

Application for Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

If you need help to complete this form, read [How to complete the Application for Planning Permit 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 (*) are mandatory and must be completed.

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

Clear Form

The Land **i** ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 2	St. Name: INVERIE COURT
Suburb/Locality: GREENVALE VIC		Postcode: 3059

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A	<input type="text" value="Lot No.: 2"/>	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	<input type="text" value="No.: 907437D"/>
OR					
B	<input type="text" value="Crown Allotment No.:"/>	<input type="text" value="Section No.:"/>			
<input type="text" value="Parish/Township Name:"/>					

If this application relates to more than one address, please click this button and enter relevant details. **Add Address**

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.

② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

<input type="text" value="TWO STOREY DWELLING"/>
--

📎 Provide additional information on 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.

③ Estimated cost of development for which the permit is required *

<input type="text" value="Cost \$300000"/>	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
<small>If the application is for land within metropolitan Melbourne (as defined in section 3 of the <i>Planning and Environment Act 1987</i>) 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.</small>	

Existing Conditions **i**

④ Describe how the land is used and developed now *

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

<input type="text" value="VACANT LAND"/>
--

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

This copied 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 copy must not be used for any other purpose.
Please note that the plan may not be to scale.


Title Information i

5 Encumbrances on title *

If you need help about the title, read:
[How to complete the Application for Planning Permit form](#)

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', eg. restrictive covenants.)

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

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: <input type="text"/>		First Name: <input type="text"/>	Surname: <input type="text"/>
Organisation (if applicable): MISK DESIGN					
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"/>		
Contact person's details *					
Same as applicant (if so, go to 'contact information') <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"/>		
Contact information					
Business Phone: <input type="text"/>		Email: <input type="text"/>			
Mobile Phone: <input type="text"/>		Fax: <input type="text"/>			
Name: <input type="text"/>					
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: GREENVALE		State: <input type="text"/>	Postcode: <input type="text"/>		
Owner's Signature (Optional): <input type="text"/>				Date: <input type="text"/>	
				day / month / year	

Declaration i

7 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:

day / month / year

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

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.

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


No Yes

Checklist

9 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 (eg 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 (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To
Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

This form is only to be used for changes made to a current planning permit application

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: \$

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Name of person applying for this amendment

Name: [REDACTED]

Tel.: [REDACTED]

Address: [REDACTED]

THE LAND: Give the address and title particulars of the land.

2 INVERME CRT, Greenacre

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

- DESIGN LAYOUT CHANGE
- FLAT ROOF
- COUNCIL RFI

THE OWNER: Name: [REDACTED] Tel. Bus. hours: [REDACTED]

Address: [REDACTED]

DECLARATION TO BE COMPLETED BY APPLICANT OR OWNER

This form must be signed. Please complete A, B or C

A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature: Date:
B	I am the Owner of the land. I have seen this application	Owner Signature: Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature: Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature: Date:

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 12452 FOLIO 230

Security no : 124109954446C
Produced 22/10/2023 11:13 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 907437D.
PARENT TITLE Volume 10692 Folio 434
Created by instrument PS907437D 03/02/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AW127330H 04/10/2022

DIAGRAM LOCATION

SEE PS907437D 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)

Street Address: 2 INVERIE COURT GREENVALE VIC 3059

DOCUMENT END

The information supplied by ALTS Corp has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 10/11/2023 02:35:06 PM

Status Registered Dealing Number [REDACTED]
Date and Time Lodged 04/10/2022 04:07:05 PM

Lodger Details

Lodger Code [REDACTED]
Name MADDOCKS
Address
Lodger Box
Phone
Email
Reference [REDACTED]

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest
FEE SIMPLE

Land Title Reference
10692/434

Instrument and/or legislation
RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name HUME CITY COUNCIL
Address
Street Number [REDACTED]
Street Name [REDACTED]
Street Type [REDACTED]
Locality [REDACTED]
State [REDACTED]
Postcode [REDACTED]

Additional Details

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of HUME CITY COUNCIL
Signer Name [REDACTED]
Signer Organisation PARTNERS OF MADDOCKS
Signer Role AUSTRALIAN LEGAL PRACTITIONER
Execution Date 03 OCTOBER 2022

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

Imaged Document Cover Sheet

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

Document Type	Instrument
Document Identification	AW127330H
Number of Pages (excluding this cover sheet)	12
Document Assembled	

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.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

Maddocks

Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
Melbourne VIC 3008
Australia

Telephone 61 3 9258 3555
Facsimile 61 3 9258 3666

info@maddocks.com.au
www.maddocks.com.au

DX 259 Melbourne

Agreement under section 173 of the Planning and Environment Act 1987

Subject Land: 66 Kirkham Drive, Greenvale

Hume City Council
and

Janet Habib Yousif

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

Interstate offices
Canberra Sydney



Contents

1.	Definitions	2
2.	Interpretation	3
3.	Purposes of Agreement	4
4.	Agreement required	4
5.	Owner's specific obligations	4
5.1	Compliance with the Development Permit.....	4
5.2	Expiry of the Development Permit.....	4
6.	Owner's further obligations	4
6.1	Notice and registration.....	4
6.2	Further actions.....	4
6.3	Fees.....	5
6.4	Council's costs to be paid.....	5
6.5	Time for giving consent.....	5
6.6	Interest for overdue money.....	5
7.	Agreement under s 173 of the Act	5
8.	Owner's warranties	5
9.	Successors in title	6
10.	General matters	6
10.1	Notices.....	6
10.2	Counterparts	6
10.3	No waiver.....	6
10.4	Severability	6
10.5	No fettering of Council's powers.....	6
10.6	Inspection of documents.....	6
10.7	Governing law.....	7
10.8	Electronic Execution	7
11.	Commencement of Agreement	7
12.	Ending of Agreement	7

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Maddocks

Agreement under section 173 of the Planning and Environment Act 1987

Dated 3/10/2022

Parties

Name	Hume City Council
Address	1079 Pascoe Vale Road, Broadmeadows, Victoria
Short name	Council
Name	Janet Habib Yousif
Address	35 Rokewood Crescent, Meadow Heights, Victoria
Short name	Owner

Background

- A. Council is the responsible authority for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. Council issued the Subdivision Permit requiring the Owner to enter into this Agreement providing for the matters set out in condition 3 of the Subdivision Permit.
- D. As at the date of this Agreement, the Subject Land is encumbered by a mortgage in favour of the Mortgagee. The Mortgagee consents to the Owner entering into this Agreement.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Maddocks

The Parties agree

1. Definitions

In this Agreement unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this deed and includes this deed as amended from time to time.

Consent Fee means a fee payable by the Owner to Council for deciding whether to give consent for anything this Agreement provides must not be done without Council's consent, and which is payable at the rate of:

- (a) \$336.40 if paid within 12 months from the date that this Agreement commences; or
- (b) \$336.40 plus Indexation if paid at any time after 12 months from the date that this Agreement commences.

CPI means the annual Consumer Price Index (All Groups-Melbourne) as published by the Australian Bureau of Statistics, or, if that index number is no longer published, its substitute as a cumulative indicator of the inflation rate in Australia, as determined by Council from time to time.

Current Address means:

- (a) for Council, the address shown on page one of this Agreement, or any other address listed on Council's website; and
- (b) for the Owner, the address shown on page one of this Agreement or any other address provided by the Owner to Council for any purpose relating to the Subject Land.

Current Email means:

- (a) for Council, contactus@hume.vic.gov.au, or any other email address listed on Council's website; and
- (b) for the Owner, any email address provided by the Owner to Council for the express purpose of electronic communication regarding this Agreement.

Development Permit means planning permit no. P23595, as amended from time to time, issued on 21 December 2021, authorising the development of the Subject Land in accordance with plans endorsed by Council.

Indexation means an annual adjustment to the Consent Fee carried out in accordance with CPI.

Lot means a lot created by a subdivision of the Subject Land whether in accordance with the Subdivision Permit or otherwise.

Lot 1 means that part of the Subject Land that is identified and delineated on the Plan of Subdivision as 'Lot 1' or '1' or the like.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Maddocks

Lot 2 means that part of the Subject Land that is identified and delineated on the Plan of Subdivision as 'Lot 2' or '2' or the like.

Mortgagee means the person registered or entitled from time to time to be registered as mortgagee of the Subject Land.

Owner means the person registered or entitled from time to time to be registered as proprietor of an estate in fee simple of the Subject Land and includes a mortgagee-in-possession.

Owner's obligations includes the Owner's specific obligations and the Owner's further obligations.

Party or Parties means the Parties to this Agreement but does not include a person who has transferred or otherwise disposed of all of their interests in the Subject Land.

Planning Scheme means the Hume Planning Scheme and any other planning scheme that applies to the Subject Land.

Plan of Subdivision means the plan showing the subdivision of the Subject Land as approved from time to time by Council under the Subdivision Permit.

Subdivision Permit means planning permit no. P24202, as amended from time to time, issued on 26 July 2022, authorising the two (2) Lot subdivision of the Subject Land in accordance with plans endorsed by Council.

Subject Land means the land situated at 66 Kirkham Drive, Greenvale being the land referred to in certificate of title volume 10692 folio 434 and any reference to the Subject Land includes any lot created by the subdivision of the Subject Land or any part of it.

2. Interpretation

2.1 In this Agreement unless the context admits otherwise:

2.1.1 the singular includes the plural and vice versa;

2.1.2 a reference to a gender includes all genders;

2.1.3 a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law;

2.1.4 any agreement, representation, warranty or indemnity by 2 or more persons (including where 2 or more persons are included in the same defined term) binds them jointly and severally;

2.1.5 a term used has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act, it has the meaning as defined in the Act;

2.1.6 a reference to an Act, regulation or the Planning Scheme includes any Act, regulation or amendment amending, consolidating or replacing the Act, regulation or Planning Scheme;

2.1.7 the Background form of the Agreement is considered

2.1.8 the Owner's obligations take effect as separate and several covenants which are annexed to and run with the Subject Land, and

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Maddocks

2.1.9 any reference to a clause, page, condition, attachment or term is a reference to a clause, page, condition, attachment or term of this Agreement.

3. Purposes of Agreement

3.1 The Parties acknowledge and agree that the purposes of this Agreement are to:

3.1.1 enable the Owner to take the benefit of the Planning Permit;

3.1.2 to give effect to the Subdivision Permit and the Development Permit; and

3.1.3 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

4. Agreement required

The Parties agree that this Agreement will continue to be required until the Owner has complied with all of the Owner's obligations.

5. Owner's specific obligations

5.1 Compliance with the Development Permit

Except with Council's prior written consent, the Owner may only develop Lot 2 in accordance with the Development Permit and the conditions of the Development Permit.

5.2 Expiry of the Development Permit

The Owner's obligations under clause 5.1 continue to apply:

5.2.1 regardless of any right conferred by the Planning Scheme;

5.2.2 regardless of any subdivision of the Subject Land; and

5.2.3 even if the Development Permit expires, is cancelled or otherwise ceases to operate.

6. Owner's further obligations

6.1 Notice and registration

The Owner must bring this Agreement to the attention of all prospective occupiers, purchasers, lessees, licensees, mortgagees, chargees, transferees and assigns.

6.2 Further actions

The Owner:

6.2.1 must do all things necessary to give effect to this Agreement.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Maddocks

6.2.2 consents to Council applying to the Registrar of Titles to record this Agreement on the certificate of title of the Subject Land in accordance with s 181 of the Act; and

6.2.3 agrees to do all things necessary to enable Council to do so, including:

- (a) sign any further agreement, acknowledgment or document; and
- (b) obtain all necessary consents to enable the recording to be made.

6.3 Fees

The Owner must pay any Consent Fee to Council within 14 days after a written request for payment.

6.4 Council's costs to be paid

The Owner must pay to Council within 14 days after a written request for payment, Council's costs and expenses (including legal expenses) relating to this Agreement, including:

- 6.4.1 preparing, drafting, finalising, signing, recording and enforcing this Agreement;
- 6.4.2 preparing, drafting, finalising and recording any amendment to this Agreement; and
- 6.4.3 preparing, drafting, finalising and recording any document to give effect to the ending of this Agreement.

6.5 Time for giving consent

If Council makes a request for payment of any Consent Fee under clause 6.3, the Parties agree that Council will not decide whether to grant the consent sought until payment has been made to Council in accordance with the request.

6.6 Interest for overdue money

- 6.6.1 The Owner must pay to Council interest in accordance with s 120 of the *Local Government Act 2020* on any amount due under this Agreement that is not paid by the due date.
- 6.6.2 If interest is owing, Council will apply any payment made to interest and any balance of the payment to the principal amount.

7. Agreement under s 173 of the Act

Without limiting or restricting the respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is made as a deed in accordance with s 173 of the Act.

8. Owner's warranties

The Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest in the Subject Land which may be affected by this Agreement.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Maddocks

9. Successors in title

9.1 Until such time as a memorandum of this Agreement is recorded on the certificate of title of the Subject Land, the Owner must require successors in title to:

9.1.1 give effect to this Agreement; and

9.1.2 enter into a deed agreeing to be bound by the terms of this Agreement.

10. General matters

10.1 Notices

A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:

10.1.1 personally on the other Party;

10.1.2 by leaving it at the other Party's Current Address;

10.1.3 by posting it by priority prepaid post addressed to the other Party at the other Party's Current Address; or

10.1.4 by email to the other Party's Current Email.

10.2 Counterparts

This Agreement may be executed in counterparts, all of which taken together constitute one document.

10.3 No waiver

Any time or other indulgence granted by Council to the Owner or any variation of this Agreement or any judgment or order obtained by Council against the Owner does not amount to a waiver of any of Council's rights or remedies under this Agreement.

10.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

10.5 No fettering of Council's powers

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the grant of planning approvals or certification of plans subdividing the Subject Land or relating to use or development of the Subject Land.

10.6 Inspection of documents

A copy of any planning permit, or other document referred to in this Agreement, is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Maddocks

10.7 Governing law

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

10.8 Electronic Execution

10.8.1 Each Party consents to the signing of this Agreement by electronic means. The Parties agree to be legally bound by this Agreement signed in this way.

10.8.2 Each Party reserves the right to sign this Agreement by electronic means, including by use of software or an online service for this purpose.

11. Commencement of Agreement

This Agreement commences on the date specified on page one or if no date is specified on page one, the date the Subdivision Permit was issued.

12. Ending of Agreement

12.1 This Agreement ends with the written consent of Council.

12.2 After this Agreement has ended, Council will, at the Owner's written request and cost, apply to the Registrar of Titles under s 183(1) of the Act to cancel the record of this Agreement.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Maddocks

Signing Page

Signed, sealed and delivered as a deed by the Parties.

Signed by and on behalf, and with the authority, of the **Hume City Council** by James McNulty, Manager Statutory Planning & Building Control Services, in the exercise of a power conferred by an Instrument of Delegation, in the presence of:



.....
Name of Witness (please print)

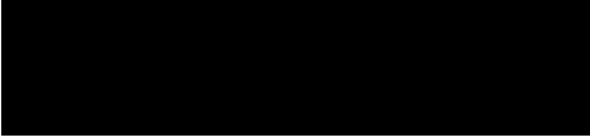
This document was witnessed by audio visual link in accordance with the requirements of s12 of the *Electronic Transactions (Victoria) Act 2000*.

AW1273301

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



Signed sealed and delivered by Janet Habib Yousif)
in the presence of:)



AW127330H

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

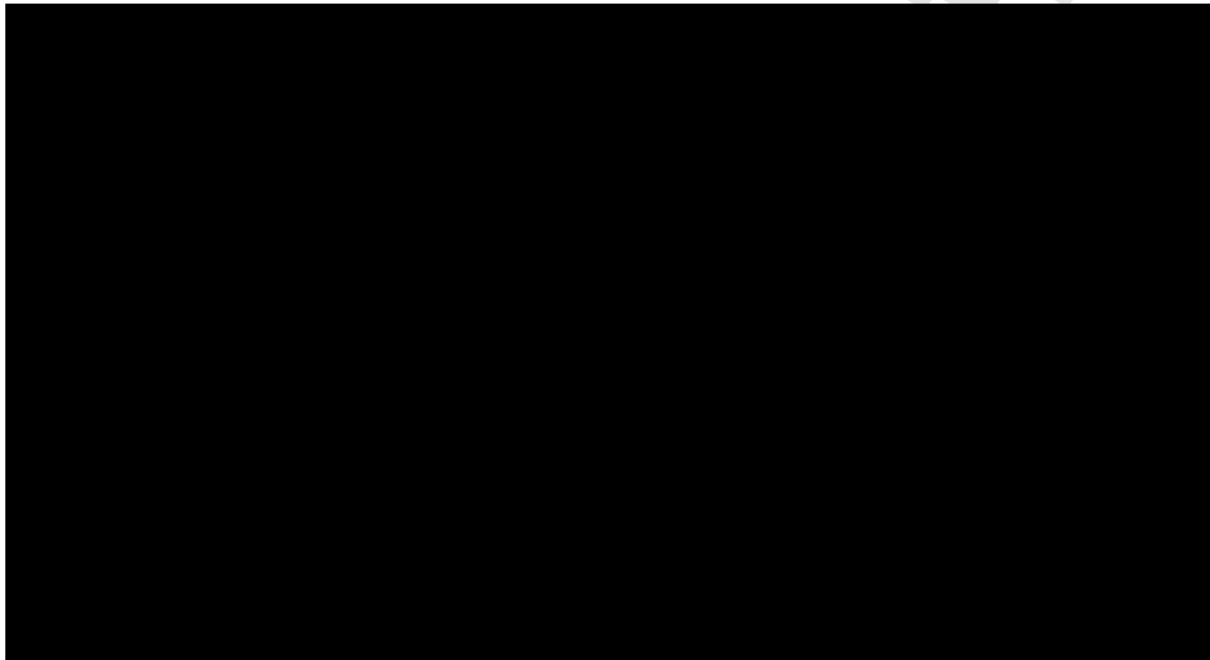


Maddocks

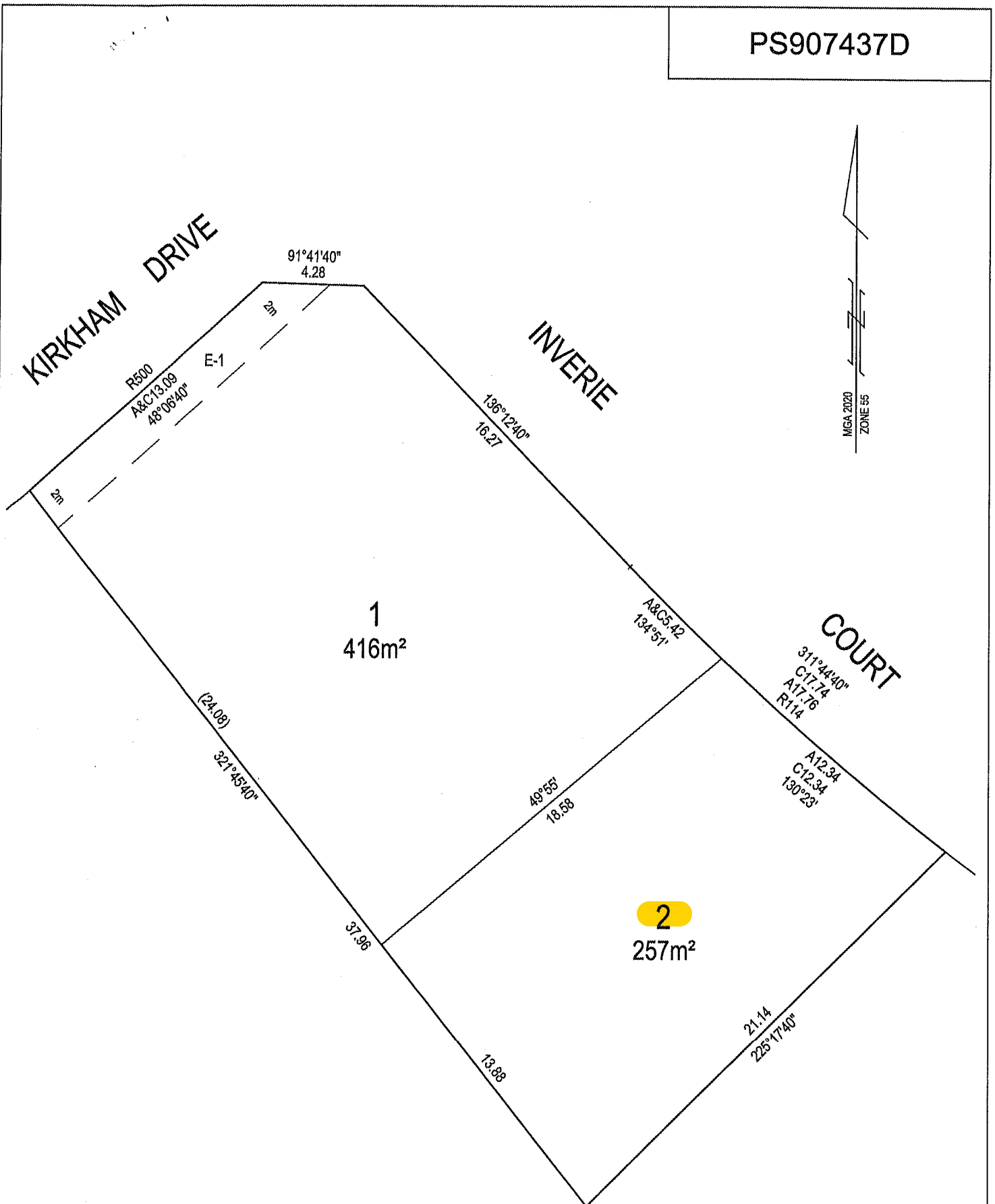
Mortgagee's Consent

Westpac Banking Corporation as Mortgagee under instrument of mortgage no. AJ615304B consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

.....



This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



This copied 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 copy must not be used for any other purpose.

Please note that the plan may not be to scale.

TERRAIN CONSULTING GROUP PTY LTD 418 HIGH STREET KEW VIC 3101 PH 9853 3352 FAX 9853 8907 SURVEYORS FILE REF: 21816	SCALE 1:150	LENGTHS ARE IN METRES	ORIGINAL SHEET	SIZE: A3	SHEET 2
	Digitally signed by: Peter Michael McCarthy, Licensed Surveyor, Surveyor's Plan Version (2), 14/11/2022, SPEAR Ref: S186537H		Digitally signed by: Hume City Council, 22/11/2022, SPEAR Ref: S186537H		

PROPOSED NEW RESIDENCE

No.2 Inverie Court, Greenvale, 3059.

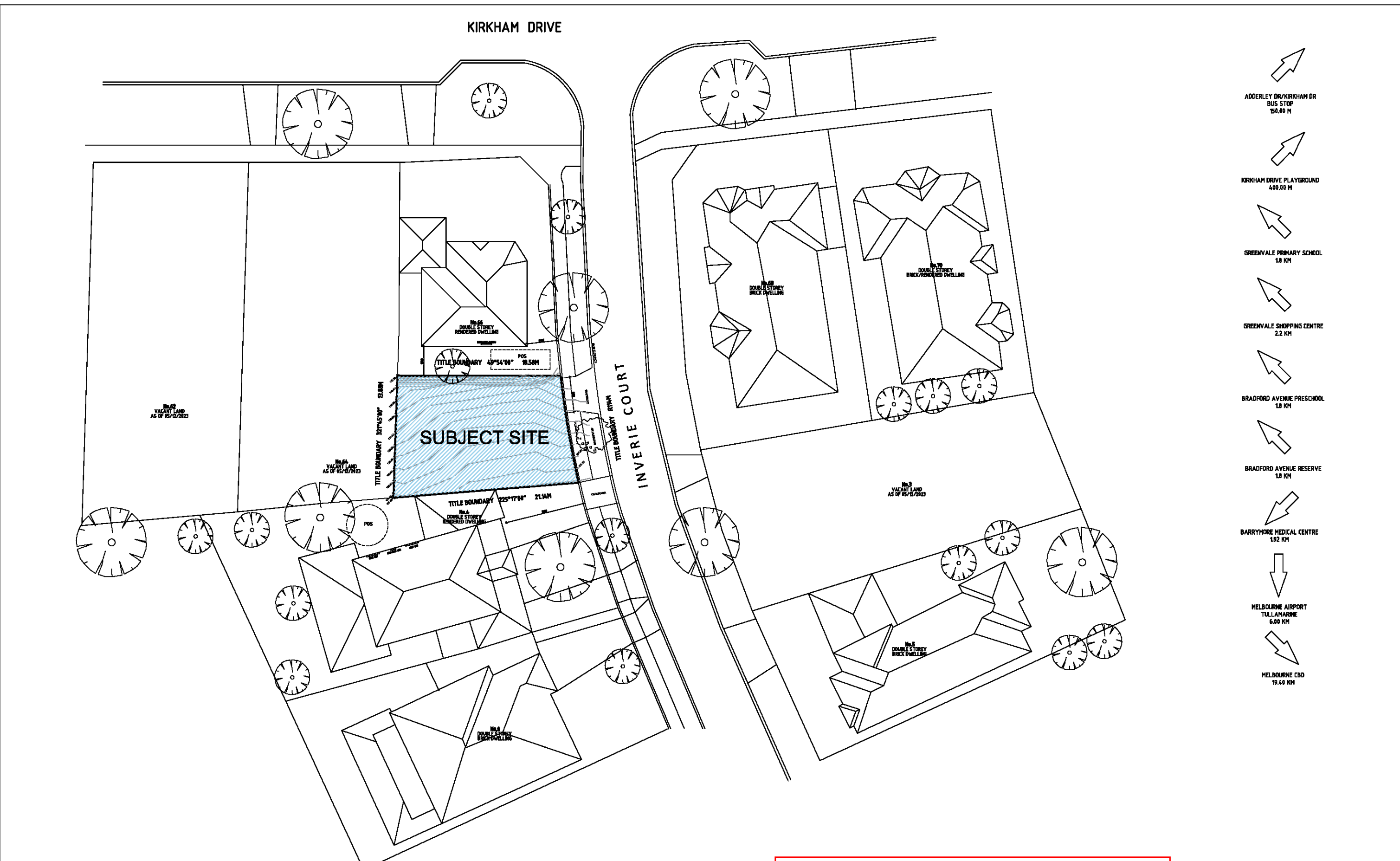
TOWN PLANNING

21/02/24
REV G



P (03) 9467 6954 M 0403 568 160
48 Bell Street, Heidelberg Heights VIC 3081
info@miskdesign.com.au
miskdesign.com.au

New Homes
Unit Developments
Extensions
Commercial
This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.



- ADDERLEY DR/KIRKHAM DR BUS STOP 150.00 M
- KIRKHAM DRIVE PLAYGROUND 400.00 M
- GREENVALE PRIMARY SCHOOL 1.8 KM
- GREENVALE SHOPPING CENTRE 2.2 KM
- BRADFORD AVENUE PRESCHOOL 1.8 KM
- BRADFORD AVENUE RESERVE 1.8 KM
- BARRYMORE MEDICAL CENTRE 1.92 KM
- MELBOURNE AIRPORT TULLAHARINE 6.00 KM
- MELBOURNE CBD 19.40 KM

NEIGHBOURHOOD AND SITE DESCRIPTION

Project: Proposed New Residence
 At: No.2 Inverie Court,
 Greenvale, 3059.



P (03) 9467 6954 M 0403 568 160
 48 Bell Street, Heidelberg Heights VIC 3081
 info@miskdesign.com.au
 miskdesign.com.au

- New Homes
- Unit Developments - Extensions
- Commercial

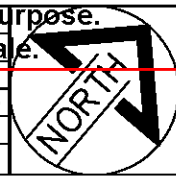
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS / ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS / ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF MISK DESIGN PTY LTD.

DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 NOTE: SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

This copied 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.

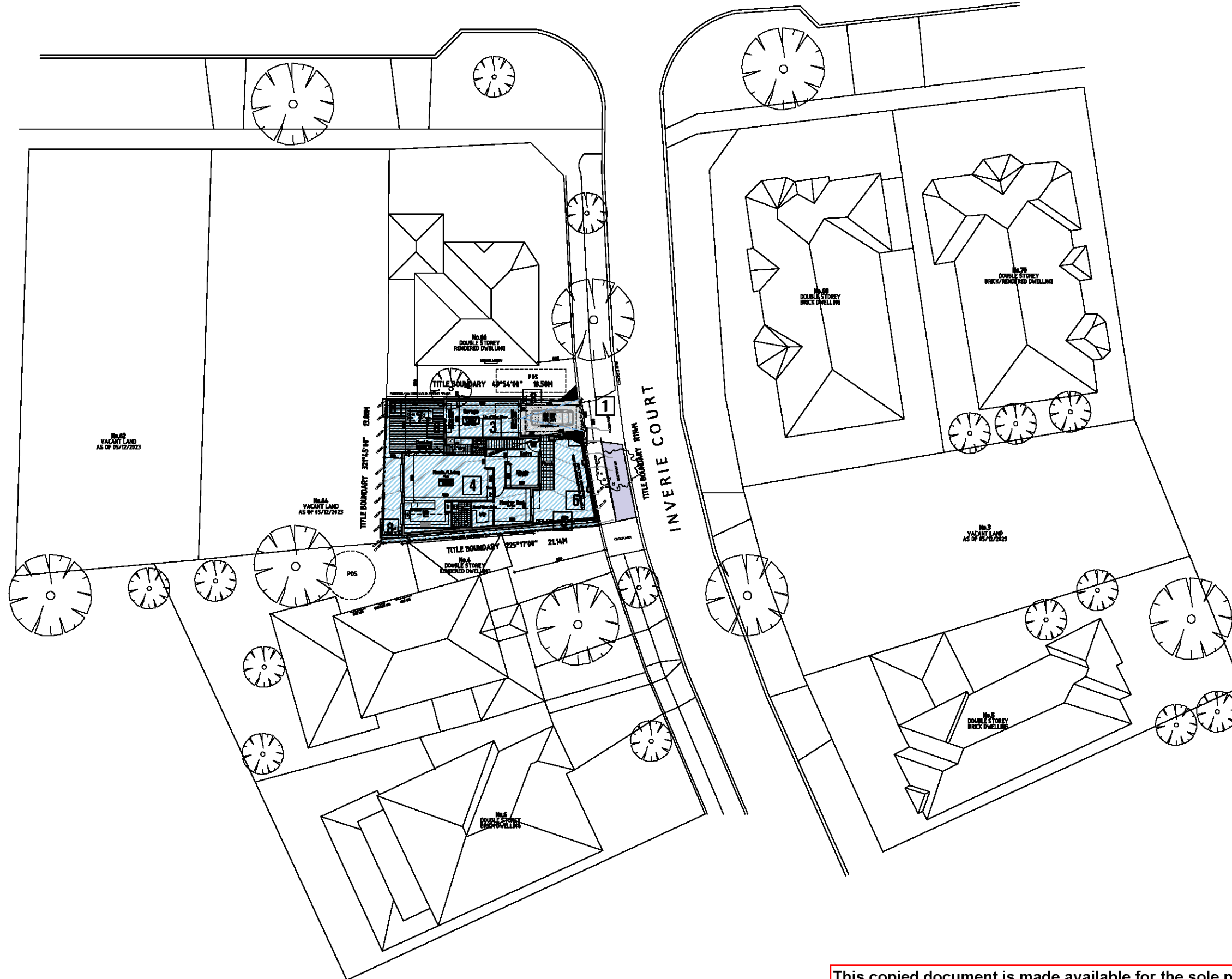
The copy must not be used for any other purpose. Please note that the plan may not be to scale.

REV	DESCRIPTION	ISSUE BY	DATE
E	ELEVATIONS	NS	16-3
F	PLANNING PERMIT APPLICATION - RFI	FM	09/02/2024
G	PLANNING PERMIT APPLICATION - RFI	FM	21/02/2024



Date:	21/02/24	Drawn:	NS	Dwg Title:	NSD
Scale:	1:400 @A3	Checked:	MM	Sheet No.:	A1/A8
Job No.:	20236255	TOWN PLANNING			

KIRKHAM DRIVE



DESIGN RESPONSE

- 1 PROPOSED CONCRETE CROSSOVER TO SERVICE DWELLINGS
- 2 PROPOSED CONCRETE DRIVEWAYS TO SERVICE DWELLINGS
- 3 PROPOSED GARAGES TO SERVICE DWELLINGS
- 4 PROPOSED DWELLINGS
- 5 NEW MAILBOXES FOR THE PROPOSED UNITS.
- 6 LAWN AREA PROVIDER SPACE FOR LANDSCAPING.
- 7 OPEN SPACE TO THE DWELLINGS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH SOLAR ACCESS AND EAST LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR BOTH DWELLING ARE LOCATED OFF LIVING AREAS.
- 8 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.

DESIGN RESPONSE/ STREETScape

Project: Proposed New Residence
 At: No.2 Inverie Court,
 Greenvale, 3059.



P (03) 9467 6954 M 0403 568 160
 48 Bell Street, Heidelberg Heights VIC 3081
 info@miskdesign.com.au
 miskdesign.com.au

- New Homes
 - Unit Developments -
 - Extensions
 - Commercial

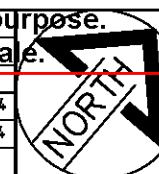
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS / ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS / ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF MISK DESIGN PTY LTD.

DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. NOTE: SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

REV	DESCRIPTION	ISSUE BY	DATE
E	ELEVATIONS	NS	16-3
F	PLANNING PERMIT APPLICATION - RFI	FH	09/02/2024
G	PLANNING PERMIT APPLICATION - RFI	FH	21/02/2024



Date.	21/02/24	Drawn	NS	Dwg Title:	DESIGN RESPONSE
Scale.	1:400 @A3	Checked	MM	Sheet No.	A2/A8
Job No.	20236255	TOWN PLANNING			

SITE & AREA ANALYSIS

SITE (APPROX) 257sq/m
 SITE COVERAGE 149.10sq/m
 PERMEABILITY 58.01% approx.
 GARDEN AREA 84.50sq/m
 34.89% approx.
 32.10% approx.

DWELLING AREAS

GROUND 116.82sq/m
 PORCH 6.82sq/m
 GARAGE 27.93sq/m
 FIRST FLOOR 100.90sq/m

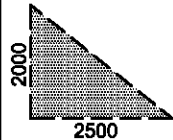
TOTAL 255.40sq/m 27.50sq's

NOTE:
 REFER TO SITE ANALYSIS DOCUMENTS
 FOR NEIGHBOURING DWELLING DETAILS

LANDSCAPE NOTE:
 LANDSCAPE PLAN TO BE PROVIDED BY
 CERTIFIED LANDSCAPE ARCHITECT TO
 SHOW PLANT SCHEDULE AND LAYOUTS

ADJOINING WINDOW LEGEND
 H/W ADJOINING HABITAL WINDOW
 D/W ADJOINING DOOR / WINDOW
 COMBINATION
 W ADJOINING WINDOW

PEDESTRIAN VISIBILITY SPLAY
 OF A MINIMUM 2.5M LONG X 2.0M
 WIDE AT THE SIDE OF THE
 ACCESSWAY AND THE STREET
 RESERVE AS SHOWN HATCHED.
 THIS AREA TO BE KEPT CLEAR
 FROM A MAXIMUM HEIGHT OF
 0.9M AND TO COMPLY WITH
 RELEVANT AUSTRALIAN
 STANDARDS.



No.64
 VACANT LAND
 AS OF 05/12/2023

GROUND FLOOR PLAN

Project: Proposed New Residence
 At: No.2 Inverie Court,
 Greenvale, 3059.



P (03) 9467 6954 M 0403 568 160
 48 Bell Street, Heidelberg Heights VIC 3081
 info@miskdesign.com.au
 miskdesign.com.au

- New Homes
 - Unit Developments -
 Extensions
 - Commercial

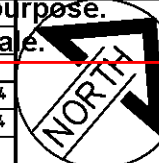
REPRODUCTION OF THE WHOLE OR PART OF
 THE DOCUMENT CONSTITUTES AN INFRINGEMENT
 OF COPYRIGHT. THE INFORMATION, IDEAS AND
 CONCEPTS CONTAINED IN THIS DOCUMENT IS /
 ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS
 DOCUMENT IS / ARE PROHIBITED FROM
 DISCLOSING SUCH INFORMATION, IDEAS AND
 CONCEPTS TO ANY PERSON WITHOUT PRIOR
 WRITTEN CONSENT OF MISK DESIGN PTY LTD.

DO NOT SCALE THIS DRAWING
 *FIGURED DIMENSIONS TO TAKE
 PRECEDENCE OVER SCALE. BUILDERS TO
 CONFIRM DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORKS
 NOTE: SITE & FLOOR LEVELS TO BE
 CONFIRMED ON SITE BY BUILDER PRIOR
 TO COMMENCEMENT OF ANY WORKS.

This copied 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.

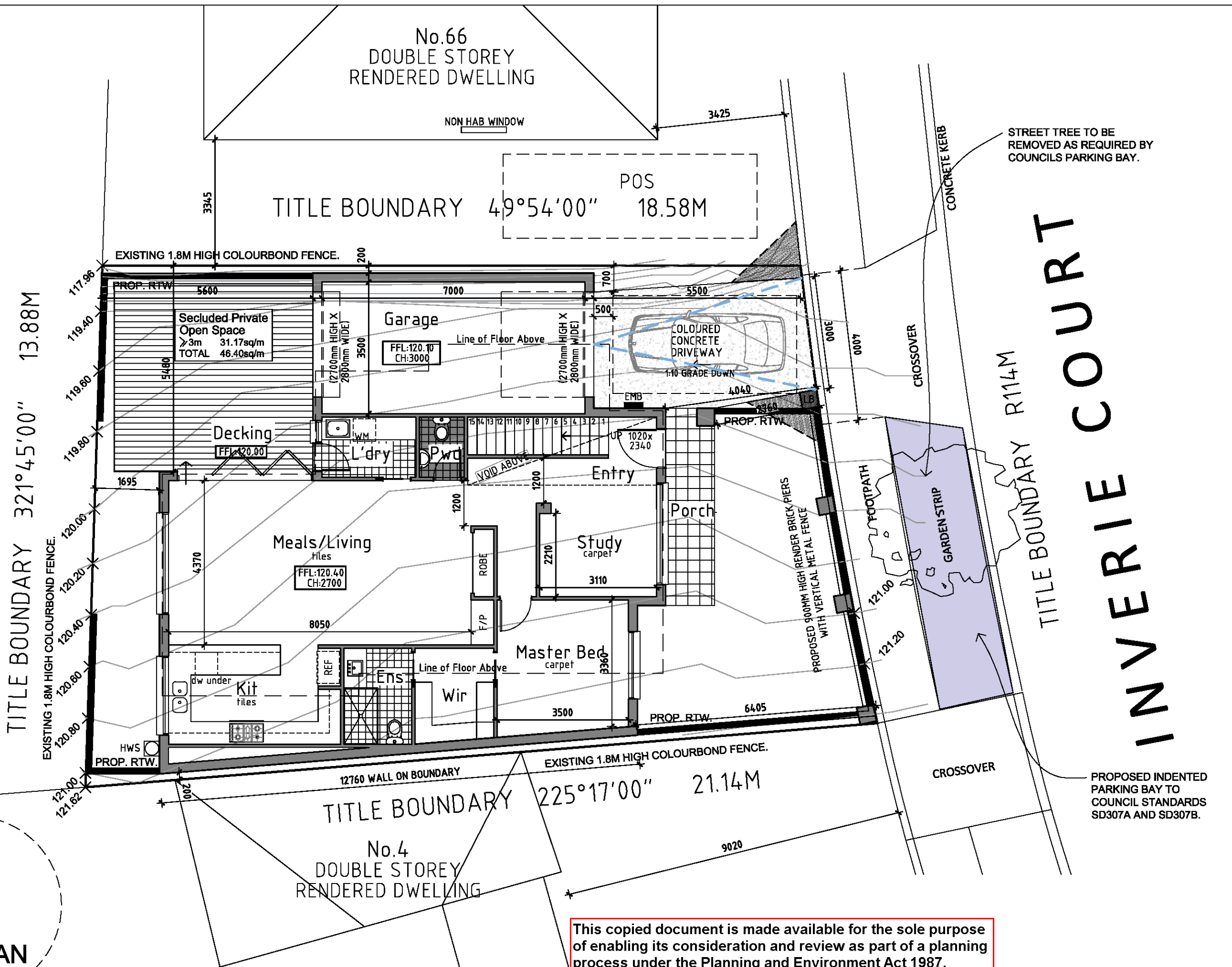
The copy must not be used for any other purpose.
 Please note that the plan may not be to scale.

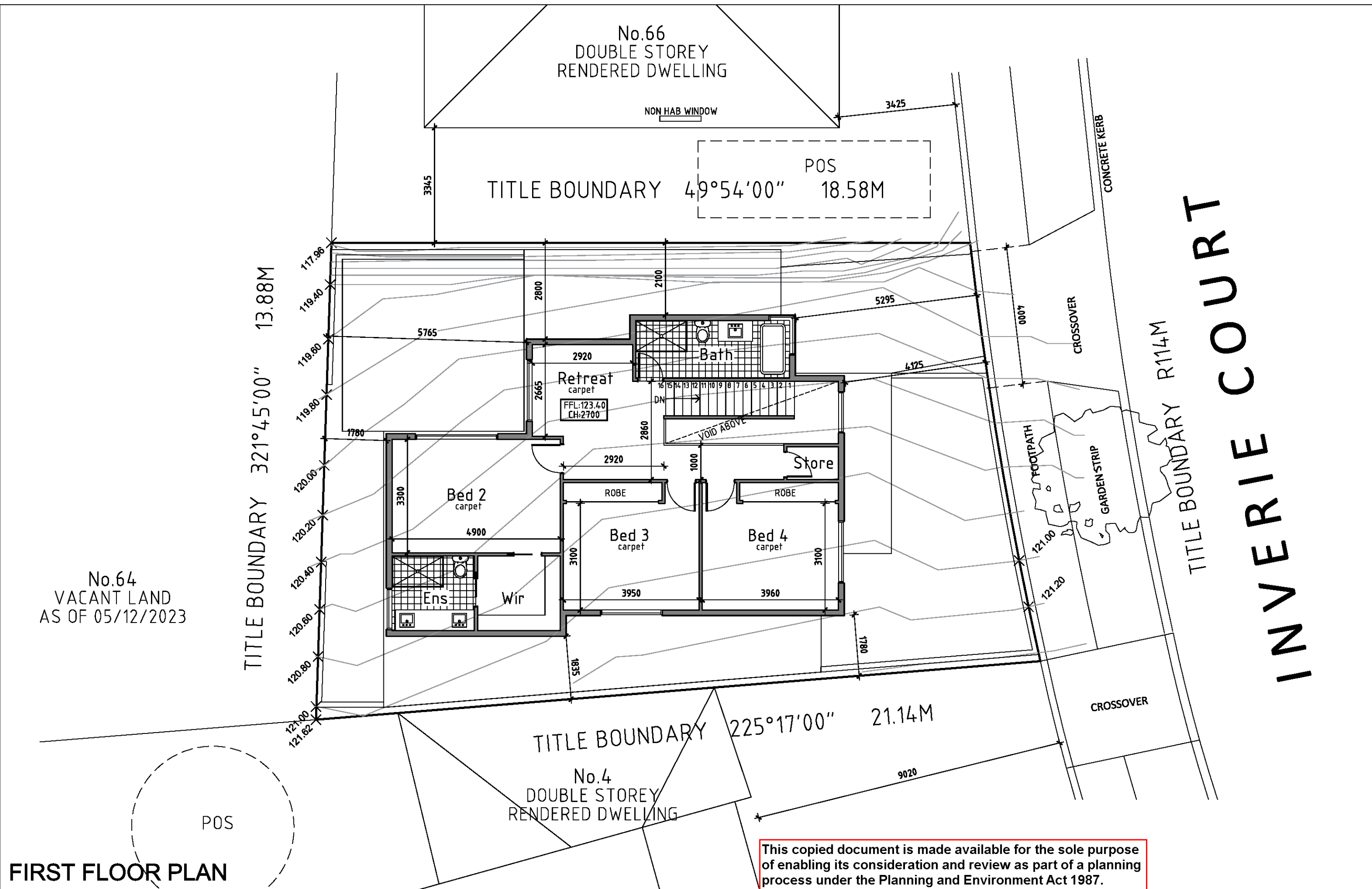
REV	DESCRIPTION	ISSUE BY	DATE
E	ELEVATIONS	NS	16-5
F	PLANNING PERMIT APPLICATION - RFI	FM	09/02/2024
G	PLANNING PERMIT APPLICATION - RFI	FM	21/02/2024



Date: 21/02/24
 Scale: 1:100 @A3
 Job No: 20236255

Drawn: NS
 Checked: MM
 Dwg Title: GROUND FLOOR PLAN
 Sheet No: A3/A8
 TOWN PLANNING





No.64
VACANT LAND
AS OF 05/12/2023

TITLE BOUNDARY 321°45'00" 13.88M

TITLE BOUNDARY 49°54'00" 18.58M

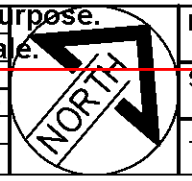
TITLE BOUNDARY 225°17'00" 21.14M

TITLE BOUNDARY R114M
INVERIE COURT

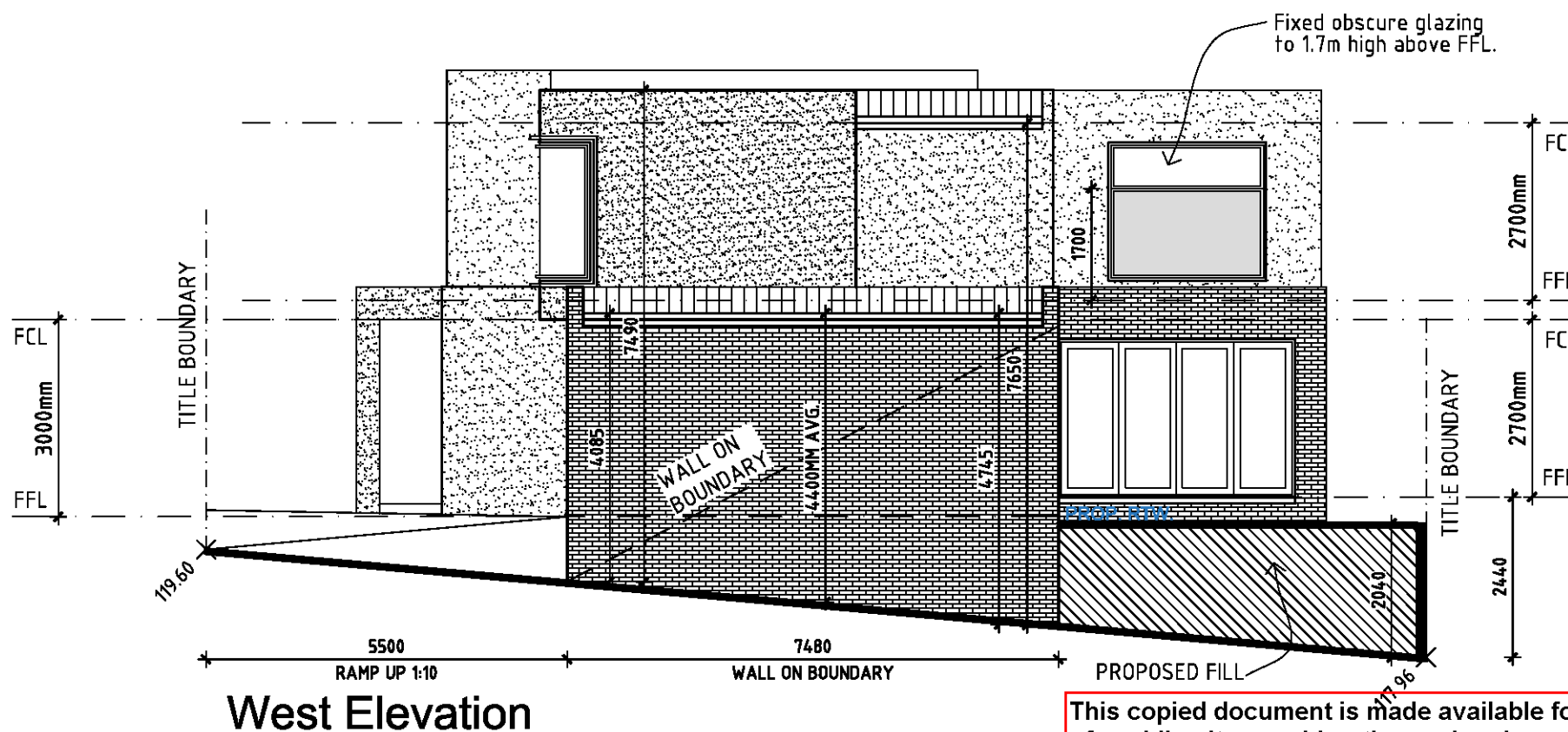
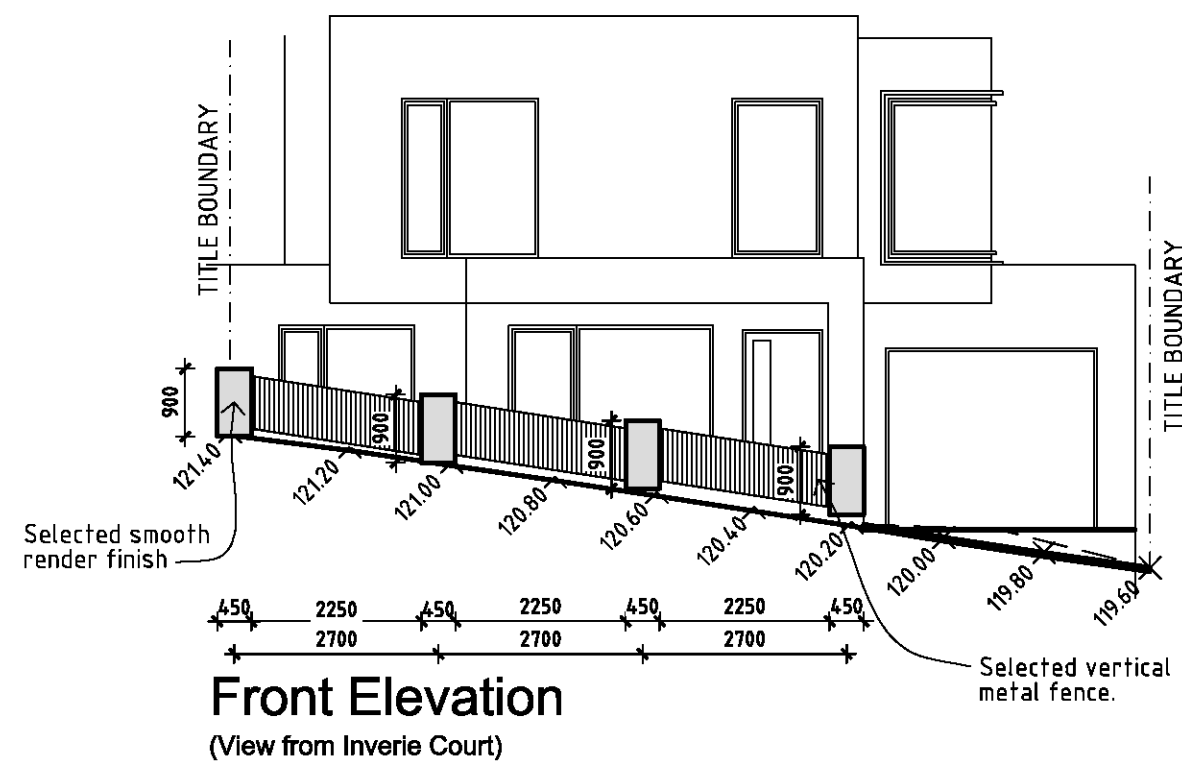
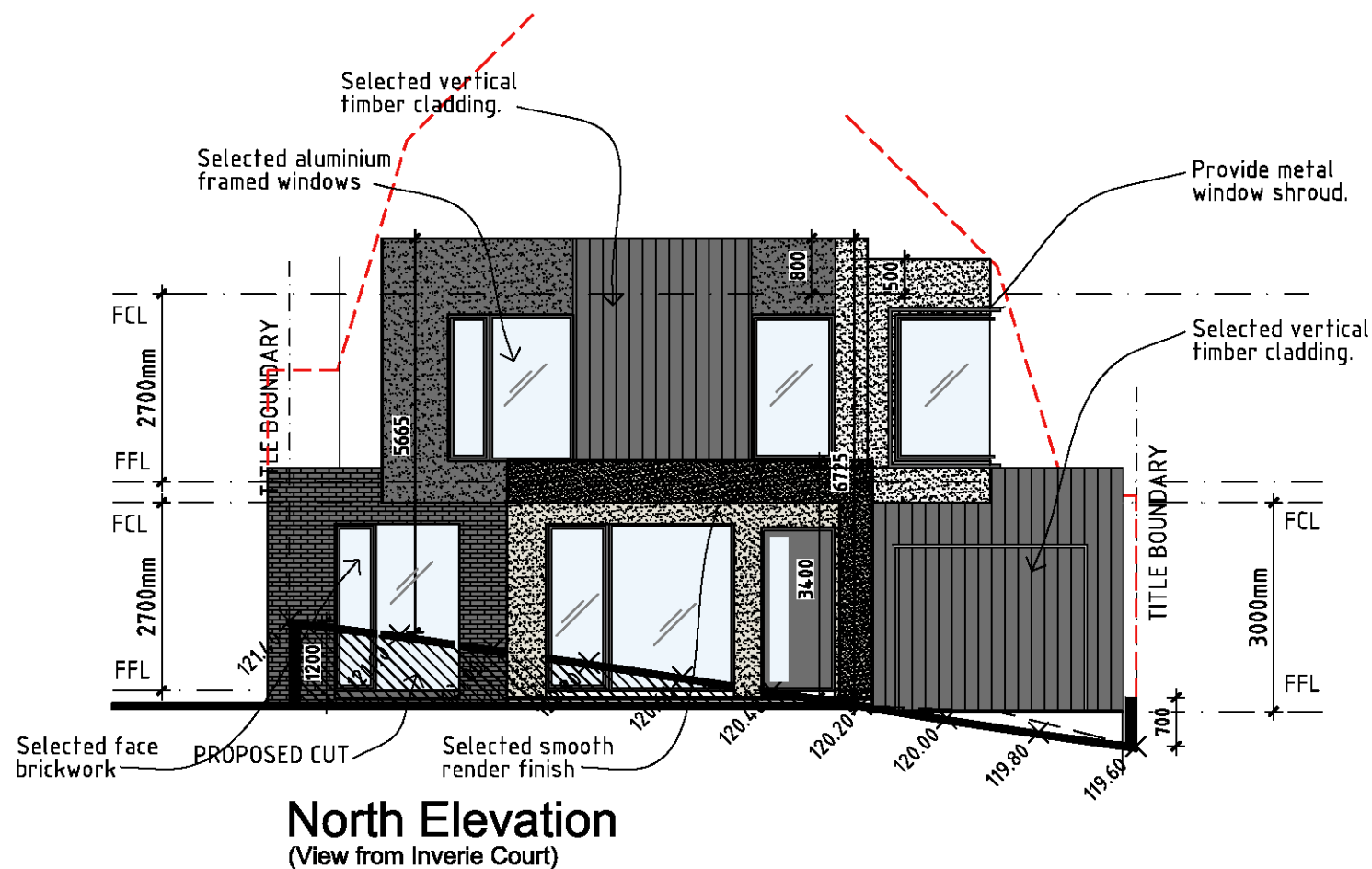
FIRST FLOOR PLAN

This copied 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.

Project: Proposed New Residence At: No.2 Inverie Court, Greenvale, 3059.		REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS / ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS / ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF MISK DESIGN PTY LTD.	*DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. NOTE: SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.	The copy must not be used for any other purpose. Please note that the plan may not be to scale.				Date:	21/02/24	Drawn:	NS	Dwg Title:	FIRST FLOOR PLAN												
				<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>ISSUE BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>ELEVATIONS</td> <td>NS</td> <td>16-3</td> </tr> <tr> <td>F</td> <td>PLANNING PERMIT APPLICATION - RFI</td> <td>FM</td> <td>09/02/2024</td> </tr> <tr> <td>G</td> <td>PLANNING PERMIT APPLICATION - RFI</td> <td>FM</td> <td>21/02/2024</td> </tr> </tbody> </table>				REV	DESCRIPTION	ISSUE BY	DATE	E	ELEVATIONS	NS	16-3	F	PLANNING PERMIT APPLICATION - RFI	FM	09/02/2024	G	PLANNING PERMIT APPLICATION - RFI	FM	21/02/2024	Scale:	1:100 @A3
REV	DESCRIPTION	ISSUE BY	DATE																						
E	ELEVATIONS	NS	16-3																						
F	PLANNING PERMIT APPLICATION - RFI	FM	09/02/2024																						
G	PLANNING PERMIT APPLICATION - RFI	FM	21/02/2024																						
								Job No.:	20236255	TOWN PLANNING															



NO DOWN PIPES TO FRONT FACADE.



ELEVATIONS

Project: Proposed New Residence
At: No.2 Inverie Court,
Greenvale, 3059.



P (03) 9467 6954 M 0403 568 160
48 Bell Street, Heidelberg Heights VIC 3081
info@miskdesign.com.au
miskdesign.com.au

- New Homes
- Unit Developments -
- Extensions
- Commercial

REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS / ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS / ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF MISK DESIGN PTY LTD.

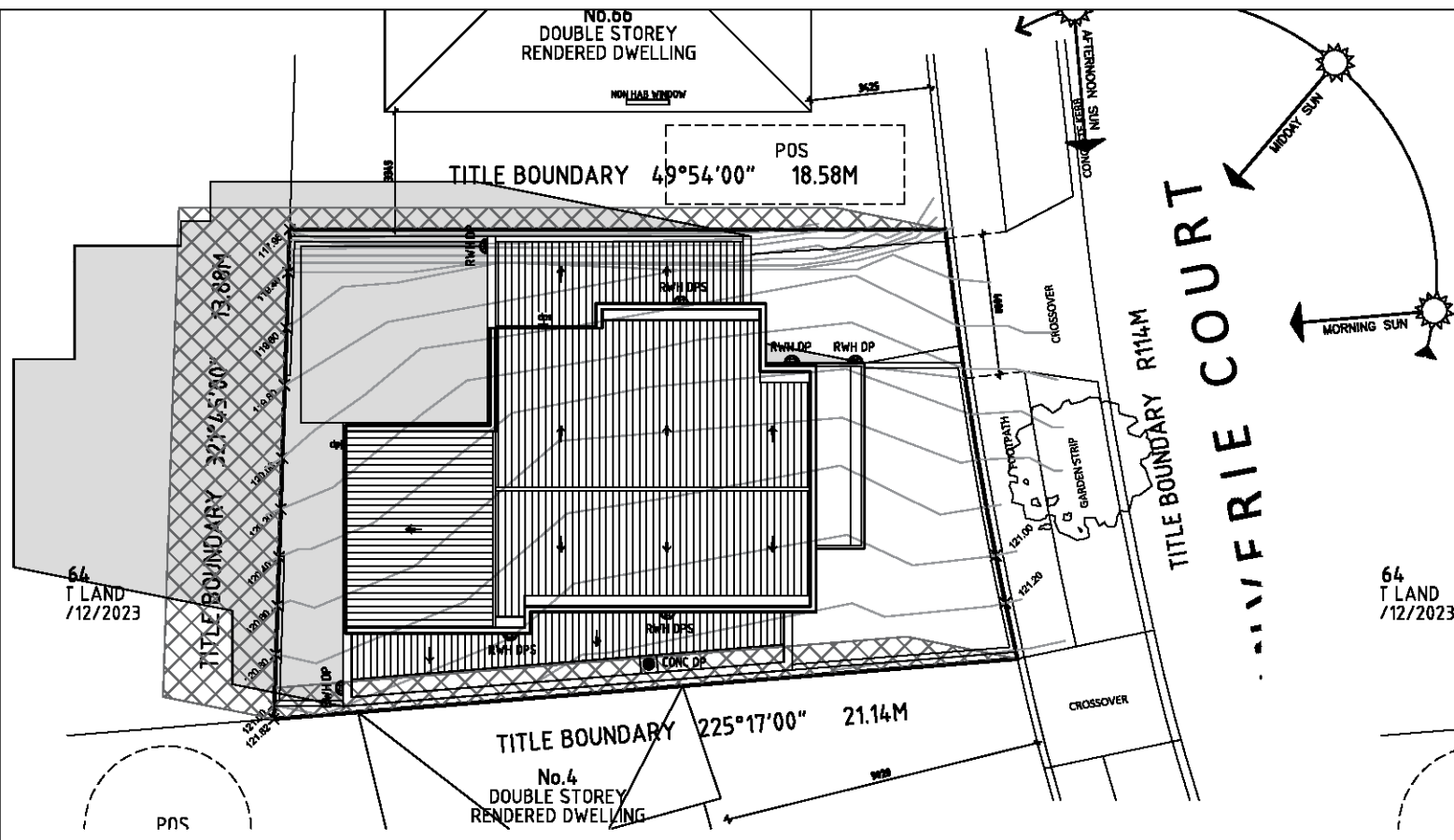
DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
NOTE: SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

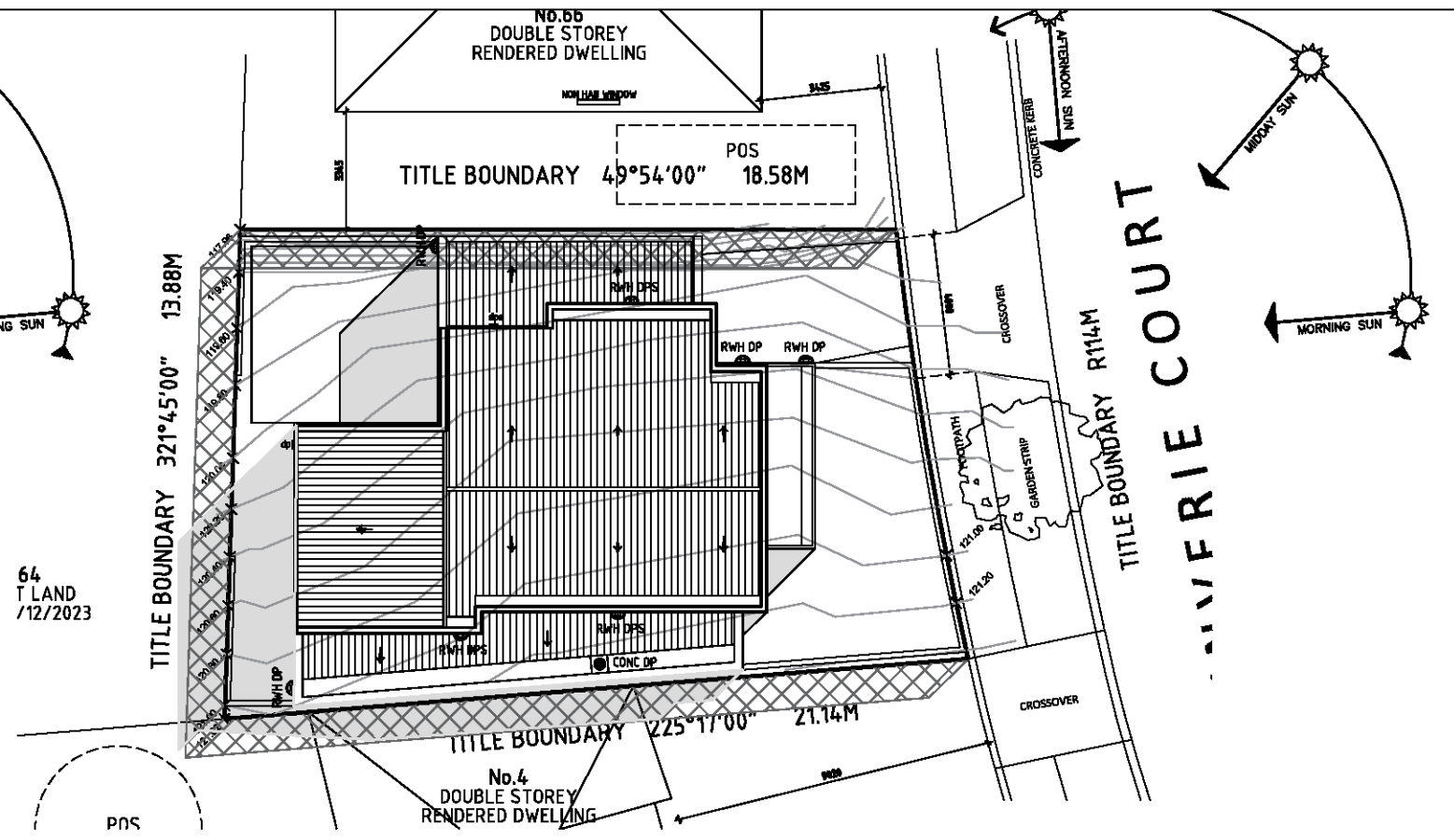
REV	DESCRIPTION	ISSUE BY	DATE
E	ELEVATIONS	NS	16-5
F	PLANNING PERMIT APPLICATION - RFI	FH	09/02/2024
G	PLANNING PERMIT APPLICATION - RFI	FH	21/02/2024

Date:	21/02/24	Drawn:	NS	Dwg Title:	ELEVATIONS
Scale:	1:100 @A3	Checked:	MM	Sheet No.:	A5/A8
Job No.:	20236255	TOWN PLANNING			



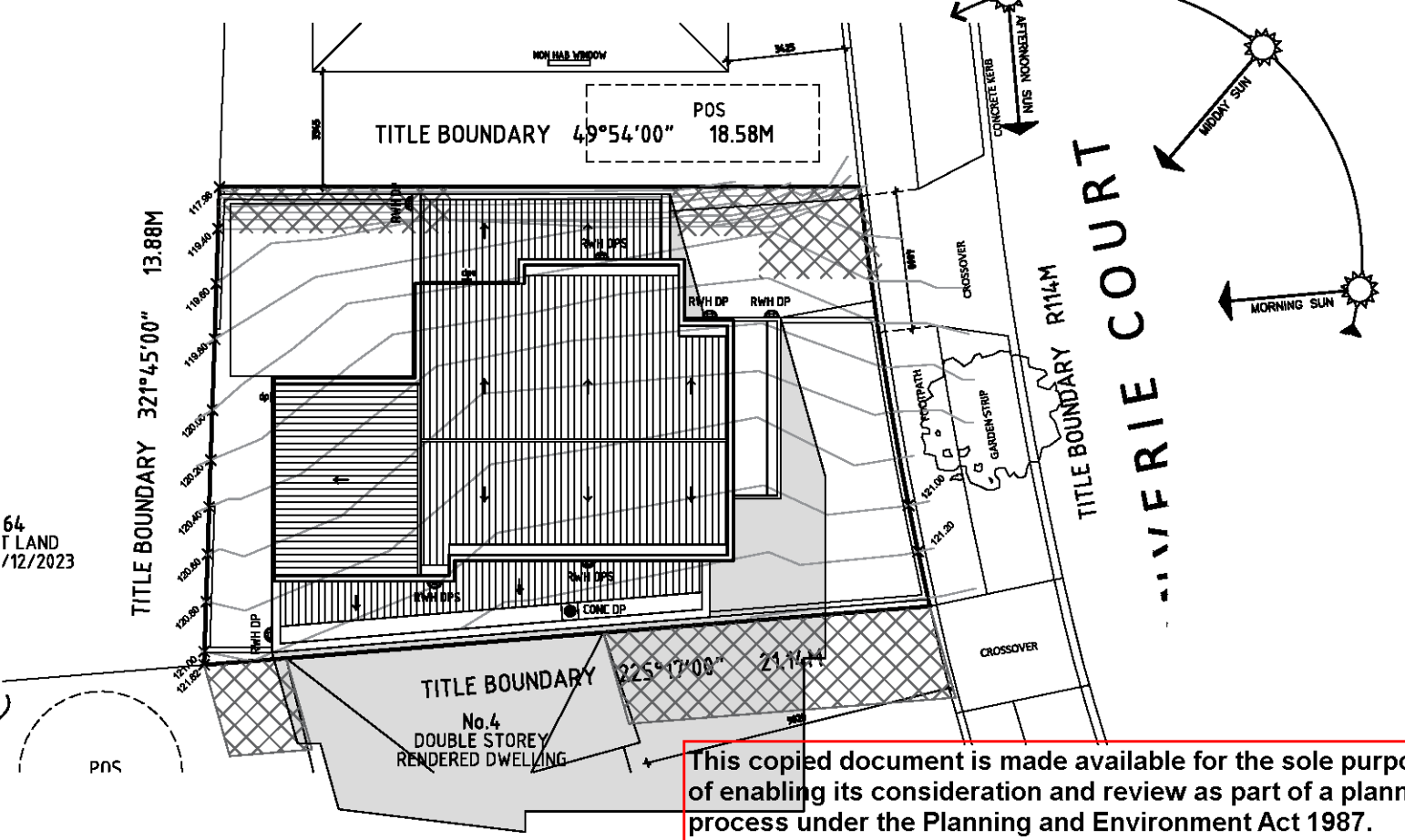
SHADOW DIAGRAM 9:00 AM

MARCH 21 – SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)





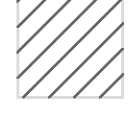

SHADOW DIAGRAM 12:00 PM

MARCH 21 – SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)



SHADOW DIAGRAM 3:00 PM

MARCH 21 – SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)

-  ADDITIONAL OVERSHADOWING
-  EXISTING FENCE SHADOW
-  EXISTING BUILDINGS SHADOWS
-  PROPOSED SHADOWS

SHADOW DIAGRAMS

Project: Proposed New Residence
At: No.2 Inverie Court,
Greenvale, 3059.



P (03) 9467 6954 M 0403 568 160
48 Bell Street, Heidelberg Heights VIC 3081
Info@miskdesign.com.au
miskdesign.com.au

- New Homes
- Unit Developments -
- Extensions
- Commercial

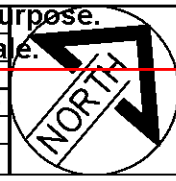
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS / ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS / ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF MISK DESIGN PTY LTD.

DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
NOTE: SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

REV	DESCRIPTION	ISSUE BY	DATE
E	ELEVATIONS	NS	16-5
F	PLANNING PERMIT APPLICATION - RFI	FM	09/02/2024
G	PLANNING PERMIT APPLICATION - RFI	FM	21/02/2024



Date.	21/02/24	Drawn	NS	Dwg Title:	SHADOWS DIAGRAMS
Scale.	1:200 @A3	Checked	MM	Sheet No.	A7/A8
Job No.	20236255	TOWN PLANNING			

GARDEN AREA
 AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY ASSOCIATED WITH A GARDEN. IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS, GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE. IT DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1 METRE.
 SITE AREA = 257.00 SQ/M
 ACHIEVED = 84.50sq/m 32.10%

No.66
 DOUBLE STOREY
 RENDERED DWELLING

TITLE BOUNDARY 49°54'00" 18.58M

No.64
 VACANT LAND
 AS OF 05/12/2023

TITLE BOUNDARY 321°45'00" 13.88M

No.4
 DOUBLE STOREY
 RENDERED DWELLING

TITLE BOUNDARY 225°17'00" 21.14M

GARDEN AREA

Project: Proposed New Residence
 At: No.2 Inverie Court,
 Greenvale, 3059.



P (03) 9467 6954 M 0403 568 160
 48 Bell Street, Heidelberg Heights VIC 3081
 info@miskdesign.com.au
 miskdesign.com.au

- New Homes
- Unit Developments -
- Extensions
- Commercial

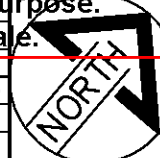
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS / ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS / ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF MISK DESIGN PTY LTD.

DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. NOTE: SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

This copied 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 copy must not be used for any other purpose. Please note that the plan may not be to scale.

REV	DESCRIPTION	ISSUE BY	DATE
E	ELEVATIONS	NS	16-3
F	PLANNING PERMIT APPLICATION - RFI	FM	09/02/2024
G	PLANNING PERMIT APPLICATION - RFI	FM	21/02/2024



Date:	21/02/24	Drawn:	NS	Dwg Title:	GARDEN AREA
Scale:	1:100 @A3	Checked:	MM	Sheet No.:	A8/A8
Job No.:	20236255	TOWN PLANNING			