







Application for a Planning Permit

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

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**
-  Click for further information.

The Land

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

Street Address *

Unit No:	St. No.: 12	St. Name: Tarrengower Street
Suburb/Locality: YARRAVILLE		Post Code: 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 OR	Vol.: 5222	Folio.: 259	Suburb.: Yarraville
	Lot No.: 1	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? *

2 storey extension and renovation of existing dwelling

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

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

600000.00

 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.

single dwelling


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

Title Information

Encumbrances on title *

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Title: CO First Name: Achieve Surname: Group

Organization (if applicable):

Unit No: UNIT 1 St. No: 451 St. Name: Melbourne Road

Suburb: NEWPORT State: VIC Postcode: 3015

Business phone: 0414377118 Email: achieve@achievedesign.com.au

Mobile phone: 9391 0166 Home: 9364 2811

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

Contact person's details*

Name:

Same as applicant ☒

Title: CO First Name: Achieve Surname: Group

Organization (if applicable):

Unit No: UNIT 1 St. No: 451 St. Name: Melbourne Road

Suburb: NEWPORT State: VIC Postcode: 3015

Business phone: 0414377118 Email: achieve@achievedesign.com.au

Mobile phone: 9391 0166 Home: 9364 2811

Owner *

The person or organisation who owns the land

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

Name:

Same as applicant ☐

Title: MR First Name: Duane Surname: Currow

Organization (if applicable):

Postal Address:

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

Unit No: St. No: 12 St. Name: Tarrengower Street


Suburb: YARRAVILLE State: VIC Postcode: 3013

Business Phone: Email: duane.currow@gmail.com

Mobile phone: 0393910166 Home: 0393910166

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:

Achieve Group

Date 03 / 04 / 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

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 Gippsland, 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: TP89/2025(1)	Address of Land : 12 Tarrengower Street Yarraville
Under what section of the Planning and Environment Act 1987, is the amendment being sought: <input checked="" type="checkbox"/> Section 50 – Amendment to the application prior to notice <input type="checkbox"/> Section 57A – Amendment to the application after notice (<i>Note – A fee of 40% of the original application fee is required with this request</i>)	

THE APPLICANT

Name: Betti Trajcevski	Organisation: Achieve Design Group
Address: 451 Melbourne Rd Newport	
Contact Phone Number: 9391 0166	
Email: achieve@achievedesign.com.au	
Are you the applicant of the original planning permit application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (<i>Note: Only the applicant of the original planning permit application may ask Council to amend the application</i>)	

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) Include the demolition floor plans	

DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true.	Applicant Signature:  Date: 29/04/25
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**CITY OF MARIBYRNONG
ADVERTISED PLAN**

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 05222 FOLIO 259

Security no : 124123415309D

Produced 03/04/2025 03:12 PM

LAND DESCRIPTION

Lot 1 on Title Plan 228861L.
PARENT TITLE Volume 01811 Folio 048
Created by instrument K435637 28/06/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DUANE GARRY CURROW
KATIE LYON both of 341 DOUGLAS PARADE NEWPORT VIC 3015
AY591567N 13/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY591568L 13/11/2024
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 TP228861L 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: 12 TARRENGOWER STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST
Effective from 13/11/2024

DOCUMENT END

Delivered from the LANDATA® System by Landchecker Pty Ltd

TITLE PLAN		EDITION 1	TP 228861L						
Location of Land Parish: CUT-PAW-PAW Township: Section: 8 Crown Allotment: 1G (PT) Crown Portion: Last Plan Reference: Derived From: VOL 5222 FOL 259 Depth Limitation: NIL		Notations <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold; font-size: 1.2em;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div> 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: 19/06/2000 VERIFIED: HG							
<table border="1" style="width: 100%;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">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</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 1G (PT)</td> </tr> </table>				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 = CA 1G (PT)	
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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 = CA 1G (PT)									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Design Response Report

Proposed Alterations & Additions
12 Tarrengower Street, YARRAVILLE

April 2025

Narelle Cassar
6/6 Leake Street Essendon Victoria 3040
info@townplannersmelbourne.com.au

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Subject Site & Surrounds

Subject site

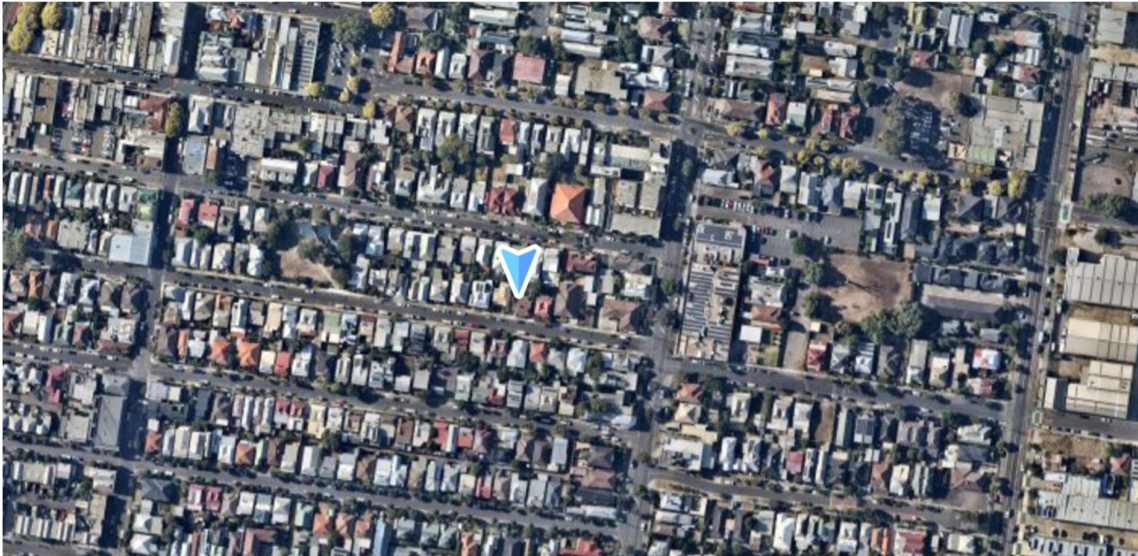
The subject site is a rectangular in shape parcel of approximately 248.07 square metres located on the northern side of Tarrengower Street in Yarraville. The frontage of the site to Tarrengower Street is 12.19 metres and the site has a depth of 20.35 metres. The site has three parcels; legally referred to as lot 1 on title plan 228861.

There is a formed concrete vehicle crossover to the site from Tarrengower Street. There is a concrete pedestrian foot path along the street frontage and no grassed nature strip.

The subject site is not within area of Aboriginal Cultural Heritage Significance. A cultural heritage management plan is not required.

The site is zoned Neighbourhood Residential - schedule 1 (NRZ1) and has two overlays:

- Development Contributions Overlay – schedule 2 (DCPO2)
- Heritage Overlay – schedule 15 (HO15)



Subject Site Source: Nearmap 7 March 2025

Surrounding area

The surrounding area is primarily residential with heritage overlay locally prevalent. The vast majority of allotments range from 200 to 400 square metres in area accommodating single detached dwellings. Much of the built form comprises original housing stock within Yarraville with additions to the rear; examples of more recent infill development.

The site is within Yarraville Residential Precinct characterised by its small Victorian & Edwardian single-storey detached housing with mainly weatherboard and some brick wall cladding, corrugated iron roofing, front verandahs, similar front and side setbacks and narrow block frontages. Houses were originally with timber picket front fences and streets with

asphalt footpaths and stone kerb and channel, with some surviving. Originally there was no provision for on-site vehicle parking for most of the identified housing. The major built form is of the typical Victorian era hipped roof and Edwardian era main hip and projecting gable roof form combination although there are some early two storey masonry parapeted houses. The corner-sited commercial development, had zero lot lines. Properties are generally surviving in the grid lot layout from the 1859 township layout as shown in the 'Township of Yarraville' plan and there is mature elm street tree planting typical of the Victorian-era. Of the 507 places in the precinct as a whole 429 are contributory.

In the residential areas there are concentrations of 19th century housing which survives in Ovens Street (north side), Stephen (north end) and Castlemaine Street (west end). Edwardian groups are in Sussex, Knox and part of Stephen (north) Streets. Later eras are represented in a lesser concentration in Frederick Street. Some areas, such as Stephen Street have elements of an early commercial- civic core (former Lyric Theatre) which has been superseded by the present centre grouped around the railway. Most houses are altered in detail but retain enough original fabric to express their development period better than most in the City. This is aided by rare (in the City of Maribyrnong) mature public landscape (elms, street trees) in Stephen St, south of Somerville Road. Very little of the bluestone kerb and channel which was once prevalent in the precinct has remained except for the east end of Blackwood and Lennox Streets and the large and notable expanse of basalt pitchers on the railway yard next to Woods St.

Details of Proposal

This application seeks to alter and extend the existing dwelling at 12 Tarrengower Street Yarraville. The existing dwelling comprises bedrooms 1, 2 and 3, kitchen, dining and bathroom with an attached verandah at front. An outbuildings to the rear consists of a laundry and store room.

This proposal seeks to demolish the rear portion comprising bedroom 3, kitchen, dining and bathroom to accommodate the proposed addition. Proposed demolition extends to the outbuilding housing the laundry and store room to make way for secluded private open space.

The proposed addition consists of an ensuite and WIR servicing bedroom 1, laundry, study, open kitchen, meals and living and a single lockable garage. The proposed upper storey is to consist of two additional bedrooms, bathroom and retreat. This application presents no change to the original.

Proposed works employ passive design solutions supporting sustainability whilst accommodating accustomed requirements of contemporary living without compromising established vegetation on the site and the heritage integrity of the existing dwelling.

Surrounding area

Pursuant to 32.09-5 of the Planning Scheme a permit is required to construct or extend one dwelling on a lot less than 300 square metres. No 12 Tarrengower Street Yarraville is under 300 square metres, as such a planning permit is triggered by this clause.

Pursuant to 43.01-1 of the Planning Scheme a permit is required to demolish or remove a building and construct a building or construct or carry out works. As such, a planning permit for this application is triggered by this clause.

Planning Policies

00 Purpose and Vision

The relevant provisions within Maribyrnong's planning scheme include:

02.01 CONTEXT

Context

The City of Maribyrnong (the City) is situated on the Maribyrnong River, 4km to the west of the Melbourne Central City. It comprises the suburbs of Braybrook, Footscray, Kingsville, Maidstone, Maribyrnong, Seddon, West Footscray, Tottenham and Yarraville.

The City's proximity to the Melbourne Central City allows for convenient access to employment, education, retail and business services. Maribyrnong is a 'gateway' to Melbourne's western region with good accessibility to the Port of Melbourne and airports. The City's population is one of the most culturally and ethnically diverse within Victoria. The population is projected to increase from approximately 86,400 in 2021 to approximately 155,000 in 2051 (Forecast ID, 2023). Population growth, redevelopment, gentrification and a transitioning economy is leading to an increase in residents, businesses and other opportunities in the City.

Settlement

The City's activity centre network provides residents, workers and visitors with access to a wide range of services. Activity centres are key locations for employment, transport, retailing, businesses, community services and increasingly for higher density forms of housing. The City's activity centres vary in size, functions and roles, ranging from specialised centres like Yarraville through to regional centres like Footscray Metropolitan Activity Centre and Maribyrnong-Highpoint Major Activity Centre.

Built Environment and Heritage

The City has a rich and diverse heritage. Heritage places include places of Aboriginal cultural heritage, early European settlement and the various phases of the City's industrial, commercial and residential development.

New development over the past 10 years has changed the appearance and form of the city significantly. The dominance of the industrial character and image has receded and the city's 'renewal' is bringing about a greater residential character and reputation.

02.02 VISION

Council Plan Vision

The Council Plan 2021-25 outlines a vision for the City of Maribyrnong to be 'an inclusive, flourishing, progressive city that cares for both its residents and its environment.' To achieve the vision, Council has focused on five strategic objectives:

- Safe climate and healthy environment.
- Liveable neighbourhoods.
- A place for all.
- Future focussed.
- Ethical leadership.

02.03 STRATEGIC DIRECTIONS

02.03-1 Settlement

Activity centres

The larger activity centres have the potential to broaden their range of uses, particularly increasing the extent of professional offices and residential development. Metropolitan and Major Activity Centres provide the greatest capacity for higher density mixed use development and diverse housing typologies. Neighbourhood Activity Centres provide daily convenience retailing and local commercial services, along with housing on the upper levels. Smaller centres, such as Local Centres and Small Destination Centres, also provide daily convenience services and have capacity to accommodate residential development on the upper levels; however, this should be balanced with the local character.

Maribyrnong's activity centre network is identified in the Activity Centre Framework Plan in Clause 02.04.

02.03-4 Built environment and heritage

Building and urban design

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

A well designed urban environment can enhance the image, aesthetics and amenity of the City. Excellence in urban design can improve streetscapes and public spaces and help achieve a more sustainable, attractive and liveable city.

Council seeks to:

- Encourage development that enhances and contributes to the local built form context of the area.
- Improve urban design outcomes by enhancing the safety, amenity, access and attractiveness of an area.

Environmentally sustainable design

The extent of redevelopment occurring in the City affords an opportunity for sustainable design and development outcomes that can reduce greenhouse gas emissions, energy consumption, and waste. Water conservation practices are needed to manage water resources and reduce reliance on potable water for non-drinking purposes. New

development will be expected to incorporate water re-use technology and Water Sensitive Urban Design.

Sustainability principles will strongly influence the design, siting and servicing of buildings (especially residential). Development will need to meet new design and development requirements, adopt new and emerging technologies, and achieve best practice. Best practice can be achieved by applying a variety of tools, technology, and design. Evaluation tools such as the Built Environment Sustainability Scorecard (BESS) and Sustainable Design Assessment should be used to demonstrate the sustainability of new developments. Other recognised evaluation tools include Green Star, Stormwater Treatment Objective Relative Measure (STORM), and Model for Urban Stormwater Improvement Conceptualisation (MUSIC).

Council seeks to:

- Encourage development to incorporate environmentally sustainable design.

Significant trees

There are trees in the City that play a special significance in the urban environment and in the City's urban forest.

Council seeks to:

- Protect and enhance identified significant trees.

Neighbourhood character

Development provides opportunities to build on the qualities of the City's heritage and neighbourhood character while introducing new built form that can enhance the City's image and liveability. In new residential areas, innovative design provides opportunities to establish a preferred character for that area.

Council seeks to:

- Encourage development to respect the heritage values and identified character of neighbourhoods.
- Encourage contemporary architecture to establish a preferred neighbourhood character in new residential areas.
- Encourage development that is responsive to the preferred future neighbourhood character.
- Retain and enhance identified elements that contribute to neighbourhood character.

02.03-5 Housing Housing Growth

The Housing Framework Plan in Clause 02.04 identifies the opportunities for residential development to cater for the forecast population and housing increase to 2030. Housing growth is directed to appropriate locations with access to employment, infrastructure and services.

Substantial housing change should occur in Substantial Change Areas as identified in the Housing Framework Plan. In the future, the Substantial Change activity centres (Maribyrnong-Highpoint Major Activity Centre and Footscray Metropolitan Activity Centre) will assume a stronger role and greater capacity for substantial medium and higher density

housing developments. Significant redevelopments are proposed for the Maribyrnong Defence Site, Kinnears site in Footscray, the former Defence site in Beachley Street, Braybrook, the Bradmill Precinct in Yarraville and the Maidstone Hampstead Road East Strategic Redevelopment Sites. Other smaller sites across the municipality will also contribute to the supply of new housing.

Incremental housing change should occur in Incremental Change Areas as identified in the Housing Framework Plan. Incremental Change Areas are all other residential areas without heritage significance, an identified residential character, or an identified constraint such as inundation that warrants planning protection through specific overlays. The mixed use and residential developments occurring in Incremental Change activity centres will continue and increase.

Limited housing change should occur in Limited Change Areas as identified in the Housing Framework Plan. Limited Change Areas are existing residential areas with heritage significance, an identified residential character, or an identified constraint such as inundation that warrants planning protection. The majority of these areas have been identified in Council's Heritage Study (2001) and neighbourhood character studies, or are in an overlay. Council seeks to:

- Direct the majority of the City's housing growth and greater housing diversity to substantial change areas.
- Preserve neighbourhood and heritage character in limited change residential areas.

Housing diversity and affordability

The City has a higher proportion of lone person households and an increasing proportion of family households. Population growth is driving a demand for these forms of housing as well as housing for older people.

Housing affordability is an issue for the City. Increasing the supply of affordable housing is a key priority.

To support the role of Victoria University, housing is needed for university staff and students. Many residential developments located within the Footscray Metropolitan Activity Centre provide specialised student housing while others are not suitably designed for the needs of students or staff. University accommodation should have good access to transport, facilities and services, and contribute to the life of the Footscray Metropolitan Activity Centre.

All housing development should provide a high level of amenity to all residents.

Council seeks to:

- Facilitate a diversity of dwelling typologies, configurations and sizes that cater for differing community needs including students, older people and people with disabilities.
- Facilitate an increase in the supply of affordable housing and other types of housing that are affordable, including social housing to assist in reducing housing stress.

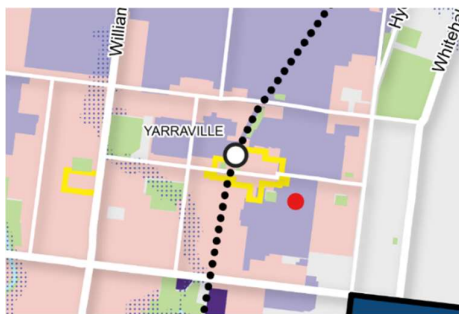
02.04 Strategic framework plans

Strategic Framework Plan



No 12 Tarrengower Street Yarraville is within close proximity to a neighbourhood activity centre

Housing Framework Plan



No 12 Tarrengower Street Yarraville is within an area where limited change is deemed appropriate

10 Planning Policy Framework

The relevant provisions within Maribyrnong's planning scheme:

11 SETTLEMENT

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health, wellbeing and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental, human health and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

11.01 VICTORIA
 11.01-1S Settlement
 To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

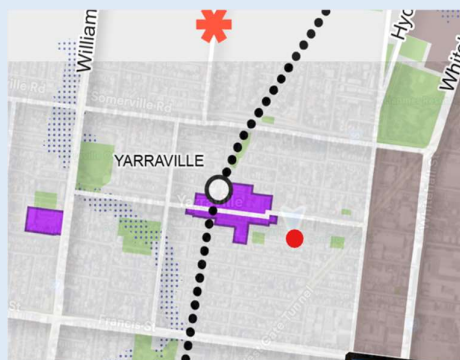
11.02 MANAGING GROWTH
 11.02-1S Supply of urban land
 To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
 11.02-2S Structure planning
 To facilitate the fair, orderly, economic and sustainable use and development of urban areas.
 11.02-3S Sequencing of development
 To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

11.03 PLANNING FOR PLACES
 11.03-1S Activity centres
 To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
 11.03-2S Growth areas
 To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.
 11.03-3S Peri-urban areas
 To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

11.03-1L-06 Yarraville neighbourhood activity centre

Objectives

- To support the role of Yarraville as a Neighbourhood Activity Centre with a mixture of uses.
- To reinforce the existing village character and sense of place.
- To limit vehicular traffic in the centre.
- To reinforce the social and cultural role of the centre.



No 12 Tarrengower Street Yarraville is not within Yarraville neighbourhood activity centre

11.03-4S Coastal settlement
 To plan for sustainable coastal development.
 11.03-5S Distinctive areas and landscapes
 To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.
 11.03-6S Regional and local places
 To facilitate integrated place-based planning.

12 ENVIRONMENTAL AND LANDSCAPE VALUES

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, Australia's Strategy for Nature 2019-2030, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.

12.01	BIODIVERSITY
12.01-1S	Protection of biodiversity To protect and enhance Victoria's biodiversity.
12.01-2S	Native vegetation management To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.
12.02	MARINE AND COASTAL ENVIRONMENT
12.02-1S	Protection of the marine and coastal environment To protect and enhance the marine and coastal environment.
12.02-2S	Marine and coastal Crown land To ensure the use and development of marine and coastal Crown land is ecologically sustainable, minimises impacts on cultural and environmental values, and improves public benefit for current and future generations.
12.03	WATER BODIES AND WETLANDS
12.03-1S	River and riparian corridors, waterways, lakes, wetlands and billabongs To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.
12.04	ALPINE AREAS
12.04-1S	Sustainable development in alpine areas To facilitate sustainable use and development of Alpine areas for year-round use and activity.
12.05	SIGNIFICANT ENVIRONMENTS AND LANDSCAPES
12.05-1S	Environmentally sensitive areas To protect and conserve environmentally sensitive areas.
12.05-2S	Landscapes To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

13 ENVIRONMENTAL RISKS AND AMENITY

Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:

Land use and development compatibility.

- Effective controls to prevent or mitigate significant impacts.

- Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.

Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

Planning should prepare for and respond to the impacts of climate change.

13.01 CLIMATE CHANGE IMPACTS

13.01-1S Natural hazards and climate change

To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

13.01-2S Coastal inundation and erosion

To plan for and manage coastal hazard risk and climate change impacts.

13.02 BUSHFIRE

13.02-1S Bushfire planning

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

13.03 FLOODPLAINS

13.03-1S Floodplain management

To assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

13.04 SOIL DEGRADATION

13.04-1S Contaminated and potentially contaminated land

To ensure that contaminated and potentially contaminated land is used and developed safely.

13.04-2S Erosion and landslip

To protect areas prone to erosion, landslip or other land degradation processes.

13.04-3S Salinity

To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

13.05 NOISE

13.05-1S Noise management

To assist the management of noise effects on sensitive land uses..

13.06 AIR QUALITY

13.06-1S Air quality management

To assist the protection and improvement of air quality.

13.07 AMENITY, HUMAN HEALTH AND SAFETY

13.07-1S Land use compatibility

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

13.07-2S Major hazard facilities

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

13.07-3S Live music

To encourage, create and protect opportunities for the enjoyment of live music.

14 NATURAL RESOURCE MANAGEMENT

Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.

Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.

14.01	AGRICULTURE
14.01-1S	Protection of agricultural land To protect the state's agricultural base by preserving productive farmland.
14.01-2S	Sustainable agricultural land use To encourage sustainable agricultural land use.
14.01-3S	Forestry and timber production To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

14.02	WATER
14.02-1S	Catchment planning and management To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
14.02-2S	Water quality To protect water quality.
14.02-3S	Protection of declared irrigation districts To plan and manage for sustainable change within irrigation districts declared under Part 6A of the Water Act 1989.

14.03	EARTH AND ENERGY RESOURCES
14.03-1S	Resource exploration and extraction To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.

15 BUILT ENVIRONMENT AND HERITAGE

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods. Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote development that is environmentally sustainable and should minimize detrimental impacts on the built and natural environment.

Planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging and comfortable to be in.
- Accommodate people of all abilities, ages and cultures.
- Contribute positively to local character and sense of place.
- Reflect the particular characteristics and cultural identity of the community.
- Enhance the function, amenity and safety of the public realm.

Planning should promote development that is environmentally sustainable and minimise detrimental impacts on the built and natural environment.

Planning should facilitate development that:

- Is adapted and resilient to climate related hazards.
- Supports the transition to net zero greenhouse gas emissions.

- Minimises waste generation and supports resource recovery.
- Conserves potable water.
- Supports the use of, and access to, low emission forms of transport.
- Protects and enhances natural values.
- Minimises off-site detrimental impacts on people and the environment.

15.01 BUILT ENVIRONMENT

15.01-1S Urban design

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

15.01-2S Building design

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

15.01-2L-03 Environmentally sustainable design

Strategies

- Encourage development that achieves best practice in environmental sustainability in its design, demolition, construction and operation.
- Encourage developments that meet the requirements of BESS, Green Star, or STORM/MUSIC evaluation tools.
- Encourage the siting of buildings and works to protect existing solar collecting devices and passive solar elements on adjoining buildings or land.
- Encourage the use of sustainable building materials and the reuse and recycling of waste building materials.
- Encourage drought proof landscaping and protection of existing vegetation.
- Encourage roof top gardens in multi-level developments to provide opportunity for green spaces and food growing.
- Encourage landscaping that provides habitat, open spaces, food resilience and climate control.
- Encourage industry to develop on-site renewable energy and new emerging low carbon technologies.
- Encourage renewable energy at household level and at strategic redevelopment sites.

15.01-3S Subdivision design

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

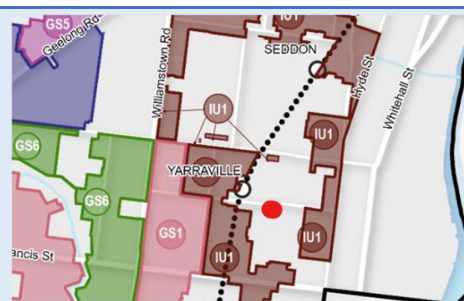
15.01-4S Healthy neighbourhoods

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

15.01-5S Neighbourhood character

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

15.01-5L Neighbourhood character



No 12 Tarrengower Street Yarraville is not within a precinct

15.01-6S Design for rural areas
To ensure development respects valued areas of rural character.

15.02 No content

15.03 HERITAGE

15.03-1S Heritage conservation
To ensure the conservation of places of heritage significance.

15.03-1L-03 Heritage precincts

- HO1 – Angliss Housing Estate Heritage Area, Yarraville Policy
- HO2 – Ballarat Road Residential Heritage Area Footscray Policy
- HO3 – Footscray Commercial Heritage Area Policy
- HO4 – Footscray Residential Heritage Area Policy
- HO5 – Munitions Worker's Housing Heritage Area, Braybrook Policy
- HO7 – Old Footscray Township Residential Heritage Area Policy
- HO8 – Queensville Estate Heritage Area Policy
- HO9 – Seddon Residential and Commercial Heritage Area Policy
- HO10 – Somerville Road 20th Century Residential Heritage Area Policy
- HO11 – Upper Footscray Residential Heritage Area Policy
- HO12 – War Service Homes Heritage Area Policy
- HO13 – William Angliss Worker Housing Heritage Area, Footscray Policy
- HO14 – Yarraville Civic and Commercial Heritage Area Policy
- HO15 – Yarraville Residential Heritage Area Policy

Objectives

- To ensure that new buildings and additions and extensions to contributory buildings do not detract from the character of the heritage area or overwhelm the existing contributory buildings.
- To discourage new building that closely imitates, replicates or mimics the contributory buildings in the heritage area.
- All precincts strategy
- Support development that is in keeping with the heritage precinct description and design characteristics in the Heritage Precincts Incorporated Document.

HO15 Yarraville Residential Heritage Area strategies

- Conserve and enhance the contributory elements in the area as evocation of Victorian and Edwardian era worker housing in Yarraville.
- Conserve the individually significant places such as Glenara at 82 Stephen Street and residences at 1 Goulbourn Street and 12 Ovens Street.
- Conserve and enhance the surviving 1859 township layout as shown in the 'Township of Yarraville' plan including the street and subdivision pattern and street names.
- Conserve and enhance the prominence of key heritage places such as the former Lyric Theatre.
- Retain the existing front and side setbacks.
- Encourage the retention and reinstatement of fences from the relevant eras.
- Conserve and reinstate the planting of mature street trees in Stephens Street.

- Encourage the retention and reinstatement of bluestone kerbs, gutters and asphalt footpath paving in street.
- Ensure new crossovers are single width and limited to one per allotment.
- Ensure the finish of new crossovers matches the surface of adjoining footpath in colour.

15.03-2S Aboriginal cultural heritage

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

16 HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

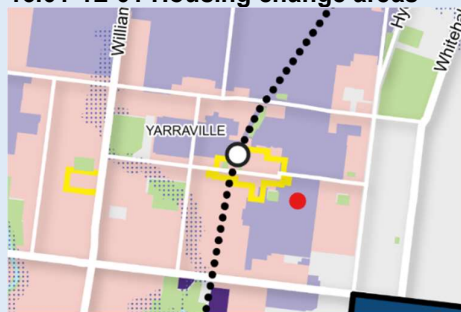
Planning for housing should include the provision of land for affordable housing.

16.01 RESIDENTIAL DEVELOPMENT

16.01-1S Housing supply

To facilitate well-located, integrated and diverse housing that meets community needs.

16.01-1L-01 Housing change areas



No 12 Tarrengower Street Yarraville is within an area where limited change is deemed appropriate

Limited change areas strategies

- Ensure the scale, form and appearance of new housing is in keeping with the surrounding development.
- Ensure that new development respects the existing heritage values and preferred neighbourhood character.
- Support a diversity of dwelling types and sizes, including affordable housing, where appropriate.

16.01-1L-02 Housing diversity

Strategies

- Support increased housing choice by providing a diversity of dwelling types, sizes and tenures.
- Ensure residential developments provide a mix of housing that caters for a range of households, lifestyles, age, incomes and life stages appropriate to the scale and nature of the project.
- Encourage larger developments to provide a range of dwelling types and sizes, including affordable housing.
- Encourage forms of housing suitable for home based businesses.
- Increase the overall stock of housing within the municipality, particularly medium and higher density development to ensure greater diversity to meet changing household needs.

16.01-2S Housing affordability
To deliver more affordable housing closer to jobs, transport and services.

**16.01-2L Housing affordability
Strategies**

- **Support the provision of social housing, in particular development that improves the distribution of social housing across the municipality.**
- **Encourage social and affordable housing in activity centres, close to public transport and as part of developments on strategic redevelopment sites.**
- **Promote the use of dwellings above shops in activity centres for affordable housing.**
- **Encourage residential development to provide opportunities for social and affordable housing.**
- **Implement social and affordable housing targets at the Bradmill Precinct West Yarraville, Maribyrnong Defence Site, Kinnears Precinct Footscray and Ryco Precinct Footscray redevelopment sites.**

16.01-3S Rural residential development
To identify land suitable for rural residential development.

16.01-4S Community care accommodation
To facilitate the establishment of community care accommodation and support their location being kept confidential.

19 INFRASTRUCTURE

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Planning should facilitate efficient use of existing infrastructure and human services.

Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Planning should minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems.

Infrastructure planning should avoid, minimise and offset environmental impacts, and incorporate resilience to natural hazards, including future climate change risks.

Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure.

19.01 ENERGY

19.01-1S Energy supply
To facilitate appropriate development of energy supply infrastructure.

19.01-2S Renewable energy
To support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.

19.01-3S Pipeline infrastructure
To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.

19.02 COMMUNITY INFRASTRUCTURE

19.02-1S Health facilities
To assist the integration of health facilities with local and regional communities.

19.02-2S	Education facilities
To assist the integration of education and early childhood facilities with local and regional communities.	
19.02-3S	Cultural facilities
To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.	
19.02-4S	Social and cultural infrastructure
To provide fairer distribution of and access to, social and cultural infrastructure.	
19.02-5S	Emergency services
To ensure suitable locations for police, fire, ambulance and other emergency services.	
19.02-6S	Open space
To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.	
19.03	DEVELOPMENT INFRASTRUCTURE
19.03-1S	Development and infrastructure contributions plans
To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.	
19.03-2S	Infrastructure design and provision
To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.	
19.03-3S	Integrated water management
To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.	
19.03-4S	Telecommunications
To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.	
19.03-5S	Waste and resource recovery
To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.	

Planning Policies - Design Response Discussion

The proposal generally satisfies the abovementioned objectives in the Purposes & Vision and the state and local Planning Policy Framework. This application builds on the policy expectation for housing improvement close to existing infrastructure, in creating better livability without compromising the amenity of adjoining properties and neighbourhood character.

The proposed addition and alterations makes a positive contribution to housing diversity within Maribyrnong. Appropriately located within proximity to Yarraville neighbourhood activity centre encouraging other modes of transport.

Proposal thoughtfully responds to the limited change areas strategies in clause 16.01-1L-01 and heritage strategies in clause 15.03-1L-03 in terms of its scale and form, proposed siting reflects the rhythm of spatial separation between buildings along Tarrengower Street and the preservation of the front façade is in keeping. The proposed addition does not attempt to mimic period architecture rather a contemporary response to the existing built form. Proposed materials provide clear delineation between the original dwelling and new. Relatively low picket front fencing provides a sense of openness to the streetscape and the proposed garage being further setback minimise dominance of car parking structures. Permeability exceeds minimum requirements and the internal layout employs passive design principals supporting sustainability.

30.0 Zoning

32.09 Neighbourhood Residential Zone

Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.09-2 Table of uses – Section 1 Permit not required

Use	Condition
Dwelling (other than Bed and breakfast)	None
Home based business	
Informal outdoor recreation	

32.09-5 Construction and extension of one dwelling on a lot

Pursuant to 32.09-5 of the Planning Scheme a permit is required to construct or extend one dwelling on a lot less than 300 square metres. No 12 Tarrengower Street Yarraville is under 300 square, as such a planning permit for this proposal is triggered by this clause.

Schedule 1 to the Neighbourhood Residential Zone

Standard	Ref	Description	
Minimum Street Setback	A3	None specified	<i>In compliance with A3</i> ✓
Site Coverage	A5	None specified	<i>In compliance with A5</i> ✓
Permeability	A6	None specified	<i>In compliance with A6</i> ✓
Landscaping	B13	None specified	<i>Not applicable</i> ✓
Side and Rear Setbacks	A10	None specified	<i>In compliance with A10</i> ✓
Walls on Boundaries	A11	None specified	<i>In compliance with A11</i> ✓
Private Open Space	A17	None specified	<i>In compliance with A17</i> ✓
Front Fence Height	A20	None specified	<i>In compliance with A20</i> ✓

Zoning – Design Response Discussion

The proposed alteration and additions have considered and responded to the purpose of the zone. The subject land is located in close proximity to a variety of facilities and services. In summary the policy context encourages greater choice in the type of housing to meet the varied accommodation needs of the community and is situated within easy access to public transport, shopping and community facilities; while respecting character and residential amenity, including natural assets and consideration of views.

This proposal strikes a balance between improving living standards and maintaining the original character of our neighbourhoods. It reflects a high standard of design and has been reached through careful consideration of adjoining properties and the nature of the proposed site.

The site is located in close proximity to Yarraville Neighbourhood Activity Centre local shopping, community facilities, education facilities, and public open space reserves. The character of the neighbourhood and surrounds have been fully considered in the design response for this development and is considered to be consistent and in keeping.

4.0 Overlays

43.01 Heritage Overlay

Objectives:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural and cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that new development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

43.01-1 Permit requirement

Pursuant to 43.01-1 of the Planning Scheme a permit is required to demolish or remove a building and construct a building or construct or carry out works. As such, a planning permit for this application is triggered by this clause.

43.01-8 Decision Guidelines

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

Guideline	Design response
The Municipal Planning Strategy and the Planning Policy Framework.	<i>Refer to state planning policy framework above</i>

The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.	<i>Proposal retains the original structure at front consequently having no impact on the contributory elements of the existing structure</i>
Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.	<i>Refer to Victorian Heritage Database and Maribyrnong's Alterations & Additions to Heritage Dwellings September 2010 Guidelines below</i>
Any applicable heritage design guideline specified in the schedule to this overlay.	<i>As above</i>
Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.	<i>The proposed addition is to the rear of the existing dwelling and well setback from the street frontage resulting in minimum impact on the existing streetscape of Tarrengower Street.</i> <i>Proposed building materials further enhances this aspect.</i>
Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.	<i>This application preserves the original structure at front and the proposed addition applies to the rear; non contributory elements and will have minimum impact on significance of Tarrengower Street</i>
Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.	<i>Proposed addition will not adversely impact the heritage significance of the existing structure</i>
Whether the proposed subdivision will adversely affect the significance of the heritage place.	<i>Not applicable</i>
Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.	<i>Not applicable</i>
Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.	<i>Not applicable</i>
Whether the lopping or development will adversely affect the health, appearance or significance of the tree.	<i>Not applicable</i>
Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.	<i>Not applicable</i>

Schedule 15 to Heritage Overlay - Yarraville residential heritage area

Heritage place	No
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External paint controls apply?	No	
Internal alteration controls apply?	No	
Tree controls apply?	No	
Solar energy system controls apply?	Yes	<i>This application does not introduce any solar panels</i>
Outbuildings or fences not exempt under Clause 43.01-4	No	
Included on the Victorian Heritage Register under the Heritage Act 2017?	No	
Prohibited uses permitted?	No	
Aboriginal heritage place?	No	

Victorian Heritage Database – Statement of significance

The Yarraville Residential Precinct is significant to the City of Maribyrnong because:

- it (with the Yarraville Commercial & Civic precinct) is expressive of two major development periods in the City's history (Victorian-era, Edwardian-era), with all of the elements which make up an urban area from these periods, such as the transport hub and associated entertainment, civic and commercial buildings close to the station, and the surrounding residential areas which still express the dominant Edwardian and Victorian-eras, as expressed by:

- small Victorian & Edwardian single-storey detached housing with mainly weatherboard and some brick wall
- cladding, corrugated iron roofing, front verandahs, similar front and side setbacks and narrow block frontages,
- some surviving early asphalt footpaths and stone kerb and channel,
- pre motor-car age indicated by no provision originally for on-site vehicle parking for most of the identified
- housing,
- major built form of the typical Victorian era hipped roof and Edwardian era main hip and projecting gable roof
- form combination,
- some early two storey masonry parapeted, zero lot line, corner-sited commercial development at prominent locations in the streetscape,
- mature elm street tree planting typical of the Victorian-era (Criteria A3, A4);
- of the early underlying street, subdivision pattern and street names (1859 plan of Yarraville Township) which
- derive from one of the early private town surveys in the Colony of Victoria and the oldest known private township
- plan to be created and sold within the City (Criterion A4); and
- it contains elements of the earlier phase of Yarraville's commercial development which occupied prominent street corners (Criterion A4).

Australian Heritage Commission (AHC) criteria

- The Australian Heritage Commission criteria consist of a set of eight criteria which cover social, aesthetic, scientific, and historic values. Each criterion has sub-criteria written specifically for cultural or natural values. The relevant criteria are:
- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events

Alterations & Additions to Heritage Dwellings, September 2010

Maribyrnong recognises the importance of ensuring alterations and additions to heritage places do not adversely affect their significance, character and appearance. This document provides guidance on appropriate approaches for alterations and additions to houses in Heritage Overlay areas based on Heritage Victoria's 'The Heritage Overlay Guidelines' (2007) and are illustrated with examples from the City of Maribyrnong.

	Guideline	<i>Design response</i>
General Form of Proposed Additions	Additions should be sited and scaled to ensure the prominences of the significant parts of a heritage place are retained.	<i>This application preserves the original structure at front and the addition applies to the rear. Proposed scale is contextually responsive to local built form.</i>
	High quality contemporary design; however, new additions should be undertaken in a sympathetic style. The addition should be identifiable as a 21st Century change, but it should not be so distinctive that it takes attention away from the original house.	<i>Proposed addition does not attempt to mimic period architecture, rather a contemporary response providing clear delineation</i>
	Visual separation and distinction from the original building form in the proposed design. Either a low-level link or recess in plan form is good ways of achieving this.	<i>Proposed form, elevation and selection of external materials provides clear distinction</i>
	When additions are proposed, any necessary works to repair or reinstate original features to the front of the house, such as verandah posts, should be undertaken at the same time.	<i>This application seeks to remove the non-original front door whilst preserving original frame Proposed addition integrates well and has been reached through careful consideration of adjoining properties</i>
	Neighbouring properties in Heritage Overlays should be considered and an addition should not overwhelm an adjoining or adjacent building.	
Scale of Proposed Addition	The scale of the addition should respond to the existing house and should not dominate in terms of bulk.	<i>Proposed addition is setback over 8.6 metres from Tarrengower Street frontage with an overall height well under the maximum height</i>

	Reducing the ceiling heights of additions can reduce the height, and therefore the bulk of additions.	<i>specified minimising visual bulk</i>
Roof Form	<p>The original roof form, as seen from the public domain, should be maintained. This means that ridges, hips and gables at the front of the house should not be altered to accommodate an extension.</p> <p>Hipped, flat and skillion roof forms, when used for additions, are usually less visually dominant than gabled roof forms.</p> <p>It is preferable that the original roof form is not simply extended, so that the old is separated from the new. But this may be acceptable in certain situations, such as where space is restrictive and where the extension cannot be seen from the public domain. Seek advice from Planning Officers and the Heritage Advisor</p>	<p><i>This application presents no change to the existing structure including roof form.</i></p> <p><i>Incorporates hipped roofing with gable at front. Proposed axon cladding in 'Taihape' and batten cladding in 'monument' provides an illusion of further recession in form minimising visual dominance</i></p> <p><i>Proposal does not alter/extend the existing structure's roof providing clear delineation between old and new</i></p>
Detailing the Addition	<p>Original chimneys, particularly those that are visible from the public domain, should be retained.</p> <p>There should be no replication of period details, such as decorative gables or finials, on the new addition. Alterations and additions which copy historic styles misrepresent the history of the building and can create confusion.</p>	<p><i>Not applicable</i></p> <p><i>Proposed addition does not attempt to mimic period architecture, rather a contemporary response ensuring no misinterpretation</i></p>
Building Materials	<p>Where the original roof is to be replaced it should be undertaken in the same materials or the appropriate material for the period of the heritage place where the original has been previously altered. For example, metal roofs should be replaced with galvanised corrugated roof sheeting, not Colorbond or Zinalume and terracotta tiled roofs should be replaced with the same.</p> <p>The building materials of the new addition should be the same or similar to the original, particularly with regard to the status (e.g. modest or grand) of the original house. For instance, brick additions are not appropriate to a weatherboard house, but a corrugated sheet addition would be appropriate. Subtle material</p>	<p><i>Proposal involves preservation of the original dwelling with minor maintenance including:</i></p> <ul style="list-style-type: none"> <i>Remove Existing Vinyl Plank Weatherboards and replace with Scyon Linea weatherboard Cladding Lexicon</i> <i>Existing Approx Decramastic Roof Covering to be Replaced with New Corrugated Zinalume Sheet Roof</i> <p><i>The proposed addition comprises light-weight materials at rear incorporating:</i></p> <ul style="list-style-type: none"> <i>Selected batten cladding in monument by colorbond</i> <i>Scyon linea weatherboard 'Tailhape' by Dulux</i> <i>Axon cladding 'Tailhape' by Dulux</i>

differences or paint colours can help to differentiate the old from the new

- *Render finish in 'Tailhapa' by Dulux*
- *Corrugated colorbond roofing 'Monument' by Colorbond*

Selection of materials and design elements reflect the existing built form whilst creating clear delineation between old and new.

45.06 Development Contributions Plan Overlay

Purpose:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before developments can commence.

Schedule 1 applies

Heritage Overlay – Design Response Discussion

No 12 Tarrengower Street is within Yarraville Residential Precinct. This application involves retention of the existing structure at front and demolition of the rear portion which does not contribute to the historic importance of a property. The proposed alterations and additions preserve the contributory elements consistent with Maribyrnong's guidelines for Alterations & Additions to Heritage Dwellings September 2010.

Proposed addition applies to the rear maintaining existing side setbacks with exception to the garage which is well setback from the street frontage resulting in minimum impact on the existing streetscape of Tarrengower Street. Open plan nature provides a more sustainable floor plan. The scale, form and choice of materials proposed thoughtfully responds to the existing built form whilst ensuring detracting away from the main dwelling does not occur. The nature of the proposed alterations and addition complies with the general objectives of clause 43.01 and the decision guidelines outlined in clause 43.01-8. This application is coherent with schedule 15 of the heritage overlay and reflects Maribyrnong's guidelines for Alterations & Additions to Heritage Dwellings September 2010.

Particular Provisions

52.06 Car Parking

Purpose:

- To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework;
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality;
- To support sustainable transport alternatives to the motor vehicle;
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities;
- To ensure that car parking does not adversely affect the amenity of the locality;
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

52.06-5 Table 1 – Car Parking Requirements



*Column B applies:
No 12 Tarrengower Street Yarraville is within a Principal Public Transport Network Area*

The proposal is consistent with this particular provision as:

- This proposal presents utilises the existing crossover connect to a driveway that is safe and convenient to use
- The introduction of a single garage provides for one secure car space and once open car space limiting the need for on street parking along Tarrengower Street
- Car parking capacity is responsive to the likely demand generated
- Local public transport infrastructure provide transport alternative.

54 One dwelling on a lot

Standard	Standard
✓ A1 'Neighbourhood Character Objective'	✓ A11 ' Walls on Boundaries Objective'
✓ A2 'Integration with Street Objective'	✓ A12 ' Daylight to existing Windows Objective'
✓ A3 ' Street Setback Objective'	✓ A13 'North Facing Windows'
✓ A4 ' Building Height objective'	✓ A14 'Overshadowing Objective'
✓ A5 'Site Coverage Objective'	✓ A15 'Overlooking Objective'
✓ A6 'Permeability Objective'	✓ A16 'Daylight to new Windows'
✓ A7 ' Energy Efficiency Protection Objective'	✓ A17 ' Private Open Space'
✓ A8 ' Significant Trees Objective'	✓ A18 'Solar Access to Open Space'
✓ Refer 52.06	✓ A19 'Design Detail'
✓ A10 ' Side and Rear Setbacks Objective'	✓ A20 'Front Fence'

54.02 NEIGHBOURHOOD CHARACTER

54.02-1 Neighbourhood character objective

- To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- To ensure that the design responds to the features of the site and the surrounding area.

Standard A1

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Response

Yarraville Residential Precinct characterised by its small Victorian & Edwardian single-storey detached housing with mainly weatherboard and some brick wall cladding, corrugated iron roofing, front verandahs, similar front and side setbacks and narrow block frontages. Houses were originally with timber picket front fences and streets with asphalt footpaths and stone kerb and channel, with some surviving. Originally there was no provision for on-site vehicle parking for most of the identified housing. The major built form is of the typical Victorian era hipped roof and Edwardian era main hip and projecting gable roof form combination although there are some early two storey masonry parapeted houses.

Proposed addition is site responsive and reflects the existing built form. The addition applies to the side having minimum impact on the existing streetscape of Tarrengower Street.

Complies / Does-not comply

54.02-2 Integration with street objective

- To integrate the layout of development with the street.

Standard A2

Dwellings should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.

Response

The existing residence of 12 Tarrengower Street is orientated to front Tarrengower Street, this proposal presents no change to this objective.

This application seeks to introduce timber picket fencing, 1200mm in height along the frontage in keeping with front boundary treatment locally prevalent.

Relatively low permeable fencing encourages greater observation of adjacent streets.

Complies / Does-not comply

54.03 SITE LAYOUT AND BUILDING MASSING

54.03-1 Street setback objective

- To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard A3

Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table A1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Response

This proposal presents no change to this objective.

Complies / Does not comply

54.03-2 Building height objective

- To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard A4

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Response

The height to the uppermost point of the proposal is well under the maximum height specified, reducing the appearance of visual bulk, impacts of overshadowing on adjoining properties and overall protects neighbourhood character.

Complies / Does not comply

54.03-3 Site coverage objective

- To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard A5

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

Response

The site occupies an area of approx 248.07 square metres and the proposal presents a site coverage of 63.24%, promoting planting of trees and the provision of open space and permeable surfaces.

Complies / Does not comply

Proposed addition results in a total site coverage of 63.24%, larger than the maximum site coverage by 3.24% is considered minor with particular reference to the size and nature of the site whilst complying with permeability and open space requirements.

54.03-4 Permeability objective

- To reduce the impact of increased stormwater run-off on the drainage system.
- To facilitate on-site stormwater infiltration.

Standard A6

The site area covered by pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone; or
- If no minimum area is specified in a schedule to the zone, 20 per cent of the site.

Response

Due to a site coverage of 63% there is sufficient remaining land to provide for more than 20% of the surface to be permeable promoting increased absorption of stormwater on the site. This application includes 22.86% permeability.

Complies / Does-not-comply

54.03-5 Energy efficiency protection objective

- To achieve and protect energy efficient dwellings.
- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard A7

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the dwelling, if practicable.

Dwellings should be designed so that solar access to north-facing windows is maximised.

Response

This proposal has been designed to make the best use of natural light by providing open plan living towards the rear and introduction of north habitable room windows along the rear elevation allows access to passive solar radiation, hence minimising the need for artificial daylight during the day.

Proposed internal alterations and addition improves the existing floor layout; open plan kitchen and dining area to the rear.

Secluded private open space is orientated to the north maximising solar access.

Complies / Does-not-comply

54.03-6 Significant trees objective

- To encourage development that respects the landscape character of the neighbourhood.
- To encourage the retention of significant trees on the site.

Standard A8

Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.

Response

The proposed addition does result in the removal significant vegetation preserving the existing landscape character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

Complies / Does not comply

54.04 AMENITY IMPACTS

54.04-1 Side and rear setbacks objective

- To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard A10

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or**
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Response

The proposed addition has a rear setback of 3.08 metres and is setback 1.00 metres from the eastern boundary. The garage partially occupies the western boundary at ground level. The upper level is setback 2.39 metres, 3.18 metres and 1.73 metres from the western, norther (rear) and eastern boundaries, respectively; reducing adverse amenity impacts on neighbouring dwellings together with reducing impact of visual bulk on neighbourhood character.

Complies / Does not comply

54.04-2 Walls on boundaries objective

- To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard A11

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or

Response

The garage partially occupying the western boundary has a length of 6.28 metres; well under the maximum allowable length.

<p>rear boundary of a lot should not abut the boundary:</p> <ul style="list-style-type: none"> For a length more than the distance specified in a schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. 	<p><i>The proposed wall has a maximum average height of 3.2 metres with no part exceeding 3.6 metres in height.</i></p>
<p>A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p>	
<p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	

Complies / Does-not-comply

54.04-3 Daylight to existing windows objective

- To allow adequate daylight into existing habitable room windows.

Standard A12

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Response

This proposal will not reduce the amount of natural daylight entering habitable room windows within neighbouring properties; sufficiently setback.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	
<i>Complies / Does-not-comply</i>	

54.04-4 North facing windows objective

- To allow adequate solar access to existing north-facing habitable room windows.

Standard A13

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Response

There are no habitable room windows within 3m of the southern boundary.

Complies / Does-not-comply

54.04-5 Overshadowing open space objective

- To ensure buildings do not unreasonably overshadow existing secluded private open space.

Standard A14

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Response

There is private open space within nine metres of the site and are situated to the rear of the existing residence of Nos 10 and 14 Tarrengower Street and directly behind. According to attached shadow diagrams this proposal will not reduce the amount of solar access to these areas as extent of overshadowing generally falls within shadows being casted by exiting structures..

Complies / Does-not-comply

54.04-6 Overlooking objective

- To limit views into existing secluded private open space and habitable room windows.

Standard A15

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private

Response

Existing habitable room windows and private open space are within 9m of the proposal, however potential for overlooking is minimised as

open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- **Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or**
- **Have sill heights of at least 1.7 metres above floor level, or**
- **Have obscure glazing in any part of the window below 1.7 metres above floor level, or**
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- **Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.**
- **Permanent, fixed and durable.**
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

the proposed addition introduces a height of 1700mm above floor level (or obscured glazing) to all upper storey habitable room windows; providing reasonable protection against visual intrusion into neighbouring properties.

Complies / Does not comply

54.05 ON-SITE AMENITY AND FACILITIES

54.05-1 Daylight to new windows objective

- To allow adequate daylight into new habitable room windows.

Standard A16

Response

<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least one third of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p><i>Habitable room windows of the proposed addition face open space and are open to the sky promoting penetration of natural daylight into these windows for amenity while limiting the need for artificial light during the day.</i></p>
<p><i>Complies / Does-not-comply</i></p>	

54.05-2 Private open space objective

- To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard A17

A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

Response

The proposal addition presents results in 53.70 square metres of secluded private open space, of which 37.62 square metres has a minimum dimension of 3 metres towards the rear of the site, that is safe, easily accessible from living areas while contributing to neighbourhood character.

Complies / Does-not-comply

54.05-3 Solar access to open space objective

- To allow solar access into the secluded private open space of a new dwelling.

Standard A18

The private open space should be located on the north side of the dwelling, if practicable.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Response

*Secluded private open space is located to the north of the site and has access to northern solar access during the day.
The proposed addition will not reduce the amount of solar access.*

Complies / Does-not-comply

54.06-1 Design detail objective

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

Standard A19**The design of buildings, including:**

- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,

should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Response

Proposal involves preservation of the original dwelling with minor maintenance including: Remove Existing Vinyl Plank Weatherboards and replace with Scyon Linea weatherboard Cladding Lexicon

Existing Approx Decramastic Roof Covering to be Replaced with New Corrugated Zinalume Sheet Roof

The proposed addition comprises light-weight materials at rear incorporating:

- *Selected batten cladding in monument by colorbond*
- *Scyon linea weatherboard 'Tailhape' by Dulux*
- *Axon cladding 'Tailhape by Dulux*
- *Render finish in 'Tailhape by Dulux*
- *Corrugated colorbond roofing 'Monument' by Colorbond*

Selection of materials and design elements reflect the existing built form whilst creating clear delineation between old and new.

Complies / Does not comply

54.06-2 Front fences objective

- To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard A20**A front fence within 3 metres of a street should not exceed:**

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2.

Street context	Maximum front fence height
Streets in a Transport Zone 2	2 metres

Response

This application introduces 1200mm high timber picket pickets front fencing.

Other streets	1.5 metres	

Complies / Does-not-comply

Conclusion

This proposal presents addition and alterations to the existing dwelling at 12 Tarrengower Street, Yarraville strikes a balance between improving living standards while protecting the original character of our neighbourhoods. It reflects a high standard of design and has been reached through careful consideration of adjoining properties and the nature of the proposed site.



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