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Date Lodged: / /	

Office Use Only

VicSmart?

Specify class of VicSmart application:

Application No.:

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.

Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which VicSmart class or classes:

Classes of VicSmart application are listed in zones, overlays, particular provisions and the schedule to Clause 59.15

Pre-application Meeting

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

No Yes

If 'Yes', with whom?:

Date: 29/10/24

day / month / year

The Land

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

Street Address *

Unit No.:

St. No.: 186

St. Name: COMMERCIAL ROAD

Suburb/Locality: KOROIT

Postcode: 3282

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.: 2 Lodged Plan Title Plan Plan of Subdivision

No.: 648561T

OR

B Crown Allotment No.:

Section No.:

Parish/Township Name:



The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

CONSTRUCTION OF AN EXTENSION TO AN EXISTING DWELLING, CONSISTING OF ONE BEDROOM, A STORAGE ROOM AND A NEW FRONT ENTRANCE

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 \$ 99,900 —

⚠ 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.

SINGLE DWELLING

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.

Name:		
Title: <input type="text"/>	First Name: <input type="text"/>	Surname: <input type="text"/>
Organisation (if applicable): <input type="text"/>		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: <input type="text"/>	St. No.: <input type="text"/>	St. Name: <input type="text"/>
Suburb/Locality: <input type="text"/>	State: <input type="text"/>	Postcode: <input type="text"/>

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: <input type="text"/>	Email: <input type="text"/>
Mobile phone: <input type="text"/>	Fax: <input type="text"/>

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 <input type="checkbox"/>
Name:		
Title: <input type="text"/>	First Name: <input type="text"/>	Surname: <input type="text"/>
Organisation (if applicable): <input type="text"/>		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: <input type="text"/>	St. No.: <input type="text"/>	St. Name: <input type="text"/>
Suburb/Locality: <input type="text"/>	State: <input type="text"/>	Postcode: <input type="text"/>

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 <input type="checkbox"/>
Title: <input type="text"/>	First Name: <input type="text"/>	Surname: <input type="text"/>
Organisation (if applicable): <input type="text"/>		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: <input type="text"/>	St. No.: <input type="text"/>	St. Name: <input type="text"/>
Suburb/Locality: <input type="text"/>	State: <input type="text"/>	Postcode: <input type="text"/>
Owner's Signature (Optional): <input type="text"/>		Date: <input type="text"/>
day / month / year		

Information requirements


Is the required information provided?

Yes No

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

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: <input type="text"/>	Date: <input type="text"/>
day / month / year	



Checklist

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?	
<input checked="" 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 type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input 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?	

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

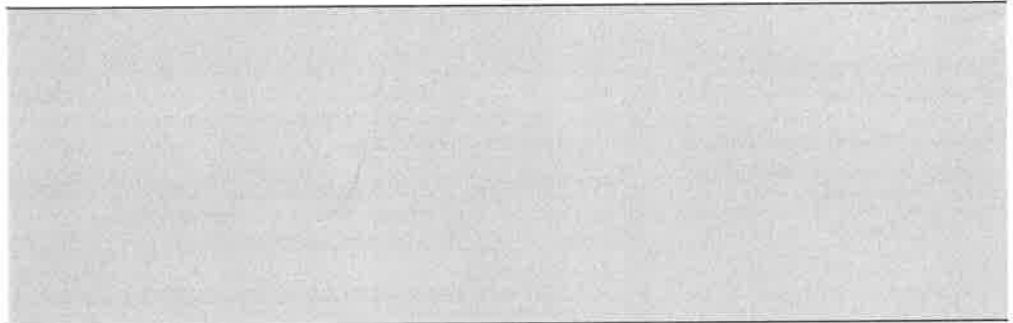
For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

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



Deliver application in person, by post or by electronic lodgement.

186 Commercial Rd – photos of current conditions



Front of house and parking spot



View from footpath



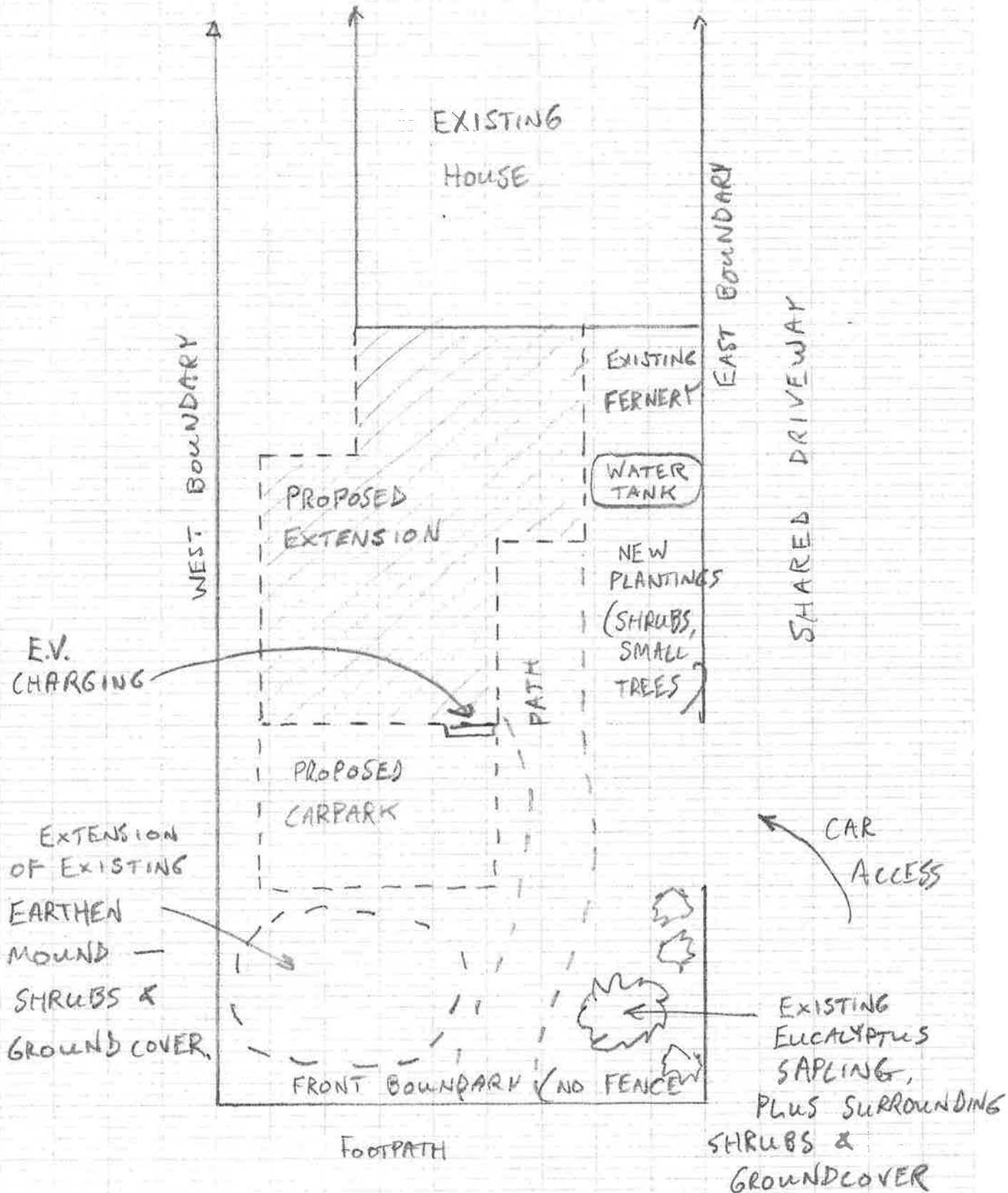
View from side driveway



**From neighbour's yard
(190 Commercial Rd)**

LANDSCAPE PLAN

186 COMMERCIAL RD, KOROIT



186 Commercial Rd, Koroit

Supplemental information for planning permit application

Neighbourhood Character

Commercial Road, Koroit, is diverse in character, with a mixture of historical and contemporary styles of architecture, constructed from stone, brick, weatherboard and corrugated iron. Thought the commercial zone (in which my property is located) there is a mixture of dwellings and commercial properties. In building an extension from the same materials (brick cladding) used in the existing dwelling, and building in the same style, I am seeking to preserve the visual coherence of my little sliver of the street.

Future Uses

In building the original dwelling I was conscious of preserving land at the front of the block for any commercial development that I or a future owner might wish to create. The proposed extension would impinge on that space by about half (ie. 7,400mm, leaving approximately 6,000mm between the building's front and the footpath). In the context of the small size of the block, I believe that this preserves enough space for a hypothetical small business, in particular because the extension would be less than half the *width* of the block.

Variation Request

Clause 54.04 of the Moyne Planning Scheme (Amenity Impacts) states that "A new building not on or within 200mm of a boundary should be set back from side or rear boundaries...1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres...". The proposed extension would be

4,987mm high, which according to the above guideline would require a setback of approximately 1.4 metres, whereas the proposed setback from the western boundary will be 0.85 metres. The proposed height of the extension will allow it to access otherwise scarce northern light through clerestory windows, and there will be no windows facing the western boundary (the neighbouring house at 190 Commercial Rd is in any case a considerable distance away). Given the extreme narrowness of my block and at the design constraints this imposes, I would be grateful if council could approve the plans in their current form.

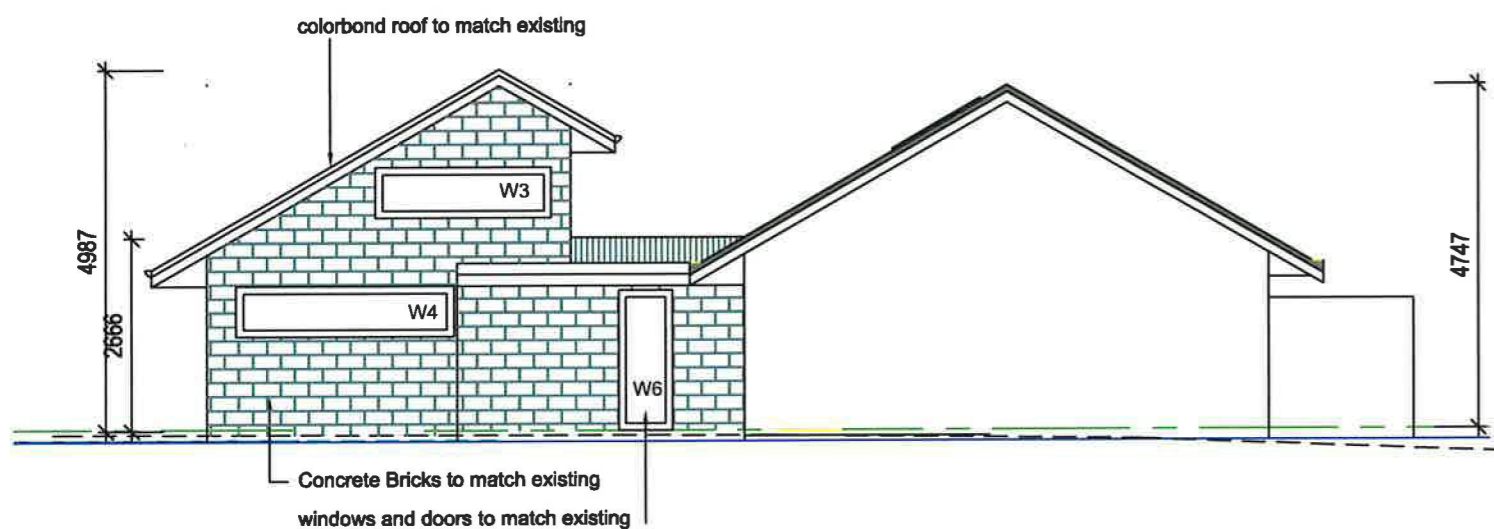
Please note: In the attached document PP1 – Existing plans and elevation, the parking spot is erroneously shown as running north-south, whereas it will instead duplicate the existing parking spot's east-west orientation, with access provided via the shared driveway that runs along the east side of the property. I have provided an accurate drawing of the proposed carpark in the attached landscape plan. Please let me know if this is acceptable or whether you will need a corrected version of the plans.



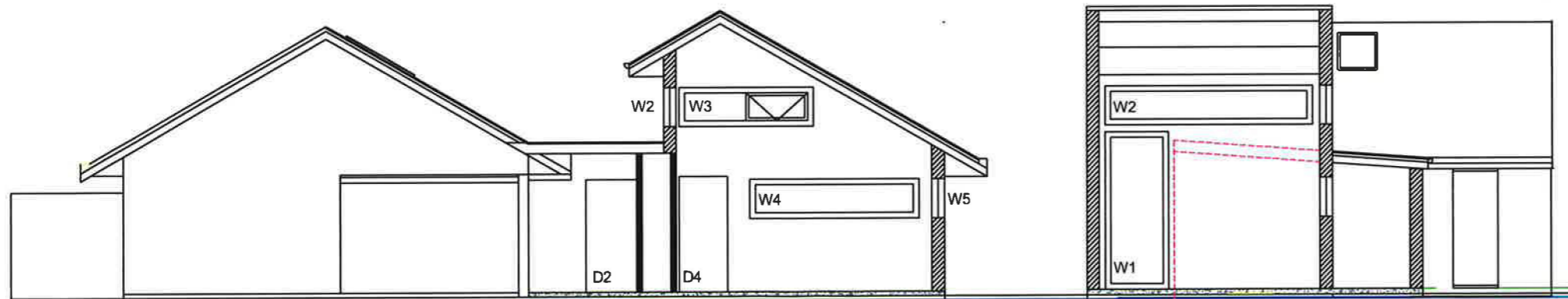
NORTH

SOUTH

WEST

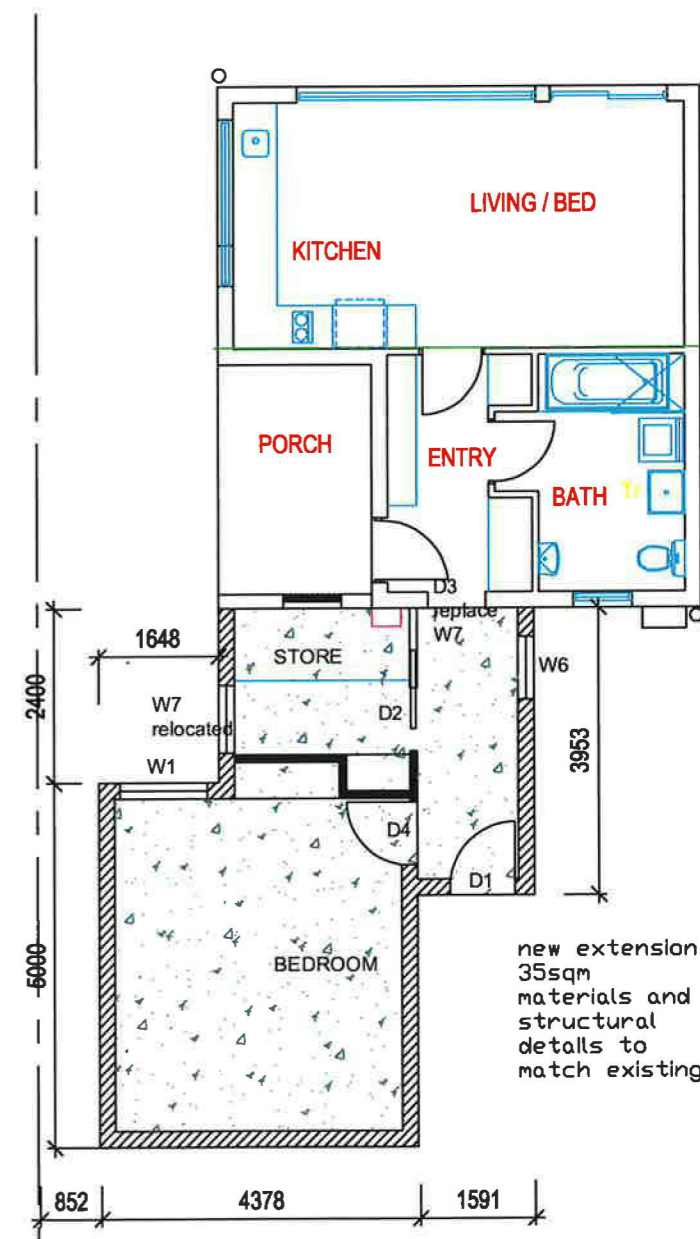


PROPOSED ELEVATIONS EAST ELEVATION



LONG SECTION

CROSS SECTION



Proposed plan 1:100

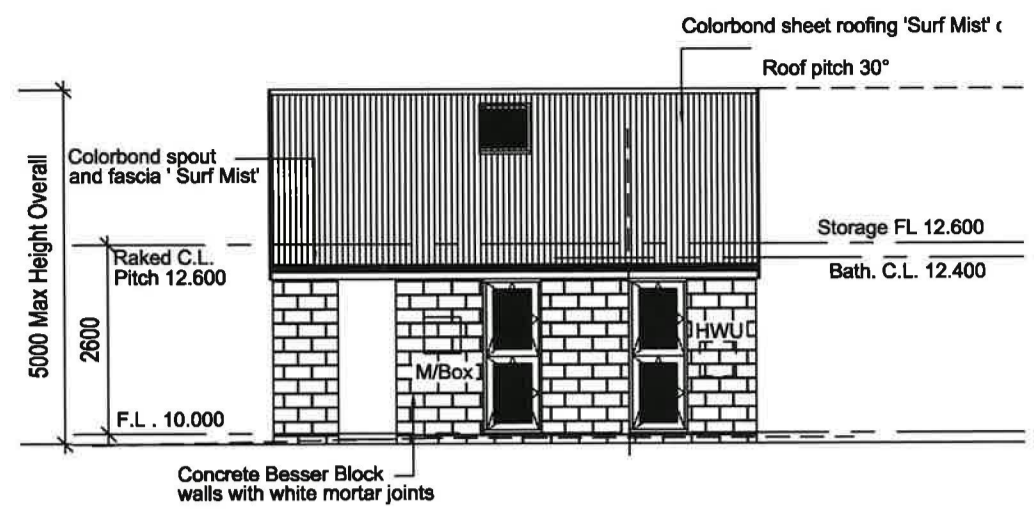
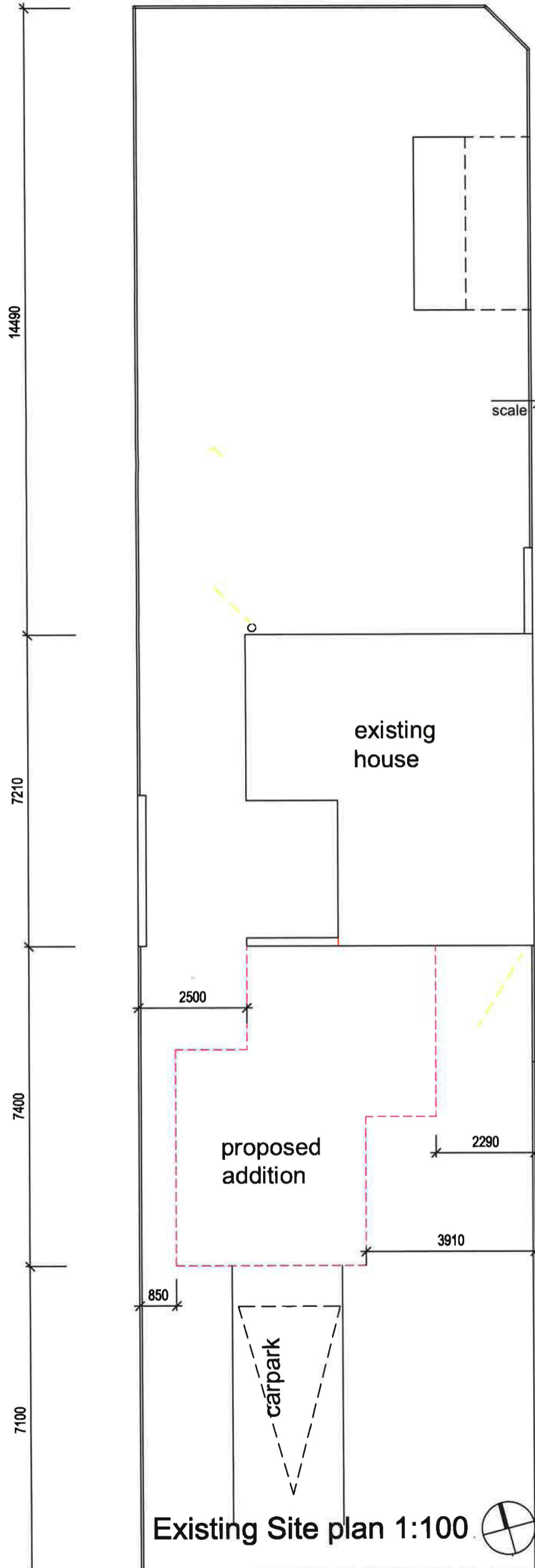
L I G H T H O U S E

TrudyRickard Architect
 31 Sheedy's Road Killarney Vic. 3282 tel [REDACTED]
 email: [REDACTED]

Planning permit application

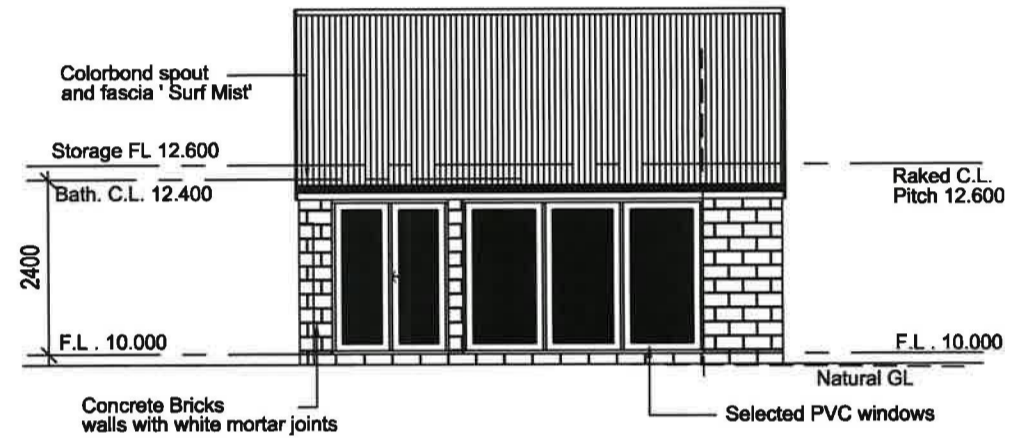
Additions and alteration to
 186 Commercial Rd, Koroiit
 for [REDACTED]

dwg 2 of 2 October 2024



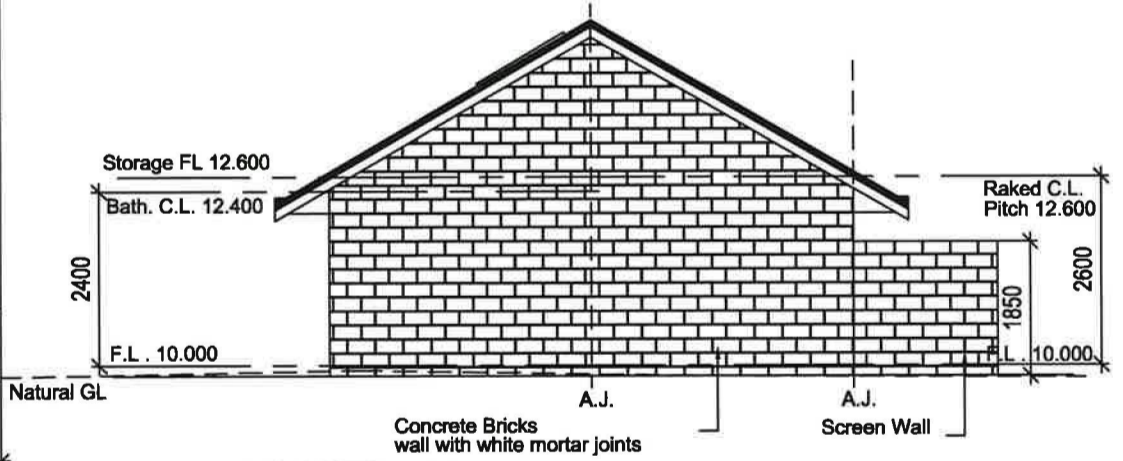
SOUTH ELEVATION

scale 1:100



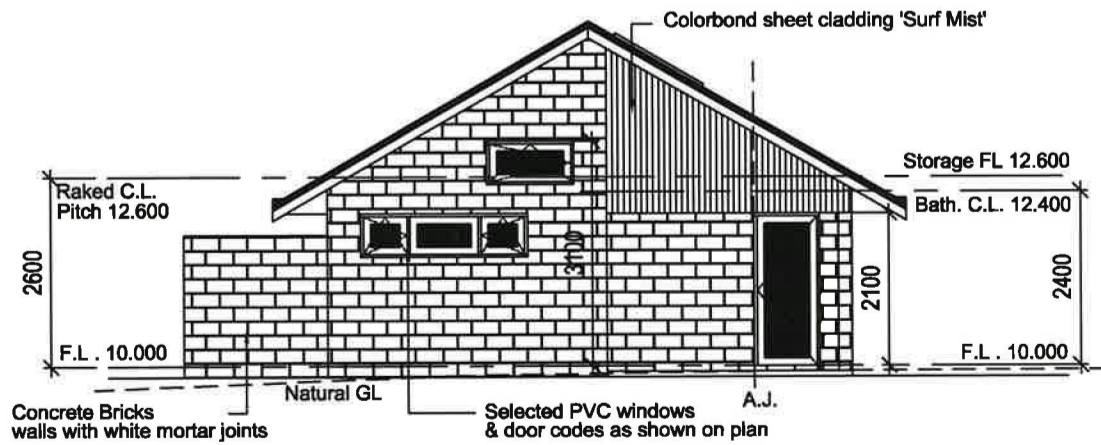
NORTH ELEVATION

scale 1:100



EAST ELEVATION

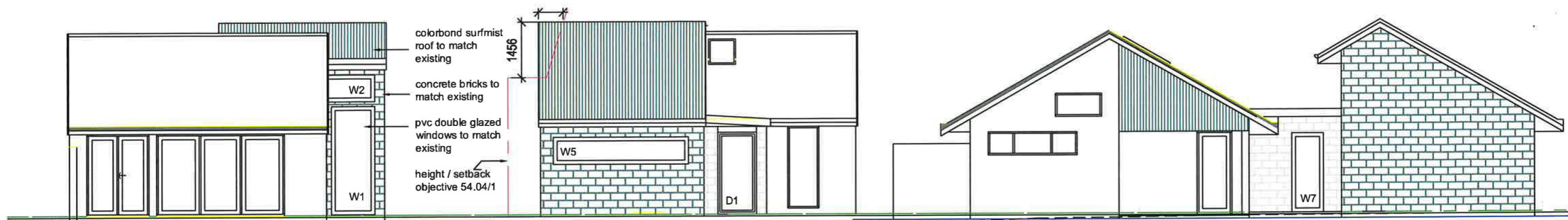
scale 1:100



Existing Elevations 1:100 WEST

Planning permit application
 Additions and alteration to
 186 Commercial Rd, Koroit
 for [redacted]

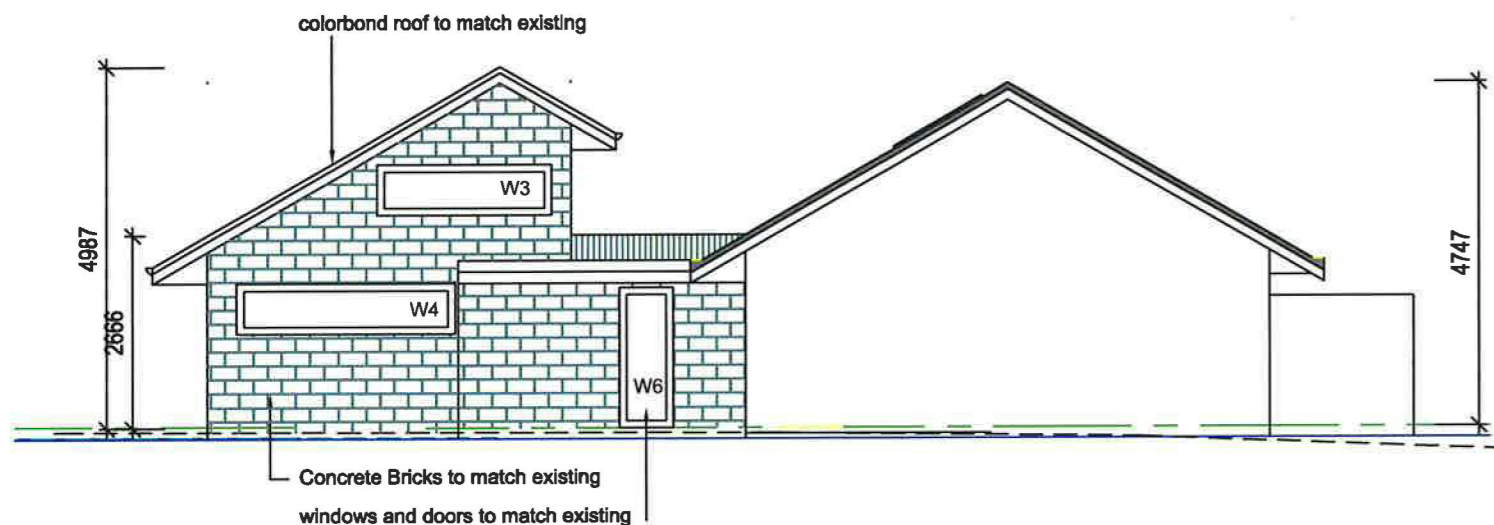
Trudy Rickard Architect
 31 Sheedy's Road Killarney Vic. 3282
 email: [redacted]



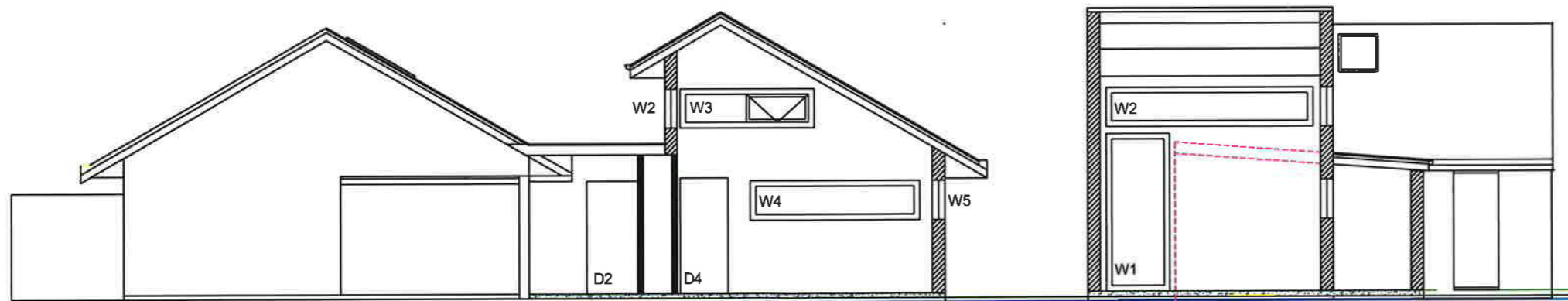
NORTH

SOUTH

WEST

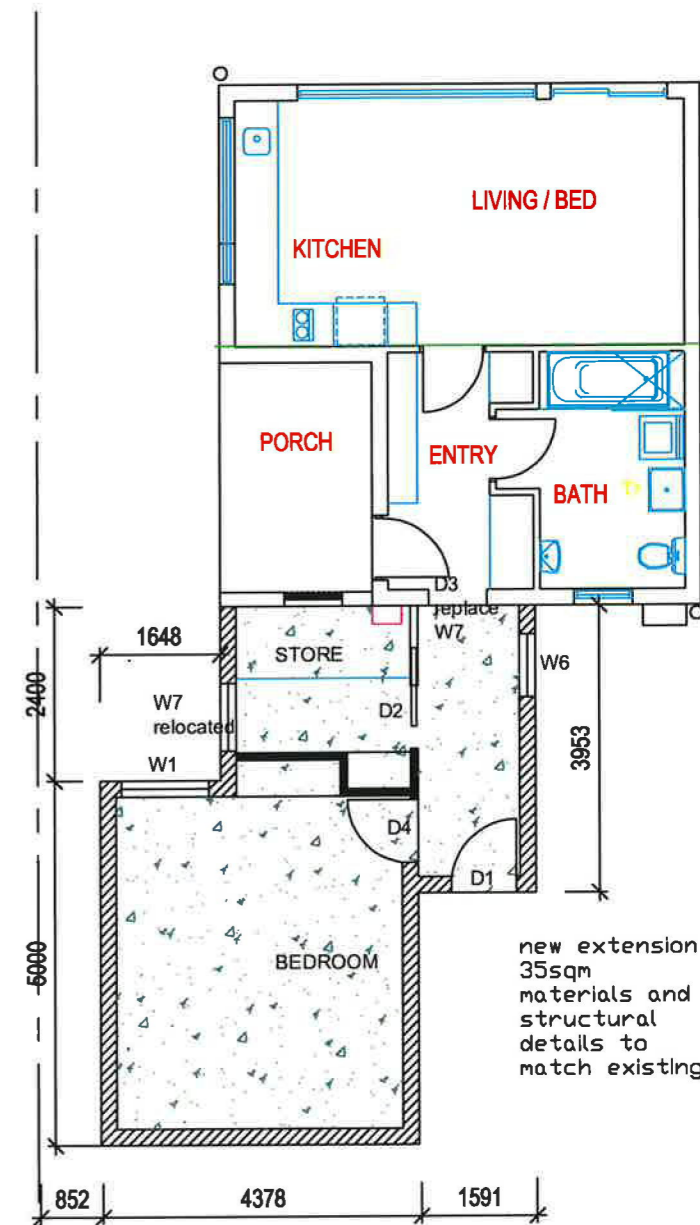


PROPOSED ELEVATIONS EAST ELEVATION



LONG SECTION

CROSS SECTION



Proposed plan 1:100

L I G H T H O U S E

Trudy Rickard Architect
 31 Sheedy's Road Killarney Vic. 3282 tel [REDACTED]
 email: [REDACTED]

Planning permit application

Additions and alteration to
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 for [REDACTED]

dwg 2 of 2 October 2024