
Declaration

I declare that I am the Applicant

Owner/Applicant	Applicant
I declare that I am the applicant and owner of the land and all the information in this application is true and correct.	I declare that I am the applicant and: <ul style="list-style-type: none"><li data-bbox="735 622 1246 680">• I have notified the owner about this application;<li data-bbox="735 685 1177 743">• And all the information in this application is true and correct.

Copyright 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 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 11691 FOLIO 710 Security no : 124071145902C
Produced 05/04/2018 02:14 pm
LAND DESCRIPTION

Lots 1 and 2 on Title Plan 297172V.
PARENT TITLE Volume 08139 Folio 483
Created by instrument AM938821B 14/07/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
OLEH ALIK GURA of 12 TREVANNION STREET GLENROY VIC 3046
X917250A 29/11/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF784246A 16/04/2008
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 TP297172V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED (59)
Effective from
22/10/2016

DOCUMENT END

Delivered from the LANDATA System by URBIS PRO Pty Ltd

TITLE PLAN		EDITION 1	TP 297172V
-------------------	--	------------------	-------------------

<p>Location of Land</p> <p>Parish: WILL-WILL-ROOK Township: Section: Crown Allotment: Crown Portion: 1(PT)</p> <p>Last Plan Reference: LP 24504 Derived From: VOL 8139 FOL 483 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 01/02/2000 VERIFIED: G.B</p>
--	--

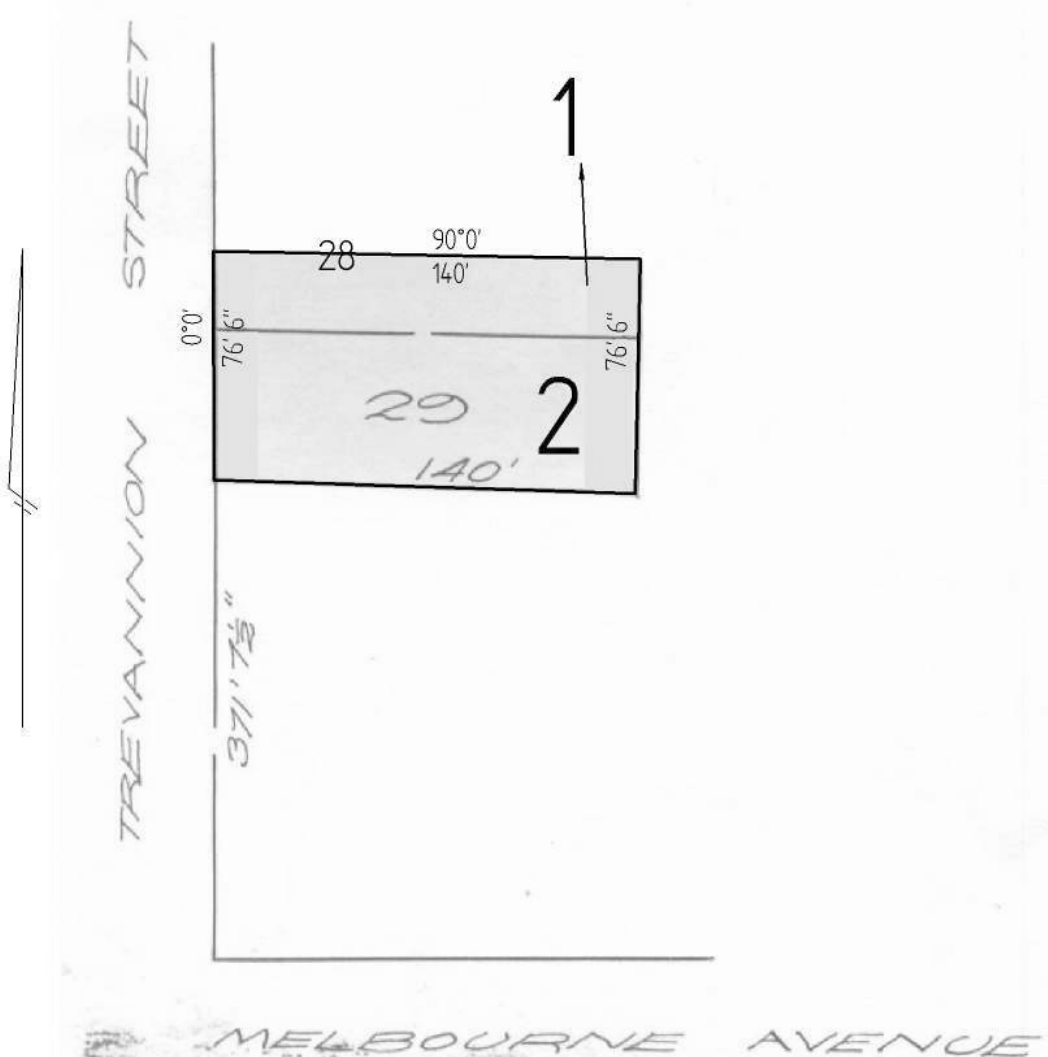


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 28 (PT) ON LP 24504
PARCEL 2 = LOT 29 ON LP 24504



11 July 2018

Ms Kristen Argus
Urban Planner
City of Moreland
PO Box 10
Moreland Victoria 3058

Dear Madam,

**RE: Planning Application No: MPS/2018/466
Construction of four double storey dwellings
12 Trevannion Street. Glenroy**

As you know I act on behalf of the permit applicant and advise as follows.

I refer to your correspondence dated 27 June 2018 and request for additional information under Section 54 of the Planning and Environment Act 1987. Please find attached the plans now amended responding to points 2 through to 9 of your correspondence. The planning submission has also been amended to correctly refer to the site area. We can also confirm that there are no habitable room windows facing the subject site at 2/16 Trevannion Street.

We also refer to your preliminary assessment of the application and provide our formal response below.

In relation to Neighbourhood Character and dwelling 1 we believe the proposal and in particular the upper level is well articulated and modulated from the northern boundary. The upper level form is also recessed back from the ground floor footprint. The setbacks proposed avoid any large areas of blank walls. The proposal has now incorporated horizontal profile cladding to break up the rendered elements on the first floor. We also refer to the recently approved development immediately to the north of the subject site. The attached plan demonstrates that dwelling 2 and 4 have provided no articulation and modulation and will be setback only 1.7 metres from the common property boundary. In addition, we refer to a recently approved development at 86 Leonard Avenue Glenroy. I refer to the setbacks and building form at upper level of dwelling 1.

Based on these recently approved proposals it is clearly evident that the proposal provides a better response in terms of setbacks from side boundaries and has provided recessive elements that will ensure there are no unreasonable impacts to the adjoining property and the streetscape.

We refer to your concerns in relation to the objectives and standard of B17 of Clause 55. The proposed setbacks along the northern and eastern elevations are in excess of the setback requirements under the standard. The proposed setbacks along the northern boundary are varied and articulated and provide space on the ground level adjacent to the property to the north for screen planting and canopy tree planting. Importantly, we note that based on the development plans that have been provided to us in relation to the endorsed development to the north, there is no secluded private open space orientated towards the subject site. I also note that there is no provision for any tree planting along the southern side of this approval development.

In relation to the upper level-built form of dwelling 4 to the east we note that the proposed setbacks will range between 3.382 metres and 3.882 metres. The upper level form is restricted along the eastern interface to a bedroom, walk in robe and an ensuite area. Therefore, the proposed upper level form will not present any visual bulk issues to the property to the east. In addition, some screen planting will be provided on the ground floor level along the rear boundary. To assist with your consideration of the proposed setbacks we refer to a recently approved development in Glenroy at no. 65 Melbourne Road. The rear double storey dwelling was approved with a rear minimum setback of 2.6 metres. A copy of the endorsed development plans is attached for information. The land is located in the same zoning as the subject site within similar neighbourhood characteristics.

I also note your concerns in relation to the entrances of dwelling 2, 3 and 4. The development plans have now been amended to show better transitional spaces by way of porticos over each dwelling entrance. These portico areas will provide further shelter and a sense of personal address around the entry of each dwelling. The habitable rooms on the ground level adjacent to the proposed driveway area of each dwelling will provide adequate surveillance of the internal accessway and entrance area of each dwelling. In addition, each door proposed for dwelling 2, 3 and 4 has clear glass inserts to provide surveillance from inside each dwelling.

Further storage provision has now also been provided for each dwelling within the proposed storage sheds in the private open space areas. These sheds in addition to the other storage facilities will provide adequate storage provision for each dwelling in accordance with the requirements.

In accordance with the instructions of the relevant authorities the electrical and water meters must be located along the frontage of the subject site. However, the gas meters have been located along the driveway landscaping area along the frontage of each property.

We believe the proposal responds positively to the objectives of the General Residential Zone and Clause 22.01 in relation to Neighbourhood Character. The proposal is entirely appropriate for this site and will have no unreasonable amenity impacts to the streetscape or the adjoining residential properties.

We trust the information provided responds to the issues raised in your correspondence and we would kindly request that this application be advertised in accordance with the Planning and Environment Act 1987 as soon as practically possible.

If you have any questions in the meantime, please let me know.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Zoran Sajinovic', written in a cursive style.

Zoran Sajinovic B. App Sci (Planning) RMIT, M.Soc Sci (Env & Plan) RMIT. MPIA.VPELA
Managing Director