Merri-bek Civic Centre
90 Bell Street
Coburg Victoria 3058
T: (03) 9240 1111

Postal Address
Locked Bag 10
Brunswick Victoria 3056

merri-bek.vic.gov.au

PLANNING PERMIT

Permit No. **MPS/2008/737**
Amendment No **MPS/2008/737/A**
Planning Scheme: Merri-bek Planning Scheme
Responsible Authority: Merri-bek City Council

ADDRESS OF LAND: **4 Sheppard Street, COBURG NORTH VIC 3058**

THE PERMIT ALLOWS: Construction of five triple storey dwellings, in accordance with the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1A. By 1 September 2026, the following must be completed to the satisfaction of the Responsible Authority:

- Installation of Alubatten cladding façade, as shown on Decision Plan TP01, advertised on 31 October 2024.
- Landscaping in accordance with Condition 3.
- Deleted.
- Deleted.
- Installation of passive solar shading devices to the first floor north facing habitable room windows of Dwellings 1-5

1. By 1 November 2025, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed to supersede the corresponding previously endorsed plans and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans advertised 31 October 2024 and must show:
    a. The landscaping strip increased to a width of 1.5 metres from the street with the visitor/loading bay space reduced to a minimum of 3.5 metres width.
    b. Deleted.

Date Issued: 17 March 2010

Signature for the Responsible Authority:

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



c. The amended plans are to show the proposed vehicle crossing with 2 metre straight splays on both sides commencing at the property line and finishing at the kerb in accordance with Council's Standard Vehicle Crossing design.

d. A landscape plan in accordance with Condition 3 of this permit.

e. The location of any air-conditioning units and other plant equipment, including any screening.

f. A schedule of all proposed exterior decorations, materials, finishes and colours, including colour samples (3 copies in a form that can be endorsed and filed).

g. Passive solar shading devices to the first floor north facing habitable room windows of dwellings 1-5.

2. The development as shown on the endorsed plan(s) must not be altered or modified unless with the further written approval of the responsible authority.

3. Prior to the commencement of any development works, a landscape plan must be submitted to and approved by the responsible authority. The landscape plan must provide the following:

a) A schedule of all proposed trees, shrubs and ground covers (including numbers, size at planting, size at maturity and botanical names), as well as sealed and paved surfaces. The flora selection and landscape design should be drought tolerant and based on species selection recommended in the Moreland City Council landscape Guidelines and Technical Notes.

b) Identification of any existing tree(s) and vegetation proposed to be removed and retained. Vegetation retainment must include strategies for the retainment (i.e. barriers and signage during the construction process).

c) The provision of canopy trees within the front setback(s) to assist in the integration of the development within the existing streetscape.

d) Details of the location and type of all paved and sealed areas. Extensive hard surfaces are not supported. The adoption of porous/permeable paving, rain gardens and other water sensitive urban design features is encouraged.

4. Deleted.

5. Prior to the occupation of the development, a vehicle crossing must be constructed in every location shown on the endorsed plans to a standard satisfactory to the responsible authority.

6. Prior to the occupation of the development, any existing vehicle crossing not to be used in this use or development must be removed and the kerb and channel, footpath and nature strip reinstated to the satisfaction of the responsible authority.

7. The area set aside for the parking of vehicles and access lanes shown on the endorsed plan must to the satisfaction of the responsible authority:
   - Be completed prior to the occupation of the development.
   - Be maintained.
   - Be properly formed to such levels that it can be used according to the endorsed plan.
   - Be drained and surfaced.
   - Have the boundaries of all vehicle parking spaces clearly marked on the ground to accord with the endorsed plan.
   - Not be used for any other purpose other than the parking of vehicles.

8. Prior to the occupation of the development (One) bicycle parking rack be provided (on a wall of each garage/ in a manner/ in a location) that accords with the specifications in Bicycle Victoria's Bicycle Parking Handbook, to the satisfaction of the Responsible Authority.

9. Deleted.

10. Prior to the occupation of the development, all boundary walls must be constructed, cleaned and finished to the satisfaction of the responsible authority.

11. All stormwater from the land, where it is not collected in rainwater tanks for re-use, must be collected by an underground pipe drain approved by and to the satisfaction of the responsible authority.

12. Before the occupation of the development, an automatic system of external light operating between dusk and dawn with no direct light emitted onto adjoining property, must be installed and maintained on the land and maintained, to the satisfaction of the Responsible Authority to illuminate access from the rear studios.

13. Deleted.



17 March 2010
DATE ISSUED

SIGNATURE FOR THE RESPONSIBLE AUTHORITY

14. Before the occupation of the development, all visual screening measures shown on the endorsed plans must be installed to the satisfaction of the responsible authority. All visual screening and measures to prevent overlooking must be maintained to the satisfaction of the responsible authority. Any screening measure that is removed or unsatisfactorily maintained must be replaced to the satisfaction of the responsible authority.
15. By 1 September 2026, all landscaping works, including installation of automatic irrigation must be completed in accordance with the endorsed landscape plan to the satisfaction of the Responsible Authority.
16. All landscaping and irrigation systems must be maintained to the satisfaction of the Responsible Authority in accordance with the endorsed landscape plans. Any dead, diseased or damaged plants must be replaced with a suitable species to the satisfaction of the Responsible Authority.
17. Deleted.
18. Deleted.
19. This permit will expire if one of the following circumstances applies:
    a) the development is not commenced within two (2) years from the date of issue of this amended permit (MPS/2008/737/A);
    b) the development is not completed within four (4) years from the date of issue of this amended permit (MPS/2008/737/A);

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or:

- within six months after the permit expires to extend the commencement date.
- Within 12 months after the permit expires to extend the completion date of the development if the development has lawfully commenced.

PLANNING PERMIT

Merri-bek City Council

Application No. **MPS/2008/737/A**

Planning Scheme: Merri-bek Planning Scheme

Responsible Authority: Merri-bek City Council

ADDRESS OF LAND: **4 Sheppard Street, COBURG NORTH VIC 3058**

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
24-Jul-2024	Section 72 Amendment to Planning Permit MPS/2008/737 to change to what the permit allows to five triple storey dwellings within the existing building (in lieu of 5 arts and craft centre tenancies), deletion of permit conditions 4, 9 and 13, and amendments to the endorsed plans for internal floorplan revisions and design changes including proposed screening and alterations to the facade	Merri-bek City Council	Section 75

This modified planning permit has been issued in accordance with the Victorian Civil and Administrative Tribunal's Order P309/2025 dated 5 September 2025

Permit Correction
This permit was corrected under Section 71 of the Planning and Environment Act 1987 on 10 September 2025 to correct condition 1A to delete a redundant condition.

17 March 2010
DATE ISSUED

SIGNATURE FOR THE RESPONSIBLE AUTHORITY

PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

1. from the date specified in the permit; **or**
2. if no date is specified, from:
   a. the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, **or**
   b. the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:

(a) the development or any stage of it does not start within the time specified in the permit; or

(b) the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or

(c) the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.

2. A permit for the use of land expires if:

   (a) the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   (b) the use is discontinued for a period of two years.

3. A permit for the development and use of land expires if:

   (a) the development or any stage of it does not start within the time specified in the permit; or
   (b) the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   (c) the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
   (d) the use is discontinued for a period of two years.

4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—

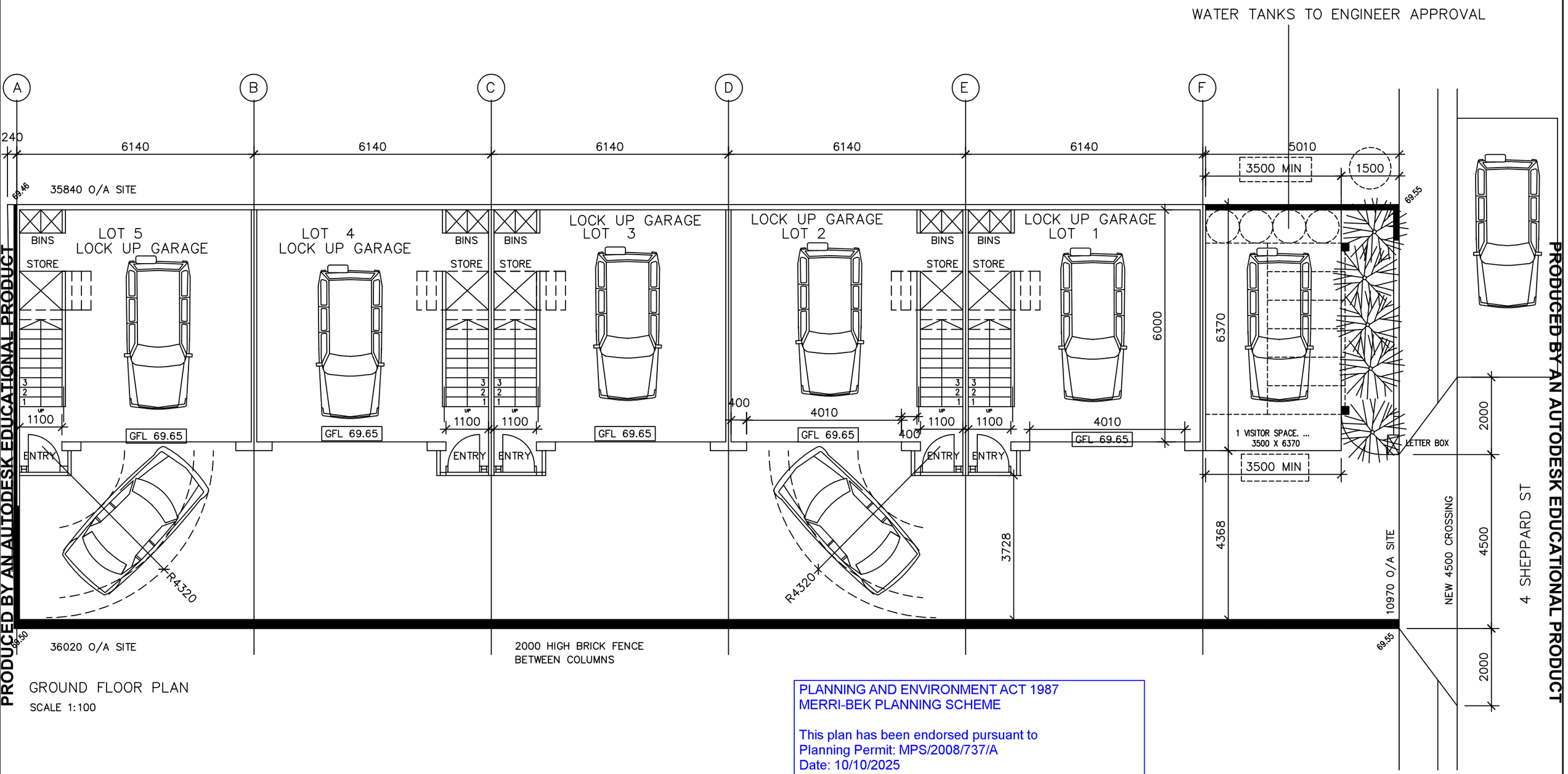
   (a) the use or development of any stage is to be taken to have started when the plan is certified; and
   (b) the permit expires if the plan is not certified within two years of the issue of the permit.

5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



GROUND FLOOR PLAN
SCALE 1:100

PLANNING AND ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2008/737/A
Date: 10/10/2025
Sheet: 1 of 8

Signed:

For and on behalf of Merri-bek City Council

PARAS DELIYANNIS
143 CLARENDON STREET
THORNBURY 3071
039 443 7581
mob 0411 809 208
archenon@optusnet.com.au

ARCHeNON
elemental configurations
(c)overt (c)onstrukts

© THIS DRAWING & DESIGN MUST NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN AUTHORISATION FROM ARCHeNON

GROUND FLOOR PLAN REV1

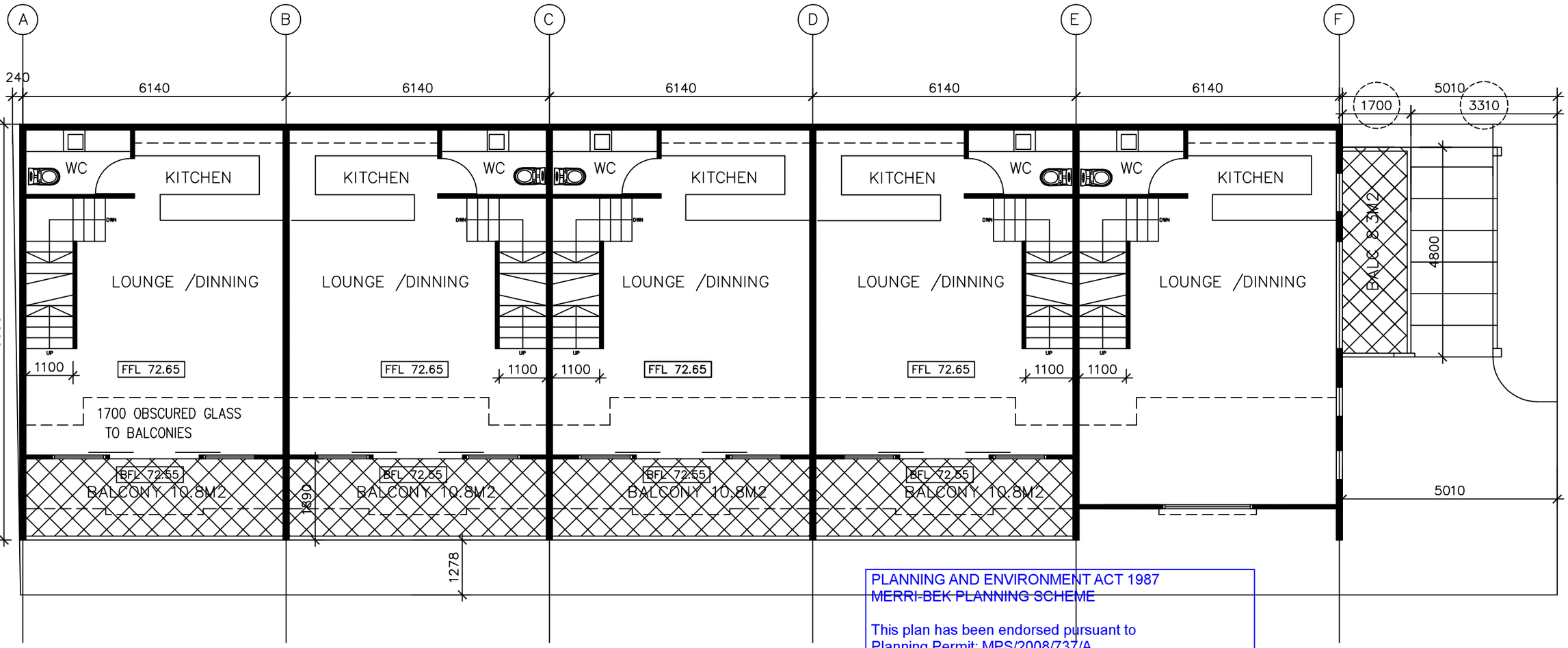
DATE 21–8–2025	CHECKED P.S.D.	DRAWING NO. TP03
DRAWN PARAS	SCALE 1:100	JOB NO. REV 2

CLIENT

PROJECT
5 TOWNHOUSE DEVELOPMENT
4 SHEPPARD ST
NTH COBURG

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PLANNING AND ENVIRONMENT ACT 1987
~~MERRI-BEK PLANNING SCHEME~~

This plan has been endorsed pursuant to
Planning Permit: MPS/2008/737/A
Date: 10/10/2025
Sheet: 2 of 8

Signed:

For and on behalf of Merri-bek City Council

FIRST FLOOR PLAN
SCALE 1:100

PARAS DELIYANNIS
143 CLARENDON STREET
THORNBURY 3071
039 443 7581
mob 0411 809 208
archenon@optusnet.com.au

ARCHeNON
elemental configurations
(c)overt (c)onstrukts

© THIS DRAWING & DESIGN MUST NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN AUTHORISATION FROM ARCHeNON

FIRST FLOOR PLAN REV1

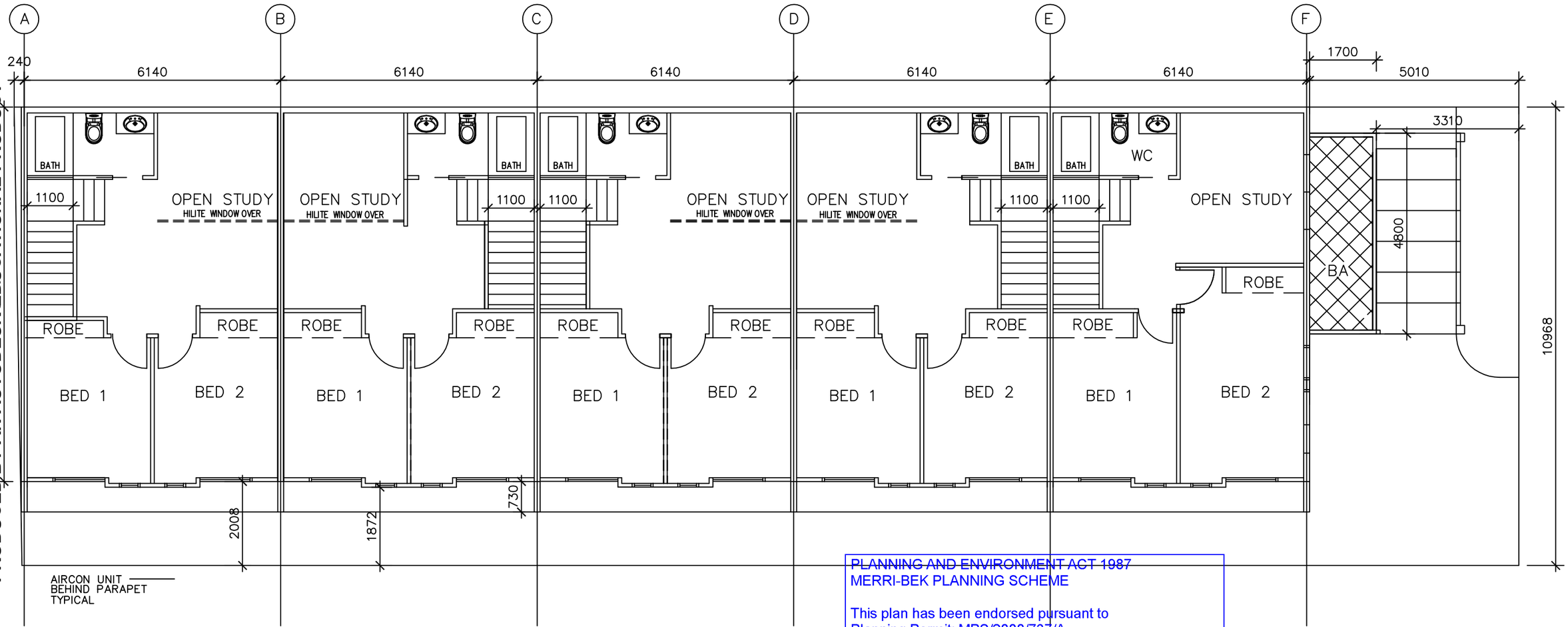
DATE 21–8–2025	CHECKED P.S.D.	DRAWING NO. TP04
DRAWN PARAS	SCALE 1:100	JOB NO. REV 2

CLIENT

PROJECT
5 TOWNHOUSE DEVELOPMENT
4 SHEPPARD ST
NTH COBURG

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SECOND FLOOR PLAN
SCALE 1:100

PLANNING AND ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2008/737/A
Date: 10/10/2025
Sheet: 3 of 8

Signed:

For and on behalf of Merri-bek City Council

PARAS DELIYANNIS
143 CLARENDON STREET
THORNBURY 3071
039 443 7581
mob 0411 809 208
archenon@optusnet.com.au

ARCHeNON
elemental configurations
(c)overt (c)onstrukts

© THIS DRAWING & DESIGN MUST NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN AUTHORISATION FROM ARCHeNON

SECOND FLOOR PLAN REV1

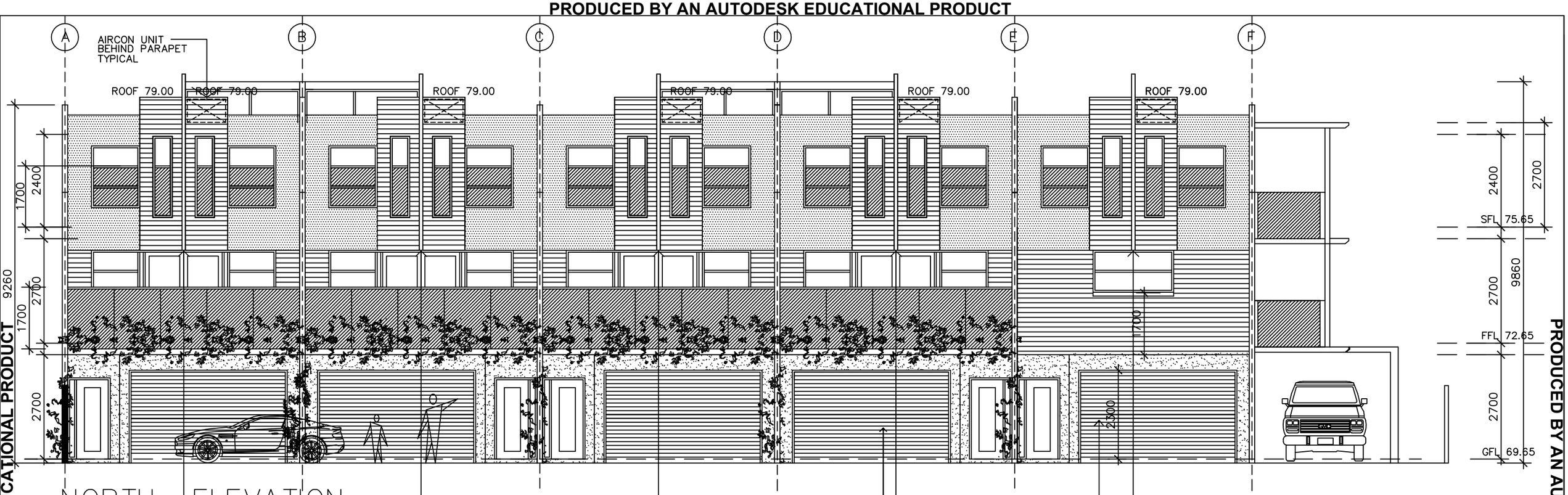
DATE 21–8–2025	CHECKED P.S.D.	DRAWING NO. TP05
DRAWN PARAS	SCALE 1:100	JOB NO. REV 2

CLIENT

PROJECT
5 TOWNHOUSE DEVELOPMENT
4 SHEPPARD ST
NTH COBURG

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



NORTH ELEVATION
scale 1:100

GARAGE DOOR TYPICAL.
TO EACH UNIT .

PASSIVE SOLAR SHADDING DEVICE.

FINISHES SCHEDULE

SELECTED SHEET CLADDING

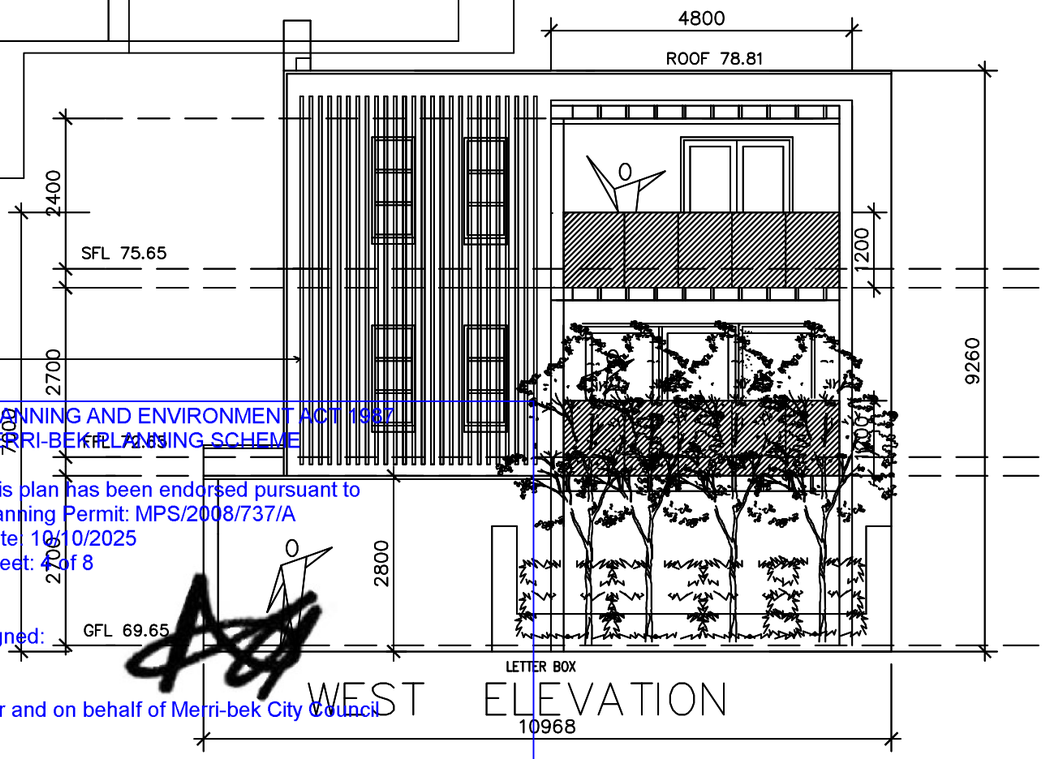
CONCRETE WALL RENDERED

SELECTED WTHRBRDS

Alu Batten by modinex group Dark Smoked Oak

CONCRETE WALL UNPAINTED

SELECTED OBSCURED GLASS



WEST ELEVATION

PLANNING AND ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2008/737/A
Date: 10/10/2025
Sheet: 4 of 8

Signed:

For and on behalf of Merri-bek City Council

PARAS DELIYANNIS
143 CLARENDON STREET
THORNBURY 3071
039 443 7581
mob 0411 809 208
archenon@optusnet.com.au

ARCHeNON
elemental configurations
(c)overt (c)onstrukts

© THIS DRAWING & DESIGN MUST NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN AUTHORISATION FROM ARCHeNON

NORTH & WEST ELEVATIONS REV1

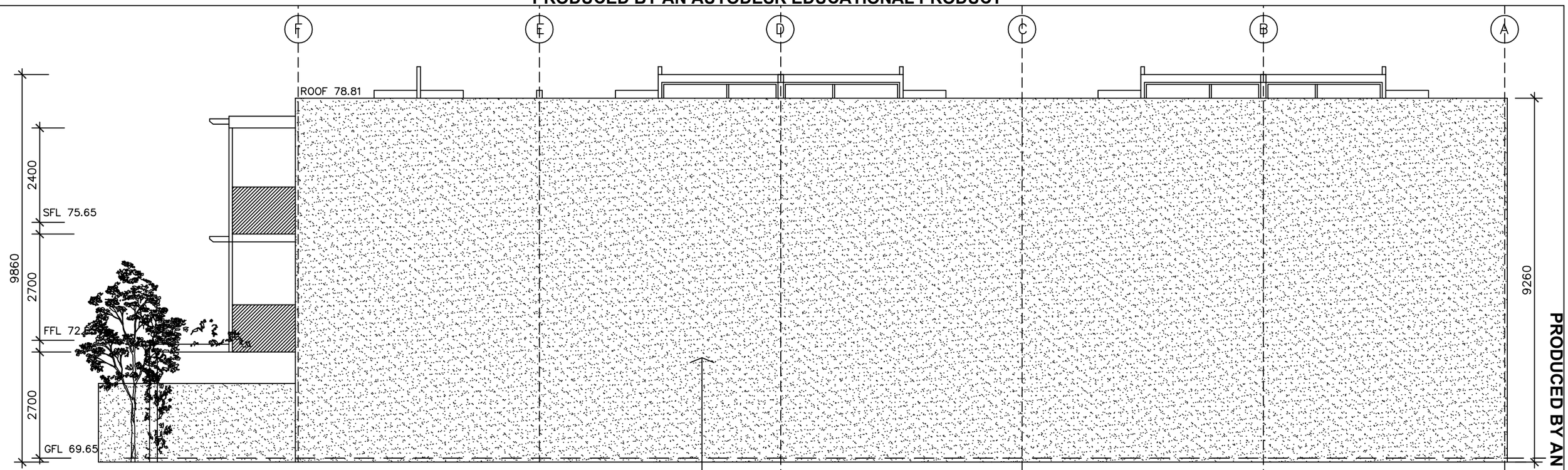
DATE 21–8–2025	CHECKED P.S.D.	DRAWING NO. TP01
DRAWN . PARAS	SCALE 1:100	JOB NO. REV 2

CLIENT

PROJECT
5 TOWNHOUSE DEVELOPMENT
4 SHEPPARD ST
NTH COBURG

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SOUTH ELEVATION
scale 1:100

FINISHES SCHEDULE

SELECTED SHEET CLADDING

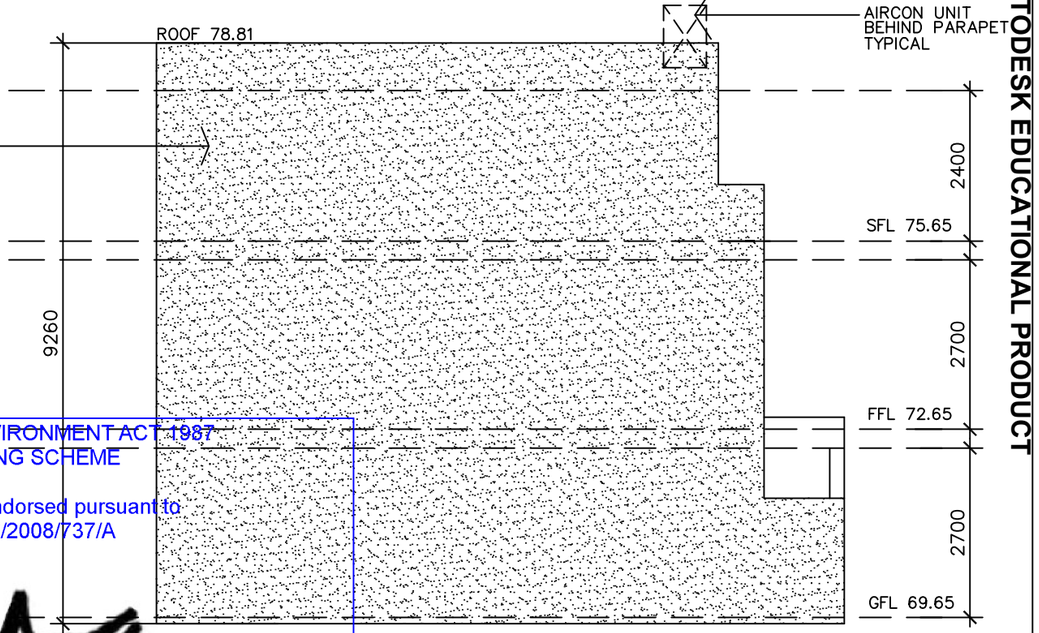
CONCRETE WALL RENDERED

SELECTED WTHRBRDS

CONCRETE WALL UNPAINTED

SELECTED OBSCURED GLASS

UNPAINTED CONCRETE WALL



EAST ELEVATION
scale 1:100

PLANNING AND ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2008/737/A
Date: 10/10/2025
Sheet: 5 of 8

Signed:

For and on behalf of Merri-bek City Council

PARAS DELIYANNIS
143 CLARENDON STREET
THORNBURY 3071
039 443 7581
mob 0411 809 208
archenon@optusnet.com.au

ARCHeNON
elemental configurations
(c)overt (c)onstrukts

© THIS DRAWING & DESIGN MUST NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN AUTHORISATION FROM ARCHeNON

SOUTH & EAST ELEVATIONS REV1

DATE 21-8-2025	CHECKED P.S.D.	DRAWING NO. TP02
DRAWN PARAS	SCALE AS SHOWN	JOB NO. REV 2

CLIENT

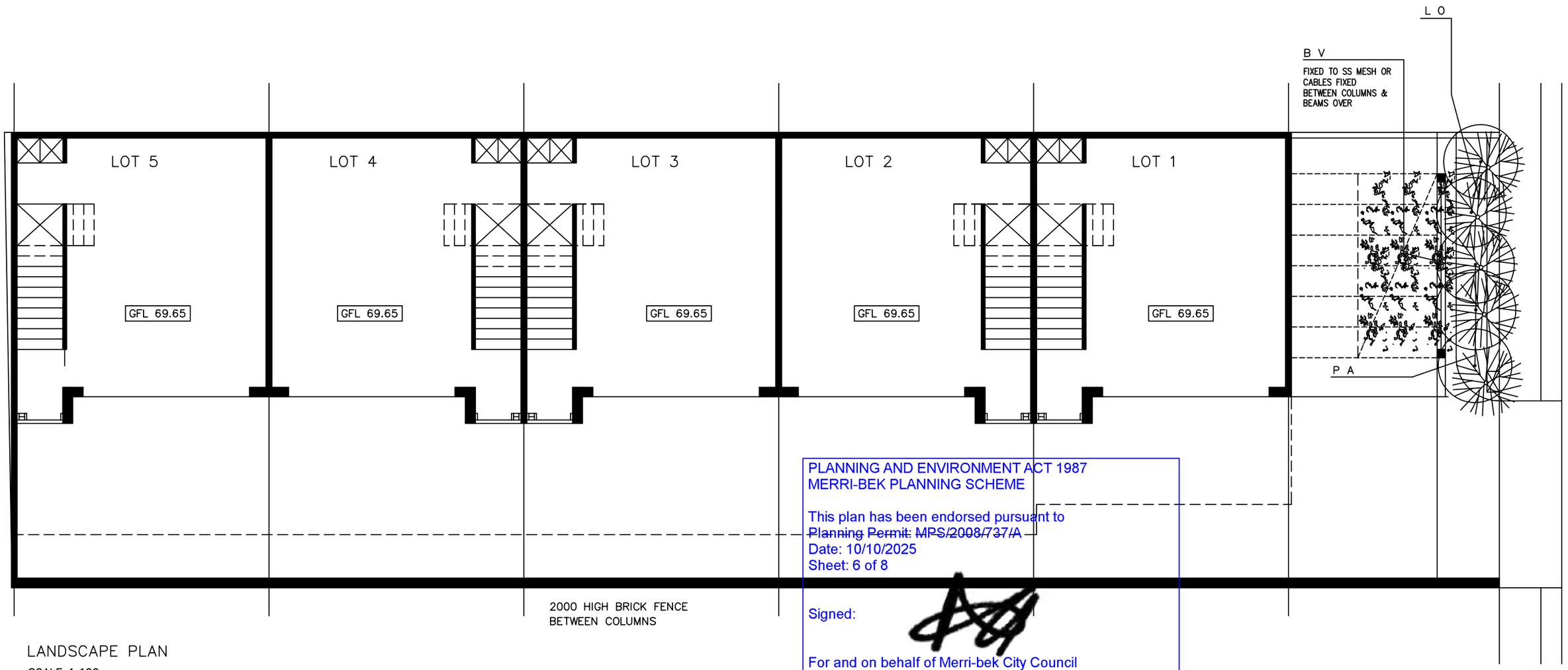
PROJECT
5 TOWNHOUSE DEVELOPMENT
4 SHEPPARD ST
NTH COBURG

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE H X W	QTY
L O	LEPTOSPERMUM OBOVATUM	RIVER TEA TREE	H 1.5m	3 H 1.5 W	2
P A	POMADERRIS ASPERA	HAZEL POMADERRIS	H 1.5m	3–10 H 2–4 W	3
C M	CLEMATIS MICROPHYLIA	SMALL LEAFED CLEMATIS	H 1.5m		6
B V	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	H 1.5m		5



LANDSCAPE PLAN
SCALE 1:100

PLANNING AND ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
~~Planning Permit: MPS/2008/737/A~~
Date: 10/10/2025
Sheet: 6 of 8

Signed:

For and on behalf of Merri-bek City Council

PARAS DELIYANNIS
143 CLARENDON STREET
THORNBURY 3071
039 443 7581
mob 0411 809 208
archenon@optusnet.com.au

ARCHeNON
elemental configurations
(c)overt (c)onstrukts

© THIS DRAWING & DESIGN MUST NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN AUTHORISATION FROM ARCHeNON

LANDSCAPE PLAN REV 1

DATE 21–8–2025	CHECKED P.S.D.	DRAWING NO. TP06
DRAWN PARAS	SCALE 1:100	JOB NO. REV 2

CLIENT

PROJECT
5 TOWNHOUSE DEVELOPMENT
4 SHEPPARD ST
NTH COBURG

4 SHEPPARD ST

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Winter Sale Now On! 10% Off Coupon Code: WINTER10 ×

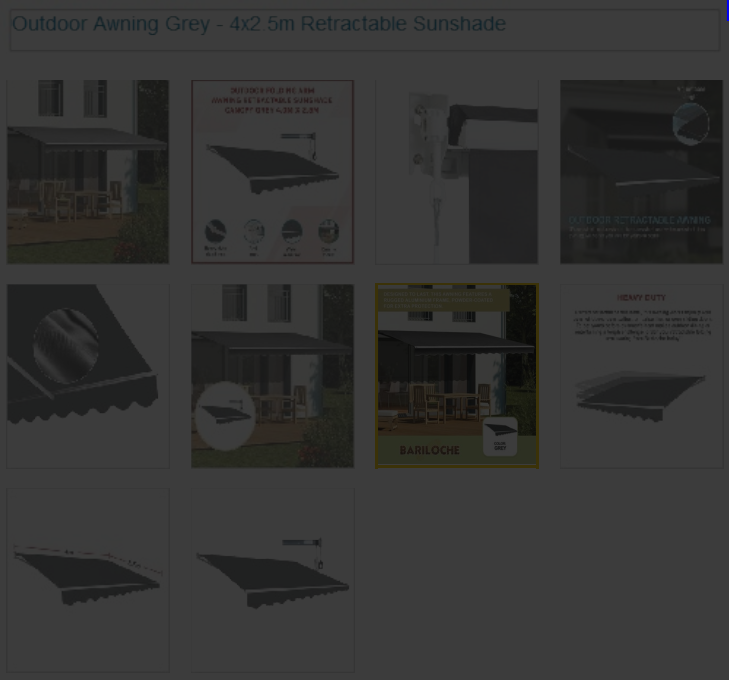
PLANNING AND ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2008/737/A
Date: 10/10/2025
Sheet: 7 of 8

Signed:

For and on behalf of Merri-bek City Council

Outdoor Awning Grey - 4x2.5m Retractable Sunshade



IN STOCK! USUALLY SHIPS WITHIN 24 HOURS.

$379.95 ~~$515.95~~

− 1 +

Add to Cart

More payment options

AVAILABLE WITH OTHER OPTIONS:

Size: 4x2.5m

Colour: Grey

PRODUCT DESCRIPTION

Enjoy Cool, Shaded Comfort with a Retractable Awning – 4x2.5m Grey Sunshade

Create the perfect outdoor retreat with this **retractable awning**, designed for effortless sun protection. Featuring a smooth **hand crank operation**, this **4x2.5m Grey sunshade** offers a practical and stylish solution for **patios, balconies, terraces**, and more.

Built for **easy wall installation** on solid surfaces like concrete or brick, this durable **outdoor awning** extends and retracts as needed, allowing you to control sunlight and reduce heat. The high-quality fabric is **UV-resistant**, helping to block harmful rays and keep your space cool and comfortable.

Key Benefits:

- **Manual crank system** for easy, reliable shade control
- **4x2.5m coverage** ideal for outdoor seating





Outdoor Awning Grey - 4x2.5m Retractable Sunshade 7 of 10

We only deliver to Metro areas. If items are undeliverable due to your area [illegible] Metro to Metro spot. If the item is returned double shipping will apply plus 15% restocking fee. Rural [illegible] areas are classed as non Metro.

For peace of mind, all orders will be provided with a tracking number once shipped.

Please refer to our terms and conditions for more information.

PLANNING AND ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2008/737/A
Date: 10/10/2025
Sheet: 8 of 8

Signed:

For and on behalf of Merri-bek City Council

Related Products

SALE
OUTDOOR AWNING BLACK - 4X3M RETRACTABLE SUNSHADE
$399.95 ~~$542.95~~

SALE
OUTDOOR AWNING BLACK - 5X2.5M RETRACTABLE SUNSHADE
$509.95 ~~$692.95~~

SALE
AUTOMATIC RETRACTABLE AWNING 4X3M - GREY OUTDOOR WALL SUNSHADE
$579.95 ~~$787.95~~

CLEARANCE
OUTDOOR AWNING BLACK - 5X3M RETRACTABLE SUNSHADE
$485.95 ~~$732.95~~

Information

Keep in Touch