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

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION

HUME CITY COUNCIL

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: Who is making this amendment

[redacted]

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

44 Wills St, Westmeadows

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

- Proposed removal of existing dwelling on site

- Proposed new dwelling to the front of the lot (4 new dwellings in total)

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THE OWNER: The owner must be notified of these proposed changes

[redacted]

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS 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	[redacted]

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

HOW TO AMEND AN APPLICATION FOR A PLANNING PERMIT

Section 50. Amendment to application at request of applicant before notice

(1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
- (a) be accompanied by the prescribed fee (if any); and
- (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
- (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(7)On the amendment of an application under this section, the amended application is to be taken—
- (a) to be the application for the purposes of this Act; and
- (b) to have been received on the day that the request for amendment was received by the responsible authority.

50A. Amendment of application by responsible authority before notice

(1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) The responsible authority may require the applicant—
- (a) to notify the owner under subsection (1); and
- (b) to make a declaration that that notice has been given.

(4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(5) On the amendment of an application under this section, the amended application is to be taken—
- (a) to be the application for the purposes of this Act; and
- (b) to have been received on the day that the applicant agreed to the amendment.

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57A. Amendments to application after notice of application is given

(1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
- (a) be accompanied by the prescribed fee (if any); and
- (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
- (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
(5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(7) On the amendment of an application under this section—
- (a) the amended application is to be taken—
  - (i) to be the application for the purposes of this Act; and
  - (ii) to have been received on the day that the request for amendment was received by the responsible authority; and
- (b) all objections made in relation to the original application are to be taken to be objections to the amended application.

(8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.
(9) Sections 52 and 55 do not apply to an amended application.

Send your completed form and all documents to the Responsible Authority:

HUME CITY COUNCIL – STATUTORY PLANNING
P O BOX 119, DALLAS 3047
1079 PASCOE VALE RD. BROADMEADOWS

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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 08333 FOLIO 253

Security no : 124135279433R
Produced 04/06/2026 12:33 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 052193.
PARENT TITLE Volume 08298 Folio 053
Created by instrument B197861 01/05/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ257485X 11/06/2025
NORFINA 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP052193 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: 44 WILLS STREET WESTMEADOWS VIC 3049

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL
Effective from 11/06/2025

DOCUMENT END

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LP 52193
EDITION 2
PLAN MAY BE LODGED 5 / 8 / 60

PLAN OF SUBDIVISION

PART OF CROWN ALLOTS. 4,5,6,7&8 SEC. 8
TOWNSHIP OF BROADMEADOWS
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE

SCALE FEET

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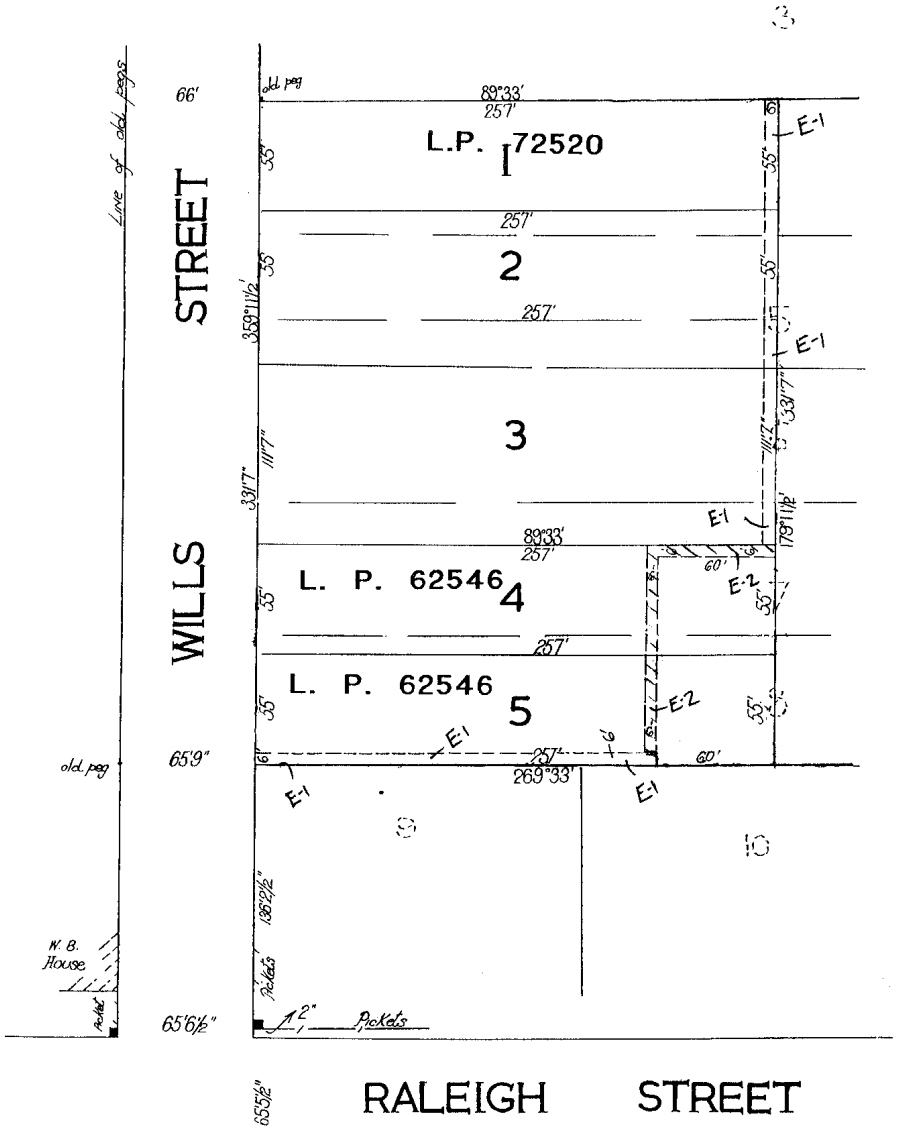
COLOUR CONVERSION
E-1 = BLUE
E-2 = HATCHED RED



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	DATE	A.R.T.	EDN. No.
Lot 4/5	REMOVAL OF EASEMENT	Vide Appn. 17280 Sec 103			2
Lot 4/5	EASEMENT SUBSTITUTED	" "			2

Note: The land coloured Blue is set apart for drainage & sewerage purposes 6 feet wide.

FOR APPROPRIATIONS, ETC, SEE BACK HEREOF

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CERTIFICATE OF TITLE V. 3677 F. 219.

LODGED BY DAVID SYME

DEALING No. A923771 DATE 20. 6. 60.

DECLARED BY J. DONOVAN 4. 12. 58.

CONSENT OF COUNCIL CITY OF BROADMEADOWS

22. 2. 60.

PLAN MAY BE LODGED SMSO. 5 AUG 1960

LP 52193

BACK OF SHEET 1

THE LAND COLOURED BLUE AND HATCHED RED IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

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[redacted]

SUBDIVISION

OF CROWN ALLOTS.4
OF BROADMEADOWS

PARISH OF WILL WI

COUNTY OF BOURK

SCALE FEET

[redacted]

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E-1 = E
E-2 =

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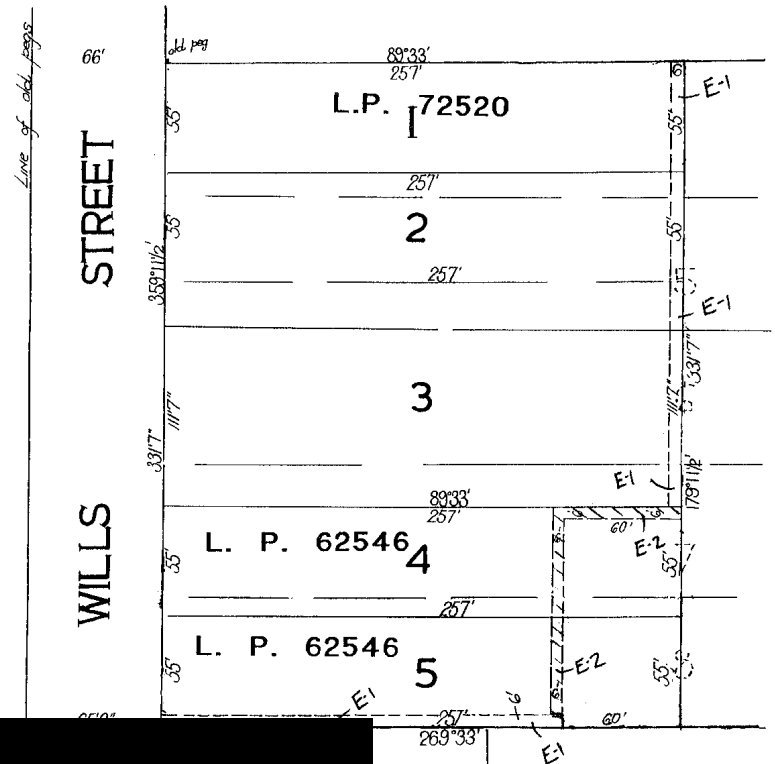

[redacted]

LIST OF MODIFICATIONS			
LAND	MODIFICATION	DEALIN	
Lot 4/5	REMOVAL OF EASEMENT	Vide Ap	
		17280	
Lot 4/5	EASEMENT SUBSTITUTED	"	

[redacted]IGH STREET

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

Note: The land coloured Blue is set apart for drainage & sewerage purposes 6 feet wide.

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CERTIFICATE OF TITLE V. 3677 F. 219

LODGED BY DAVID SYME

DEAL

DECL

CONS

PLAN

LP 52193
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01 | Proposal

The proposal involves the development of four dwellings to the rear of the existing dwelling in a General Residential Zone (GRZ1). Key features of the development are summarized below:

Dwelling Layout

- Proposed dwellings are sited in tandem with unit 1 fronting the street.
- All units are designed with traditional living configurations featuring open plan living, meals and kitchen area on the ground level.
- Unit 1 is designed with four bedrooms.
- Unit 2-4 are designed with three bedrooms.

Vehicle access and car parking

- The existing crossover will be modified for vehicle access to all dwellings.
- Unit 1 & 4 is provided with a double garage.
- Unit 2-3 are provided with a single garage.

Landscaping

- Existing vegetation on site is proposed to be removed.
- Comprehensive landscaping will be introduced with new plantings.
- Dwellings will have direct access to secluded private open space from the living/meals area.

Setbacks & Building Heights

- Proposed front setback is 6m from Wills Street.
- The overall height of the proposed dwellings is 6.1m to the top of the roof ridge.

Other features

- No front fence is proposed for this development.

Planning Permit Trigger

Planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

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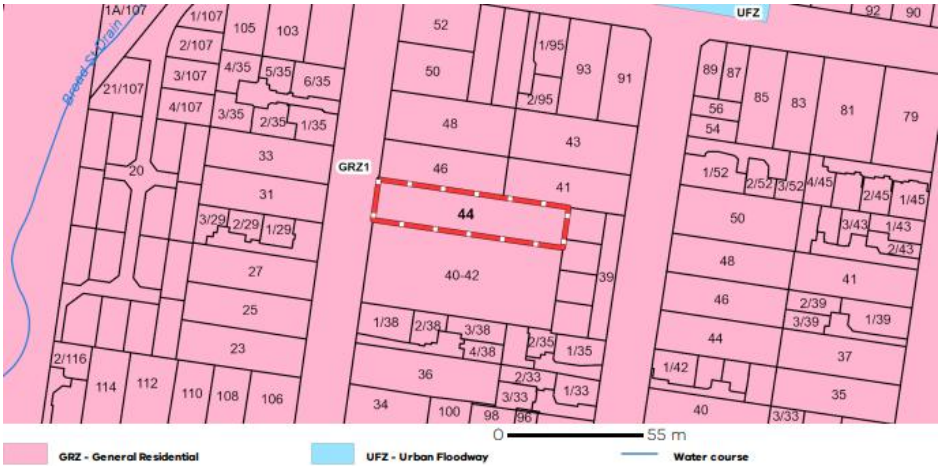
02 | Site and Surrounds

Subject Site

The subject site is located on the east side of Wills Street. The site has a total area of 1313sqm, with a front and rear boundary of 16.76m and two side boundaries of 78.33m (north & south). The site has a fall of approximately 2.2m across the site. An easement is present along the rear boundary of the site.



The current site contains a detached double storey brick dwelling with pitched tile roof. It is setback approximately 8.2m from Wills Street. The dwelling is situated to the north side of the property, leaving large areas of private open space to the south and west of the site. The front and rear yard is low maintenance in character, with lawn cover, shrubs and small trees. Picket fencing is present along the front boundary. A garage, verandah and covered area are located towards the rear of the dwelling. The existing dwelling will be retained while all existing structures and vegetation are proposed to be removed to accommodate the new development.

No pedestrian footpath is available along the street. A fire hydrant is present in the nature strip fronting the site. Vehicle access is available via a crossover located to the right end of the street frontage, this will be modified to Council's standard.



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Surrounding Properties

The Neighbourhood and Site Description Plan provides details on the site and surrounding context. The immediate interfaces to the subject site are illustrated below:

To the left of the site:

46 Wills Street

The smaller property is occupied by a double storey brick dwelling with tile roof. It has a setback of approximately 15.4m from the street. The front yard is established in character with brick fencing along the front boundary. Vehicle access is available via a crossover located to the left end of the street frontage.



To the right of the site:

40-42 Wills Street

The larger property is occupied by a single storey weatherboard dwelling with metal roof. It is setback approximately 15.3m from the street. The front yard is established in character with wire fencing along the front boundary. Vehicle access is available via a crossover located to the right end of the street frontage.



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Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of post war period dwellings and newer developments. Houses around the neighbourhood are mostly detached one to two storey tall dwellings with brick exteriors and pitched tile roofs. The area has been experiencing a relatively high degree of infill development. They are diverse in architectural style, however, are generally double storey in structure.

Garages and carports are commonly recessive in the streetscape, situated to the side or rear of the dwellings. Front fences when present, are generally of varying styles and heights. Front gardens of adjoining properties are a combination of low maintenance and fully established, consisting of lawn cover and various sized native or indigenous trees and shrubs. High canopy trees are frequently present along the nature strips and inside the garden of properties.

The subdivision pattern of the area varies in size and shape, block sizes approximately range from 400-2000sqm. The setbacks of the dwellings along Wills Street in proximity to the subject site range from approximately 2-15m.

Multi-dwelling developments in the neighbourhood includes:



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Site Opportunities & Constraints

Site opportunities and constraints have been identified through an assessment of the site and context. The proposed development has been designed to respond positively to these matters.

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.

Constraints

- The natural slope of the site will be incorporated into the design of the development.
- The site has an easement running along the rear boundary.
- The dwelling to the north contains windows in proximity to the common boundary.
- The properties to the north, south and east contain secluded open space areas in proximity to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Planning Policy Framework

In accordance with the exemptions outlined in Clause 55, the responsible authority is exempt from and is not required to consider the Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.

Zone

General Residential Zone – Schedule 1

A planning permit is required under Clause 32.08-7 to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55. However, pursuant to the exemptions set out in Clause 55, the responsible authority is exempt from and is not required to consider the purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.
Clause 32.08-4 establishes the minimum garden area requirement for the construction or extension of a dwelling or residential building. The table below outlines the required minimum percentage of a lot to be set aside as garden area:

400-500sqm	*25%*
Above 500-650sqm	*30%*
Above 650sqm	*35%*

The subject site measures 1313sqm in area, and the proposed development provides a garden area of 35%. Therefore, the development achieves the minimum garden area requirement.
In accordance with Clause 32.09-8, a schedule to this zone may specify the requirements of B2-1, B2-5, B2-8 and B3-5 of Clause 55.

Overlay

The land is not affected by any planning overlays.

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Permit Trigger

As identified earlier in this report, a planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

Particular Provisions

The following particular provisions are relevant to the consideration of the application:

Car Parking

Clause 52.06 Car Parking applies to a new use or an increase in the floor area or site area of an existing use. Purpose of this clause is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The proposal satisfies the requirements of Clause 52.06-5. Unit 1 is provided with a double garage while unit 2-4 are provided with a single garage.
Additionally, the proposed parking design complies with the design standards for the safe and efficient movement of vehicles and pedestrians, in accordance with the requirements of Clause 52.06-9.

Stormwater Management in Urban Development

Clause 53.18 Stormwater Management in Urban Development applies to an application to construct a building. Purpose of this clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

The proposed development provides an appropriate stormwater management system on site to mitigate the impacts of stormwater on the environment, property and public safety.

Two or More Dwellings on a Lot and Residential Buildings

Clause 55 (ResCode) Two or More Dwellings on a Lot and Residential Buildings applies as a standard guideline to the proposal. Purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

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The proposal achieves compliance with all applicable objectives under Clause 55 and demonstrates a high level of adherence to the standards of Clause 55, as outlined in the in deemed to comply assessment in Appendix 1.
All the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 have been met. As a result, the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, in accordance with Clause 32.08-13 of the General Residential Zone.

General Provisions

Decision Guidelines

Per the exemptions of Clause 55, the responsible authority is exempt from and is not required to consider the decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.

04 | Conclusion

In summary, the proposed development of four new dwellings to the rear of the existing dwelling on a lot achieves a high level of compliance with the applicable zone, overlay provisions, and Clause 55 requirements. Given the above, it is submitted that the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

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05 | Appendices

Appendix 1 – ResCode (Clause 55) Amended Assessment

The proposal demonstrates a high level of compliance with the ResCode standards and meets the objectives of Clause 55 of the Planning Scheme as per the assessment below.

Street setback Standard B2-1 (Clause 55.02-1)	Complies with standard and objective. The walls of the dwellings are set back from the street in accordance with the 6m requirement specified in Table B2-1. The front porches, which encroach into the setback, are no wider than 2.5m and no higher than 3.6m. The proposed development will retain the existing front setback of 8.2m from Wills Street.
Building height Standard B2-2 (Clause 55.02-2)	Complies with standard and objective. The proposed dwellings do not exceed the maximum height specified in the zone, 9m and 2 storeys. The overall total height of the proposed development is 6.1m to the top of the roof ridge. This is less than the limit as specified to the zone.
Side and rear setbacks Standard B2-3 (Clause 55.02-3)	Complies with standard and objective. The proposed dwelling walls, where not located on or within 200mm of a boundary, are set back from the side and rear boundaries in accordance with B2-3.1: at least 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. The proposed sun blinds and verandahs do not encroach into the minimum required side and rear setbacks.
Walls on boundaries Standard B2-4 (Clause 55.02-4)	Complies with standard and objective. The proposed new wall, constructed on or within 200mm of a side or rear boundary, does not exceed the maximum length of 10m plus, 25% of the remaining length of the adjoining lot boundary. Furthermore, the height of the boundary wall does not exceed the maximum height of 3.6m and an average of 3.2m. There are no proposed walls to be built along any boundary of the site.
Site coverage Standard B2-5 (Clause 55.02-5)	Complies with standard and objective. The proposed site coverage area does not exceed the percentage specified in Table B2-5, 65% for the General Residential Zone. The proposed site coverage is 45%, which is less than the maximum 65%.
Access Standard B2-6 (Clause 55.02-6)	Complies with standard and objective. The width of the proposed accessways does not exceed 40% of the street frontage, as required when the frontage is less than 20m. The subject site does not adjoin a road in a Transport Zone 2 or Transport Zone 3. The accessways do not encroach on the tree protection zone of the existing street tree by more than 10%. The existing crossover will be retained and modified.
Tree Canopy Standard B2-7 (Clause 55.02-7)	Complies with standard and objective. The proposal meets the 20% canopy cover requirement for sites over 1000sqm, as outlined in Table B2-7.1.

	While no existing trees are retained, 11 Type A trees and 3 type B trees are provided within the required deep soil areas, as specified in Table B2-7.2. Additionally, at least one new tree is included in the front and rear setbacks. Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.
Front fences Standard B2-8 (Clause 55.02-8)	Complies with standard and objective. No front fence is proposed for this development.
Dwelling diversity Standard B3-1 (Clause 55.03-1)	Not applicable. The development does exceed ten dwellings. The proposed twelve dwellings vary in size and orientation. The dwellings are comprised of two-bedroom and four-bedroom dwellings to allow for dwelling diversity.
Parking location Standard B3-2 (Clause 55.03-2)	Complies with standard and objective. All window sills adjoining the shared driveway have a setback of at least 1.5m from the shared driveway and have a sill height above 1m. New vehicle storages are proposed close and convenient to each dwelling. Garages are also well ventilated.
Integration with the street Standard B3-3 (Clause 55.03-3)	Complies with standard and objective. Passive surveillance is provided through direct views from habitable room windows on the first floor of the dwellings to both the street and vehicle accessway. The subject site does not abut public open space. Site services located within 3m of the street, occupy no more than 20% of the frontage width, and are appropriately screened. External lighting is installed for the accessways and individual mailboxes are provided for each dwelling. Unit 1 will have direct integration with Wills Street while unit 2-4 will have indirect integration with Wills Street. The dwellings will enable casual surveillance of visitors and pedestrians through maximising windows to face the street or internal accessway.
Entry Standard B3-4 (Clause 55.03-4)	Complies with standard and objective. Each dwelling is designed with a ground level entry door that offers a direct line of sight from the street, accessway, or shared walkway, and is not accessed through a garage. Additionally, each entry features an external covered area of at least 1.44sqm, with a minimum dimension of 1.2m over the entry door. The entrances for the dwellings are appropriately oriented to front onto Wills Street and the internal accessway.
Private open space Standard B3-5 (Clause 55.03-5)	Complies with standard and objective. Each dwelling is provided with a minimum of 25sqm of secluded private open space, with a minimum dimension of 3m. The space has direct access from a living, dining, or kitchen area. Additionally, an area for clothes drying is included.
Solar access to open space Standard B3-6	Complies with standard and objective. The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h)m, where 'h' is the height of the wall.

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(Clause 55.03-6)	
Functional layout Standard B3-7 (Clause 55.03-7)	Complies with standard and objective. Each dwelling is designed with bedrooms that meet the minimum internal room dimensions specified in Table B3-7.1, with an additional area of at least 0.8sqm for wardrobes. The living areas are designed to meet the minimum internal room dimensions outlined in Table B3-7.2, with a minimum width of 3.6m and a minimum area of 12sqm for a two or more-bedroom dwelling. A bedroom to each dwelling achieves at least 3.4m x 3.0m in width.
Room depth Standard B3-8 (Clause 55.03-8)	Complies with standard and objective. The proposed single-aspect habitable rooms, with windows on only one wall, are limited to the bedrooms and living area on the first floor. The depth of these rooms, measured from the external surface of the habitable room window, does not exceed 2.5 times the ceiling height.
Daylight to new windows Standard B3-9 (Clause 55.03-9)	Complies with standard and objective. All habitable rooms are provided with at least one window. The window faces either an outdoor space clear to the sky or a light court with a minimum area of 3sqm and a minimum dimension of 1m on its own site, or a verandah that is open for at least one third of its perimeter.
Natural ventilation Standard B3-10 (Clause 55.03-10)	Complies with standard and objective. The windows proposed for each dwelling are appropriately sized and openable, where applicable, to facilitate breeze paths with a maximum distance of 18m and a minimum of 5m. The proposed development is designed to encourage natural ventilation of the proposed dwelling and to allow occupants to effectively manage natural ventilation of dwellings.
Storage Standard B3-11 (Clause 55.03-11)	Complies with standard and objective. Each dwelling is provided with exclusive access to at least 6m3 of externally accessible storage space in the garage or shed.
Accessibility for apartment developments Standard B3-12 (Clause 55.03-12)	N/A The proposed dwellings are not in or form part of an apartment development. The proposed dwelling is designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwelling can be altered to accommodate people with limited mobility.
Daylight to existing windows Standard B4-1 (Clause 55.04-1)	Complies with standard and objective. The proposed dwellings are positioned to ensure adequate distance from existing windows of adjoining properties, maintaining a light court with a minimum area of 3sqm and a minimum dimension of 1m clear to the sky. Additionally, walls or carports over 3m in height, located opposite habitable room windows, are set back by at least 50% of the new wall's height.
Existing north-facing windows Standard B4-2 (Clause 55.04-2)	Complies with standard and objective. The proposed development will be sited appropriately from any existing north-facing windows with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east are present within 3m of a boundary on an abutting lot.

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	• A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
Overshadowing secluded open space Standard B4-3 (Clause 55.04-3)	Complies with standard and objective. The proposed dwellings will not overshadow the secluded private open space of surrounding dwellings by more than 50% for a minimum of five hours between 9 am and 3 pm on 22 September. Refer to the proposed Shadow Diagram. Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwelling will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.
Overlooking Standard B4-4 (Clause 55.04-4)	Complies with standard and objective. All habitable room windows are designed to prevent direct views into the secluded private open space or habitable room windows of adjoining dwellings. Any windows within 9m with potential for overlooking are designed to block views below 1.7m above finished floor level.
Internal views Standard B4-5 (Clause 55.04-5)	Complies with standard and objective. The proposed dwellings are designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.
Permeability and stormwater management Standard B5-1 (Clause 55.05-1)	Complies with standard and objective. The proposed pervious area exceeds the minimum requirement of 20%. A stormwater management system is designed to meet best practice performance objectives for stormwater quality and to direct flows into onsite stormwater infiltration to reduce the impact of increased stormwater runoff. The proposed site permeability is 35%, which is well above the minimum 20%. Hard surfaces are reduced as much as possible to allow for more permeable areas and for landscaping opportunities.
Overshadowing domestic solar energy systems Standard B5-2 (Clause 55.05-2)	Complies with standard and objective. There are no existing domestic solar energy systems located on the roofs of dwellings on the adjoining lots. The proposed development has been designed to ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings. The proposed dwelling will not adversely affect the amenity of the solar panels to the neighbouring properties.
Rooftop solar energy generation area Standard B5-3	Complies with standard and objective. All dwellings are designed with an area of 34sqm on the roof for rooftop solar energy systems, as specified under Table B5-3 for a 4 or more bedroom dwelling.

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(Clause 55.05-3)	The area has a minimum dimension of 1.7m, is oriented to the north, west, or east, and is positioned on the top two-thirds of a pitched roof, free of overshadowing by other structures. The proposed development has been designed to ensure that it will allow for the future installation of appropriately sited rooftop solar energy systems for a dwelling.
Solar protection to new north-facing windows Standard B5-4 (Clause 55.05-4)	Complies with standard and objective. All north-facing windows are shaded by eaves, fixed horizontal shading devices, or fixed awnings with a minimum horizontal depth of 0.25 times the window height. The proposed development has been designed to ensure that it will allow for the future installation of external shading of north facing windows to minimize summer heat gain.
Waste and recycling Standard B5-5 (Clause 55.05-5)	Complies with standard and objective. Each dwelling is provided with an individual bin storage area, measuring a minimum of 1.8sqm in area, 0.8m in depth, and 1.8m in height, as specified in Table B5-5.1. Council waste collection is intended to be utilized. Each dwelling includes an internal waste and recycling storage space of at least 0.07m3 with a minimum depth of 250mm.
Noise impacts Standard B5-6 (Clause 55.05-6)	Complies with standard and objective. Mechanical plants are not located immediately adjacent to bedrooms of new or existing dwellings. The proposed development is designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling are designed and sited to take into consideration noise sources on immediately adjacent properties.
Energy efficiency for apartment developments Standard B5-7 (Clause 55.05-7)	N/A The proposed dwellings are not in or form part of an apartment development.

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Appendix 2 – Car Parking Assessment

The proposal satisfies the design standards for car parking in Clause 52.06-9 of the Planning Scheme as per the assessment below.

Accessways Design standard 1	Complies with standard. The accessways are functional, with a minimum width of 3m, and corner visibility splays. The shared accessway will accommodate four or more vehicles, it will allow for vehicles to change in direction and exit in a forward movement.
Car parking spaces Design standard 2	Complies with standard. A single car space is at least 4.9m long and 2.6m wide and a single garage is at least 6m long and 3.5m wide and a double garage is at least 6m long and 5.5m wide.
Gradients Design standard 3	Complies with standard. The site is relatively flat and accessway grades are not steeper than 1:10 within 5m of the frontage.
Mechanical parking Design standard 4	Not applicable.
Urban design Design standard 5	Complies with standard. The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Safety Design standard 6	Complies with standard. The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	Complies with standard. The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.

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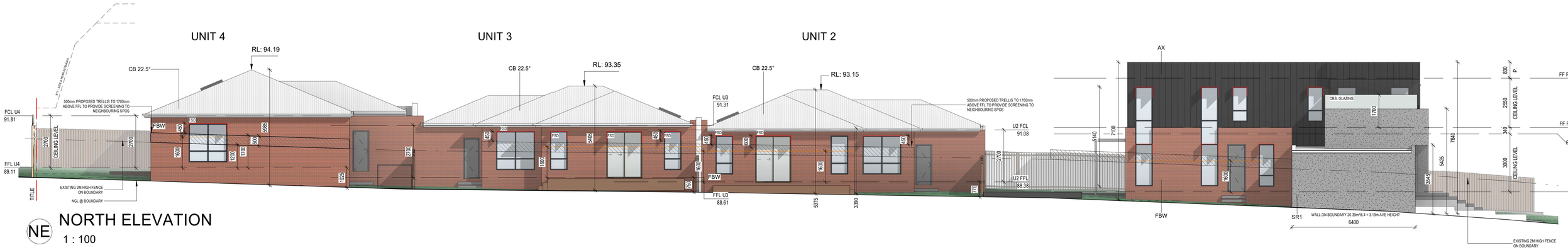

NE NORTH ELEVATION

1 : 100



FP GROUND FLOOR PLAN

1 : 150

SITE LEGEND

SYMBOL	DETAIL
RL 00.00	REDUCED LEVEL TO AUSTRALIAN HEIGHT DATUM
C/L	FOLDAWAY CLOTHES LINE
HWS	HOT WATER SYSTEM ELECTRIC INSTANTANEOUS
MB	LETTER BOX MAX 900MM HEIGHT LETTER BOXES TO HAVE SEPARATE PROVISION TO RECEIVE PAPERS, MUST FACE THE STREET TO ALLOW MAIL DELIVERY FROM THE FOOTPATH AREA IN ACCORDANCE WITH THE REQUIREMENTS OF AUSTRALIA POST
GW GW GW HC BIN STORAGE 1.8m²	BIN STORAGE TO BE MINIMUM 1.8m² & 1.8m HIGH CLEARANCE
3000L RWT	PROPOSED RAINWATER TANK RAINWATER COLLECTED FROM THE ROOF WILL SERVICE ALL TOILETS AND BE CONNECTED TO THE WASHING MACHINES. ENSURE GUTTER GUARDS, FIRST FLUSH DIVERTERS AND FILTERS TO THE WATER TANKS ARE INSTALLED. RAINWATER TANKS CONNECTED TO LAUNDRIES (WASHING MACHINES) AND TOILETS.
EM	800x500mmm 1.6m HIGH ELECTRICAL METER BOX AND BOLLARDS TO COMPLY WITH VICTORIAN ELECTRICAL SERVICES AND INSTALLATION RULES 2014.
WM	WATER METERS TO BE LOCATED WITHIN 2M OF SITE FRONTAGE. IN ACCORDANCE WITH LATEST EDITION WATER AUTHORITY WATER METERING AND SERVICING GUIDELINES. LOCATION INDICATIVE ONLY.
S	AUTOMATIC EXTERNAL SENSOR LIGHT TO BE INSTALLED AND MAINTAINED ON THE LAND TO ILLUMINATE ACCESS TO ALL DWELLINGS. TO BE ACHIEVED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY, OPERATING BETWEEN DUSK AND DAWN WITH NO DIRECT LIGHT EMITTED ONTO ANY ADJOINING PROPERTY.
2.0PF	2 METRE HIGH PALING FENCE TO BE CONSTRUCTED FOR ALL INTERNAL FENCING.
CB	510x510x1170 200L POLYMER COMPOST BIN
HAB	HABITABLE ROOM WINDOWS
NH	NON HABITABLE ROOM WINDOWS
AC	APPROXIMATE AIR-CONDITIONING UNIT LOCATION
	PROPOSED RAIN GARDEN LOCATION
EV	PROPOSED ELECTRICAL VEHICLE CHARGING POINT
	DEEP SOIL LOCATION FOR CANOPY TREES DEEP SOIL TO BE MINIMUM 2.5m & 12m² FOR 'TYPE A' TREES
FSD	FIXED SHADING DEVICE TO NORTH FACING WINDOWS ALL NORTH FACING WINDOWS ARE TO BE FITTED WITH A FIXED SHADING DEVICE DEPTH x LENGTH OF FSD = .25 x WINDOW HEIGHT
	EXISTING SEWER LINE
BL	BOLLARD LIGHTING ALONG SHARED PATHWAYS

AREAS SCHEDULE

SITE		
SITE AREA:	1313m²	
SITE COVERAGE	596m²	
SITE PERMEABILITY:	461m²	
GARDEN AREA:	460m²	

UNIT 1		
GROUND FLOOR AREA:	116m²	
FIRST FLOOR AREA:	148m²	
GARAGE:	34m²	
BALCONY:	18m²	
PORCH:	2.5m²	
TOTAL AREA:	318m²	34.2SQ
SPOS:	127m²	

UNIT 2		
GROUND FLOOR AREA:	100m²	
GARAGE:	23m²	
PORCH:	1.9m²	
TOTAL AREA:	125m²	13.5SQ
SPOS:	27m²	

UNIT 3		
GROUND FLOOR AREA:	100m²	
GARAGE:	23m²	
PORCH:	1.9m²	
TOTAL AREA:	125m²	13.5SQ
SPOS:	26m²	

UNIT 4		
GROUND FLOOR AREA:	114m²	
GARAGE:	34m²	
PORCH:	1.7m²	
TOTAL AREA:	150m²	16.1SQ
SPOS:	100m²	

VISIBILITY SPLAY

2500 × 2000

ANY VISUAL OBSTRUCTIONS MUST BE 50% PERMEABLE IF MORE THAN 900MM HIGH, INCLUDING BOUNDARY FENCES LANDSCAPING MUST BE LESS THAN 900MM HIGH, AS PER 52.06-08

SPLAYED AREA (2x2.5m) IN ACCORDANCE WITH AS2890.1 AND CLAUSE 3.2.4 TO ENSURE SAFE SIGHT DISTANCES

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DRAWING TITLE

GROUND FLOOR PLAN

PROJECT

44 Wills St, Westmeadows



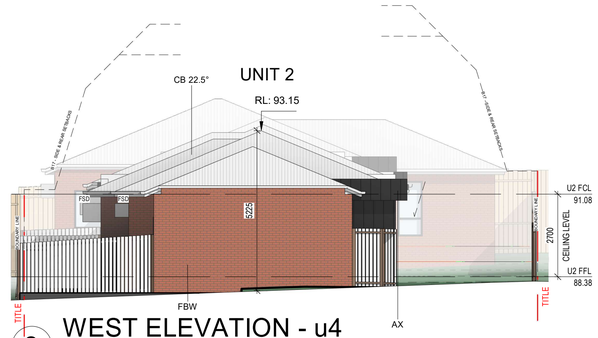
1 WEST ELEVATION U1

1 : 100



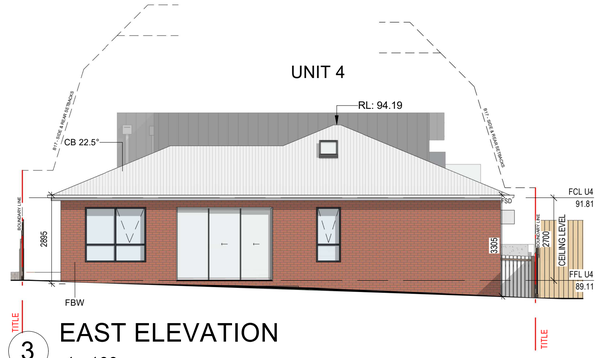
4 EAST ELEVATION U1

1 : 100



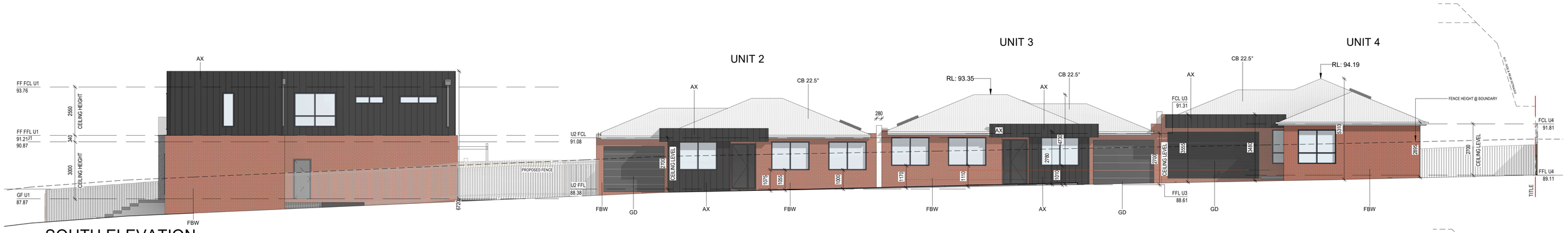
2 WEST ELEVATION - u4

1 : 100



3 EAST ELEVATION

1 : 100



SE SOUTH ELEVATION

1 : 100

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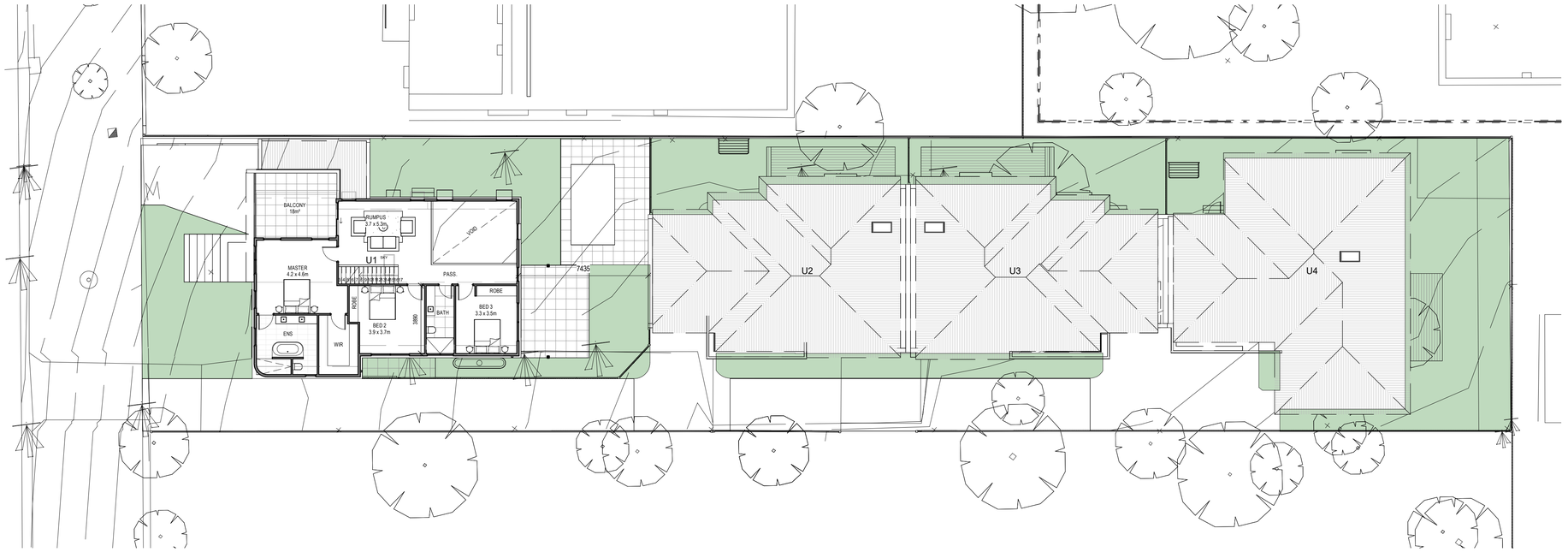
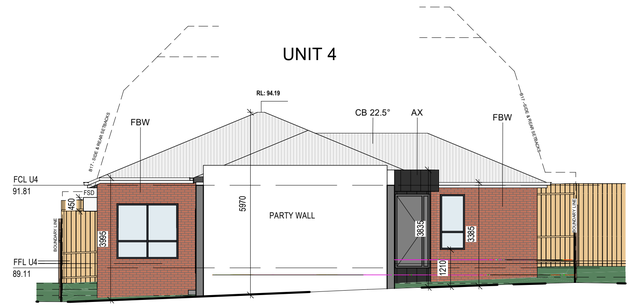


FF FIRST FLOOR PLAN

1 : 150



5 WEST ELEVATION U4

1 : 100

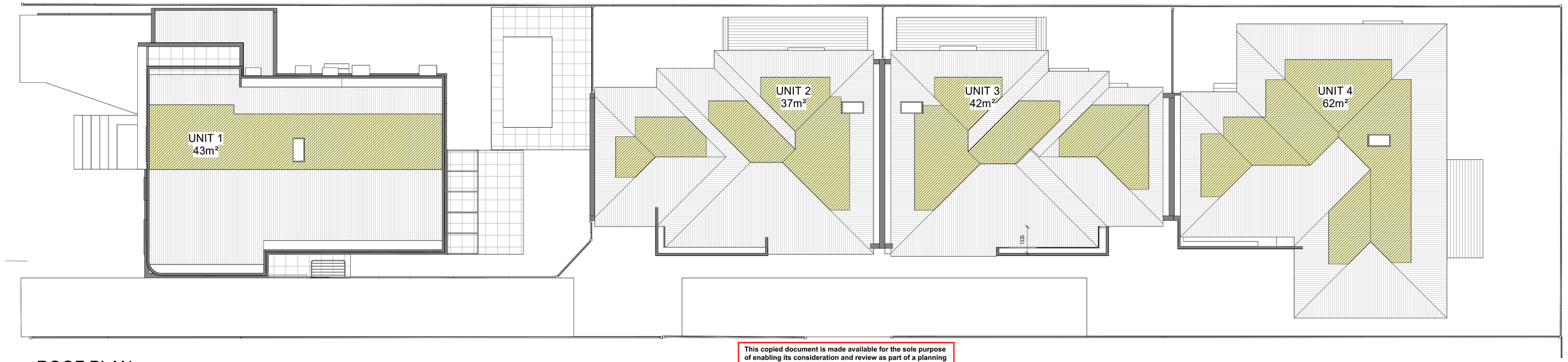
NORTH POINT

[redacted]

DRAWING TITLE:
FIRST FLOOR PLAN & ELEVATIONS

PROJECT

44 Wills St, Westmeadows



RP ROOF PLAN
1 : 100

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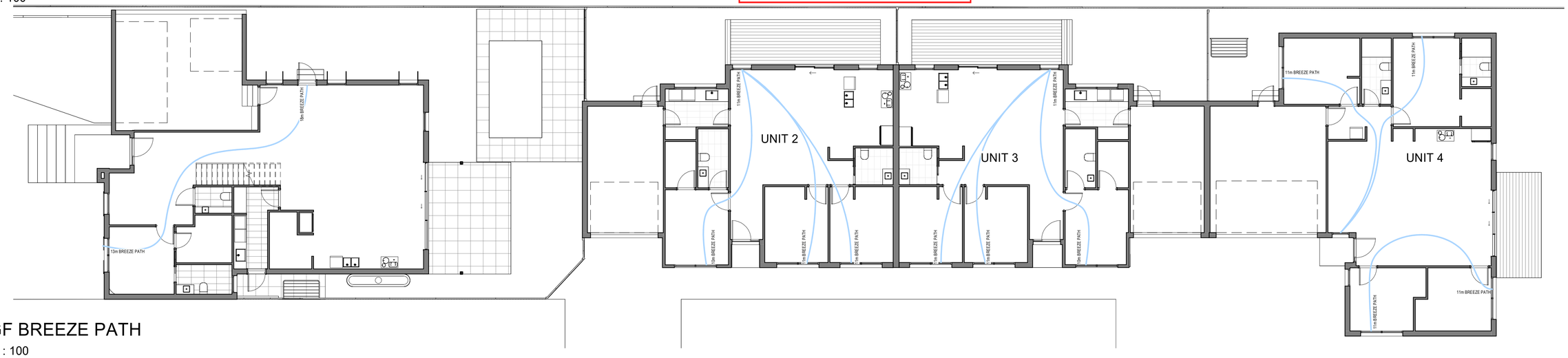
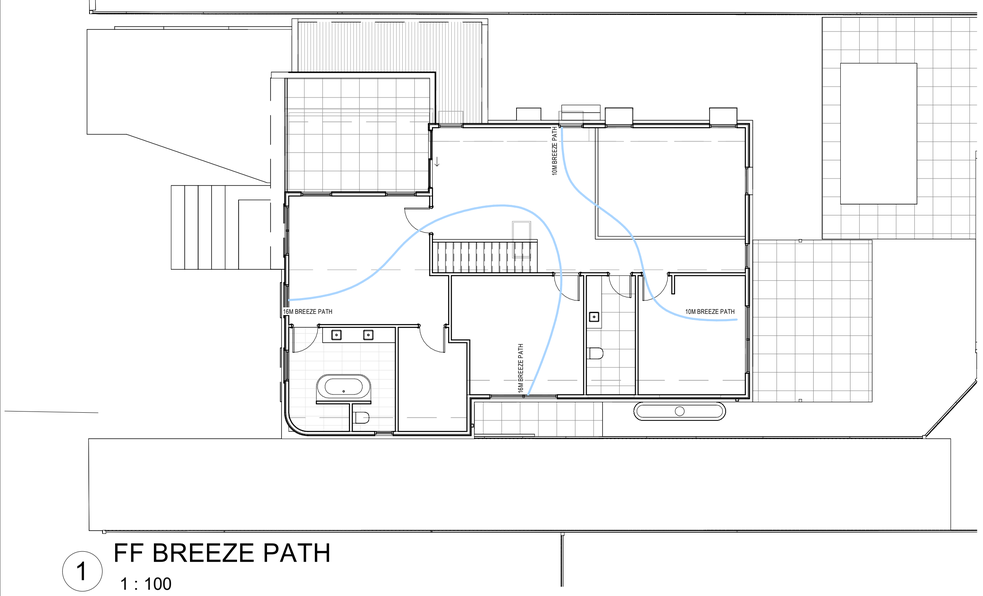


BP GF BREEZE PATH
1 : 100



1 FF BREEZE PATH
1 : 100

Standard B3-10 Natural ventilation

Why this is important

This standard ensures occupants can effectively manage the natural ventilation of their dwellings to improve air quality, reduce the build-up of indoor pollutants and regulate indoor temperatures.

Natural ventilation objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Dwelling in or forming part of an apartment development

At least 40 per cent of dwellings in or forming part of an apartment development have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.

Applying the standard

A breeze path is measured as a sequence of straight line segments measured from the centreline of openings.

A minimum of one breeze path needs to be nominated.

Refer to the National Construction Code further guidance for minimum ventilation requirements.

Configure floorplates with corner or through apartments to achieve effective cross ventilation.

Standard B5-3 Rooftop solar energy generation area

Why this is important

This standard supports the future installation of appropriately sited rooftop solar energy systems for a dwelling. Rooftop solar panels allow occupants to generate their own electricity, reducing dependence on external energy providers and decrease greenhouse gas emissions, reduce air pollution, and help combat climate change.

Rooftop solar energy generation area objective

To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

Standard B5-3

In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

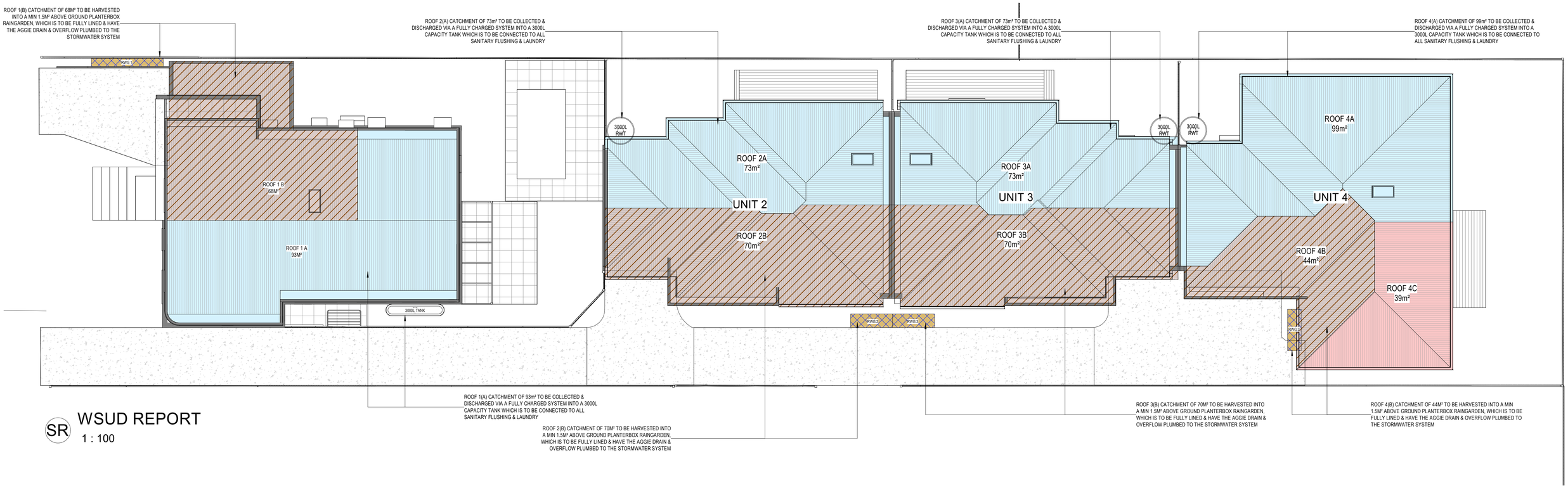
- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table B5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

NORTH POINT

[redacted]

DRAWING TITLE
ROOF PLAN & BREEZE PATH

PROJECT
44 Wills St, Westmeadows



SR

WSUD REPORT

1 : 100

Project # B0AAFEA9
WILLS ST
CHINH MAI - chinh@planninganddesign.com.au
44 Wills St, Westmeadows VIC 3049, Australia
31 August 2026 10:48 a.m.

BLUE FACTOR.

WILLS ST

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.

120% SCORE

Project details

Name	WILLS ST
Project ID	B0AAFEA9
Street address	44 Wills St, Westmeadows VIC 3049, Australia
Municipality	Hume
Site area	1313 m²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	61%	>80%
Total phosphorus (%)	55%	>45%
Total nitrogen (%)	54%	>45%
Total gross pollutants (%)	64%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	36%	>29%
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%

Configuration 1

- **ROOF 1A** Roof, 93m2
- **Rainwater Tank 1** Rainwater tank retention volume in kilolitres: 3
- **Building 1** Residential Detached house, 4 bedroom(s)

Configuration 2

- **ROOF 2A** Roof, 73m2
- **Rainwater Tank 2** Rainwater tank retention volume in kilolitres: 3
- **Building 2** Residential Townhouse, 3 bedroom(s)

Configuration 3

- **ROOF 3A** Roof, 73m2
- **Rainwater Tank 3** Rainwater tank retention volume in kilolitres: 3
- **Building 3** Residential Townhouse, 3 bedroom(s)

Configuration 4

- **ROOF 4A** Roof, 99m2
- **Rainwater Tank 4** Rainwater tank retention volume in kilolitres: 3
- **Building 4** Residential Townhouse, 3 bedroom(s)

Configuration 5

- **ROOF 1B** Roof, 68m2
- **Raingarden 1** Area: 1.5 m², Extended detention depth: 0.1 m, Submerged zone depth: 0 m, Site soil type: Lined

Configuration 6

- **ROOF 2B** Roof, 70m2
- **Raingarden 2** Area: 1.5 m², Extended detention depth: 0.1 m, Submerged zone depth: 0 m, Site soil type: Lined

Configuration 7

- **ROOF 3B** Roof, 70m2
- **Raingarden 3** Area: 1.5 m², Extended detention depth: 0.1 m, Submerged zone depth: 0 m, Site soil type: Lined

Configuration 8

- **ROOF 4B** Roof, 44m2
- **Raingarden 4** Area: 1.5 m², Extended detention depth: 0.1 m, Submerged zone depth: 0 m, Site soil type: Lined

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RAINGARDEN MAINTENANCE

- WATER TO PROMOTE PLANT GROWTH AND SURVIVAL, ESPECIALLY DURING THE FIRST TWO YEARS & DURING DRY SPELLS. - INSPECT SITE FOLLOWING RAINFALL EVENTS. ADD/REPLACE VEGETATION IN ANY ERODED AREAS.	AS NEEDED (FOLLOWING CONSTRUCTION)
- PRUNE AND WEED SWALE TO MAINTAIN APPEARANCE. - REMOVE ACCUMULATED TRASH OR DEBRIS. - REPLACE MULCH AS NEEDED.	REGULARLY (MONTHLY)
- INSPECT INFLOW AREA FOR SEDIMENT ACCUMULATION. REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS. - INSPECT SITE FOR EROSION AS WELL AS SEDIMENT AND MULCH WHICH HAVE BEEN MOVED AROUND IN THE GARDEN. ADD/REPLACE VEGETATION IN ANY ERODED AREAS. - INSPECT RAIN GARDEN FOR DEAD OR DYING VEGETATION. REPLACE VEGETATION AS NEEDED. - TEST PLANTING BED FOR PH. IF THE PH IS BELOW 5.2, LIMESTONE SHOULD BE APPLIED. IF THE PH IS ABOVE 8.0, IRON SULFATE AND SULFUR SHOULD BE APPLIED.	ANNUALLY (SEMI-ANNUALLY DURING FIRST YEAR)
- REMOVE AND REPLACE MULCH	EVERY 2-3 YEARS

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

BUILD THE RAINGARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAINGARDEN.

RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

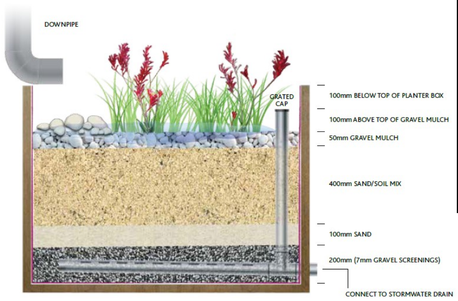
MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS , RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

GARDEN AREA ANALYSIS

SITE AREA :	1313m²	
SITE COVERAGE :	596m²	(45%)
SITE PERMEABILITY :	461m²	(35%)
GARDEN AREA:	460m²	(35%)

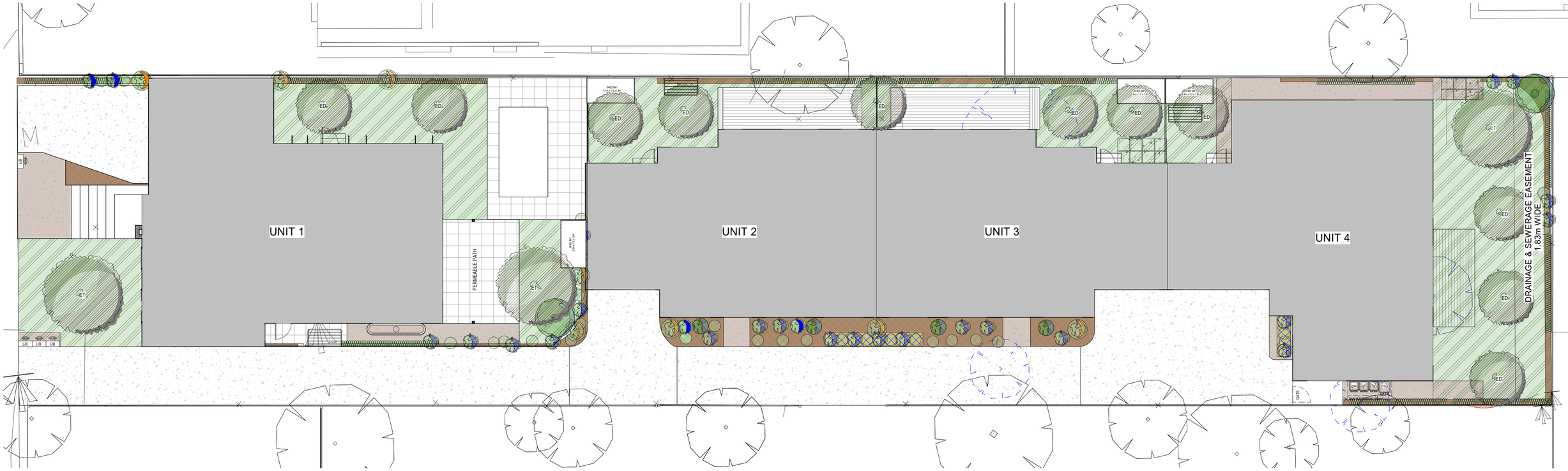
ROOF AREA TO RAINWATER TANK
METAL ROOF AREA
UNTREATED ROOF AREA
ROOF AREA TO RAINGARDEN
RAINGARDEN
DRIVEWAY



NORTH POINT

DRAWING TITLE
WSUD

PROJECT
44 Wills St, Westmeadows



LS LANDSCAPE PLAN

1 : 100

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CANOPY COVER ANALYSIS

SITE AREA:	1312.8m²
CANOPY COVER REQUIRED:	262.6m² (20%)
CANOPY TREES:	x14
CANOPY COVER SUPPLIED:	266.2m² (20%)

SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORK

MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIPS PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL . IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/6 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 -50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED XERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS: x FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
x FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
x PH TO BE 6.0-7.0 x TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
x FREE FROM SILT MATERIAL
IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM, LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES.
CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP.
DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR
TO COMMENCEMENT OF WORKS

PLANTS - QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALLIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE. MULCHING, STAKING AND TYING, MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 3/6 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD

TIMBER EDGING
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS

IRRIGATION
IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS.

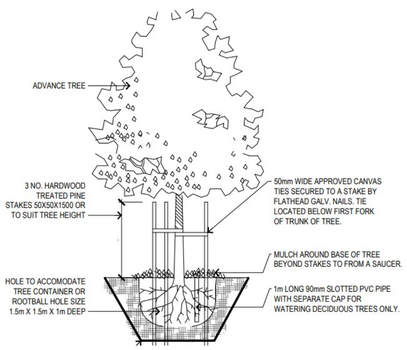
PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4970-2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

LEGEND

- PROPOSED DECIDIOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED EVERGREEN SHRUBS
- PROPOSED RAINGARDEN SUITABLE PLANTS
- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING TREES TO BE REMOVED
- TREE CANOPY AREA
- TREE DEEP SOIL AREA
- PROPOSED LAWN AREAS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED GARDEN BEDS
- PROPOSED PERMEABLE TOPPINGS
- PROPOSED RAINGARDEN
- PROPOSED CANOPY COVER
- CANOPY COVERAGE NOT INCLUDED

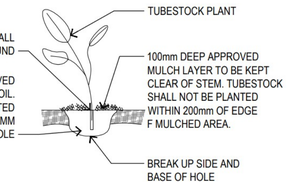
ADVANCE TREE PLANTING

DETAIL NOT DRAWN TO SCALE

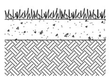


SHRUB PLANTING

DETAIL NOT DRAWN TO SCALE



LAWN AREAS



STRATHAYAR WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN

100mm APPROVED SANDY LOAM SOIL

MIN 150mm DEEP ROTARY HOED SUBGRADE

TOPPINGS / PEBBLE AREAS



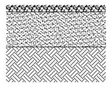
40mm COMPACTED SELECTED TOPPINGS / 30 TO 40mmRIVER PEBBLES

75mm COMPACTED FCR BASE
(NO COMPACTED BASE AROUND BASE OF EXISTING TREES)

SUBGRADE

SURFACE FINISH DETAIL

GARDEN BEDS



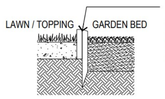
75mm ORGANIC PINE BARK MULCH

400mm APPROVED MEDIUM LOAM SOIL

MIN 150mm DEEP ROTARY HOED SUBGRADE

TYPICAL TIMBER EDGE DETAIL

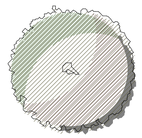
TO ALL GARDEN BEDS AND LAWN / TOPPINGS EDGE



100 X 50 CCA TREATED PINE EDGE (TO AS 1604:2000) FIXED TO 450 X 50 X 50 HW STAKES WITH GALVANISED SCREW FIXINGS

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE HxW
TREES						
	ET	JACARANDA MIMOSIFOLIA	BLUE JACARANDA	3	40ltr / MIN. 1.8m HIGH	7 x 7.9m
	ED	EUCALYPTUS LEUCOXYLON	EUKY DWARF	11	40ltr / MIN. 1.8m HIGH	7 x 4.9M
SHRUBS						
	WFN	WESTRINGIA FRUITCOSA 'NARINGA'	COAST ROSEMARY	4	20cm POT	2m x .8m
	DP	DODONAEA VISCOSA SUBSP. PURPUREA	PURPLE HOP BUSH	2	20cm POT	3m x 2m
	MP	MURRAYA PANICULATA	ORANGE JESSAMINE	9	20cm POT	1m x 1m
CLIMBERS						
	CA	CLEMANTIS ARISTATA	MOUNTAIN CLEMANTIS	14	20cm POT	5m x 5m
GRASSES						
	DCB	DIANELLA CAERULA 'BREEZE'	BREEZE FLAX LILY	25	14cm POT	.7m x .65m
	DL	DIANELLA LONGIFOLIA	SMOOTH FLAX LILY	28	14cm POT	.8m x .5m



JACARANDA MIMOSIFOLIA



EUCALYPTUS LEUCOXYLON



PURPLE HOP BUSH

COAST ROSEMARY

ORANGE JESSAMINE

MOUNTAIN CLEMANTIS

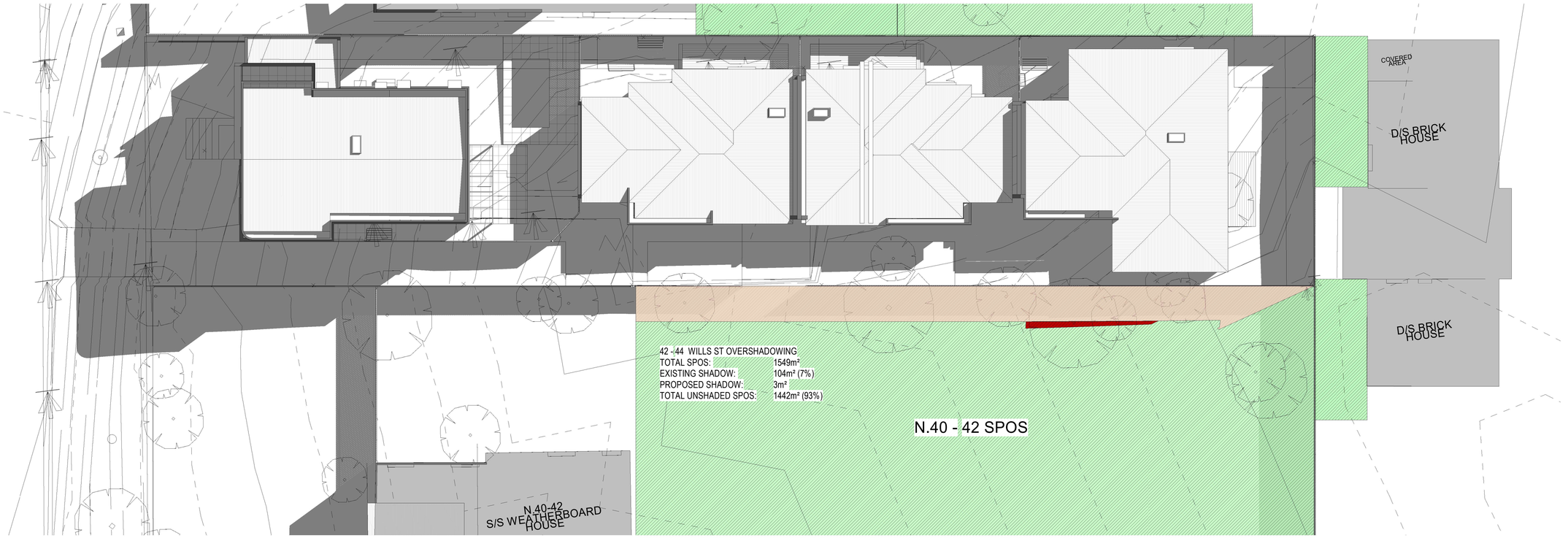
BREEZE FLAX LILY

SMOOTH FLAX LILY

NORTH POINT

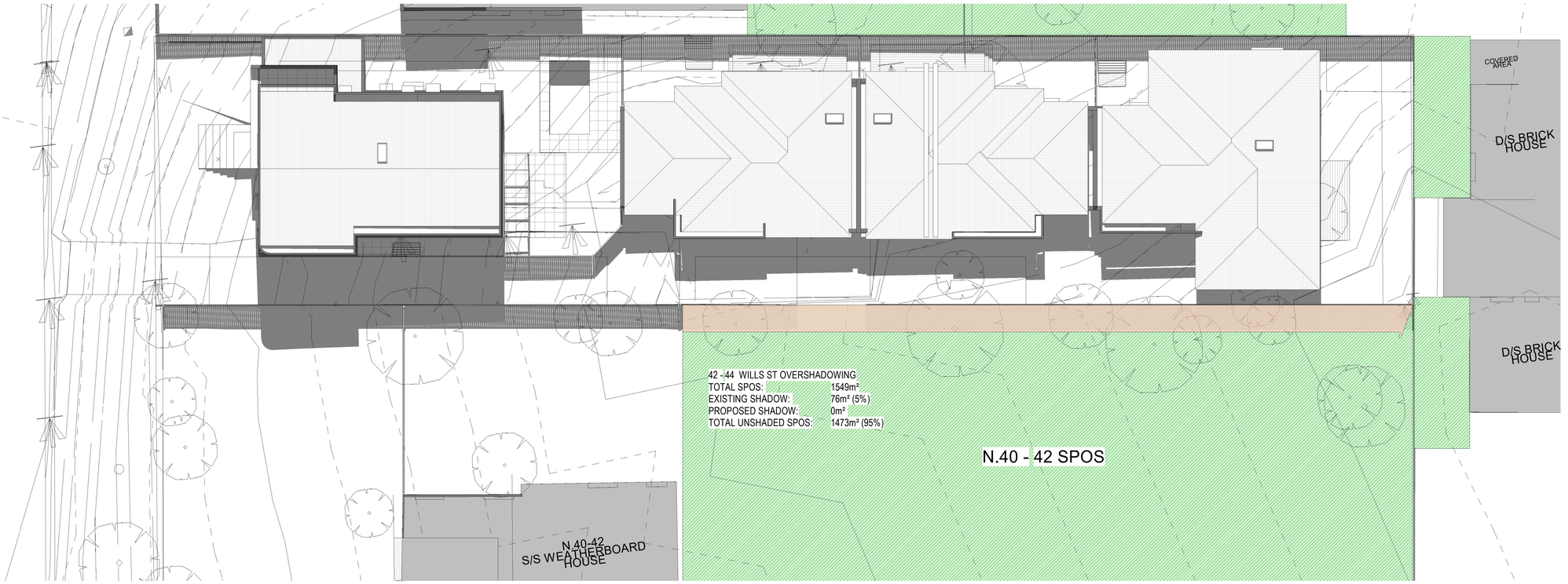
DRAWING TITLE
LANDSCAPING PLAN

PROJECT
44 Wills St, Westmeadows



S9 SHADOW DIAGRAM 9AM

1 : 150



S12 SHADOW DIAGRAM 12PM

1 : 150

LEGEND

- EXISTING SHADOWS
- NEIGHBOURING SPOS
- PROPOSED SHADOWS

NORTH POINT

[redacted]

DRAWING TITLE
SHADOW DIAGRAMS

PROJECT
44 Wills St, Westmeadows

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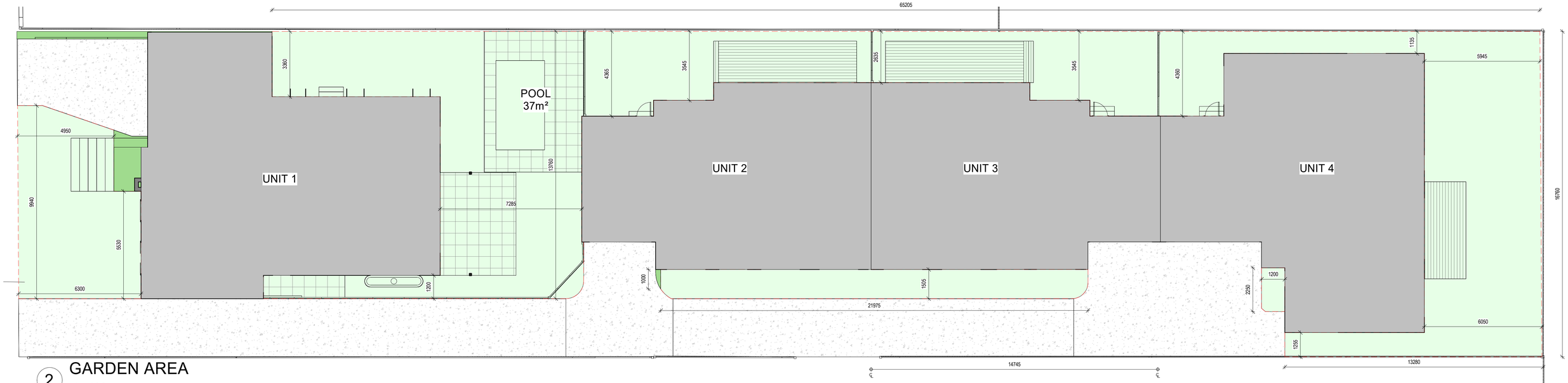

2 GARDEN AREA

1 : 100

GARDEN AREA ANALYSIS

SITE AREA :	1313m²
SITE COVERAGE :	596m² (45%)
SITE PERMEABILITY :	470m² (36%)
GARDEN AREA:	462.2m² (35%) min. 459.55

GARDEN AREA INCLUDED	463m²	35 %	GARDEN AREA NOT INCLUDED	7 m²	0.07 %
DRIVEWAY	256 m²	19 %	DECKING		

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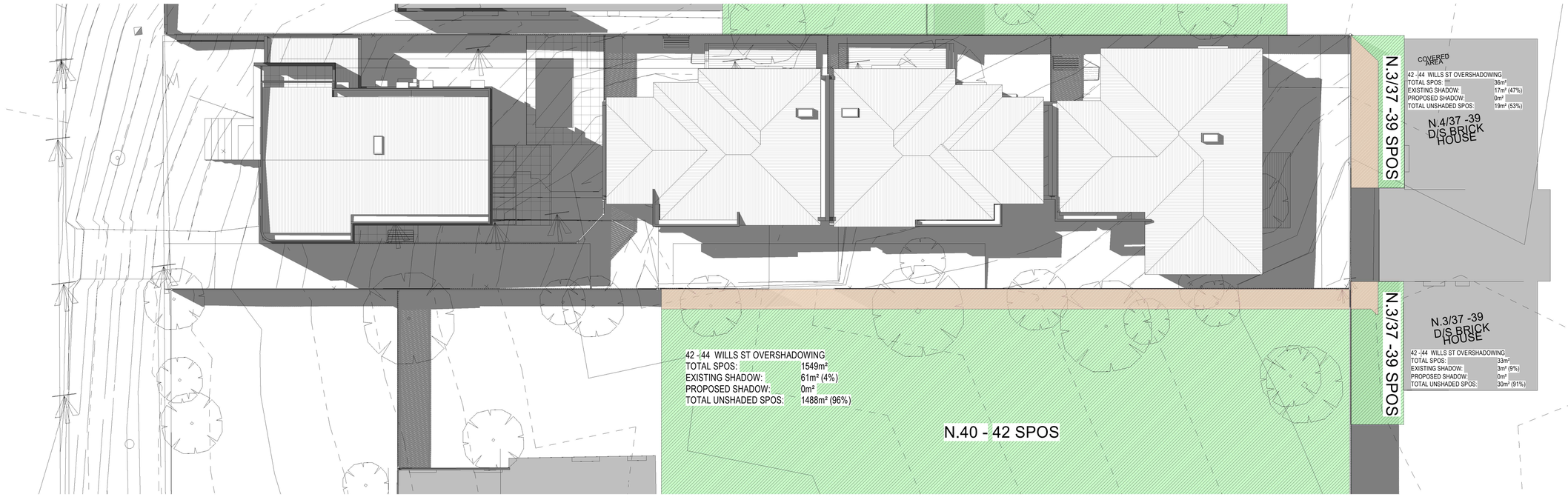

1 SHADOW DIAGRAM 3PM

1 : 150

NORTH POINT

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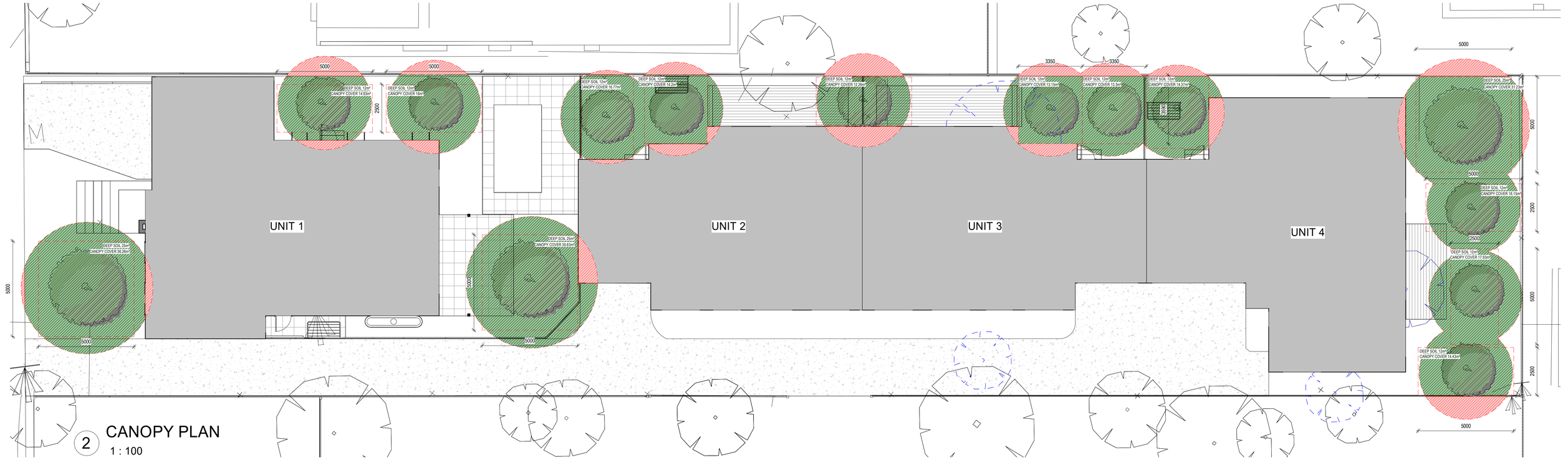
DRAWING TITLE
SHADOW DIAGRAMS & GARDEN AREA

PROJECT
44 Wills St, Westmeadows



2 CANOPY PLAN
1 : 100

LEGEND

- TREE DEEP SOIL AREA
- PROPOSED CANOPY COVER
- CANOPY COVERAGE NOT INCLUDED
- PROPOSED CANOPY TREE

CANOPY COVER ANALYSIS

SITE AREA:	1312.8m²
CANOPY COVER REQUIRED:	262.6m² (20%)
CANOPY TREES:	x14
CANOPY COVER SUPPLIED:	266.2m² (20%)

FOR TREE SPECIES & FURTHER DETAIL - REFER TO TP05 - LANDSCAPING PLAN

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1 STREETSCAPE VIEW
1 : 100

NORTH POINT

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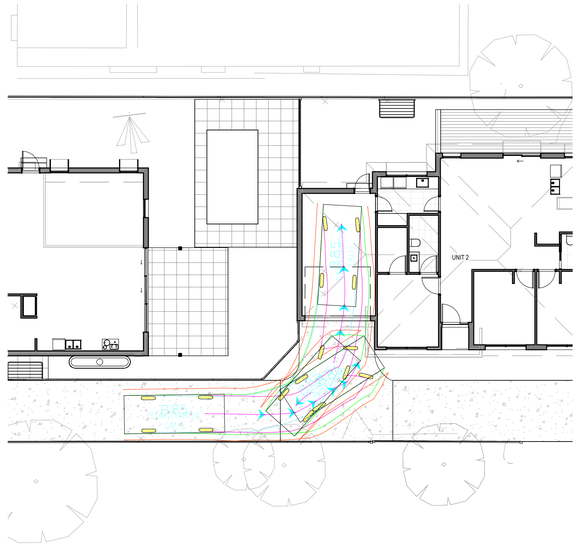
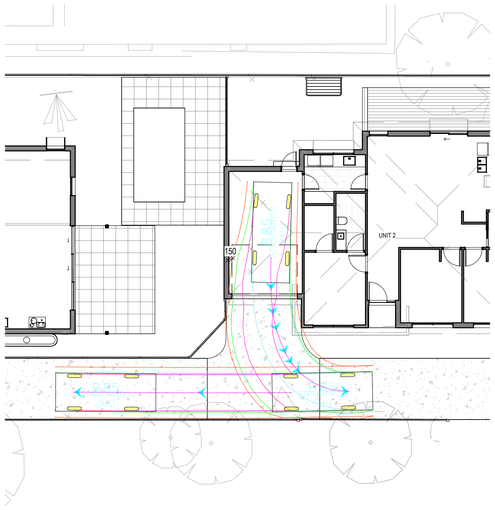
DRAWING TITLE
STREETSCAPE ELEVATION & CANOPY PLAN

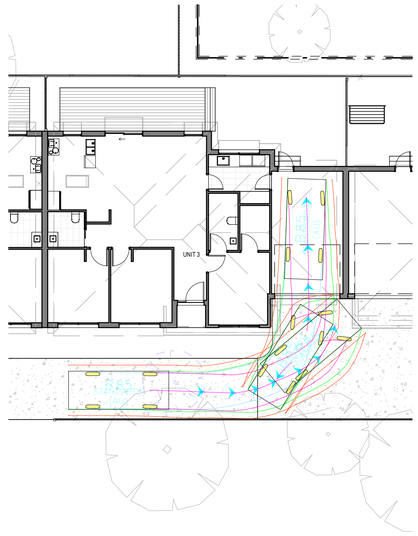
PROJECT
44 Wills St, Westmeadows



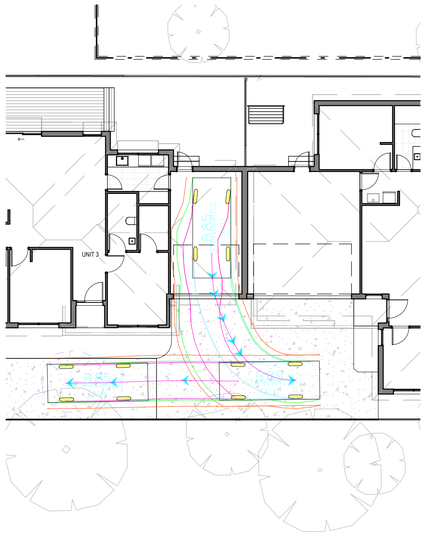
1 SWEPT PATH D2 ENTER
1 : 150



2 SWEPT PATH D2 EXIT
1 : 150



3 SWEPT PATH D3 ENTER
1 : 150



4 SWEPT PATH D3 EXIT
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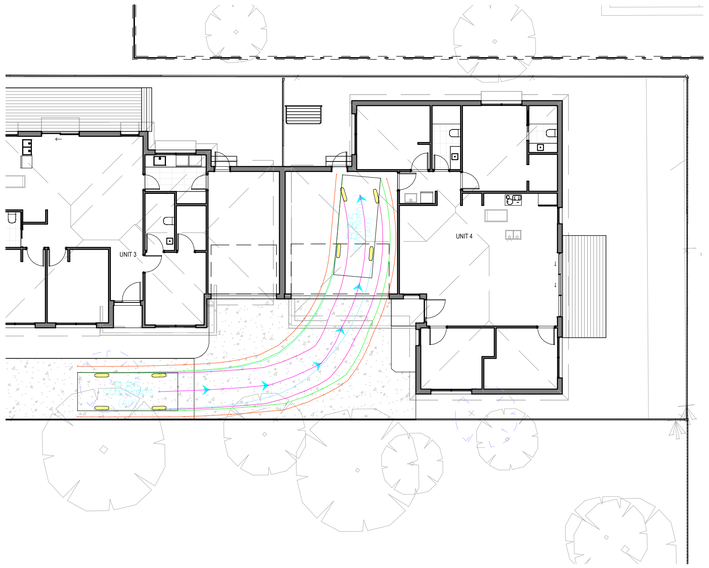
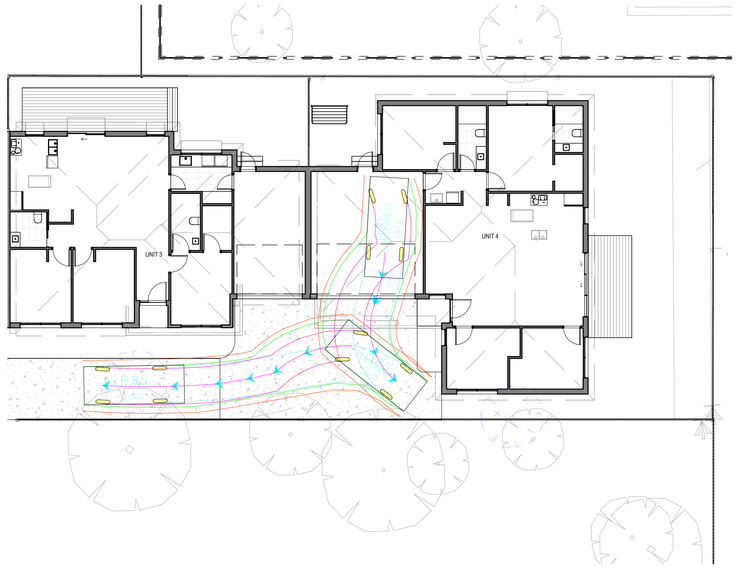


5 SWEPT PATH D4 ENTER
1 : 150



6 SWEPT PATH D4 EXIT
1 : 150

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NORTH POINT

[redacted]

DRAWING TITLE
SWEPT PATH

PROJECT
44 Wills St, Westmeadows