



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit 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 concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

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

Planning Enquiries
Phone: (03) 5461 0610
email: planning@cgoldshire.vic.gov.au

The Land **i** ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 1	St. Name: MCKEAN STREET
Suburb/Locality: MAZYBOROUGH		Postcode: 3465

Formal Land Description * Complete either A or B.

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

A Lot No.: 2 Lodged Plan Title Plan Plan of Subdivision No.: 909759T

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal **i** ⚠ 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.

② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read: [How to Complete the Application for Planning Permit Form](#)

Development of a dwelling, demolish existing fence and construction of new fencing and crossover.

📎 Provide additional information on 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.

③ Estimated cost of development for which the permit is required *

Cost \$ 350,000 **⚠** 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 for information.

Existing Conditions **i**

④ Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing, the specific agricultural use etc.

VACANT LAND

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

Title Information **i**

5 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).

Applicant and Owner **i**

6 Provide details of the applicant *

Applicant *

The person who wants the permit.

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', eg. restrictive covenants.)

Name: _____
Title: _____ First Name: VALENTINA ANGELO Surname: BIANCHI & SUSINO
Organisation (if applicable): CI- LISA MACHACEK STANTEC
Postal Address: _____ If it is a P.O. Box, enter the details here: _____
Unit No.: _____ St. No.: _____ St. Name: PO BOX 563W
Suburb/Locality: BALWARRAT WEST State: VIC Postcode: 3350

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

Contact person's details * Same as applicant (if so, go to 'contact information')
Name: _____
Title: _____ First Name: LISA Surname: MACHACEK
Organisation (if applicable): STANTEC
Postal Address: _____ If it is a P.O. Box, enter the details here: _____
Unit No.: _____ St. No.: _____ St. Name: PO BOX 563W
Suburb/Locality: BALWARRAT WEST State: VIC Postcode: 3350

Please provide at least one contact phone number *

Contact information
Business Phone: _____
Mobile Phone: _____

Owner *

The person or organisation who owns the land

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

Name: _____ Same as applicant
Title: _____ First Name: _____ Surname: _____
Organisation (if applicable): _____
Postal Address: _____ If it is a P.O. Box, enter the details here: _____
Unit No.: _____ St. No.: _____ St. Name: _____
Suburb/Locality: _____ State: _____ Postcode: _____
Owner's Signature (Optional): _____ Date: _____
day / month / year

Declaration **i**

7 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.

Date: 25/7/24
day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

 No Yes


DISCUSSIONS WITH TIM

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

 Council will invoice the statutory fee/s as well as any council fees such as advertising.

 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 (eg 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 (section 7)?

Lodgement

Lodge the completed application to:

Central Goldfields Shire Council
PO Box 194
Maryborough VIC 3465
22 Nolan Street, Maryborough VIC 3465

Contact information:

Phone: (03) 5461 0610

Email: mail@cgoldshire.vic.gov.au

All correspondence will be via email and that is the preferred lodging method. Once received an invoice will be raised and emailed to the applicant.

- SITE SOIL CLASSIFICATION
CLASS 'P' TO AS 2870-2011
- DWELLING & GARAGE: WAFFLE POD CONCRETE SLAB.
- SITE CUT & FILL TO **99.64**
- FALL OVER BUILDING PLATFORM **450mm**
- FREEBOARD **310mm**
- REBATE TO HOUSE **105mm**
- STEP DOWN TO PORCH **190mm**
- STEP DOWN TO GARAGE **85mm**

 DENOTES AREA OF ADDITIONAL SITE SCRAPE DUE TO WAFFLE POD STEP DOWN

- PROPERTY SUBJECT TO HIGH WIND SPEEDS OF **28 m/s (N1)**
- POSITION OF THE FRONT GARDEN TAP & WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE.

PROVIDE NBN CO. PROVISION ONLY (WITHOUT HUB)

PROVIDE TERMITE TREATMENT TO COMPLY WITH AS 3660.1 2014 AS THE PROPOSED BUILDING IS WITHIN THE AREA TO BE SUBJECTED TO ATTACK BY TERMITES

SITE COVERAGE ANALYSIS	
BUILDING AREA:	219.48 sq.m
SITE AREA:	366.00 sq.m
SITE COVERAGE:	60.0 %
PAVING AREA:	23.74 SQ.M
TOTAL AREA:	243.22 SQ.M
PERMEABILITY:	33.55 %
GARDEN AREA: <small>FOR LOTS 400sqm - 500sqm</small>	91.50 sq.m

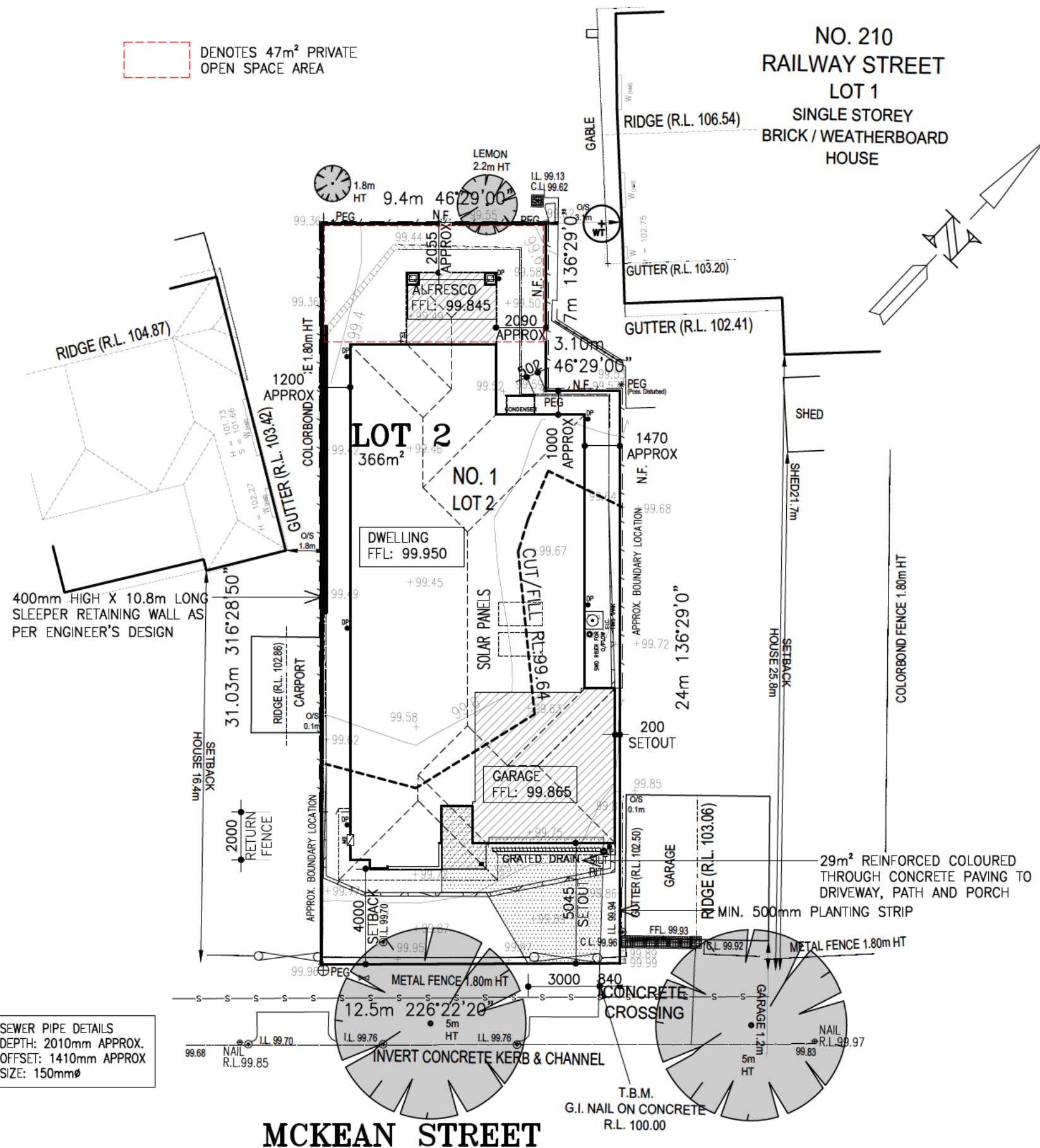
MINIMUM GARDEN AREA
REQUIRED IS 91.5m²(25%)
PROVIDED 122.78m²(33.55%)

DATE	AMENDMENT	BY
21.12.23	TENDER DRAWINGS	T.H.
16.01.24	DRAFTING UPDATES AS PER SALES ESTIMATOR & ENERGY OPTION 1	T.H.
06.03.24	CONTRACT DRAWINGS	M.M.
20.06.24	STREET NAME UPDATE	J.D.
03.07.24	DELETE W07	J.D.
15.07.24	SOIL/SURVEY ADDED	B.S.

 DENOTES 47m² PRIVATE OPEN SPACE AREA

NO. 208
RAILWAY STREET
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 210
RAILWAY STREET
LOT 1
SINGLE STOREY
BRICK / WEATHERBOARD HOUSE



SEWER PIPE DETAILS
DEPTH: 2010mm APPROX.
OFFSET: 1410mm APPROX
SIZE: 150mmØ

29m² REINFORCED COLOURED THROUGH CONCRETE PAVING TO DRIVEWAY, PATH AND PORCH
MIN. 500mm PLANTING STRIP

SIMONDS HOMES VICTORIA P/L ACN 050 197 610 ENQUIRIES 1300 SIMONDS
HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004 INTERNET www.simonds.com.au
TELEPHONE (03) 9682 0700 E-MAIL enquiries@simonds.com.au



Spec: **SIMONDS HOMES RANGE**
(STANDARD)
- DEVELOPMENT DIVISION PURPOSE ONLY -

View: **SITE PLAN**
Customer: **V. BIANCHI & A. G. SUSINO**
Address: **LOT 2, 1 MCKEAN STREET, MARYBOROUGH**

House: **MINERVA 23_219-12.5A**
Facade: **BURROWA**
Drawn: **T.H.** Job No: **74718 CON**
Design: **X00X** Mastered: **B.T** Checked: **X00X**
Sheet No: **1.1**
Scale: **1:200@A3**
Date: **16.01.24**

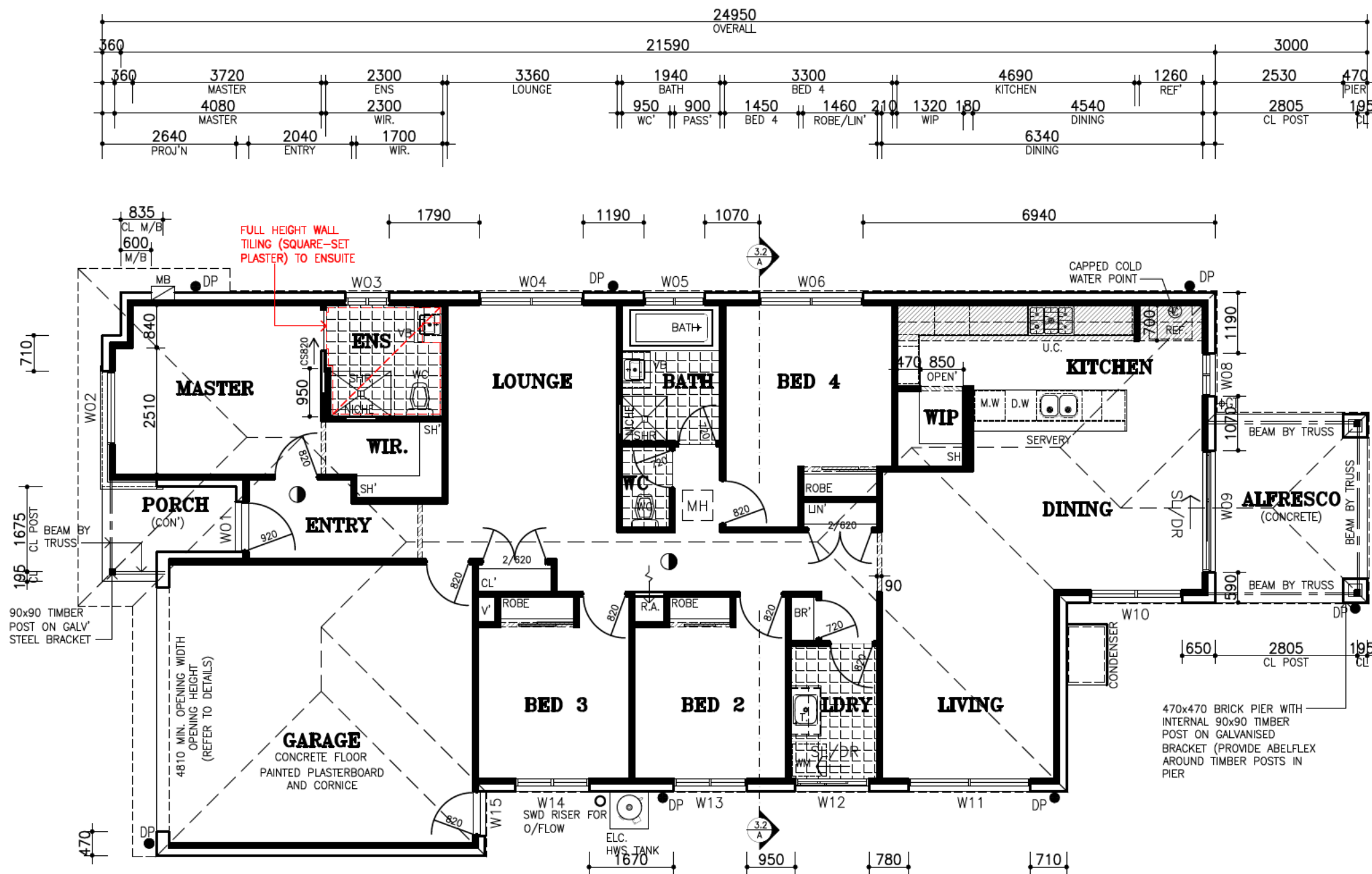
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ELEVATION B

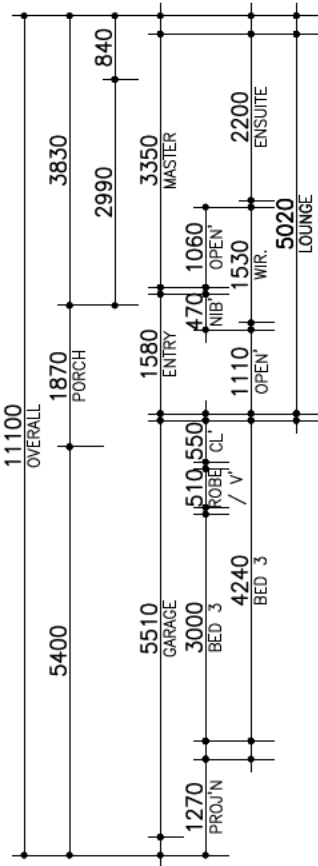
ALL GLASS TO CONFORM WITH AS1288-2006 & AS2047-2014 : GLASS IN BUILDINGS

- DENOTES 280mm DEEP BULKHEAD TO PLASTER FACE - UNLESS NOTED OTHERWISE. REFER ALSO INTERNAL ELEVATIONS.
- NOTE: DIMENSIONS LOCATING WINDOWS ARE NOMINAL.
- NOTE: ALL INTERNAL DOOR HEIGHTS TO BE 2040mm. HIGH UNLESS OTHERWISE NOTED.
- NOTE: DIMENSIONS FOR WALL SETOUT ARE NOMINAL & TO FACE OF STUDWORK.
- NOTE: BULKHEADS & NBS ARE NOMINAL SIZES ONLY.
- NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN IS 1.2m OR GREATER
- NOTE: DOWN PIPE LOCATIONS ARE INDICATIVE. EXACT LOCATIONS TO BE CONFIRMED PRIOR TO POP PENETRATIONS TO GUTTERING.

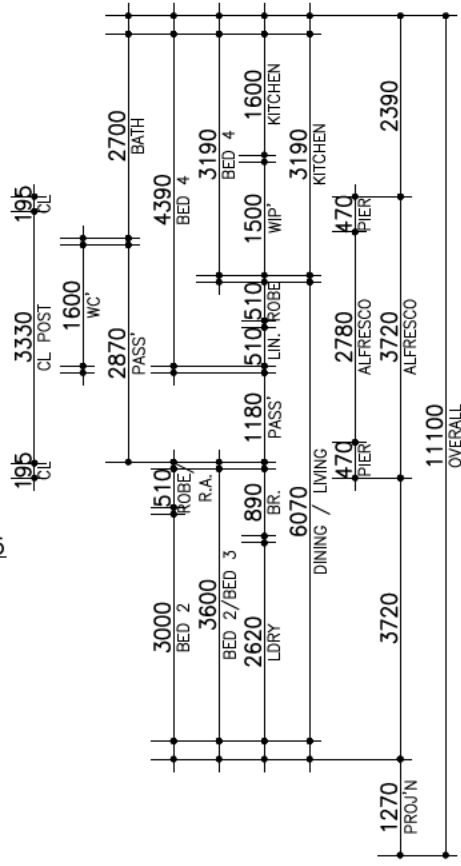
PROVIDE HUME MOULDED RANGE CAPRICE TO ALL INTERNAL DOORS
 PROVIDE PRIVACY SET TO BATHROOM, WC, MASTER & ENSUITE



ELEVATION A



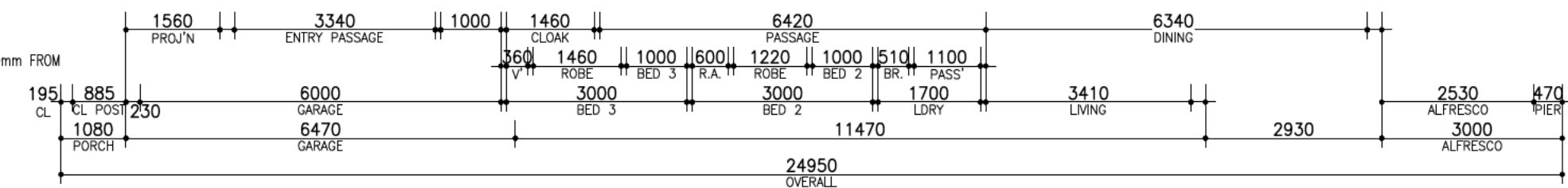
ELEVATION C



PROVIDE 2100MM HIGH FRAMED MIRROR SLIDING DOORS TO STANDARD SITE BUILT ROBE(S) - BULKHEAD TO SUIT.
 PROVIDE SEALED INSITU WASTE CONNECTION TO GROUND FLOOR BATH & WC, GROUND & FIRST FLOOR SHOWER WASTE POINTS

ALL SMOKE ALARMS TO BE INTERCONNECTED, WITH BATTERY BACKUP AND INSTALLED IN ACCORDANCE WITH NCC 2019 VOLUME 2 CLAUSE 3.7.5.5 & AS 3786-2014 INC. BEING AT LEAST 300mm FROM A CORNER JUNCTION OF THE WALL & CEILING.

MANHOLE
 ALL NET AREAS TO COMPLY WITH AS 3740
 NOTE: ALL SANITARY COMPARTMENTS TO COMPLY WITH CURRENT B.C.A. PART 3.8.3.3.
 NOTE: REF. FRE. VM. CD. DW INDICATE POSITION ONLY.



ELEVATION D

AREAS.	Ground Floor:	167.80 sq.m	18.06 sqrs
	Subtotal:	167.80 sq.m	18.06 sqrs
	Porch:	4.02 sq.m	0.43 sqrs
	Garage:	36.50 sq.m	3.93 sqrs
	Alfresco:	11.16 sq.m	1.20 sqrs
	Total Area:	219.48 sq.m	23.62 sqrs

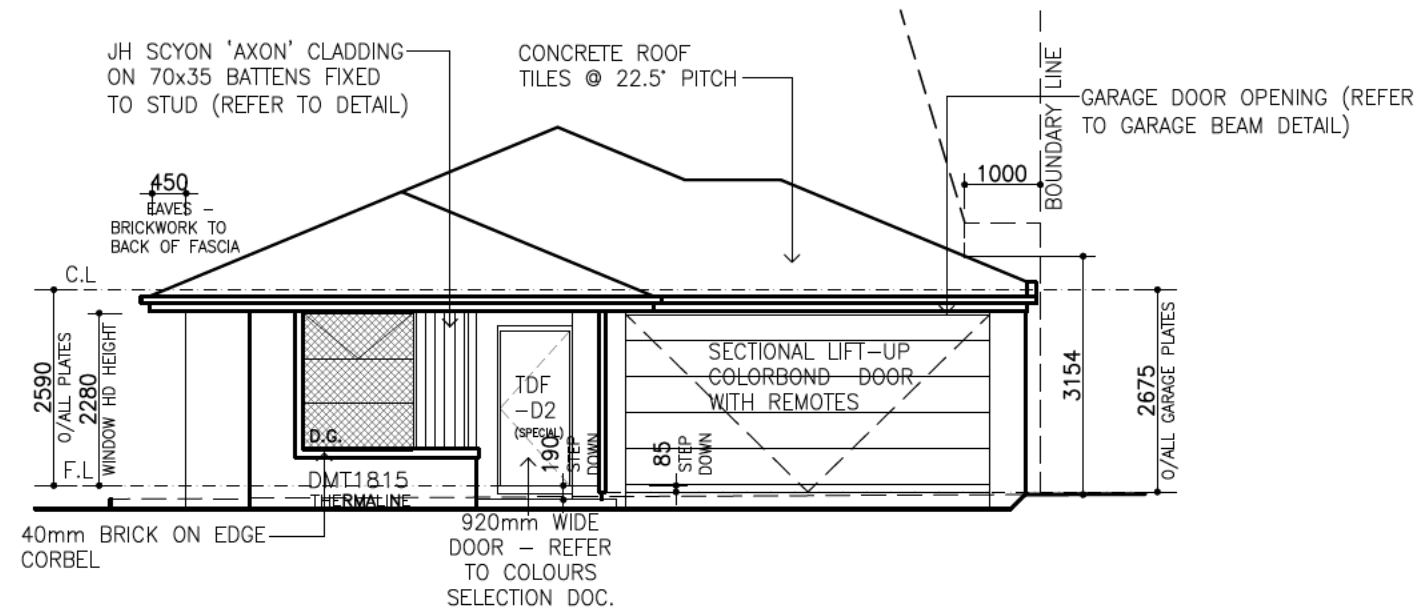
SIMONDS HOMES VICTORIA P/L ACN 050 197 610 ENQUIRIES 1300 SIMONDS
 HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004 INTERNET www.simonds.com.au
 TELEPHONE (03) 9682 0700 E-MAIL enquiries@simonds.com.au

Spec: **SIMONDS HOMES RANGE**
 (STANDARD)
 - DEVELOPMENT DIVISION PURPOSE ONLY -
 View: **GROUND FLOOR PLAN**
 Customer: **V. BIANCHI & A. G. SUSINO**
 Address: **LOT 2, 1 MCKEAN STREET, MARYBOROUGH**

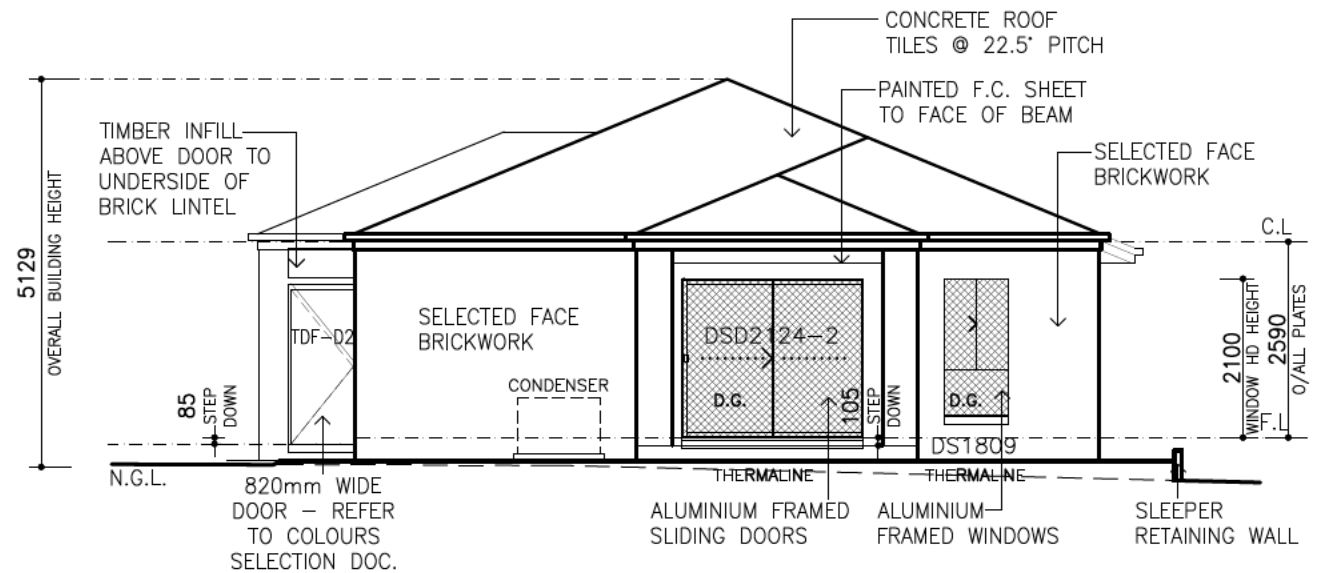
Scale: 1:100@A3
 Date: 16.01.24
 House: **MINERVA 23 219-12.5A**
 Facade: **BURROWA**
 Drawn: **T.H.** Job No: **74718 CON**
 Design: **X00X** Mastered: **B.T** Checked: **X00X**
 Sheet No: **2.1**

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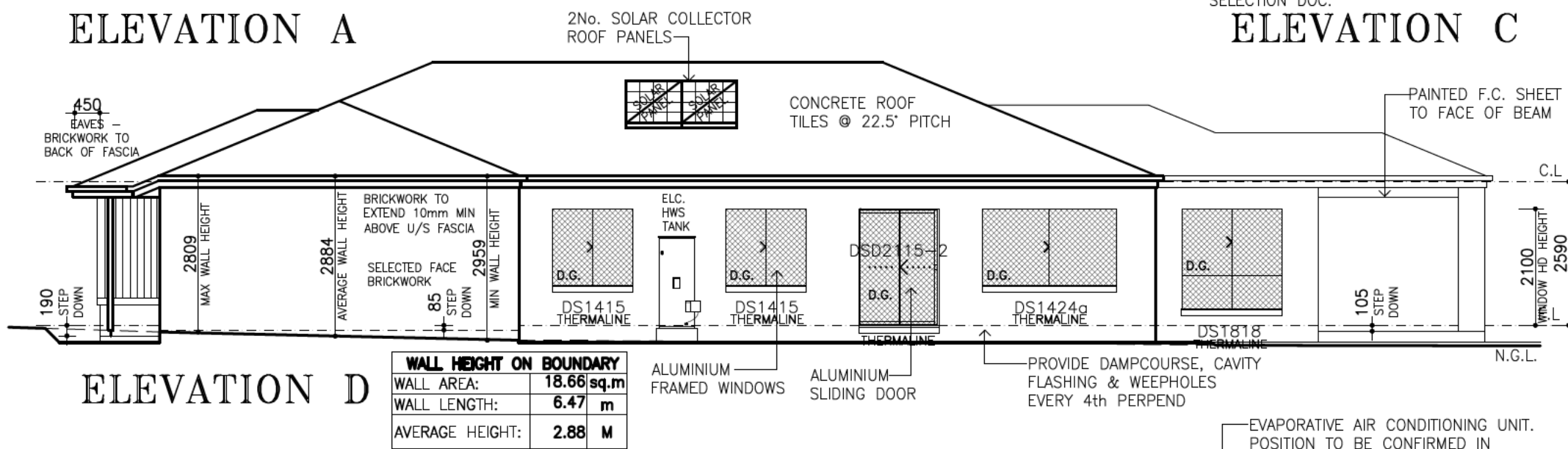
ALL GLASS TO CONFORM WITH AS1288-2006 & AS2047-2014 : GLASS IN BUILDINGS



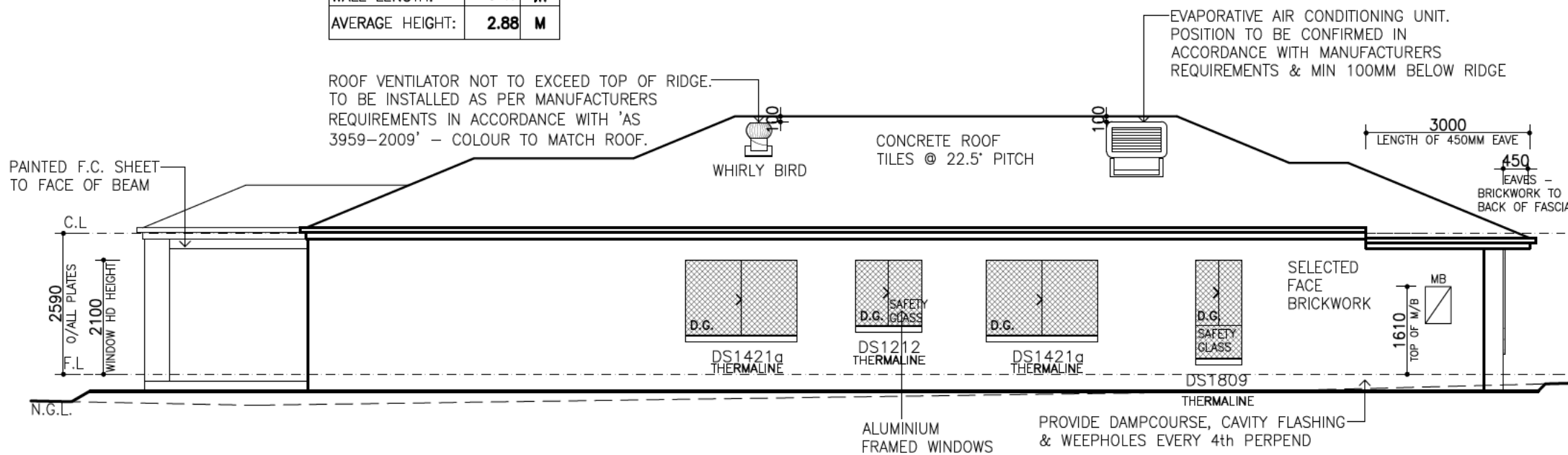
ELEVATION A



ELEVATION C



ELEVATION D



ELEVATION B

- DENOTES SLIDING WINDOW
 - DENOTES AWNING WINDOW
 - DENOTES LOW-E GLAZING
 - DENOTES DOUBLE GLAZING
 - DENOTES SATIN LITE GLAZING
 - DENOTES TRANSLUCENT GLAZING
- NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL
- NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.
- NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

SIMONDS HOMES VICTORIA P/L ACN 050 197 610 ENQUIRIES 1300 SIMONDS
 HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004 INTERNET www.simonds.com.au
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Spec: **SIMONDS HOMES RANGE**
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View: **ELEVATIONS 1**
 Customer: **V. BIANCHI & A. G. SUSINO**
 Address: **LOT 2, 1 MCKEAN STREET, MARYBOROUGH**

Sheet No: **3.1**
 Scale: **1:100@A3**
 Date: **16.01.24**

House: **MINERVA 23_219-12.5A**
 Facade: **BURROWA**
 Drawn: **T.H.** Job No: **74718 CON**
 Design: **XOOX** Mastered: **B.T** Checked: **XOOX**

Planning Report

1 McKean Street Maryborough Vic

Development of a dwelling, demolish existing fence,
construction of new fencing and crossover.

Ref No: 304401649

Contact Information

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ABN 17 007 820 322

1315 Sturt Street
Ballarat VIC 3305
Australia

www.stantec.com

Phone +61 3 5330 8888

Document Information

Prepared for Valentina [REDACTED] & Angelo S [REDACTED]

Proposal Name Development of a dwelling 1
McKean Street Maryborough

Job Reference 304401649

Date 22nd July 2024

Version Number 1

Author(s)

Name	Lisa Machacek	Date	22nd July 2024
Job Title	Project Manager		

Approved By

Name	Andrew Grey	Date Approved	25 July 2024
Job Title	Principal Town Planner		

Document History

Version	Date	Description of Revision	Prepared by	Reviewed by
0	25/07/2024	Review	Lisa Machacek	Andrew Grey
1	25/07/2024	Lodgment with Council	Lisa Machacek	Andrew Grey

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Attachments

- Attachment 1 Copy of Title
- Attachment 2 Plan of Site & Surrounds
- Attachment 3 Development Plans
- Attachment 4 Colour Selection

1 Introduction

Stantec has been engaged by Valentina Bianchi & Angelo Susino to submit a Planning Permit Application on their behalf for the Development of a dwelling, demolition of an existing fence and construction of new fencing and crossover at 1 McKean Street Maryborough.

2 Permit Trigger/s

A permit is required for the above proposal under the following provision of the Planning Scheme:

Heritage Overlay	43.01-1	Construction of Buildings and Works
	43.01-01	Demolition of a building (fence)

3 Subject Site and Context

The site consists of one Title, Vol. 12554 Fol. 282, Lot 2 on Plan of Subdivision No. 909759T. The site is irregular in shape with a frontage of approximately 12.50 metres to, a depth of approximately 41.36 metres with an overall area of approximately 366 square metres. The restrictions on the title address the construction of a vehicle access and the garden area required. A two-lot subdivision has been completed on 210 Railway Street creating this parcel, Power, water, sewer and drainage point were all installed as conditions of the permit D120-22

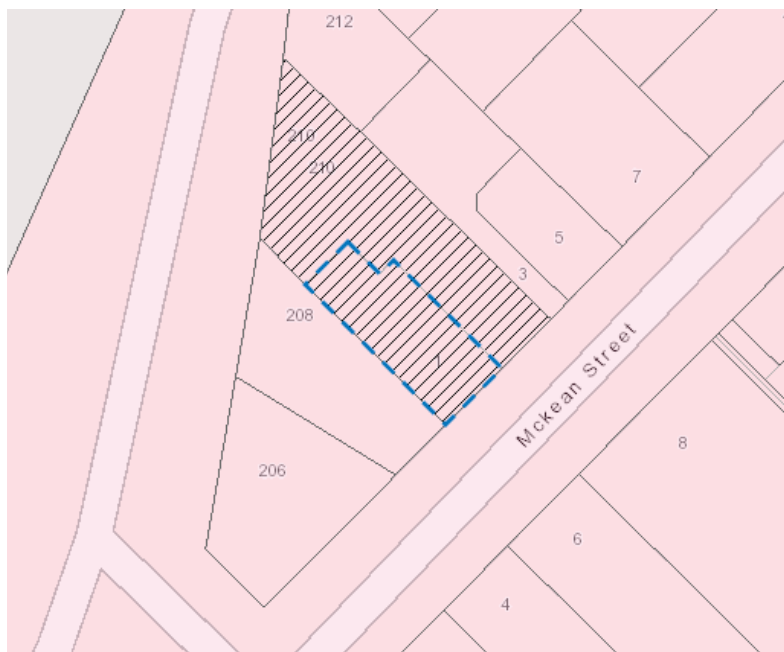


Figure 1 – Locality Plan – VicPlan

The site is currently vacant. The front of the site faces Southeast, with no fall across the front of the site and minimal fall of 500mm to the back of the site. Both adjacent properties face Railway Street and are rear loaded for vehicle access from McKean Street.



Figure 2 – Aerial of Site – Nearmap (12-06-23)

Dwellings within the immediate vicinity of the subject site are a mix of late Victorian, 60's, 90's and newly developed. Single dwelling lots, subdivided to allow smaller lots and a unit development. This results in an eclectic character in the immediate context of the site with a variety of old and newer dwellings.



Figure 3 – Aerial of Locality – Nearmap (12-06-23)

The subject site and all surrounding land are included within the General Residential Zone. The subject site and surrounding land are also included within Schedule to the Heritage Overlay (H0206).

McKean Street is fully constructed with kerb and channel no footpaths either side of the street. McKean Street is a local road.



Figure 4 – Subject Site from McKean Street frontage (photo 12/07/24)



Figure 5 – Subject Site looking Northeast McKean Street (photo 12/07/24)



Figure 6 – Subject Site looking Southwest McKean Street (photo 12/07/24)



Figure 7 – Adjoining Property to north-east at 210 Railway Street (photo 12/07/24)



Figure 8 – Adjoining Property to south-west at 208 Railway Street (photo 12/07/24)



Figure 8 – 206 Railway Street (photo 12/07/24)



Figure 9 – 3 & 5 McKean Street (photo 12/07/24)



Figure 10 – 7 McKean Street (photo 12/07/24)



Figure 11 – 14 Argyle Road (photo 12/07/24)



Figure 12 – 8 McKean Street (photo 12/07/24)



Figure 13 – 6 McKean Street (photo 12/07/24)



Figure 14 – 4 McKean Street (photo 12/07/24)



Figure 15 – 2 McKean Street (photo 12/07/24)

4 Proposal

The application proposes the development of a single-storey dwelling, including the demolition of existing fencing, construction of new fencing, and a crossover. The dwelling will feature a setback of 4.0m from the front boundary, which is greater than that of the dwelling on adjoining land to the north-east. The southeast boundary will maintain a setback of 1.2m, while the northwest boundary will have a garage offset of 200mm.

The dwelling will comprise four bedrooms, a kitchen, lounge, living, dining areas, ensuite, walk-in robe (WIR), bathroom, and a double garage, with an under-roof alfresco area at the rear. The total floor area will be 219.48m².

The proposed dwelling will feature a hip and valley tiled roof pitched at 22.5 degrees. The facade will predominantly consist of brick with cladding as a front-facing feature and a Colorbond sectional lift door.

Existing 1.8m Colorbond fencing will remain on the southeast boundary, with proposed 1.8m Colorbond fencing planned for all other boundaries except the front. The existing metal fence at the front boundary will be removed during construction. Following completion of the new dwelling, a front fence and gate composed of metal, as depicted in the provided visuals, will be constructed.

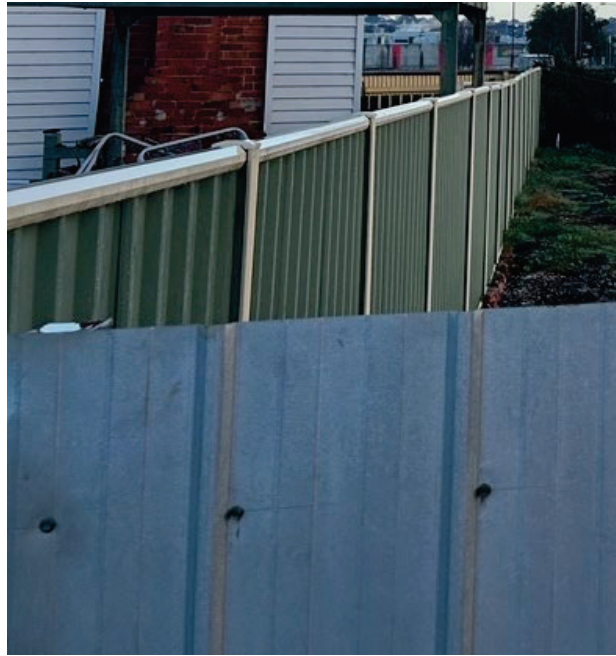


Figure 16 – Existing Southeast fence to be matched on Northwest boundary

5 Planning Controls

5.1 Zoning

The subject site is situated within the General Residential Zone Schedule 1 (GRZ1).

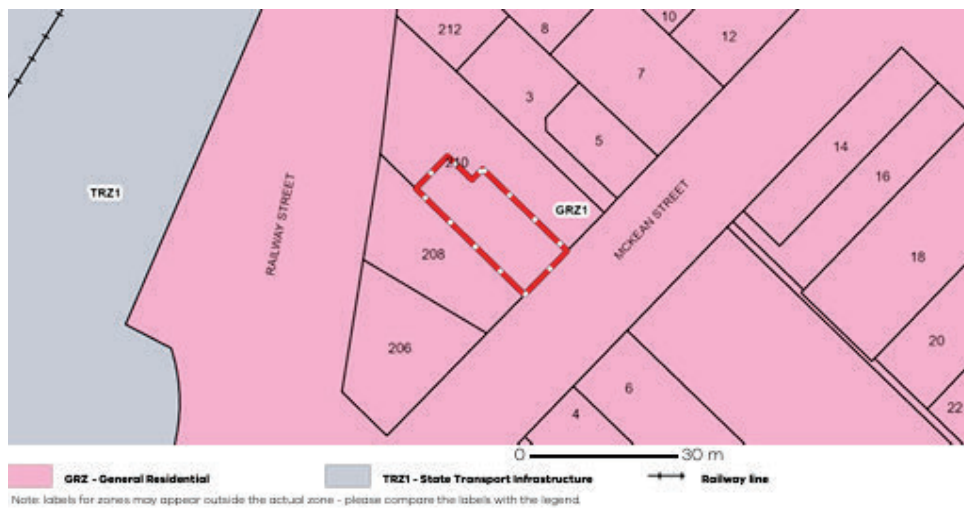


Figure 5 – Zoning Map

The purpose of the General Residential Zone is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To encourage development that respects the neighbourhood character of the area.
- > To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- > To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Response: *The proposed dwelling is consistent with the zoning objectives as it facilitates a single residential unit in a location close to educational, recreational, community, and commercial facilities. The lot size and orientation are suitable for the construction of a dwelling that harmonizes with the existing neighborhood character.*

5.2 Garden area

Restriction 1 on the Plan of Subdivision states: - Any development on Lot 2 is prohibited unless it sets aside at least 25% of the parcel as garden area.

Response: *The attached siting plan from Simonds shows that the requirement of 25% garden area is met.*

5.3 Construction and extension of one dwelling on a lot

Pursuant to clause 32.08-5 a planning permit is not required for the construction a dwelling or fence as the lot is greater than 200sqm in area.

6 Overlays

6.1 Heritage Overlay

The subject site is also included within Heritage Overlay - Schedule 206 (Maryborough Area).



Figure 21 – Heritage Overlay (H0206)

The purpose of Clause 43.01, Heritage Overlay, is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To conserve and enhance heritage places of natural or cultural significance.
- > To conserve and enhance those elements which contribute to the significance of heritage places.
- > To ensure that development does not adversely affect the significance of heritage places.
- > To conserve specified 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.

Under the provisions of Clause 43.01-1 of the Heritage Overlay, a permit is required to:

- > Demolish or remove a building
- > construct a building or construct or carry out works, including a fence, if the fence is visible from a street (other than a lane) or public park.

Response: A planning permit is required for the removal of the existing fence fronting McKean Street, the construction of the dwelling and associated works, the construction of new fences and the construction of a new crossover.

Before deciding on an application the Responsible Authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- 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.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- 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.

Response: The subject site is located within the Maryborough Heritage Precinct (HO206).

Regarding the front setback, the proposal aims to align with the setback of existing residences facing McKean Street, which is consistent with the zoning guidelines encouraging harmony with adjacent properties. The neighboring properties facing Railway Street have rear-loaded vehicle access with garages and sheds located on the boundary line, allowing the proposed setback to integrate naturally into the landscape.

A side setback of 1.2m along the southwest boundary is deemed appropriate as it maintains adequate spacing between structures without proximity to contributory elements. The northeast setback of 200mm

from the boundary aligns with the existing garage, ensuring a setback of 5045mm to minimize any dominating effect on the McKean Street streetscape.

The design of the new building focuses on a simplified form that complements the site's topography, thereby reducing its perceived scale. The hip and valley roof form reflects the area's prevailing roof styles, while the window designs follow a rectilinear pattern typical of the neighborhood.

Materials and colors chosen are contemporary yet used strategically to mitigate bulkiness and visually break up the building's mass. A mix of lighter bricks, darker cladding, and timber finishes ensures the dwelling blends subtly into the streetscape, while front garden areas add vibrant color accents.

The existing site fencing facing McKean Street does not contribute to the significance of the heritage place. Demolition of part of the existing tin fence will create a visual break in the current streetscape, reducing its dominance. The proposed front fencing will be low and open, consistent with the aesthetic of nearby residences that either lack front fencing or have low picket fences typical of older weatherboard homes. The fence design is modern but designed not to detract from the streetscape.

Vehicle access will utilize the existing access point, originally established before subdivision, and will be updated and maintained post-development to prevent damage.

7 Conclusion

The proposal is consistent with the State and Local Planning Policy context in relation to heritage conservation.

The design responds positively to policies in the Planning Policy Framework and Municipal Planning Strategy relating to Heritage.

The proposal is therefore considered to be consistent with the purpose of the Heritage Overlay and satisfies all the relevant application requirements and decision guidelines.

. The site's context, characterized by minimal slope and non-contributory dwellings and fences at most interfaces with the streetscape, supports the adoption of a contemporary architectural form.

The planned low-level front fencing will establish a visual connection between the site and McKean Street. Based on the considerations detailed in this report, the application is deemed appropriate and warrants support from the Council.

.....
Lisa Machacek
Project Manager



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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**

Page 1 of 1

VOLUME 12554 FOLIO 282

Security no : 124116804185H
Produced 22/07/2024 10:23 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 909759T.
PARENT TITLE Volume 05546 Folio 110
Created by instrument PS909759T 12/06/2024

REGISTERED PROPRIETOR

Estate Fee Simple



ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS909759T 12/06/2024

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 PS909759T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS909759T (B)	PLAN OF SUBDIVISION	Registered	12/06/2024
AY111443Q (E)	TRANSFER	Registered	18/06/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 210 RAILWAY STREET MARYBOROUGH VIC 3465

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

PLAN OF SUBDIVISION			EDITION 1	PS 909759 T	
LOCATION OF LAND PARISH : MARYBOROUGH TOWNSHIP : MARYBOROUGH SECTION : 50B CROWN ALLOTMENT : 20, 21 (PART) CROWN PORTION : ---- TITLE REFERENCE : VOL. 5546 FOL. 110 LAST PLAN REFERENCE : LOTS 1 & 2 TP 241703F POSTAL ADDRESS : 210 RAILWAY STREET, (At time of subdivision) MARYBOROUGH, 3465. MGA Co-ordinates (of approx centre of land in plan) E 744 040 ZONE: 54 N 5 895 980 GDA 94			Council Name: Central Goldfields Shire Council Council Reference Number: S200289C Planning Permit Reference: 120-22 SPEAR Reference Number: S200289C Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Michelle Hutchings for Central Goldfields Shire Council on 22/02/2024		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION does not apply to the land in this plan SURVEY: This plan is based on survey (see PS619951T). STAGING: This is not a staged subdivision. Planning Permit No. 120-22 This survey has been connected to permanent marks No(s). 55, 79, 275 In Proclaimed Survey Area No. 1 See sheet 3 for details of a Restriction affecting lots on this plan.					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
Stantec Stantec Australia Pty Ltd ABN: 17 007 920 322 1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350 Tel: 03 5330 8888 Web: www.stantec.com/au			FILE REF: 23651-02-PS909759T-05.dwg DATE: 04/12/2023		ORIGINAL SHEET SIZE: A3
			Digitally signed by: Michael Wilson, Licensed Surveyor, Surveyor's Plan Version (05), 21/02/2024, SPEAR Ref: S200289C		PLAN REGISTERED TIME: 12:43 PM DATE: 12/06/2024

PS 909759 T

M.G.A.2020
ZONE 54

RAILWAY STREET

11°13'20"
28.77

1
802m²

136°26'00"
57.92

10.33

46°29'
9.40

136°29'

46°29'
3.10

2
366m²

136°29'
24

316°28'50"
47.36

31.03

12.50

226°22'20"
23.54

McKEAN STREET

11.04

HIGHAM STREET

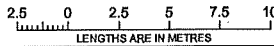
40.23

FILE REF: 23651-02-PS909759T-05.dwg



Stantec Australia Pty Ltd | ABN: 17 007 920 322
1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350
Tel: 03 5330 8888
Web: www.stantec.com/au

SCALE
1:250



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Surveyor's Plan Version (05),
21/02/2024, SPEAR Ref: S200289C

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
Central Goldfields Shire Council,
22/02/2024,
SPEAR Ref: S200289C

PS 909759 T

CREATION OF RESTRICTIONS

Upon registration of this plan the following restrictions are created.

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set out in the restrictions with the intent that the burden of the restrictions run with and binds the burdened land and the benefit of the restrictions are annexed to and run with the benefitted land.

DESCRIPTION OF RESTRICTION 1:

Any development on Lot 2 is prohibited unless it sets aside at least 25% of the parcel as garden area.

DESCRIPTION OF RESTRICTION 2:

No certificate of occupancy for a habitable dwelling shall be issued without the construction of a vehicle crossover to the satisfaction of the responsible authority.

LAND TO BE BURDENED: Lot 2 in this plan

LAND TO BENEFIT: Lot 1 in this plan

EXPIRY DATE: Not applicable

DEFINITIONS

"Building" - any structure requiring sanitary fittings.

"Garden area" - as defined in the Central Goldfields Planning Scheme.

VARIATIONS:

Variation of these requirements may only be permitted by the Responsible Authority in accordance with the Central Goldfields Planning Scheme.

FILE REF: 23651-02-PS909759T-05.dwg



Stanlec Australia Pty Ltd | ABN: 17 007 920 322
1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350
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Surveyor's Plan Version (05),
21/02/2024, SPEAR Ref: S200289C

ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by:
Central Goldfields Shire Council,
22/02/2024,
SPEAR Ref: S200289C



New Street Address Allocations Information

Advice of street address and lot location of each lot on the plan.

Plan No: PS909759T
Certified: 22/02/2024
No. of Lots: 2
Council Name: Central Goldfields Shire Council
Council Ref No: 120-22, S200289C
SPEAR Ref No: S200289C
Property: 210 RAILWAY STREET, MARYBOROUGH VIC 3465

Lot Number	House Number	Road Name	Road Type	Locality
1	210	RAILWAY	STREET	MARYBOROUGH
2	1	MCKEAN	STREET	MARYBOROUGH

The above plan was unregistered at the time that these addresses were supplied by Council. You may wish to check the final addressing data for lots on this plan in Vicmap once it is registered.

Date: 22/02/2024

Colour Selection

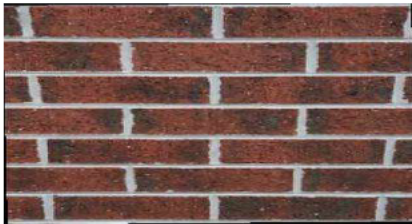
Complete colour & fittings selection document



Client Name: Valentina Bianchi & Angelo Giuseppe Susino

Site Address Lot 2, 1 McKean Street MARYBOROUGH VIC 3465

Bricks VIC



Domain Retreat

Front Door (External Side)



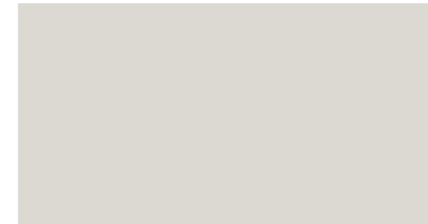
Newlife Stain & Finish Simonds
Heatherly Grey Stain

Front Door Frame (External Side)



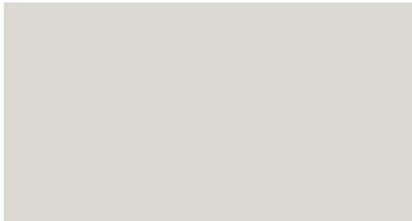
Newlife Stain & Finish Simonds
Heatherly Grey Stain

Rear Door (External Side)



Ultra Premium Gloss Aura

Rear Door Frame (External Side)



Ultra Premium Gloss Aura

Roof Tiles



Elabana Barramundi

Ultra Premium Solarshield Low
Sheen Monument (C/B Match)

Colorbond Gutter



(N/A) Monument

Colorbond Fascia



(N/A) Monument

Ultra Premium Solarshield Low
Sheen Monument (C/B Match)

Downpipes



Meter Box



Client Name: Valentina Bianchi & Angelo Giuseppe Susino

Site Address Lot 2, 1 McKean Street MARYBOROUGH VIC 3465

Garage Door (Front)



Ranch - Textured Finish Monument

Aluminium Windows (Front)



Dowell Monument

Aluminium Windows (Sides & Re



Dowell Monument

Aluminium Door Frames (Sides &



Dowell Monument

Cladding



Ultra Premium Solarshield Low Sheen Monument (C/B Match)

Concrete



(N/A) Slate with Slate sealer

External Cooling Unit



(N/A) Charcoal

- I/we acknowledge that this external colour schedule is final. No changes will be permitted unless required by the developer and or council. Changes outside of this will incur an administration fee.
- Please note colour images are an indication only and may not be a true representation of the final product.
- This DOES NOT FORM PART OF YOUR HOME BUILDING AGREEMENT. Please refer to the Complete Home Product Selection Document.

Client Signature _____

Date _____