HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

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

If you need help to complete this form, read How to complete the Application for Planning Permit form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

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

Clear Form

The Land

(1) Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: | St. No.: 17 | St. Name: Pascoe Street

Suburb/Locality: Westmeadows | Postcode:3049

Formal Land Description *
Complete either A or B.

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

A Lot No.: 7 ◯ Lodged Plan ◯ Title Plan ◉ Plan of Subdivision No.: 032995

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

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

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The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

Development of four double storey townhouses

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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

Cost $1500000

⚠ You may be required to verify this estimate. Insert `0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

(4) **Describe how the land is used and developed now ***

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

Vacant Lot

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

Title Information

5 Encumbrances on title *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ○ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◉ No
- ○ Not applicable (no such encumbrance applies).

☑ Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name: [redacted]

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

Contact person's details * Same as applicant (if so, go to 'contact information') ☑

Name: [redacted]

This
of e
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The
Plea

*Please provide at least one contact phone number **

Contact information

Business Phone: | Email:

Mobile Phone: | Fax:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Same as applicant ☐

Title: | First Name: | Surname:

[redacted]

Owner's Signature (Optional):

Date: 4 Aug 2026 day / month / year

Declaration

7 This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature [redacted]

Date: 4 Aug 2026 day / month / year

Need help with the Application?

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

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

◉ No ○ Yes

Checklist

9 **Have you:**

☑ Filled in the form completely?

☑ Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

- ☑ A full, current copy of title information for each individual parcel of land forming the subject site
- ☑ A plan of existing conditions.
- ☑ Plans showing the layout and details of the proposal
- ☑ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☑ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
- ☑ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☑ Completed the relevant Council planning permit checklist?

☑ Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

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

Print Form

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

Save Form:

Save Form To Your Computer

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

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

VOLUME 08119 FOLIO 952

Security no : 124136744126J
Produced 20/07/2026 10:01 AM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 032995.
PARENT TITLE Volume 07701 Folio 028
Created by instrument A174195 18/06/1956

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA583951G 30/06/2026
PERMANENT CUSTODIANS 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 LP032995 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA492139M (E)	CONV PCT & NOM ECT TO LC	Completed	05/06/2026
BA583950J (E)	TRANSFER	Registered	30/06/2026
BA583951G (E)	MORTGAGE	Registered	30/06/2026

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

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

Street Address: 17 PASCOE STREET WESTMEADOWS VIC 3049

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL
Effective from 30/06/2026

DOCUMENT END

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F. J. WALTERS & LEA
CHARTERED CIVIL AND HYDRAULIC ENGINEERS
LICENSED SURVEYORS
422 COLLINS STREET, MELBOURNE
MU 5501

LP32995
EDITION 1
PLAN MAY BE LODGED 14/3/56

PLAN OF SUBDIVISION
CROWN ALLOTMENTS 3 – 10 SECTION 7
TOWN OF BROADMEADOWS
PARISH OF WILL WILL ROOK

DEPTH LIMITATION: 50 FEET (CA 4, CA 9)

COUNTY OF BOURKE

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

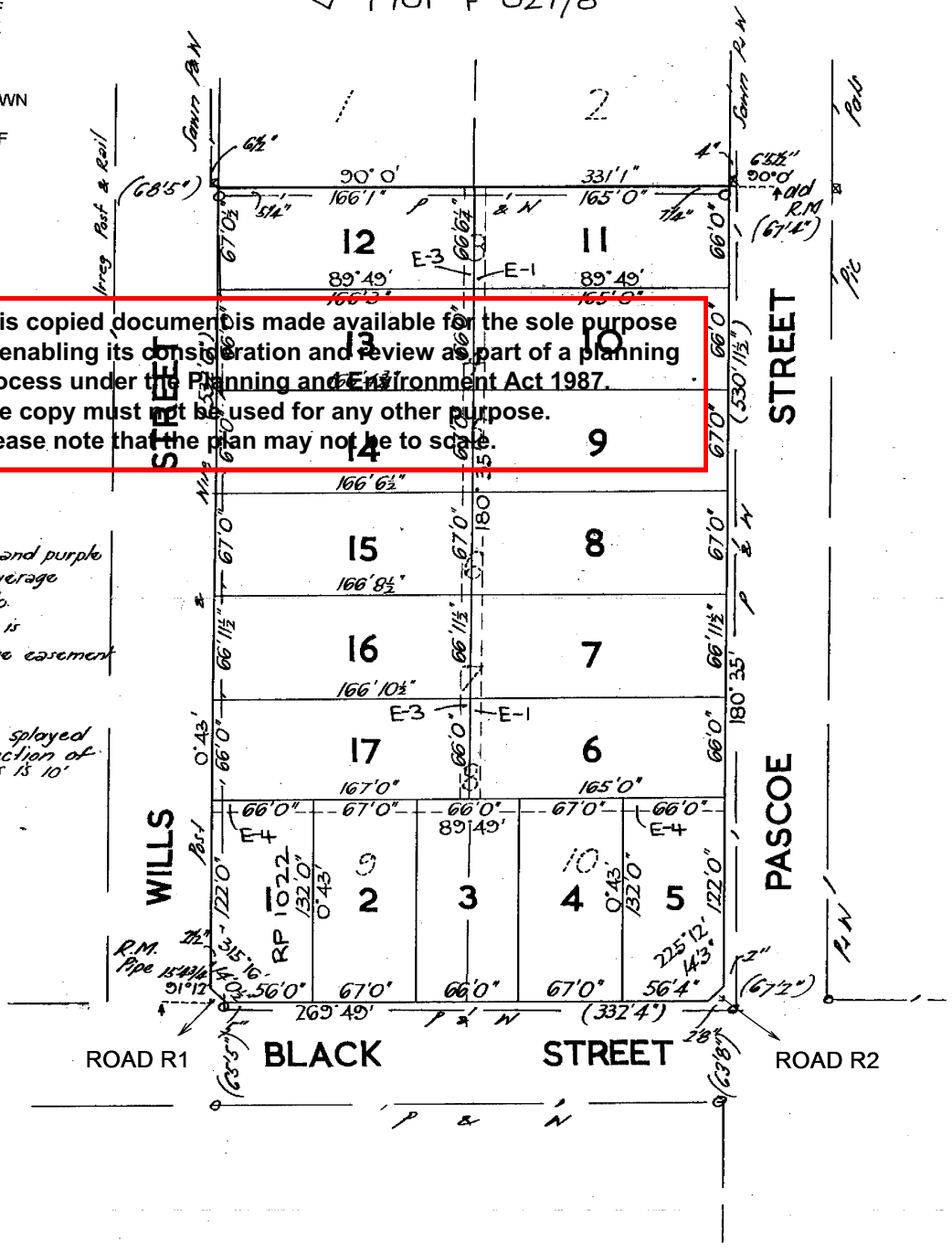
V 7701 F 027/8

APPROPRIATIONS

THE LAND COLOURED BLUE PURPLE & GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

COLOUR CODE
E-1 = BLUE
R1 & R2 = BROWN
E-3 = PURPLE
E-4 = GREEN



Note: Lands coloured blue and purple are drainage and sewerage easements 6 feet wide. Land coloured green is drainage and sewerage easement 8 feet wide.

The distance from the splayed corners to the intersection of of Street alignments is 10'

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WARNING

WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF THE PROPERTY ENCROACH INTO THE SUBJECT SITE, THE LAND BEYOND THE OCCUPATION MAY NOT BE RECOVERABLE, AS RIGHTS OF POSSESSION MAY HAVE PASSED TO ADJOINING OWNERS. UNTIL ANY SUCH ISSUES HAVE BEEN RESOLVED, FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN PURPOSES AND ANY PROPOSED DESIGN SHOULD THEREFORE BE LIMITED TO ENCROACHING OCCUPATION.

APPROXIMATE TRUE NORTH

18 WILLS ST, DOUBLE STORY BRICK & G.I.
RIDGE 62.2
HW1 80.2 h 78.1 s
HW1 80.2 h 78.1 s
SPOUT 80.6
COVERED AREA / ALFRESCO (G.I. ROOF)
RIDGE 78.1
HW1 80.2 h 78.1 s
HW 77.1 h
SPOUT 77.8
SPOUT 77.1
17.8
12.4
BRICK & G.I GARAGE (FLAT ROOF)
G.I SHED RIDGE 76.7
G.I SHED
G.I SHED
DENSE VEGETATION
NOT MARKED
1.83m DRAINAGE & SEWERAGE EASEMENT
20.41
0°35'
2.0m PALINGS
89°49'
(50.29)
269°49'
2.0m PALINGS WITH 1.0m LATTICE
17
VACANT LOT
NOT FENCED
180°35'
20.41
RIDGE 80.0
RIDGE 80.5
HW+D 78.9 h 77.0 s
19 SINGLE STOREY BRICK & G.I.
HW+D 79.1 h 78.1 s
NHW 79.1 h 78.1 s
HW+D 79.1 h 77.2 s
HW+D 79.1 h 77.2 s
HW 79.1 h 78.2 s
DECKING AREA
SPOUT 79.4
DECKING AREA
SPOUT 79.1
DECKING AREA
HW 77.4 h 75.5 s
TOP OF CHIMNEY 80.1
SPOUT 79.0
HW 77.4 h 75.5 s
SPOUT 79.6
CARPORT
9.4
10.3
9.1
BRICK GARAGE (FLAT ROOF)
SPOUT 78.0
9.6
CONCRETE DRIVEWAY
ENLARGEMENT NOT TO SCALE
PALS 0.24
PALS 0.10
PALS 0.07
ENLARGEMENT NOT TO SCALE
PALS 0.06
PALS 0.03
ENLARGEMENT NOT TO SCALE
PALS 0.05
PALS 0.02
CUBBY HOUSE
G NAILS PLACED AT TIP OF FENCE TO TITLE BOUNDARY
RIDGE 77.3
WOOD & G.I SHED
SPOUT 78.0
GARAGE (FLAT ROOF)
ROOFLINE 76.6
SPOUT 76.8
1.6
7.9
COVERED AREA / PERGOLA
RIDGE 78.3
15 SINGLE STOREY W/BOARD & G.I.
RIDGE 79.7
RIDGE 78.3
SPOUT 76.8
SPOUT 76.7
CONCRETE DRIVEWAY
EP
PASCOE STREET
75.98 BOX 75.68 INV
75.81 BOX
75.98 BOX 75.68 INV
CONCRETE CROSSOVER
75.31 BOX
RIVET PLACED ON 7.20m PRODUCTION OF TITLE BOUNDARY
DRAIN INVERT 75.09
74.68 BOX 74.38 INV
TBM RIVET 74.58 AHD
73.98 BOX 73.68 INV
RIVET PLACED ON 7.20m PRODUCTION OF TITLE BOUNDARY
DRAIN INVERT 73.68
73.98 BOX 73.68 INV
73.98 BOX 73.68 INV
CONCRETE CROSSOVER
EP

LEGEND

- EP ELECTRICITY POLE
- EXISTING TREE
- TITLE
- BUILDING
- ROOF LINE
- FENCE
- BACK OF KERB
- STRUCTURE
- OVERHEAD CABLE
- AERIAL DETAIL
- CONTOUR

SCALE
1.5 0 1.5 3 4.5 6
LENGTHS ARE IN METRES

NOTES:
- LEVELS SHOWN THUS x 73.54 ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD) LEVEL DATUM VIDE TULLAMARINE PM 145, RL:95.767.
- CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.20m INTERVALS TO AHD AND HAVE BEEN DERIVED FROM SURVEY.
- SMALL TREES AND SHRUBS HAVE NOT BEEN LOCATED IN THIS SURVEY.
- WINDOW DETAILS: HW: DENOTES HABITABLE GROUND STOREY WINDOW
  NHW : DENOTES NON-HABITABLE GROUND STOREY WINDOW
  HW+D : DENOTES DOOR WITH HABITABLE GROUND STOREY WINDOW
  76.5 h : DENOTES WINDOW HEAD LEVEL
  75.0 s : DENOTES WINDOW SILL LEVEL
- REFER TO OUR WRITTEN REPORT, BEING REF. 26124L01s DATED 31 MARCH 2026, FOR ANALYSIS AND ADVICE RELATING TO THE RE-ESTABLISHMENT OF PROPERTY TITLE BOUNDARIES.

WARNING

WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF THE PROPERTY ENCROACH INTO THE SUBJECT SITE, THE LAND BEYOND THE OCCUPATION MAY NOT BE RECOVERABLE, AS RIGHTS OF POSSESSION MAY HAVE PASSED TO ADJOINING OWNERS. UNTIL ANY SUCH ISSUES HAVE BEEN RESOLVED, FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN PURPOSES AND ANY PROPOSED DESIGN SHOULD THEREFORE BE LIMITED TO ENCROACHING OCCUPATION.

[redacted]
INCORPORATING THE PRACTICE OF
[redacted]
SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS

CERTIFICATION BY SURVEYOR

I, Peter Michael McCarthy of Terrain Consulting Group Pty. Ltd
a surveyor licensed under the Surveying Act 2004, certify that this plan
correctly represents the information obtained by me from such sources as indicated hereon.

Dated 31st March 2026

.....Signature

TITLE PARTICULARS:	SCALE:	1:150	PLAN: TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY
C/T Volume 8119 Folio 952	ORIGINAL SHEET:	A1	ADDRESS: 17 PASCOE STREET, WESTMEADOWS
Lot 7 on LP32995	DATE OF SURVEY:	23 March 2026	MUNICIPALITY: CITY OF HUME
Area of Title: 1026m²	PARTY LEADER: M.HT	DRAWN: M.C	PROJECT: PROPOSED DEVELOPMENT
SOURCE OF INFORMATION: LAND USE VIC.	LEVEL DATUM:	Aust Height Datum	MELWAY REF: 6 B6

SHEET 1 OF 1
DRAWING No.
26124D01s
VERSION No: 1
REVISION DATE:

[redacted]

TOWN PLANNING ASSESSMENT

DESIGN RESPONSE AND TOWNHOUSE & LOW-RISE CODE (CLAUSE 55) ASSESSMENT



17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF A FOUR DOUBLE STOREY DWELLINGS WITH ONSITE PARKING AND ASSOCIATED LANDSCAPING

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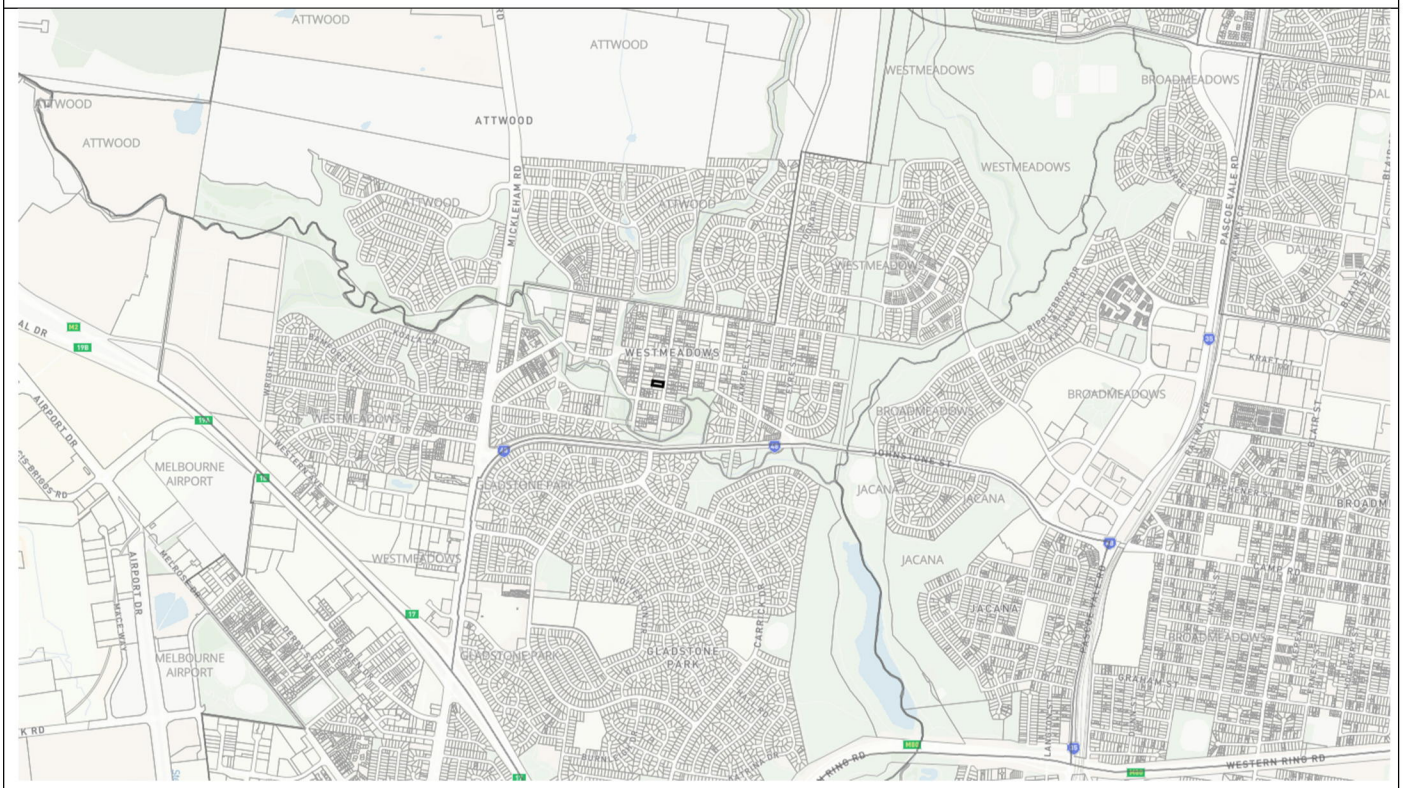
PROJECT DESCRIPTION & MAPS

This report is submitted to support a planning application for the construction of four double storey dwellings located at 17 PASCOE ST, WESTMEADOWS. In the course of preparing this planning submission the subject site and its environs have been inspected, and the development plans have been reviewed and are commented on.

The subject site is vacant and approximately 1026m^2. The site frontage is 20.45m as it presents to Pascoe Street and extends to the West 50.18m. This site is ideal for a development such as the proposed.

Pursuant to the Victorian Planning Provisions, the subject site is situated within a General Residential Zone - Schedule 1 (GRZ1). This planning submission highlights the proposed development's ability to comply with the relevant Clauses, Objectives, and Standards of the Victorian Planning Schemes.

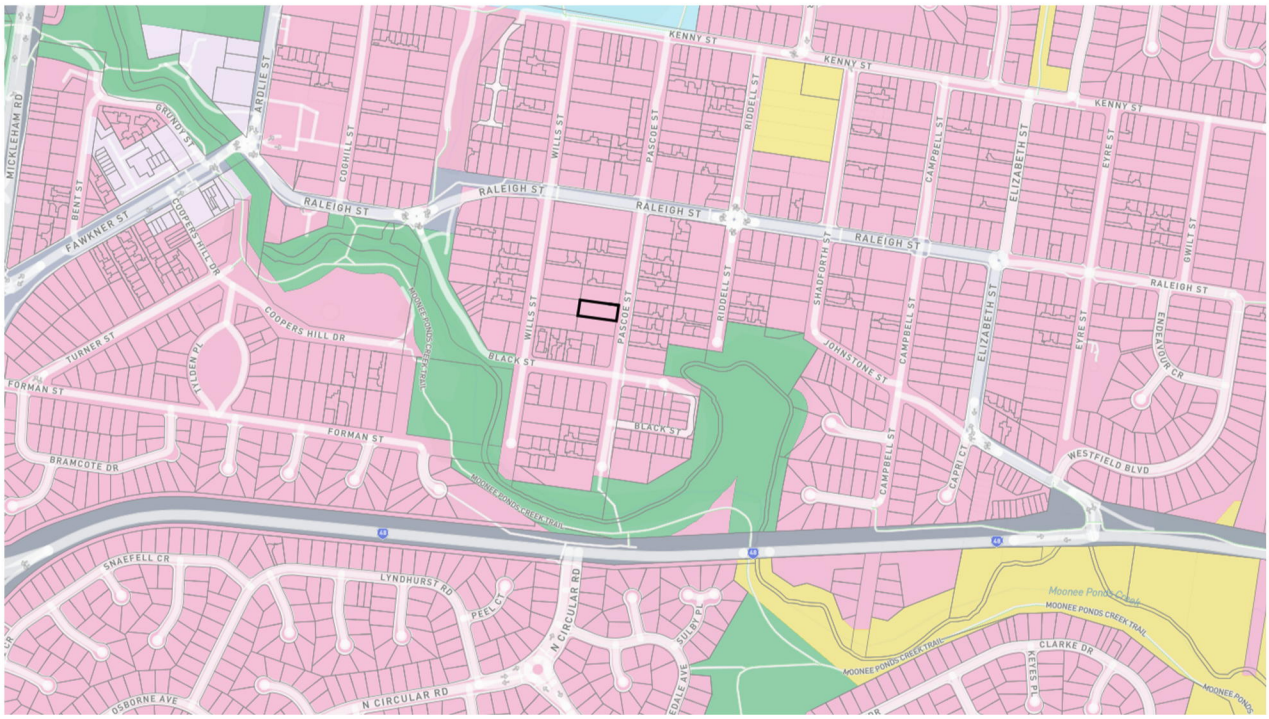
Figure 1.0 – Location Map



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[redacted]

Figure 1.1 – Zoning Map



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[redacted]

DEVELOPMENT SUMMARY

The proposal includes the construction of 4 double-storey dwellings, each featuring 4 bedrooms, dual living areas and ground floor access to a private courtyard. Vehicle access will be provided via a proposed new concrete crossover and utilisation of the existing crossover to a single/double & tandem parking arrangements.

The façade provides a modern presence to the street, incorporating clean lines and contemporary materials to blend seamlessly with the surrounding environment.

AREAS:	
Site Area	**1026**m^2
Site Coverage	**452**m^2 **(44%)**
Permeable Area	**309**m^2 **(30%)**
Garden Area	**360**m^2 **(35%)**
Canopy Area	**215.9**m^2 **(21%)**
SECLUDED PRIVATE OPEN SPACE:	
Dwelling 1	**40**m^2 (**106**m^2 total POS)
Dwelling 2	**60**m^2 (**116**m^2 total POS)
Dwelling 3	**46**m^2 (**56**m^2 total POS)
Dwelling 4	**77**m^2 (**86**m^2 total POS)
PARKING ON-SITE:	
Dwelling 1	Single Garage + Tandem
Dwelling 2	Single Garage + Tandem
Dwelling 3	Double Garage
Dwelling 4	Single Garage + Tandem

VPP 32.08 GENERAL RESIDENTIAL ZONE

Purpose:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

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[redacted]

GENERAL RESIDENTIAL ZONE - SCHEDULE 1

3.0 Requirements of Clause 54 & Clause 55

STANDARD		REQUIREMENT
Minimum street setback	B2-1	None specified
Site coverage	B2-5	None specified
Private Open Space	B3-5	None specified
Front fence height	B2-8	None specified

4.0 Maximum Building Height Requirement For A Dwelling, Small Second Dwelling Or Residential Building

None Specified

VPP 32.08-4 - CONSTRUCTION OR EXTENSION OF A DWELLING, SMALL SECOND DWELLING OR RESIDENTIAL BUILDING

MINIMUM GARDEN AREA

An application to construct or extend a dwelling, small second dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

GARDEN AREA REQUIREMENTS:	
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

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RESPONSE:		
Site Area:	**1026**m^2	
Garden Area Requirement:	359.41m^2	**(35%)**
Garden Area Achieved:	**360**m^2	**(35%)**

VPP 32.08 – 7 - CONSTRUCTION AND EXTENSION OF TWO OR MORE DWELLINGS ON A LOT, DWELLING ON COMMON PROPOERTY AND RESIDENTIAL BUILDINGS.

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and



- The fence exceeds the maximum height specified in Clause 55.02-8.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A development of four storeys, excluding a basement, must meet the requirements of Clause 57.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

VPP52.06 - CAR PARKING

Purpose

To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.

The 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.

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VPP52.06-1 SCOPE

VPP52.06 applies to:

- A new use; or
- An increase in the floor area or site area of an existing use; or
- An increase to an existing use by the measure specified in in Column C of Table 1 in VPP52.06-5 for that use.

VPP52.06
DOES NOT APPLY TO:

- The extension of one dwelling on a lot in the Neighbourhood Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, Mixed Use Zone or
- Township Zone; or
- The construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

VPP52.06-2 PROVISION OF CAR PARKING SPACES

Before:

- A new use commences; or
- The floor area or site area of an existing use is increased; or
- An existing use is increased by the measure specified in Column C of Table 1 in VPP52.06-5 for that use.

The number of car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:



- On the land; or
- In accordance with a permit issued under VPP52.06-3; or
- In accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under VPP52.063.

VPP52.06-3 – PERMIT REQUIREMENT

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

This does not apply if:

- A schedule to the Parking Overlay specified that a permit is not required under this Clause; or
- VPP52.06-3A applied.

Response – Each dwelling has provided the required carparking space under this clause. No visitor parking is required to be provided on site, and consequently, none has.

VPP 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Purpose - To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that responds to the site and the surrounding area.

Application –

Application Provisions in this clause apply to an application to the classes of applications specified in clauses:

- 32.04-7, Mixed Use Zone,
- 32.05-8, Township Zone,
- 32.07-6, Residential Growth Zone,
- 32.08-7, General Residential Zone,
- 32.09-7, Neighbourhood Residential Zone,
- 32.10-5, Housing Choice and Transport Zone.

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The objective contained in clause 55.03-1 does not apply to a development of less than 10 dwellings.

The objective contained in clause 55.05-3 does not apply to an apartment development or residential building.

The objectives contained in clauses 55.03-12 and 55.05-7 do not apply to the construction or extension of:

- A dwelling that is not in, or does not form part of, an apartment development; or

- A residential building.

[redacted]

Operation - The provisions of this clause contain:

- **Objectives** - An objective describes the outcome to be achieved in the completed development.
- **Standards** - A standard contains the requirements to meet the corresponding objective.
    - If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies.
    - If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.
    - If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.
- **Decision Guidelines** – If a standard is not met, the decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

Requirements – A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

VPP 55.01 – APPLICATION REQUIREMENTS

An application to which this clause applies must be accompanied by:

- A site description.
- A design response.
- A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

VPP 55.01-1 – SITE DESCRIPTION

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- The built form, scale and character of surrounding development including front fencing.
- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
- The use of surrounding buildings.
- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
- Solar access to the site and to surrounding properties.

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- Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site.
- Any cut and filled areas of soil, where known.
- Street frontage features such as poles, services, street trees and kerb crossovers.
- The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties.

If in the opinion of the responsible authority a requirement of the site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

VPP – 55.01-2 – DESIGN RESPONSE

The design response must explain how the proposed design derives from and responds to the site description.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.

The design response must include a landscape plan that details the proposed:

- Retention and planting of canopy trees,
- Planting of other vegetation including location, species, number and size at maturity of vegetation,
- Where required, areas of deep soil and root barriers,
- Irrigation system to support existing and planted vegetation including details of any alternative water supply sources,
- Selection of vegetation that responds to the site's environment and geographic factors,
- A plan showing the location of site services, clothes drying and storage

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Response – Please refer to accompanying site description and design response plan which includes the above requirements where possible

Townhouse and Low-Rise Code:

Council must decide whether to advertise a development proposal to neighbours and the community (notice is required fo r most permit applications). People may make an objection or submission to the council.

Where all the applicable standards are met, there will be no third party right of appeal (objector appeal).

Applicable standards:

- 55.02 (2-1 to 2-8) – All Neighbourhood character standards (street setback, building height, side and rear setback, walls on boundaries, site coverage, access, tree canopy, front fence)
- 55.04-1 - Daylight to existing windows
- 55.04-2 - Existing north-facing windows
- 55.04-3 - Overshadowing secluded open space
- 55.04-4 - Overlooking
- 55.05-2 - Overshadowing domestic solar energy systems

Appeal rights have been demonstrated on relevant standards as below. Where an applicable standard is compliant, there are no rights of appeal.

RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

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VPP 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE (B1-B5)

Refer to VPP 55 of the Planning Scheme for objectives, decisions guidelines and a full description of the standards.

VPP 55.02 - NEIGHBOURHOOD CHARACTER

B2-1: STREET SETBACK (VPP 55.02-1)	
OBJECTIVE	**STANDARD**
To ensure that the setback of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	Walls of buildings are set back from streets: • At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or • If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setback of this standard.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
Street setback achieved: **6m** Front setback compliant with planning controls.	
B2 – 2: BUILDING HEIGHT (VPP55.02-2)	
OBJECTIVE	**STANDARD**
To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 11 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case, the maximum building height does not exceed 12 metres.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
The maximum height of the proposed dwelling is: **8.685m** Maximum height is below the requirement of the zoning.	
B2 – 3: SIDE & REAR SETBACKS (VPP55.02-3)	
OBJECTIVE	**STANDARD**
To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.

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	Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: **B2-3.1:** The building is setback at least 1 metre, plus 0.3 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. **B2-3.2:** If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback 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. Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks. Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
B2-3.1 ☑	**B2-3.2** ☐

NORTH BOUNDARY:	**WEST BOUNDARY:**	**SOUTH BOUNDARY:**
Ground Floor	Ground Floor	Ground Floor
Height: **3.31m**	Height: **3.12m**	Height: **4.14m**
Required: **1.00m** setback	Required: **1.00m** setback	Required: **1.16m** setback
Achieved: **1.2m** setback	Achieved: **3.23m** setback	Achieved: **4.5m** setback
First Floor	First Floor	First Floor
Height: **6.46m**	Height: **6.44m**	Height: **7.14m**
Required: **1.86m** setback	Required: **1.85m** setback	Required: **2.23m** setback
Achieved: **2.105m** setback	Achieved: **3.295m** setback	Achieved: **2.25m** setback

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All setbacks have been assessed as per their relevance to the boundary. All setbacks and heights is deemed compliant.

B2- 4: WALLS ON BOUNDARIES (VPP55.02-4)

OBJECTIVE	STANDARD
To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

No. of proposed walls on boundary: **1**

SOUTH ELEVATION

Site length:	**50.29m**
Allowable WOB:	**20.07m**
Achieved WOB:	**6.47m**
Average Height:	**3.2m AVE**
Max height:	**3.56m MAX**

Total wall on boundary length achieved 6.47m. This is within the allowable 20.07m.

B2- 5: SITE COVERAGE (VPP55.02-5)

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OBJECTIVE	STANDARD
To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.	The site area covered by buildings does not exceed: • The maximum site coverage specified in a schedule to the zone; or • If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

Site Area: **1026**m^2 Site Cover **452**m^2 **(44%)**

Site coverage within the allowable requirements.

B2- 6: ACCESS (VPP55.02-6)

OBJECTIVE	STANDARD
To ensure the number and design of vehicle crossovers responds to the neighbourhood character	The width of accessways or car spaces (other than to a rear lane) does not exceed: • 33 % of the street frontage; or • 40 % of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10%.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

Site Width:	**20.41m**
Allowable Crossover Width:	**6.74m**
Proposed Crossover Width	**6m**
Tree Encroachment (if Req)	**NA**

Crossover width within the allowable requirement achieved.

B2- 7: TREE CANOPY (VPP55.02-7)

OBJECTIVE	STANDARD

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To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.	Provide a minimum canopy cover as specified in Table B2-7.1 (refer to schemes) Existing trees to be retained meet all of the following: Has a height of at least 5 metres, • Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, • Has a trunk that is located at least 4 metres from proposed buildings. The minimum canopy cover is met using any combination of trees specified in Table B2-7.2 (refer to schemes). Existing trees that are retained can be used in calculating canopy cover. Provide at least one new or retained tree in the front setback and the rear setback. Trees are located in either: • An area of deep soil as specified in Table B2-7.2; or • A planter as specified in Table B2-7.2. Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Type A	Type B	Type C
☑	☐	☐

RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

The tree canopy achieved is: **21%.**

Tree canopy requirements achieved. Relevant diagramming on **TP5.**

B2- 8: FRONT FENCE (VPP55.02-8)	
OBJECTIVE	**STANDARD**
To encourage front fence design that responds to the existing or preferred neighbourhood character.	A front fence within 3 metres of a street is: • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.

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RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
The maximum height of the front fence is: **1-1.4m** Front fence height requirement achieved.	

VPP 55.03 – LIVEABILITY

B3-1: DWELLING DIVERSITY (VPP 55.03-1)	
OBJECTIVE	**STANDARD**
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments include at least: • One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
Not applicable as less than 10 dwellings.	
B3 – 2: PARKING LOCATION (VPP55.03-2)	
OBJECTIVE	**STANDARD**
To minimise the impact of vehicular noise within developments on residents.	Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
All windows are located over 1.5m from common vehicle accessways and carparks.	
B3 – 3: STREET INTEGRATION (VPP55.03-3)	
OBJECTIVE	**STANDARD**
To integrate the layout of development with the street to support the safety and amenity of residents.	Where a development fronts a street, a vehicle accessway or abuts public open space: • Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.

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	• The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

Site Width: **20.41m**

Allowable Services Width: **4.08m**

Proposed services Width **1.8m**

All dwellings provided with habitable rooms at either ground or first floor.

B3- 4: ENTRY (VPP55.03-4)	
OBJECTIVE	**STANDARD**
To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.	Dwellings - Each dwelling and each residential building has a ground level entry door that: • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least **1.44** square metres with a minimum dimension of least **1.2** metres over the entry door.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

All entry porches covered by 1.2 x 1.2 (1.44m^2) canopy.

B3- 5: PRIVATE OPEN SPACE (VPP55.03-5)	
OBJECTIVE	**STANDARD**
To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: • An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or

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		• A balcony with at least the area and dimensions specified in Table B3-5; or • An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or • An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone; • The area and dimensions specified in the schedule must be 25 square metres or less; and • The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard. If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres. Where ground level private open space is provided an area for clothes drying is provided.	
≥ 25m2 ☑	Balcony ☐	Podium ☐	Rooftop ☐
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐		APPEAL RIGHTS | **YES** ☐ | **NO** ☑	
All dwellings supplied with minimum 25m^2 S.P.O.S.			
B3- 6: SOLAR ACCESS TO OPEN SPACE (VPP55.03-6)			
OBJECTIVE		**STANDARD**	
To allow solar access into the secluded private open space of new dwellings and residential buildings.		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) metres, where 'h' is the height of the wall.	
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐		APPEAL RIGHTS | **YES** ☐ | **NO** ☑	
There are no southern courtyards to consider.			
B3- 7: FUNCTIONAL LAYOUT (VPP55.03-7)			
OBJECTIVE		**STANDARD**	
To ensure dwellings provide functional areas that meet the needs of residents.		**Bedrooms:** • Meet the minimum internal room dimensions specified in Table B3-7.1; and	

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	• Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. **Living areas** (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
All minimum room dimensions and areas achieved.	
B3- 8: ROOM DEPTH (VPP55.03-8) **OBJECTIVE**	**STANDARD**
To allow adequate daylight into single aspect habitable rooms.	The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
All dwellings provide dual aspect to all Living / kitchen / dining areas OR compliant dimensions.	
B3- 9: DAYLIGHT TO NEW WINDOWS (VPP55.03-9) **OBJECTIVE**	**STANDARD**
To allow adequate daylight into new habitable room windows.	**Dwelling (other than a dwelling in or forming part of an apartment development)**

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	A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or • A verandah provided it is open for at least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
All new habitable room windows are provided with $3m^2$ clear to sky.	
B3- 10: NATURAL VENTILATION (VPP55.03-10)	
OBJECTIVE	**STANDARD**
To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	**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.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
Relevant diagramming on **TP5.**	
B3- 11: STORAGE (VPP55.03-11)	
OBJECTIVE	**STANDARD**

To provide adequate storage facilities for each dwelling.	**Dwelling (other than a dwelling in or forming part of an apartment development)** Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐| **NO** ☑
$6m^3$ storage provided to all dwellings.	

B3- 12: ACCESSIBILITY FOR APARTMENT DEVELOPMENTS (VPP55.03-12) NOT APPLICABLE TO THIS APPLICATION.

VPP 55.04 – EXTERNAL AMENITY

B4 - 1: DAYLIGHT TO EXISTING WINDOWS (VPP55.04-1)	
OBJECTIVE	**STANDARD**
To allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐| **NO** ☑
All existing habitable room windows have been provided with $3m^2$ clear to sky as required.	
B4 - 2: EXISTING NORTH-FACING WINDOWS (VPP55.04-2)	
OBJECTIVE	**STANDARD**

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[redacted]

To allow adequate solar access to existing north-facing habitable room windows	Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: • 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 setback 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. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
All north facing windows are setback appropriately from the proposal via compliant dimensions.	
B4 - 3: OVERSHADOWING SECLUDED OPEN SPACE (VPP55.04-3)	
OBJECTIVE	**STANDARD**
To ensure buildings do not significantly overshadow existing secluded private open space.	The area of secluded private open space that is not overshadowed by the new development is greater than: • 50 per cent, or • 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

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All shadowing calculated on **TP6 - TP9.** This is assessed as compliant.

B4 - 4: OVERLOOKING (VPP55.04-4)

OBJECTIVE: To limit views into existing secluded private open space and habitable room windows.

STANDARD

In Clause 55.04-4 a habitable room does not include a bedroom.

A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 metres above floor level; or
- Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

Overlooking arc annotated on plans. All relevant floor levels have been dimensioned. Screening has been annotated where required. **It is noted that bedrooms are excluded from all overlooking objectives.**

B4 - 5: INTERNAL VIEWS (VPP55.04-4)

OBJECTIVE	STANDARD
To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	In Clause 55.04-5 a habitable room does not include a bedroom.

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	Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or • Has a sill height of at least 1.7 metres above floor level; or • Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level; or. • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.7 metres above floor level and within: • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction. Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
Proposal does not propose overlooking internally.	

VPP 55.05 – SUSTAINABILITY

B5 - 1: PERMEABILITY & STORMWATER MANAGEMENT (VPP55.05-1)	
OBJECTIVE	**STANDARD**
To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.	The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to: • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:

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	- Suspended solids 80% reduction in mean annual load. - Total phosphorus and Total Nitrogen 45% reduction in mean annual load. - Litter 70% reduction of mean annual load. • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.
RESPONSE | **COMPLIANT** ☐ | **NON- COMPLIANT** ☑	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
MANAGEMENT SYSTEMS PROPOSED ☑ 3000LITRES RAINWATER TANK ☑ PERMEABLE PAVING ☐ RAIN GARDENS	**AREAS OF REUSE** ☑ SANITARY FLUSHING ☑ LAUNDRY ☑ GARDEN WATERING

All reasonable stormwater management measures have been incorporated into the design, including **4,000L rainwater tanks** and **permeable paving**. Any increase in rainwater tank capacity or permeable paving would not result in a meaningful improvement to the overall Blue Factor outcome.

For small, low-risk developments, Total Nitrogen has historically been accepted as a proxy for overall stormwater treatment performance. Where the Blue Factor score achieves 100% through compliance with the nitrogen target, the Responsible Authority may exercise discretion where some individual pollutant reduction targets are not met. Despite not achieving the targets for Total Suspended Solids, Gross Pollutants and Infiltration/Filtration, the proposal delivers a strong stormwater management outcome and it is considered appropriate for the Responsible Authority to accept the proposed design response.

B5 - 2: OVERSHADOWING DOMESTIC SOLAR ENERGY SYSTEMS (VPP55.05-2)	
OBJECTIVE	**STANDARD**
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.	Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.

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	In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
Neighbouring solar facilities are sited appropriate distance from boundary. No shadowing occurs over facilities.	
B5 - 3: ROOFTOP SOLAR ENERGY GENERATION AREA (VPP55.05-3)	
OBJECTIVE	**STANDARD**
To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.	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.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
Refer to dedicated area on page no. TP2 for further details.	
B5 - 4: SOLAR PROTECTION TO NEW NORTH-FACING WINDOWS (VPP55.05-4)	
OBJECTIVE	**STANDARD**
To encourage external shading of north facing windows to minimise summer heat gain.	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.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
Fixed shading devices have been annotated, dimensioned and tagged on plans and shown on elevations.	

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B5 - 5: WASTE & RECYCLING (VPP55.05-5)	
OBJECTIVE	**STANDARD**
To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.	Dwelling (other than a dwelling in or forming part of an apartment development) The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1 **Shared Storage** If the development includes a shared bin storage area: • The shared bin storage area: • Is located within 40 metres of a kerbside collection point. • Includes a tap for bin washing. • There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑
Refer to dedicated area on page no. TP5 for further details.	

B5 - 6: NOISE IMPACTS (VPP55.05-6)	
OBJECTIVE	**STANDARD**
To minimise the impact of mechanical plant noise located in the development.	Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.
RESPONSE | **COMPLIANT** ☑ | **NON- COMPLIANT** ☐	APPEAL RIGHTS | **YES** ☐ | **NO** ☑

[redacted]

All mechanical plant equipment and storage have been located away from habitable windows. All have been screened in their respective yards away from public using fencing.

B5 - 7: ENERGY EFFICIENCY (VPP55.05-7) NOT APPLICABLE TO THIS APPLICATION.

CONCLUSION

Based on this assessment, the proposed development at 17 Pascoe St, Westmeadows strongly meets the objectives and standards of the Victorias Planning Provisions (including VPP55).

The proposal will supplement housing choice available within the area and as such is in conformity with the purpose of the General Residential Zone and the objectives of urban consolidation (including increased availability and affordability).

The proposal is a site-specific designed development that is respectful of the existing residential form of the streetscape and respects the amenity of adjoining properties.

The proposed dwellings are contemporary in their architectural character while being respectful of existing local character and will make a positive contribution to the neighbourhood and streetscape character of the area.

APPENDIX – AERIAL IMAGE

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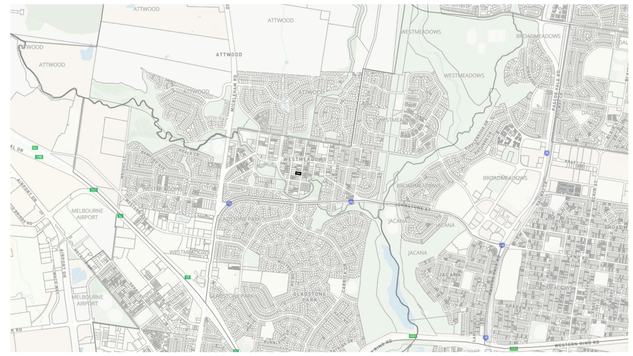
17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF FOUR TOWNHOUSES

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[redacted]





NORTH

WESTMEADOWS PRIMARY SCHOOL	0.45 KM
HARRICKS CRESCENT RESERVE	0.65 KM
ATTWOOD HOUSE COMMUNITY CENTRE	1.00 KM
GREENVALE ATWOOD WALKWAY	1.90 KM

EAST

RIPPLEBROOK DRIVE PLAYGROUND	1.50 KM
WEST MEADOWS INDIGENOUS COMMUNITY	1.60 KM
VALLEY PARK COMMUNITY CENTRE	1.90 KM
BROADMEADOWS CENTRAL	2.70 KM

SOUTH

MOONEE PONDS CREEK PARKLAND	0.19 KM
CARRICK RESERVE DOG OFF LEASH AREA	1.70 KM
WOLLWORTH GLADSTONE PARK	2.50 KM
GLADSTONE PARK SECONDARY COLLEGE	2.70 KM

WEST

COOPERS HILL DRIVE PLAYGROUND	0.90 KM
WESTMEADOWS PRESCHOOL	0.95 KM
THE BIGGEST LOLLIE SHOP IN THE WORLD	2.60 KM
MOONEE PONDS CREEK WALK	2.70 KM

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LEGEND

- EXISTING SOLAR PANELS
- SUBJECT SITE
- EXISTING CROSSOVERS
- PROPOSED CROSSOVERS
- SPOS — SECLUDED PRIVATE OPEN SPACE
- EXISTING TREES

NORTH

NEIGHBOURHOOD & SITE DESCRIPTION

SCALE: 1 : 300

[redacted]

No.	Description	Date
A	LODGEMENT	27/07/2026
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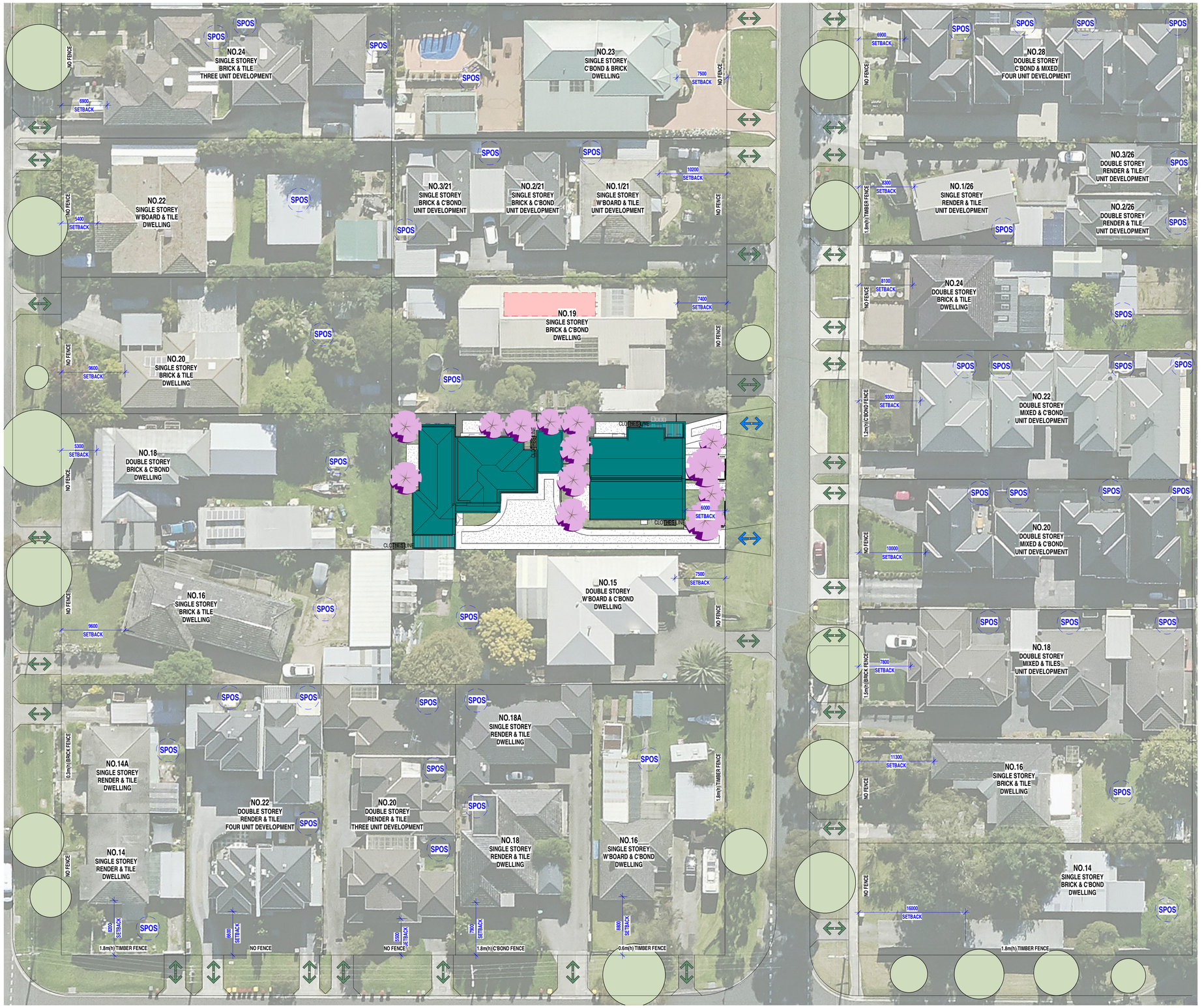
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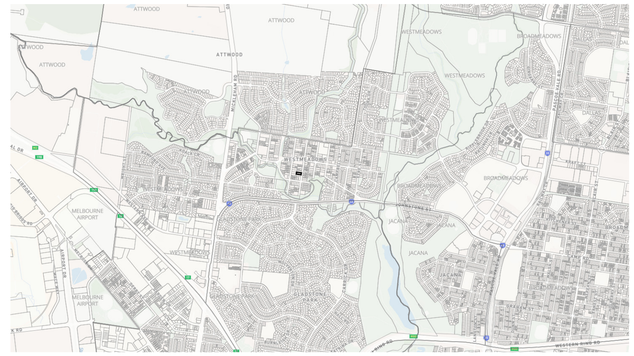
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CHECKED BY	T.B.
DATE	APRIL 2026
SCALE	1:100@A1/ 1:200 @A3
ISSUE	TOWN PLANNING

17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF FOUR TOWNHOUSES

REVISION	SHEET No.
B	NSD/DR1





NORTH

WESTMEADOWS PRIMARY SCHOOL	0.45 KM
HARRICKS CRESCENT RESERVE	0.65 KM
ATTWOOD HOUSE COMMUNITY CENTRE	1.00 KM
GREENVALE ATWOOD WALKWAY	1.90 KM

EAST

RIPPLEBROOK DRIVE PLAYGROUND	1.50 KM
WEST MEADOWS INDIGENOUS COMMUNITY	1.60 KM
VALLEY PARK COMMUNITY CENTRE	1.90 KM
BROADMEADOWS CENTRAL	2.70 KM

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NORTH

LEGEND

- EXISTING SOLAR PANELS
- SUBJECT SITE
- EXISTING CROSSOVERS
- PROPOSED CROSSOVERS
- SPOS — SECLUDED PRIVATE OPEN SPACE
- EXISTING TREES

DESIGN RESPONSE

SCALE: 1 : 300

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No.	Description	Date
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17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF FOUR TOWNHOUSES

REVISION	SHEET No.
B	NSD/DR2



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DEVELOPMENT SUMMARY

SITE AREA	1026 m²
SITE COVER	452 m² (44%)
PERMEABLE AREA	309 m² (30%)
GARDEN AREA	360 m² (35%)
TREE CANOPY AREA	216 m² (21%)
NUMBER OF DWELLINGS	4
CARSPACES	8

AREA SCHEDULE:

DWELLING 1	
GROUND FLOOR (INCL. GARAGE)	112 m²
FIRST FLOOR	87 m²
	199 m² (21.42SQ)
PRIVATE OPEN SPACE (P.O.S.)	106 m²
SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	40 m²
DWELLING 2	
GROUND FLOOR (INCL. GARAGE)	106 m²
FIRST FLOOR	92 m²
	198 m² (21.31SQ)
PRIVATE OPEN SPACE (P.O.S.)	116 m²
SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	60 m²
DWELLING 3	
GROUND FLOOR (INCL. GARAGE)	119 m²
FIRST FLOOR	108 m²
	227 m² (24.43SQ)
PRIVATE OPEN SPACE (P.O.S.)	56 m²
SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	46 m²
DWELLING 4	
GROUND FLOOR (INCL. GARAGE)	108 m²
FIRST FLOOR	94 m²
	202 m² (21.74SQ)
PRIVATE OPEN SPACE (P.O.S.)	86 m²
SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	77 m²

RAINWATER TANK:

RWT

ALL DWELLINGS SHALL HAVE STORMWATER COLLECTION TANKS FOR STORMWATER RE-USE. **STORM NOMINATED VALUES ARE FOR RE-USE ONLY**. ANY DETENTION REQUIREMENTS TO FUTURE DETAILS BY RELEVANT CIVIL ENGINEER

PROPOSED CANOPY TREE:

EXISTING TREE:

EXISTING TREE TO BE REMOVED:

PEDESTRIAN VISIBILITY SPLAY:

ANY STRUCTURE OR VEGETATION WITHIN VISIBILITY SPLAYS MUST NOT BE MORE THAN 0.9m IN HEIGHT.

2500
2000

SYMBOLS:

- WATER METER
- ELEC — ELECTRICAL METER
- HWS — HOT WATER SERVICE (ELEC. INSTANTANEOUS)
- HWS — HOT WATER SERVICE (HEAT PUMP)
- DG — DOUBLE GLAZING
- ASD — ADJUSTABLE SHADING DEVICE
- FSD — FIXED SHADING DEVICE (REF. TYPICAL NORTH FIXED SHADING DETAIL)
- OBS — FIXED OBSCURED GLAZING MAXIMUM 25% TRANSPARENCY TO 1700mm ABOVE F.F.L
- A/C — AIR CONDITIONING UNIT (EXTERNAL)
- EV — EV CHARGER
- EXTERNAL PATH LIGHTING

SITE/GROUND FLOOR PLAN

SCALE: 1 : 100

[redacted]

No.	Description	Date
A	LODGEMENT	27/07/2026
B	RFI	23/09/2026

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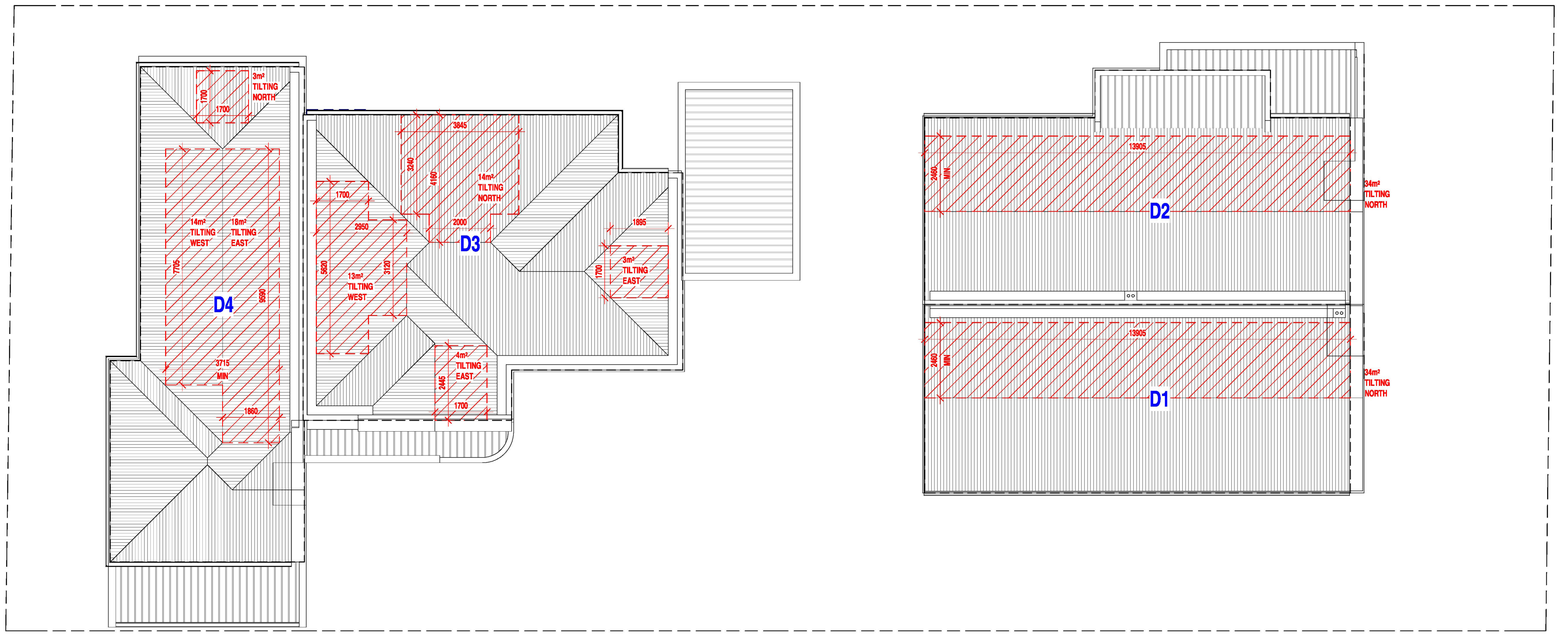
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17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF FOUR TOWNHOUSES

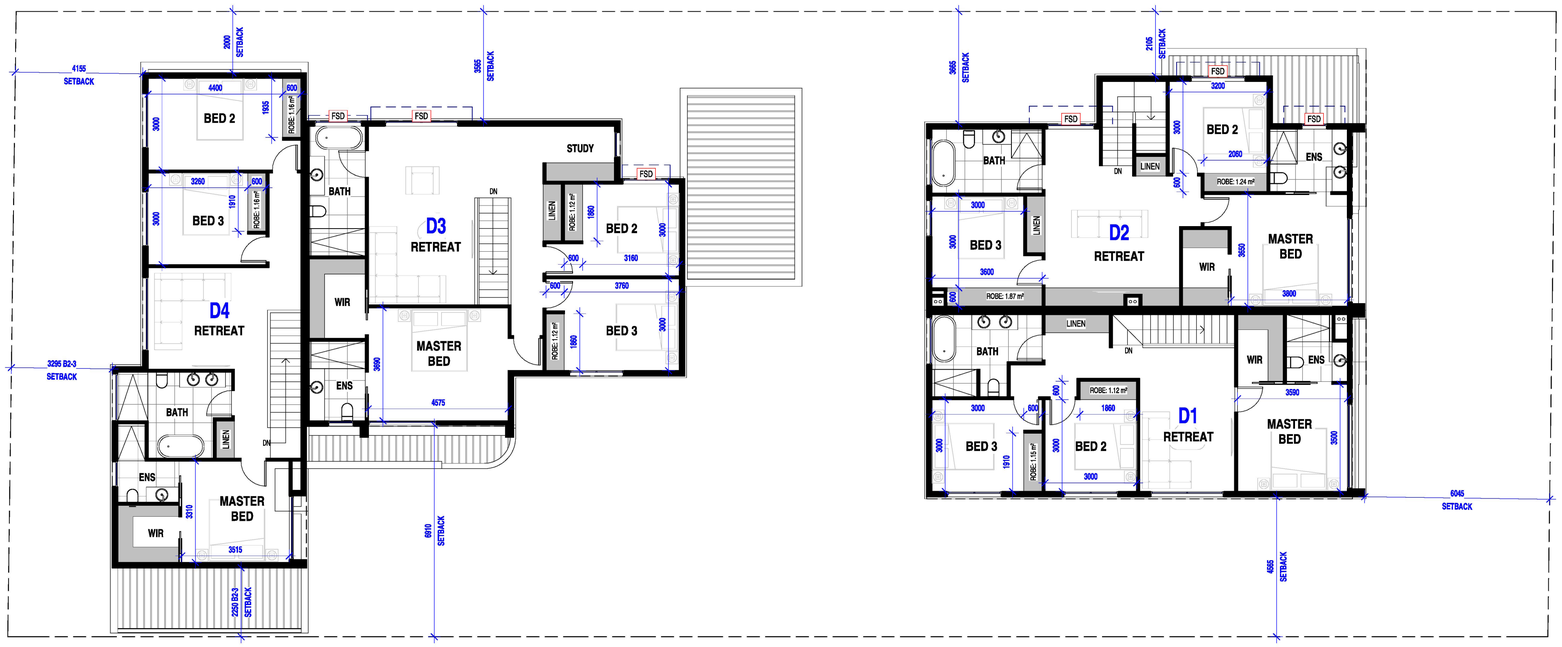
REVISION	SHEET No.
B	TP1

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ROOF PLAN & FUTURE SOLAR ZONE DIAGRAM

SCALE: 1 : 100



FIRST FLOOR PLAN

SCALE: 1 : 100

BREEZE PATH



DENOTES DIRECTION OF CROSS VENTILATION. BREEZE PATH TO BE 5m MIN 18m MAX.

CANOPY TREE ZONES



DENOTES AREA REQUIREMENTS FOR CANOPY TREE LOCATION.

CANOPY AREA: TOTAL	CANOPY AREA: COUNTED
ø 3000	ø 3000

CANOPY AREA CALCULATION:

REFER TO LANDSCAPE PLAN

FUTURE SOLAR ZONES



DENOTES AREA REQUIREMENTS FOR FUTURE SOLAR LOCATION.

SOLAR AREA REQUIREMENTS:

1 BEDROOM DWELLING:
15m² (MIN DIMENSION 1.7m)

2-3 BEDROOM DWELLING:
26m² (MIN DIMENSION 1.7m)

4+ BEDROOM DWELLING:
34m² (MIN DIMENSION 1.7m)

BIN AREA:



DEVELOPMENT SUMMARY

SITE AREA	1026 m²
SITE COVER	452 m² (44%)
PERMEABLE AREA	309 m² (30%)
GARDEN AREA	360 m² (35%)
TREE CANOPY AREA	216 m² (21%)
NUMBER OF DWELLINGS	4
CARSPACES	8

AREA SCHEDULE:

DWELLING 1	
GROUND FLOOR (INCL. GARAGE)	112 m²
FIRST FLOOR	87 m²
	199 m² (21.42SQ)
PRIVATE OPEN SPACE (P.O.S.)	106 m²
SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	40 m²
DWELLING 2	
GROUND FLOOR (INCL. GARAGE)	106 m²
FIRST FLOOR	92 m²
	198 m² (21.31SQ)
PRIVATE OPEN SPACE (P.O.S.)	116 m²
SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	60 m²
DWELLING 3	
GROUND FLOOR (INCL. GARAGE)	119 m²
FIRST FLOOR	108 m²
	227 m² (24.43SQ)
PRIVATE OPEN SPACE (P.O.S.)	56 m²
SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	46 m²
DWELLING 4	
GROUND FLOOR (INCL. GARAGE)	108 m²
FIRST FLOOR	94 m²
	202 m² (21.74SQ)
PRIVATE OPEN SPACE (P.O.S.)	86 m²
SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)	77 m²

RAINWATER TANK:

RWT

ALL DWELLINGS SHALL HAVE STORMWATER COLLECTION TANKS FOR STORMWATER RE-USE. **STORM NOMINATED VALUES ARE FOR RE-USE ONLY.** ANY DETENTION REQUIREMENTS TO FUTURE DETAILS BY RELEVANT CIVIL ENGINEER

PROPOSED CANOPY TREE:

EXISTING TREE:



EXISTING TREE TO BE REMOVED:



PEDESTRIAN VISIBILITY SPLAY:

ANY STRUCTURE OR VEGETATION WITHIN VISIBILITY SPLAYS MUST NOT BE MORE THAN 0.9m IN HEIGHT.



SYMBOLS:

	WATER METER
ELEC	ELECTRICAL METER
HWS	HOT WATER SERVICE (ELEC. INSTANTANEOUS)
HWS	HOT WATER SERVICE (HEAT PUMP)
DG	DOUBLE GLAZING
ASD	ADJUSTABLE SHADING DEVICE
FSD	FIXED SHADING DEVICE (REF. TYPICAL NORTH FIXED SHADING DETAIL)
OBS	FIXED OBSCURED GLAZING MAXIMUM 25% TRANSPARENCY TO 1700mm ABOVE F.F.L
A/C	AIR CONDITIONING UNIT (EXTERNAL)
EV	EV CHARGER
	EXTERNAL PATH LIGHTING

NORTH

[redacted]

No.	Description	Date
A	LODGEMENT	27/07/2026
B	RFI	23/09/2026

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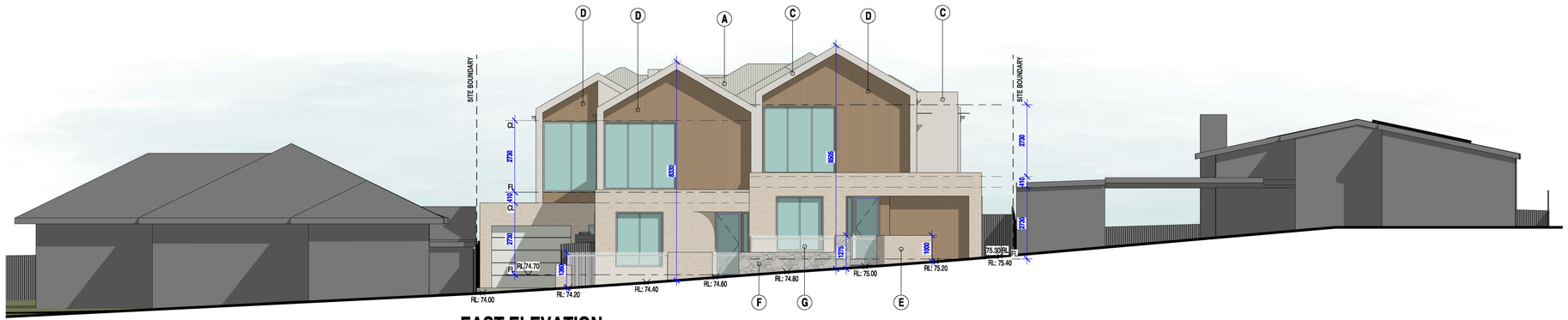
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PROJECT No.	26-025
DRAWN BY	T.B.
CHECKED BY	T.B.
DATE	APRIL 2026
SCALE	1:100@A1/ 1:200 @A3
ISSUE	TOWN PLANNING

17 PASCOE ST, WESTMEADOWS

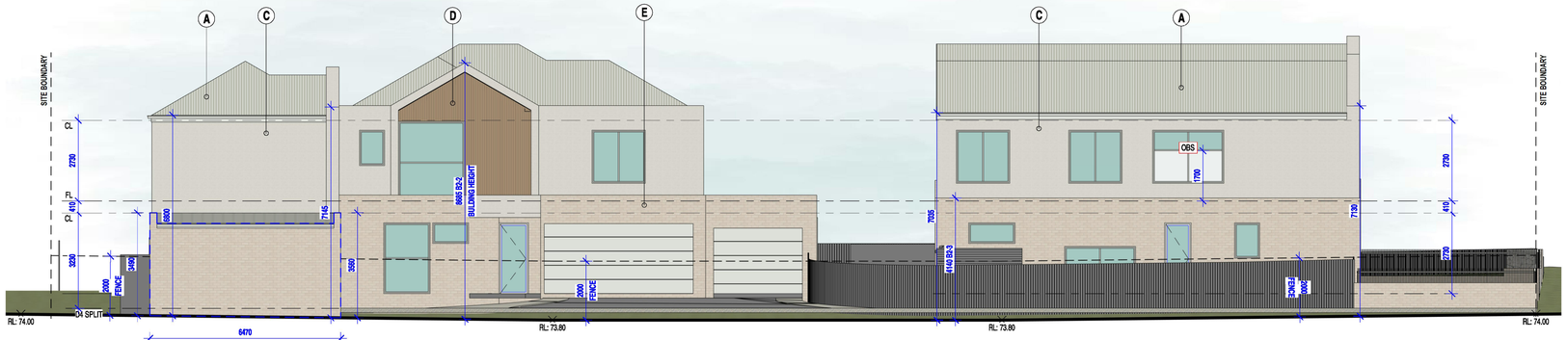
DEVELOPMENT OF FOUR TOWNHOUSES

REVISION	SHEET No.
B	TP2



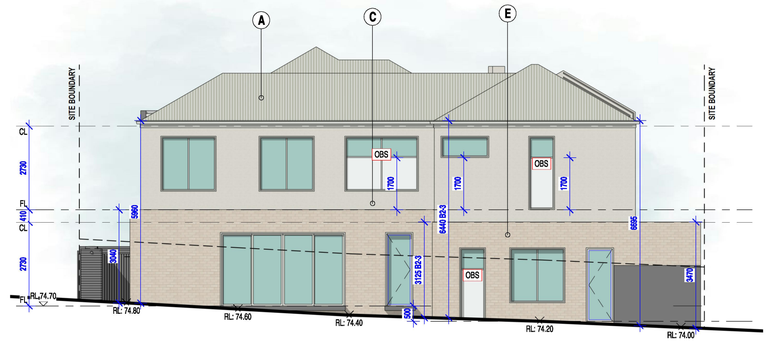
EAST ELEVATION

SCALE: 1 : 100



SOUTH ELEVATION

SCALE: 1 : 100



WEST ELEVATION

SCALE: 1 : 100



NORTH ELEVATION

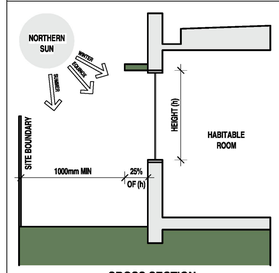
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MATERIALS SCHEDULE

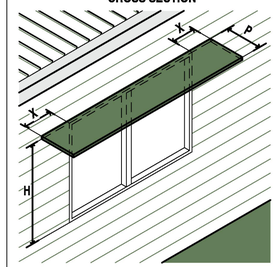
SAMPLE	REF	ITEM	COLOUR	FINISH / SUPLIER
	A	ROOFING MATERIAL	COSMIC	COLORBOND
	B	GUTTERS / FASCIAS / DOWNPIPES	COSMIC	COLORBOND
	C	APPLIED RENDER	WHITE	TBA
	D	VERTICAL CLADDING	ARAVA	DULUX
	E	FEATURE BRICK	CREAM	TBA
	F	FEATURE STONE	TBA	TBA
	G	POWDER COATED ALUMINIUM SLAT FENCING	WHITE	COLORBOND
	H	GARAGE DOORS / FACADE TREATMENTS	WHITE	COLORBOND
	I	WINDOWS / DOORS - HABITABLE UNITS TO BE DOUBLE GLAZED	WHITE	COLORBOND

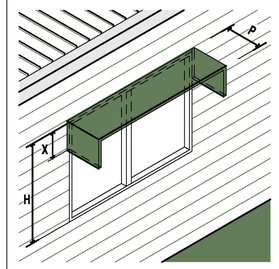
TYPICAL NORTH FIXED SHADING

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.



CROSS SECTION





AXONOMETRIC

P = 0.25 X H

P = X

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SYMBOLS:

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ELEC	ELECTRICAL METER
HWS	HOT WATER SERVICE (ELEC. INSTANTANEOUS)
HWS	HOT WATER SERVICE (HEAT PUMP)
DG	DOUBLE GLAZING
ASD	ADJUSTABLE SHADING DEVICE
FSD	FIXED SHADING DEVICE (REF. TYPICAL NORTH FIXED SHADING DETAIL)
OBS	FIXED OBSCURED GLAZING MAXIMUM 25% TRANSPARENCY TO 1700mm ABOVE F.F.L
A/C	AIR CONDITIONING UNIT (EXTERNAL)
EV	EV CHARGER
T	TAP (COURTYARD / BALCONY)

[redacted]

No.	Description	Date
A	LODGEMENT	27/07/2026
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DRAWN BY	T.B.
CHECKED BY	T.B.

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ISSUE	TOWN PLANNING

17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF FOUR TOWNHOUSES

REVISION	SHEET No.
B	TP3

WATER SENSITIVE URBAN DESIGN (WSUD) NOTES:

THE BUILDER AND CONTRACTORS MUST COMPLY WITH ALL REQUIREMENTS AS OUTLINED IN THE RELEVANT 'STORM' ASSESSMENT.

TOTAL ROOF CATCHMENT AREAS, RAINWATER TANKS & CONNECTIONS:

RAINWATER TANK:

(CAPACITY) LT RWT.

ALL DWELLINGS SHALL HAVE STORMWATER COLLECTION TANKS FOR STORMWATER RE-USE. **STORM NOMINATED VALUES ARE FOR RE-USE ONLY**. ANY DETENTION REQUIREMENTS TO FUTURE DETAILS BY RELEVANT CIVIL ENGINEER

DWELLING: 1

TOTAL ROOF CATCHMENT AREA:
ROOF AREA: 115 m²

RAIN WATER TANK SIZES & CONNECTIONS

RWT1 CAPACITY: 4000 L

CONNECTIONS: TOILETS & LAUNDRIES
ARE TOILETS CONNECTED?: YES
ARE LAUNDRIES CONNECTED?: YES

DWELLING: 2

TOTAL ROOF CATCHMENT AREA:
ROOF AREA: 65 m²

RAIN WATER TANK SIZES & CONNECTIONS

RWT1 CAPACITY: 4000 L

CONNECTIONS: TOILETS & LAUNDRIES
ARE TOILETS CONNECTED?: YES
ARE LAUNDRIES CONNECTED?: YES

DWELLING: 3

TOTAL ROOF CATCHMENT AREA:
ROOF AREA: 75 m²

RAIN WATER TANK SIZES & CONNECTIONS

RWT1 CAPACITY: 4000 L

CONNECTIONS: TOILETS & LAUNDRIES
ARE TOILETS CONNECTED?: YES
ARE LAUNDRIES CONNECTED?: YES

DWELLING: 4

TOTAL ROOF CATCHMENT AREA:
ROOF AREA: 100 m²

RAIN WATER TANK SIZES & CONNECTIONS

RWT1 CAPACITY: 4000 L

CONNECTIONS: TOILETS & LAUNDRIES
ARE TOILETS CONNECTED?: YES
ARE LAUNDRIES CONNECTED?: YES

MAINTENANCE SCHEDULE - PERMEABLE PAVING/CONCRETE:

- VISUALLY INSPECT PERVIOUS AREAS **ANUALLY** FOR DETERIORATION OR SPALLING
- VISUALLY INSPECT PERVIOUS AREAS ON A **MONTHLY** BASIS TO ENSURE THAT IT IS CLEAN OF DEBRIS, DEWATERS BETWEEN STORMS AND IS CLEAN OF SIDEMENTS.

SURROUNDING MAINTENANCE **AS NEEDED:**

- MAINTAIN SURROUNDING LANDSCAPED AREAS
- KEEP PERVIOUS AREAS CLEAN BY SWEEPING, BLOWING OR VACCUMING
- ENSURE DEBRIS IN EXCESSIVE WATER FLOW IS DIVERTED FROM PERVIOUS AREAS.

NOTES

1. SELECTED DOWNPIPES TO BE CONNECTED BACK TO RAINWATER TANKS VIA **GRAVITY FED SYSTEM** & **CHARGED** AS REQUIRED. (NO CHARGING UNDERSLAB)
2. RAINWATER TANKS WITH MINIMUM ROOF CATCHMENT AREA AS PER VALUES ABOVE
3. RAINWATER TANKS CONNECTED BACK TO ALL **TOILETS** FOR THE PURPOSE OF SANITARY FLUSHING & **LAUNDRIES** FOR RE-USE
4. ENSURE ALL RAINWATER TANKS ARE EQUIPPED WITH GUTTER GUARDS, FIRST FLUSH DIVERTERS AND FILTERS.

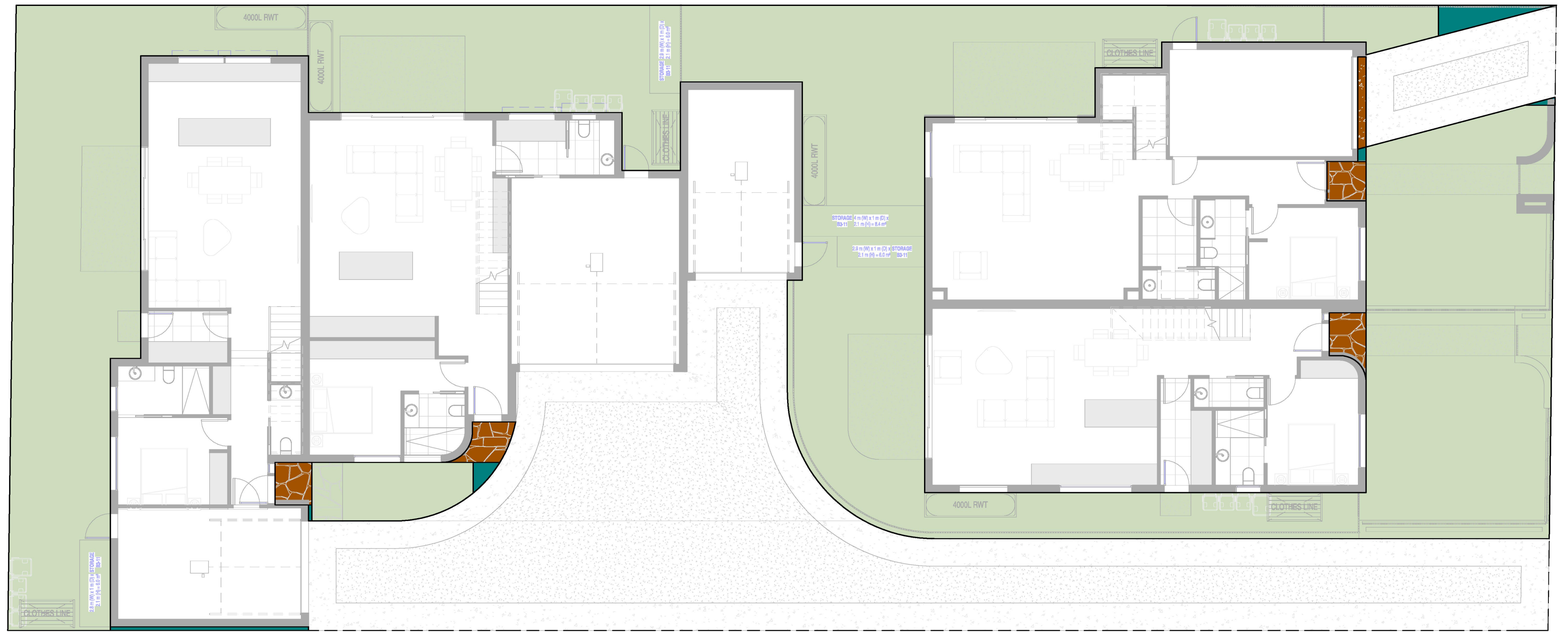
BLUE FACTOR SCORE

ROJECT ADDRESS: 17 PASCOE ST, WESTMEADOWS
REPORT ID: 58418908

130% SCORE

RESULT

ITEM	RESULT
TOTAL SUSPENDED SOLIDS	60%
TOTAL PHOSPHORUS	59%
TOTAL NITROGEN	58%
TOTAL GROSS POLLUTANTS	83%
MEAN ANNUAL RUNOFF VOLUME HARVESTED OR EVAPOTRANSPIRED	58%
MEAN ANNUAL RUNOFF VOLUME INFILTRATED OR FILTERED	0%



GARDEN AREA PLAN
SCALE: 1 : 100

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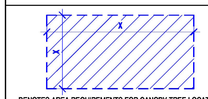
WSUD PLAN
SCALE: 1 : 100

BREEZE PATH

5000mm MIN
18000mm MAX

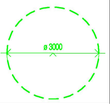
DENOTES DIRECTION OF CROSS VENTILATION. BREEZE PATH TO BE 5m MIN 18m MAX.

CANOPY TREE ZONES



DENOTES AREA REQUIREMENTS FOR CANOPY TREE LOCATION.

CANOPY AREA: TOTAL



CANOPY AREA: COUNTED

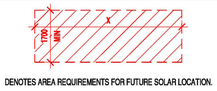


CANOPY AREA CALCULATION:

REFER TO LANDSCAPE PLAN



FUTURE SOLAR ZONES



DENOTES AREA REQUIREMENTS FOR FUTURE SOLAR LOCATION.

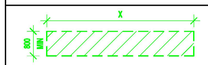
SOLAR AREA REQUIREMENTS:

1 BEDROOM DWELLING:
15m² (MIN DIMENSION 1.7m)

2-3 BEDROOM DWELLING:
26m² (MIN DIMENSION 1.7m)

4+ BEDROOM DWELLING:
34m² (MIN DIMENSION 1.7m)

BIN AREA:



WATER SENSITIVE URBAN DESIGN (WSUD) LEGEND:

- ROOF SURFACE AREA COLLECTING RAINWATER, CONNECTING DIRECTLY INTO RAINWATER TANKS
- ROOF SURFACE AREA COLLECTING RAINWATER, CONNECTING DIRECTLY TO LEGAL POINT OF DISCHARGE
- HARD SURFACE PAVING AREA COLLECTING RAINWATER, CONNECTING DIRECTLY TO LEGAL POINT OF DISCHARGE
- PERMEABLE PAVING AREA COLLECTING RAINWATER, GRADED TO ALLOW STORMWATER RUNOFF INTO LANDSCAPING
- ROOF SURFACE AREA COLLECTING RAINWATER CONNECTING DIRECTLY INTO RAINWATER GARDENS
- HARD SURFACE PAVING AREA COLLECTING RAINWATER, GRADED DIRECTLY INTO ENVISS DRAINAGE PITS
- PERMEABLE SURFACE AREA

GARDEN AREA LEGEND:

- COMPLIANT GARDEN AREA
- NON-COMPLIANT GARDEN AREA
- DRIVEWAY
- RWT/STORAGE
- COVERED PAVING

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B	RFI	23/09/2026

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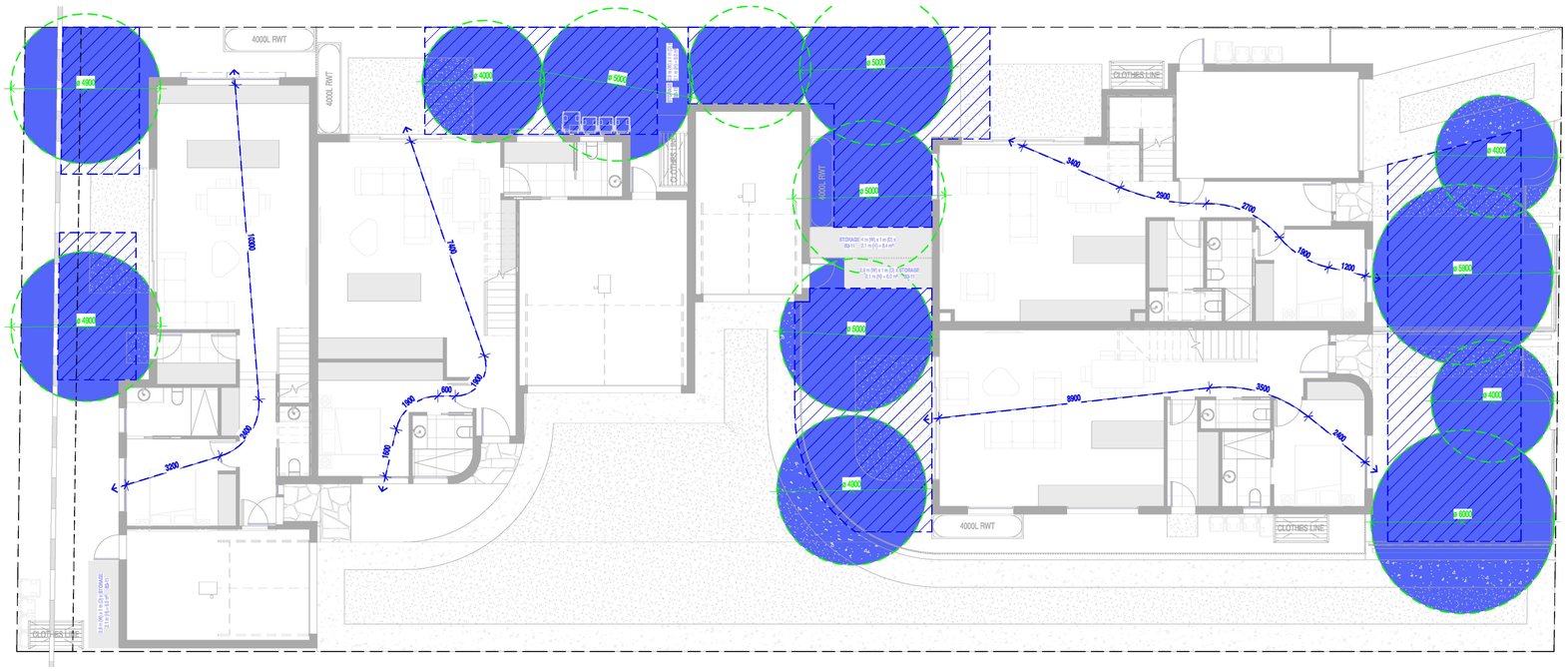
PROJECT No.	26-025
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ISSUE	TOWN PLANNING

17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF FOUR TOWNHOUSES

REVISION B

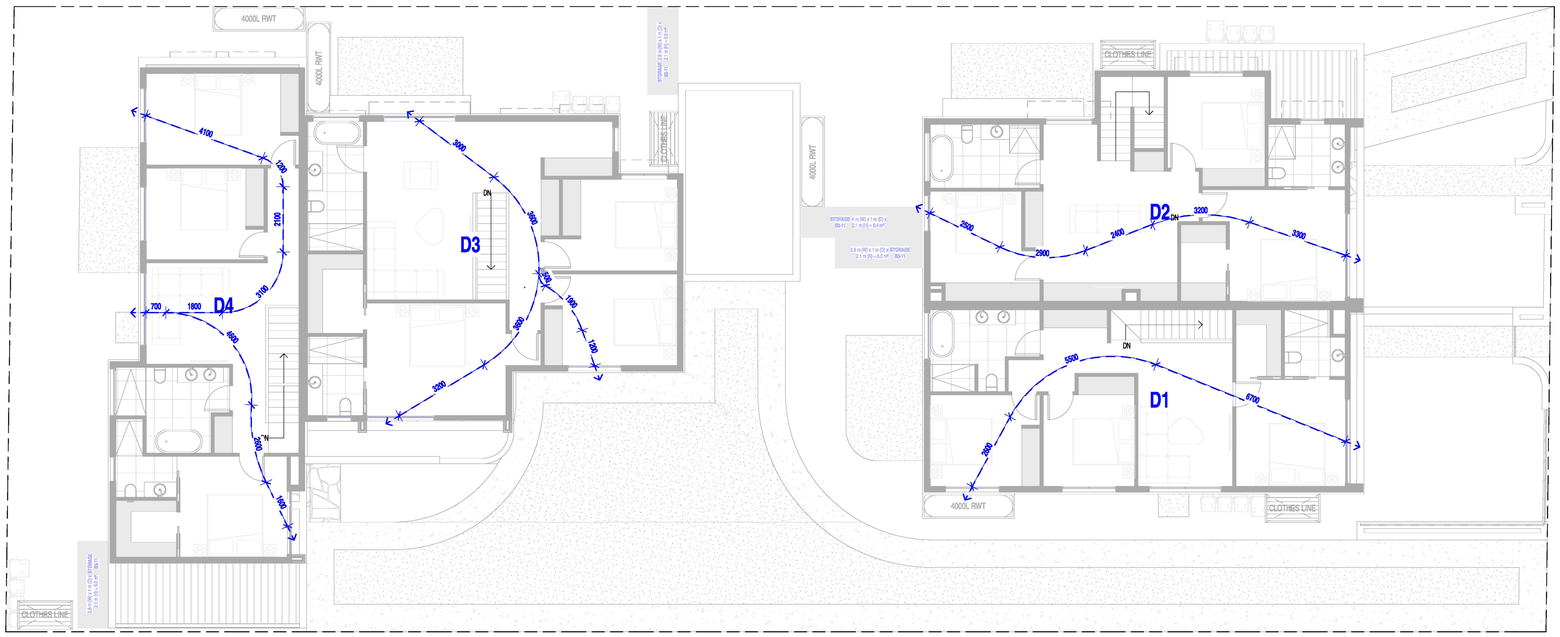
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DEEP SOIL ZONES, BIN AREA & GROUND FLOOR BREEZE PATH

SCALE: 1 : 100

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FIRST FLOOR BREEZE PATH

SCALE: 1 : 100

BREEZE PATH

5000mm MIN
18000mm MAX

DENOTES DIRECTION OF CROSS VENTILATION. BREEZE PATH TO BE 5m MIN 18m MAX.

CANOPY TREE ZONES

DENOTES AREA REQUIREMENTS FOR CANOPY TREE LOCATION.

CANOPY AREA: TOTAL

ø 9000

CANOPY AREA: COUNTED

ø 3000

CANOPY AREA CALCULATION:

REFER TO LANDSCAPE PLAN

FUTURE SOLAR ZONES

1700 MIN

DENOTES AREA REQUIREMENTS FOR FUTURE SOLAR LOCATION.

SOLAR AREA REQUIREMENTS:

1 BEDROOM DWELLING:
15m² (MIN DIMENSION 1.7m)

2-3 BEDROOM DWELLING:
26m² (MIN DIMENSION 1.7m)

4+ BEDROOM DWELLING:
34m² (MIN DIMENSION 1.7m)

BIN AREA:

800 MIN

WATER SENSITIVE URBAN DESIGN (WSUD) LEGEND:

- ROOF SURFACE AREA COLLECTING RAINWATER, CONNECTING DIRECTLY INTO RAINWATER TANKS
- ROOF SURFACE AREA COLLECTING RAINWATER, CONNECTING DIRECTLY TO LEGAL POINT OF DISCHARGE
- HARD SURFACE PAVING AREA COLLECTING RAINWATER, CONNECTING DIRECTLY TO LEGAL POINT OF DISCHARGE
- PERMEABLE PAVING AREA COLLECTING RAINWATER, GRADED TO ALLOW STORMWATER RUNOFF INTO LANDSCAPING
- ROOF SURFACE AREA COLLECTING RAINWATER CONNECTING DIRECTLY INTO RAINWATER GARDENS
- HARD SURFACE PAVING AREA COLLECTING RAINWATER, GRADED DIRECTLY INTO ENVISS DRAINAGE PITS
- PERMEABLE SURFACE AREA

GARDEN AREA LEGEND:

- COMPLIANT GARDEN AREA
- NON-COMPLIANT GARDEN AREA
- DRIVEWAY
- RWT/STORAGE
- COVERED PAVING

[redacted]

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17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF FOUR TOWNHOUSES

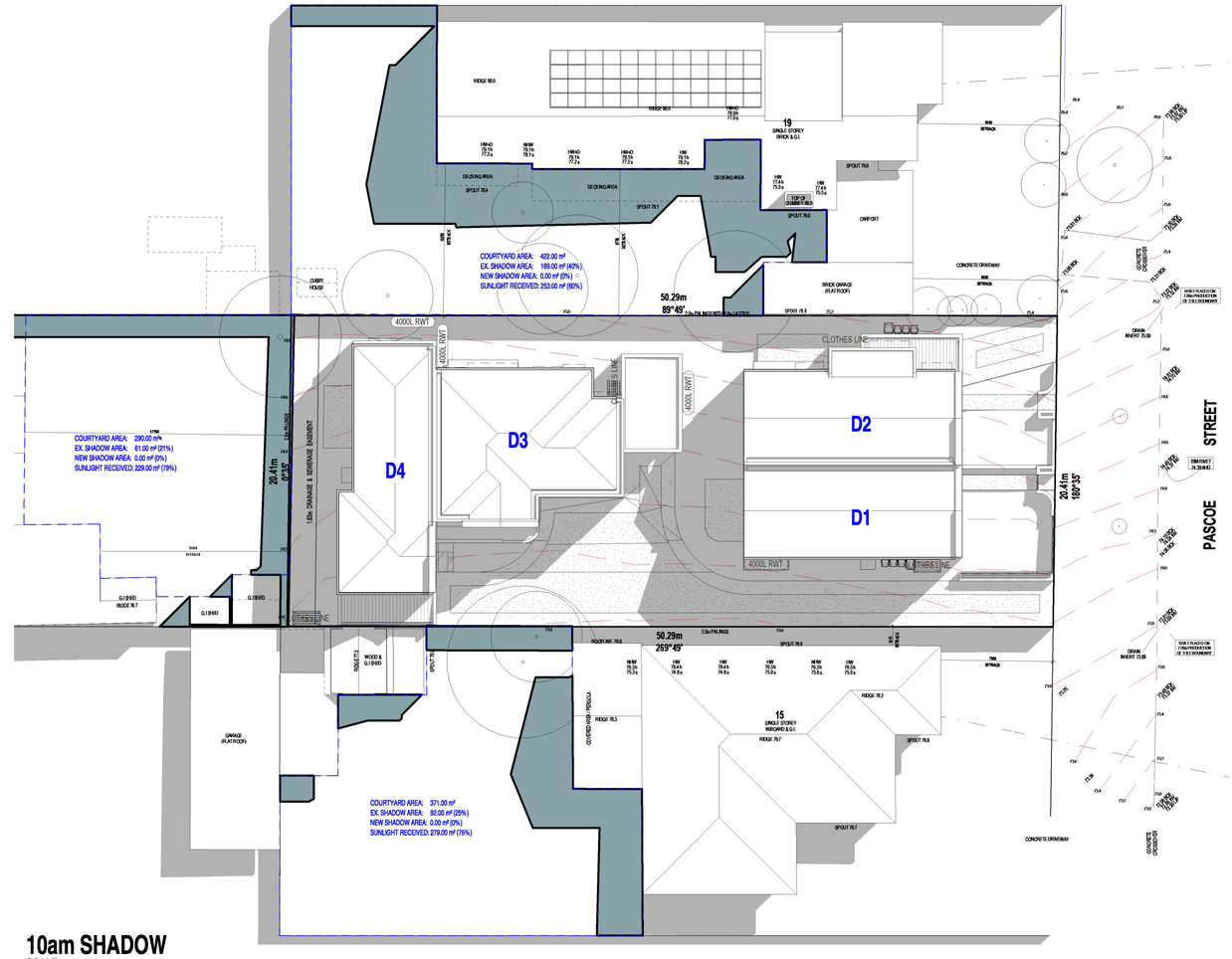
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9am SHADOW
SCALE: 1 : 200



10am SHADOW
SCALE: 1 : 200

NORTH

SHADOW LEGEND

- NEW SHADOW
- EXISTING SHADOW
- DENOTES AREA CONSIDERED S.P.O.S. (MIN 3m DIMENSION)
- DENOTES SHADOW OUTSIDE OF CALCULATED AREA NOTING CALCULATION IS ONLY WITHIN S.P.O.S.

*NOTE: SHADOWS AT 22 SEPTEMBER

[redacted]

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17 PASCOE ST, WESTMEADOWS

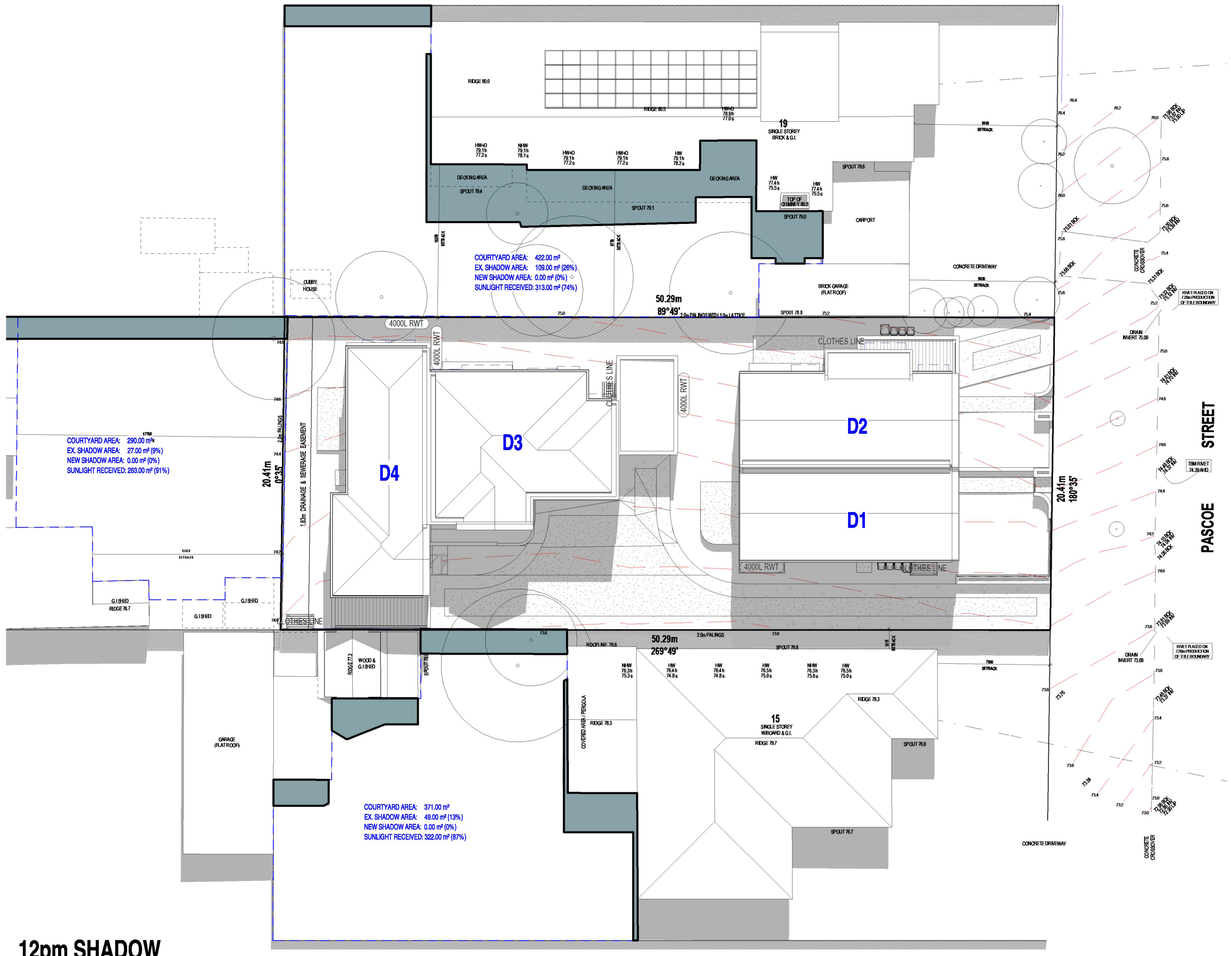
DEVELOPMENT OF FOUR TOWNHOUSES

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11am SHADOW
SCALE: 1 : 200



12pm SHADOW
SCALE: 1 : 200

NORTH

SHADOW LEGEND

- NEW SHADOW
- EXISTING SHADOW
- DENOTES AREA CONSIDERED S.P.O.S. (MIN 3m DIMENSION)
- DENOTES SHADOW OUTSIDE OF CALCULATED AREA NOTING CALCULATION IS ONLY WITHIN S.P.O.S.

*NOTE: SHADOWS AT 22 SEPTEMBER

[redacted]

No.	Description	Date
A	LODGEMENT	27/07/2026
B	RFI	23/09/2026

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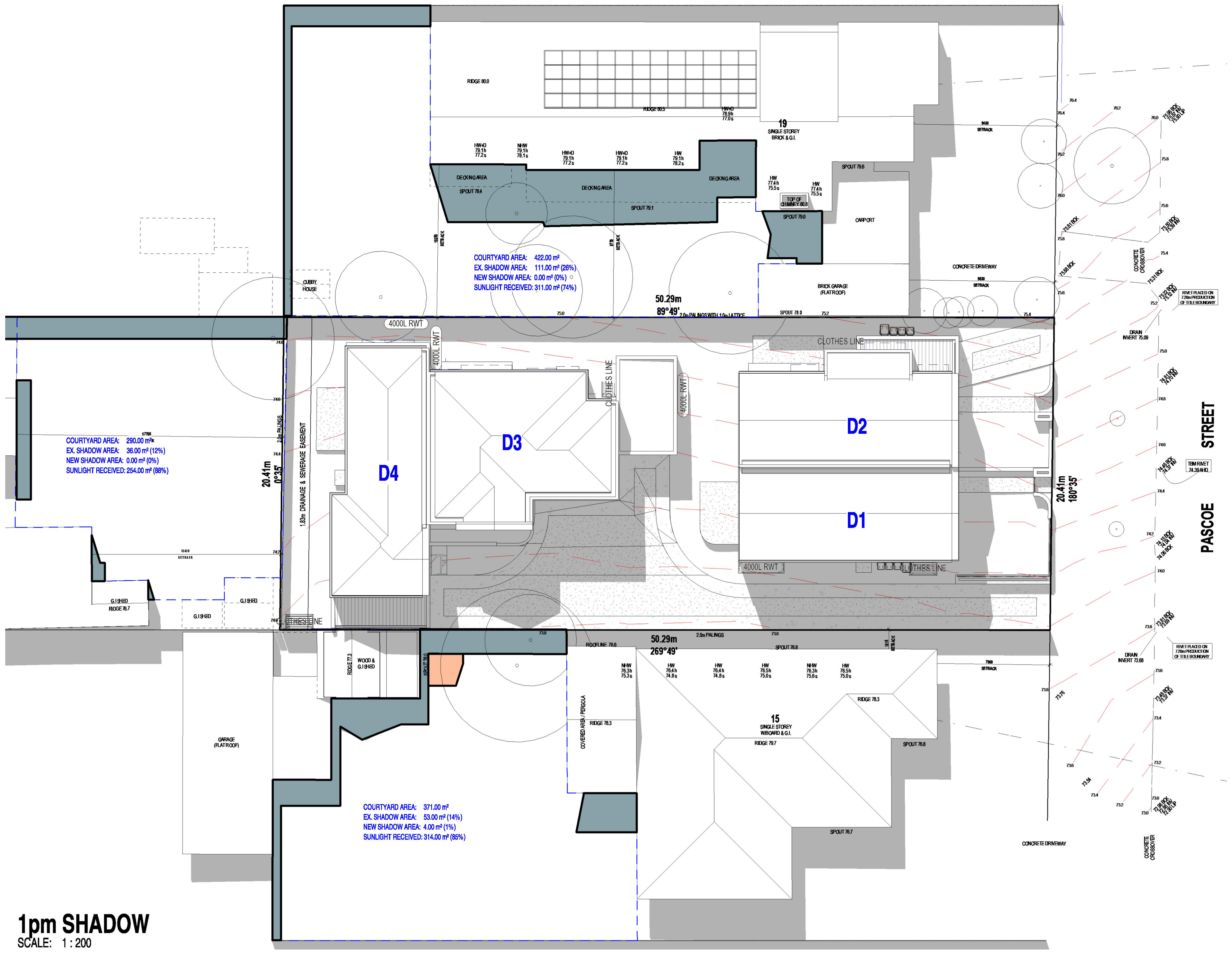
PROJECT No.	26-025
DRAWN BY	T.B.
CHECKED BY	T.B.
DATE	APRIL 2026
SCALE	1:100@A1/ 1:200 @A3
ISSUE	TOWN PLANNING

17 PASCOE ST, WESTMEADOWS

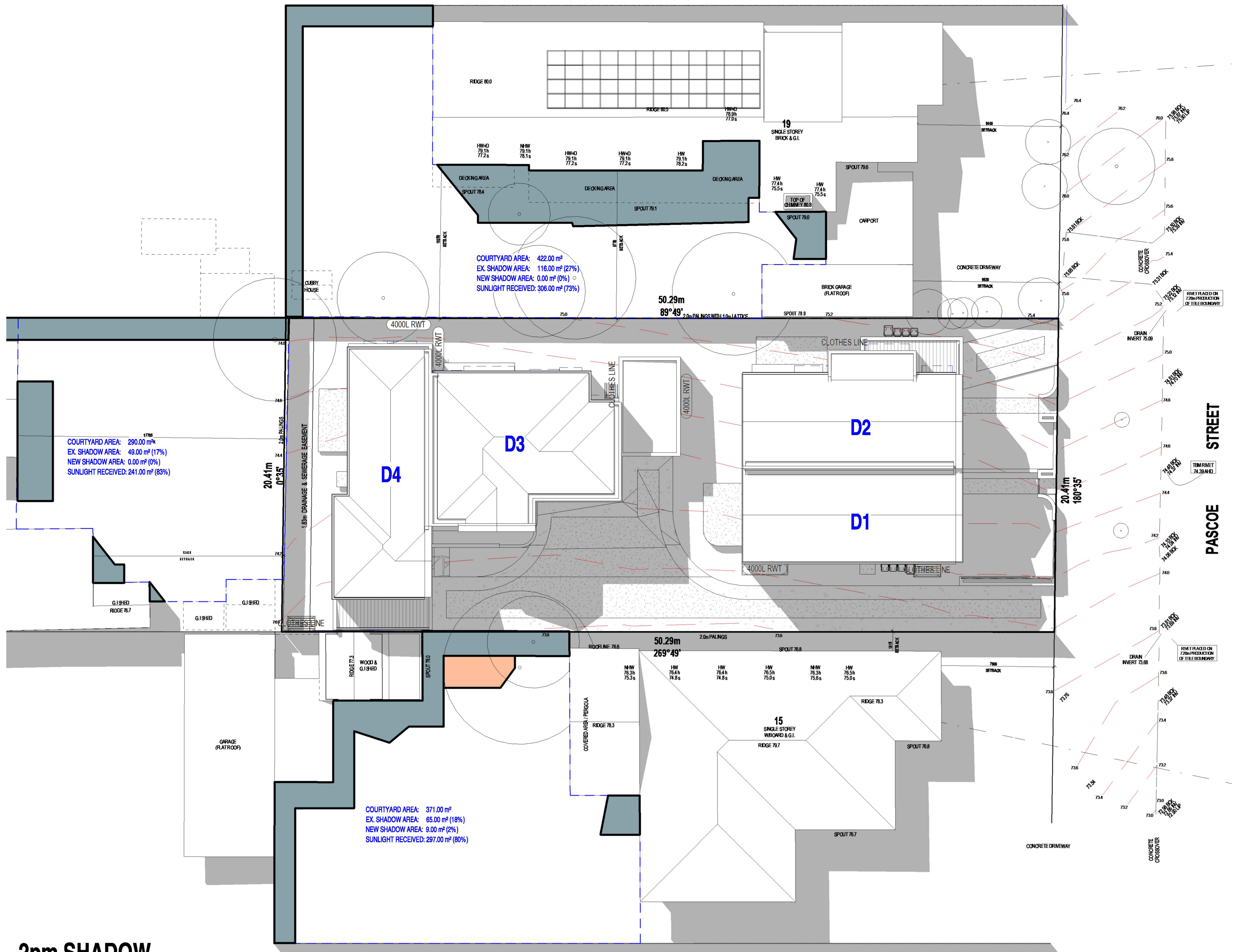
DEVELOPMENT OF FOUR TOWNHOUSES

REVISION	SHEET No.
B	TP7

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1pm SHADOW
SCALE: 1 : 200



2pm SHADOW
SCALE: 1 : 200

NORTH

SHADOW LEGEND

- NEW SHADOW
- EXISTING SHADOW
- DENOTES AREA CONSIDERED S.P.O.S. (MIN 3m DIMENSION)
- DENOTES SHADOW OUTSIDE OF CALCULATED AREA NOTING CALCULATION IS ONLY WITHIN S.P.O.S.

*NOTE: SHADOWS AT 22 SEPTEMBER

[redacted]

No.	Description	Date
A	LODGEMENT	27/07/2026
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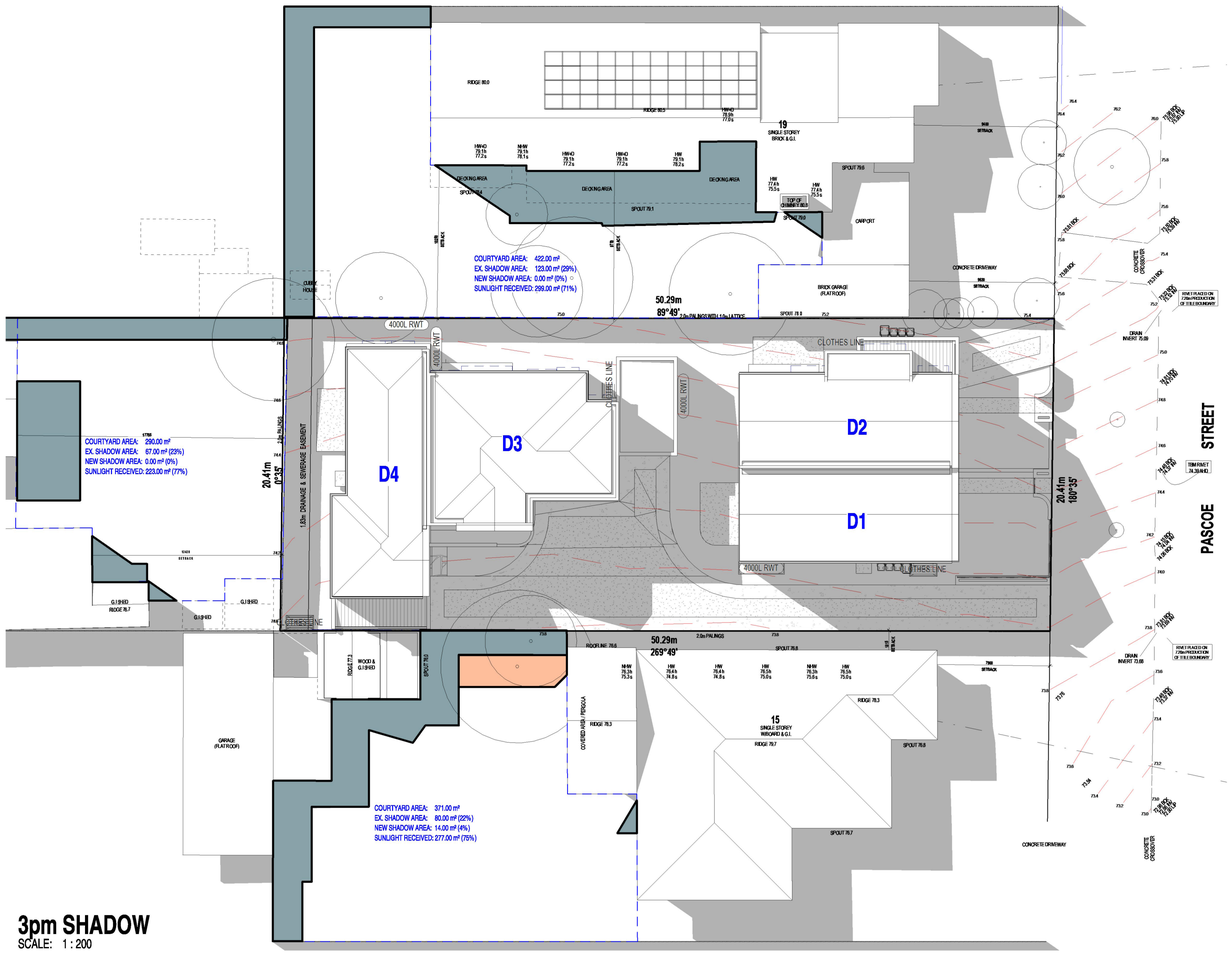
PROJECT No.	26-025	DATE	APRIL 2026
DRAWN BY	T.B.	SCALE	1:100@A1/ 1:200 @A3
CHECKED BY	T.B.	ISSUE	TOWN PLANNING

17 PASCOE ST, WESTMEADOWS

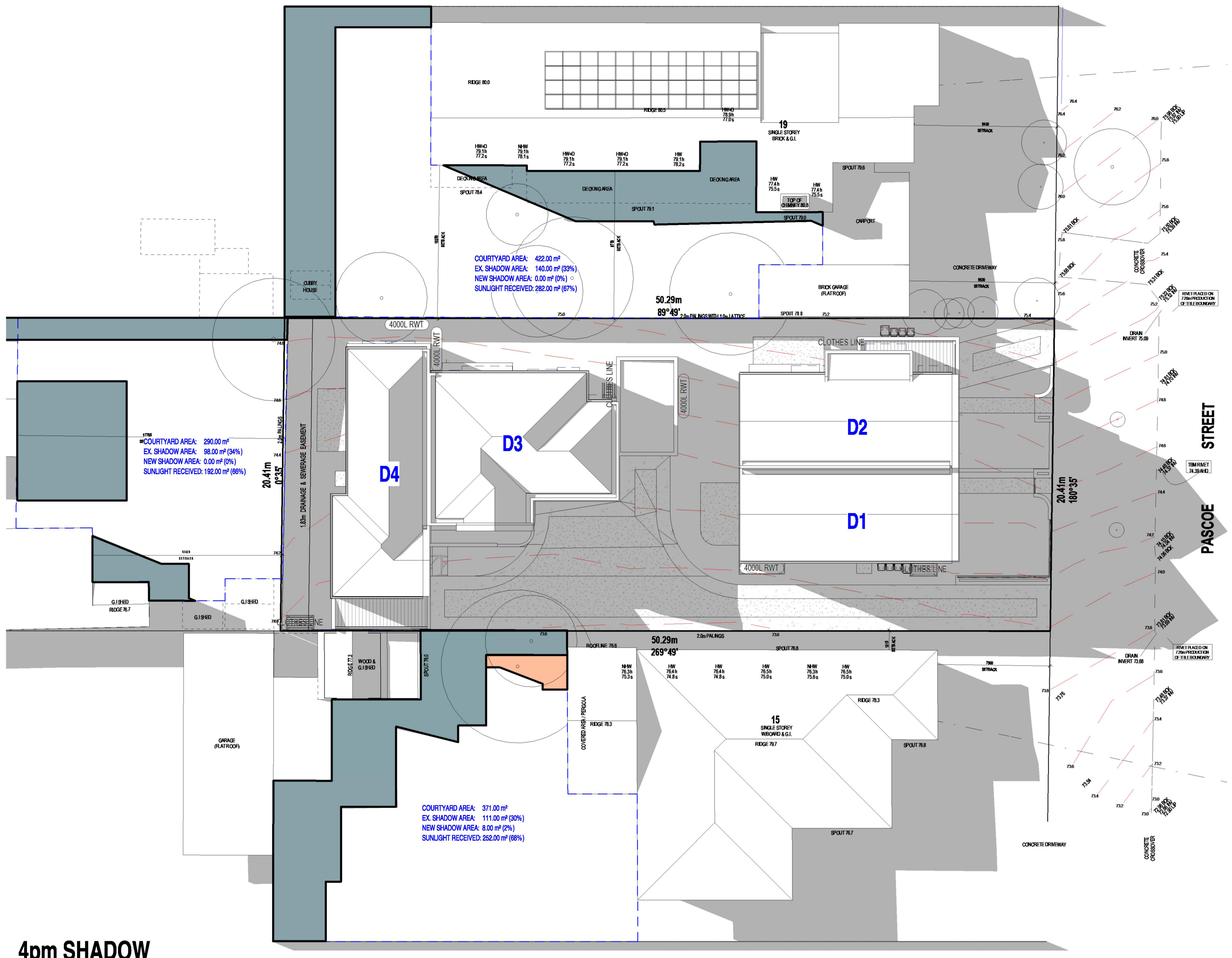
DEVELOPMENT OF FOUR TOWNHOUSES

REVISION	SHEET No.
B	TP8

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3pm SHADOW
SCALE: 1 : 200



4pm SHADOW
SCALE: 1 : 200

NORTH

SHADOW LEGEND

- NEW SHADOW
- EXISTING SHADOW
- DENOTES AREA CONSIDERED S.P.O.S. (MIN 3m DIMENSION)
- DENOTES SHADOW OUTSIDE OF CALCULATED AREA NOTING CALCULATION IS ONLY WITHIN S.P.O.S.

*NOTE: SHADOWS AT 22 SEPTEMBER

[redacted]

No.	Description	Date
A	LODGEMENT	27/07/2026
B	RFI	23/09/2026

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PROJECT No.	26-025
DRAWN BY	T.B.
CHECKED BY	T.B.
DATE	APRIL 2026
SCALE	1:100@A1/ 1:200 @A3
ISSUE	TOWN PLANNING

17 PASCOE ST, WESTMEADOWS

DEVELOPMENT OF FOUR TOWNHOUSES

REVISION	SHEET No.
B	TP9

1m 2.5m 5m 10m

LEGEND (NTS)

Proposed Tree
Proposed Shrub
Existing Tree (retain and protect)
Proposed Ground Cover
Removed Tree (S.T.C.A)
0.00 RL
Proposed Level
Existing vegetation (retain and protect)
0.00 NGL
Natural Ground Level
Garden Edging
Grated SW Pit (installation)

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INDICATIVE MATERIALS


Steel Edging


Permeable Pebble Path


Permeable Paving

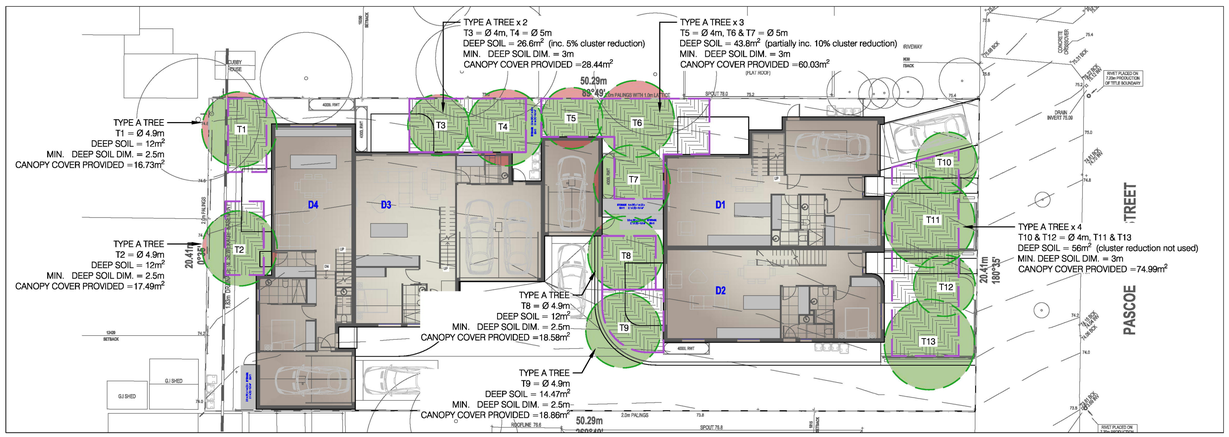

Unit Paving

CLAUSE 55.02-7 RESPONSE CANOPY TREE COVERAGE

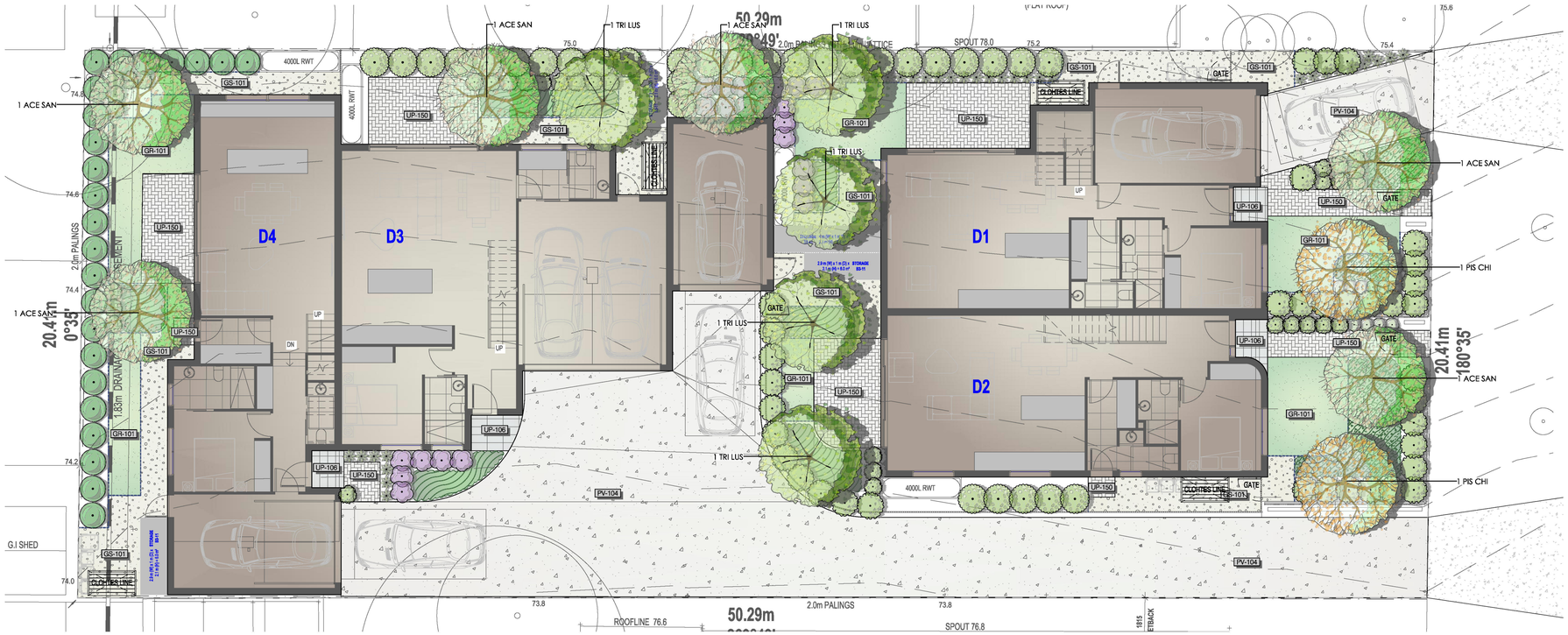
SYMBOL	DESCRIPTION	QTY
	Proposed Canopy Area	215.9 m²
	Deep Soil Area	177.4 m²
	Non-compliant Canopy Cover	

SITE AREA: 1026m² TOTAL TREE CANOPY PROVISIONS: 215.9m² (21.04% of SITE)

Existing Trees to be Retained:	0
Proposed Type A Trees:	13
Proposed Type B Trees:	0
Proposed Type C Trees:	0



CANOPY AND DEEP SOIL PLAN 1:200 @ A1



GROUND FLOOR 1:100 @ A1

PLANT SCHEDULE LP

TREES



PHOTO	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE A.T.P	MATURE H/ W	NV/EX, EVG/DEC	NOTES	QTY
		ACE SAN	Acer palmatum `Sango Kaku`	Coral Bark Maple	H2m+ (40ltr)	6x5m	Ex, Dec	(S) Canopy	6
		PIS CHI	Pistacia chinensis	Chinese Pistache	H2m+ (40ltr)	8x7m	Ex, Dec	(M) Canopy	2
		TRI LUS	Tristaniopsis laurina `Luscious`	Luscious Water Gum	H2m+ (40ltr)	12x5m	Nv, Evg	(M) Canopy	5

SHRUBS



PHOTO	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE H/ W	NATIVE/ EXOTIC	NOTES	QTY
		COR GLA	Correa glabra	Rock Correa	200mm	1x1m	N (IND)	Clip to hedge	33
		HEB SND	Hebe x 'Snowdrift'	Snowdrift Hebe	140mm	1.5x1.5m	E	White blooms	36
		LOR PLG	Loropetalum chinense `Plum Gorgeous`	Fringe Flower	200mm	1.5x2m	E	Maintain low height	23
		PIT GRP	Pittosporum tenuifolium 'Green Pillar'	Green Pillar Tawhiwhi	200mm	4x1.5m	E	Glossy green leaves	24
		VIB ODO	Viburnum odoratissimum	Sweet Viburnum	200mm	3x2m	E	Clip to hedge	31
		WES SCF	Westringia fruticosa 'Aussie Box'	Coast Rosemary	140mm	0.7x0.7m	N	Clip to hedge	13

STRAPPY/ GRASS



PHOTO	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE H/ W	NATIVE/ EXOTIC	NOTES	QTY
		DIA BRE	Dianella caerulea `Breeze`	Breeze Flax Lily	140mm	0.7x0.7m	N	Part Shade	37

GROUND COVERS



PHOTO	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE H/ W	NATIVE/ EXOTIC	NOTES	SPACING	QTY
		MYO PAR	Myoporum parvifolium	Trailing Myoporum	140mm	0.15x2m	N	Sun tolerant	600 mm	46
		TRA AFM	Trach. asiaticum `Flat Mat`	Japanese Star Jasmine	140mm	0.3x3m	E	Fast growing	600 mm	56

REFERENCE NOTES SCHEDULE LP

SYMBOL	CODE	DESCRIPTION	QTY	Specification	
Garden Edging					
	GE-101	Edging (Steel/Timber)	84.5 m	75x6mm mild steel/ 75x12mm hardwood	
Grasses					
	GR-101	Soft Leaf Buffalo Lawn	56.0 m²	Irrigated	
Granular Surfaces					
	GS-101	Pebble Path (permeable)	67.0 m²	10-20mm screenings, natural tone	
SYMBOL	**CODE**	**DESCRIPTION**	**QTY**	**Specification**	**Installation**
Pavement					
	PV-104	Concrete Drive (light, natural tone)	208.4 m²	Solar Reflective Index >50 or Solar Absorptance <0.6	25/32MPa with steel reinforcemet. Refer Eng.
SYMBOL	**CODE**	**DESCRIPTION**	**QTY**	**Specification**	**Material**
Unit Paving					
	UP-106	Stackbond 600x300mm	7.4 m²	Natural tone to compliment architecture	Stone
	UP-150	Permeable Paving	55.5 m²	Adbri Ecopave 80	Porous concrete, `Steel`

DEVELOPMENT SUMMARY

SITE AREA	1026 m²
SITE COVER	452 m² (44%)
PERMEABLE AREA	308 m² (30%)
GARDEN AREA	360 m² (35%)
TREE CANOPY AREA	206 m² (20%)

[redacted]

DIAL BEFORE YOU DIG www.1100.com.au

client: WARDLE DESIGN
project: 17 Pascoe St, Westmeadows VIC
(proposed townhouse development)

Confirm all levels and dimension on site prior to commencement
See attached specifications for material and construction information
Conform to all relevant AU Standards, BCA/ NCC, EPA, Utility and Local Planning regulations
Workplace Health and Safety guidelines to be strictly adhered to
All structures, retaining walls and footings to Engineer's specifications (to be obtained prior to commencement) NOT FOR CONSTRUCTION

NO BUILDING WORKS OR FACILITIES ARE TO BE PROVIDED WITHIN THE DEDICATED LANDSCAPE AREAS

ONLY PLANTS WITH NON-INVASIVE ROOTS TO BE PLANTED WITHIN OR ADJACENT TO EASEMENTS

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE SUSTAINABLE DESIGN ASSESSMENT, ARBORISTS REPORT, CIVIL AND ARCHITECTURAL PLANS

SYNTHETIC GRASS WILL NOT BE USED AS A SUBSTITUTE FOR ANY OPEN LAWN AREA WITHIN THE SUBJECT LAND

Australian Institute of Landscape Architects

rev.	issued	description
A	15.07.26	concept issue

Moorilla Studio
Landscape Architecture
www.MoorillaStudio.com.au
MoorillaStudio@outlook.com ABN: 763 310 996 67

title: L101 LANDSCAPE GA GF
status: Planning Issue
project # 260702
sheet 1 of 2 | rev. A

GENERAL NOTES & SPECIFICATIONS

GENERAL
All works are to be carried out in accordance with the relevant Australian Standards, the National Construction Code (NCC), applicable Local Council and statutory authority requirements, Environmental Protection policies, and Workplace Health and Safety (WHS) legislation.
These drawings and specifications must be read in conjunction with all architectural, structural, civil, and services documentation. In the event of any discrepancy, the Contractor must seek clarification from Moorilla Studio prior to proceeding. Figured dimensions are to be used in preference to scaled dimensions. Do not scale drawings.
The Contractor is responsible for the complete execution of the works, including coordination with all trades, verification of site conditions, and delivery of a fit-for-purpose outcome in accordance with industry best practice. All workmanship is to be of a professional standard.
The Contractor must obtain all necessary permits and approvals prior to commencement of works.

SITE CONDITIONS & SET-OUT
The Contractor is deemed to have inspected the site and satisfied themselves as to existing conditions prior to commencement. No claim for additional cost or time will be accepted due to failure to identify reasonably observable conditions, including access constraints, levels, services, subsurface conditions, or site limitations.
A full site set-out is to be undertaken and all dimensions verified prior to construction. Temporary protection measures, including fencing, Tree Protection Zones, pool fencing, and safety barriers, must be installed as required. The site must be maintained in a safe, clean, and orderly condition at all times.

SUBSURFACE SERVICES
Subsurface services are not typically shown on drawings. The Contractor must verify all service locations and protect existing infrastructure prior to commencement. Contact Dial Before You Dig or relevant authorities for service information.

PROTECTION OF WORKS
All existing buildings, structures, services, and vegetation nominated for retention must be protected for the duration of works. Tree Protection Zones are to be established and maintained in accordance with relevant standards. Any damage caused during construction must be rectified at the Contractor's expense.

GRADES AND LEVELS
Finished Floor Levels (FFL), Reduced Levels (RL), and Top of Wall (TOW) heights are indicative only and must be verified on site.
A minimum step-down of 150mm must be provided from habitable structures to permeable surfaces and 50mm to non-permeable surfaces unless otherwise stated.
Zero-threshold conditions must comply with relevant performance requirements.
All hard surfaces are to be graded to a minimum fall of 1:100 unless otherwise specified, and must direct water away from structures.

SITE DRAINAGE
External surfaces must be graded away from buildings in accordance with NCC requirements to prevent water ingress.
All retaining walls and planter walls that retain moisture are to incorporate geofabric-wrapped ag-line drainage behind. Aggregate paths must include subsurface drainage at the lower edge.
All drainage is to be connected to the legal point of discharge (LPoD). Subsurface drainage systems to lawn and garden areas must be installed as required, typically comprising 450mm wide trenches at approximately 3 metre centres.
Where stormwater infrastructure is located above site levels, pumps and sumps may be required. Drainage solutions shown on drawings are indicative only and must be verified on site. All works must comply with AS 2870 and Civil Engineer documentation.

ENVIRONMENTAL MANAGEMENT
The Contractor must implement appropriate environmental protection measures throughout construction. This includes sediment and erosion control, prevention of stormwater contamination, and lawful disposal of all waste materials.
No works are to adversely affect neighbouring properties, surrounding landscapes, or public infrastructure.

SITE PREPARATION
All vegetation identified for removal must be treated with an approved eco-friendly herbicide at least one week prior to clearing, in accordance with manufacturer recommendations.
The Contractor must remove all vegetation, structures, hardstand, and debris not nominated for retention. Tree removal and poisoning regimes are to be carried out where required, with ongoing consultation with the client.

SOIL PREPARATION
Soils must be improved using conditioners compliant with AS 4454. Lawn areas are to be prepared to a minimum depth of 150mm and garden beds to a minimum depth of 300mm, or greater where required for tree planting.
Gypsum must be applied to clay soils where necessary, along with soil wetting agents in accordance with manufacturer specifications. All lawn subgrades must be trimmed and level.

ROOT CONTROL BARRIERS
Root barriers must be installed in accordance with manufacturer specifications for any tree located within 3 metres of buildings. Installation adjacent to paving is optional. Root barriers must not be installed between retained trees and adjacent permeable surfaces.

PLANTING
Planting must not occur in dry soil. All plants are to be installed in properly prepared pits, with root-bound material loosened prior to placement. Root balls must be set flush with finished soil levels and planted on firm bases to prevent subsidence.
Backfill must be free of building waste or foreign material. Plants must be thoroughly watered-in to remove air pockets. All trees are to be staked in accordance with project details.
All planting must comply with AS 2303-2015. The Contractor is responsible for verifying plant quality and must reject any stock that is not of the specified species, size, or acceptable health. Plants must be stored appropriately on site.
Substitutions are only permitted where equivalent or superior performance can be demonstrated and must be approved in writing by Moorilla Studio and relevant authorities prior to installation.
All canopy trees must be installed by an AQF Level 3 qualified Arborist, Landscape Gardener, or Horticulturist. Small trees must be located a minimum of 1.0 metre from structures, paving, and boundaries.

HEDGES
Hedge planting must be undertaken within continuous trenches sized to suit the full extent of planting. Soil between plants must be loosened and replaced to encourage uniform root development and improve establishment.

MULCH
Mulch must be applied to all garden beds to a compacted depth of 70-80mm, with finished levels sitting 10-20mm below adjacent edging. All visible debris must be removed prior to application.
Mulch must be a fine organic product compliant with AS 4454. Coloured mulches are not permitted.
Raised planter boxes are to be finished with 50 mm depth of black scoria in lieu of organic mulch.

LAWN
Turf must be laid commencing from edges and working inward, with joints staggered and tightly butted. Turf must be watered during installation and maintained to prevent drying during establishment.
Finished lawn levels, after mowing, must be flush with adjacent surfaces.

HARDSCAPE WORKS (GENERAL)
All hardscape works must be constructed to accepted industry tolerances, ensuring consistent levels, alignment, and finish quality. Transitions between materials must be smooth and even. Conduits for lighting and irrigation must be provided where required.

CONCRETE AND EXPOSED AGGREGATE
Concrete works must be constructed on a properly prepared and compacted sub-base. Reinforcement must be installed, and control joints provided at maximum 3 metre intervals with isolation joints at adjoining structures. Finished levels must be a minimum of 75mm below damp-proof courses and graded away from buildings. Surface finish is to be as specified.
Drainage must be integrated where required, and any subfloor ventilation obstructed during works must be reinstated.

PERMEABLE PAVING AND SURFACES
Permeable paving and concrete must be installed in accordance with manufacturer specifications and AS 4456.16. Subgrades must be properly prepared with geotextile layers and subsurface drainage where required. Impermeable liners and slotted drainage pipes must be provided where required for clay soils or water harvesting systems.

GRAVEL AND CRUSHED ROCK PATHS
Gravel paths must be constructed over a compacted base, with material installed to specified depths and compacted. Surfaces must be free of oversized material and finished slightly below adjacent edging. Drainage must be provided where required.

GARDEN EDGING
Edging must be installed in accordance with detail drawings using appropriate fixings and supports. Materials must be suitable for long-term durability and installed to maintain alignment and stability.

IRRIGATION
Irrigation systems must be water efficient and comply with Council requirements. Systems must be appropriately zoned and designed to suit planting types, incorporating drip irrigation for garden beds and sprinkler systems for lawns.
All planting must receive adequate water during establishment. The Contractor must program and commission the system and provide operating instructions and warranty information to the client.

COORDINATION
The Contractor must coordinate all works with relevant consultants, authorities, and trades. Any conflicts must be identified and resolved prior to construction.

MATERIALS AND SUBSTITUTIONS
All materials must be new and fit for purpose. Substitutions are only permitted where equivalent or superior performance can be demonstrated and must receive prior written approval.

TOLERANCES AND FINISHES
All works must be completed within acceptable industry tolerances. Levels, alignment, and junctions must be true and even, with a high standard of finish across all elements.

AS-BUILT DOCUMENTATION
Upon completion, the Contractor must provide as-built documentation where applicable, including irrigation systems, drainage layouts, and installed services, along with all warranties and manuals.

DEFECTS LIABILITY
A defects liability period of not less than 12 months applies from the date of practical completion. The Contractor is responsible for rectifying any defects in materials or workmanship during this period.

MAINTENANCE
All landscaping must be maintained to the satisfaction of the relevant authority for a minimum period of 18 months. Maintenance includes irrigation management, weed control, mulch replenishment, pruning, and replacement of failed plants.
Rain gardens and permeable paving must be maintained to ensure functionality, including removal of debris, prevention of blockage, and periodic inspection in accordance with Melbourne Water guidelines.

WORK HEALTH & SAFETY
All works must be undertaken in accordance with current WHS legislation, The Contractor is responsible for site safety, hazard identification, and implementation of appropriate risk control measures.

SAFETY IN DESIGN (SiD).
No unusual risks have been identified beyond those typically associated with construction and maintenance. All works must comply with relevant safety standards. Some plant species may be harmful if ingested, and appropriate advice should be sought where required.

TREE PROTECTION

Tree Protection Requirements (AS 4970.2025)
Prior to development commencing—including demolition, excavation, tree removal, delivery of building/construction materials, or installation of temporary buildings—all council trees and trees marked on the endorsed plans as retained and protected must be safeguarded in accordance with AS 4970.2025 Protection of Trees on Development Sites, to the satisfaction of the Responsible Authority. Tree protection must comply with the following:

a) TREE PROTECTION FENCING (TPF)

- TPF must enclose the Tree Protection Zone (TPZ), calculated as a radius of 12 × Diameter at Standard Height (DSH), measured at 1.4 metres above ground level.
- Fencing may align with roadways, footpaths, and boundary fences where they intersect the TPZ.
- If works are shown within the TPZ on endorsed plans, fencing may be adjusted inward only to the minimum extent necessary to facilitate those works.
- NRZ fencing must not be moved or encroached upon without guidance from a suitably qualified arborist.
- Fencing must form a visual and physical barrier, be at least 1.5 metres high, and constructed of mesh panels, chain mesh, or similar material, with a top line of high-visibility plastic tape around the perimeter.

b) SIGNAGE

- Fixed signs must be placed on all visible sides of the TPF stating:
  - "Tree Protection Zone - No entry. No excavation or trenching. No storage of materials or waste."
  - Signage must remain in place and be complied with at all times.

c) IRRIGATION

- The area within the TPZ and TPF must be irrigated during summer months with 1 litre of clean water per 1 cm of trunk girth, measured at the soil/trunk interface, on a weekly basis.

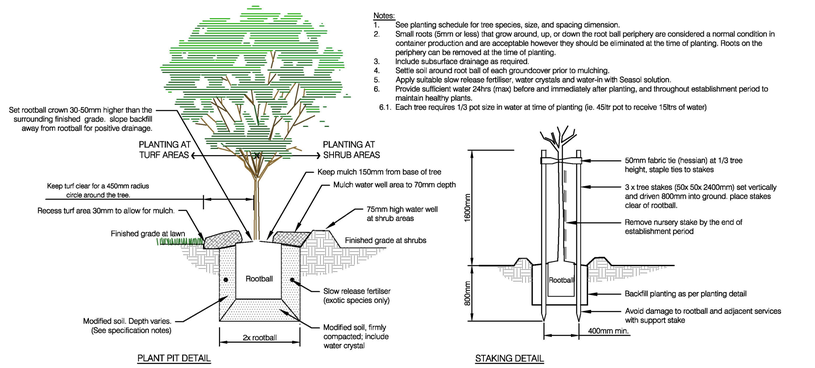
d) PROVISION OF SERVICES

- All services (including water, electricity, gas, and telecommunications) must be installed underground and outside the Notional Root Zone (NRZ) wherever practically possible.
- If services must be routed within the NRZ, this must be done in accordance with AS 4970.2025 using non-destructive techniques and tree-sensitive design, with arborist oversight.

e) COUNCIL TREES

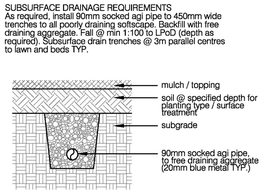
- Council trees must not be impacted in any way unless formal permission is obtained from the Parks Unit / Relevant Authority.

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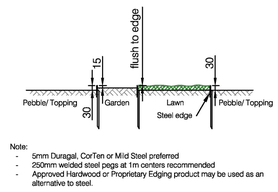


1 TYPICAL TREE PLANTING 1:40 M-PL-09

SUBSURFACE DRAINAGE REQUIREMENTS
As required, install 90mm socked agi pipe to 450mm wide trenches to all poorly draining soilscape. Backfill with free draining aggregate. Fall @ min 1:100 to LPoD (depth as required). Subsurface drain trenches @ 3m parallel centres to lawn and beds TYP.

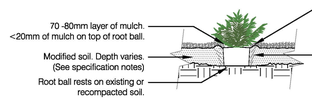


2 SUBSURFACE DRAINAGE 1:25 M-DRN-01



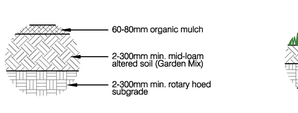
Note:
- 5mm Duragal, CorTen or Mild Steel preferred
- 250mm welded steel pegs at 1m centers recommended
- Approved Hardwood or Proprietary Edging product may be used as an alternative to steel.

3 TYPICAL GARDEN EDGING - STEEL 1:20 M-ED-03

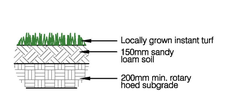


Notes:
1- See planting schedule for groundcover species, size, and spacing dimension.
2- Small roots (5mm or less) that grow around, up, or down the root ball periphery to be eliminated at the time of planting.
3- Settle soil around root ball of each groundcover prior to mulching.
5- Apply suitable slow release fertiliser and water crystals.
6- Water-in with Seasol solution.

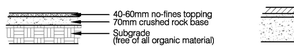
4 TYPICAL SHRUB PLANTING 1:25 M-PL-05



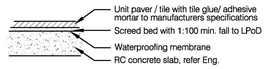
5 GARDEN BEDS 1:25 M-SU-09



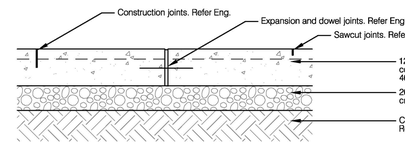
6 LAWN 1:25 M-SU-10



7 AGGREGATE TOPPING/ PEBBLE 1:25 M-SU-08



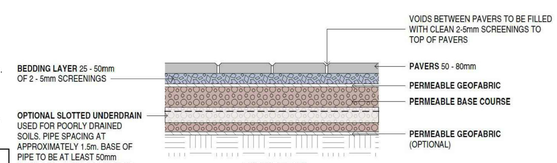
8 UNIT PAVING TO RC SLAB 1:25 M-SU-21



Concrete type and finish as specified.
Adhere to AS/NZS 3661.1, AS 4226, AS/NZS 4586 and ASNZS 4663
Construction methods to adhere to all local authority regulations and specs

Formed joints at abutment of paving to all structures, and transition of pavement types. Final details, levels, grades and SW systems to be approved by Civil Engineer.

9 CONCRETE DRIVEWAY 1:10 M-SU-16



10 WD PERMEABLE PAVING SECTION 1:15 M-SU-27

Confirm all levels and dimension on site prior to commencement
See attached specifications for material and construction information
Conform to all relevant AU Standards, BCA/ NCC, EPA, Utility and Local Planning regulations
Workplace Health and Safety guidelines to be strictly adhered to
All structures, retaining walls and footings to Engineer's specifications (to be obtained prior to commencement) NOT FOR CONSTRUCTION

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE SUSTAINABLE DESIGN ASSESSMENT, ARBORISTS REPORT, CIVIL AND ARCHITECTURAL PLANS

Australian Institute of Landscape Architects

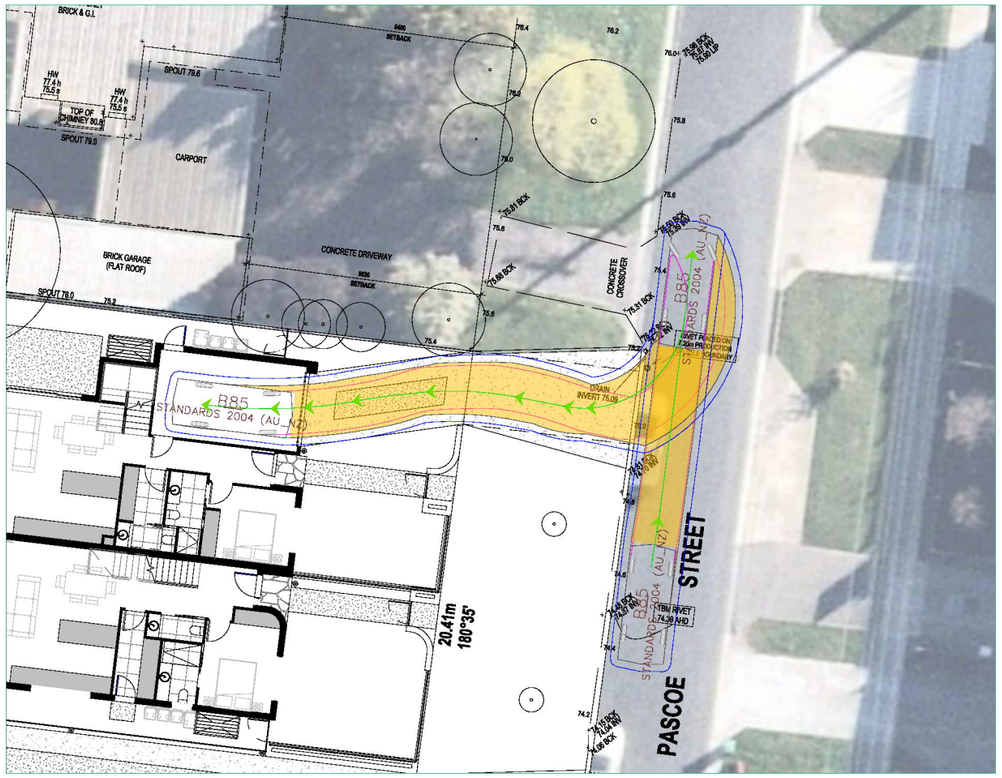
rev.	issued	description
A	15.07.26	concept issue

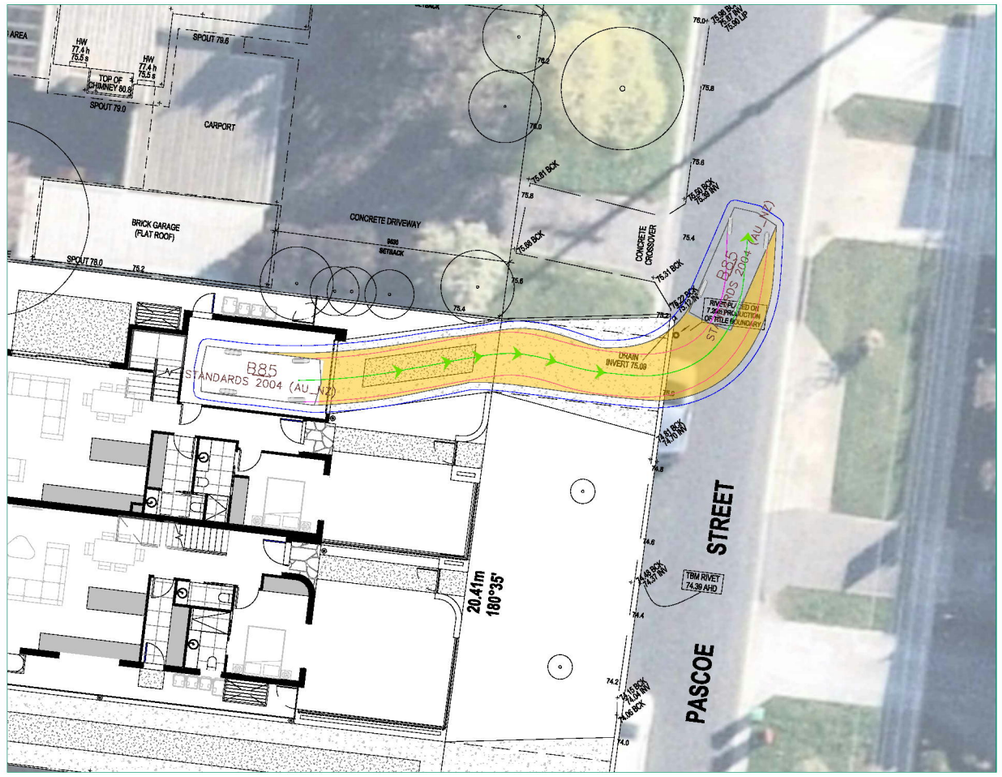
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Landscape Architecture
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MoorillaStudio@outlook.com ABN: 763 310 995 67

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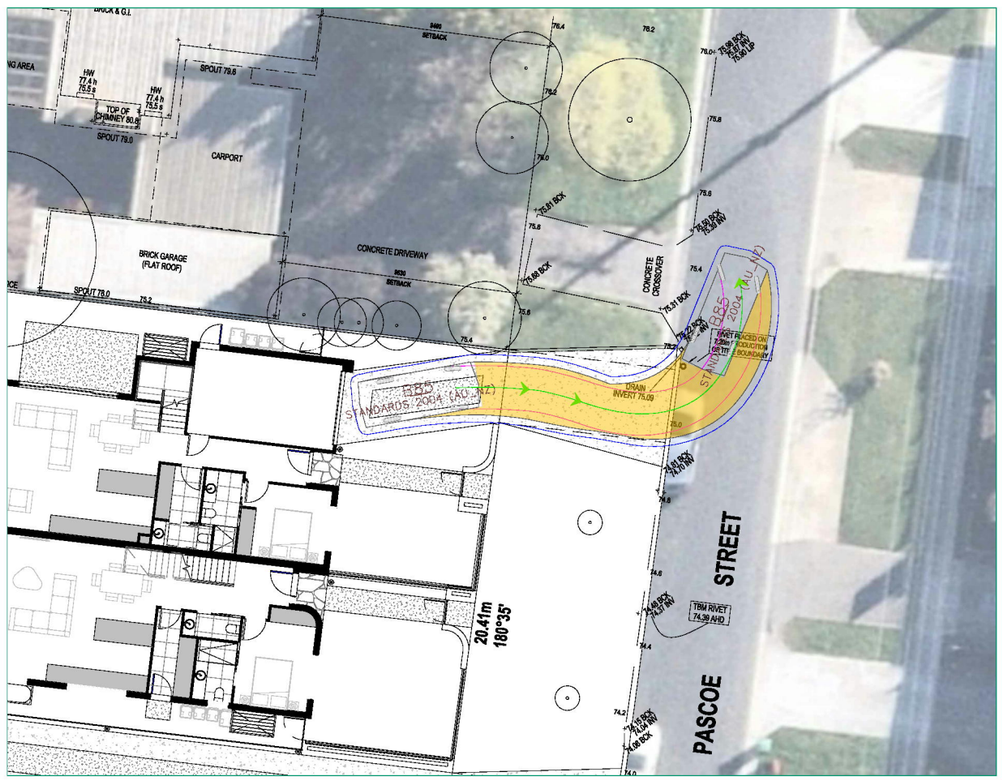
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project: 17 Pascoe St, Westmeadows VIC (proposed townhouse development)

title: L900 DETAILS
status: Planning Issue
project # 260702
sheet 2 of 2 | rev. A

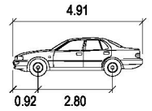








DESIGN VEHICLE ADOPTED



B85

	Meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0
Turning Radius (Kerb to Kerb)	: 5.80

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (600mm)
- VEHICLE
- 5KM/H DESIGN SPEED

N

0 2.5 5 7.5 10 12.5m
2.5 2 1.5 1 .5
SCALE 1:250

PROJECT

17 PASCOE STREET, WESTMEADOWS

CLIENT

[redacted]

DRAWING TITLE

B85 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD26181VIC - SK02

DATE	REVISION
17 09 2026	B

REV	DATE	DESIGNER	APPROVED BY
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B	17 09 2026	AE	BF
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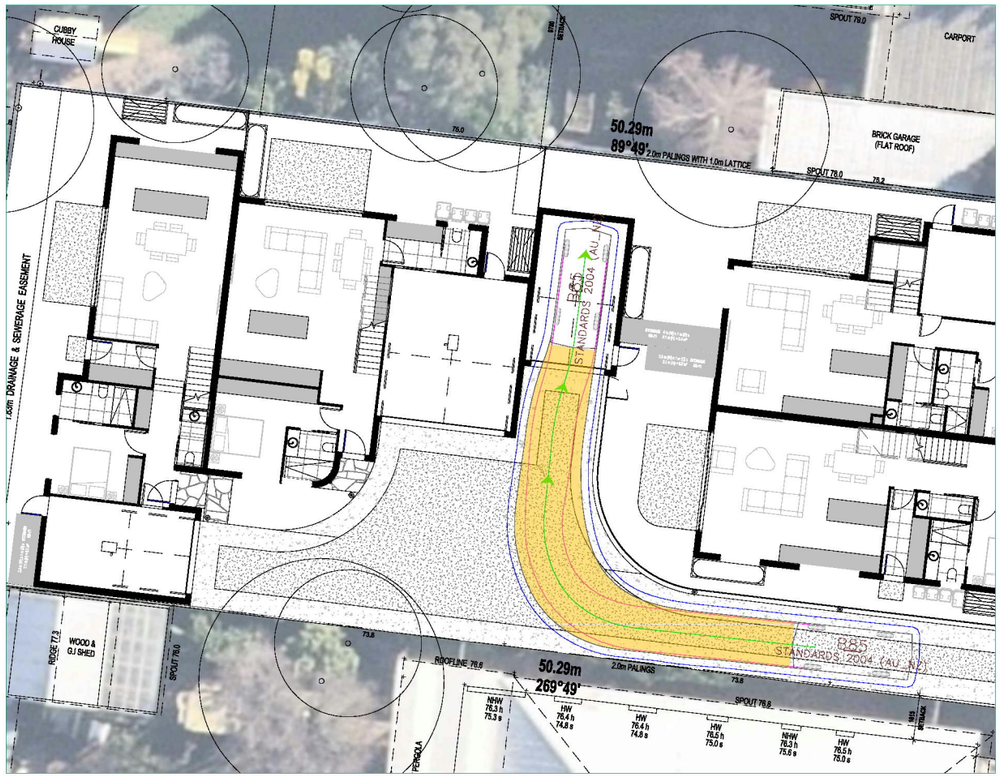
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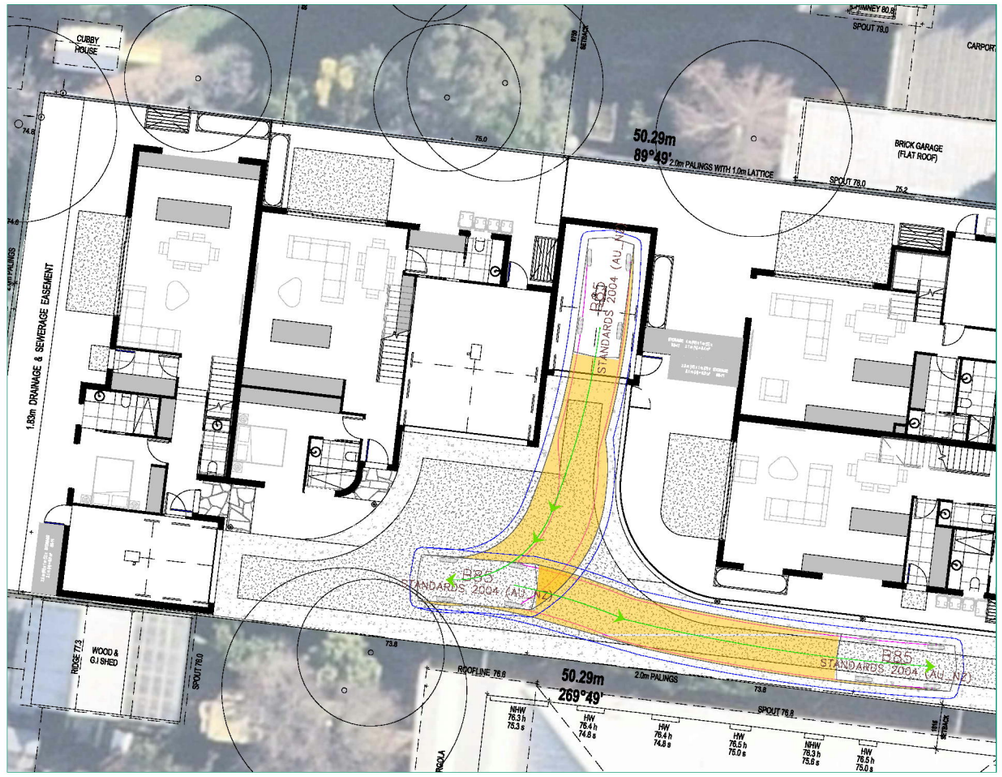
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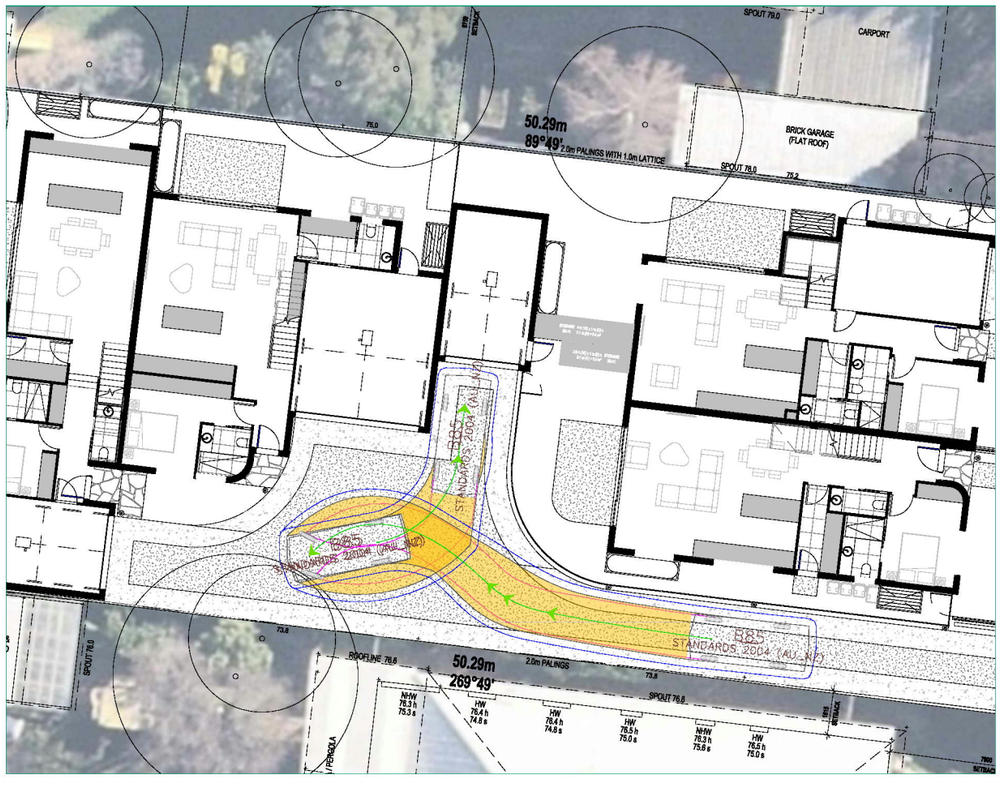
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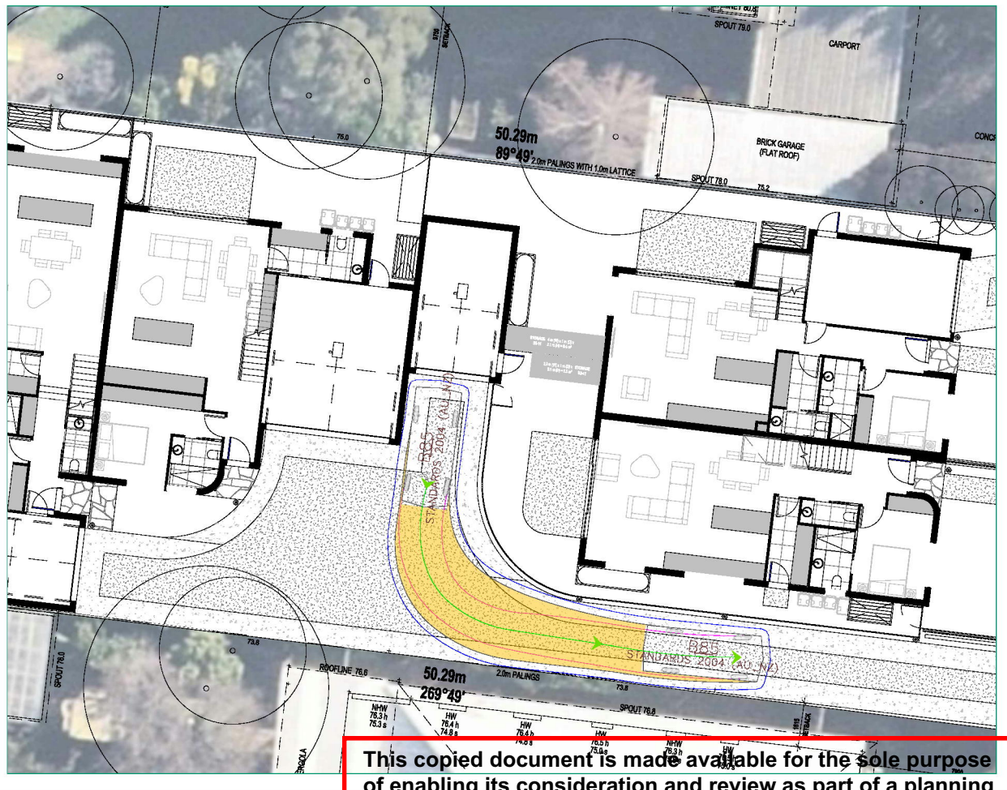
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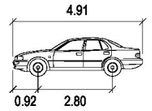








DESIGN VEHICLE ADOPTED



B85

	Meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0
Turning Radius (Kerb to Kerb)	: 5.80

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (600mm)
- VEHICLE
- 5KM/H DESIGN SPEED

N

0 2.5 5 7.5 10 12.5m

2.5 2 1.5 1 .5

SCALE 1:250

PROJECT

17 PASCOE STREET, WESTMEADOWS

CLIENT

[redacted]

DRAWING TITLE

B85 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD26181VIC - SK03

DATE	REVISION
17 09 2026	B

REV	DATE	DESIGNER	APPROVED BY
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B	17 09 2026	AE	BF
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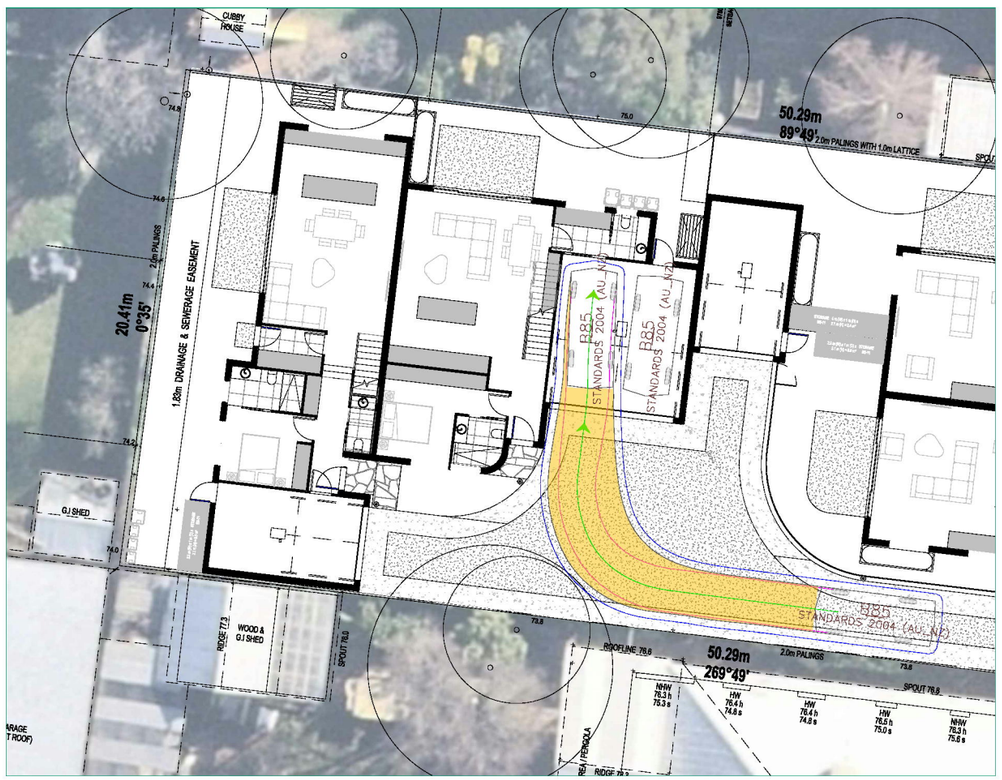
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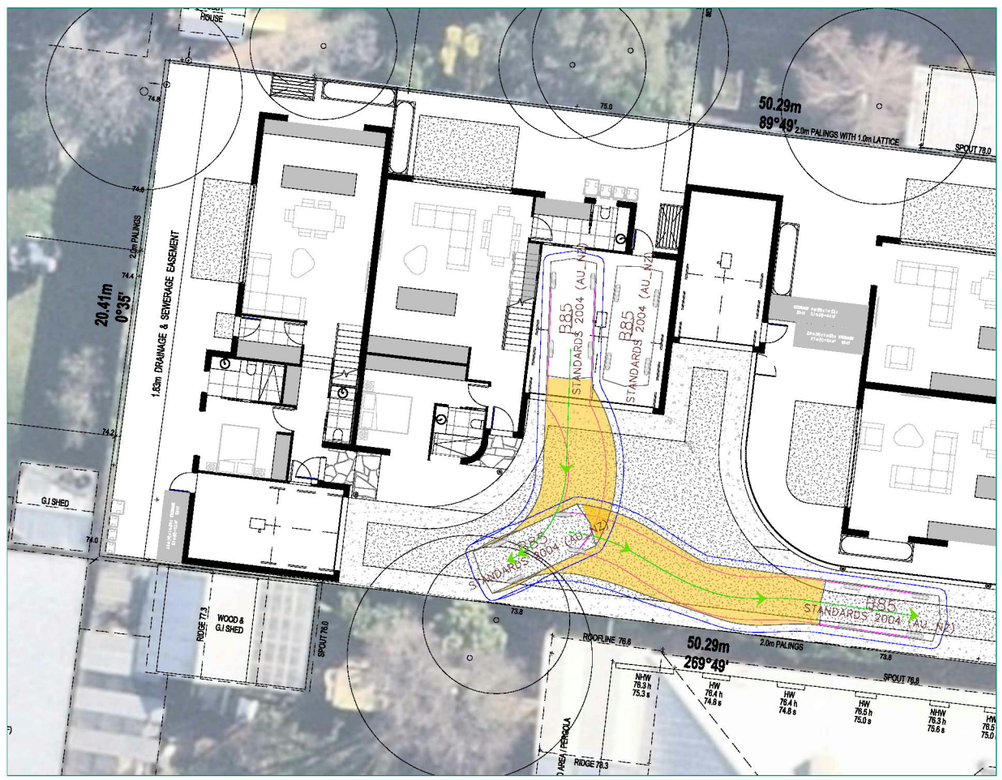
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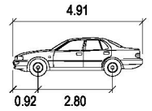








DESIGN VEHICLE ADOPTED



B85

	Meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0
Turning Radius (Kerb to Kerb)	: 5.80

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (600mm)
- VEHICLE
- 5KM/H DESIGN SPEED

N

0 2.5 5 7.5 10 12.5m

2.5 2 1.5 1 .5

SCALE 1:250

PROJECT

17 PASCOE STREET, WESTMEADOWS

CLIENT

[redacted]

DRAWING TITLE

B85 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD26181VIC - SK04

DATE	REVISION
17 09 2026	B

REV	DATE	DESIGNER	APPROVED BY
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B	17 09 2026	AE	BF
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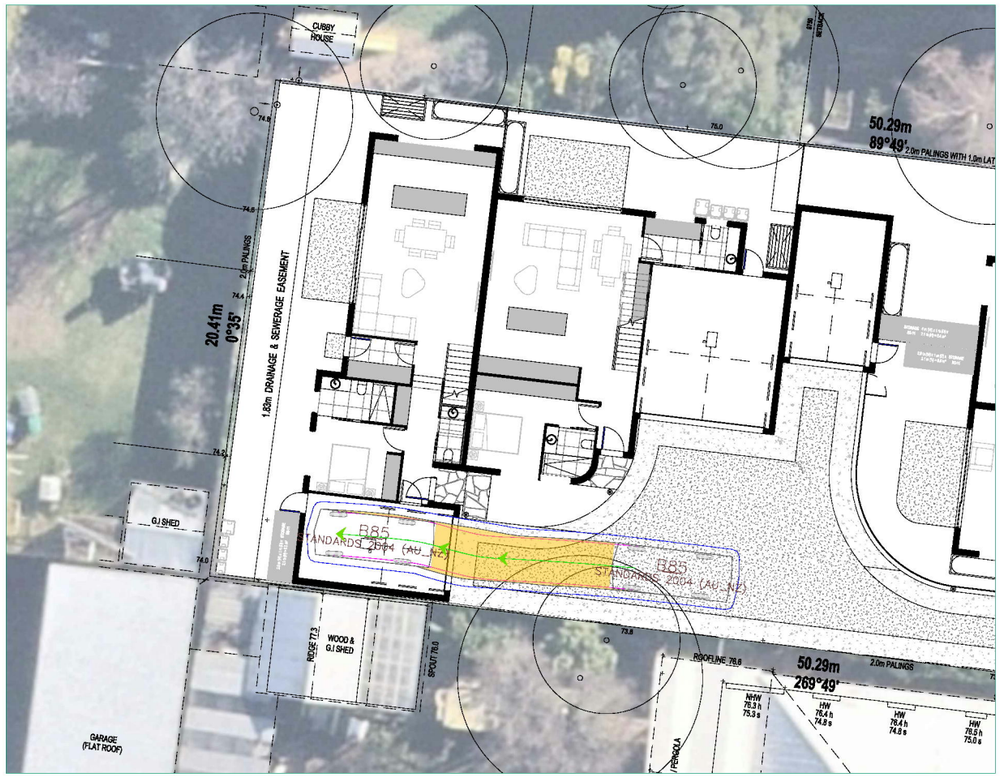
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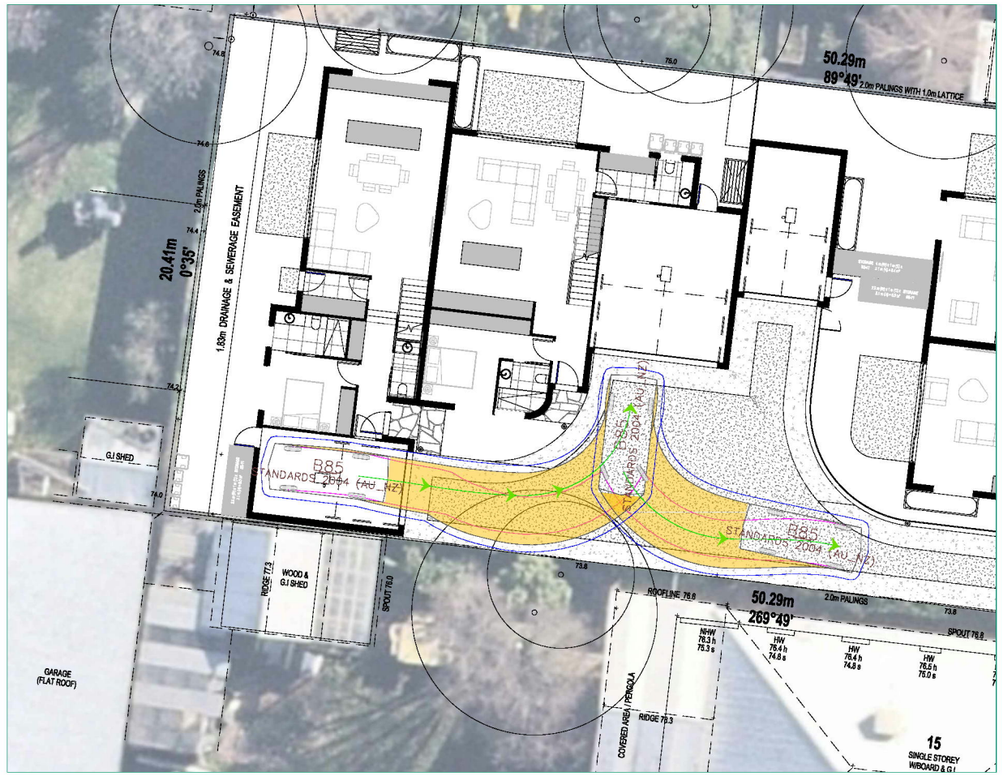
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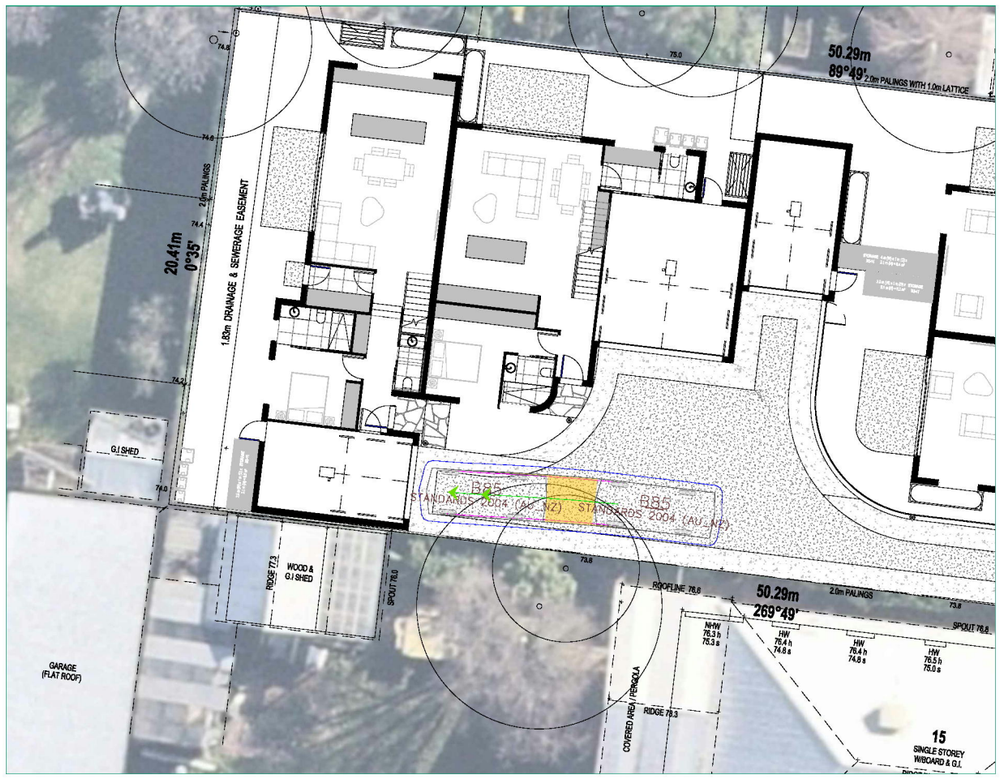
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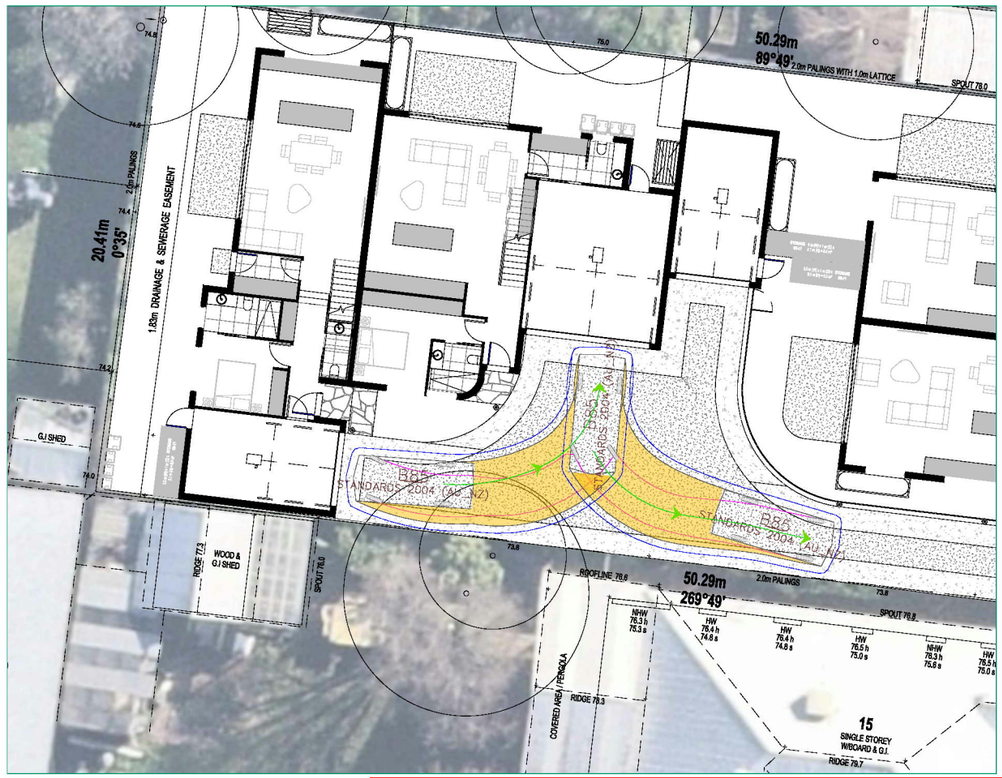
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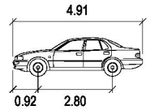








DESIGN VEHICLE ADOPTED



B85

	Meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0
Turning Radius (Kerb to Kerb)	: 5.80

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (600mm)
- VEHICLE
- 5KM/H DESIGN SPEED

N

0 2.5 5 7.5 10 12.5m

2.5 2 1.5 1 .5

SCALE 1:250

PROJECT

17 PASCOE STREET, WESTMEADOWS

CLIENT

[redacted]

DRAWING TITLE

B85 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD26181VIC - SK05

DATE	REVISION
17 09 2026	B

REV	DATE	DESIGNER	APPROVED BY
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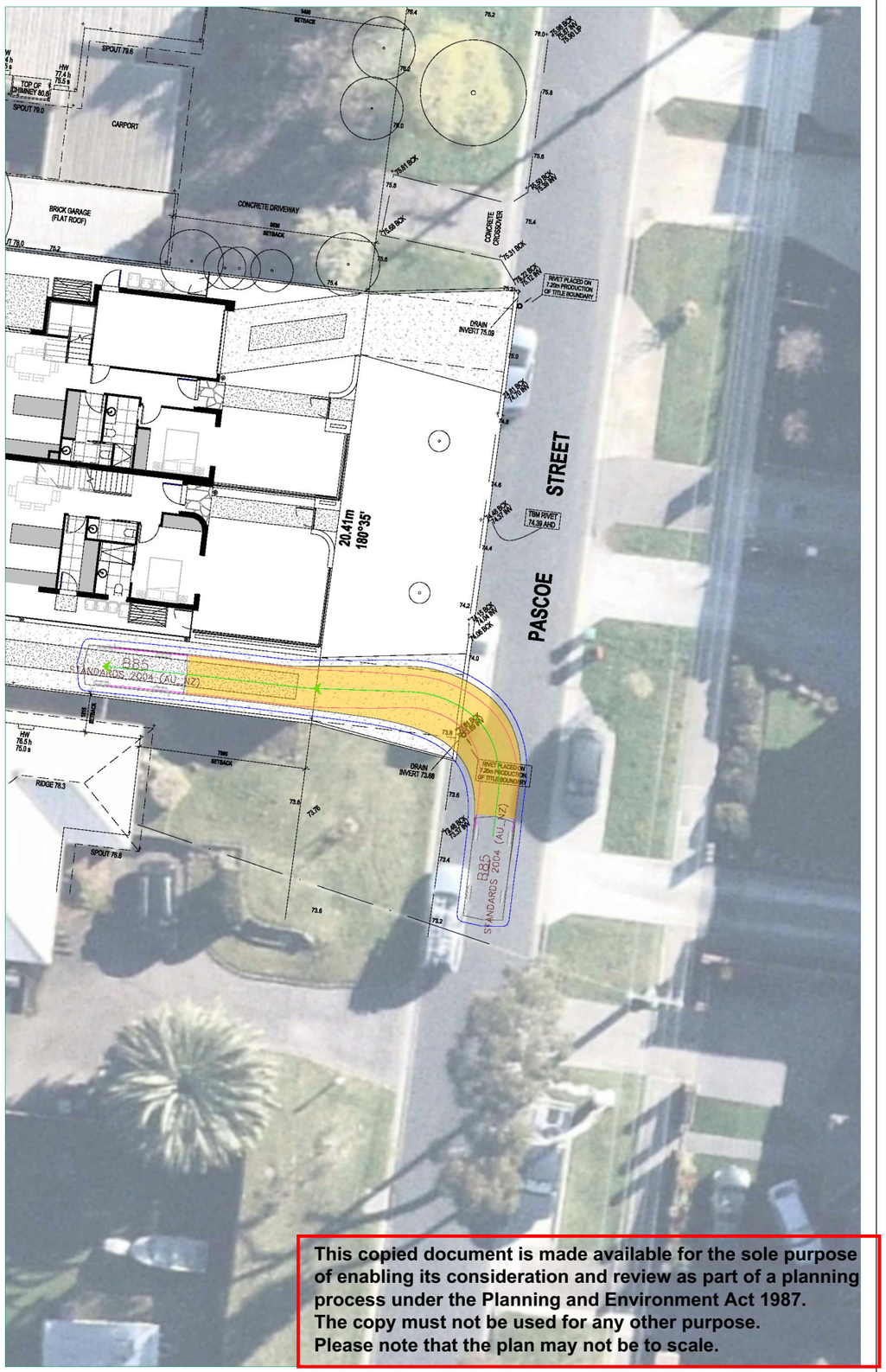
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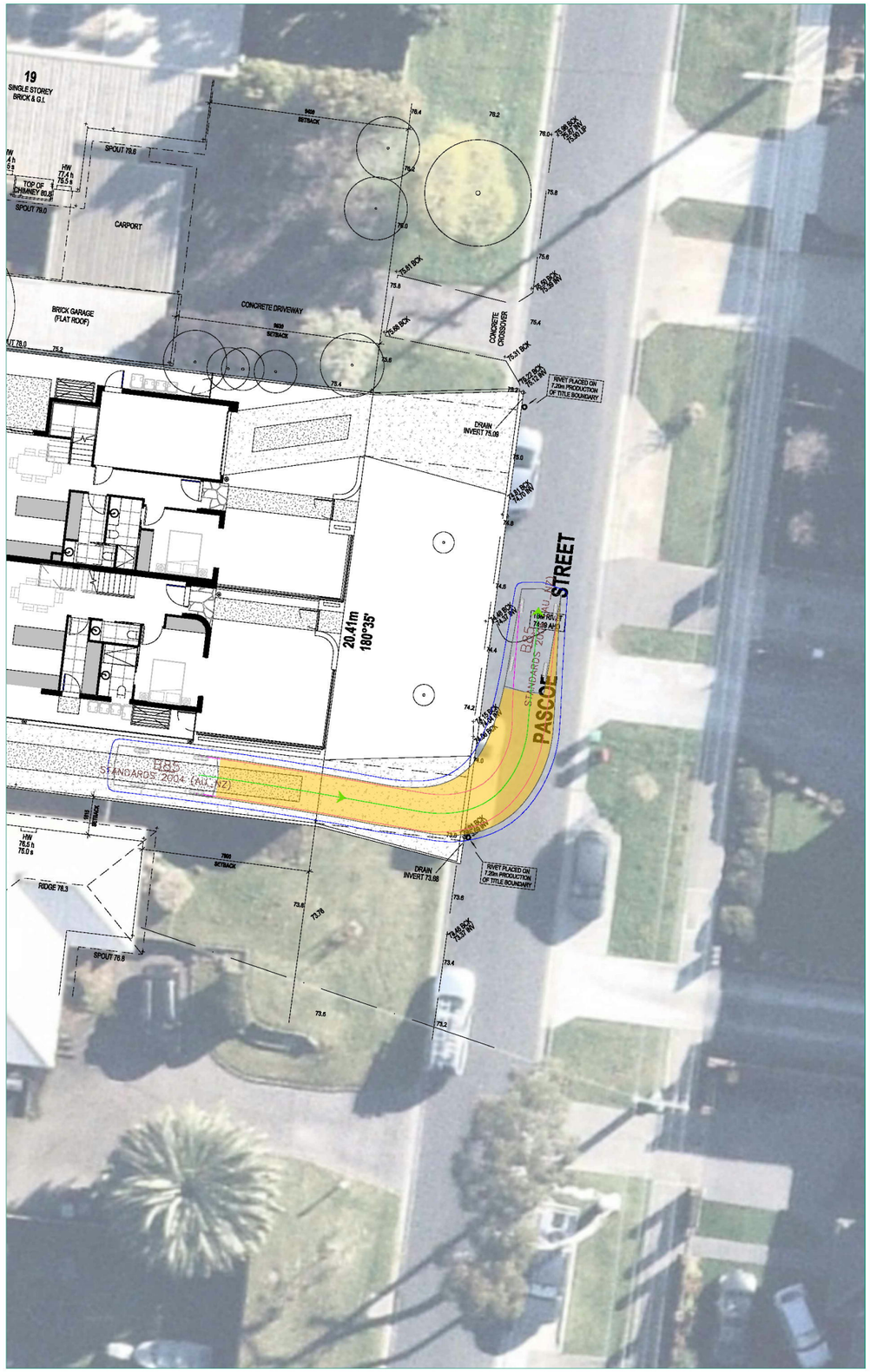
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DESIGN VEHICLE ADOPTED

N

0 5 10 15 20 25m

5 4 3 2 1

SCALE 1:500

PROJECT

17 PASCOE STREET, WESTMEADOWS

CLIENT

[redacted]

DRAWING TITLE

B85 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD26181VIC - SK06

DATE	REVISION
17 09 2026	B

REV	DATE	DESIGNER	APPROVED BY
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B	17 09 2026	AE	BF
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-	-	-	-

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17 Pascoe Street, Westmeadows

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

130%
SCORE

Project details

Name	17 Pascoe Street, Westmeadows
Project ID	5B418908
Street address	17 Pascoe St, Westmeadows VIC 3049, Australia
Municipality	Hume
Site area	1026 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	60%	>80%
Total phosphorus (%)	59%	>45%
Total nitrogen (%)	58%	>45%
Total gross pollutants (%)	63%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	58%	>29%
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%

For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication 1739.1) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable (epa.vic.gov.au/about-epa/laws-ew-laws/what-is-reasonablypracticable). Doing what is

reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

A completed small-scale low risk site with no public roads or external user parking areas will usually generate very little sediment, referred to as total suspended solids (TSS). It is common that the 80% TSS target will not easily be achieved for this type of site.

Other sites may generate significant total suspended solids (TSS) as well as litter, referred to as gross pollutants and should meet all targets.

The generation of sediment and litter during the construction phase is a significant problem and must be addressed effectively for all development.

You should demonstrate what appropriate controls will be used to ensure the generation of litter and sediment is prevented and controlled during construction to minimise risk of harm.

Blue Factor is designed to support a range of developments of less than 10, 000 square metres including small scale residential, apartment developments, small scale commercial and small public use developments which must meet planning requirements including stormwater management quality objectives in the EPA Urban stormwater management guidelines (EPA - Publication 1739. 1) It is recommended that MUSIC is used for larger and more complex projects to demonstrate compliance.

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Water treatment

D1 Connections



D1 Roof to RWT 115m2



D1 RWT Rainwater **Tan**k, **Rainw**ater **tan**k **reten**tion **volu**me **in kiloli**tres: **4**



D1 Residential **Townh**ouse, **4 bedro**om(s)

D2 Connections



D2 Roof to RWT 65m2



D2 RWT Rainwater **Tan**k, **Rainw**ater **tan**k **reten**tion **volu**me **in kiloli**tres: **4**



D2 Residential **Townh**ouse, **4 bedro**om(s)

D3 Connections



D3 roof to RWT Roof, **75**m2



D3 RWT Rainwater **Tan**k, **Rainw**ater **tan**k **reten**tion **volu**me **in kiloli**tres: **4**



D3 Residential Townhouse, **4 bedro**om(s)

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D4 Connections



D4 roof to RWT Roof, **100**m2



D4 RWT Rainwater Tank, Rainwater tank retention volume in kilolitres: 4



D4 Residential Townhouse, 4 bedroom(s)

Catchments



D1 Roof to RWT 115m2



D2 Roof to RWT 65m2



D3 roof to RWT Roof, 75m2



D3 to LPoD Roof, 48m2 Untreated



D4 roof to RWT Roof, 100m2



D4 to LPD Roof, 12m2 Untreated



Hard Paving Paved, 103m2 Untreated



Permeable Area Pervious (garden and lawn), 464m2



D2 Roof to LPoD 44m2 Untreated

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Treatments



D1 RWT Rainwater Tank, Rainwater tank retention volume in kilolitres: 4



D2 RWT Rainwater Tank, Rainwater tank retention volume in kilolitres: 4



D3 RWT Rainwater Tank, Rainwater tank retention volume in kilolitres: 4



D4 RWT Rainwater Tank, Rainwater tank retention volume in kilolitres: 4

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Buildings & dwellings



D1 Residential **Townh**ouse, **4 bedro**om(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	4
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	



D2 Residential **Townh**ouse, **4 bedro**om(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	4
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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D3 Residential **Townh**ouse, **4 bedro**om(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	4
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	



D4 Residential **Townh**ouse, **4 bedro**om(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	4
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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