irrespective of whether the standard is met or not.</p>	<p>Proposed gable roof assists with direct North facing orientation for a future rooftop solar energy array.</p>
<p>Standard A5-4 Solar protection to new north-facing windows (Clause 54.05-4)</p> <p>To encourage external shading of North facing windows to minimise summer heat gain.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>No, irrespective of whether the standard is met or not.</p>	<p>External Shading structures have been proposed within the Patio to assist with reduction in solar radiation during the summer for all windows contingent to that area.</p> <p>First floor North facing windows are setback from the Northern boundary - 1.1m for W11 and W12, and setback 1.7m for W13 to assist with solar radiation access across the year. Summer solar radiation will be managed through the SHGH glass coefficient.</p>

Reference: **TP155/20252(1)**
Address: **15 Alfred St, Seddon VIC 3011**
Re: **Alterations and Additions to an existing dwelling on a lot less than 300m²**
Subject: **Seddon wall on the boundary precedents**

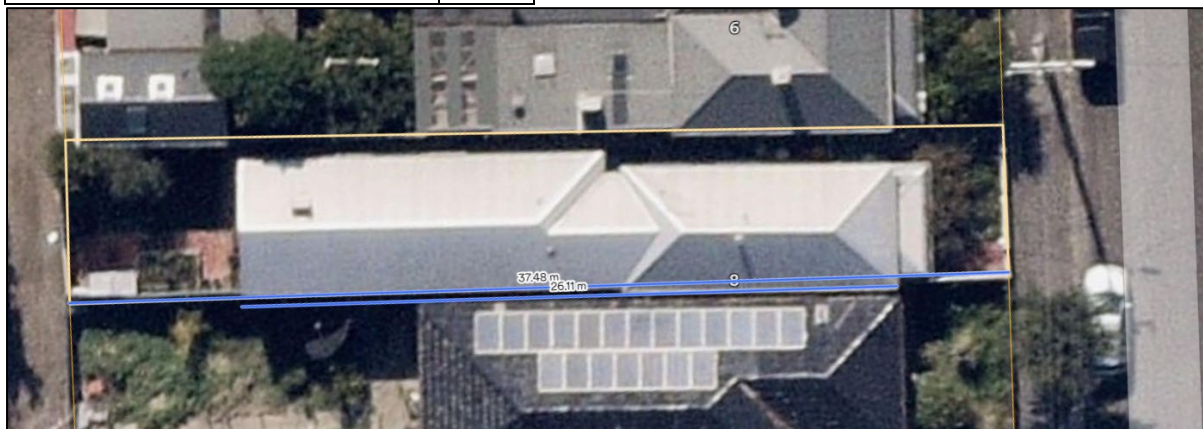
13 William Street

Title Boundary Length (approx.) (m)	40
Permissible wall on boundary based on rescode (approx.) (m)	17.5
Actual wall on boundary approved (approx.) (m)	26.4
Difference over and above rescode. (approx.) (m)	8.9



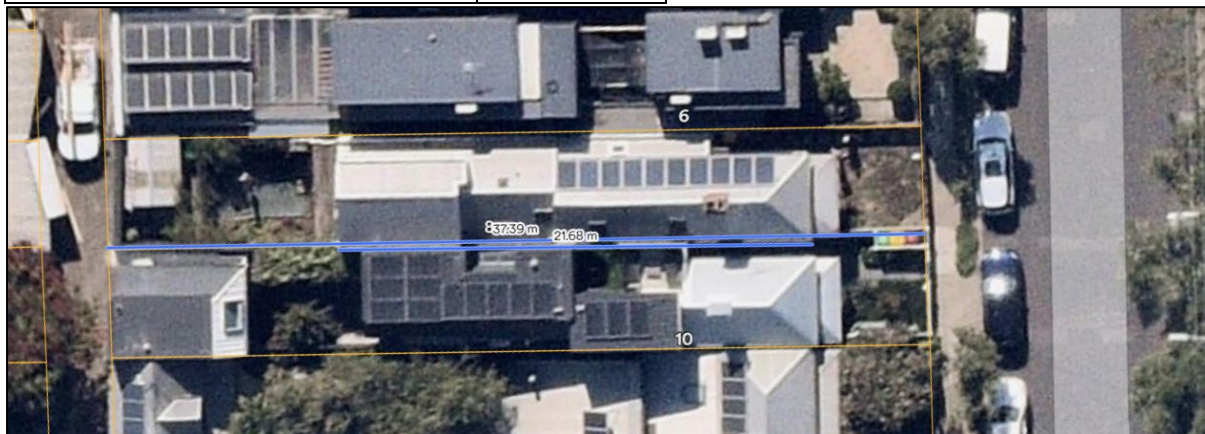
8 William Street

Title Boundary Length (approx.) (m)	37.5
Permissible wall on boundary based on rescode (approx.) (m)	16.88
Actual wall on boundary approved (approx.) (m)	26
Difference over and above rescode. (approx.) (m)	9.1



8 James Street

Title Boundary Length (approx.) (m)	37.5
Permissible wall on boundary based on rescode (approx.) (m)	16.88
Actual wall on boundary approved (approx.) (m)	21.5
Difference over and above rescode. (approx.) (m)	4.6



11

Henry Street

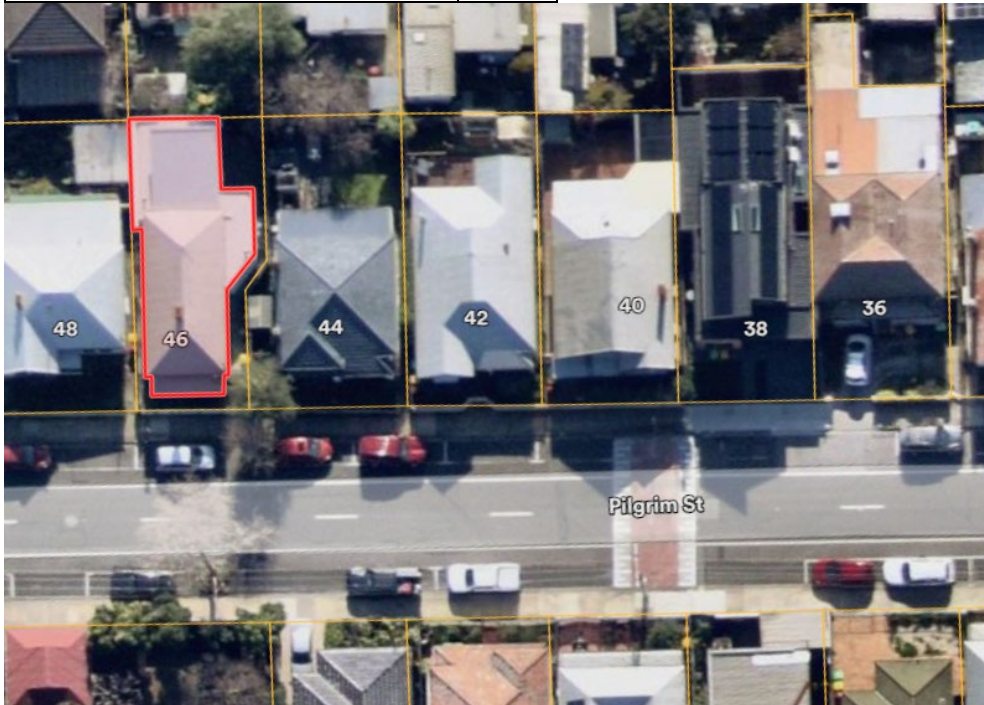
Title Boundary Length (approx.) (m)	37.5
Permissible wall on boundary based on rescode (approx.) (m)	16.88
Actual wall on boundary approved (approx.) (m)	24.5
Difference over and above rescode. (approx.) (m)	7.6



Reference: TP155/20252(1)
Address: 15 Alfred St, Seddon VIC 3011
Re: Alterations and Additions to an existing dwelling on a lot less than 300m²
Subject: Seddon site coverage precedents

46 Pilgrim Street

Site area (m2)	195
Site coverage (m2) (Approx)	140
Site coverage (%)	72%
Exceeding Rescode by approx (%)	12%



9 Henry Street

Site area (m2)	187
Site coverage (m2) (Approx)	130
Site coverage (%)	70%
Exceeding Rescode by approx (%)	10%



18 William Street

Site area (m2)	339
Site coverage (m2) (Approx)	233
Site coverage (%)	69%
Exceeding Rescode by approx (%)	9%



36 Seddon Street

Site area (m2)	198
Site coverage (m2) (Approx)	142
Site coverage (%)	72%
Exceeding Rescode by approx (%)	12%

