

30th January 2021

City of Boroondara
Town Planning Department
Private Bag 1
Camberwell
VIC 3122

Dear Sir/Madam,

*Re : 4 Brinsley Road, Camberwell
Alterations & Additions to a dwelling in a Heritage Overlay (HO159)*

Please find enclosed a new application for proposed alterations and additions to a residence within a Heritage Overlay for the above address.

The proposed works consist of:

- Demolition of the non-original lean-to extension
- Alterations and extension to the rear of the dwelling
- External Alfresco to the rear garden

I note that there are no works proposed to the front façade of the existing residence and that all of the work proposed is of a single storey and located to the rear of the existing original built form.

To enable your assessment of this application I have included the following:

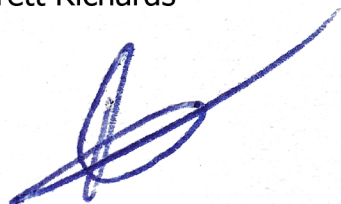
- Application Form
- 1 X set of drawings TP-01 to TP-09.
- Certificate of Title & Title Plan
- Survey

Please advise me should you require any further supporting documentation or clarification with my application.

Please let me know the application fee amount and pay options.

Yours faithfully,

Brett Richards



Planning Enquiries
Phone: (03) 9278 4888
Email: boroondara@boroondara.vic.gov.au
Web: www.boroondara.vic.gov.au

Clear Form

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

- ⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.
- ⚠ If you DO NOT CONSENT to your personal information being made available for public viewing electronically, check this box ☐
- ⚠ Questions marked with an asterisk (*) must be completed. Attach a separate sheet if required.

The Land

 Click for further information.

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

Street Address *

Unit No.:	St. No.: 4	St. Name: BRINSLEY ROAD
Suburb/Locality: CAMBERWELL		Postcode: 3124

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&2	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 594843R
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.

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


Removal of non-original lean-to extension and addition of single storey extension in a heritage overlay

 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.

Cost \$300,000

⚠ 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.

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

Existing Conditions

Describe how the land is used and developed now *

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

Single Residence

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

Title Information

Encumbrances on title *

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

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

☒ No

☐ Not applicable (no such encumbrance applies).

☒ 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: Brett	Surname: Richards	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 4	St. Name: Brinsley Road	
Suburb/Locality: Camberwell		State: Vic	Postcode: 3124

Contact information for applicant OR contact person below	
Business phone:	Email: brett@baskam.com.au
Mobile phone: 0403 052 482	Fax:

Contact person's details*			Same as applicant <input checked="" type="checkbox"/>
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:

			Same as applicant <input type="checkbox"/>
Name:			
Title: Mrs	First Name: Kerry	Surname: Richards	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 4	St. Name: Brinsley Road	
Suburb/Locality: Camberwell		State: VIC	Postcode: 3124
Owner's Signature (Optional):		Date:	
		day / month / year	

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: 15-02-2021

day / month / year

Need help with the Application?

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

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

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

☒ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).



If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.



Completed the relevant council planning permit checklist?



Signed the declaration?

Lodgement

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

City of Boroondara
Private Bag 1
Camberwell VIC 3124

8 Inglesby Road
Camberwell VIC 3124

Contact information:

Telephone: (03) 9278 4888

Email: boroondara@boroondara.vic.gov.au

DX: 12206

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



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

Page 1 of 1

VOLUME 07804 FOLIO 021

Security no : 124087195898D
Produced 17/12/2020 09:50 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 594843R.
PARENT TITLE Volume 06182 Folio 365
Created by instrument 2532425 08/12/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KERRY ANNE RICHARDS of 4 BRINSLEY ROAD CAMBERWELL VIC 3124
AQ131486C 10/08/2017

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP594843R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**NOTICE INFORMATION**Date of Notice: 23/02/2021

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	TP594843R
Number of Pages (excluding this cover sheet)	1
Document Assembled	17/12/2020 09:53

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Received

30/1/2021

NOTICE INFORMATION

Date of Notice: 23/02/2021

TP 594843R

TITLE PLAN

EDITION 1

Location of Land

Parish: BOROONDARA
Township:
Section:
Crown Allotment:
Crown Portion: 129(PT)

Last Plan Reference: LP 808
Derived From: VOL 7804 FOL 021
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

All that piece of Land, delineated and coloured red on the map in the ----- margin being Lot 99 and part of Lot 98 on Plan of Subdivision No.808 lodged in the - Office of Titles and being part of Crown Portion 129 Parish of Boroondara County - of Bourke - Together with a right of carriage way over the roads shewn on the said Plan of Subdivision -----

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 08/08/2000
VERIFIED: GB

COLOUR CODE
R = RED

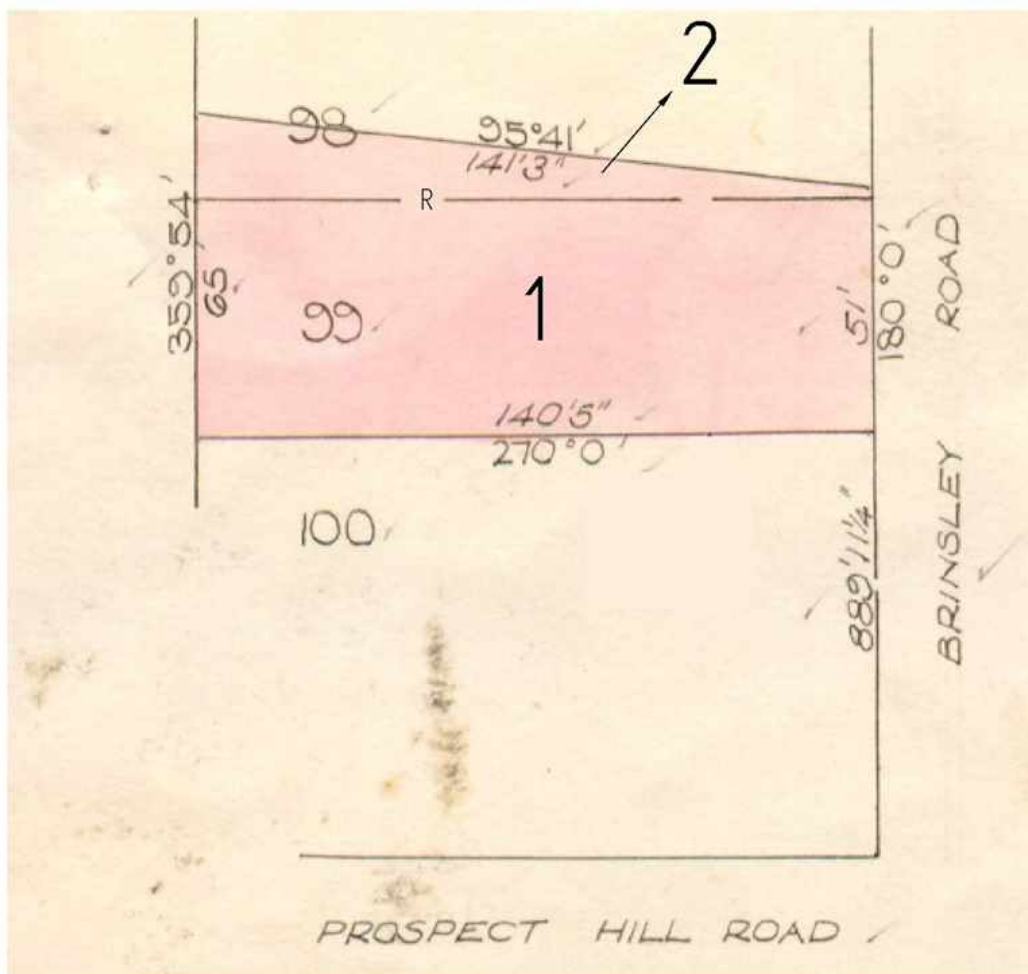


TABLE OF PARCEL IDENTIFIERS

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 = LOT 99 ON LP 808

PARCEL 2 = LOT 98 (PT) ON LP 808

LENGTHS ARE IN
FEET & INCHES

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 1 of 1 sheets

NOTATIONS


- FENCING AND SURVEY CONNECTIONS ARE NOT SHOWN TO SCALE
- THIS SURVEY RE-ESTABLISHES VOL. 7804 FOL. 021 IN ACCORDANCE WITH TITLE DIMENSIONS, AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS OVER THE LAND BETWEEN THE TITLE BOUNDARIES AND FENCING. ANY QUERIES IN THIS REGARD SHOULD BE DIRECTED TO THE LICENSED SURVEYOR.

PROPERTY ADDRESS
4 BRINSLEY ROAD, CAMBERWELL, 3124

CERTIFICATION BY SURVEYOR

I, ROGER BRUCE BLAKEMAN
of PO Box 403, Chadstone Centre, 3148
certify that this plan has been prepared from a survey made
under my direction and supervision in accordance with
the Surveying Act 2004 and completed on 16/12/2020,
that this plan is accurate and correctly represents the adopted
boundaries and that the survey accuracy accords with that
required by regulation 7(1) of the Surveying (Cadastral Surveys)
Regulations 2015.

Date: 18/12/2020


Licensed Surveyor
Surveying Act 2004.

TO BE COMPLETED WHERE APPLICABLE

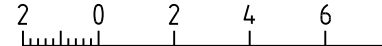
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
MARK _____
IN PROCLAIMED SURVEY AREA No. _____

THE LAND IN THE SURVEY IS SHOWN ENCLOSED
BY CONTINUOUS THICK LINES
TITLE REF: VOL. 7804 FOL. 021
LAST PLAN REF: TP594843A (LOTS 1 AND 2)

PLAN OF SURVEY

COUNTY OF BOURKE
PARISH OF BOROONDARA
CROWN PORTION 129 (PART)

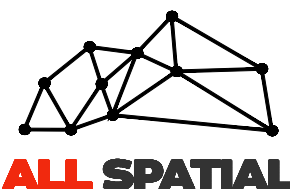
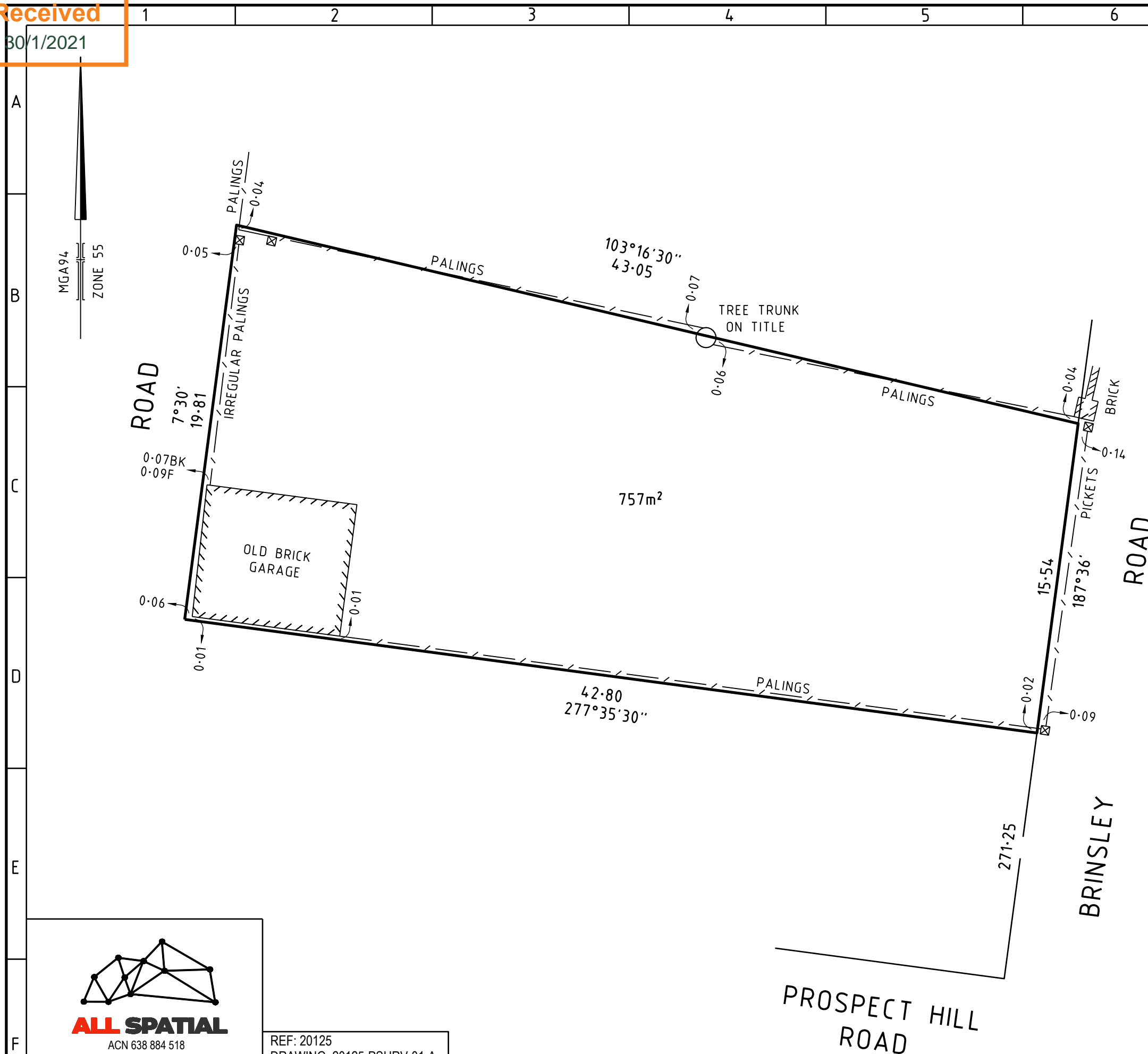
NUMBER OF SHEETS IN PLAN : 1
NUMBER OF THIS SHEET : 1

SCALE

LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

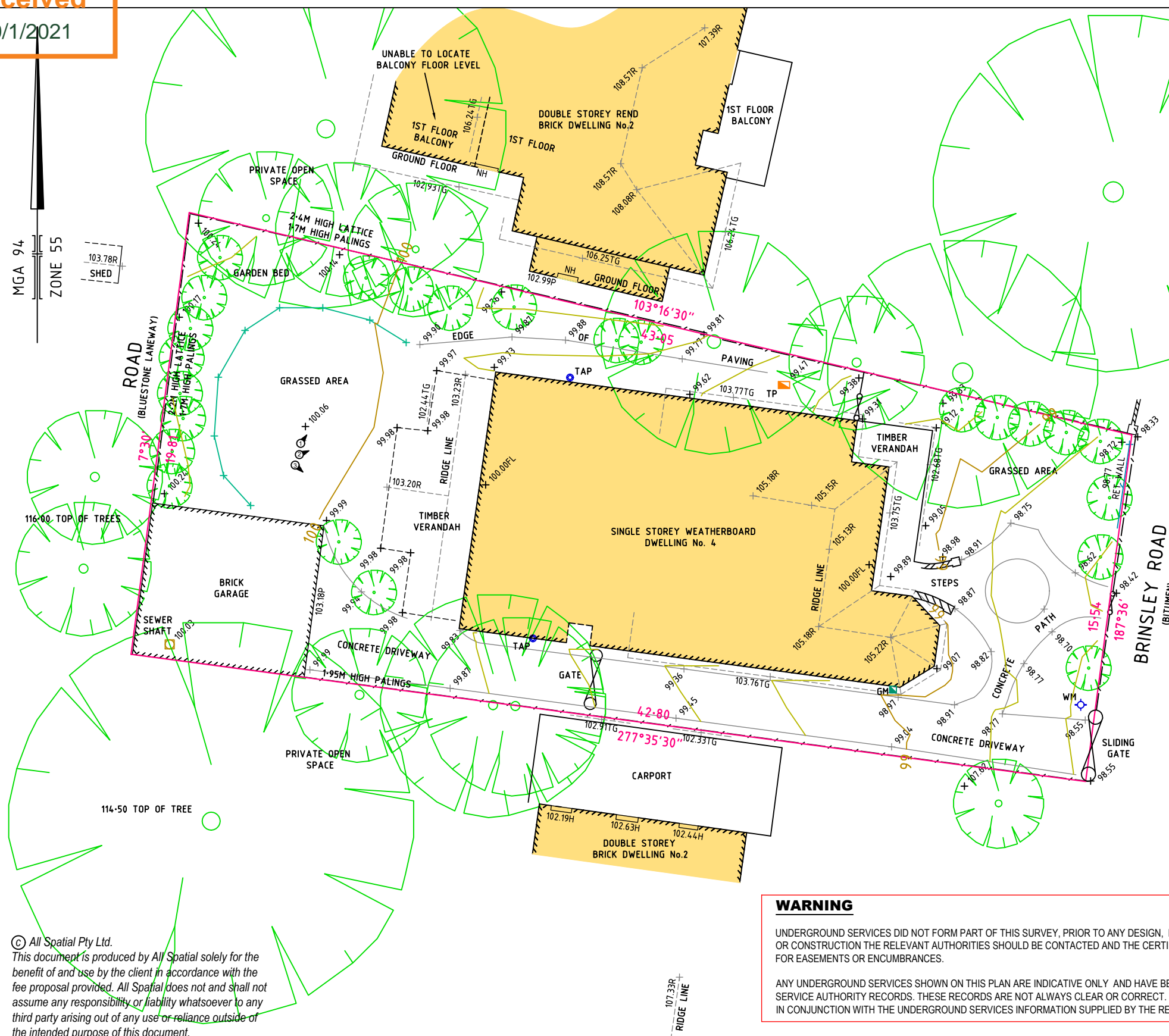
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VICTORIA



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www.allspatial.com.au office@allspatial.com.au

REF: 20125
DRAWING: 20125-PSURV-01-A
DATE: 18/12/2020
VERSION: A



- LEGEND
- | | | | |
|----|---|---------------------|------------------------------------|
| GM |  | Gas Meter | H - Window Head |
| WM |  | Water Meter | NH - Non Habitable |
| TP |  | Telstra Pit | P - Parapet |
| |  | Gate | |
| |  | Photo Location | + 103°57'51G Top of Gutter |
| |  | Temporary Benchmark | + 103°22'R Ridge/top of roof level |
| |  | Tree | + 100°00'P Floor Level |
| | | | — Title boundary |
| | | | —, —, — Fence |

NOTATIONS

- THIS FEATURE & LEVEL SURVEY HAS BEEN UNDERTAKEN FOR PLANNING PURPOSES ONLY AND DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF ALL SPATIAL.

- ACCURACY: DETAIL LOCATION $\pm 0.05\text{m}$, REDUCED LEVELS $\pm 0.02\text{m}$.

- THE NORTH SYMBOL ON THIS PLAN HAS BEEN ORIENTATED TO ACCORD WITH TITLE BEARINGS AND DOES NOT NECESSARILY ALIGN WITH TRUE NORTH.

- TBM LEVELS ARE TO BE CONFIRMED BY LEVELLING BEFORE THEY CAN BE USED FOR ANY CONSTRUCTION PURPOSES.

- DETAILS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE ONLY AND ARE SHOWN FOR PLANNING & DISCUSSION PURPOSES.

- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AS PART OF THIS SURVEY.

- REFER TO FROZEN LAYER FOR TRIANGLES AND HIDDEN REDUCED LEVELS. NOT ALL LEVELS ARE SHOWN ON THIS PLAN FOR CLARITY PURPOSES.

- WHILST EVERY EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, ALL SPATIAL CANNOT BE HELD RESPONSIBLE FOR THE OMISSION OF FEATURES CONCEALED, BURIED, OR UNDER CONSTRUCTION INCLUDING STRUCTURES AND FOOTINGS BELOW THE SURFACE LEVEL PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES AT THE TIME OF SURVEY.

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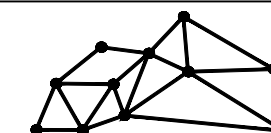
WARNING

UNDERGROUND SERVICES DID NOT FORM PART OF THIS SURVEY, PRIOR TO ANY DESIGN, DEMOLITION, EXCAVATION OR CONSTRUCTION THE RELEVANT AUTHORITIES SHOULD BE CONTACTED AND THE CERTIFICATE OF TITLE CHECKED FOR EASEMENTS OR ENCUMBRANCES.

ANY UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM SERVICE AUTHORITY RECORDS. THESE RECORDS ARE NOT ALWAYS CLEAR OR CORRECT. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE UNDERGROUND SERVICES INFORMATION SUPPLIED BY THE RELEVANT AUTHORITY.

A	APPROVED AND ISSUED TO CLIENT	18/12/20	18/12/20
No	Revision	Drawn	Date

SURVEYOR: <div>MD</div>		DRAWN: <div>MD</div>		SITE: <div> Lots 1 and 2 on TP594843R No. 4 Brinsley Road, Camberwell City of Boroondara </div>
DATA FILE: <div>20125.see</div>		DATE: <div>16/12/20</div>		
HEIGHT DATUM: CONTOURS ARE AT INTERVALS OF 0.20m AND LEVELS ARE TO AN ARBITRARY HEIGHT DATUM BASED ON THE FLOOR LEVEL OF RL:100.00				TITLE: <div>PLAN OF FEATURE AND LEVELS</div>
				CLIENT: <div>PETER BARTON ARCHITECTS</div>

**ALL SPATIAL**

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PO Box 403, Chadstone Centre, VIC 3148
www.allspatial.com.au office@allspatial.com.au

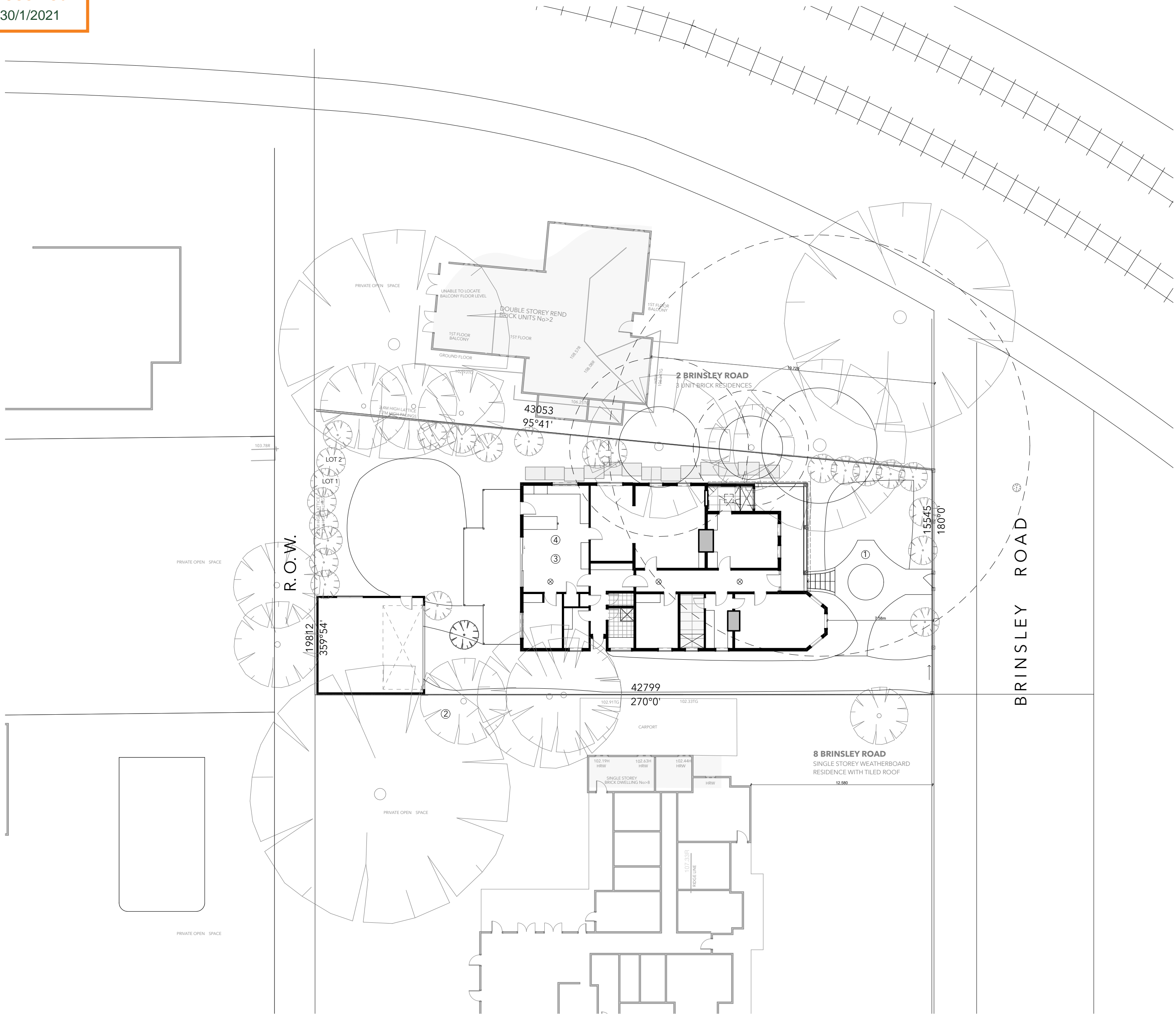
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1:200 METRES

AT A3 SIZE

DWG No.	REV No.
20125-FL-01-A	A
JOB No.	TASK No.
20125	01



SUBJECT SITE

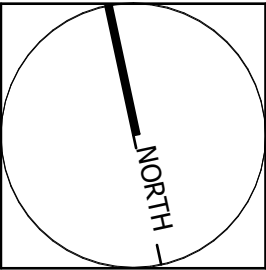
SITE ANALYSIS

- 1 FRONT FACADE IS IN GOOD CONDITION AND IS WORTHY OF RETAINING
- 2 PRIVATE OPEN SPACE OF THE ADJOINING PROPERTIES TO THE REAR OF THE SUBJECT SITE
- 3 REAR EXTENSION IS NON-ORIGINAL
- 4 NO SIGNIFICANT VIEWS TO OR FROM SUBJECT SITE

EXISTING AREA CALCULATIONS

TOTAL SITE AREA:	100%	757m ²
HOUSE:	28.8%	218m ²
VERANDAH AND DECK:	7%	52.9m ²
GARAGE:	6.7%	50.8m ²
TOTAL EXISTING FLOOR AREA:	42.5%	321.7m ²
OPEN SPACE		
PRIVATE OPEN SPACE:	31.9%	241.5m ²
OTHER OPEN SPACE:	25.6%	193.8m ²
TOTAL OPEN SPACE:	57.5%	435.3m ²
IMPERMEABLE SURFACES		
HOUSE, DECK, GARAGE AND VERANDAH:	42.5%	321.7m ²
PAVING AND DRIVEWAY:	17.5%	132.8m ²
TOTAL IMPERMEABLE SURFACES:	60%	454.5m ²
PERMEABLE SURFACES:	40%	302.5m ²

TOWN PLANNING



CLIENT NAME:

MR. B. & MRS. K. RICHARDS

SITE ADDRESS:

4 BRINSLEY ROAD
CAMBERWELL

DATE:

JAN 2021

ISSUE:

TOWN PLANNING

SHEET TITLE:

SITE ANALYSIS
WORKING DRAWINGS

SCALE @ A2: 1:100

PLOT DATE:

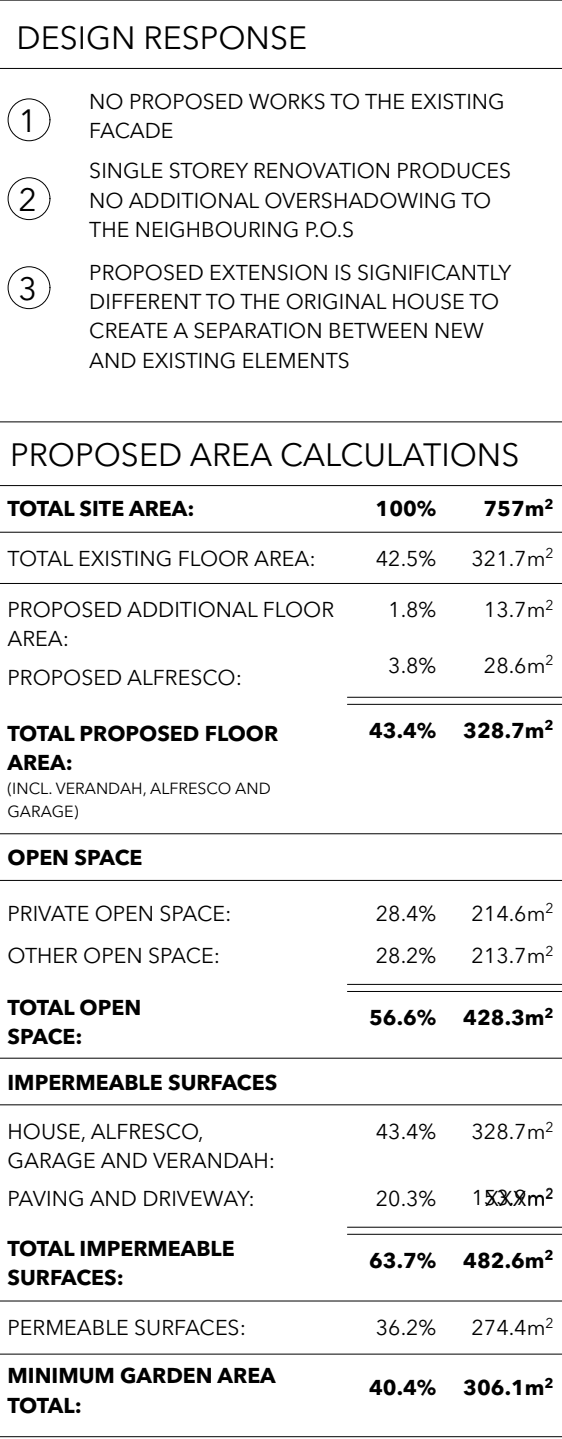
SHEET:

TP-01

REV:

THIS SHEET
CURRENT
ISSUE AS AT:

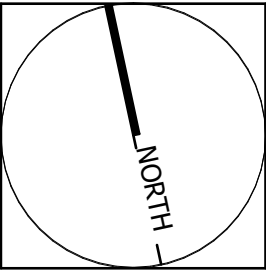
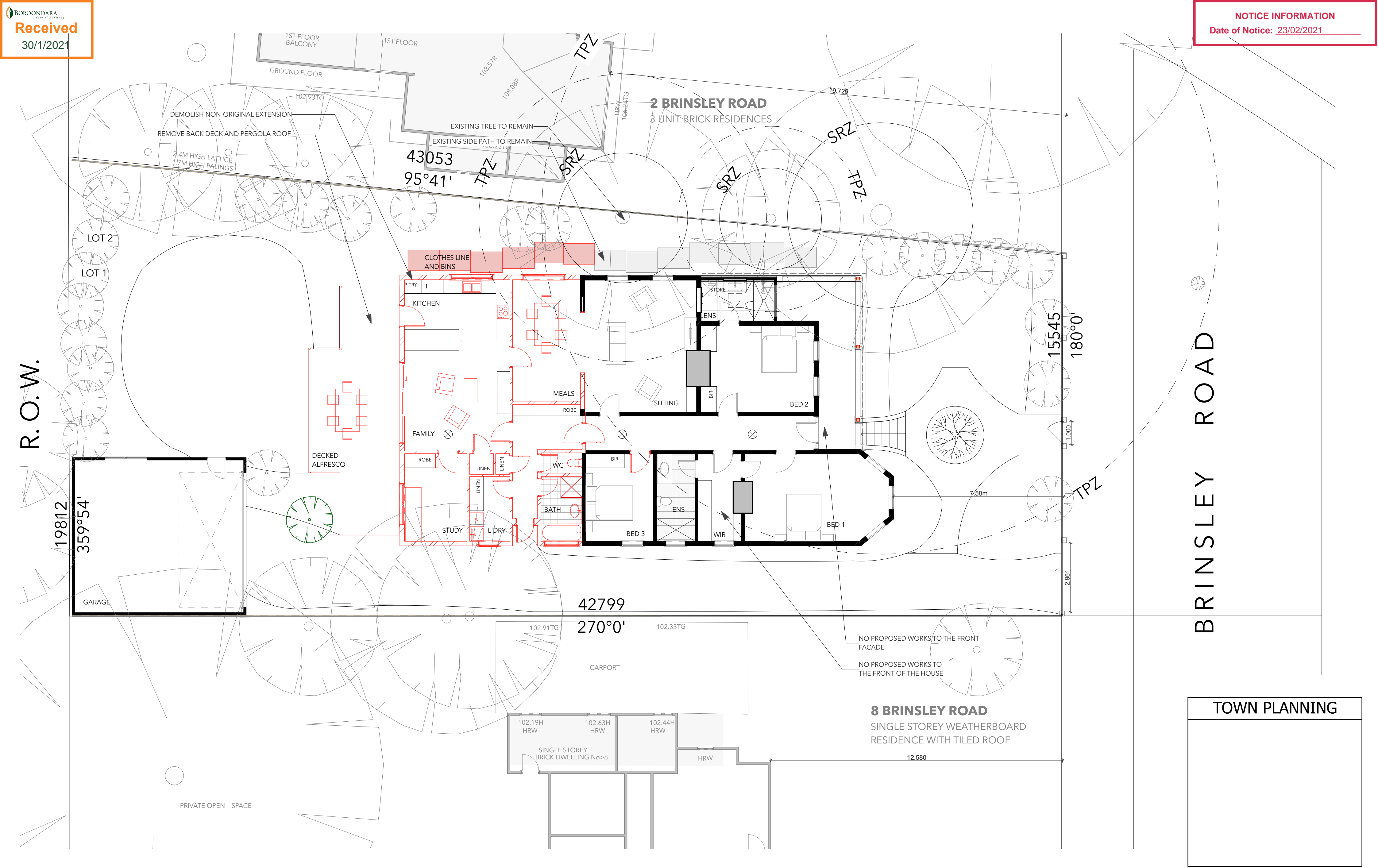
30TH JAN
2021



TOWN PLANNING

THIS SHEET
CURRENT
ISSUE AS AT:

30TH JAN
2021



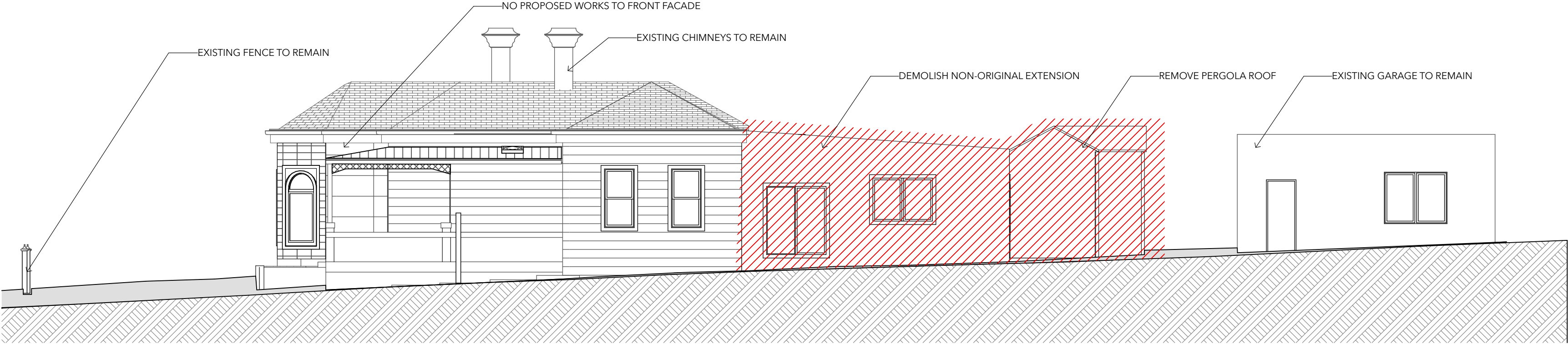
CLIENT NAME:	MR. B. & MRS. K. RICHARDS
SITE ADDRESS:	4 BRINSLEY ROAD CAMBERWELL

DATE:	ISSUE:
JAN 2021	TOWN PLANNING

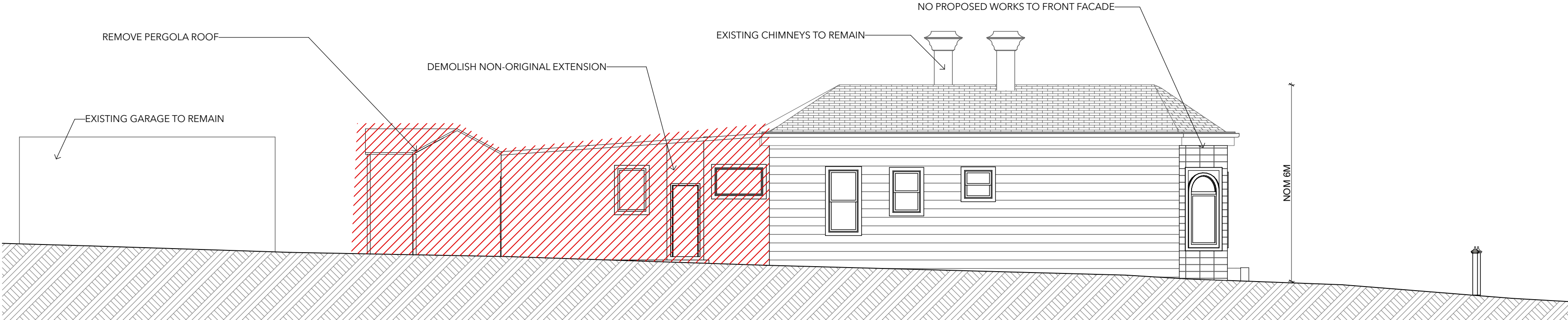
SHEET TITLE:
EXISTING/DEMOLITION GROUND FLOOR PLAN WORKING DRAWINGS

SCALE @ A2: 1:100	
PLOT DATE:	
SHEET:	REV:
TP-03	

THIS SHEET CURRENT ISSUE AS AT:
30 TH JAN 2021



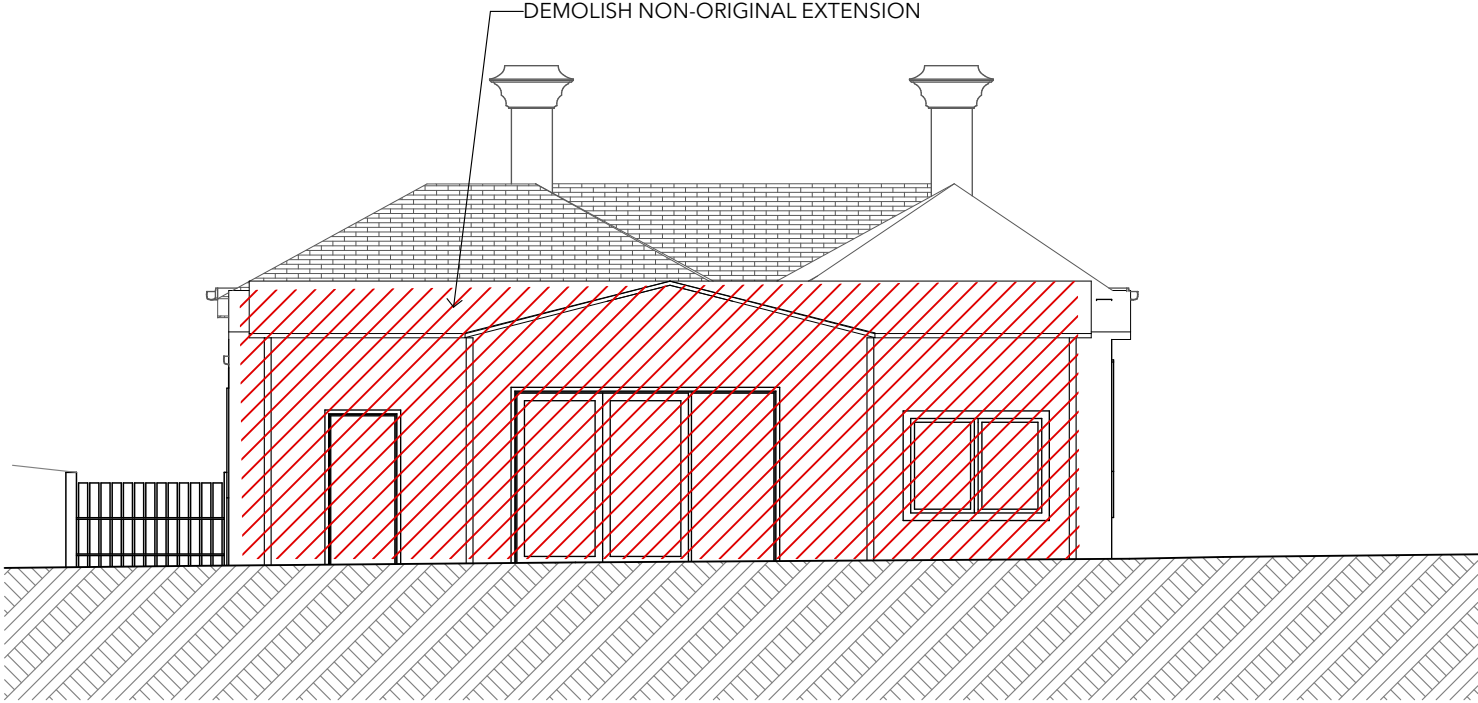
EXISTING NORTH ELEVATION SCALE 1:100



EXISTING SOUTH ELEVATION SCALE 1:100

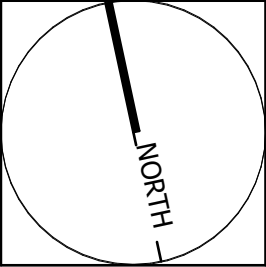


EXISTING EAST ELEVATION SCALE 1:100



EXISTING WEST ELEVATION SCALE 1:100

TOWN PLANNING



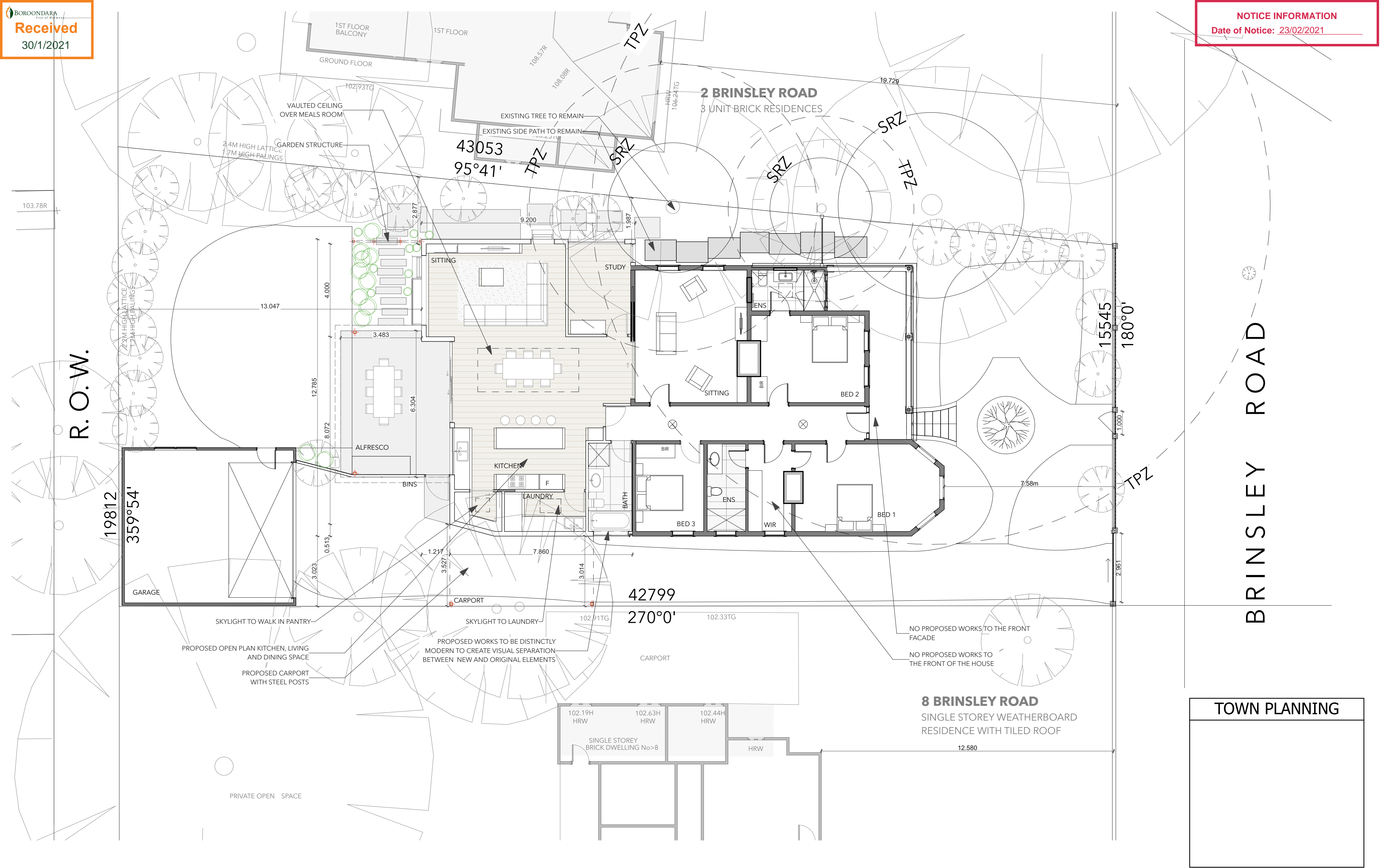
CLIENT NAME:	MR. B. & MRS. K. RICHARDS
SITE ADDRESS:	4 BRINSLEY ROAD CAMBERWELL

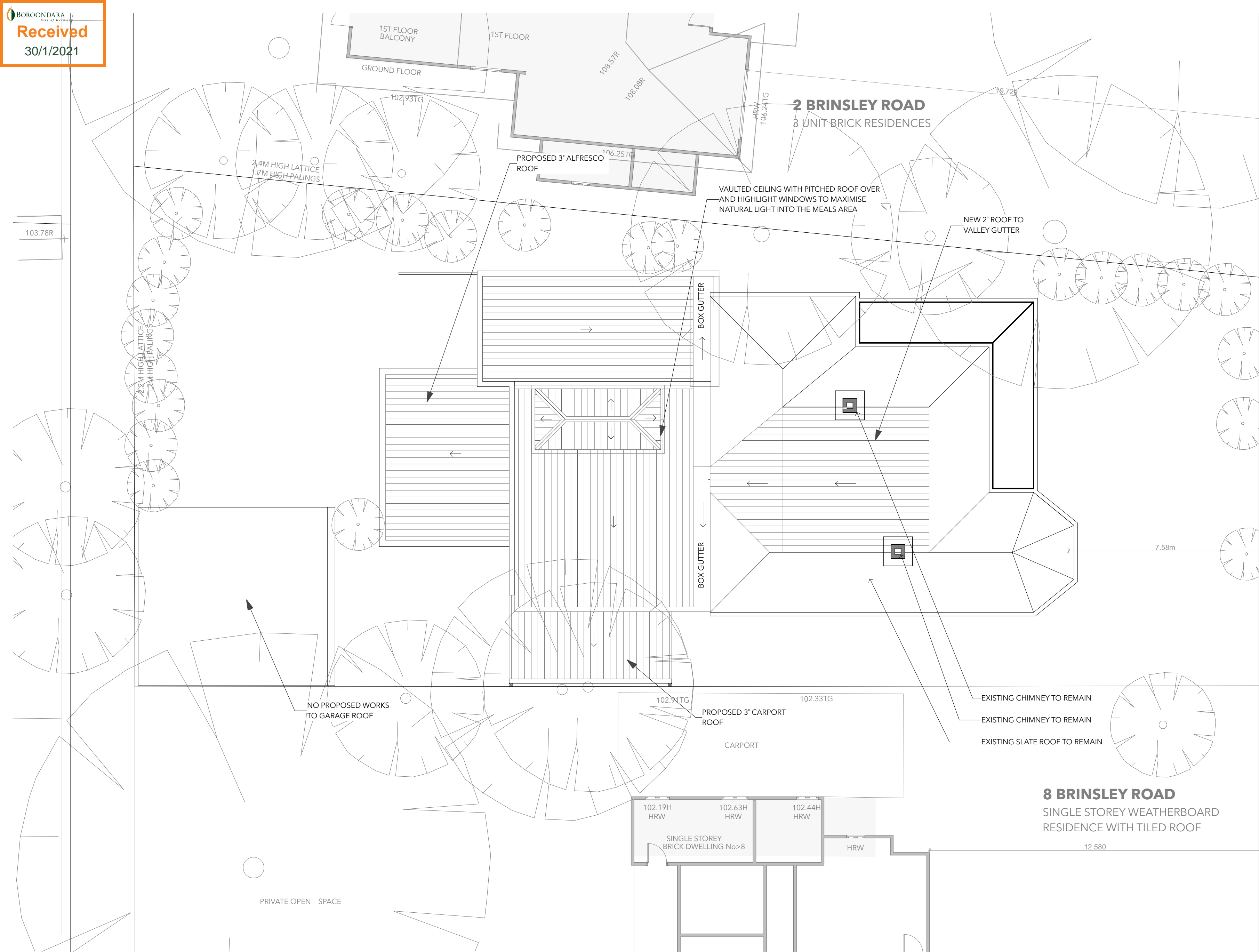
DATE:	ISSUE:
JAN 2021	TOWN PLANNING

SHEET TITLE:
DEMOLITION ELEVATIONS WORKING DRAWINGS

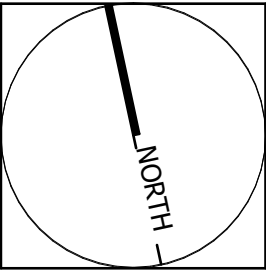
SCALE @ A2: 1:100	
PLOT DATE:	
SHEET:	REV:
TP-05	

THIS SHEET CURRENT ISSUE AS AT:
30 TH JAN 2021





TOWN PLANNING



CLIENT NAME:	MR. B. & MRS. K. RICHARDS
SITE ADDRESS:	4 BRINSLEY ROAD CAMBERWELL

DATE:	ISSUE:
JAN 2021	TOWN PLANNING

SHEET TITLE:
PROPOSED ROOF PLAN WORKING DRAWINGS

SCALE @ A2: 1:100	
PLOT DATE:	
SHEET: TP-07	REV:

THIS SHEET CURRENT ISSUE AS AT:
30 TH JAN 2021

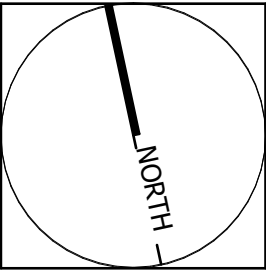


OBLIQUE VIEW
DIAGRAM 1



OBLIQUE VIEW
DIAGRAM 2

TOWN PLANNING



CLIENT NAME:	MR. B. & MRS. K. RICHARDS
SITE ADDRESS:	4 BRINSLEY ROAD CAMBERWELL

DATE:	ISSUE:
JAN 2021	TOWN PLANNING

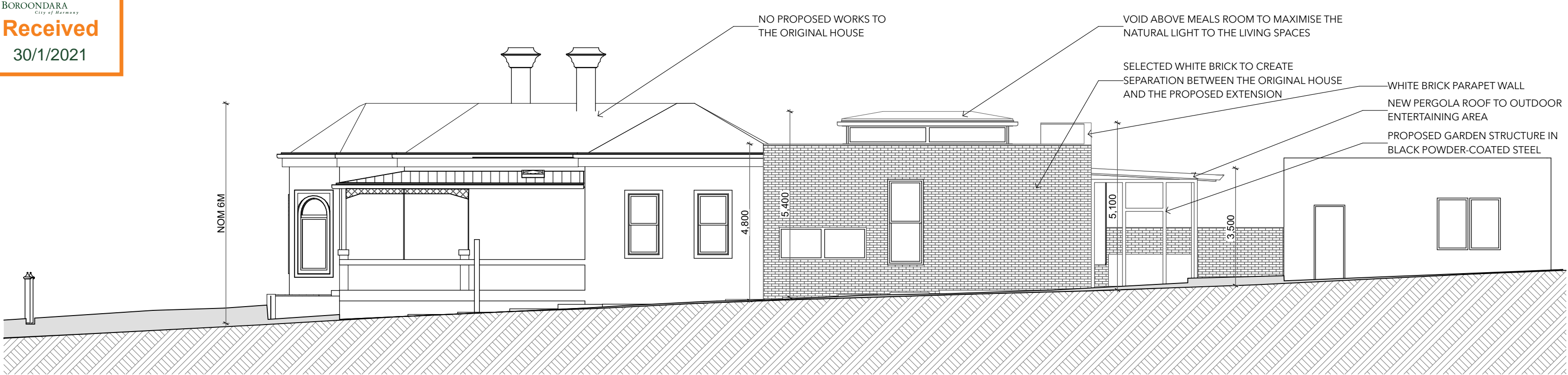
SHEET TITLE:
PROPOSED SIGHT LINE DIAGRAMS DIAGRAMS
WORKING DRAWINGS

SCALE @ A2: 1:100	
PLOT DATE:	
SHEET:	REV:
TP-08	

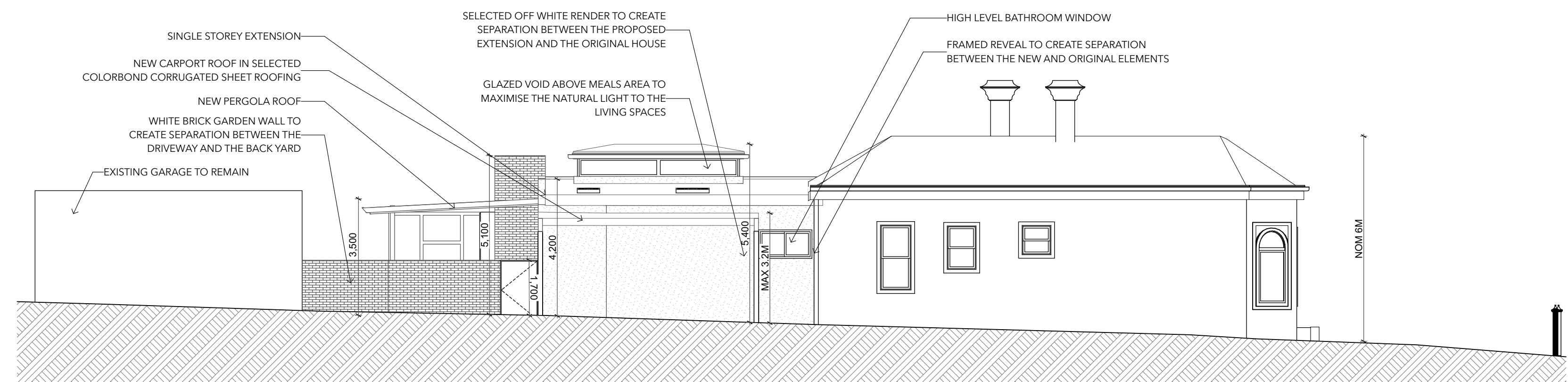
THIS SHEET CURRENT ISSUE AS AT:
30 TH JAN 2021

MATERIALS SCHEDULE

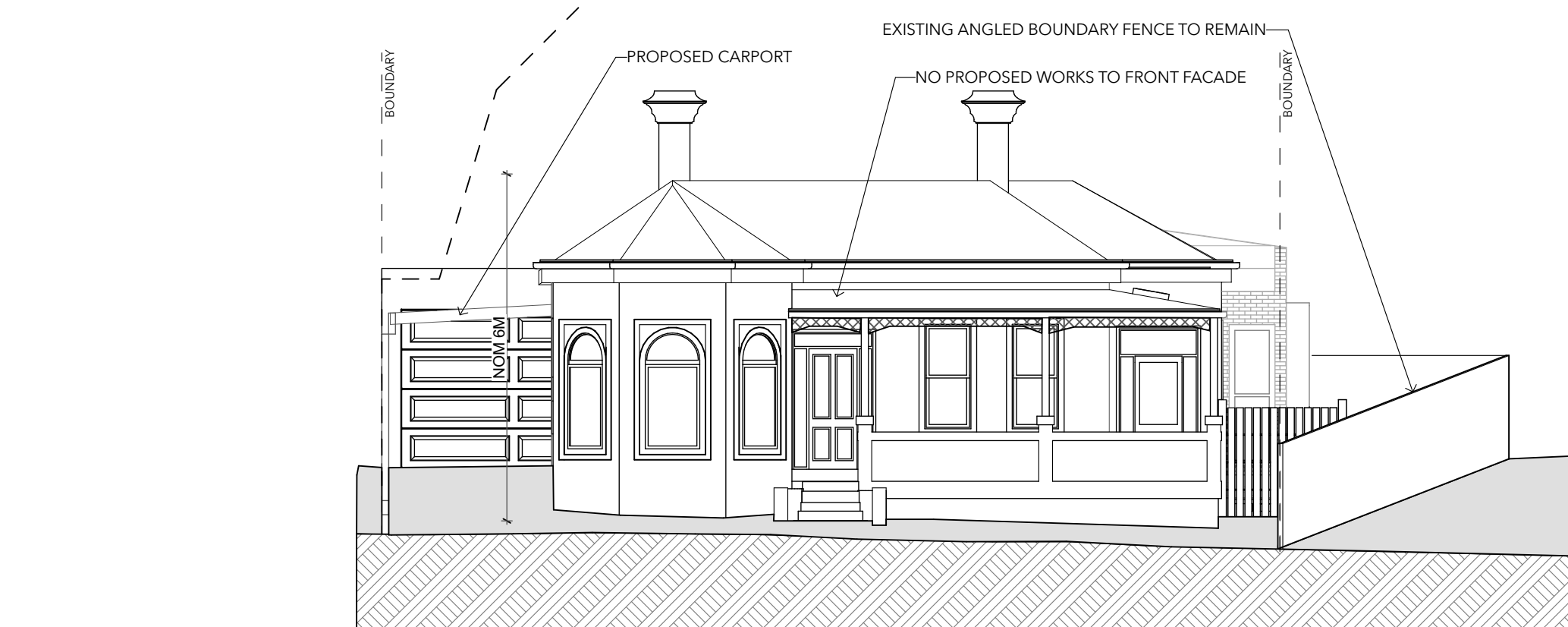
MATERIAL	IMAGE	DESCRIPTION
GUTTER AND FASCIA (VERANDAH)		SPLAY FACED GUTTER PROFILE IN COLORBOND MONUMENT OR SELECTED SIMILAR
DOWNPIPES		COLORBOND MONUMENT OR SELECTED SIMILAR
BRICKS		SELECTED WHITE BRICK
RENDER		SELECTED OFF WHITE DULUX PAINT ON RENDER NATURAL WHITE OR SIMILAR
CARPORT POSTS AND FASCIA		SELECTED DULUX PAINT TO MATCH COLORBOND MONUMENT



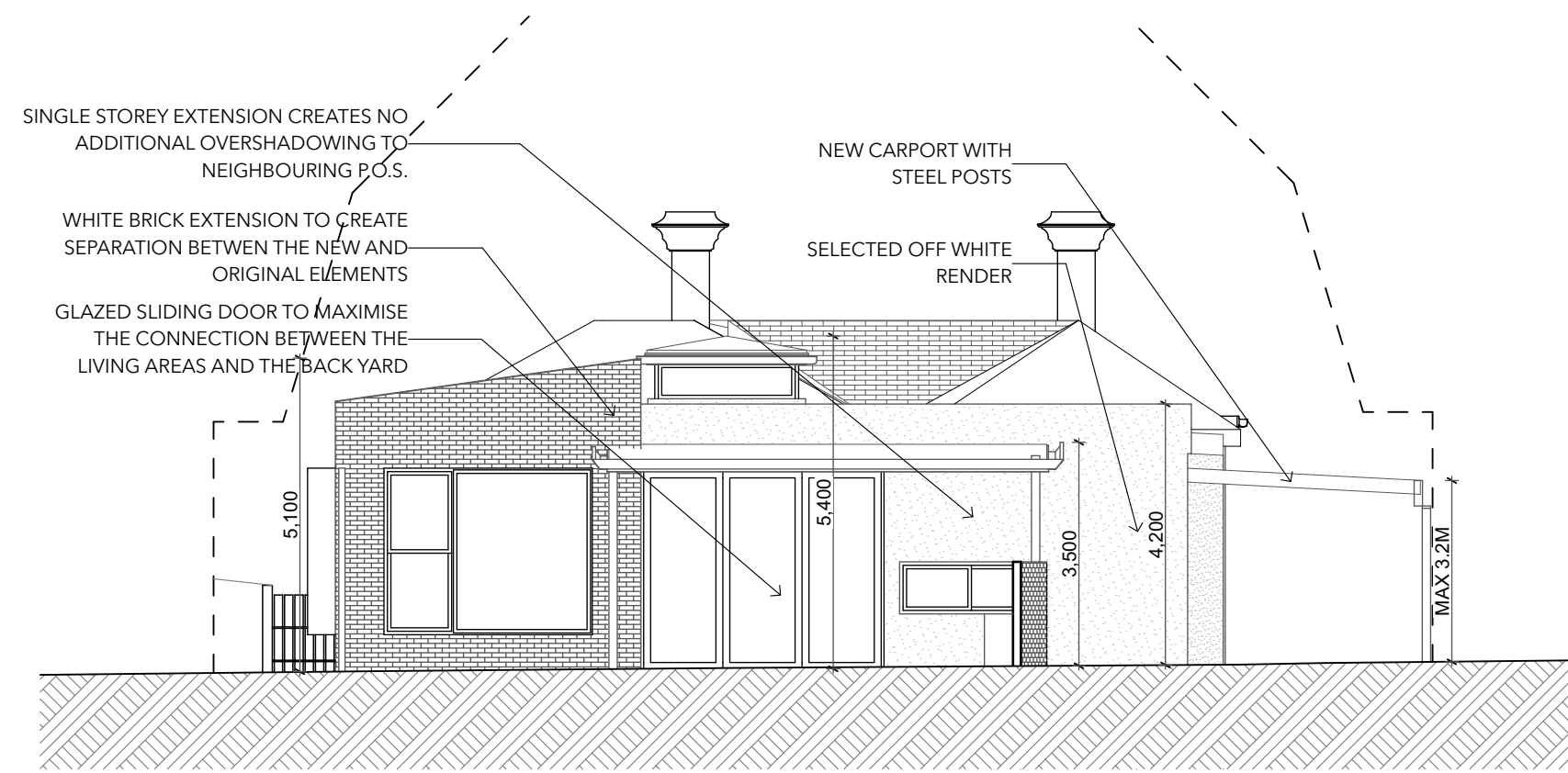
PROPOSED NORTH ELEVATION SCALE 1:100



PROPOSED SOUTH ELEVATION SCALE 1:100

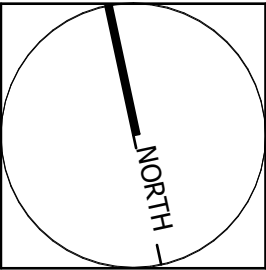


PROPOSED EAST ELEVATION SCALE 1:100



PROPOSED WEST ELEVATION SCALE 1:100

TOWN PLANNING



CLIENT NAME:
MR. B. & MRS. K. RICHARDS

SITE ADDRESS:
4 BRINSLEY ROAD
CAMBERWELL

DATE:	ISSUE:
JAN 2021	TOWN PLANNING

SHEET TITLE:

PROPOSED ELEVATIONS
WORKING DRAWINGS

SCALE @ A2: 1:100

PLOT DATE:

SHEET:
TP-09

REV:

THIS SHEET
CURRENT
ISSUE AS AT:

30TH JAN
2021