

Date Lodged: 28-Apr-2025

Application No: MPS/2025/250

Online planning application form**Pre-application meeting**Has there been a pre-application meeting with a Council planning officer? **No**

➤ If yes, please provide the following details of the meeting

Name of the Council planning officer you met with

Date of meeting

The land

Street address 14 Nash Street, BRUNSWICK VIC 3056

Describe how the land is used and developed now

Single dwelling

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

Part demolition and alterations and additions to an existing dwelling on a site under 300m2

Encumbrances on titleIs the land affected by an encumbrance such as restrictive covenant, section 173 **No**

agreement or other obligations on title such as an easement or building envelope?
Encumbrances are identified on the certificate of title.

No

Where there is an encumbrance on the title, does the proposal breach it in any way?



Note Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the *Planning and Environment Act 1987*).

Contact Council and/or an appropriately qualified person for advice.

Cost of building and work/permit fees



Most applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact Council to determine the appropriate fee.

Estimated cost of development for which the permit is required (including GST). You may be required to verify this estimate.	Cost \$ 300000
--	----------------

Applicant details

Name	Mr L Shield		
Postal address	C/- Geometrica PO Box 303 ASCOT VALE VIC 3032		
Email	logan@geometrica.com.au	Phone	0402 689 598

Owner details

Name	Miss E C Connolly and Mr S A J Osborne		
Postal address	Not required		
Email	Not required	Phone	Not required

Signature and declaration

I declare that I am the **Applicant**

Applicant/Owner

I declare that I am the applicant and owner of the land and all the information in this application is true and correct.

Applicant

I declare that I am the applicant and:

- I have notified the owner about this application;
- And all the information in this application is true and correct.

Merri-bek Language Link

Italiano	Italian	9280 1911	Türkçe	Turkish	9280 1914	普通话 Chinese (Simplified) 9280 0750
Ελληνικά	Greek	9280 1912	Tiếng Việt	Vietnamese	9280 1915	National Relay Service: 13 36 77 or relayservice.com.au
عربى	Arabic	9280 1913	ਪੰਜਾਬੀ	Nepali	9280 0751	

For more information & lodgement

-  **Online** visit www.merri-bek.vic.gov.au/building-and-business/planning-and-building/planning/apply-planning-permit to lodge your application.
-  **Mail** your application and payment to Merri-bek City Council, Locked Bag 10, Brunswick, Vic 3056.
-  **Visit** the Merri-bek Civic Centre at 90 Bell Street, Coburg, Vic 3058.
-  **Call** Merri-bek City Council on 9240 1111.

Privacy and service notice

Merri-bek City Council is committed to protecting your privacy in accordance with the Privacy and Data Protection Act 2014 (Vic) and the Health Records Act 2001 (Vic). The personal information requested is being collected by Merri-bek City Council for lodgement and assessment of a planning application and may also be used to update your personal information otherwise held by Council (for example, contact details including email address, phone number). If the personal information is not provided in your application it may result in the application not being accepted, lapsing or being refused. The personal information may also be used by Council for related purposes

The personal information disclosed in the application which includes any additional information provided throughout this application process will be made available for public inspection including on Councils public website whilst the application is being determined, in accordance with section 51 of the Planning & Environment Act 1987. If a planning permit is granted, the permit and any endorsed plans or documents under the permit continue to be available for public inspection including on Councils website on a permanent basis and may also be used by Council for related purposes. You must not submit any personal information or copyright material of third parties without their informed consent. By submitted the material, you agree that the use of the material you have submitted does not breach any third party's right to privacy and copyright

By lodging this application or other related information online you acknowledge that all future communications from Council regarding this lodgement will primarily be provided electronically. This includes the delivery of the decision on the application, which will be made accessible via a downloadable link.

The personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. You can gain access to your personal information you have provided to Merri-bek City Council and if you wish to alter it, please contact Council's Privacy Officer via telephone on 9240 1111 or e-mail at Privacyofficer@merri-bek.vic.gov.au

You must tick I agree below to continue to lodge this application online. If you do not agree you cannot lodge this application online. You must contact Council 9240 1111 to discuss your lodgement options with a planning officer.

Merri-bek Online Services Privacy and Service Agreement

I agree that:

- I have read and understand the privacy statement above
- I consent to the publication of the information provided with this application online including the personal information.
- I have obtained the informed consent of any third party to publish personal information contained in the material I have provided, and the material provided does not breach any third parties right to privacy and copyright.
- I consent to receiving electronic communications from Council regarding this lodgement including the delivery of the decision being made accessible via a downloadable link.

I AGREE

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

Page 1 of 1

VOLUME 06360 FOLIO 824

Security no : 124122344859L
Produced 26/02/2025 09:31 AM**LAND DESCRIPTION**

Lot 1 on Title Plan 621165Q.
PARENT TITLE Volume 05529 Folio 684
Created by instrument 1759176 16/01/1940

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ELIZABETH CLARE CONNOLLY
SIMON ALBERT JOHN OSBORNE both of 14 NASH STREET BRUNSWICK VIC 3056
AV903132U 28/07/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY828961T 29/01/2025
NATIONAL AUSTRALIA BANK LTD

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 TP621165Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY825643A (E)	NOMINATION OF ECT TO LC	Completed	29/01/2025
AY828960V (E)	DISCHARGE OF MORTGAGE	Registered	29/01/2025
AY828961T (E)	MORTGAGE	Registered	29/01/2025

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

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

Street Address: 14 NASH STREET BRUNSWICK VIC 3056

ADMINISTRATIVE NOTICES

NIL

ECT Control 18478R FIRST LEGAL
Effective from 29/01/2025

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP621165Q
Number of Pages (excluding this cover sheet)	1
Document Assembled	21/02/2025 12:52

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 621165Q									
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 105 (PT) Last Plan Reference: LP 1288 Derived From: VOL 6360 FOL 824 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN										
Description of Land / Easement Information <p><i>All that piece of Land, delineated and coloured red on the map in margin being part of Lot 14 on Plan of Subdivision No.1288 lodged in the Office of Titles and being part of Crown Portion One hundred and five Parish of Jika Jika County of Bourke - Together with a right of carriage way over the ---- road colored brown on the said map - - - - -</i></p>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 04/09/2000 VERIFIED: BH COLOUR CODE R = RED BR = BROWN										
<table border="1"> <tr> <td colspan="3">TABLE OF PARCEL IDENTIFIERS</td> </tr> <tr> <td colspan="3">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</td> </tr> <tr> <td colspan="3">PARCEL 1 = LOT 14 (PT) ON LP 1288</td> </tr> </table>				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 14 (PT) ON LP 1288		
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 14 (PT) ON LP 1288												
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet	Metres = 0.201168 x Links	Sheet 1 of 1 sheets									

Anna Fraser
Urban Planner
Merri-bek City Council

Re: MPS/2025/250 – 14 Nash St, Brunswick

Dear Anna,

In response to your 1st RFI Letter dated 23 May 2025, please find attached additional information and amended plans as follows:

LAPSE DATE

We hereby request an extension of the lapse date by 28 days to **19 August 2025**.

FURTHER INFORMATION

The further information requested has been provided as listed below:

1. The set of floor plans has been amended to include:

- a) All proposed or retained boundary fencing details including location and height have been shown on TP.02a, TP.03a, TP.06a and TP.07a.
- b) The setback from the subject site to the southern wall and windows of 16 Nash Street has been dimensioned on TP.02a, TP.03a, TP.06a and TP.07a.
- c) The distance of existing and proposed walls on boundary has been shown on TP.02a, TP.03a, TP.06a and TP.07a.

2. The 1:50 Screen Diagram is supported by a Screen Detail drawn at a scale of 1:20 in addition to a product summary and specification table on TP.10a which provide details of the aluminium mesh screen associated with 1st floor windows. These items include:

- a) All dimensions are shown on the 1:20 Screen Detail on TP.10a, including the mesh opening size which is also shown in the product summary and table provided.
- b) The number of screens has been reduced to one south facing screen as shown on TP.07a - TP.10a
- c) The length of the privacy shelf is shown on TP.07a and TP.08a
- d) The screen achieves compliance with Clause 54.04-6 (overlooking) of the Merri-bek Planning Scheme as it has a maximum 25% open area and blocks the view from the window as shown on the drawings.

3. All Shadow diagrams are shown at the equinox and have been updated to a scale of 1:100 as shown on TP.11a - TP.18a. These diagrams display:

- a) The extent of existing overshadowing, cast on the secluded private open space of 12 Nash Street has been updated to be shown in square metres and percentages in addition to hatching. This is shown on TP.11a - TP.18a.
- b) The proposed overshadowing, cast on the secluded private open space of 12 Nash Street by the proposed development is shown in an alternative hatch, and is also noted in square metres and percentages in addition to hatching. This is shown on TP.11a - TP.18a

c) The solar panels to 12 Nash Street have been added to all shadow diagrams as shown on TP.11a - TP.18a

Should you have any queries please contact me on 0402 689 598.

Yours Sincerely,

Logan Shield

Building Designer
Registered Building Practitioner

Attachments

- Revised Drawings TP.00 - TP.18