

Application for Planning Permit

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

[Clear Form](#)

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.

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

Street Address *

Unit No.: 2	St. No.: 28	St. Name: BIRCH AVENUE
Suburb/Locality: TULLAMARINE		Postcode: 3043

Formal Land Description *

Complete either A or B.

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

A	Lot No.: 2	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 538142E
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OR

B	Crown Allotment No.:	Section No.:
Parish/Township Name:		

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

[Add Address](#)

The Proposal **⚠**

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

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

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

WE ARE PROPOSING TO DEMOLISH EXISTING SINGLE STOREY DWELLING AND ARE PROPOSING 3 TWO STOREY TOWN HOUSES

 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 \$800000

⚠ 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 **i**

4 Describe how the land is used and developed now *

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

A SINGLE STOREY DWELLING

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

Title Information i

5 Encumbrances on title *

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

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

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

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

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

Name:

[Redacted text area]

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

Contact person's details *

Name:

Same as applicant (if so, go to 'contact information')

[Redacted text area]

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

[Redacted text area]

Owner's Signature (Optional):

Date:

day / month / year

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Declaration i

7 This form must be signed by the applicant *

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

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

Signature:

Date: 14 Nov 2025

day / month / year

Need help with the Application? [i](#)

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?**

<input type="radio"/> No	<input checked="" type="radio"/> Yes	If 'yes', with whom?: Terence Dang
		Date: 7 Oct 2025
		day / month / year

Checklist [i](#)

9 **Have you:**

<input checked="" type="checkbox"/> Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/> Paid or included the application fee?	
<input checked="" type="checkbox"/> Provided all necessary supporting information and documents?	
<input checked="" type="checkbox"/> A full, current copy of title information for each individual parcel of land forming the subject site	
<input checked="" type="checkbox"/> A plan of existing conditions.	
<input checked="" type="checkbox"/> Plans showing the layout and details of the proposal	
<input checked="" type="checkbox"/> Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input checked="" type="checkbox"/> If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	
<input checked="" type="checkbox"/> 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.	
<input checked="" type="checkbox"/> Completed the relevant Council planning permit checklist?	
<input checked="" type="checkbox"/> Signed the declaration (section 7)?	

Lodgement [i](#)

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**

Page 1 of 1

VOLUME 10928 FOLIO 772

Security no : 124128385926J
Produced 24/09/2025 01:58 PM**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 538142E.
PARENT TITLE Volume 07975 Folio 076
Created by instrument PS538142E 25/02/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS538142E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: UNIT 2 28 BIRCH AVENUE TULLAMARINE VIC 3043

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS538142E
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/09/2025 13:58

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PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY EDITION 1	PLAN NUMBER PS 538142 E
LOCATION OF LAND		COUNCIL CERTIFICATION AND ENDORSEMENT		
PARISH: Tullamarine		COUNCIL NAME: City of Hume REF: S.4629		
TOWNSHIP:		1. This plan is certified under section 6 of the Subdivision Act		
SECTION:		2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under Section 6 / /		
CROWN ALLOTMENT: 4 (Part)		3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.		
CROWN PORTION: 4		OPEN SPACE		
LTO BASE RECORD: Vicmap (Metro)		(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made		
TITLE REFERENCES: Vol. 7975 Fol 076		(ii) The requirement has been satisfied		
LAST PLAN REFERENCE/S: LP 20167 Lot 240		(iii) The requirement is to be satisfied in Stage		
POSTAL ADDRESS: 28 Birch Avenue, Tullamarine 3043		Council Delegate Council Seal Date 26/7/05		
AMG Co-ordinates (of approx centre of land in plan) E 313040 N 5816940 ZONE: 55		Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION	DOES NOT APPLY		STAGING	This is not a staged subdivision Planning permit No
DEPTH LIMITATION- DOES NOT APPLY				
<p>This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.</p> <p>The copy must not be used for any other purpose.</p> <p>Please note that the plan may not be to scale.</p>				
<p>SURVEY. THIS PLAN IS BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)</p>				
EASEMENT INFORMATION				
LEGEND	A-Appurtenant Easement	E-Encumbering Easement	R-Encumbering Easement (Road)	
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	Drainage & Sewerage	1.83	LP 20167	All Lots on LP 20167
E-2	Sewerage	2m	This Plan	City West Water Ltd
<p>LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT</p> <p>RECEIVED <input checked="" type="checkbox"/> DATE: 15/2/06</p> <p>LTO USE ONLY PLAN REGISTERED TIME 8:32 am DATE 25/2/06</p> <p>GJN Assistant Registrar of Titles</p> <p>SHEET 1 OF 2 SHEETS</p>				
J. R. EDWARDS LAND SURVEYOR & TOWN PLANNER 59 FLETCHER STREET; ESSENDON, VIC. 3040 TEL. (03)9370 2209 FAX. (03)9370 1102		LICENSED SURVEYOR David Sidley SIGNATURE DATE 1/05/05 REF 12784 VERSION 2		
<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>				

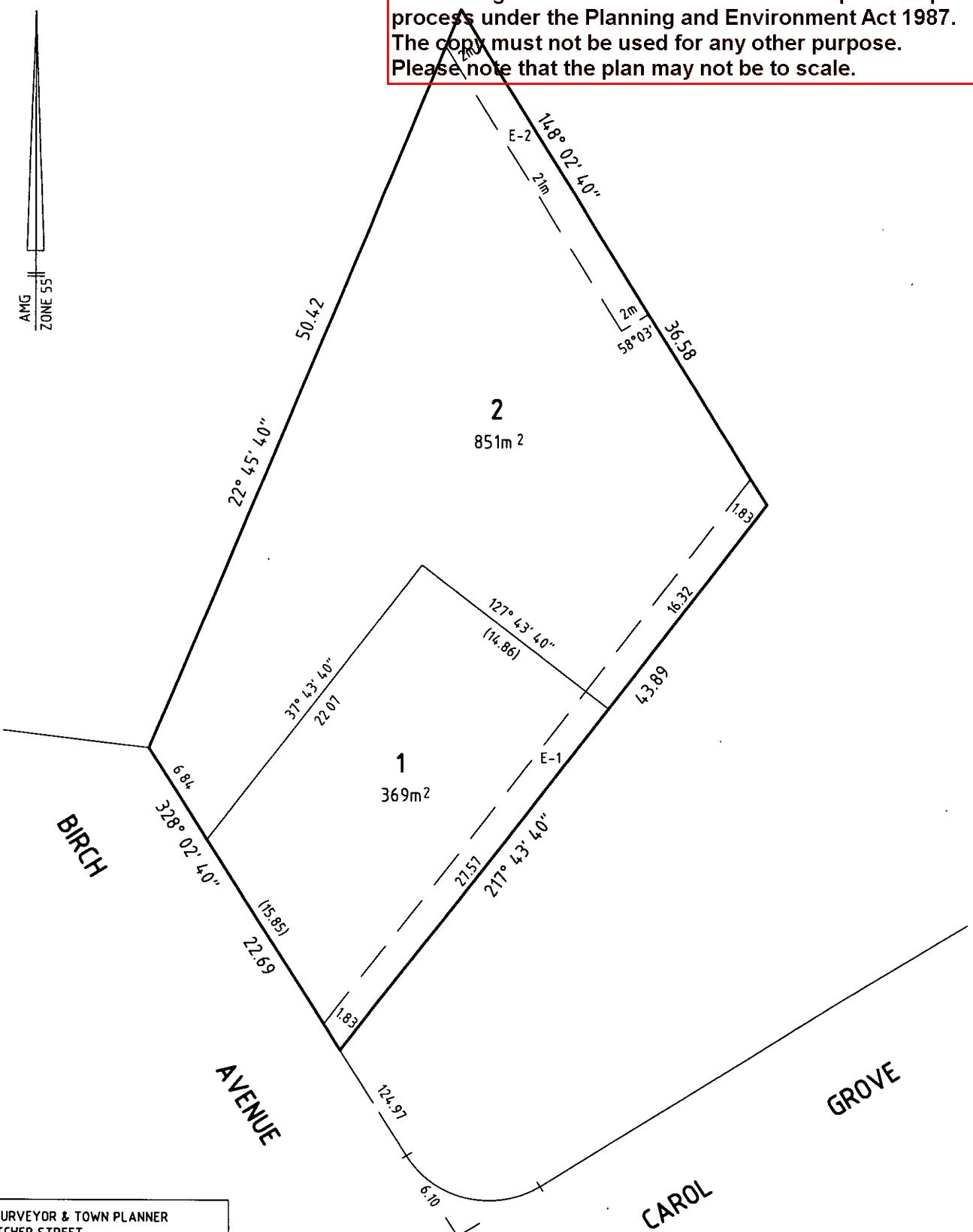
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 538142 E

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LAND SURVEYOR & TOWN PLANNER
59 FLETCHER STREET,
ESSENDON, VIC. 3040
TEL. (03)9370 2209 FAX. (03)9370 1102

SCALE
25 0 2.5 5 7.5 10 12.5
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) Signature.....	David Sidley	SHEET 2 OF 2 SHEETS
REF 12784			DATE 1 / 05 / 05	DATE / /
COUNCIL DELEGATE SIGNATURE				

1/4A1

Town Planning Application – Clause 55 (ResCode) Assessment

**To: Statutory Planning Department
Hume City Council**

Subject: Clause 55 (ResCode) Assessment – 28 Birch Avenue, Tullamarine VIC 3043

Dear Planning Officer,

Please find enclosed an expanded Clause 55 (ResCode) assessment for the proposed development at 28 Birch Avenue, Tullamarine. The proposal includes three (3) double-storey townhouses designed to complement the surrounding neighbourhood character. This report references the submitted plans (No28 Birch Avenue - Tullamarine_town planning_V1.0) and the independent STORM Report (November 2025). Swept-path diagrams shown on the plans confirm compliance with AS2890.1 standards for vehicle access and manoeuvring.

The development is considered to satisfy the objectives and standards of Clause 55 (ResCode) of the Hume Planning Scheme.

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Clause 55 (ResCode) Assessment Checklist

Project: 28 Birch Avenue, Tullamarine

Site Area: 850.89 m²

Proposal: Three (3) Townhouses

Date: November 2025

B1 – Neighbourhood Character

Status: Complies

Comments:

- The architectural style, materials, and roof forms are consistent with the prevailing character of Birch Avenue.
- The double-storey form is well articulated with varied setbacks and lightweight upper levels.
- Landscaping within the front setback assists in softening the built form and integrating the development into its setting.

B2 – Residential Policy

Status: Complies

Comments:

- The proposal supports infill housing objectives within the General Residential Zone.
- It provides housing diversity and increases local supply without adversely impacting neighbouring amenity.
- The design is consistent with State and Local Planning Policy encouraging efficient use of established urban land.

B3 – Dwelling Diversity

Status: Complies

Comments:

- The three dwellings offer 3-bedroom configurations suitable for families and downsizers.
- The design variation between dwellings ensures architectural interest and avoids repetition.
- Each dwelling provides generous living and private open space areas promoting livability.

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B5 – Integration with the Street

Status: Complies

Comments:

- Each dwelling has a clearly defined entry visible from the street.
- The garages are recessed to reduce visual dominance along Birch Avenue.
- Landscaping and pedestrian access enhance the streetscape presentation.

B6 – Street Setback

Status: Complies

Comments:

- Setbacks align with adjoining dwellings and maintain visual continuity along the street.
- The front façade incorporates articulation and glazing to add visual interest.
- No excessive forward projection occurs beyond adjoining buildings.

B8 – Site Coverage

Status: Complies

Comments:

- Building footprint is within allowable coverage for the zone.
- Generous landscaped and permeable areas exceed minimum requirements.
- Built form allows adequate separation and open space between dwellings.

B9 – Permeability

Status: Complies

Comments:

- The site achieves 60.84% permeability, well above the 20% minimum.
- Permeable driveways and pathways are included to enhance on-site infiltration.
- These measures reduce stormwater runoff and improve water quality.

B13 – Landscaping

Status: Complies

Comments:

- Adequate planting zones provided in front and rear setbacks.
- Canopy trees will provide shade, screening, and urban cooling benefits.
- A detailed landscape plan will be submitted prior to construction for Council approval.

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B17 – Side and Rear Setbacks

Status: Complies

Comments:

- Side and rear setbacks comply with minimum standards for daylight and outlook.
- The design ensures neighbouring windows retain solar access and sky visibility.
- Walls on boundary are limited to necessary sections and well-articulated.

B21 – Overshadowing

Status: Complies

Comments:

- Shadow diagrams demonstrate compliance with Standard B21.
- Shadows fall mainly within the subject site after 9am-3pm on 22 September
- Adjacent private open spaces retain the required minimum sunlight access.

B22 – Overlooking

Status: Complies

Comments:

- All upper-level windows facing neighbouring SPOS areas are screened to 1.7m.
- Obscure glazing and highlight windows ensure privacy without compromising light.
- Balconies are oriented inward or screened to prevent direct overlooking.

B28 – Private Open Space

Status: Complies

Comments:

- Each townhouse includes a secluded private open space exceeding minimum area.
- Open spaces have direct access from living rooms and include permeable surfaces.
- Layouts provide opportunities for outdoor dining and landscaping.

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B29 – Solar Access to Open Space

Status: Complies

Comments:

- Primary SPOS areas are north-facing for optimal sunlight.
- Shadow diagrams show open space receives over 3 hours of direct sunlight mid-winter.
- Landscaping selection will further enhance solar amenity.

B30 – Storage

Status: Complies

Comments:

- Each dwelling provides over 6m³ secure external storage.
- Storage spaces are integrated within garages or accessible rear yard sheds.
- These meet functional and amenity standards for long-term residents.

B34 – Vehicle Access

Status: Complies

Comments:

- Driveways designed to Council and AS2890.1 standards.
- Swept-path diagrams on the plans confirm vehicles can enter/exit in a forward direction.
- Shared access arrangements minimise disruption to street parking.

B35 – Car Parking

Status: Complies

Comments:

- Each dwelling includes a compliant on-site car space allocation.
- Visitor parking and turning areas are functional and convenient.
- Access design supports efficient manoeuvring and safety.

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B39 – Integrated Water and Stormwater Management

Status: Complies

Comments:

- Independent STORM Report (November 2025) confirms pollutant reduction targets are achieved.
- Each dwelling incorporates a 3000L rainwater tank connected to toilets and garden irrigation.
- Permeable paving and landscaped areas promote infiltration and minimise discharge to the street network.

Conclusion

The proposal at 28 Birch Avenue, Tullamarine demonstrates full compliance with the objectives and standards of Clause 55. It delivers a modern, high-quality residential outcome that respects the established character, maintains neighbouring amenity, and integrates sustainable stormwater management measures verified through the STORM Report. Swept-path diagrams included on the plans confirm compliance with AS2890.1 for vehicle access and turning movements.

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REVISION SHEET

DRAWING NUMBER	VERSION N°	COMMENTS	BY	DATE ISSUED
ALL	V 1.0	TOWN PLANNING SUBMISSION	SAS	10/11/2023
ALL	V 1.1	DRAWINGS UPDATED AS PER RFI LETTER DATED 09/12/2023	SAS	16/12/2023

Sheet Index	
ID	Layout Name
A1.01	Site Analysis
A1.02	Neighbourhood Site Description/D...
A1.03	Existing/Demolished Ground Floor
A1.04	Proposed Ground Floor
A1.05	Proposed First Floor
A1.06	Proposed First Floor Overlooking ...
A1.07	Proposed Roof Plan
A1.08	Proposed South Elevation / Street...
A1.09	Proposed S/W Elevations

Sheet Index	
ID	Layout Name
A1.10	Proposed N/E Elevations
A1.11	Proposed Perspectives
A1.12	Proposed Perspectives
A1.13	Proposed Perspectives
A1.14	Proposed WSUD Plan
A1.15	Proposed WSUD Notes
A1.16	Proposed Garden Plan
A1.17	Swept Paths TH1
A1.18	Swept Paths TH2
A1.19	Swept Paths TH3

Sheet Index	
ID	Layout Name
A1.20	9am Proposed Shadow
A1.21	10am Proposed Shadow
A1.22	11am Proposed Shadow
A1.23	12pm Proposed Shadow
A1.24	1pm Proposed Shadow
A1.25	2pm Proposed Shadow
A1.26	3pm Proposed Shadow

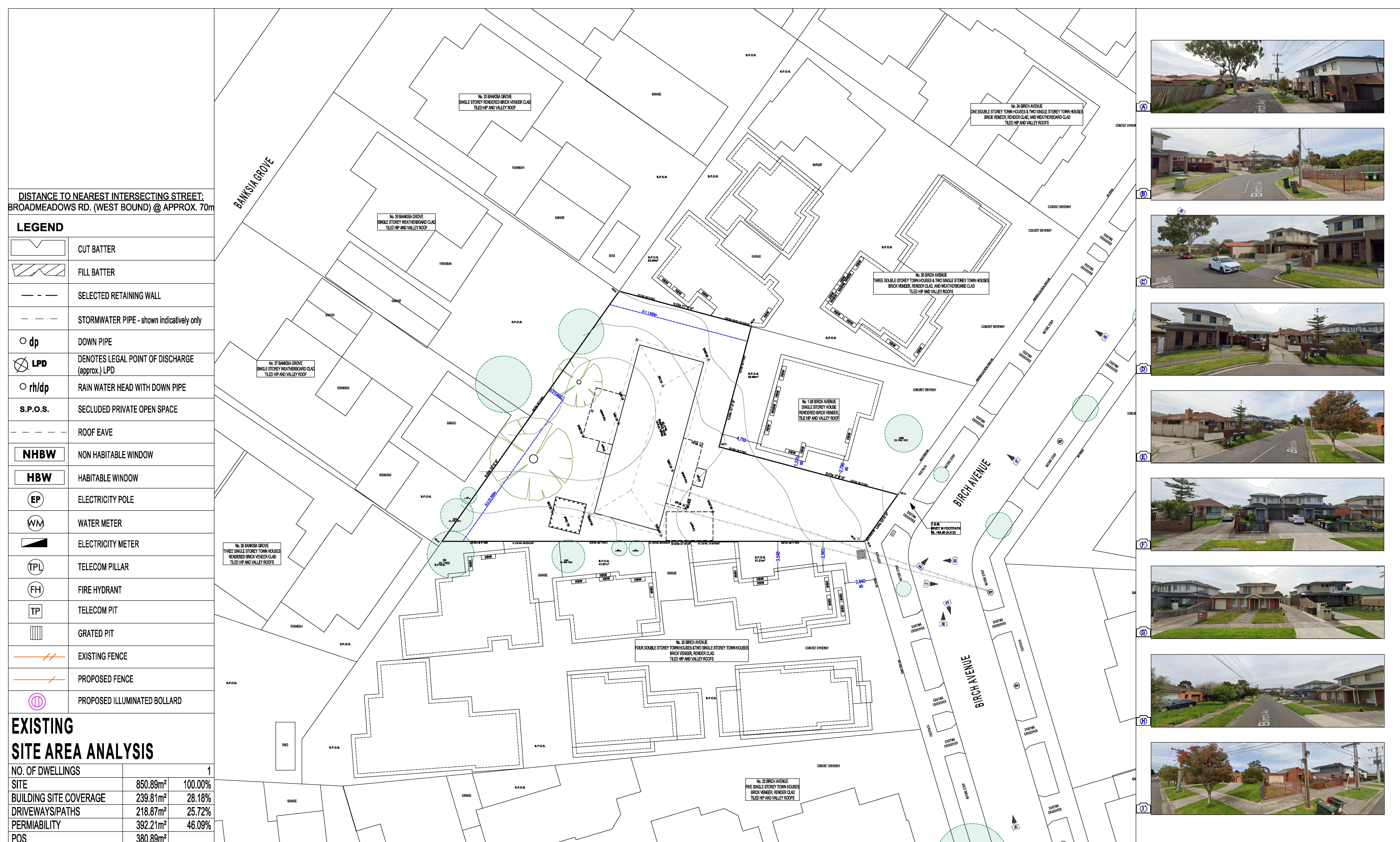
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Page Number	
Date:	17/12/2025
Drawn by:	SAS
Checked by:	RLP
Scale:	1:1

Cover
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1
* NOTE DO NOT SCALE THESE DRAWINGS *
All dimensions in millimeters unless stated otherwise © 2025 this drawing is the property of
new home energy & design and may not be used or copied without written consent from manager
NO LIABILITY WILL BE ACCEPTED BY NHE&D FOR ANY ERRORS OR OMISSIONS





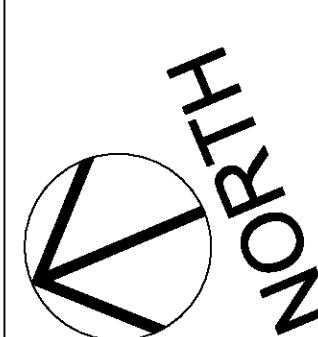
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Date:	17/12/2025
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Site Analysis Town Planning

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Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE, TULLAMARINE 3043
Version: V 1.1

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Road.

LEGEND

PERMEABLE CONCRETE DRIVEWAY
GARDEN AREA
PAVING (PERMEABLE)
LILYDALE TOPPINGS (PERMEABLE)
GARDEN BED (PERMEABLE)
LAWN (PERMEABLE)
DECKING (PERMEABLE)
ROOF EAVE
9m OVERLOOKING ARC
CUT BATTER
FILL BATTER
SELECTED RETAINING WALL
STORMWATER PIPE - shown indicatively only
dp DOWN PIPE
LPD DENOTES LEGAL POINT OF DISCHARGE (approx.) LPD
rh/dp RAIN WATER HEAD WITH DOWN PIPE
S.P.O.S. SECLUDED PRIVATE OPEN SPACE
ROOF EAVE
NHW NON HABITABLE WINDOW
HW HABITABLE WINDOW
EP ELECTRICITY POLE
WM WATER METER
ELECTRICITY METER
TPL TELECOM PILLAR
FH FIRE HYDRANT
TP TELECOM PIT
GRATED PIT
EXISTING FENCE
PROPOSED FENCE
PROPOSED ILLUMINATED BOLLARD
ILLUMINATED BOLLARD TYPICAL

**PROPOSED SITE AREA ANALYSIS**

NO. OF DWELLINGS	3
SITE	850.89m ² 100.00%
BUILDING SITE COVERAGE	333.18m ² 39.15%
GARDEN AREA	301.90m ² 35.48%
PERMEABLE DRIVEWAY/PATHS	255.09m ² 29.97%
TOTAL PERMEABILITY	517.71m ² 60.84%
DISTANCE TO NEAREST INTERSECTING STREET:	BROADMEADOWS RD. (WEST BOUND) @ APPROX. 70m

ACCESS TO NEARBY FACILITIES

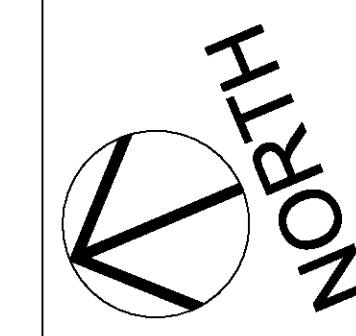
HEALTH SERVICES:	1.1 KILOMETRE NORTH AIRPORT TOTAL HEALTH CARE CLINIC 1.9 KILOMETRES NORTH/EAST PEER MEDICAL CENTRE
PUBLIC TRANSPORT:	1.6 KILOMETRES WEST ROUTE 482 BUS STOP 1.7 KILOMETRES SOUTH/EAST ROUTE 469,477,478,479,482 BUS TRANSPORT HUB
LOCAL SHOPPING:	1.0 KILOMETRE NORTH TULLAMARINE SHOPPING CENTRE 1.8 KILOMETRES SOUTH/EAST WESTFIELD SHOPPING CENTRE
EMERGENCY SERVICES:	3.9 KILOMETRES NORTH AMBULANCE VICTORIA 3.6 KILOMETRES NORTH FRV FIRE STATION 52 6.4 KILOMETRES NORTH/EAST BROADMEADOWS POLICE STATION
EDUCATION FACILITIES:	800 METRES NORTH TULLAMARINE PRIMARY SCHOOL 1.2 KILOMETRES NORTH DAWSON STREET PRESCHOOL 3.7 KILOMETRES NORTH GLADSTONE PARK SECONDARY COLLEGE
PARKS AND RECREATION:	5.3 KILOMETRES NORTHEAST JACANA VALLEY PARKLANDS 1.1 KILOMETRES WEST LEO DINEEN RESERVE 230 METRES SOUTH S F HEDGER RESERVE

Page Number	A1.02
Date:	17/12/2025
Drawn by:	SAS
Checked by:	RLP
Scale:	1:200

Neighbourhood Site Description/Design Response Plan Town Planning

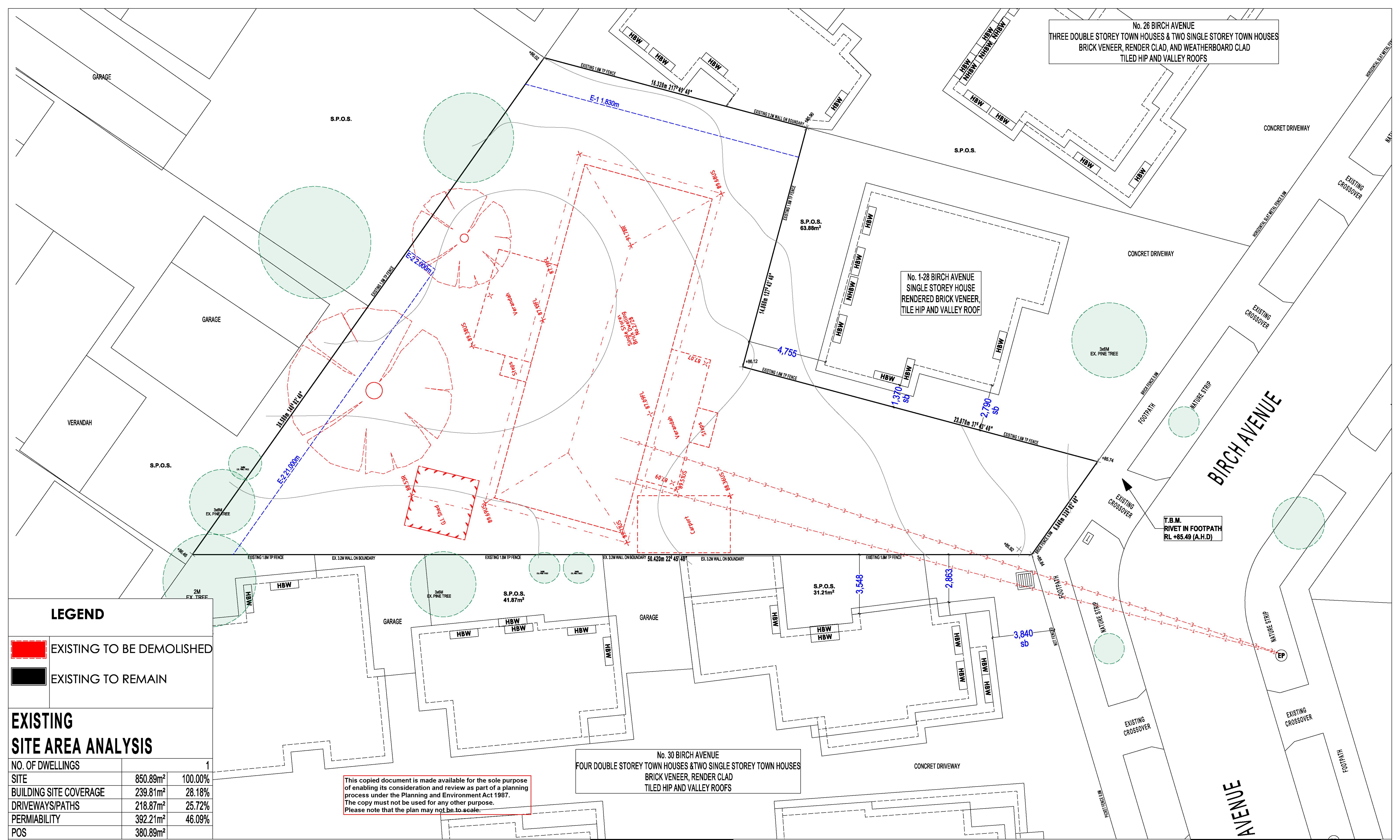
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 Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
 Version: V 1.1

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Road.

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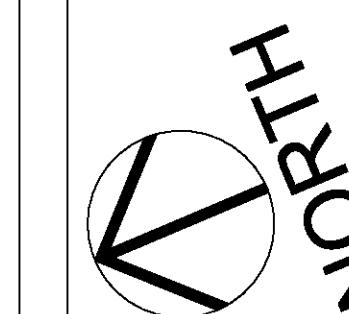


Page Number	A1.03
Date:	17/12/2025
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Existing/Demolished
Ground Floor
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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Road.

	PERMIABLE CONCRETE DRIVEWAY
	GARDEN AREA
	PAVING (PERMIABLE)
	LILYDALE TOPPINGS (PERMIABLE)
	GARDEN BED (PERMIABLE)
	LAWN (PERMIABLE)
	DECKING (PERMIABLE)
	ROOF EAVE
	9m OVERLOOKING ARC
	CUT BATTER
	FILL BATTER
	SELECTED RETAINING WALL
	STORMWATER PIPE - shown indicatively only
	DOWN PIPE
	DENOTES LEGAL POINT OF DISCHARGE (approx.) LPD
	RAIN WATER HEAD WITH DOWN PIPE
	S.ECLUDED PRIVATE OPEN SPACE
	ROOF EAVE
	NON HABITABLE WINDOW
	HABITABLE WINDOW
	ELECTRICITY POLE
	WATER METER
	ELECTRICITY METER
	TELECOM PILLAR
	FIRE HYDRANT
	TELECOM PIT
	GRATED PIT
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED ILLUMINATED BOLLARD

PROPOSED SITE AREA ANALYSIS

BUILDING AREA ANALYSIS

NO. OF DWELLINGS			
SITE	850.89m ²	100.0	
BUILDING SITE COVERAGE	333.18m ²	39.1	
GARDEN AREA	301.90m ²	35.4	
PERMIABLE DRIVEWAY/PATHS	255.09m ²	29.9	
TOTAL PERMIABILITY	517.71m ²	60.8	

3 0%	TOWN HOUSE	GROUND FL	FIRST FL	GARAGE	PORCH	<u>TOTAL</u>	SQ.	S.P.O.S.
5%	TH 1	71.05m ²	75.99m ²	28.93m ²	2.34m ²	178.31m ²	19.19	52.00m ²
8%	TH 2	88.12m ²	70.53m ²	25.31m ²	3.53m ²	187.49m ²	20.18	41.64m ²
7% 4%	TH 3	85.00m ²	72.48m ²	26.72m ²	2.18m ²	186.38m ²	20.08	48.87m ²

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Proposed Ground Floor Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

* NOTE DO NOT SCALE THESE DRAWINGS

NOTE DO NOT SCALE THESE DRAWINGS



LEGEND	
	PERMIABLE CONCRETE DRIVEWAY
	GARDEN AREA
	PAVING (PERMIABLE)
	LILYDALE TOPPINGS (PERMIABLE)
	GARDEN BED (PERMIABLE)
	LAWN (PERMIABLE)
	DECKING (PERMIABLE)
	ROOF EAVE
	9m OVERLOOKING ARC
	CUT BATTER
	FILL BATTER
	SELECTED RETAINING WALL
	STORMWATER PIPE - shown indicatively only
	DOWN PIPE
	DENOTES LEGAL POINT OF DISCHARGE (approx.) LPD
	RAIN WATER HEAD WITH DOWN PIPE
	SECLUDED PRIVATE OPEN SPACE
	ROOF EAVE
	NON HABITABLE WINDOW
	HABITABLE WINDOW
	ELECTRICITY POLE
	WATER METER
	ELECTRICITY METER
	TELECOM PILLAR
	FIRE HYDRANT
	TELECOM PIT
	GRATED PIT
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED ILLUMINATED BOLLARD

PROPOSED SITE AREA ANALYSIS

BUILDING AREA ANALYSIS

NO. OF DWELLINGS		
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BUILDING SITE COVERAGE	333.18m ²	39.1
GARDEN AREA	301.90m ²	35.4
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3 0%	TOWN HOUSE	GROUND FL	FIRST FL	GARAGE	PORCH	<u>TOTAL</u>	SQ.	S.P.O.S.
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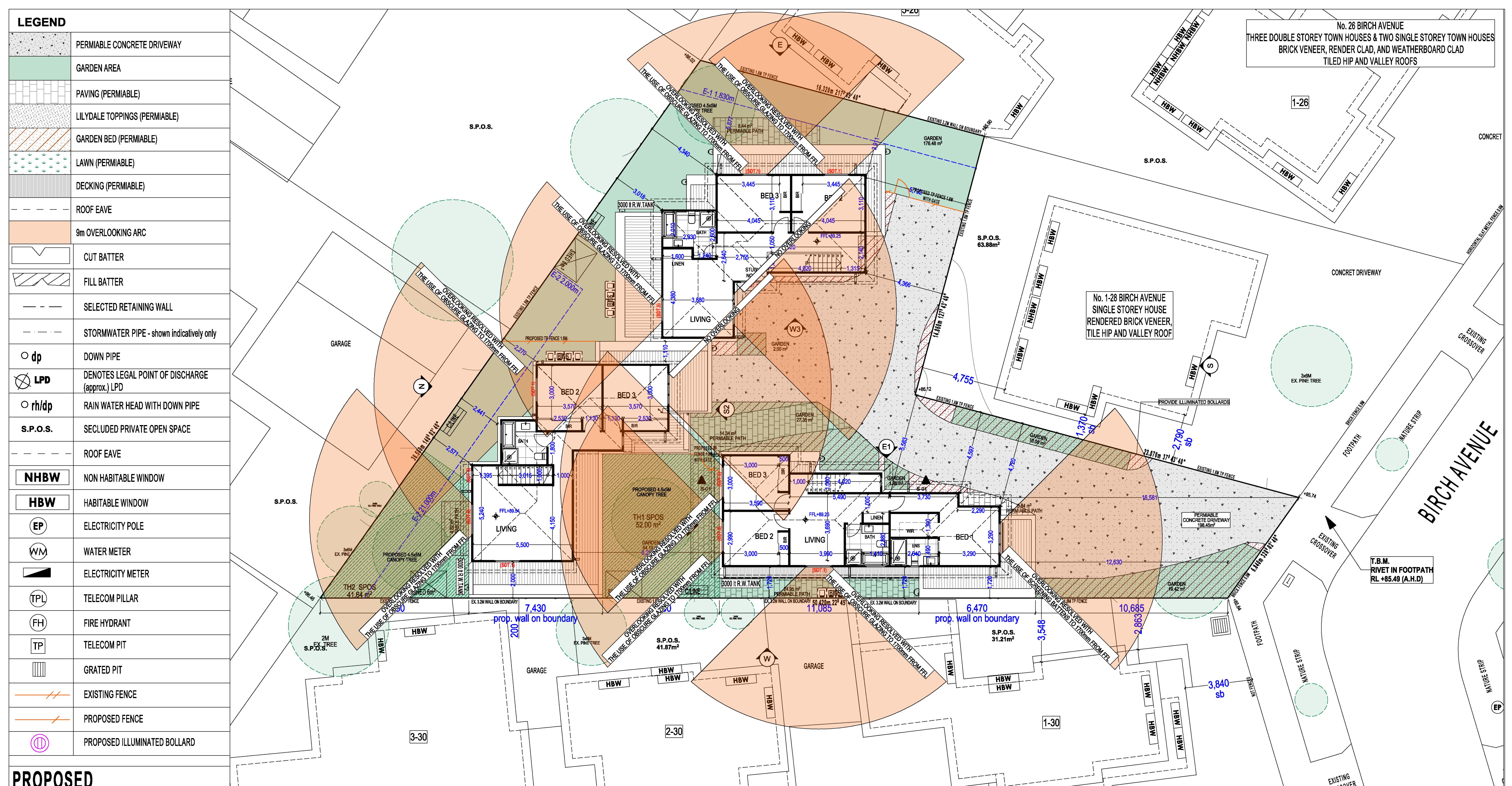
Proposed First Floor Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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PROPOSED SITE AREA ANALYSIS

NO. OF DWELLINGS	3
SITE	850.89m ² 100.00%
BUILDING SITE COVERAGE	333.18m ² 39.15%
GARDEN AREA	301.90m ² 35.48%
PERMABLE DRIVEWAY/PATHS	255.09m ² 29.97%
TOTAL PERMABILITY	517.71m ² 60.84%

BUILDING AREA ANALYSIS

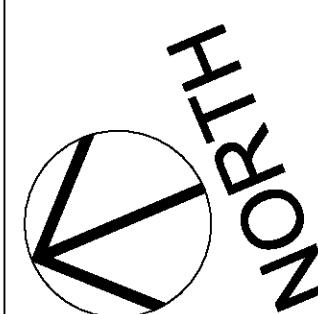
TOWN HOUSE	GROUND FL	FIRST FL	GARAGE	PORCH	TOTAL	SQ.	S.P.O.S.
TH 1	71.05m ²	75.99m ²	28.93m ²	2.34m ²	178.31m ²	19.19	52.00m ²
TH 2	88.12m ²	70.53m ²	25.31m ²	3.53m ²	187.49m ²	20.18	41.64m ²
TH 3	85.00m ²	72.48m ²	26.72m ²	2.18m ²	186.38m ²	20.08	48.87m ²

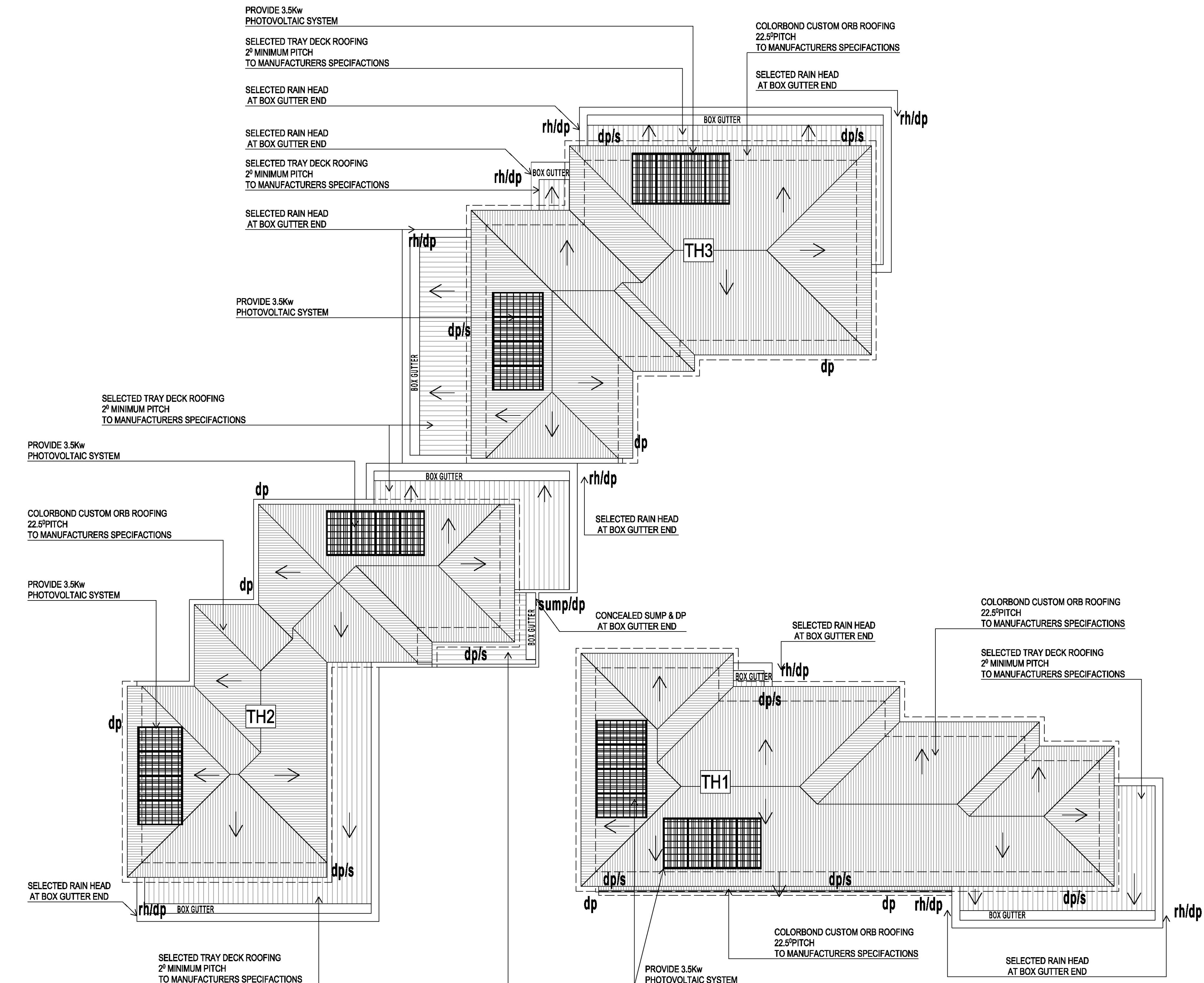
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Proposed First Floor
Overlooking Plan
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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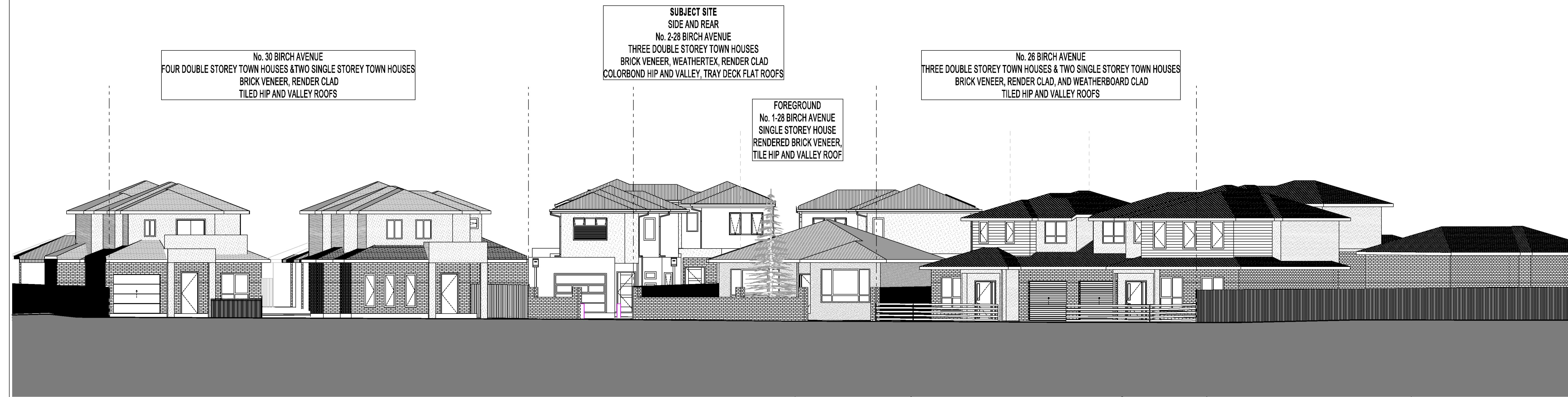
Proposed Roof Plan Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE, TULLAMARINE 3043
Version: V 1.1

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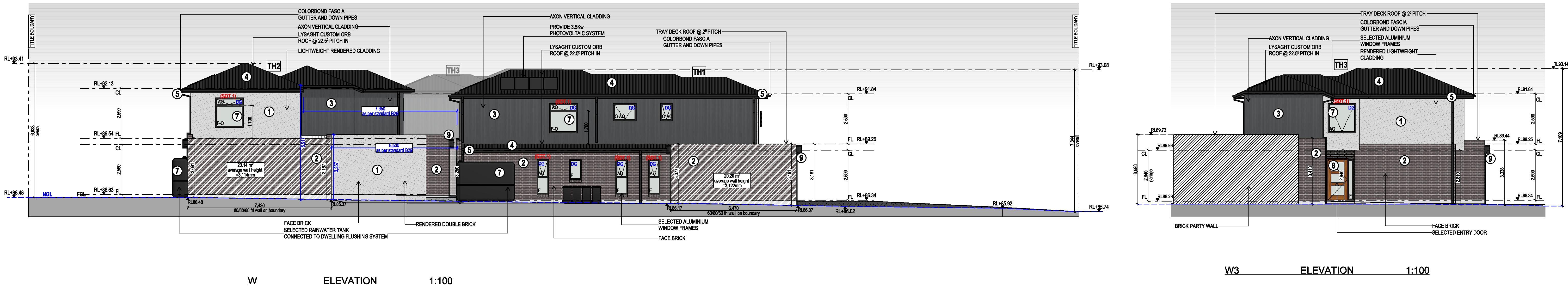
Page Number	A1.08
Date:	17/12/2025
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Scale:	1:100

Proposed South Elevation / Streetscape Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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ad.



SHADING DEVICE TYPE	PLAN VIEW	ELEVATION	SECTION	IMAGE
PIVOT ARM SHADING DEVICE (SOT.1) Subs for North, East, West, North-East, North-West and South-West windows				
GUIDE RAIL PULL-DOWN SHADING DEVICE (SOT.2) Subs for North, East, West, North-East, North-West and South-West windows				
FOLDING ARM SHADING DEVICE (SOT.3) (NOT MACHINE OPERATED) Subs for sliding doors or casement windows				
SHADE BATTENS (SOT.4) (NOT MACHINE OPERATED) Fixed horizontal shade batten for north west extend beyond the width covering by the same distance as that outward projection. 1% represents the distance between the underside of the shade batten and the wall. The projection is 20% of the height of the shade batten to be 1% of the height of the batten. Shade batten must not be greater than the distance between them or more than the height of the batten. Check dimensions to provide additional shade during summer and allow access to the window provided the views are not reduced at the end of the daylight savings.				
FIXED SAW (SOT.5) (NOT MACHINE OPERATED) The width of the saw and the gutter is used to determine the height of the window to be a fixed saw as a shading device for north facing windows.				
ROLLER SHUTTER (SOT.6) Subs for North, East, West, North-East, North-West and South-West windows				
FIXED EXTERNAL SHADING DEVICE WITH ADJUSTABLE LOUVERS (SOT.7) Subs for North, East, West, North-East, North-West and South-West windows				

LEGEND

DG - DOUBLE GALZING

AO - AWNING OPENABLE WINDOW

F-O - FIXED WINDOW WITH OBSCURE GLAZING

F - FIXED WINDOW

O-AO - AWNING OPENABLE WINDOW WITH OBSCURE GLAZING

SO - SLIDING OPENABLE WINDOW

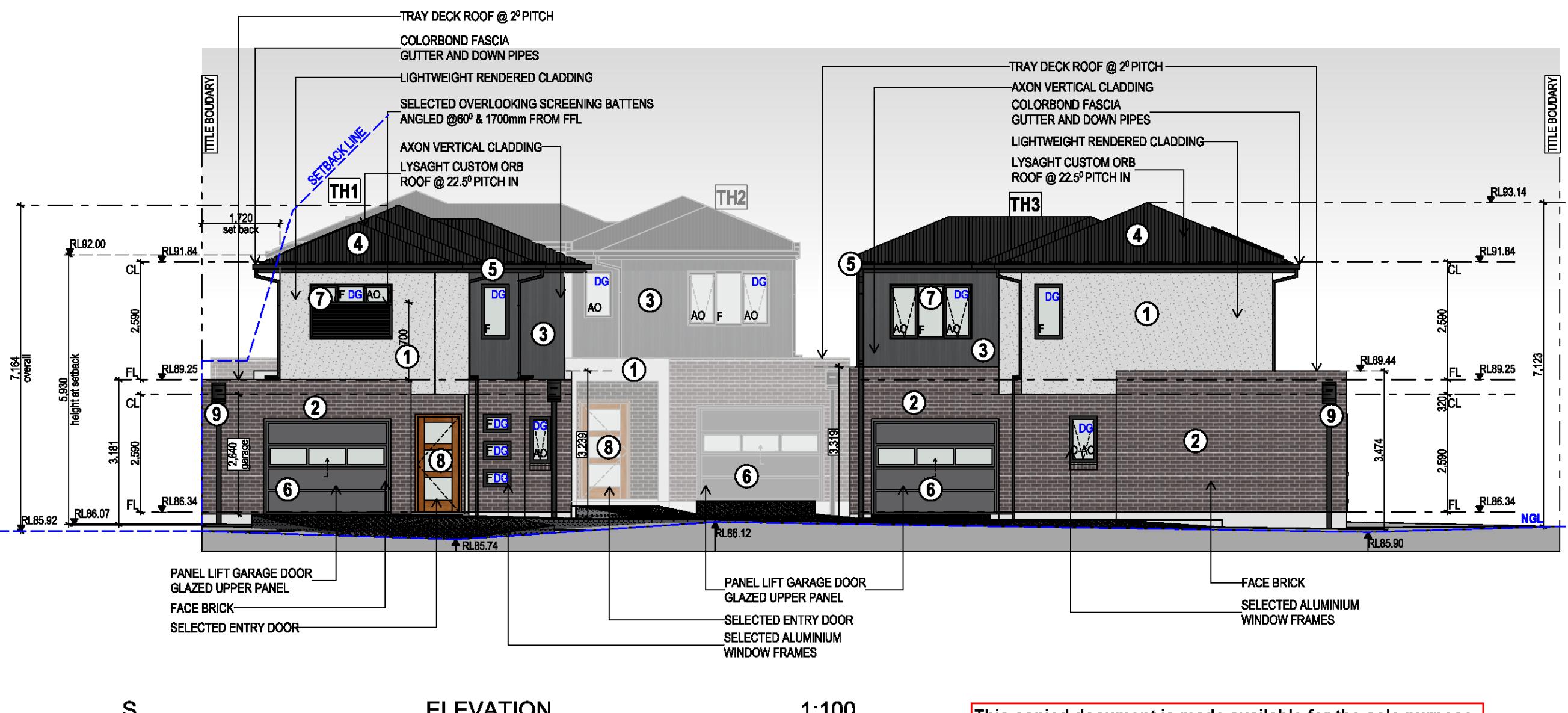
NGL - NATURAL GROUND LEVEL

FGL - FINISHED GROUND LEVEL

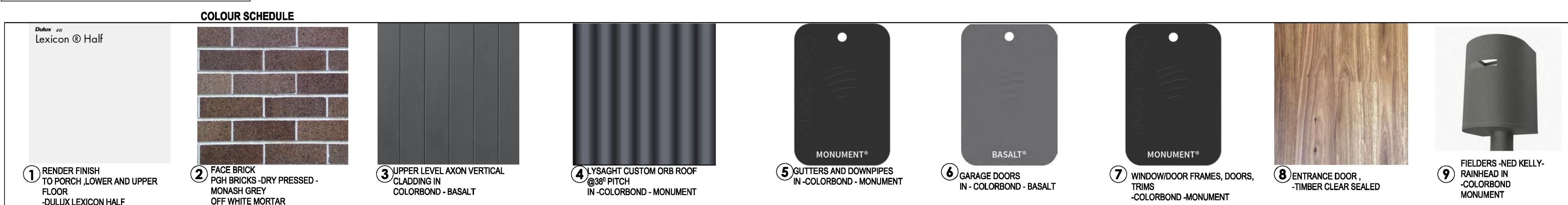
FL - FLOOR LEVEL

CL - CEILING LEVEL

sb - SET BACK



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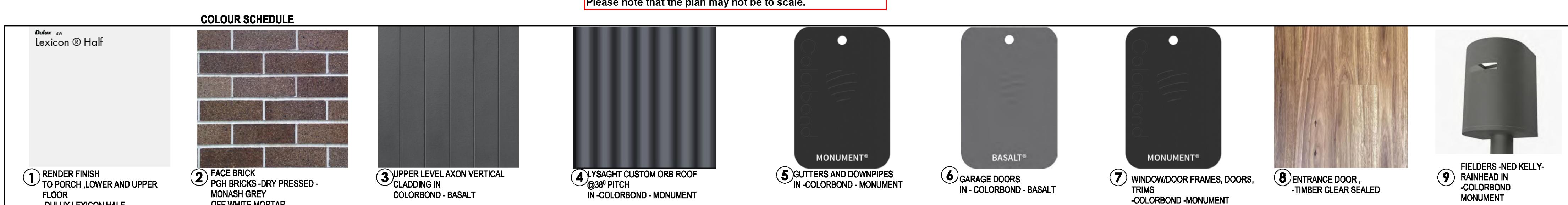
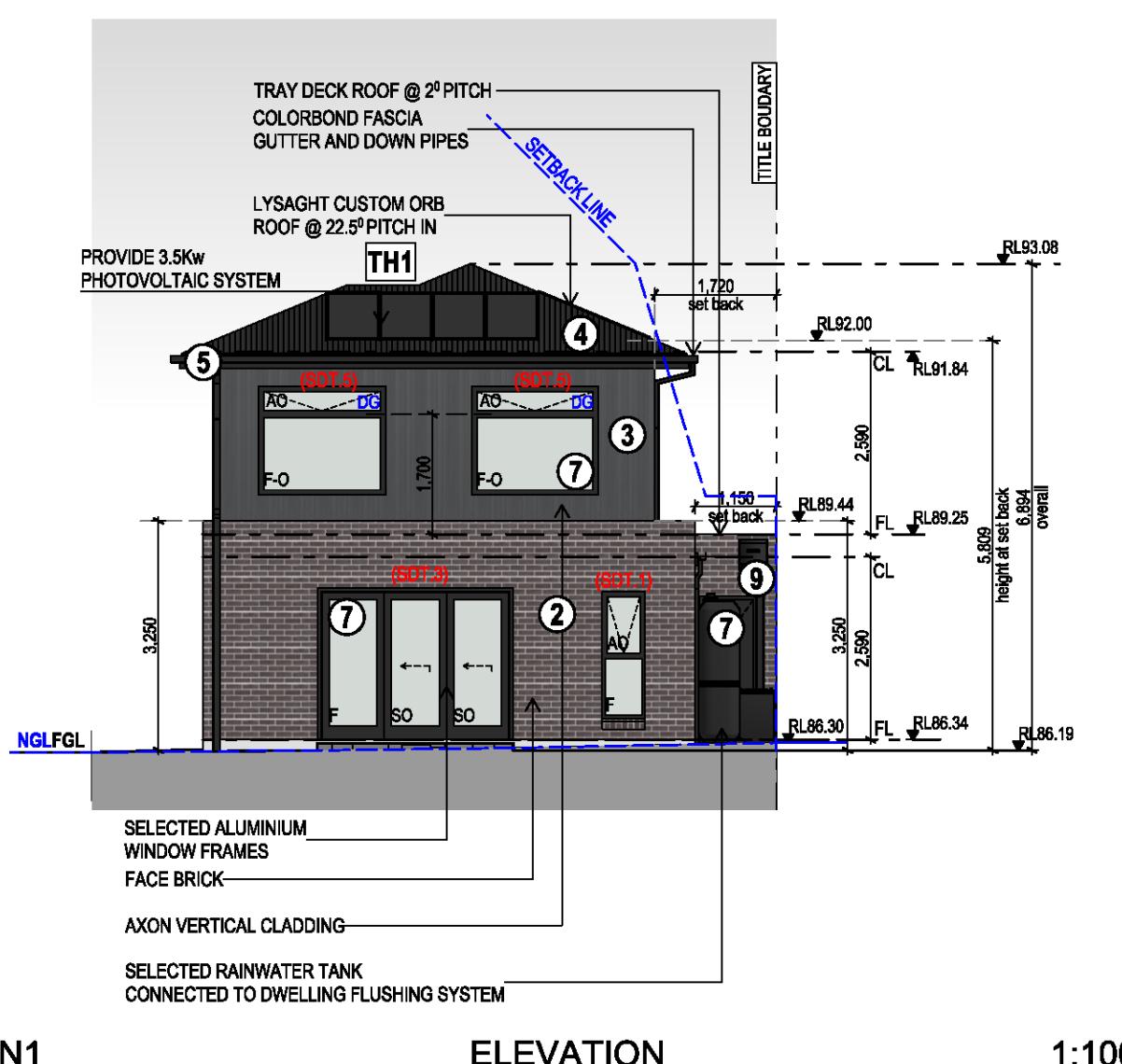
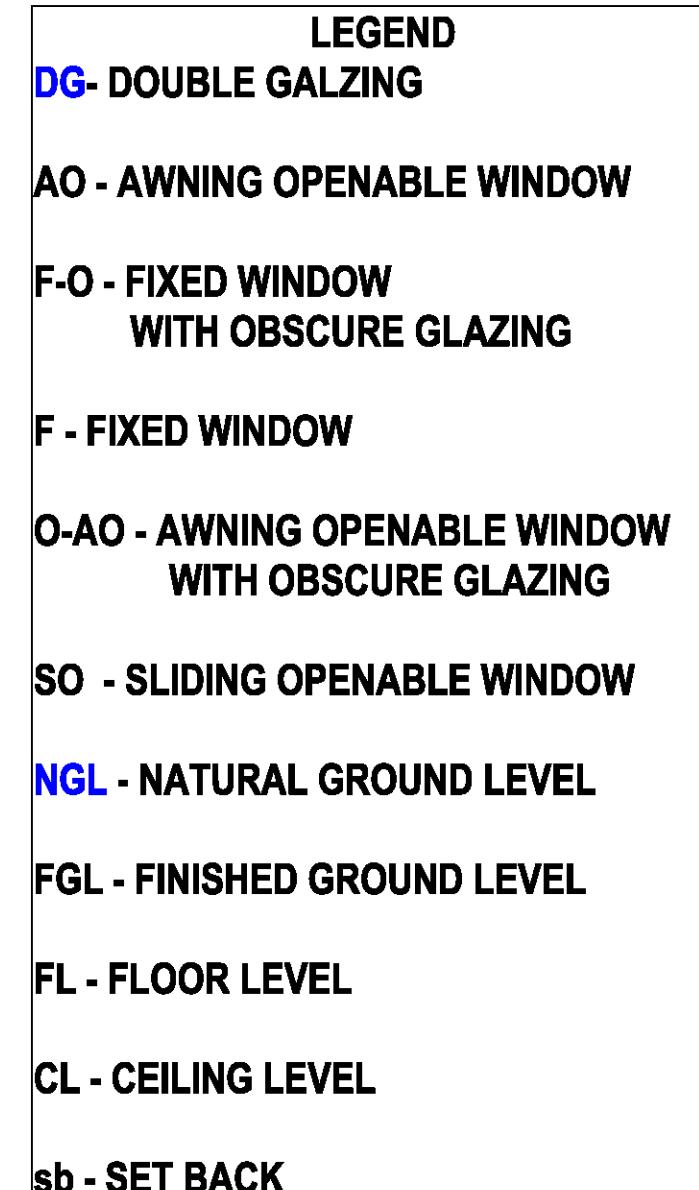
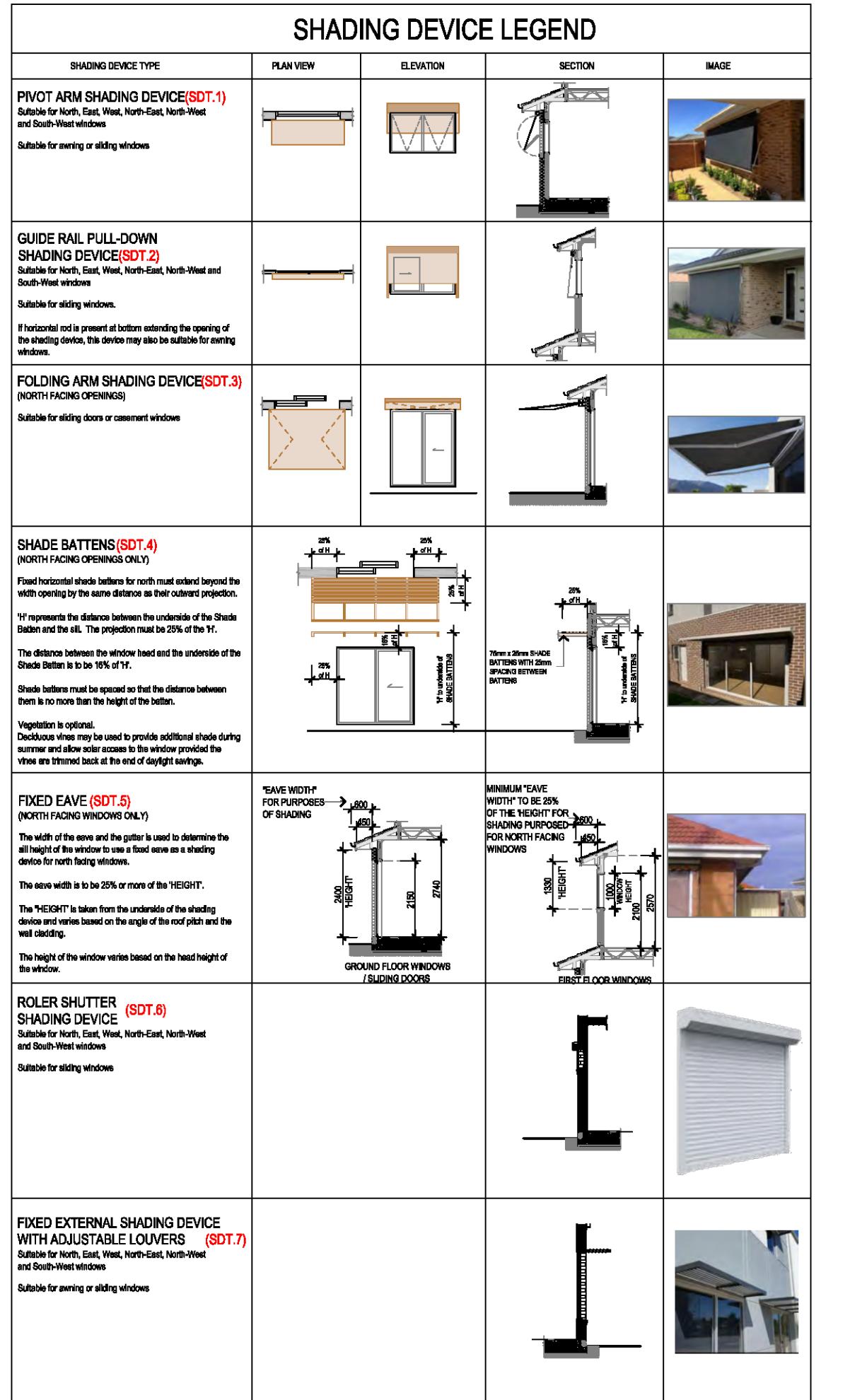
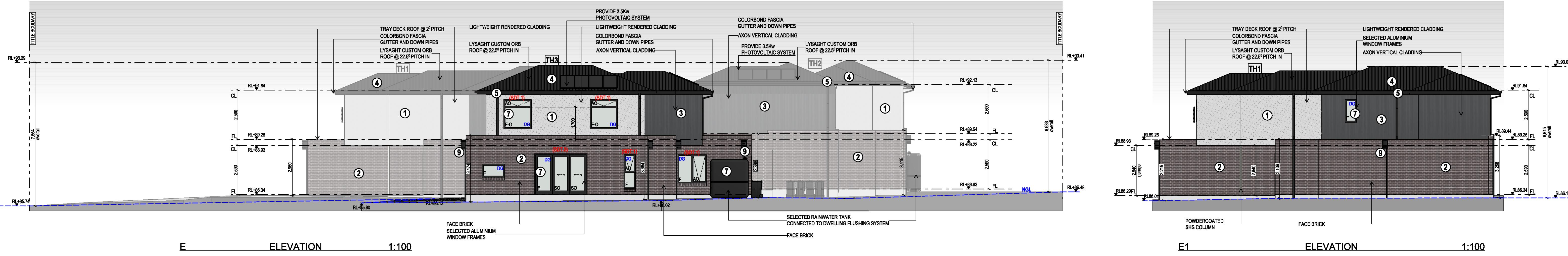
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Drawn by:	SAS
Checked by:	RLP
Scale:	1:100

Proposed S/W
Elevations
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE, TULLAMARINE 3043
Version: V 1.1

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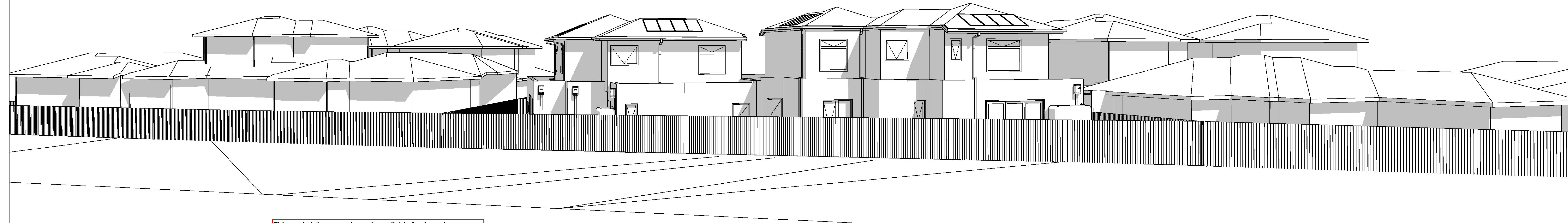


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Scale:	1:100

Proposed N/E
Elevations
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE, TULLAMARINE 3043
Version: V 1.1

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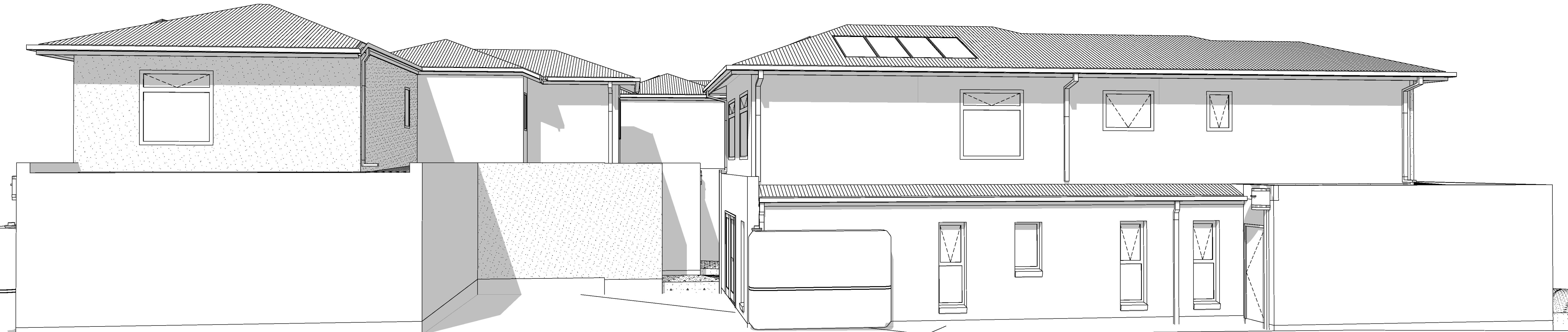
Page Number	A1.11
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Checked by:	RLP
Scale:	

Proposed Perspectives Town Planning

Client Name: [REDACTED]
 Proposed: UNIT DEVELOPMENT
 Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
 Version: V 1.1

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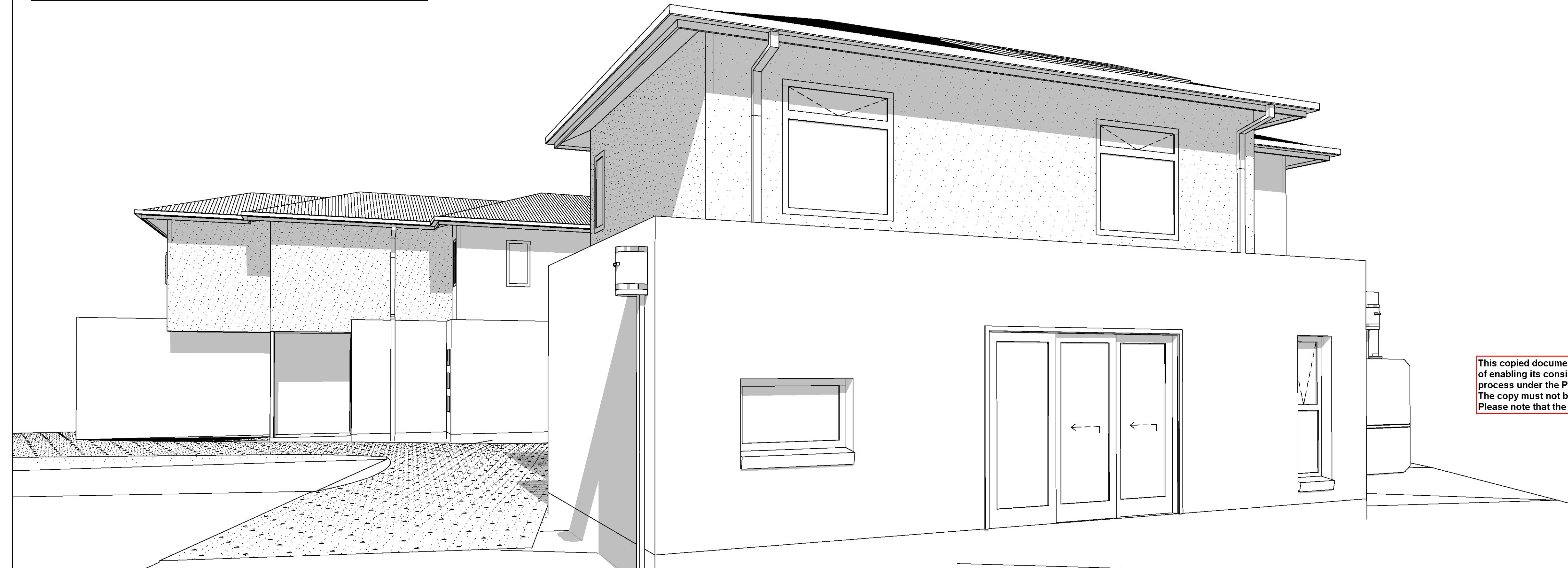
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Proposed Perspectives Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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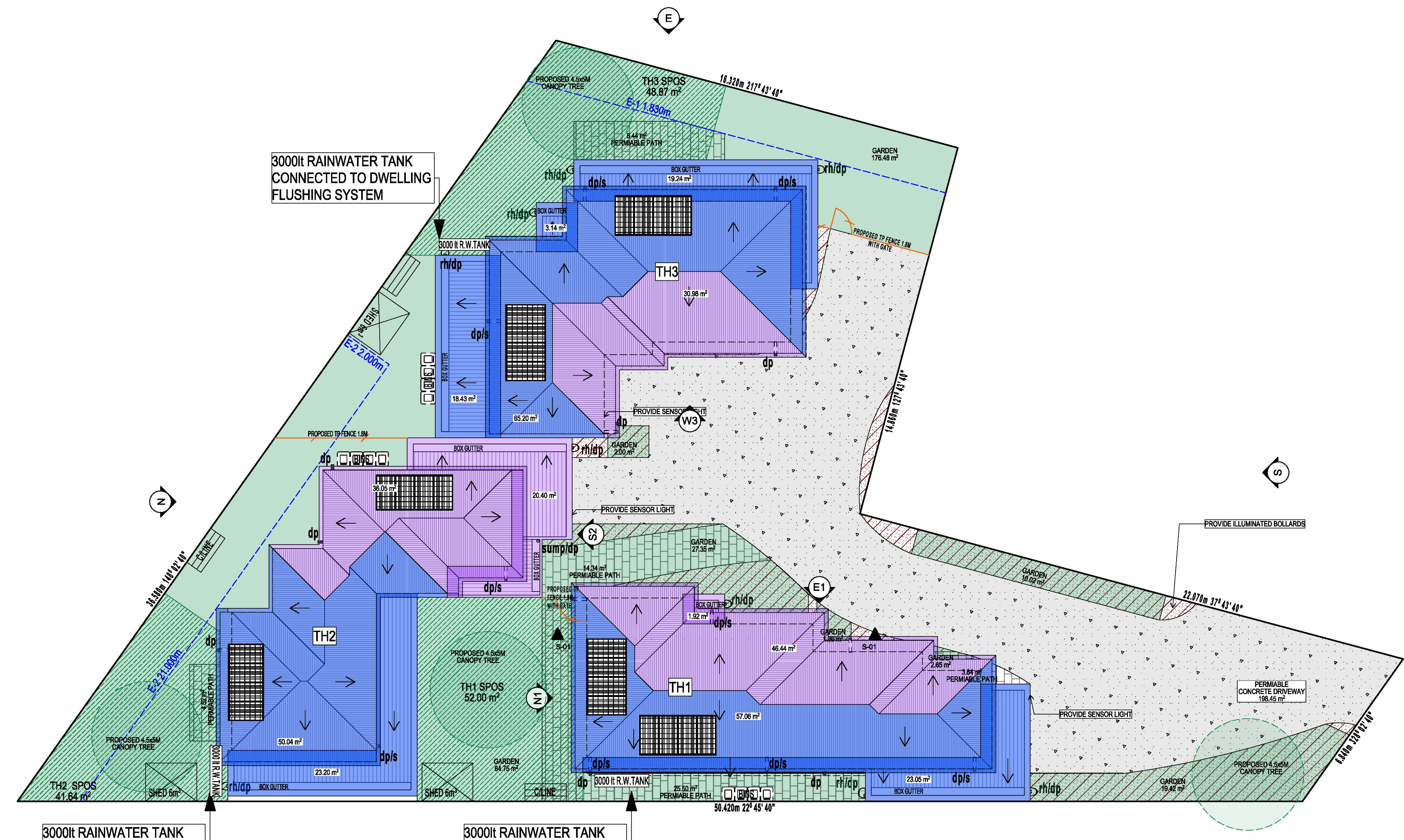
Proposed Perspectives Town Planning

Client Name: [REDACTED]
 Proposed: UNIT DEVELOPMENT
 Project Address: LOT 2 2/28 BIRCH AVENUE, TULLAMARINE 3043
 Version: V 1.1

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ead.



PROPOSED SITE AREA ANALYSIS

NO. OF DWELLINGS	3
SITE	850.89m ² 100.00%
BUILDING SITE COVERAGE	333.18m ² 39.15%
GARDEN AREA	301.90m ² 35.48%
PERMEABLE DRIVEWAY/PATHS	255.09m ² 29.97%
TOTAL PERMEABILITY	517.71m ² 60.84%

BUILDING AREA ANALYSIS

TOWN HOUSE	GROUND FL	FIRST FL	GARAGE	PORCH	TOTAL	SQ.	S.P.O.S.
TH 1	71.05m ²	75.99m ²	28.93m ²	2.34m ²	178.31m ²	19.19	52.00m ²
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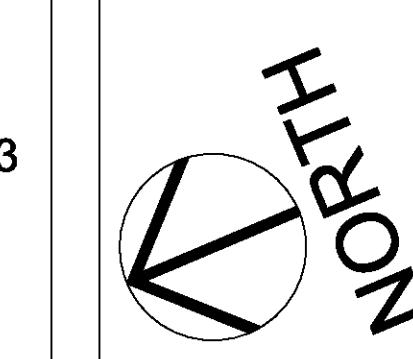
Page Number	A1.14
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Scale:	1:100

Proposed WSUD Plan
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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5.4 INSPECTION AND MAINTENANCE SCHEDULE

This is an example schedule to guide the timing of your inspection and maintenance activities. This schedule outlines the average service the assets require, but you can adjust these timings

to suit your assets. This schedule and the "Inspection and Maintenance form" (see over page) have been designed to be copied and used on site.

Responsibility of assets

Example:
Regular inspections should be carried out every 3 months. The inspection and maintenance of the permeable pavement including all civil and landscape components is the responsibility of Council/contractor.

The operation and maintenance of adjacent stormwater infrastructure, pathways and road surfaces is the responsibility of Council.

Item	What to check for	Action	Frequency
Civil components – Permeable pavement			
Permeability	Pavement area is free draining (i.e. no clogging of the pavement surface).	Sweep or wet vacuum the surface of the pavement to remove clogging material.	Storm events
Modular permeable pavements	Note: check that infill material between pavers is intact following wet vacuuming. Replace infill material as required.	3 months	
Permeable base course	Clogging is generally evident by water ponding on the surface of the permeable paving more than 2 hours after rainfall.	If water ponding persists – remove pavers and check that the sub-layers (base material and bedding material) and underdrain are free draining. If necessary, replace the sub-layer material or flush the underdrain system using a low pressure water jet to remove accumulated sediment.	
Permanent permeable pavements	If water ponding persists – the pavement surface or sub-layers (base material and bedding material) may need to be replaced.		
Pavement surface	No uneven paver surface (i.e. pavement surface lifting and rutting). No physical damage to the pavement surface – look for cracks and holes.	The surface of pavement may need to be reset. Modular permeable pavements: May require removing the pavers and re-grading the sub-layers (base material and bedding material).	Annually
Infill material	Infill material is present between pavers. No scour occurring.	Permanent permeable pavements: The pavement surface or sub-layers (base material and bedding material) may need to be replaced. Rutting or vehicular damage to pavement surface may require management of vehicles accessing the site.	3 months
Landscape components – Permeable pavement	Weeds (modular permeable pavements)	Replace infill material. Re-sow turf if required.	
Weeds	Less than 10% of infill surface area (where present) covered by weeds.	Remove weeds from infill surface area.	3 months

Project # 483408FD - Project 1
2/28 Birch Ave, Tullamarine VIC 3043, Australia
10 November 2025 11:25 a.m.

IBI BLUE FACTOR

Project 1

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

110%
SCORE

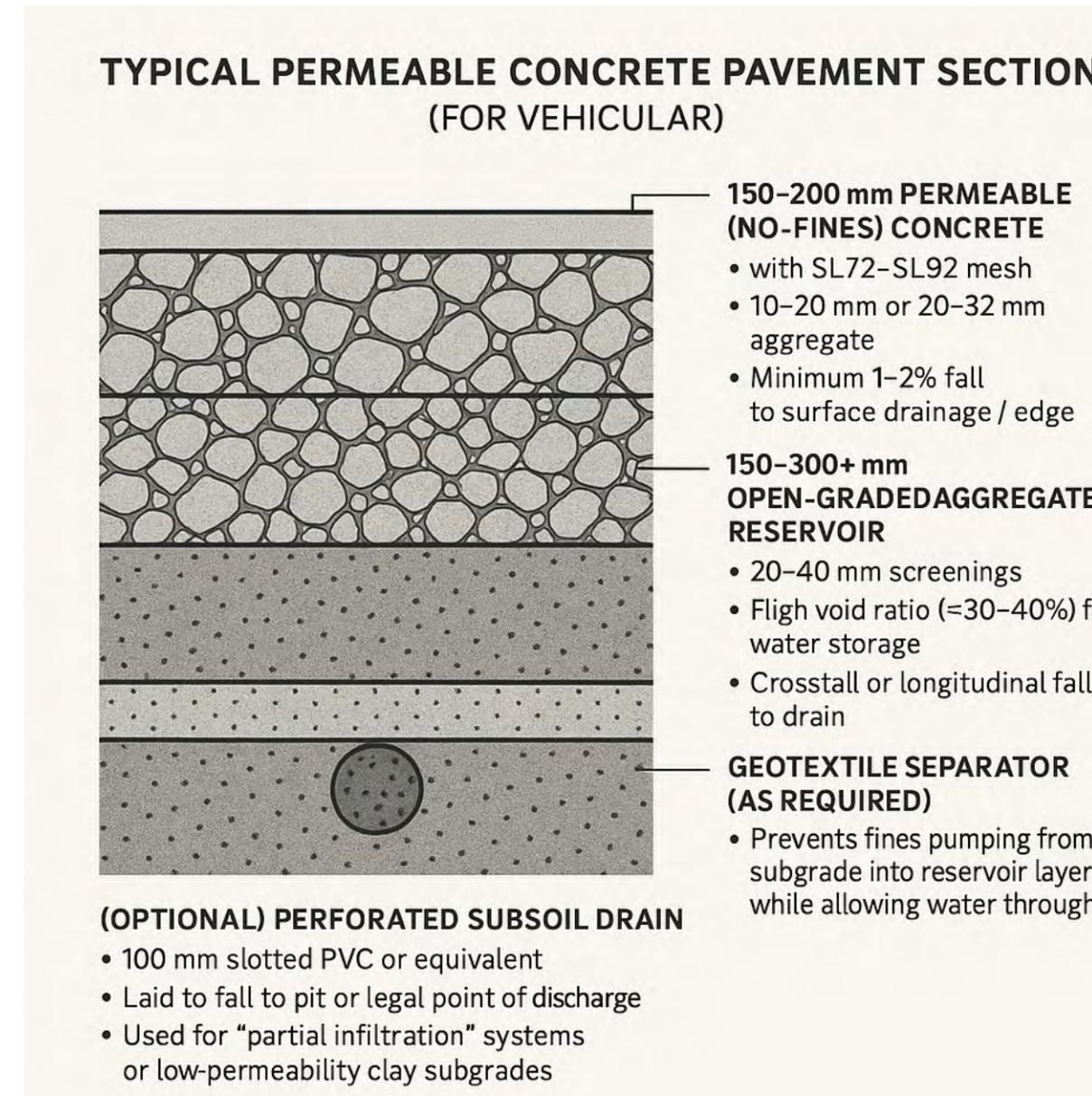
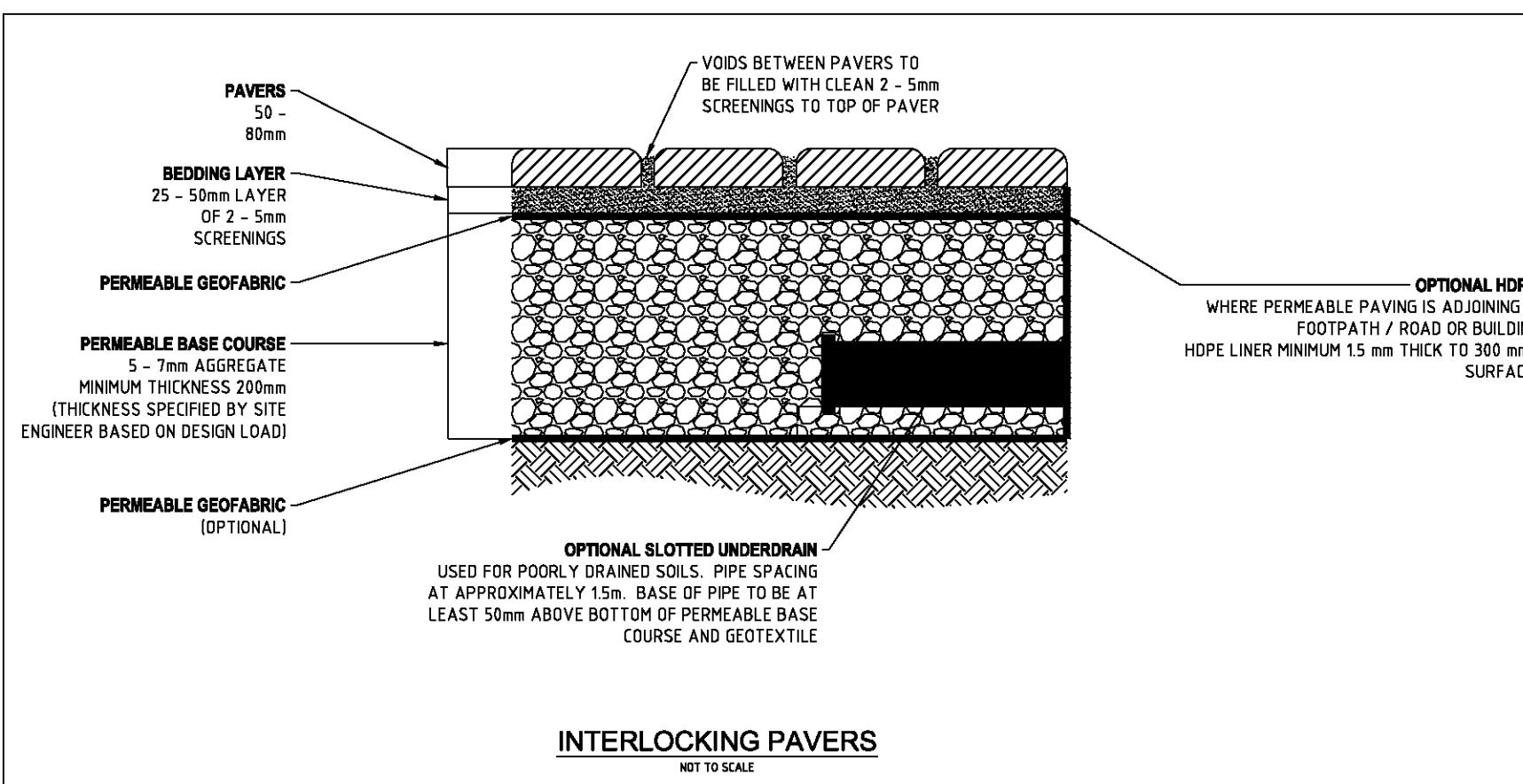
Project details

Name Project 1
Street address 2/28 Birch Ave, Tullamarine VIC 3043, Australia
Municipality Hume
Site area 850.89 m²
Planning Number

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	46%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	57%	>80%
Total phosphorus (%)	54%	>45%
Total nitrogen (%)	49%	>45%
Total gross pollutants (%)	65%	>70%

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Proposed WSUD
Notes
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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1 x 3000L water tank (TH1 – above ground) 0.850mm (w) x 2200mm (h) x 2100mm (l)
Connected to roof of approximate 81.63m² roof area impervious, this includes the upper storey and remaining ground floor roof area as per STORM & BESS report requirements. Overflow to legal point of discharge as per standard council regulations via licensed plumber

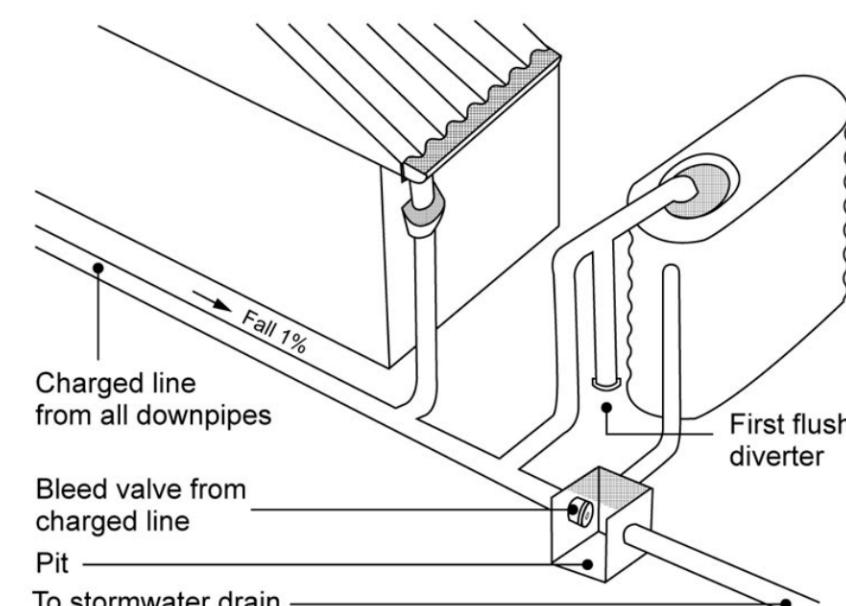
Roof flow direction as outline in diagram of roof plan TH1

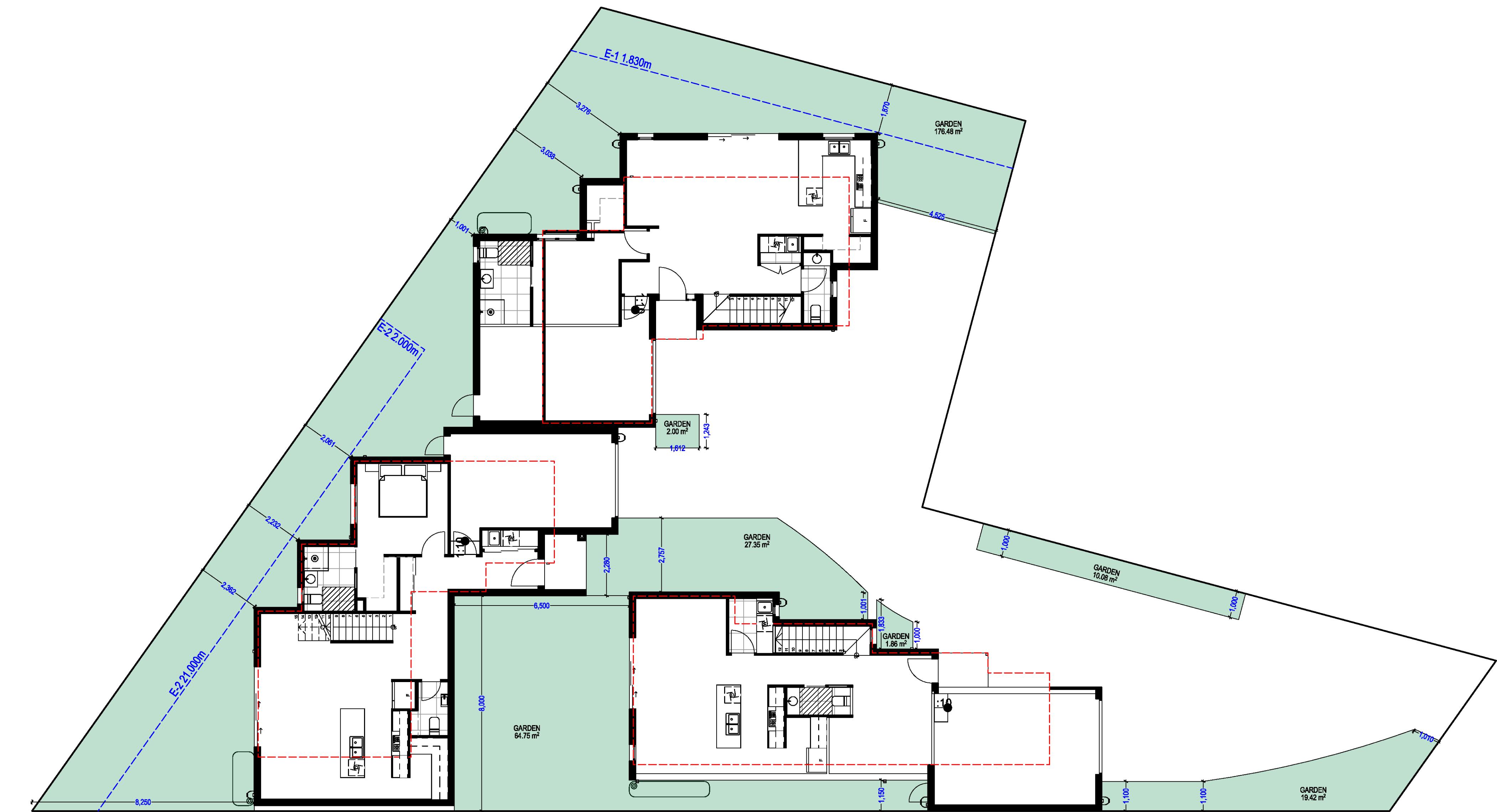
1 x 3000L water tank (TH2 – above ground) 0.8550mm (w) x 2200mm (h) x 2100mm (l)
Connected to roof of approximate 52.34m² roof area impervious, this includes the upper storey and remaining ground floor roof area as per STORM & BESS report requirements. Overflow to legal point of discharge as per standard council regulations via licensed plumber

Roof flow direction as outline in diagram of roof plan TH2

1 x 3000L water tank (TH3 – above ground) 0.8550mm (w) x 2200mm (h) x 2100mm (l)
Connected to roof of approximate 47.12m² roof area impervious, this includes the upper storey and remaining ground floor roof area as per STORM & BESS report requirements. Overflow to legal point of discharge as per standard council regulations via licensed plumber

Roof flow direction as outline in diagram of roof plan TH2





PROPOSED SITE AREA ANALYSIS

NO. OF DWELLINGS	3
SITE	850.89m ²
BUILDING SITE COVERAGE	333.18m ²
GARDEN AREA	301.90m ²
PERMEABLE DRIVEWAY/PATHS	255.09m ²
TOTAL PERMEABILITY	517.71m ²

BUILDING AREA ANALYSIS

TOWN HOUSE	GROUND FL	FIRST FL	GARAGE	PORCH	TOTAL	SQ.	S.P.O.S.
TH 1	71.05m ²	75.99m ²	28.93m ²	2.34m ²	178.31m ²	19.19	52.00m ²
TH 2	88.12m ²	70.53m ²	25.31m ²	3.53m ²	187.49m ²	20.18	41.64m ²
TH 3	85.00m ²	72.48m ²	26.72m ²	2.18m ²	186.38m ²	20.08	48.87m ²

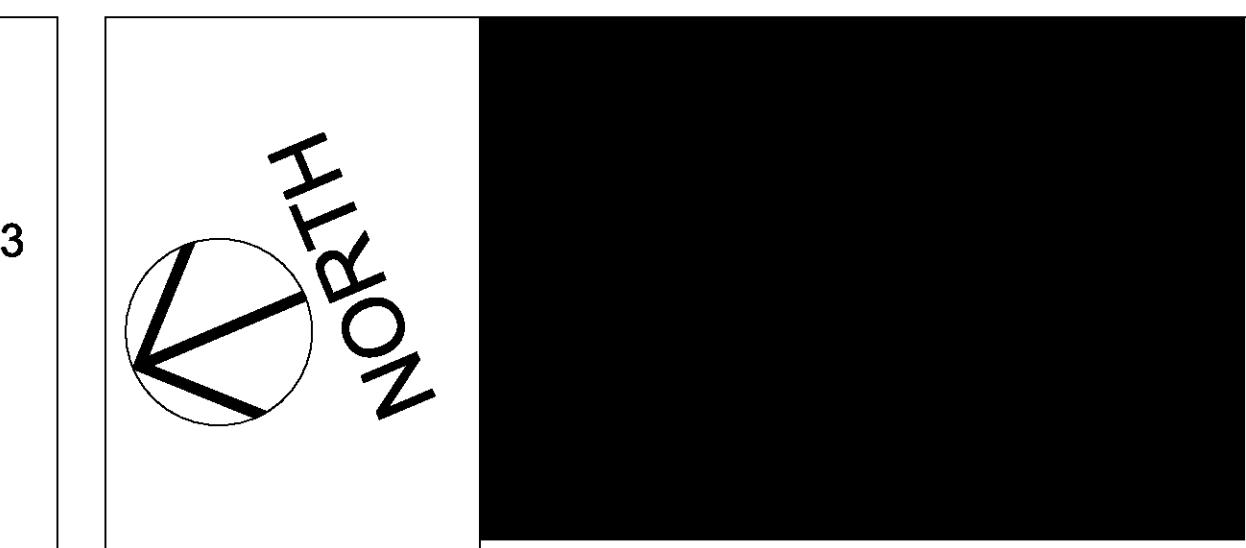
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Page Number	A1.16
Date:	17/12/2025
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Checked by:	RLP
Scale:	1:100

Proposed Garden Plan
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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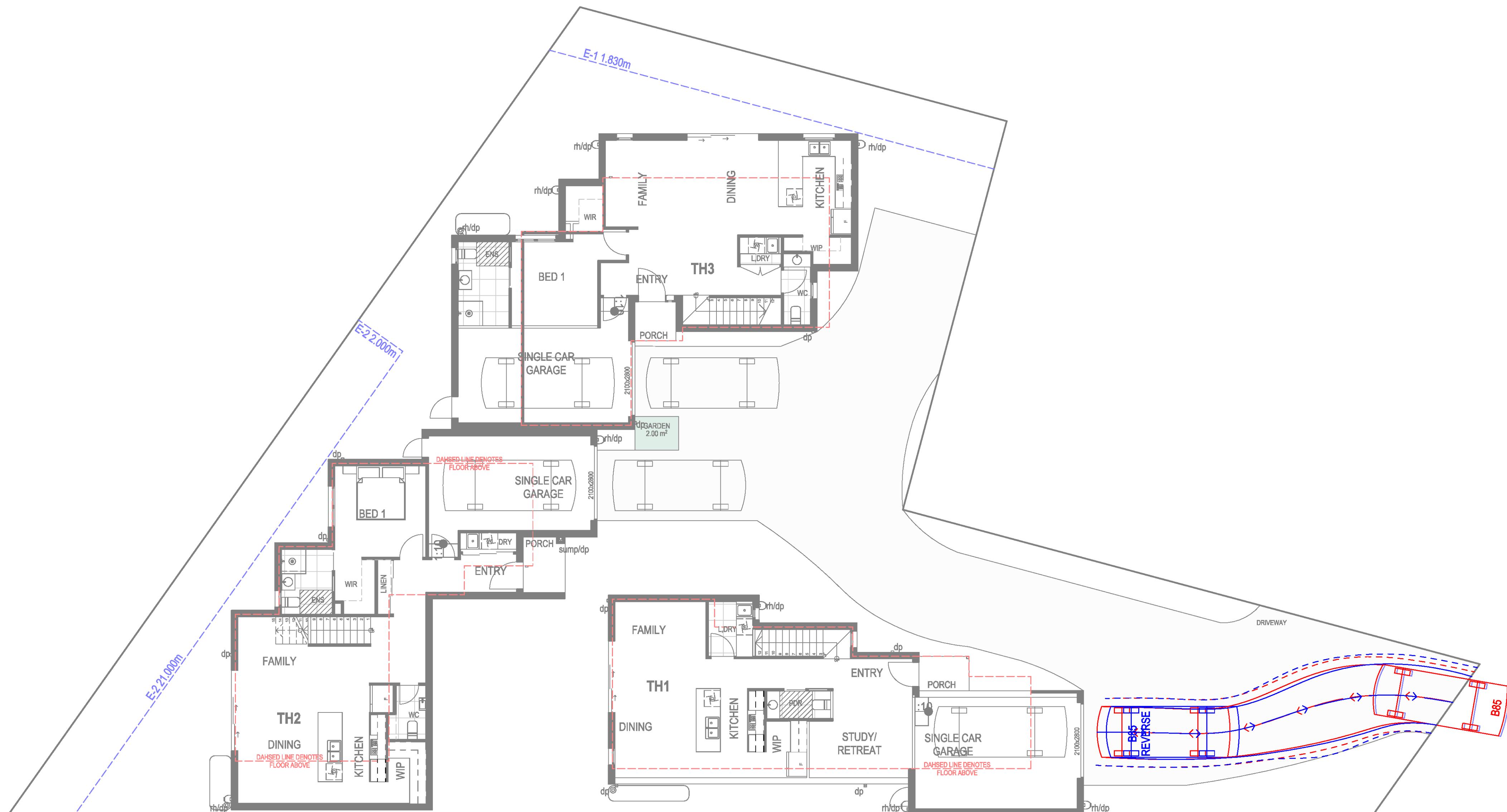


LEGEND

B85 AS/NZS 2890.1:2004	SWEPT PATH ENTRY
B85 REVERSE AS/NZS 2890.1:2004	SWEPT PATH EGRESS

SWEPT PATH NOTE:

SWEPT PATHS HAVE BEEN PREPARED IN ACCORDANCE WITH AS/NZS 2890.1:2024, USING APPENDIX B B85 DESIGN VEHICLES. ALL SWEPT PATHS HAVE BEEN MODELLED AT A VEHICLE SPEED NOT LESS THAN 5 km/h. VEHICLE TURNING TEMPLATES INCORPORATE THE STANDARD KERB-TO-KERB DIAMETERS OF B85: 11.6m. SWEPT PATH ENVELOPES INCLUDE A MINIMUM 300mm CLEARANCE TO ALL FIXED OBSTRUCTIONS. STEERING TRANSITIONS ARE BASED ON A LOCK-TO-LOCK STEERING TIME OF ≤ 6 SECONDS. FORWARD MOVEMENTS ARE MODELLED AS CONTINUOUS ROLLING MOVEMENTS, WITH NO TURNING FROM A STATIONARY POSITION EXCEPT IMMEDIATELY AFTER A REVERSING MOVEMENT. FOR EACH PARKING SPACE, ENTRY AND EGRESS PATH FOLLOW THE SAME TRAJECTORY WITHIN DRAFTING TOLERANCE. RESIDENT GARAGE MOVEMENTS HAVE BEEN DESIGNED WITH NO MORE THAN ONE CORRECTIONAL MOVEMENT. WHERE ACCESS TO A PARKING SPACE REQUIRES PASSING AN ADJACENT SPACE, A STATIONARY B85 TEMPLATE IS SHOWN IN THE ADJOINING BAY. MOVEMENT REFERENCES SP-01 TO SP-09 IDENTIFY ALL REQUIRED ENTRY/EXIT MANOEUVRES.



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SWEPT PATH 1
1:100

Page Number	A1.17
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Scale:	1:100

**Swept Paths TH1
Town Planning**

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE, TULLAMARINE 3043
Version: V 1.1

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LEGEND

B85 AS/NZS 2890.1:2004	SWEPT PATH ENTRY
B85 REVERSE AS/NZS 2890.1:2004	SWEPT PATH EGRESS

SWEPT PATH NOTE:

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SWEPT PATH 2

1:100

Page Number	A1.18
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Scale:	1:100

Swept Paths TH2
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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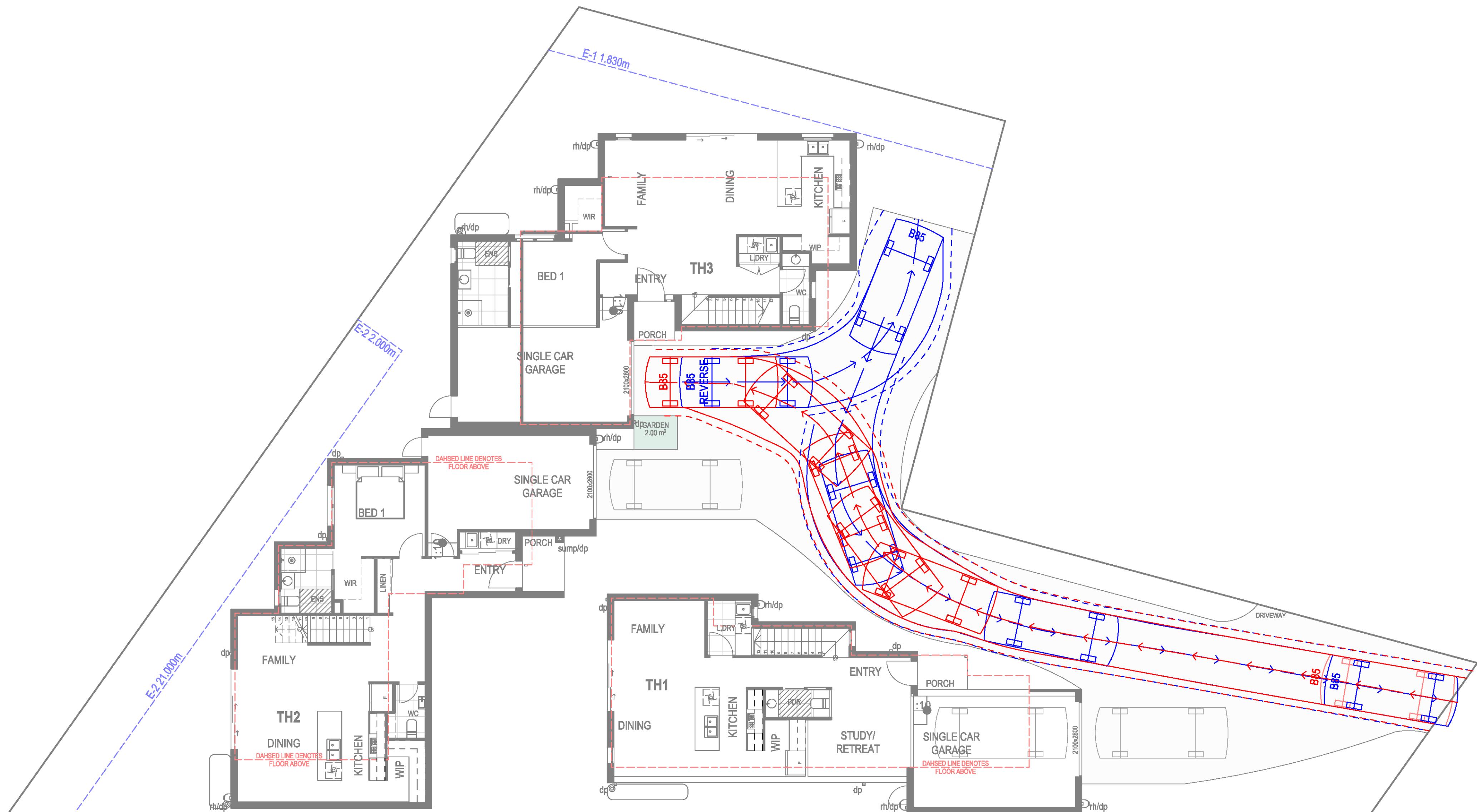


LEGEND

B85 AS/NZS 2890.1:2004	SWEPT PATH ENTRY
B85 REVERSE AS/NZS 2890.1:2004	SWEPT PATH EGRESS

SWEPT PATH NOTE:

SWEPT PATHS HAVE BEEN PREPARED IN ACCORDANCE WITH AS/NZS 2890.1:2024, USING APPENDIX B B85 DESIGN VEHICLES. ALL SWEPT PATHS HAVE BEEN MODELLED AT A VEHICLE SPEED NOT LESS THAN 5 km/h. VEHICLE TURNING TEMPLATES INCORPORATE THE STANDARD KERB-TO-KERB DIAMETERS OF B85: 11.6m. SWEPT PATH ENVELOPES INCLUDE A MINIMUM 300mm CLEARANCE TO ALL FIXED OBSTRUCTIONS. STEERING TRANSITIONS ARE BASED ON A LOCK-TO-LOCK STEERING TIME OF \leq 6 SECONDS. FORWARD MOVEMENTS ARE MODELLED AS CONTINUOUS ROLLING MOVEMENTS, WITH NO TURNING FROM A STATIONARY POSITION EXCEPT IMMEDIATELY AFTER A REVERSING MOVEMENT. FOR EACH PARKING SPACE, ENTRY AND EGRESS PATH FOLLOW THE SAME TRAJECTORY WITHIN DRAFTING TOLERANCE. RESIDENT GARAGE MOVEMENTS HAVE BEEN DESIGNED WITH NO MORE THAN ONE CORRECTIONAL MOVEMENT. WHERE ACCESS TO A PARKING SPACE REQUIRES PASSING AN ADJACENT SPACE, A STATIONARY B85 TEMPLATE IS SHOWN IN THE ADJOINING BAY. MOVEMENT REFERENCES SP-01 TO SP-09 IDENTIFY ALL REQUIRED ENTRY/EXIT MANOEUVRES.



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SWEPT PATH 3
1:100

Page Number	A1.19
Date:	17/12/2025
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Scale:	1:100

**Swept Paths TH3
Town Planning**

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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PROPOSED SHADOWS

EXISTING SHADOWS

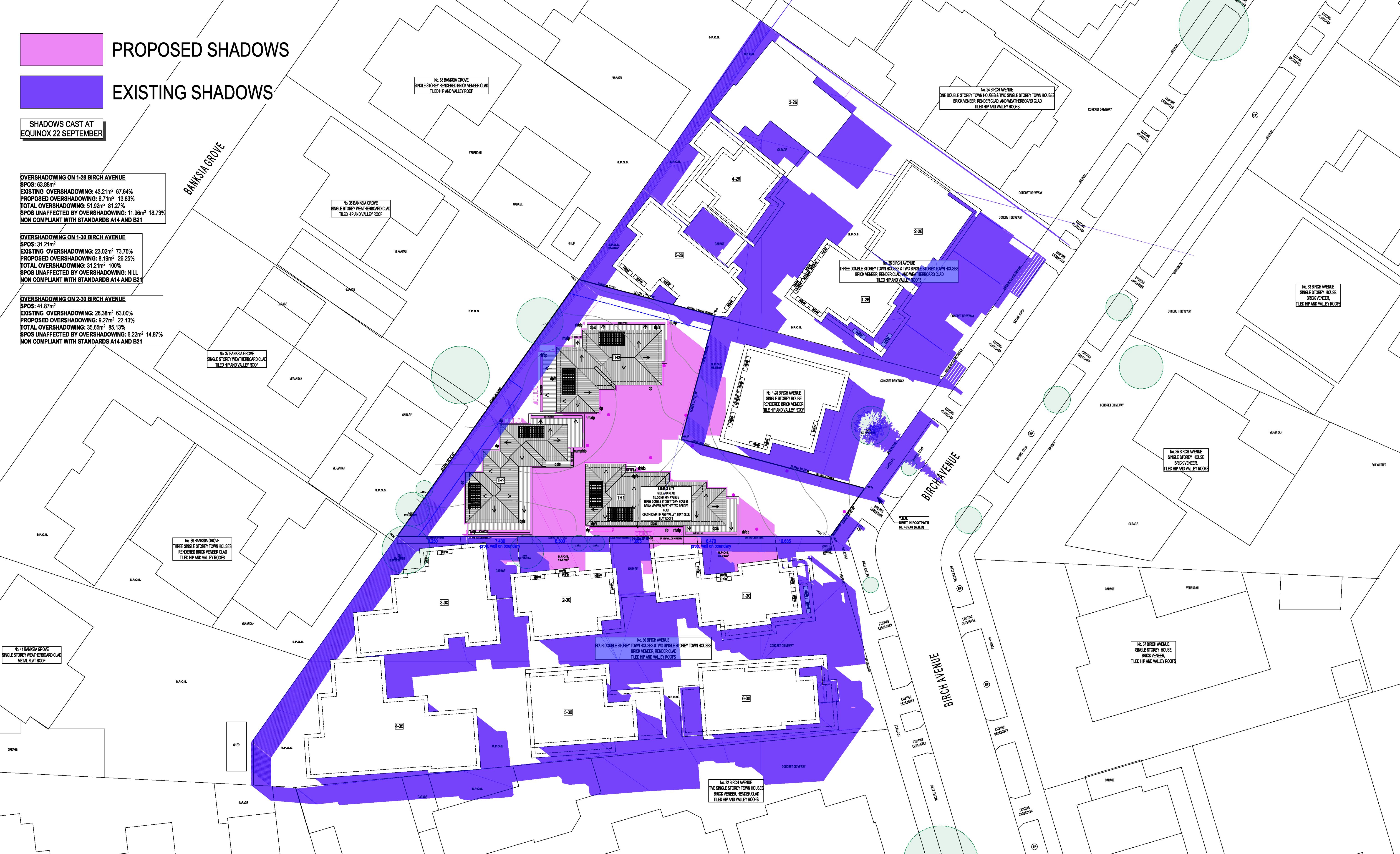
SHADOWS CAST AT
EQUINOX 22 SEPTEMBER

OVERSHADING ON 1-28 BIRCH AVENUE
SPOS: 63.89m²
EXISTING OVERSHADING: 43.21m² 67.64%
PROPOSED OVERSHADING: 8.71m² 13.63%
TOTAL OVERSHADING: 51.92m² 81.27%
SPOS UNAFFECTED BY OVERSHADING: 11.96m² 18.73%
NON COMPLIANT WITH STANDARDS A14 AND B21

OVERSHADING ON 1-30 BIRCH AVENUE
SPOS: 31.21m²
EXISTING OVERSHADING: 23.02m² 73.75%
PROPOSED OVERSHADING: 8.19m² 26.25%
TOTAL OVERSHADING: 31.21m² 100%
SPOS UNAFFECTED BY OVERSHADING: NILL
NON COMPLIANT WITH STANDARDS A14 AND B21

OVERSHADING ON 2-30 BIRCH AVENUE
SPOS: 41.87m²
EXISTING OVERSHADING: 26.38m² 63.00%
PROPOSED OVERSHADING: 9.27m² 22.13%
TOTAL OVERSHADING: 35.65m² 85.13%
SPOS UNAFFECTED BY OVERSHADING: 6.22m² 14.87%
NON COMPLIANT WITH STANDARDS A14 AND B21

BANKSIA GROVE

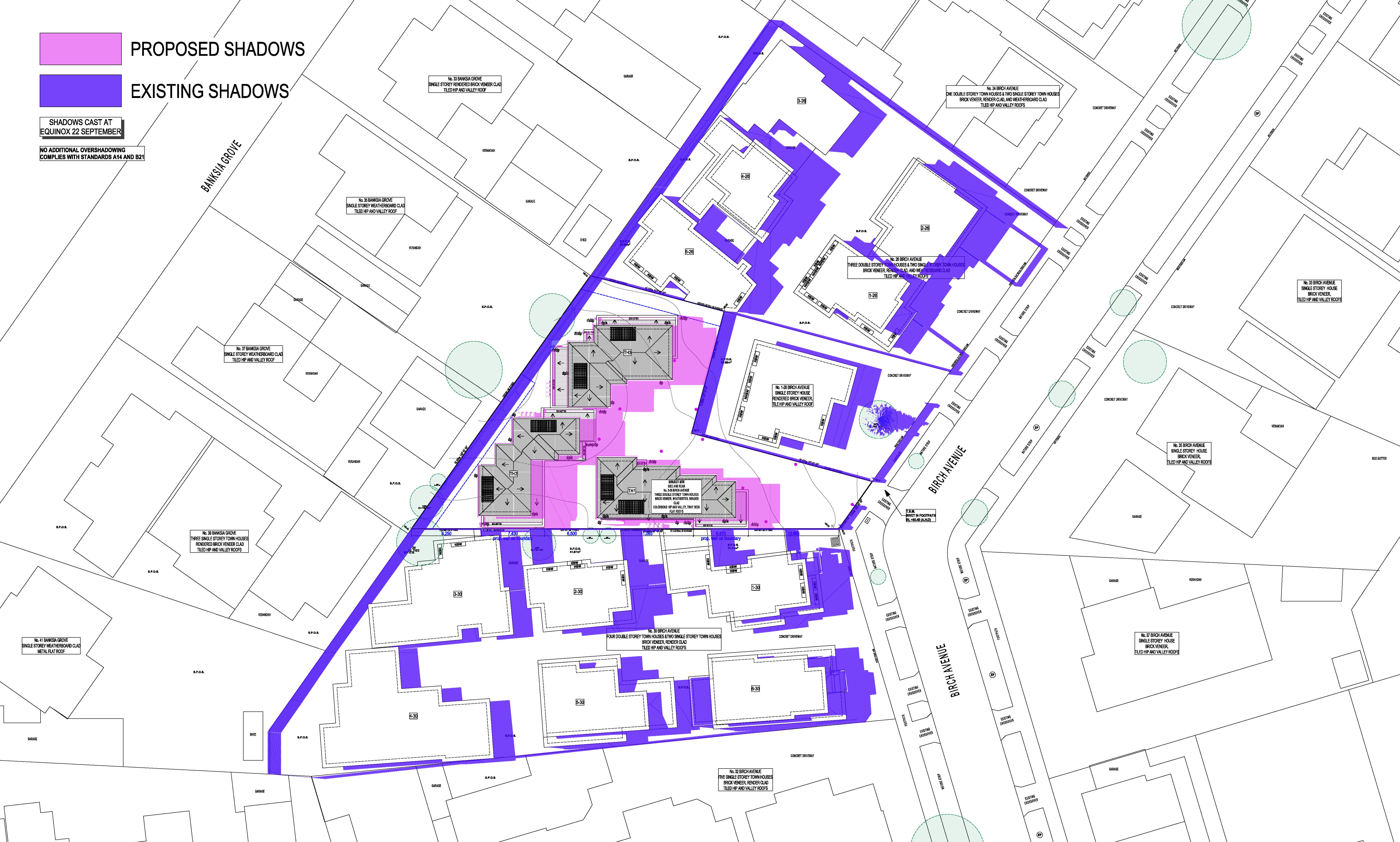


PROPOSED SHADOWS
EXISTING SHADOWS

SHADOWS CAST AT
EQUINOX 22 SEPTEMBER

NO ADDITIONAL OVERSHADING
COMPLIES WITH STANDARDS A14 AND B21

BANKSIA GROVE

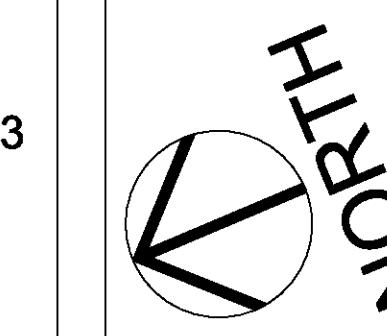


Page Number	A1.22
Date:	17/12/2025
Drawn by:	SAS
Checked by:	RLP
Scale:	1:200

11am Proposed
Shadow
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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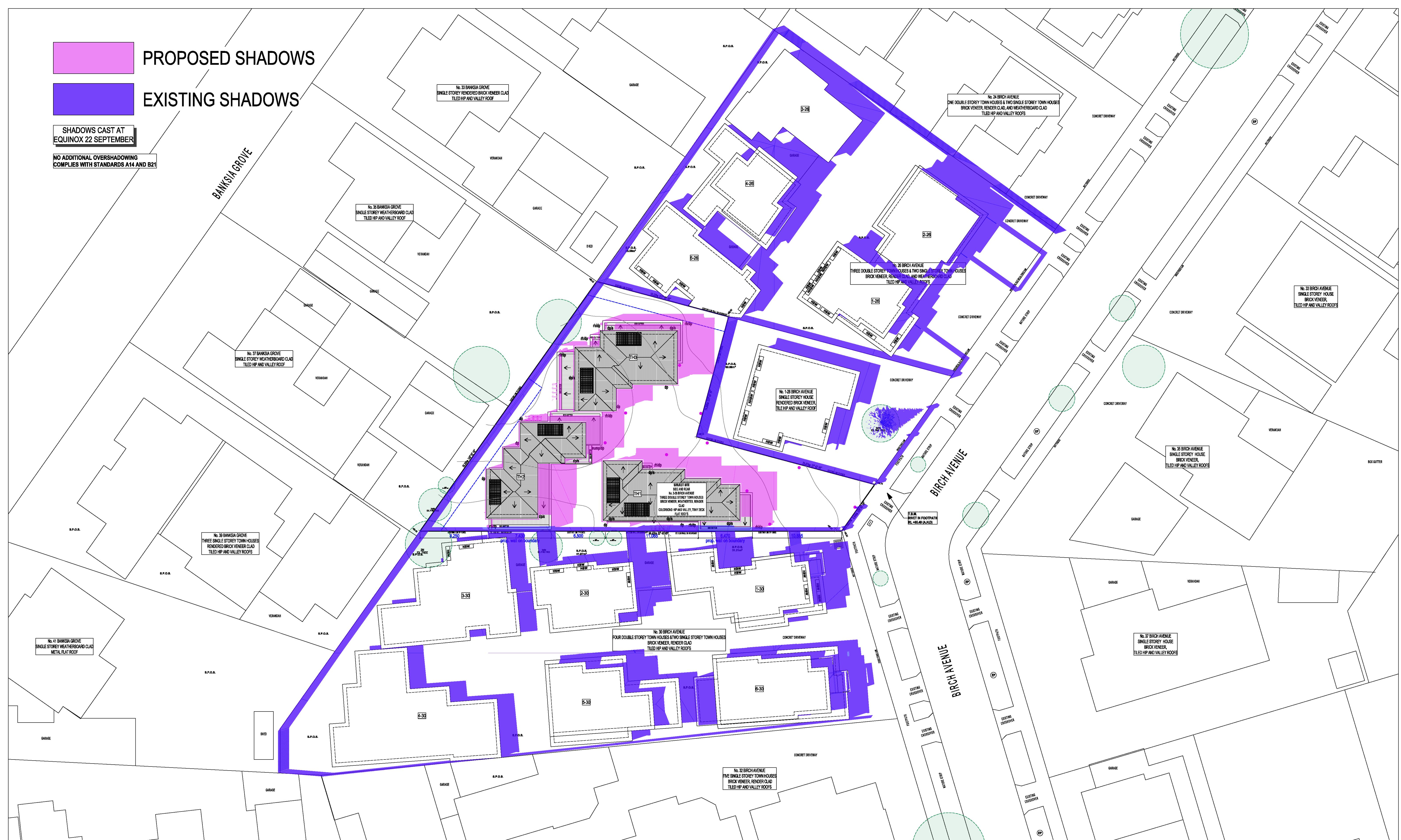
PROPOSED SHADOWS



The diagram illustrates the relationship between proposed and existing shadows. A dashed line, labeled 'PROPOSED SHADOWS', is positioned above a solid line, labeled 'EXISTING SHADOWS'. The dashed line is longer and extends further to the right than the solid line. Both lines are oriented diagonally, sloping upwards from left to right.

SHADOWS CAST AT EQUINOX 22 SEPTEMBER

**NO ADDITIONAL OVERSHADOWING
COMPLIES WITH STANDARDS A14 AND B2**



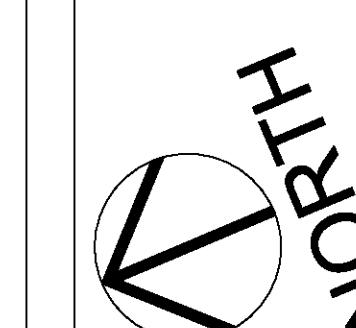
Page Number	A1.23
Date:	17/12/2025
Drawn by:	SAS
Checked by:	RLP
Scale:	1:200

12pm Proposed Shadow Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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PROPOSED SHADOWS
EXISTING SHADOWS

SHADOWS CAST AT
EQUINOX 22 SEPTEMBER

NO ADDITIONAL OVERSHADING
COMPLIES WITH STANDARDS A14 AND B21

BANKSIA GROVE



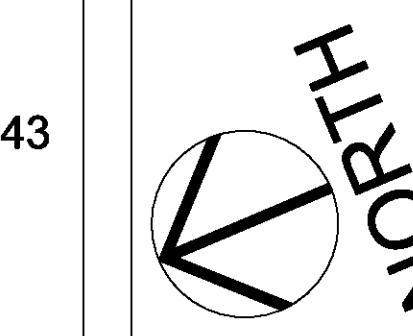
Page Number	A1.24
Date:	17/12/2025
Drawn by:	SAS
Checked by:	RLP
Scale:	1:200

1pm Proposed Shadow
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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PROPOSED SHADOWS



The diagram illustrates the relationship between proposed and existing shadows. A dashed line, labeled 'PROPOSED SHADOWS', is positioned above a solid line, labeled 'EXISTING SHADOWS'. The dashed line is longer and extends further to the right than the solid line. Both lines are oriented diagonally, sloping upwards from left to right.

SHADOWS CAST AT EQUINOX 22 SEPTEMBER

**NO ADDITIONAL OVERSHADOWING
COMPLIES WITH STANDARDS A14 AND B2**



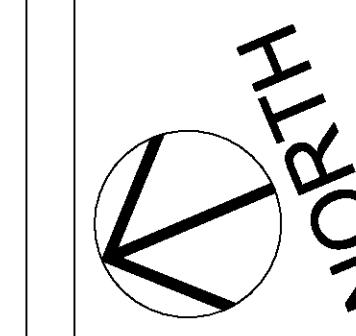
Page Number	A1.25
Date:	17/12/2025
Drawn by:	SAS
Checked by:	RLP
Scale:	1:200

2pm Proposed Shadow Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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NOTE DO NOT SCALE THESE DRAWINGS



2

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PROPOSED SHADOWS
EXISTING SHADOWS

SHADOWS CAST AT
EQUINOX 22 SEPTEMBER

OVERSHADING ON 1-28 BIRCH AVENUE
SPOS: 63.98m²
EXISTING OVERSHADING: 10.56m² 16.53%
PROPOSED OVERSHADING: 4.25m² 6.65%
TOTAL OVERSHADING: 14.81m² 23.16%
SPOS UNAFFECTED BY OVERSHADING: 49.07m² 76.81%
COMPLIES WITH STANDARDS A14 AND B21

OVERSHADING ON 5-26 BIRCH AVENUE
SPOS: 26.56m²
EXISTING OVERSHADING: 17.25m² 64.94%
PROPOSED OVERSHADING: 0.59m² 2.22%
TOTAL OVERSHADING: 17.84m² 67.16%
SPOS UNAFFECTED BY OVERSHADING: 8.72m² 32.84%
NON COMPLIANT WITH STANDARDS A14 AND B21

BANKSIA GROVE

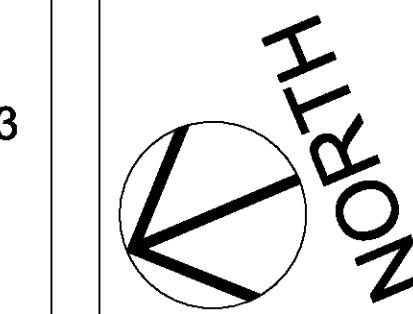


Page Number	A1.26
Date:	17/12/2025
Drawn by:	SAS
Checked by:	RLP
Scale:	1:200

3pm Proposed Shadow
Town Planning

Client Name: [REDACTED]
Proposed: UNIT DEVELOPMENT
Project Address: LOT 2 2/28 BIRCH AVENUE. TULLAMARINE 3043
Version: V 1.1

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LEGEND

+	EXISTING CANOPY TREE TO BE RETAINED
●	PROPOSED CANOPY TREE
■	MATURE CANOPY COVER AREA (WITHIN SUBJECT SITE)
■■■■■	PROPOSED CANOPY TREE

UNIT 3

SINGLE STOREY HOUSE

SINGLE STOREY HOUSE

SINGLE STOREY HOUSE

GARAGE

GARAGE

GARAGE

UNIT 2

GARAGE

GARAGE

GARAGE

UNIT 1

GARAGE

GARAGE

GARAGE

DOUBLE STOREY HOUSE

DOUBLE STOREY HOUSE

DOUBLE STOREY HOUSE

CANOPY TREE SCHEDULE

TYPE	CODE	BOTANICAL NAME	COMMON NAME	HEIGHT*	WIDTH*	DEEP SOIL AREA EXCLUDING OVERLAP & AREAS OUTSIDE OF SITE	MATURE CANOPY COVER AREA QTY	
							REQUIRED / PROVIDED	QTY
PROPOSED CANOPY TREES								
A	A.1-1	Allocaudaria littoralis	Black Sheoak	8m	4m	12m ²	12m ²	1
A	A.1-2	Allocaudaria littoralis	Black Sheoak	8m	4m	12m ²	11.2m ²	1
A	H.f.	Hymenosporum flavum	Native Frangipani	6m	4m	12m ²	11.7m ²	2
A	L.N.	Lagerstroemia indica 'Natchez'	Crepe Myrtle 'Natchez'	7m	5m	16m ²	16m ²	1
A	A.b.	Araucaria heterophylla	Trident Maple	6m	6m	25m ²	25m ²	1

* Denotes height and width at maturity

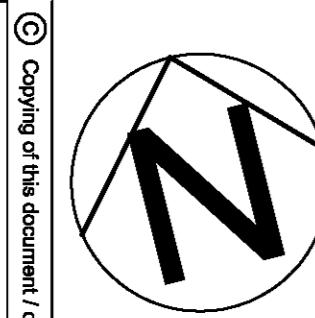
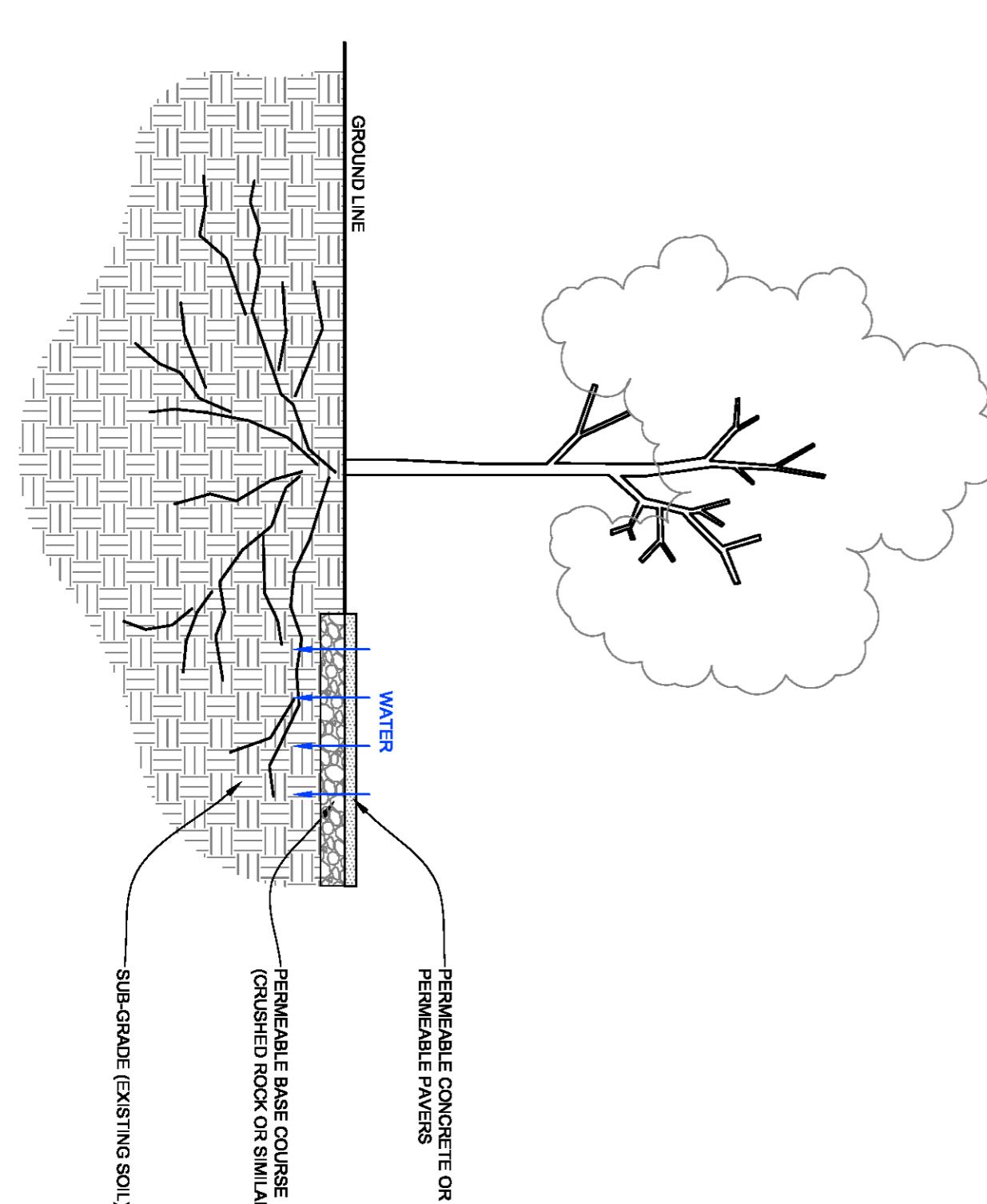
Total canopy cover area achieved

92.1m²

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SITE AREA:	850.9m ²
CANOPY COVER AREA REQUIRED: (10% of site area)	85.1m ²
CANOPY COVER AREA SUPPLIED: (excludes overlap and outside of site)	%10.8 92.1m ²

DEEP SOIL AND DRIVEWAY SECTION



0
5m
10m

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DESIGN BY:	S.C.
CLIENT:	[REDACTED]
PROJECT ADDRESS:	18 Birch Avenue, Tullamarine
DRAWN BY:	S.C.
DRAWING TITLE:	Canopy Tree Plan
DRAWING NUMBER:	4889.T.A
FOR TOWN PLANNING SHEET	1 / 1



Project 1

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

110%
SCORE

Project details

Name	Project 1
Street address	2/28 Birch Ave, Tullamarine VIC 3043, Australia
Municipality	Hume
Site area	850.89 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	46%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	57%	>80%
Total phosphorus (%)	54%	>45%
Total nitrogen (%)	49%	>45%
Total gross pollutants (%)	65%	>70%

Water treatment

Catchments

TH1 TO TANK Roof, 80.11m²

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TH1 NOT TANK Roof, 48.36m²

TH2 TO TANK Roof, 73.24m²

TH2 NOT TO TANK Roof, 56.45m²

TH3 TO TANK Roof, 106.01m²

TH3 NOT TO TANK Roof, 30.98m²

Warning: Total catchment area of 395.15m² is 455.7m² below total area of 850.89m²

Treatments

Rainwater Tank 1

Rainwater tank retention volume in kilolitres: 3

Rainwater Tank 2

Rainwater tank retention volume in kilolitres: 3

Rainwater Tank 3

Rainwater tank retention volume in kilolitres: 3

Buildings & dwellings

TH1 Residential Townhouse, 3 bedroom(s)

TH2 Residential Townhouse, 3 bedroom(s)

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Configuration 1

TH1 TO TANK Roof, 80.11m²

Rainwater Tank 1

Rainwater tank retention volume in kilolitres: 3,

TH1 Residential Townhouse, 3 bedroom(s)

Configuration 2

TH2 TO TANK Roof, 73.24m²

Rainwater Tank 2

Rainwater tank retention volume in kilolitres: 3,

TH2 Residential Townhouse, 3 bedroom(s)

Configuration 3

TH3 TO TANK Roof, 106.01m²

Rainwater Tank 3

Rainwater tank retention volume in kilolitres: 3,

TH3 Residential Townhouse, 3 bedroom(s)

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