

PP50/2019-1

19 Prime Street BIRREGURRA

Lot: 1 TP: 245313 V/F: 5822/327

Construction of Dwelling

J S Ennor

Officer - Erin Sonogo

EXHIBITION FILE

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

Office Use Only

VicSmart?

YES NO

Specify class of VicSmart application:

Application No.:

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Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back 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 concerns, please contact Council's planning department.

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

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

ℹ Click for further information.

Clear Form

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

The Land **ℹ**

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

Street Address *

Unit No.:

St. No.: 19

St. Name: Prime

Suburb/Locality: Birregurra

Postcode: 3242

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 Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 245313X

OR

B Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

A 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? *

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 *

Cost \$

A 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**

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.

Property recently (Oct18) had existing dwelling demolished & site cleared. Currently vacant land only with no trees or vegetation.

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

Title Information **I**

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.

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

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:		
Title: Mr	First Name: James	Surname: Ennor
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 174	St. Name: Aireys
Suburb/Locality: Elliminyt	State: Vic	Postcode: 3250

Contact information for applicant OR contact person below

Business phone: 03 5234 0200	Email: jim.ennor@crowehorwath.com.au
Mobile phone: 0439882272	Fax:

Contact person's details*

Same as applicant

Name:		
Title: Mr	First Name: Justin	Surname: McGuane
Organisation (if applicable): McGuane Constructions - 0437 662 503		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 220	St. Name: Larpent Road
Suburb/Locality: Corunnun	State: Vic	Postcode: 3249

Same as applicant

Name:		
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	

Information requirements


Is the required information provided?

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


Yes No

Declaration

This form must be signed by the applicant *

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

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

Signature: 	Date: 01 / 03 / 2019
	day / month / year

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

VOLUME 05822 FOLIO 327

Security no : 124073275033D
Produced 06/08/2018 12:18 pm

LAND DESCRIPTION

Lot 1 on Title Plan 245313X.
PARENT TITLE Volume 01802 Folio 202
Created by instrument 1516085 11/01/1933

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JAMES SUTHERLAND ENNOR of 174 AIREYS STREET ELLIMINYT VIC 3250
AR309570R 02/08/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR309571P 02/08/2018
WESTPAC BANKING CORPORATION

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 TP245313X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AQ957888Y (E)	CONV PCT & NOM ECT TO LC	Completed	26/04/2018
AQ957957G (E)	TRANSMISSION APPLICATION	Registered	26/04/2018
AR309570R (E)	TRANSFER	Registered	02/08/2018
AR309571P (E)	MORTGAGE	Registered	02/08/2018

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

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

Street Address: 19 PRIME STREET BIRREGURRA VIC 3242

ADMINISTRATIVE NOTICES

NIL

ECT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 02/08/2018

DOCUMENT END

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Document Type	plan
Document Identification	TP245313X
Number of Pages (excluding this cover sheet)	1
Document Assembled	05/07/2018 14:55

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TITLE PLAN		EDITION 1	TP 245313X
Location of Land Parish: BIRREGURRA Township: BIRREGURRA Section: V Crown Allotment: 2(PT) Crown Portion:		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Last Plan Reference: Derived From: VOL 5822 FOL 327 Depth Limitation: NIL			

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: 13/12/1999 VERIFIED: SO'C
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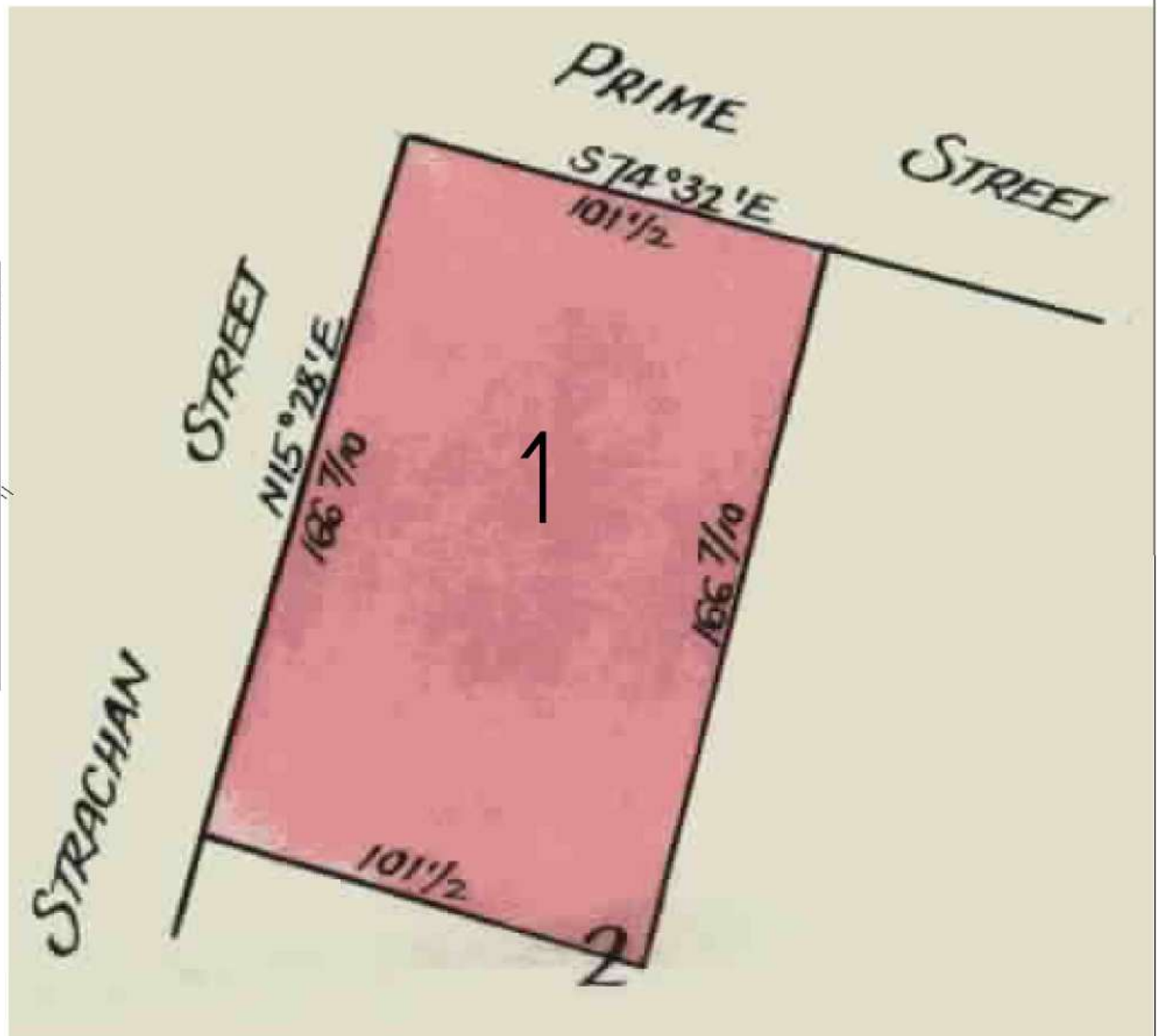


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 2 (PT)	

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Street Address: 19 PRIME STREET BIRREGURRA VIC 3242

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 02/08/2018

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PLANNING REPORT

19 Prime Street, Birregurra, VIC 3242

V3

Prepared by:

Agilla Building Design

Introduction

This planning report is provided in response to the Overlays affecting the site.

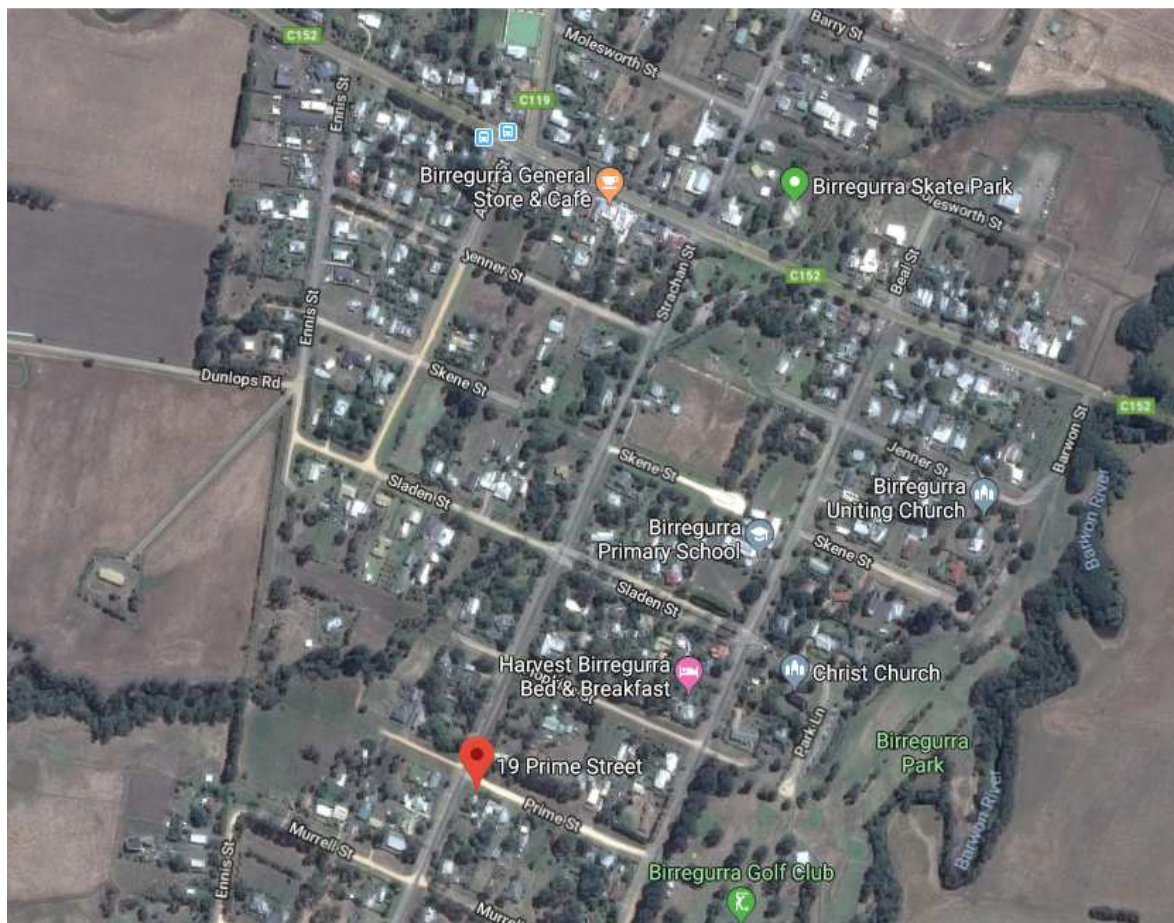
The Site

The site is 19 Prime Street, Birregurra, Victoria. The land is currently vacant. The site is North facing, relatively flat, on the intersection of Prime Street and Stachan Street.

The Locality

Residences in the area are a mixture of timber weatherboard and brick veneer, predominantly Single Story of mixed eras. The site is easily accessible to local stores, cafes and close to a public primary school, local churches, public ovals, reserves and golf course.

Aerial Image



The Proposal

The proposal is to construct a single storey dwelling

Layout

The dwelling is proposed to consist of 3 bedrooms, 2 bathrooms and open plan living.

Carparking

There is an existing double car garage at rear of the site, accessed by an existing vehicular crossover situated off Strachan Street.

Private Open Space

The private open space will be located to side and rear of the dwelling, significantly dimensioned with direct access from the living zone.

Landscaping

Landscaping is proposed for the site will be in line with the VPO3

Colours and Materials

The proposal will use Fibre Cement Weatherboard and has been chosen for longevity, durability and to compliment the sites location and the character of the area.

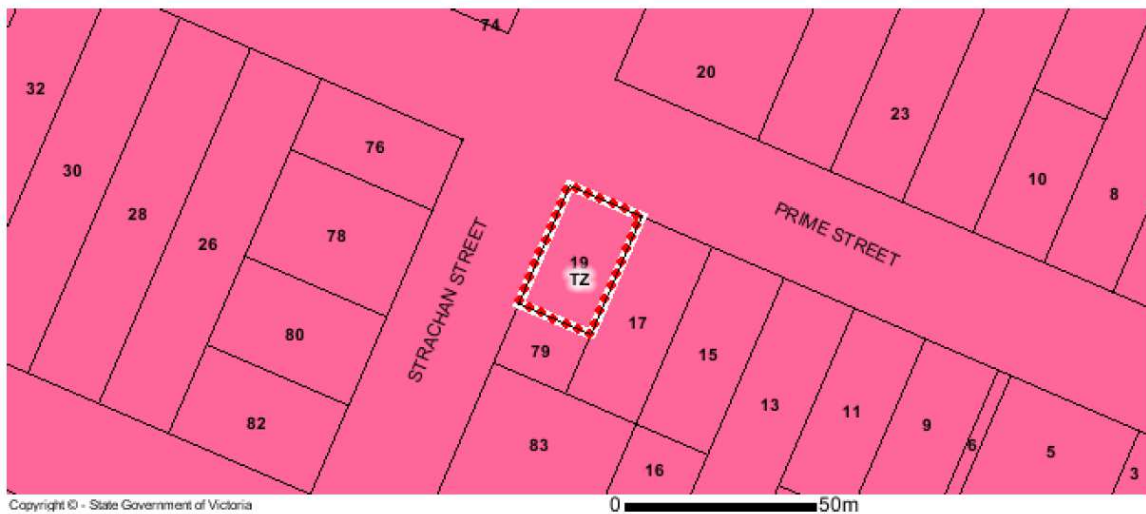
Zoning /Overlays


TOWNSHIP ZONE (TZ)

SCHEDULE TO THE TOWNSHIP ZONE (TZ)

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for residential development and a range of commercial, industrial and other uses in small towns. To encourage development that respects the neighbourhood character of the area. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.



 TZ - Township

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

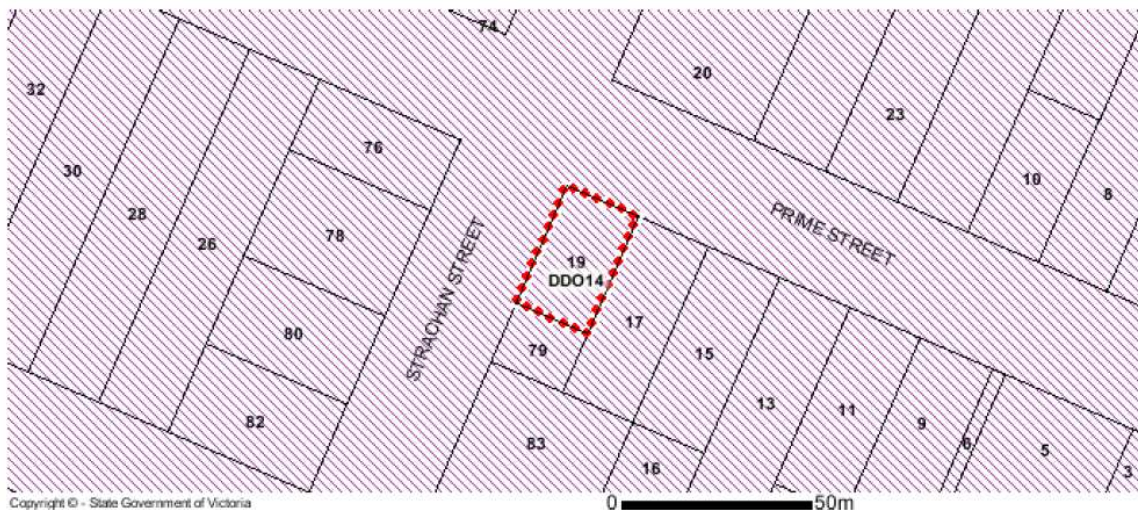
DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14 (DDO14)

BIRREGURRA PREFERRED CHARACTER AREA D (SOUTH)

Design Objectives

- To encourage sensitively designed subdivisions that provide larger allotments and to retain a low-density character.
- To discourage multi-dwelling development proposals.
- To encourage subdivision of land that allows for detached dwellings on an allotment with street frontage.
- To require dwellings to address site slope, with stepped building forms.
- To reduce building bulk and the visual impact on the streetscape.
- To encourage the use of robust but lightweight materials, such as timber, that will endure over time, whilst discouraging more urban materials.
- To encourage dwellings to be set back sufficient distance from all boundaries to provide the opportunity for native canopy trees.
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation to the front, side and rear of dwellings.
- To discourage front fencing, particularly high, solid front fences which 'harden' the streetscape and lead to a reduction in residential and visual amenity.



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 DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

Table 1 to Schedule 14 Design Standards

Design Element	Design Standards
Street setback (minimum)	Standard A3/B6 or 9m, whichever is the greater
Side setback (minimum)	3m
Rear setback (minimum)	15m
Site coverage (maximum)	30%
Permeability (minimum)	50%
Building height (maximum)	5.5m and single storey
Front fence	No front fence
Side/rear fencing	Maximum 1.8 m height and any fence forward of the existing building line to be constructed of post and wire.

Response to Design and Development Overlay

A request for a variance is sought for this proposal for the following design elements:

- A request for the street setback be varied from 9m to 4.7m which would be in line with the original setback of the previous dwelling on the site, and in line with the adjoining dwelling in accordance with standard A3. As the site is only 33m in depth the variance would enable the dwelling to have an optimum private open space for the occupants.
- A request of the side setback to be varied from 3m to 1.5m as the site is on a corner allotment a setback of 1.5 is greater than what would be required in Standard A10. As the site is only 20m in width, this variance would result in optimum private open space for the occupants.
- The rear setback be varied to from 15m to 12.7m.
- No request for variance is sought for site coverage, permeability, building height, front fencing or side/rear fencing.

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY – SCHEDULE 3 (VPO3)

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.



 VPO - Vegetation Protection

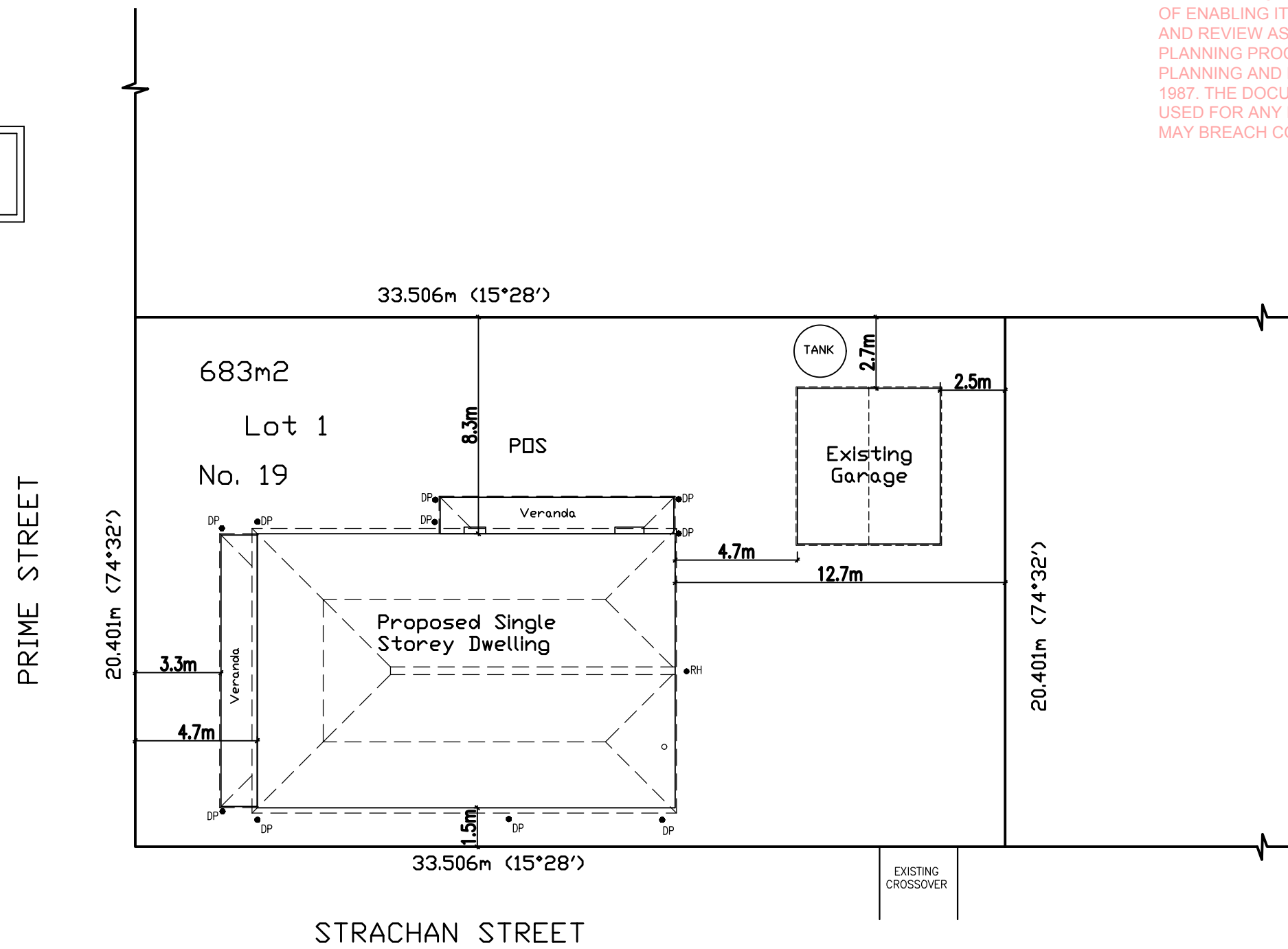
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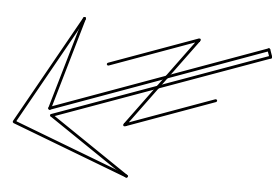
MELWAYS REF No. - 521 N9

BAL 12.5
CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH AS3959-2009 INCORPORATING AMENDMENT 3.


DeComissioned Septic to be filled in



PROPOSED AREA ANALYSIS		
SITE COVERAGE	M2	%
SITE	683.5	
DWELLING	170	25%
GARAGE	33	5%
VERANDA	27	4%
	TOTAL	34%
IMPERVIOUS SURFACES		
SITE COVERAGE	230	34%
PAVING	64	9%
		0%
		0%
	TOTAL	43%
PRIVATE OPEN SPACE		
PRIVATE OPEN SPACE	293	43%
GARDEN AREA		
Above 650sqm 35%	387	57%

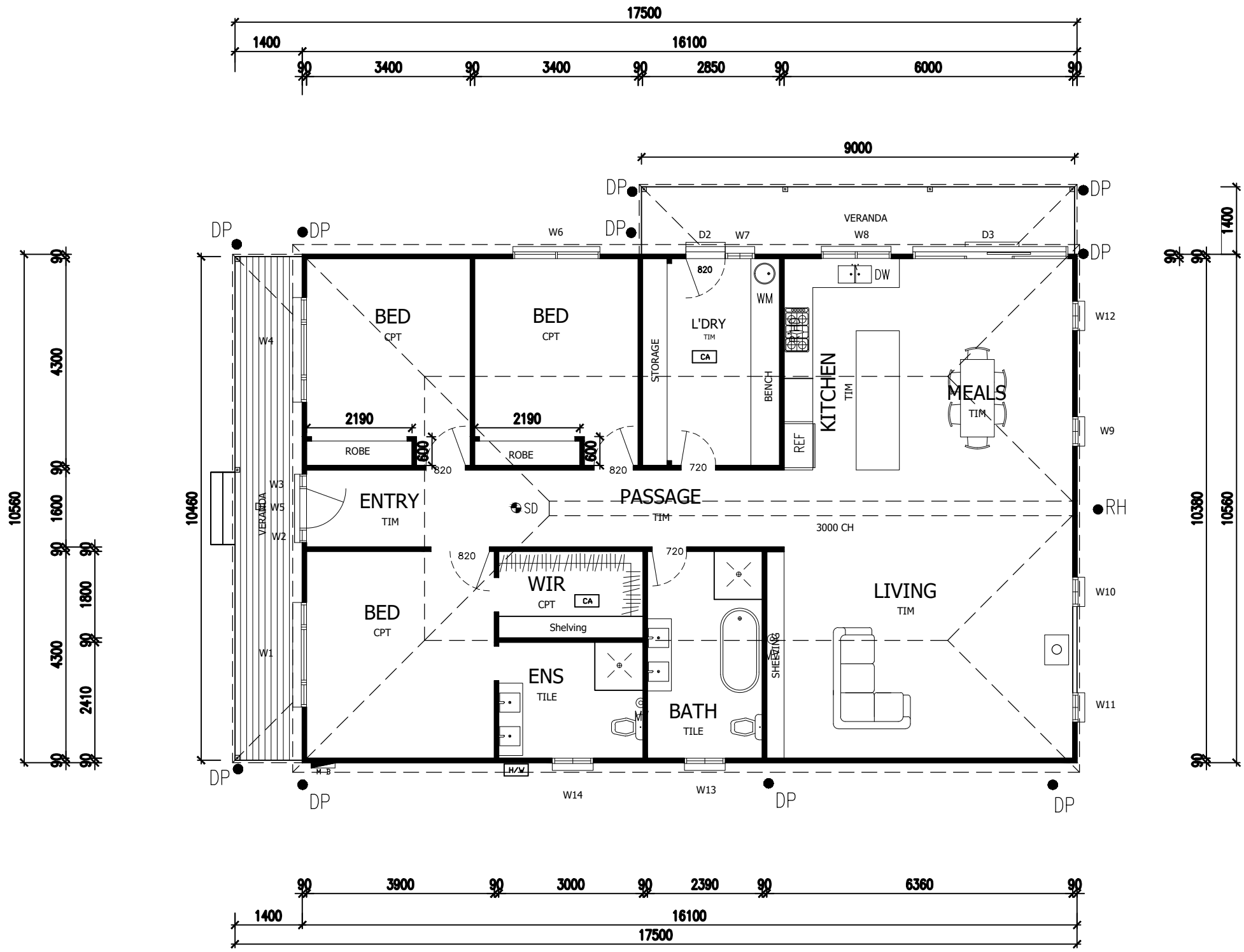


All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building practices. DO NOT SCALE DRAWINGS

AGILLA  BUILDING DESIGN	VERSION : 1 Planning Drawings 17/01/19 2 Changes per Client email 25/1/19 31/01/19 3 Changes per Client email 8/2/19 27/02/19 4 Changes per Client email 1/3/19 05/03/19 5 6 7 8	Date: Project : NEW DWELLING Address: Lot 1, 19 Prime Street, BIRREGURRA, VIC 3242 Client : McGuane Constructions on behalf of J & S Ennor Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.	SITE PLAN Project No. 12305-PD Drawn By: SA Date: November 2018 Scale: 1 : 200		Sheet No: 1 of 5
	PO Box 481 GEELONG 3220 Ph. 0407 341 801 info@agillabuildingdesign.com.au Reg no. DP-AD 19741				

DISCHARGE STORMWATER TO EXISTING LEGAL POINT OF DISCHARGE

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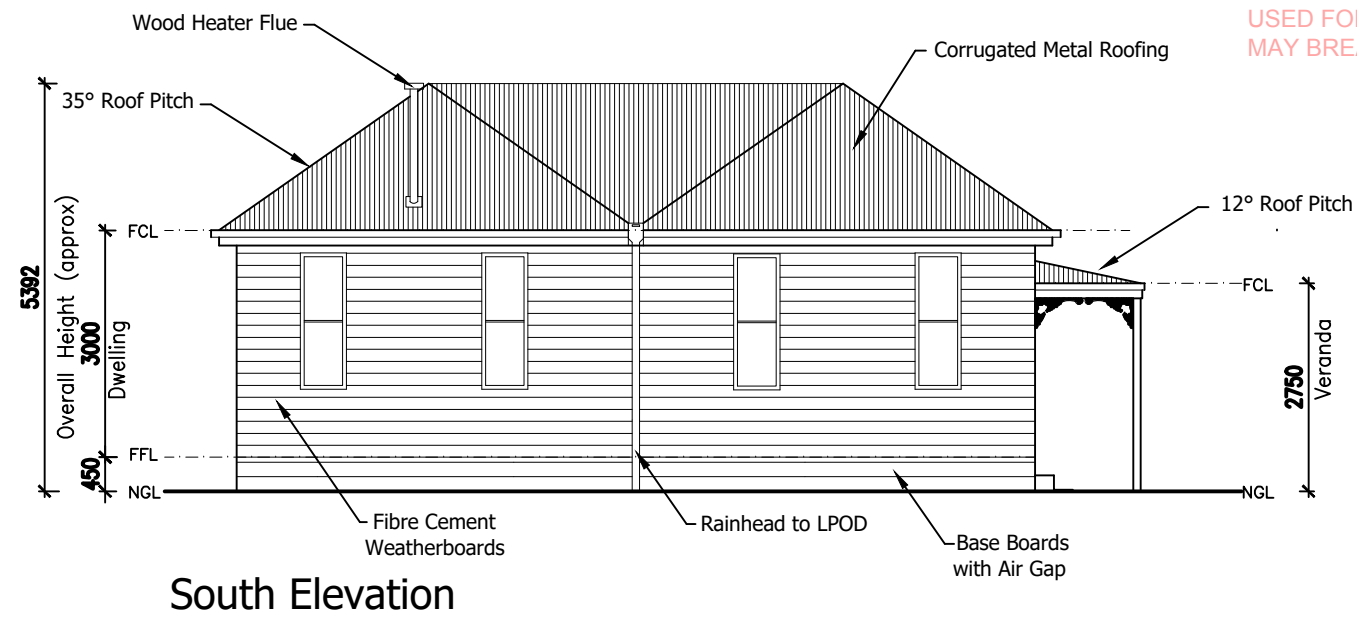
LEGEND:	
	Smoke Detector
	Mechanical Ventilator
	Down Pipe
	Rain Head
	Existing Down Pipe
	Spreader Pipe
	Meter Box
	Hot Water
	Air Conditioner
	Central Heating
	Ceiling Access
	Rangehood
	Gas Meter
	Water Meter
	Insulation
	Denotes Articulation Joint
	Denotes Existing B/V Wall
	Denotes New B/V Wall
	Denotes New Stud Wall
	Denotes Existing Stud Wall

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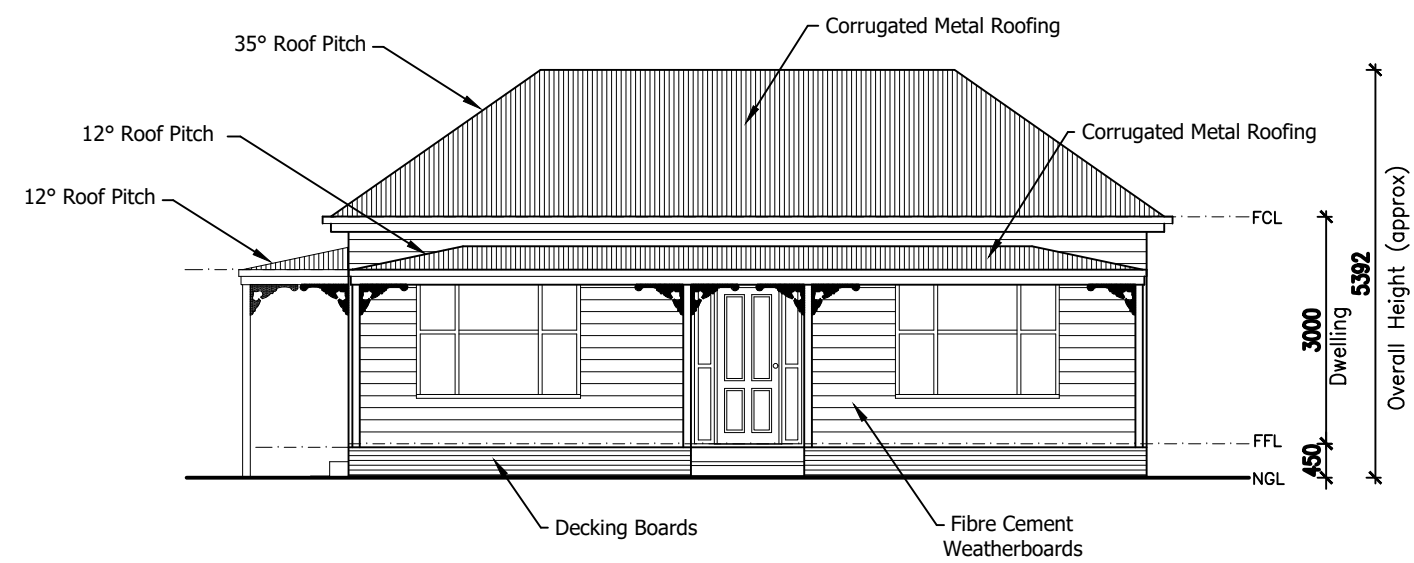
AGILLA BUILDING DESIGN	VERSION :	Date:	Project :	NEW DWELLING		FLOOR PLAN	
	1 Planning Drawings	17/01/19	Address:	Lot 1, 19 Prime Street, BIRREGURRA, VIC 3242		Project No.	12305-PD
2 Changes per Client email 25/1/19	31/01/19	Client :	McGuane Constructions on behalf of J & S Ennor		Drawn By:	SA	Sheet No: 2 of 5
3 Changes per Client email 8/2/19	27/02/19	Copyright	These drawings are protected by copy right laws and shall only be used for the intended client and specified project.		Date:	November 2018	
4 Changes per Client email 1/3/19	05/03/19				Scale:	1 : 100	
5							
6							
7							
8							

NEW WINDOW /DOOR SHEDULE:					Compliant with AS1288 & AS2047
NO.	Height	Width	Frame Type	LINTEL	REMARKS
W1	1800	2170	T-DH-DG		
W2	2100	300	T-F-DG		SIDELIGHT
W3	2100	300	T-F-DG		SIDELIGHT
W4	1800	2170	T-DH-DG		
W5	300	1420	T-F-DG		OVER DOOR
W6	1570	1810	T-DH-DG		
W7	940	610	T-A-DG		
W8	1370	1450	T-DH-DG		
W9	1800	900	T-DH-DG		
W10	1800	900	T-DH-DG		
W11	1800	900	T-DH-DG		
W12	1800	900	T-DH-DG		
W13	1370	850	T-DH-DG		
W14	1370	850	T-DH-DG		
D1	2100	820	T-C		SOLID
D2	2100	820	T-C		SOLID
D3	2100	3224	T-SLD-DG		
FRAME TYPE		OPENING STYLE		GLASS TYPE	
AL = Aluminium Frame		A = Awning		DG = Double Glazed	
M = Metal Frame		BF = Bifold		SG = Single Glazed	
T = Timber Frame		F = Fixed		OP = Opaque	
		L = Louver			
		SLD = Sliding			
		SD = Stacking			

DISCHARGE STORMWATER TO EXISTING LEGAL POINT OF DISCHARGE




South Elevation

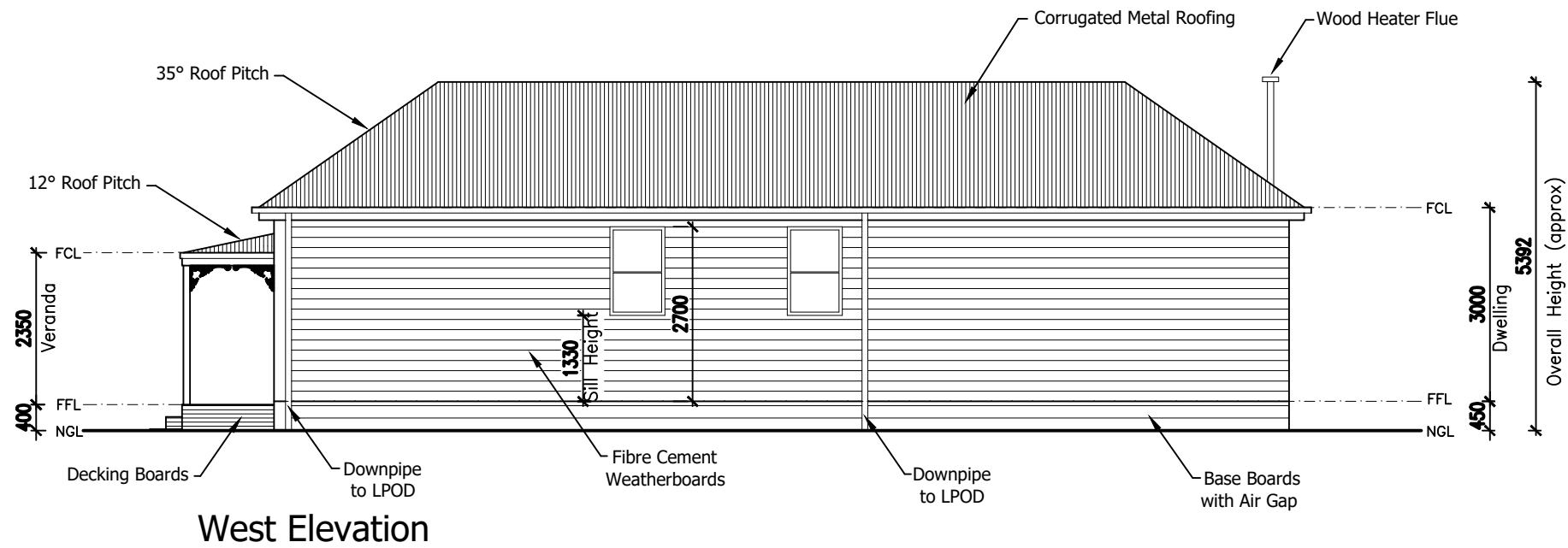
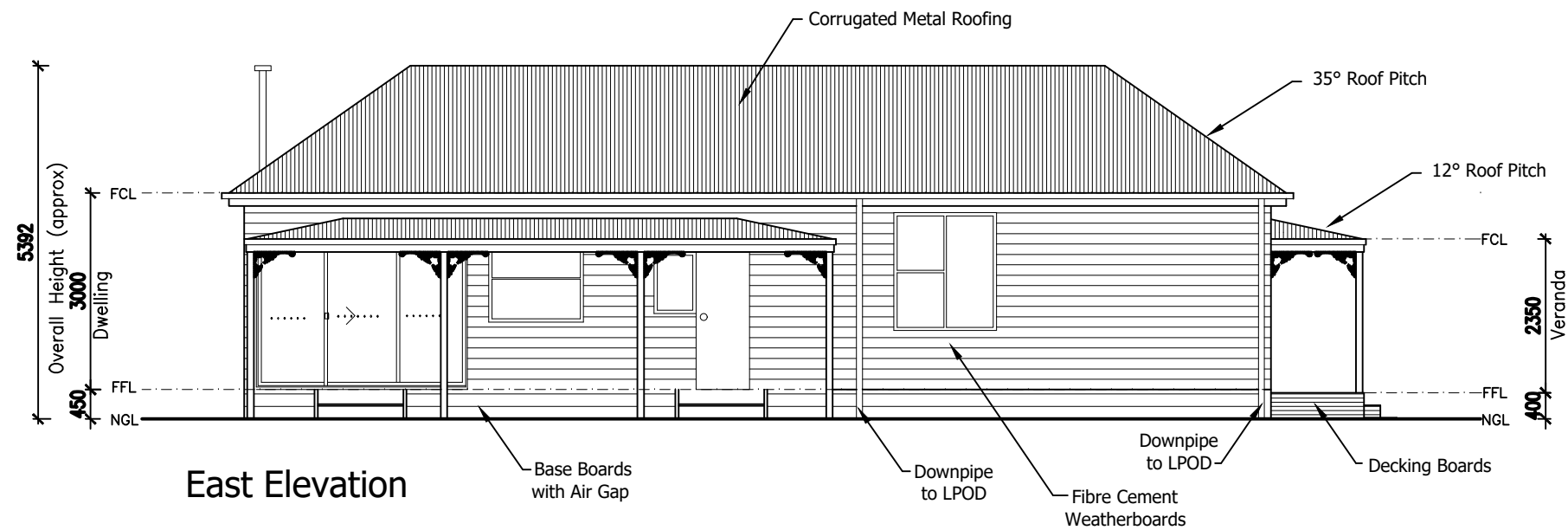


North Elevation


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



AGILLA  BUILDING DESIGN	VERSION :	Date:	Project :	ELEVATIONS 1		
	1 Planning Drawings	17/01/19	NEW DWELLING			
PO Box 481 GEELONG 3220 Ph. 0407 341 801 info@agillabuildingdesign.com.au Reg no. DP-AD 19741	2 Changes per Client email 25/1/19	31/01/19	Address:	Lot 1, 19 Prime Street, BIRREGURRA, VIC 3242		
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	5		Date:	November 2018		
	6		Scale:	1 : 100		
	7		3 of 5			
	8					

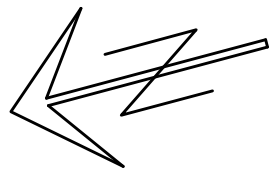
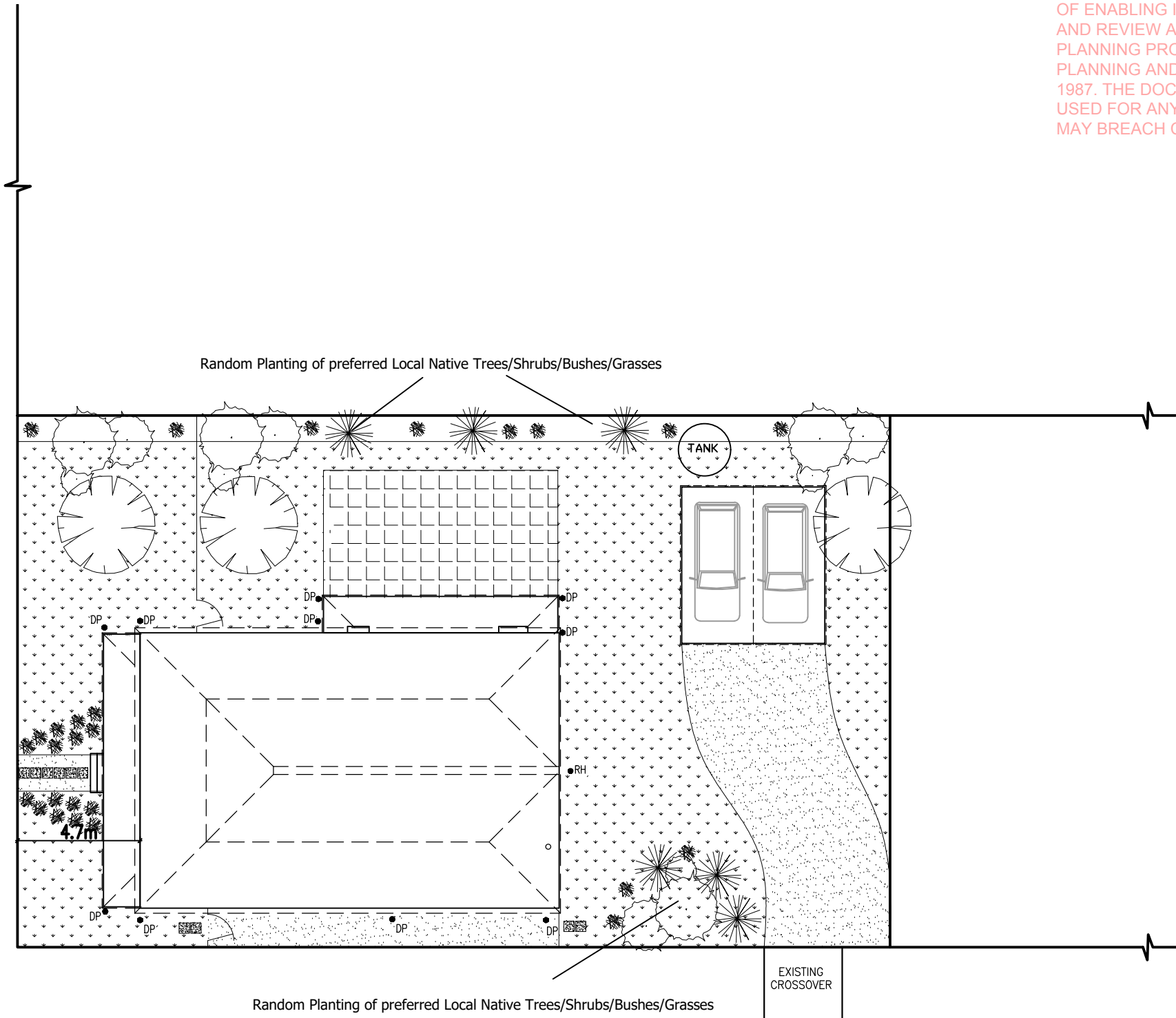
DISCHARGE STORMWATER TO EXISTING LEGAL POINT OF DISCHARGE



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AGILLA  BUILDING DESIGN	VERSION :	Date:	Project :	ELEVATIONS 2		
	1 Planning Drawings	17/01/19	NEW DWELLING			
PO Box 481 GEELONG 3220 Ph. 0407 341 801 info@agillabuildingdesign.com.au Reg no. DP-AD 19741	2 Changes per Client email 25/1/19	31/01/19	Address:	Lot 1, 19 Prime Street, BIRREGURRA, VIC 3242	Project No.	12305-PD
	3 Changes per Client email 8/2/19	27/02/19	Client :	McGuane Constructions on behalf of J & S Ennor	Drawn By:	SA
	4 Changes per Client email 1/3/19	05/03/19	Copyright	These drawings are protected by copy right laws and shall only be used for the intended client and specified project.		
	5		Date:	November 2018	Scale:	1 : 100
	6		Sheet No: <h1 style="margin: 0;">4 of 5</h1>			
	7					
	8					
	8					

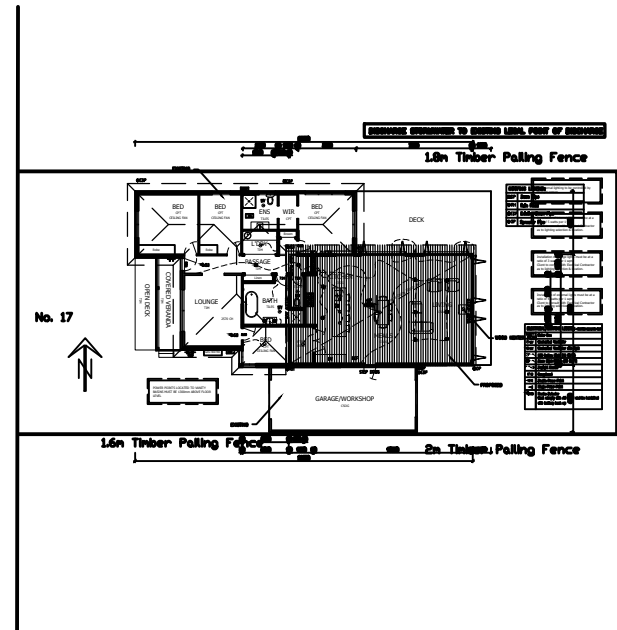
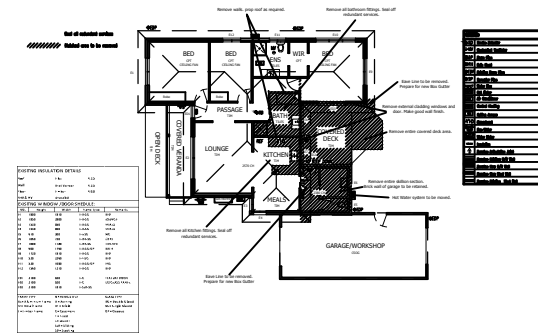
Symbol	Type	Botanical name	Common Name	Height/Width
	MEDIUM/LARGE TREE	- Allocasuarina verticillata - Acacia pycnantha	Drooping Sheoak Golden wattle	4-10m x 5-6m 3-8x 2-5m
	MEDIUM SHRUB	- Leptospermum lanigerum - Hymenanthera dentata	Wooly tea tree Tree Violet	2-5x 3m 2-4x 2-4m
	SMALL BUSH	- Pultenaea juniperina - Cassinia aculeata	Prickly Bush Pea Dogwood	1-3x .5- 1.5m 2-4x 1-2m
	GRASSES	- Themeda triandra - Lomandra longifolia	Kangaroo grass Mat-rush	80x 0.3cm 1x1m
	Pavers 400mmx400mm			
	Lawn - Tall fescue			
	Liydale toppings			
	80x 0.3cm			



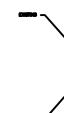
All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building practices. DO NOT SCALE DRAWINGS

AGILLA		VERSION :		Date:	Project : NEW DWELLING		LANDSCAPE PLAN		
BUILDING DESIGN PO Box 481 GEELONG 3220 Ph. 0407 341 801 info@agillabuildingdesign.com.au Reg no. DP-AD 19741		1	Planning Drawings	17/01/19	Address: Lot 1, 19 Prime Street, BIRREGURRA, VIC 3242		Project No.	12305-PD	Sheet No: 5 of 5
		2	Changes per Client email 25/1/19	31/01/19	Client : McGuane Constructions on behalf of J & S Ennor		Drawn By:	SA	
		3	Changes per Client email 8/2/19	27/02/19	Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.		Date:	November 2018	
		4	Changes per Client email 1/3/19	05/03/19	Date:		November 2018	Scale:	1 : 200
		5							
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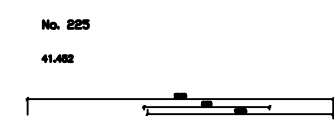
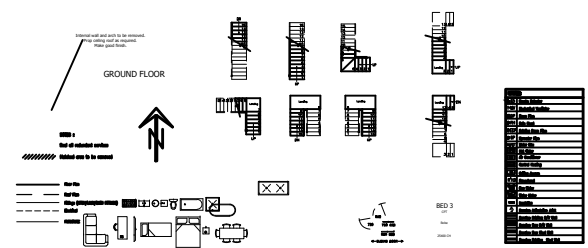
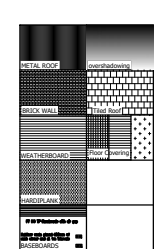


New Window Schedule



Wind Speeds
 10-15 km/h
 16-20 km/h
 21-25 km/h

STORMWATER DRAIN NOTES:
 SW - STORMWATER
 PROVIDE 90mm DIAMETER PVC STORMWATER PIPE WITH MINIMUM FALL OF 1:100.
 PROVIDE 100mm DIAMETER PVC STORMWATER PIPE UNDER GARAGE AND FUTURE DRIVEWAYS.
 STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINERS DISCRETION.
 PROVIDE 100x50 DOWNPIPES AT 12000 MAX. CRS.
 ●EXP - EXISTING DOWNPIPE
 ●DP - DOWNPIPE
 ●RH - RAIN HEAD
 ●SP - SPREADER PIPE



NOTES :
 ● LOCATION OF NEIGHBOURING HABITABLE ROOM WINDOW
 ● LOCATION OF NEIGHBOURING NON-HABITABLE ROOM WINDOW
 ● LOCATION OF DOOR
 ● DENOTES DOWN PIPE

MELBYS REF No. - 521 ND

Symbol	Botanical name	De-Constructed Septic to be Re-filled in	Height/Width
●	Quercus venusta	4-10m x 5-8m	
●	Leptospermum lanigerum	Windy tea tree	2-5x 3m
●	Hymenanthera dentata	Tree Violet	2-4x 2-4m
●	Pultanea juniperina	Prickly Bush Pea	1-3x 1-1.5m
●	Cassinia aculeata	Dogwood	2-4x 1-2m
●	Themeda triandra	Kangaroo grass	80x 0.3cm
●	Lomandra longifolia	Red-rush	1x1m
■		Pavers 400mmx400mm	
■		Lawn - Tall fescue	
■		Lydale toppings	
■		10x 0.3cm	

