



**Use Only**

Application Number: \_\_\_\_\_ Date Lodged:     /     /

Is this a VicSmart application?    Yes                    No

Application Class: \_\_\_\_\_

## Application for a Planning Permit

Your application and the personal information on this form is collected by Central Goldfields Shire Council (the Shire) for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act).

If you do not provide your name and address, the Shire will not be able to consider your application.

Your application will be available at the Shire offices for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

You can request access to your personal information by contacting the Shire Town Planning Department.

**ⓘ Questions marked with a star (★) must be completed.**

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

### Application Type

Is this a VicSmart application? ★

No     Yes  
If yes, please specify which  
VicSmart class or classes: \_\_\_\_\_  
⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94,  
it is a VicSmart application.

### Pre-Application Meeting

Has there been a pre-application meeting with a Council planning officer?

No     Yes    If 'Yes', with whom?: \_\_\_\_\_  
Date: \_\_\_\_\_ day / month / year

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## The Land

Civic address of the land ★

Unit No.:	St. No.: 43	St. Name: INKERMAN STREET
Suburb/Locality: MARYBOROUGH	Postcode: 3465	

Formal land description ★

① Complete either A or B. This information can be found on the certificate of title. If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.:	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: TP304651A
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

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## The Proposal

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

① 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.

CONSTRUCTION OF A DWELLING WITHIN AND EXTENDING BEYOND EXISTING GARAGE.

PLEASE NOTE: THIS IS AN EXISTING USE, HOWEVER NO PLANNING OR BUILDING PERMITS HAVE BEEN FOUND.

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.

Estimated cost of development for which the permit is required ★

Cost \$ 70,000.00

⚠ 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 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](http://www.sro.vic.gov.au) for information.

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## Existing Conditions

Describe how the land is used and developed now ★

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

EXISTING MECHANICS GARAGE.  
SEE ATTACHED PLAN.

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

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## Title Information

Encumbrances on title ★

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

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

No

Not applicable (no such encumbrance applies).

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

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## Applicant and Owner Details

### Applicant ★

- ① The applicant is the person who wants the permit.
- ① Please provide at least one contact phone number and a full postal address.
- ① Where the preferred contact person for the application is different from the applicant, provide the details of that person.

**Contact information for applicant OR contact person below**

Business phone:	Email:
<div style="background-color: black; width: 100%; height: 15px;"></div>	
	Fax:

**Contact person's details\*** Same as applicant

Name:

Title:	First Name:	Surname:
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Organisation (if applicable):

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

Unit No.:	St. No.:	St. Name:
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Suburb/Locality:	State:	Postcode:
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### Owner ★

- ① The person or organisation who owns the land.
- ① Where the owner is different from the applicant, provide the details of that person or organisation.



## Information Requirements

Is the required information provided? ★

① Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

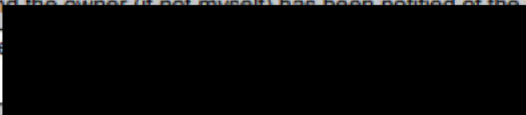
<input checked="" type="radio"/> Yes
<input type="radio"/> No

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## Declaration

This form must be signed by the applicant? ★



① Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature: 	Date: 1/10/24 day / month / year

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## Checklist

Have you?

<input checked="" type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	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?	
<input checked="" type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input checked="" type="checkbox"/>	A plan of existing conditions.	
<input checked="" type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input checked="" type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input checked="" type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input checked="" type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input checked="" type="checkbox"/>	Signed the declaration above?	

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## Need help with this application?

- ① If you need help to complete this form, read More Information at the end of this form.
  - ① For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① General information about the planning process is available at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① Assistance can also be obtained from Council's planning department.
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## Lodgement

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

Central Goldfields Shire Council  
PO Box 194, Maryborough VIC 3465  
22 Nolan Street, Maryborough VIC 3465  
**Contact Information**  
Telephone: (03) 5461 0610  
Fax: (03) 5461 0666  
Email: [mail@cgoldshire.vic.gov.au](mailto:mail@cgoldshire.vic.gov.au)

### **Deliver application in person, by fax, by email or by post:**

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address.

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## Payment

Payment can be made in person at the Shire offices by cheque, cash, or card.

If posting your application, payment can also be made by including a cheque with your application documentation.

For applications submitted by email or for those wishing to pay by card and unable to visit the Shire offices in person, card payment can be made over the telephone after your application has been lodged.

- ① If you are unsure of the correct application fee, please contact the Shire Town Planning Department.
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## RESCODE ANALYSIS MULTIPLE DWELLINGS

Site: 43 Inkerman Street, Maryborough.

Application No:

Assessor/Responsible officer:

The following standards contain the requirements to meet each of the 34 objectives relating to multiple dwellings. All objectives **must** be met. The standards should normally **all** be met. Alternative design solutions may be considered to meet the objective. These should be identified below.

Mandatory standards include the bolded word **must**

Key words or phrases which are explained further under the relevant standard are included in **bold italics**. These are Horsham Rural City Council explanations or guidelines only, which may vary depending on the particular nature of the site or neighbourhood.

This document is a guide only to the provisions of Rescode and the Horsham Planning Scheme. In all instances specific provisions should be referenced back to those documents including objectives and decision guidelines. Refer to the neighbourhood and site description/design response checklist to ascertain that sufficient detail has been provided with the application. Various overlay controls (i.e Vegetation Protection, Heritage and Design and Development) may also include additional design requirements and considerations which will prevail over any Rescode standards. The Local Planning Policy Framework may also provide for specific policies relating to streetscapes and development.

### B1 Neighbourhood Character

Standard	How is compliance achieved with standard or objectives
<ul style="list-style-type: none"> <li>The design response <b>must</b> be appropriate to the <b>neighbourhood</b> &amp; site</li> <li>The design <b>must respect</b> the existing or preferred <b>neighbourhood character</b> &amp; respond to site features</li> </ul>	<p>The neighbourhood is an existing area which is also adjacent to a commercial property. This property itself was a former Garage and Service Station with an attached dwelling.</p> <p>Neighbouring properties are a mix of dwellings of varying construction styles, with businesses to the North.</p>

Notes: 'Respect' is defined as having regard to, showing deferential regard to, to treat with consideration, complimentary.

Neighbourhood in this context is the immediate street or section of street between two cross streets (or streets if located at an intersection of one or more streets). If the street or street section consists of more than 30 houses (based on an average street section in the inner part of Horsham) then it should include at least 10 dwellings either side of the dwelling and 20 dwellings on the opposite side of the street.

### B2 Residential Policy

Standard	How is compliance achieved with standard or objectives
<p>Written statement <b>must</b> be provided describing how proposal is consistent with any <b>strategic plan or Policy in SPPF and any relevant LPPF</b></p>	<p>The proposed development is designed to create a 1 bedroom residence constructed within part of the existing Garage Building. It also extends to the west outside of the existing Garage footprint, providing an outdoor alfresco area and private garden area.</p> <p>Sufficient privacy and space for the proposed second dwelling is allocated to the rear giving Northerly &amp; Westerly solar access. Car parking is provided at the front of the site (see site plan) and ramp access is provided at the front and rear.</p> <p>The existing adjacent dwelling retains its current Private Open space, separate from the proposed second dwelling, and also retains ample car parking at both the front and south sides of the property.</p> <p>The allotment is also perfectly located to provide access to the CBD within walking distance, suited to the elderly couple wishing to reside here.</p>

**B3 Dwelling diversity (Developments 10 houses or more)**

Standard	How is compliance achieved with standard or objectives
Provide range of dwelling sizes and types: <ul style="list-style-type: none"> <li>• dwellings with different numbers of bedrooms</li> <li>• at least one dwelling with all facilities (kitchen, bath/shower, toilet, wash basin on ground level)</li> </ul>	The proposed second residences provide 1 bedroom with all amenities at ground floor level. Direct access is provided from the street and rear access via ramps.

**B4 Infrastructure**

Standard	How is compliance achieved with standard or objectives
<ul style="list-style-type: none"> <li>• Connected to sewerage, drainage, electricity &amp; gas</li> <li>• New development does not overload capacity of infrastructure and services (upgrading or mitigation provided?)</li> </ul>	Sewerage connection provided through existing services, along with existing available electricity connection.

**B5 Integration with street**

Standard	How is compliance achieved with standard or objectives
House to be orientated to front of street	The front of the proposed dwelling and its living areas are orientated East towards the street, the bedroom at the rear opens onto a private deck with the North and Westerly orientations.
Discourage use of high fences	High fencing is provided to side and rear boundaries adjacent to P.O.S., no front fencing proposed by developer
Provision of vehicle and pedestrian links to enhance accessibility	A single parking space is provided at the front of the property adjacent to the front door.
Development adjacent to public open space to complement that space	Phillips Gardens are located a short distance (approx.. 100m from the proposed dwelling, also fronting Inkerman Street.

**B6 Street setback**

Standard	How is compliance achieved with standard or objectives
Dwellings both sides – lesser of av. of setbacks of adjacent dwellings or 9.0m	Front Setbacks have previously been Commercial which are built on the footpath line. The residence to the south is set back at the same setback as the residence at 43 Inkerman Street (residence associated with this property).
Dwellings one side – lesser of same setback as adjacent dwelling or 9.0m. For corner side setback same as adjoining dwelling or 3.0m (front wall) or 2.0m (side wall) whichever lesser	N/A
No dwellings on either side – 4.0m (or 6.0m in Road Zone). 2m side street setback	N/A
Porches, pergolas, verandahs less than 3.6m high may encroach up to 2.5m into setback	N/A



**B7 Building height**

Standard	How is compliance achieved with standard or objectives
9.0m maximum building height or 10.0m if cross section building site slope wider than 8.0m & slope of 2.5°	Max height 3.2m (deck extension only)
Graduated change between new and existing houses	N/A

**B8 Site coverage**

Standard	How is compliance achieved with standard or objectives
60% maximum site coverage	P.O.S. allowances: Existing Dwelling – 50sq.m Proposed 2 <sup>nd</sup> Dwelling (25sq.m)  Total Site Coverage = 49.43%

**B9 Permeability**

Standard	How is compliance achieved with standard or objectives
Min 20% surface of lot to be permeable	Paving to front of buildings adjacent to street (existing service station areas. All areas to rear are lawn

**B10 Energy efficiency**

Standard	How is compliance achieved with standard or objectives
<b>Four Star rating</b> (after 1/3/02)	Energy Ratings to be completed
Buildings to be orientated to make use of solar energy and siting does not unreasonably reduce energy efficiency of adjoining dwellings	Dwelling is oriented to maximise Easterly aspect to Living Areas. Northerly aspect to rear Deck
Living areas are located on north side of dwelling	Living Area oriented to East, Bedroom to West with Rear Deck open to North and West and Utilities are within
Solar access maximised to north facing windows	Solar Access Living Room Windows to Easterly aspect.

Note: Energy rating certificates to be provided using Sustainable Energy Authority of Victoria 'First Rate' system

**B11 Open Space**

Standard	How is compliance achieved with standard or objectives
Public & communal open spaces to be: <ul style="list-style-type: none"> <li>Substantially fronted by dwellings</li> <li>Provide outlook for as many dwellings as possible</li> <li>Be designed to protect natural features</li> <li>Be accessible and useable</li> </ul>	Public Open space provided nearby at Phillips Gardens

## B12 Safety

Standard	How is compliance achieved with standard or objectives
<ul style="list-style-type: none"> <li>• Dwelling entrances not obscured or isolated from street/internal accessways</li> <li>• Planting creating unsafe spaces avoided</li> <li>• Provide good lighting, visibility and surveillance of car parks, internal accessways</li> <li>• Private spaces protected from use as public thoroughfares</li> </ul>	<p>Dwelling entrance and car parking face access driveway and Inkerman Street.</p> <p>The street provides adequate lighting and visibility.</p>

## B13 Landscaping/Significant trees

Standard	How is compliance achieved with standard or objectives
<p><b>Landscaping layout &amp; design</b> to:</p> <ul style="list-style-type: none"> <li>• Protect predominant landscape features</li> <li>• Account for soil type and drainage patterns</li> <li>• Allow for intended growth and building structural protection</li> <li>• Provide safe, attractive functional environment</li> <li>• Specify landscape themes, vegetation location and species, paving and lighting</li> </ul>	<p>There are no significant trees on or adjacent to this property, or within the allotment.</p>
<ul style="list-style-type: none"> <li>• Provide for <b>retention of trees</b> where part of n/hood character</li> <li>• Provide for replacement of <b>significant trees</b> removed over last 12 months</li> </ul>	<p>N/A</p>



**B14 Access**

Standard	How is compliance achieved with standard or objectives
<p>Accessways should:</p> <ul style="list-style-type: none"> <li>• Be designed to allow safe, efficient vehicle movements</li> <li>• Be designed to ensure vehicles exit in forward direction where accessway serves more than 5 car spaces, 3 dwellings or abuts Road Zone</li> <li>• At least 3.0m wide</li> <li>• Have internal radius of at least 4.0m at changes of direction</li> <li>• Have passing area at entrance 5.0m wide for 7.0m length if serves more than 10 spaces or abuts Road Zone</li> <li>• Accessway width to max 33% of street frontages (or 40% for frontages less than 20.0m)</li> <li>• Access provided for access by emergency vehicles and forward entry/exit to busy roads</li> <li>• No more than one single width crossover/dwelling fronting street (limit on Road Zone)</li> <li>• Crossover locations to maximise on street bays</li> <li>• Provide for service/ emergency /delivery vehicle access</li> </ul>	<p>Access is provided directly from Inkerman street utilising the existing cross-overs on the property</p>

**B15 Parking location**

Standard	How is compliance achieved with standard or objectives
<p>Parking facilities to be:</p> <ul style="list-style-type: none"> <li>• Close and convenient to dwellings</li> <li>• Secure</li> <li>• Allow safe and efficient movement</li> <li>• Be ventilated where enclosed</li> <li>• Large areas broken up with trees or alternative surface treatments</li> <li>• Shared accessways/carparks located 1.5m min from habitable room windows (or 1.0m where 1.5m high fence or sills 1.4m above accessway)</li> </ul>	<p>Parking for one vehicle at front of property</p>

**B16 Parking Provision**

Standard	How is compliance achieved with standard or objectives
1 car spaces/1 or 2 bedroom dwelling	Parking for one vehicle at front of property
2 spaces/3 or more bedroom with 1 space under cover (note separate studies/studios counted as bedrooms)	N/A
Minimum dimensions met: <ul style="list-style-type: none"><li>• Parallel - 2.3m x 6.7m (3.6m w. accessway)</li><li>• 45° - 2.6m x 4.9m (3.5m w. accessway)</li><li>• 60° - 2.6m x 4.9m (4.9m w. accessway)</li><li>• 90° - 2.6m x 4.9m (6.4m w. accessway) see options</li></ul>	N/A
5+ units require visitor parking 1/5 dwellings & bicycle parking facilities	N/A
Projections permitted above 2.1m	N/A
Spaces in garages/carports 6.0m x 3.5m (single) or 5.5m (double)	N/A
Spaces to be: <ul style="list-style-type: none"><li>• Designed for efficient use and management</li><li>• Minimise hard surfaces</li><li>• Surfaced and graded to stormwater</li><li>• lit</li></ul>	N/A

**B17 Side & rear setbacks**

Standard	How is compliance achieved with standard or objectives
Min 1.0m side/rear setback for walls not on or 150mm from boundaries to a height of 3.6m + 0.3m for every m above 3.6m + 1.0m for every m above 6.9m	Existing Garage has walls on both North and South Boundaries (refer photos previously provided)
0.5m minor encroachments (verandahs, eaves, gutters, chimneys etc & landings max 2.0m <sup>2</sup> & less than 1.0m high, ramps, pergolas, carports)	N/A

**B18 Walls on boundaries** Note: A building on a boundary includes a building setback up to 150mm

Standard	How is compliance achieved with standard or objectives
10.0m max. wall on boundary plus 25% of remaining boundary or length of existing/simultaneously constructed wall/carport abutting boundary whichever greater	Existing
Wall or carport may fully abut a side or rear boundary where slope would result in effective height on boundary less than 2.0m	N/A
Av. 3.0m wall height on or within 150mm of boundary or for carport within 1.0m of boundary. Max 3.6m unless abutting higher existing wall	N/A

**B19 Daylight to windows**

Standard	How is compliance achieved with standard or objectives
New building walls setback from habitable windows in adjacent dwellings or light court of 3.0m <sup>2</sup> (min, 1.0m dimension clear to sky) provided	N/A
Walls or carports more than 3.0m high opposite existing habitable room window setback min. 50% of wall height if within 55° arc from window centre	N/A

**B20 North Facing Windows** (window orientated north 20° west to north 30° east)

Standard	How is compliance achieved with standard or objectives
Where new building within 3.0m of north facing window of existing dwelling, to be setback 1.0m from boundary plus: <ul style="list-style-type: none"> <li>• 0.6m for each m over 3.6m</li> <li>• 1.0m for each m over 6.9m</li> </ul> for distance of 3.0m from edge of each side of window.	N/A

## B21 Overshadowing of open space

Standard	How is compliance achieved with standard or objectives
At least 75% (or 40m <sup>2</sup> with min. 3.0m dimension) of neighbouring open space receives 5hrs daylight between 9.00am – 3.00pm on 22/9	No overshadowing to Neighbouring POS

Note: Shadow diagrams to be provided for multi storey dwellings

## B22 Overlooking

Standard	How is compliance achieved with standard or objectives
<p>Direct views (45<sup>0</sup> angle from plane of window/deck etc at height 1.7m above floor level) from habitable room windows, decks, balconies into neighbouring secluded open space limited to within 9.0m of the viewing point.</p> <p>Obscure glazing in window below 1.7m above floor level may be openable where no direct views as above</p> <p>How obtained: offset window edges by 1.5m, obscure glazing, 1.7m sill heights, screening, screening up to 2.5m on boundaries - max 25% transparent(permanently fixed and coloured to blend)</p>	N/A – Single Storey construction

Note: Standard does not apply to new habitable room window, balcony, deck, terrace or patio which faces a property boundary where there is a visual barrier at least 1.8m high & floor area of area is less than 0.8m above ground level.

## B23 Internal views

Standard	How is compliance achieved with standard or objectives
Overlooking from windows/balconies to secluded open space of lower level dwelling directly below within same development limited to max. 50% of open space	N/A – Single Storey construction

**B24 Noise impacts**

Standard	How is compliance achieved with standard or objectives
<ul style="list-style-type: none"> <li>Noise sources inc. plant not located near bedrooms on site &amp; adjoining</li> <li>Noise sensitive rooms &amp; POS located allowing for noise sources on adjacent properties</li> <li>Sufficient noise attenuation provided to living rooms close to noise sources (busy roads, industry, railways).</li> </ul>	No noise sources in the immediate area of the development.

**B25 Accessibility**

Standard	How is compliance achieved with standard or objectives
Ground floor dwelling entries shall be accessible to people with limited mobility	All amenities and entrances provided at Ground Level

**B26 Dwelling entry**

Standard	How is compliance achieved with standard or objectives
Dwelling entrances to be: <ul style="list-style-type: none"> <li>Visible and identifiable from street</li> <li>Provide shelter, address and transitional space around entry</li> </ul>	Entrance located off Front street and clearly visible from Street

**B27 Daylight to windows**

Standard	How is compliance achieved with standard or objectives
Habitable room windows to face: <ul style="list-style-type: none"> <li>outdoor space open to sky or light court with min. area 3.0m<sup>2</sup> &amp; dimension of 1.0m or</li> <li>verandah provided open at least 1/3<sup>rd</sup> of its perimeter or</li> <li>A carport of 2 or more sides open for least 1/3<sup>rd</sup> of its perimeter</li> </ul>	All habitable room windows open to sky

**B28 Private Open space**

Standard	How is compliance achieved with standard or objectives
<ul style="list-style-type: none"> <li>Min. 40m<sup>2</sup>/dwelling (One part min. 25m<sup>2</sup> with min. dimension of 3.0m to side or rear of dwelling and accessible from living room)</li> <li>balcony 8m<sup>2</sup> (min width 1.6m and accessed from living room)</li> <li>rooftop min 10m<sup>2</sup> (min width 2.0m and accessed from living room)</li> </ul>	P.O.S. allowances: Existing Dwelling – 50sq.m Proposed 2 <sup>nd</sup> Dwelling -25sq.m plus deck area

**B29 Solar access to open space**

Standard	How is compliance achieved with standard or objectives
Open space encouraged on north side of dwelling	Open space provided as shown on site plan
Southern boundary of open space to be setback from any wall on north side of space by min. 2.0m plus 0.9 x wall height.	

**B30 Storage**

Standard	How is compliance achieved with standard or objectives
Each dwelling access to min. 6m <sup>3</sup> secure & externally accessible storage space	Storage provided within dwelling

**B31 Design detail**

Standard	How is compliance achieved with standard or objectives
Design of buildings to respect neighbourhood character: <ul style="list-style-type: none"> <li>• Façade articulation &amp; detailing</li> <li>• Window &amp; door proportions</li> <li>• Roof form</li> <li>• Verandahs, eaves/parapet</li> </ul> Garages and carports to be visually compatible with building design	Neighbourhood is a combination of face brickwork, rendered and weatherb'd construction. Door and window sized vary throughout the neighbourhood, dependant on the style of the dwelling.  Garages, Carports and parking spaces vary common throughout the area.

**B32 Front fences**

Standard	How is compliance achieved with standard or objectives
Max height 1.5m along street frontage (2.0m abutting Road Zone) and within 3.0m of street frontage	No front fencing proposed by developer

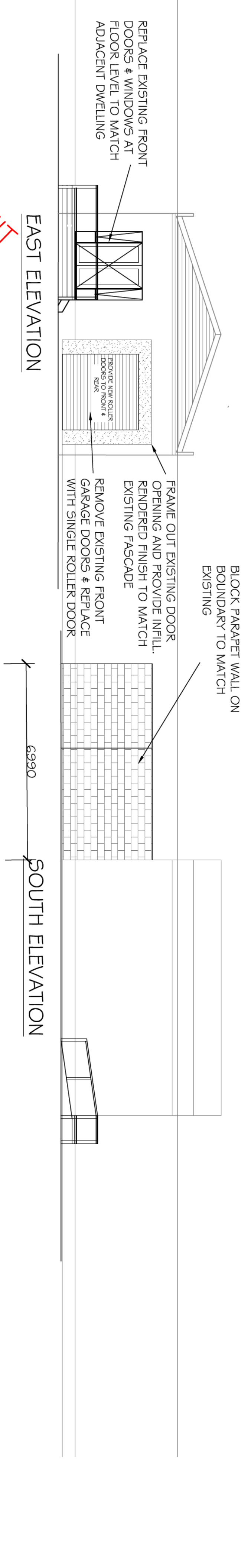
**B33 Common Property**

Standard	How is compliance achieved with standard or objectives
Areas are clearly identifiable, accessible & manageable	N/A

**B34 Site services**

Standard	How is compliance achieved with standard or objectives
Sufficient space provided for installation & maintenance	N/A
Convenient and functional location of bin, recycling & mail facilities.	Rubbish bin to be positioned to Rear. Letterbox to be positioned on front street adjacent to front door





REPLACE EXISTING FRONT DOORS & WINDOWS AT FLOOR LEVEL TO MATCH ADJACENT DWELLING

PROVIDE NEW ROLLER DOORS TO FRONT & RANK

FRAME OUT EXISTING DOOR OPENING AND PROVIDE INFILL. RENDERED FINISH TO MATCH EXISTING FASCIADE

REMOVE EXISTING FRONT GARAGE DOORS & REPLACE WITH SINGLE ROLLER DOOR

BLOCK PARAPET WALL ON BOUNDARY TO MATCH EXISTING

EAST ELEVATION

2850

3200

6390

WEST ELEVATION

FRAME OUT EXISTING DOOR OPENING AND PROVIDE INFILL. GALVANISED CORRUGATED SHEETING TO MATCH EXIST.

PROVIDE NEW ROLLER DOORS TO FRONT & RANK

BLOCK PARAPET WALL ON BOUNDARY TO MATCH EXISTING

GALVANISED CORRUGATED EXTERNAL CLADDING TO MATCH EXISTING

FLOOR LEVEL TO DWELLING TO MATCH EXISTING NEIGHBOURING RESIDENCE DUE TO LAND SUBJECT TO INUNDATION OVERLAY

WEST ELEVATION

BLOCK PARAPET WALL ON BOUNDARY TO MATCH EXISTING

GALVANISED CORRUGATED EXTERNAL CLADDING TO MATCH EXISTING

SKILLION ROOF AT 2° PITCH, GALVANISED DECK ROOF

1800mm FENCESCREEN

ACCESS RAMP FROM DECK IN ACCORDANCE WITH BCA

EXISTING

PLANNING PERMIT ISSUE ONLY

# PROPOSED ELEVATIONS

SCALE 1 : 100

Notes:  
 All dimensions to be checked on site prior to commencement of works.  
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 All works to be carried out in accordance with Building Code of Australia, Victorian Building Regulations & Act and all relevant Australian Standards.  
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Original Size: A2

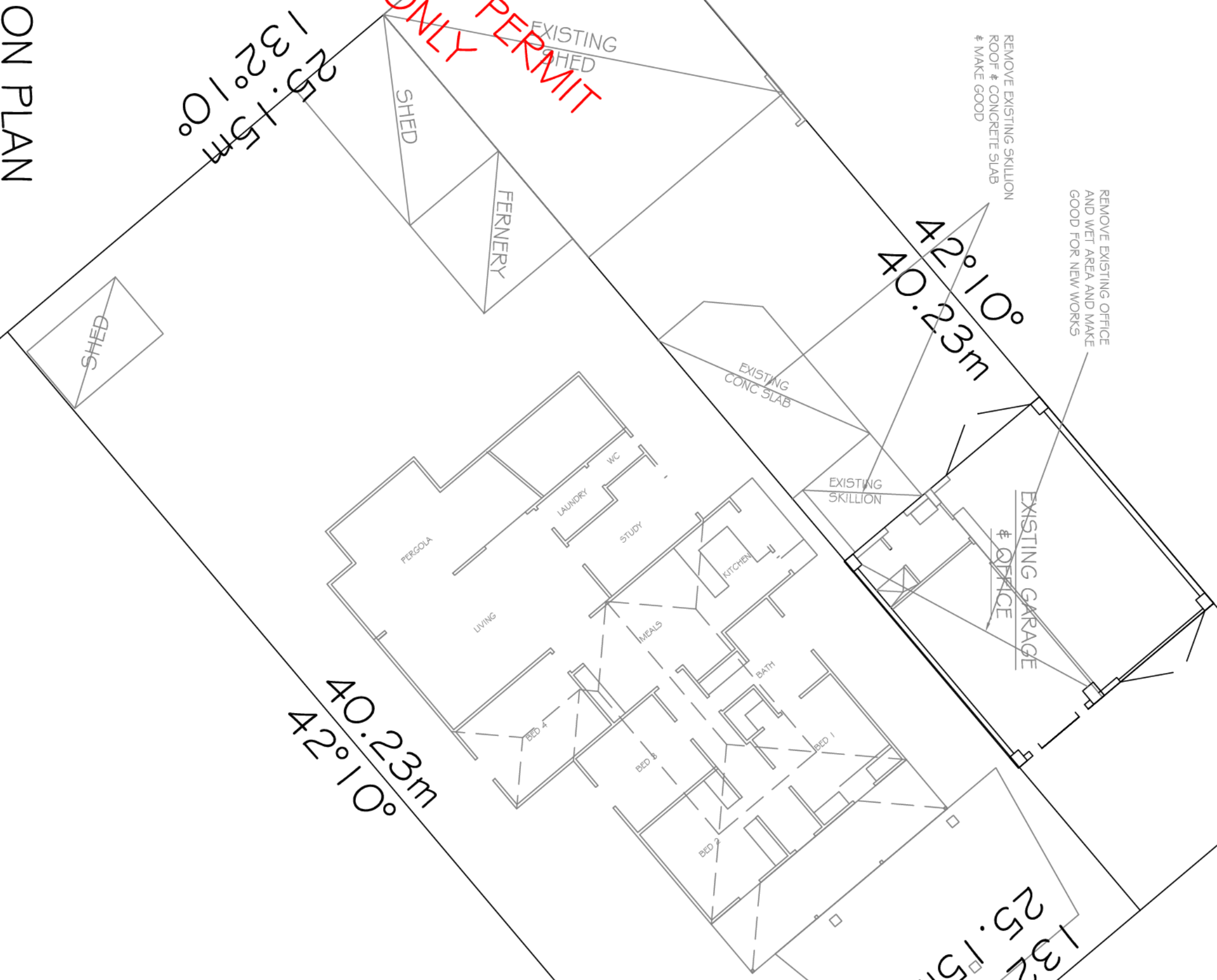
Client:	Project: Proposed Self Contained Dwelling at 43 Inkerman Street Maryborough for F. Hansen		
F. HANSEN	Wimmera Building Design	PROPOSED ELEVATIONS	Job No.: 681/2023
	& Drafting Service 14 Stalkers Road, Dunnstown, Phone: (04119) 3644 95 DP-AD 15967	DWG No.: 05	Date: 05/05/2024

INKERMAN STREET

DEMOLITION PLAN  
SCALE 1 : 150

PLANNING PERMIT  
ISSUE ONLY

PLANNING PERMIT  
ISSUE ONLY



REMOVE EXISTING OFFICE AND WET AREA AND MAKE GOOD FOR NEW WORKS

REMOVE EXISTING SKILLION ROOF & CONCRETE SLAB & MAKE GOOD

42°10'  
40.23m

EXISTING GARAGE & OFFICE

EXISTING SKILLION

EXISTING CONC. SLAB

FENNERY

SHED

SHED

40.23m  
42°10'

132°10'  
25.15m

No. 43

Notes:  
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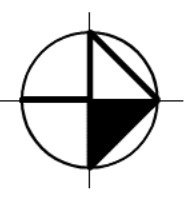
Original Size: A2

PROPOSED DEMOLITION PLAN

Scale: 1 : 150 DWG No.: 03

Job No.: 681/2023 Date: 05/05/2024

Wimmera Building Design  
 & Drafting Service  
 14 Stalkers Road, Dunnstown,  
 Phone: (04119) 364 95  
 DP-AD 15967



Project:  
 Proposed Self Contained Dwelling at  
 43 Inkerman Street  
 Manyborough for  
 F. Hansen

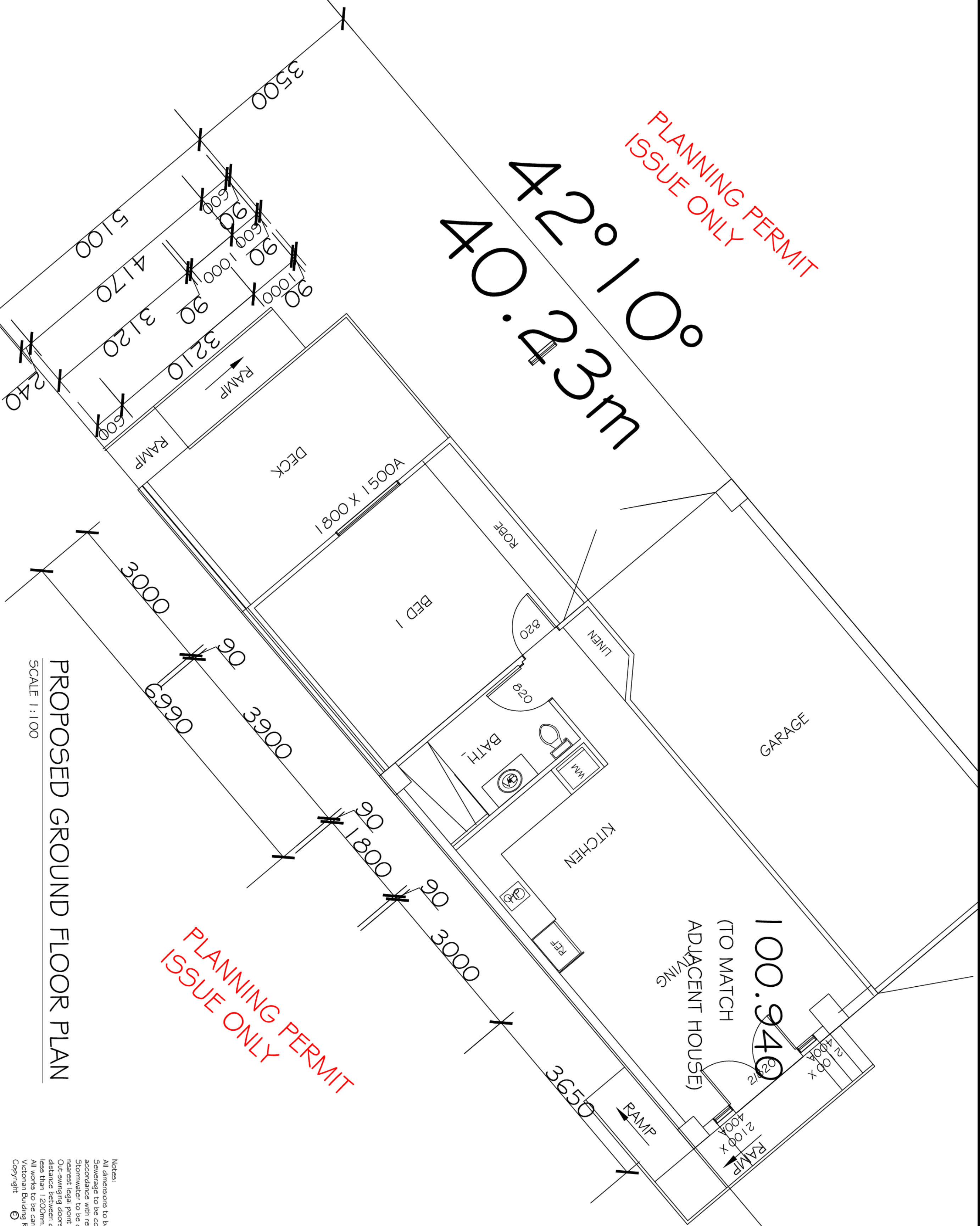
F. HANSEN

Client:



PLANNING PERMIT  
ISSUE ONLY

42°10'  
40.23m



PLANNING PERMIT  
ISSUE ONLY

PROPOSED GROUND FLOOR PLAN

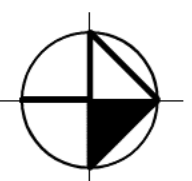
SCALE 1:100

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Original Size: A2

F. HANSEN

Project:  
Proposed Self Contained Dwelling at  
43 Inkerman Street  
Manyborough for  
F. Hansen

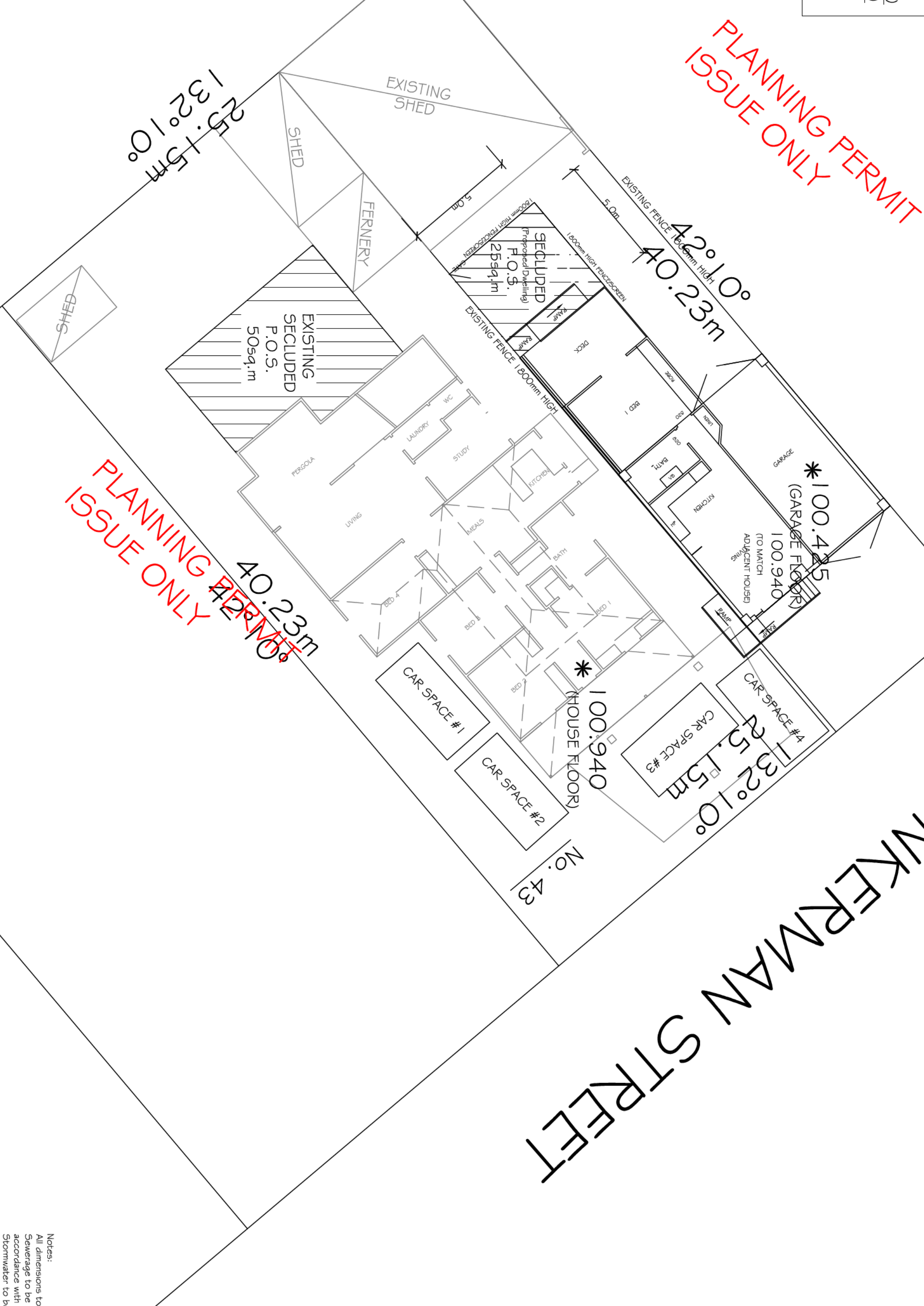


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# Drafting Service  
14 Stalkers Road, Dunstons,  
Phone: (04119) 3644 95  
DP-AD 15967

PROPOSED FLOOR PLAN	
Scale: 1:100	DWG No.: 04
Job No.: 681/2023	Date: 05/05/2024



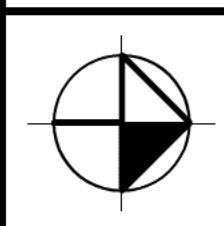
<b>TOTAL SITE AREA: 993sq.m</b>	
EXISTING DWELLING:	199.63sq.m
EXISTING SHEDS :	140.37sq.m
EXISTING FRONT OPEN CANOPY	
PROP. DWELLING:	48.24sq.m.
REMAINDER OF EXISTING GARAGE:	81.57sq.m
	36.27sq.m.
<b>TOTAL SITE SITE COVERAGE 506.08 (52%)</b>	
<b>TOTAL SITE OPEN SPACE 486.92 (48%)</b>	
SECLUDED P.O.S. DWELLING #1 =	50.00sq/m
SECLUDED P.O.S. DWELLING #2 =	25.00sq/m



**PROPOSED SITE PLAN**  
SCALE 1:150

Client:  
**F. HANSEN**

Project:  
Proposed Self Contained Dwelling at  
43 Inkerman Street  
Manyborough for  
F. Hansen



Wimmera Building Design  
# Drafting Service  
14 Stalkers Road, Dunnstown,  
Phone: (04119) 364 95  
DP-AD 15967

<b>PROPOSED SITE PLAN</b>	
Scale: 1:150	DWG No.: 02
Job No.: 681/2023	Date: 05/05/2024

Notes:  
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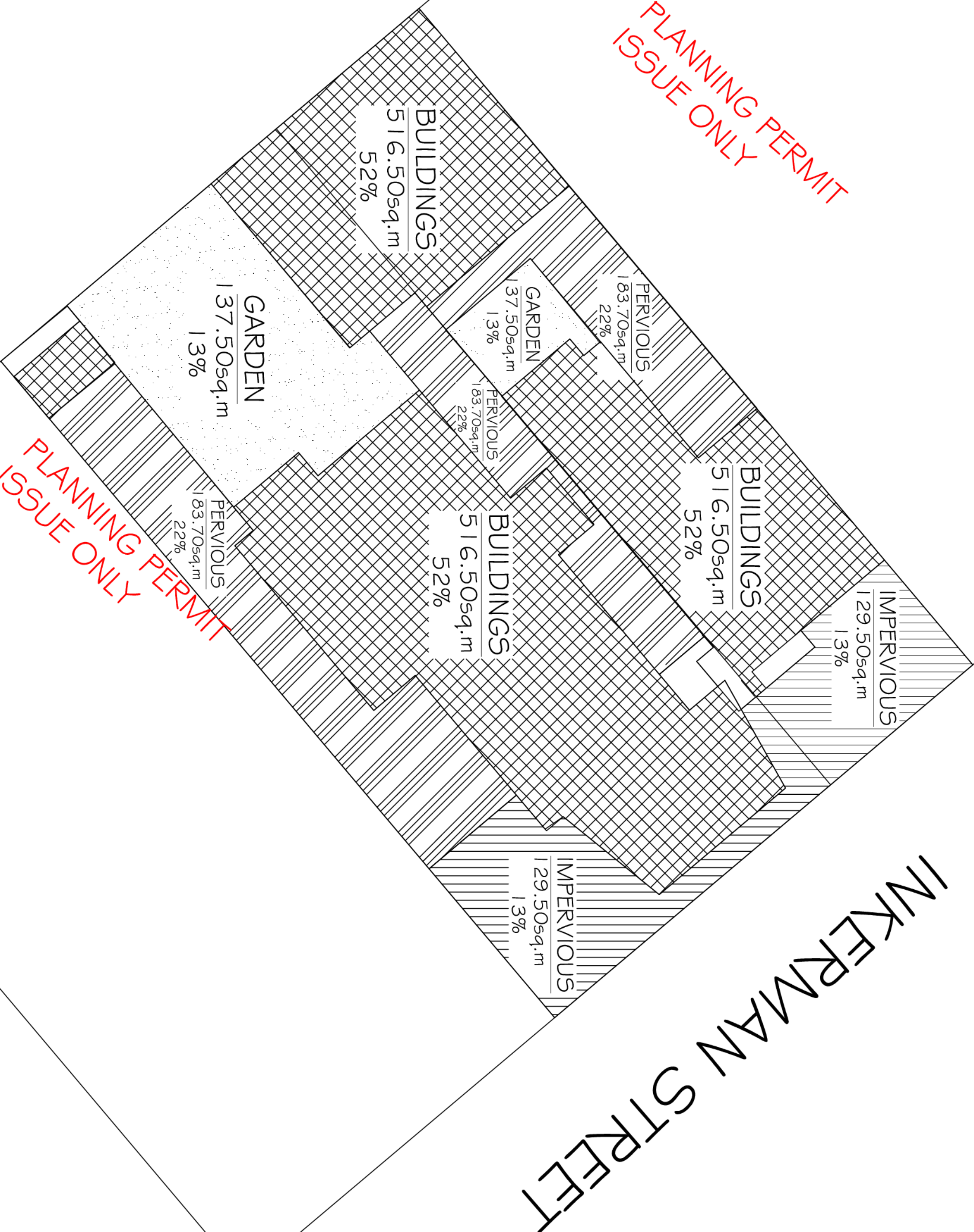


TOTAL SITE AREA: 9933sq.m  
 EXISTING DWELLING: 199.63sq.m  
 EXISTING SHEDS : 140.37sq.m  
 EXISTING FRONT OPEN CANOPY : 48.24sq.m.  
 PROP. DWELLING: 81.57sq.m  
 REMAINDER OF EXISTING GARAGE: 36.27sq.m.

TOTAL SITE SITE COVERAGE 506.08 (52%)  
 TOTAL SITE OPEN SPACE 486.92 (48%)

SECLUDED P.O.S. DWELLING #1 = 50.00sq/m  
 SECLUDED P.O.S. DWELLING #2 = 25.00sq/m

PLANNING PERMIT  
 ISSUE ONLY



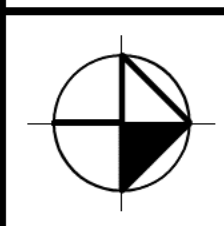
SITE COVERAGE: 9933sq.m

BUILDINGS	
IMPERVIOUS SURFACES	
PERVIOUS SURFACE	
GARDEN	

PROPOSED COVERAGE  
 SCALE 1:150

Client: **F. HANSEN**

Project: Proposed Self Contained Dwelling at 43 Inkerman Street Manyborough for F. Hansen



Wimmera Building Design  
 Drafting Service  
 14 Stalkers Road, Dunnstown,  
 Phone: (04119) 364 95  
 DP-AD 15967

PROPOSED SITE COVERAGE	DWG No.:	06
Scale: 1:150	Date:	09/07/2024
Job No.: 681/2023		

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Original Size: A2



NAPIER STREET

PLANNING PERMIT  
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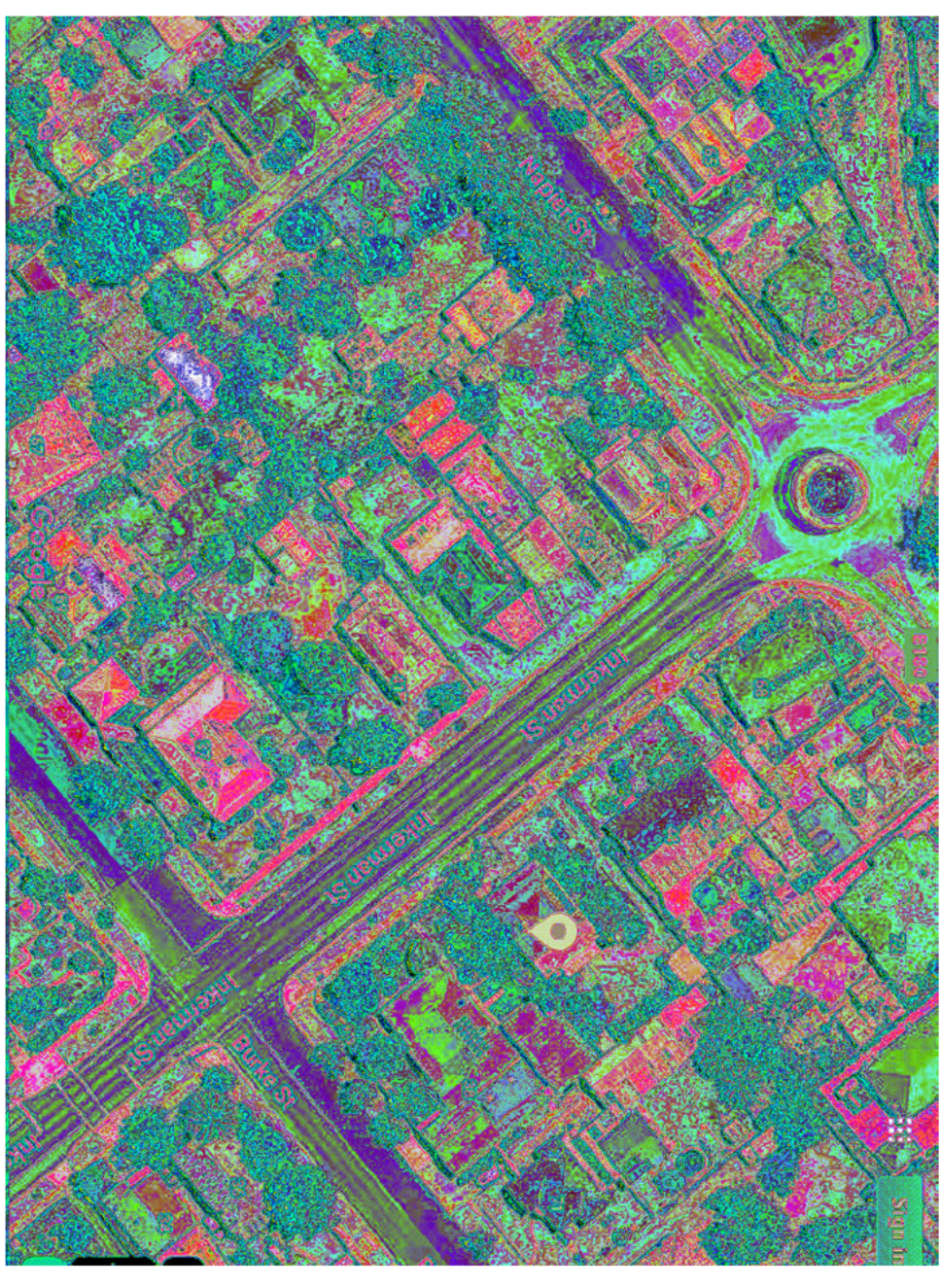
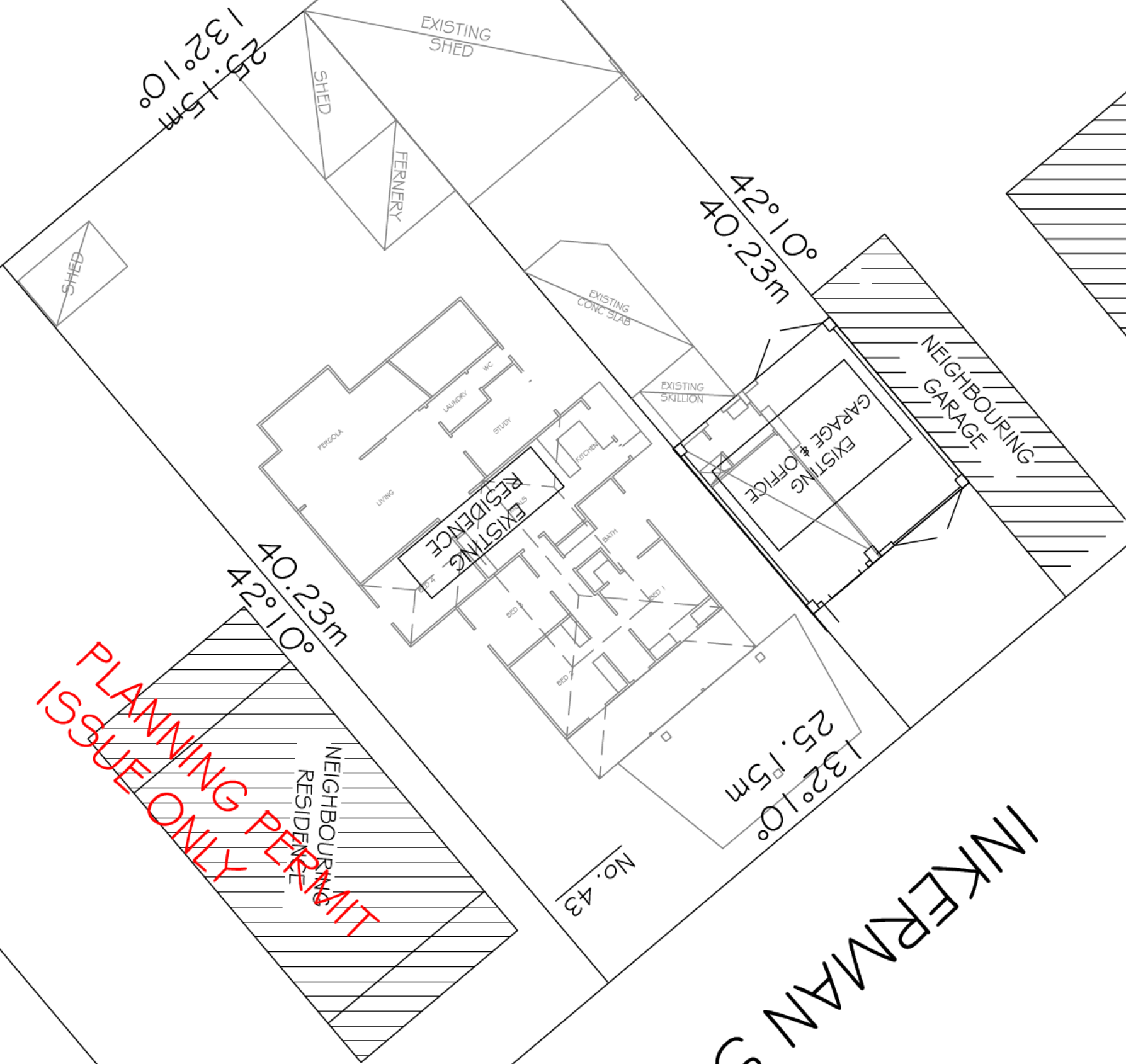
NEIGHBOURING  
BUILDING

NEIGHBOURING  
GARAGE

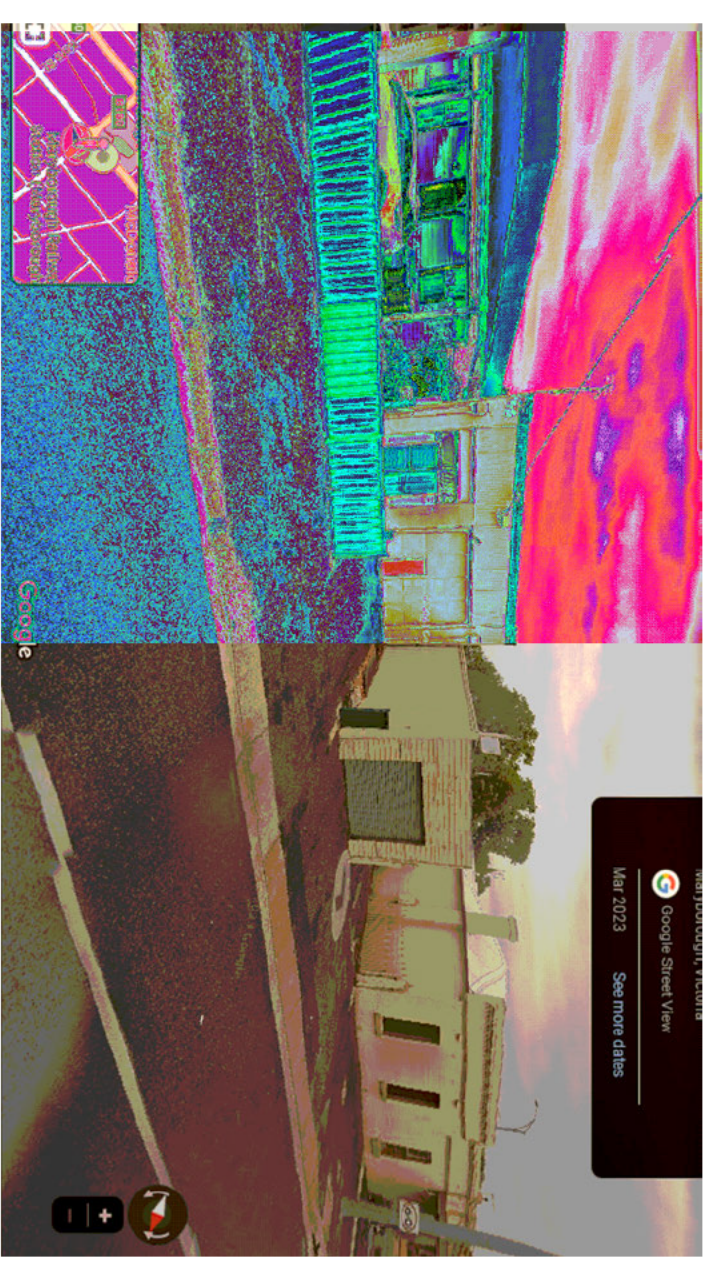
INKERMAN STREET

PLANNING PERMIT  
ISSUE ONLY

EXISTING SITE PLAN  
SCALE 1 : 150



AERIAL VIEW



STREET VIEW

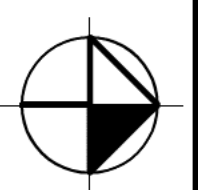
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Original Size : A2

Client:

F. HANSEN

Project:  
 Proposed Self Contained Dwelling at  
 43 Inkerman Street  
 Manlyborough for  
 F. Hansen



Wimmera Building Design  
 Drafting Service  
 14 Stalkers Road, Dunnstown,  
 Phone: (04119) 3644 95  
 DP-AD 15967

EXISTING SITE PLAN

Scale: 1:200

DWG No.: 01

Job No.: 681/2023

Date: 05/05/2024



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

VOLUME 09962 FOLIO 125

Security no : 124111752550Q  
Produced 10/01/2024 10:33 AM

**LAND DESCRIPTION**

Crown Allotment 2 Section 42 Township of Maryborough Parish of Maryborough.  
Created by Application No. 067515M 04/07/1990

**REGISTERED PROPRIETOR**

[REDACTED]

**ENCUMBRANCES, CAVEATS AND NOTICES**

[REDACTED]

**DIAGRAM LOCATION**

SEE TP304651A 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: 43 INKERMANN STREET MARYBOROUGH VIC 3465

**ADMINISTRATIVE NOTICES**

[REDACTED]

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP304651A</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/01/2024 10:33</b>

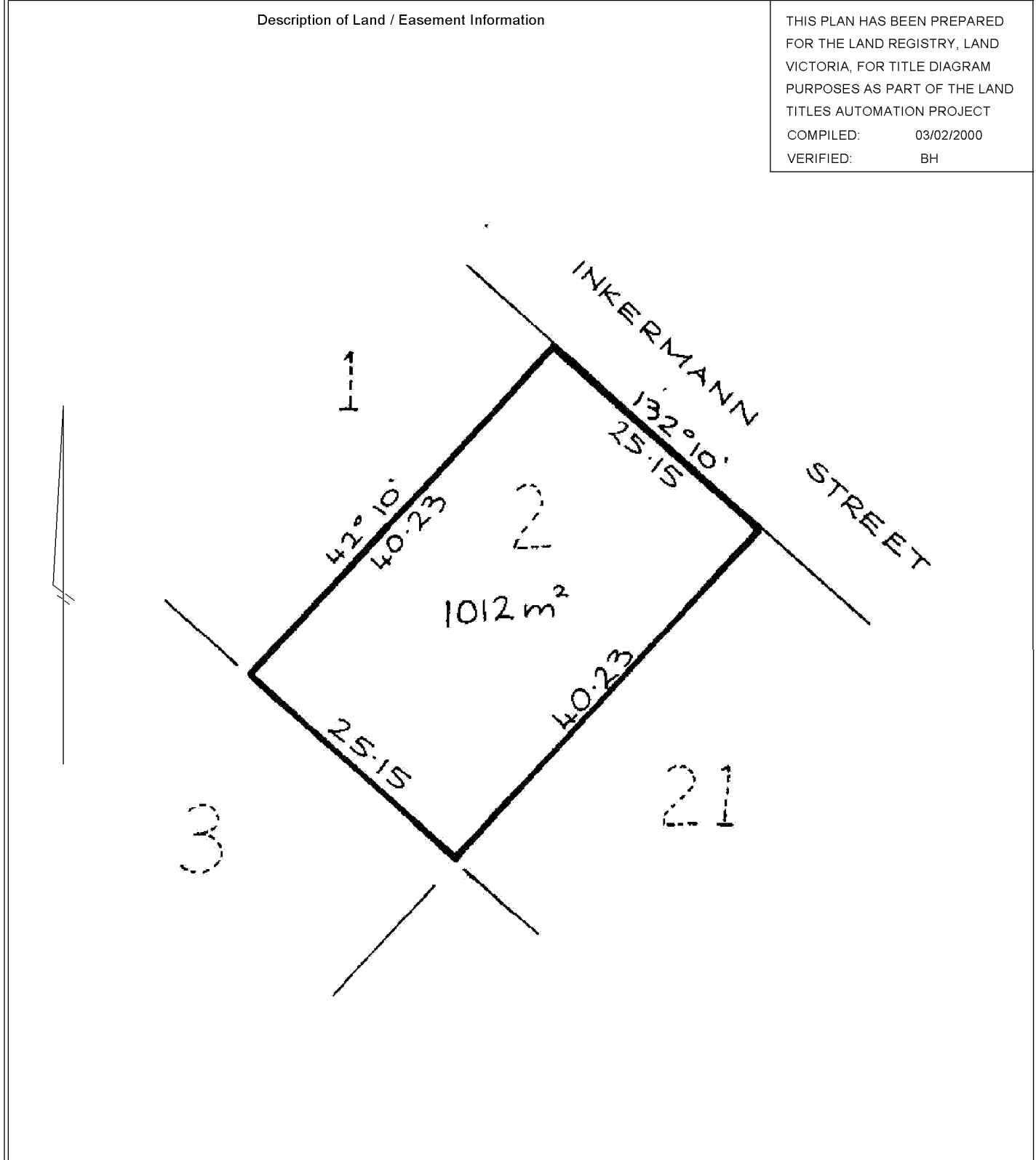
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TITLE PLAN		EDITION 1	TP 304651A
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<p><b>Location of Land</b></p> <p>Parish: MARYBOROUGH          Township: MARYBOROUGH          Section: 42          Crown Allotment: 2          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 9962 FOL 125          Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p><b>Warning as to Dimensions</b>          Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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