



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

Office Use Only

Application No.:

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

Application for Planning Permit

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

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

Street Address *

Unit No.:	St. No.: 1675	St. Name: SYDNEY RD
Suburb/Locality: CAMPBELLFIELD		Postcode: 3061

Formal Land Description *

Complete either A or B.

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

A Lot No.: 16 Lodged Plan Title Plan Plan of Subdivision No.: 010856

OR

B Crown Allotment No.:

Section No.:

Parish/Township Name:

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](#)

2-UNIT DEVELOPMENT
 CONSTRUCTION OF TWO NEW DWELLINGS

📎 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 \$891K **⚠** You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

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.

SINGLE DWELLING

📎 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 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

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

Applicant *

The person who wants the permit.

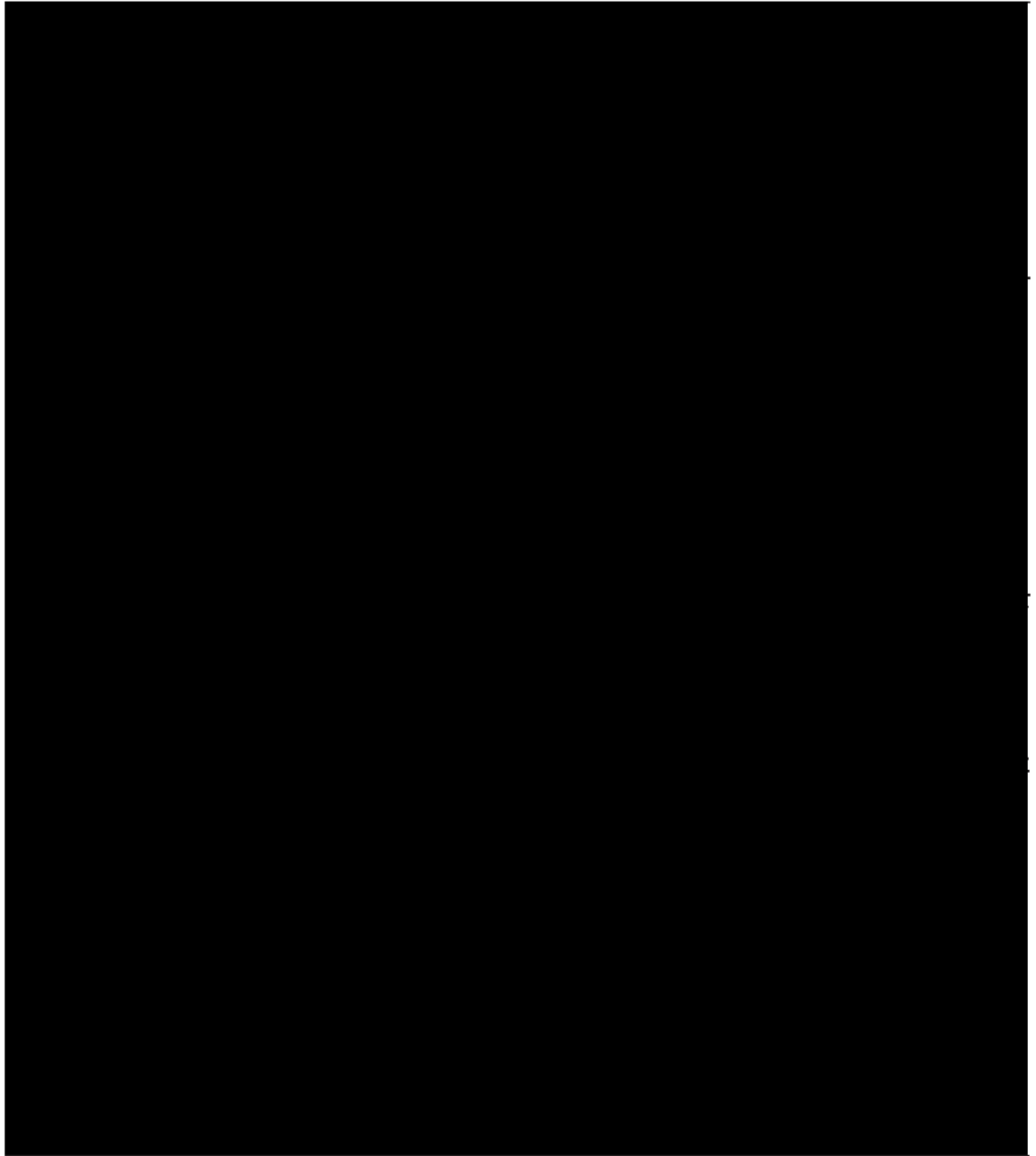
Where the preferred contact person for the application is different from the applicant, provide the details of that person.

*Please provide at least one contact phone number **

Owner *

The person or organisation who owns the land

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



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: 

Date: 04/12/2025

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 <http://www.tpac.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

If 'yes', with whom?:

Date:

day / month / year

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 the 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 check list.

If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

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:

Fax: 61 03 93090109

Email: email@hume.vic.gov.au

DX: 94718

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



Imaged Document Cover Sheet

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. It is not to be used for any other purpose. Please note that the plan may not be to scale.

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

Document Type	Plan
Document Identification	LP010856
Number of Pages (excluding this cover sheet)	5
Document Assembled	25/09/2025 13:53

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

LP 10856

EDITION 2
PLAN MAY BE LODGED
1/7/1925

4 SHEETS
SHEET 1

PLAN OF SUBDIVISION OF PART OF CROWN PORTION 13 PARISH OF WILL WILL ROOK COUNTY OF BOURKE VOL.4770 FOL.991

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

ENCUMBRANCES
AS TO ROADS MARKED R1:
THE CARRIAGEWAY EASEMENT
CREATED BY INST.1224573

ROADS COLOURED BROWN

COLOUR CODE

E-1 = BLUE

R1 & R2 = BROWN

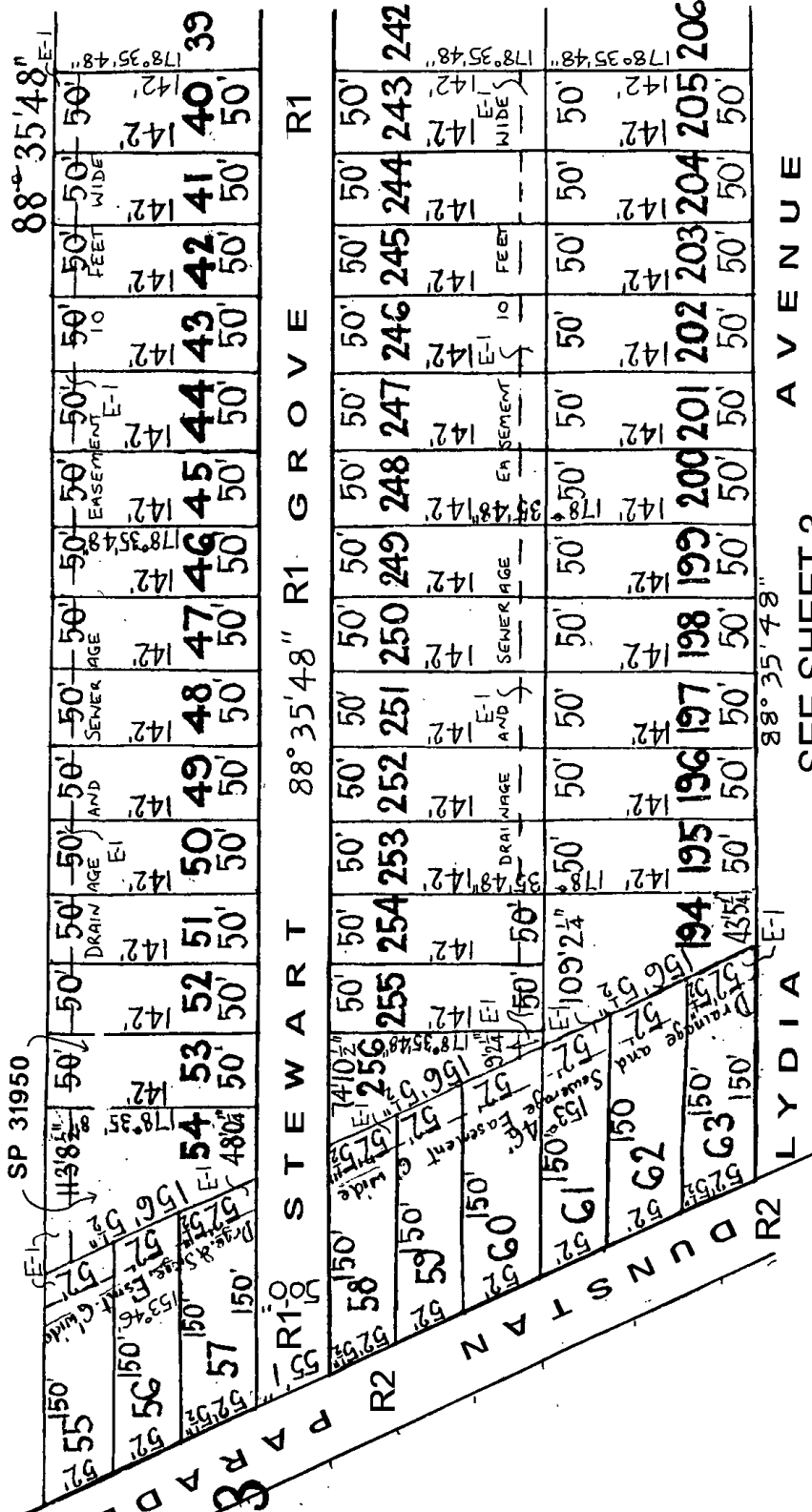
E-3 = BLACK HATCHED OVER BLUE

E-4 = BLACK HATCHED OVER RED

DRAINAGE AND SEWERAGE EASEMENT
HATCHED BLACK OVER BLUE DELETED

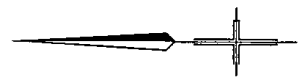
DRAINAGE AND SEWERAGE EASEMENT
HATCHED BLACK OVER RED INSERTED
VIDE AP.N. 17164 SEC.103

STREET NAME AMENDED
FROM LAURA AVENUE
TO STEWART GROVE
CORR. GAZ. 1969 P.1703



SEE SHEET 2

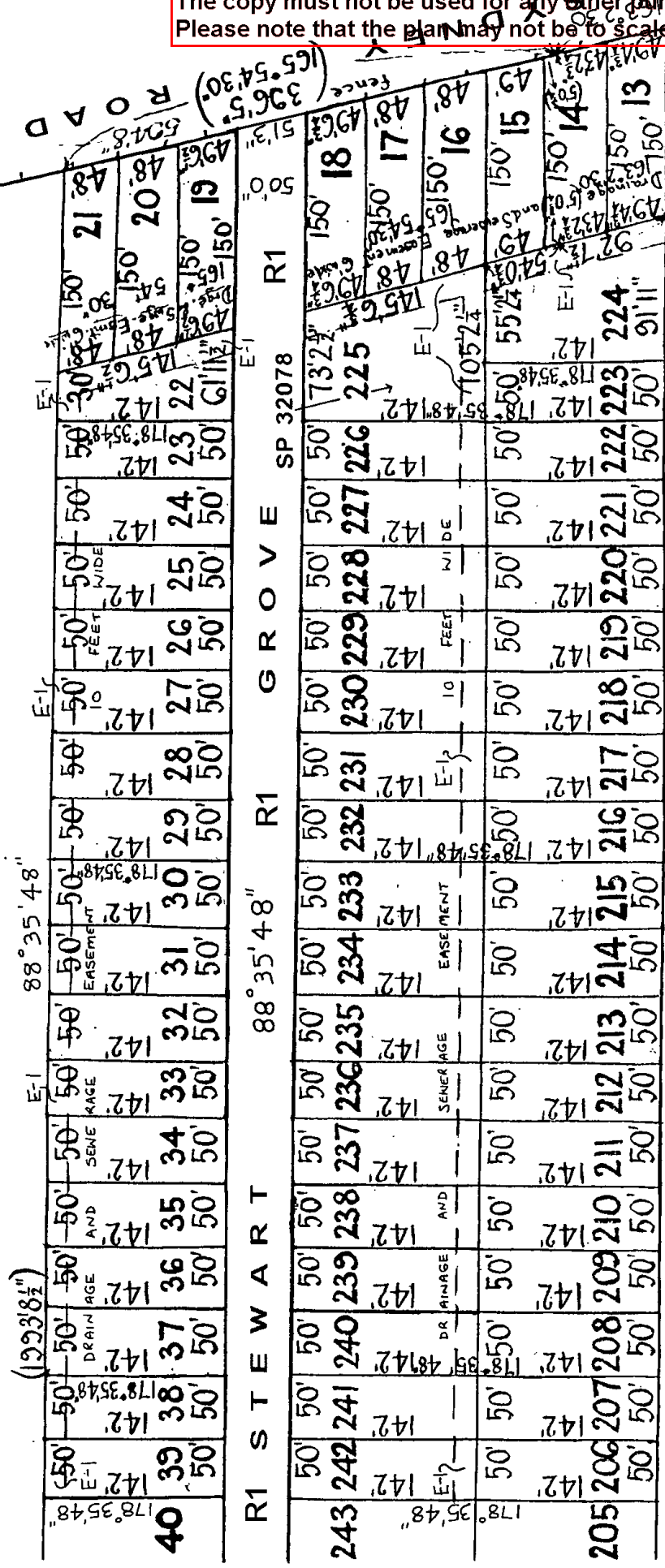
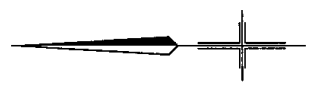
SEE SHEET 3



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

LP 10856

4 SHEETS
SHEET 2



LYDIA AVENUE

SEE SHEET 3

SEE SHEET 4

SEE SHEET 1

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

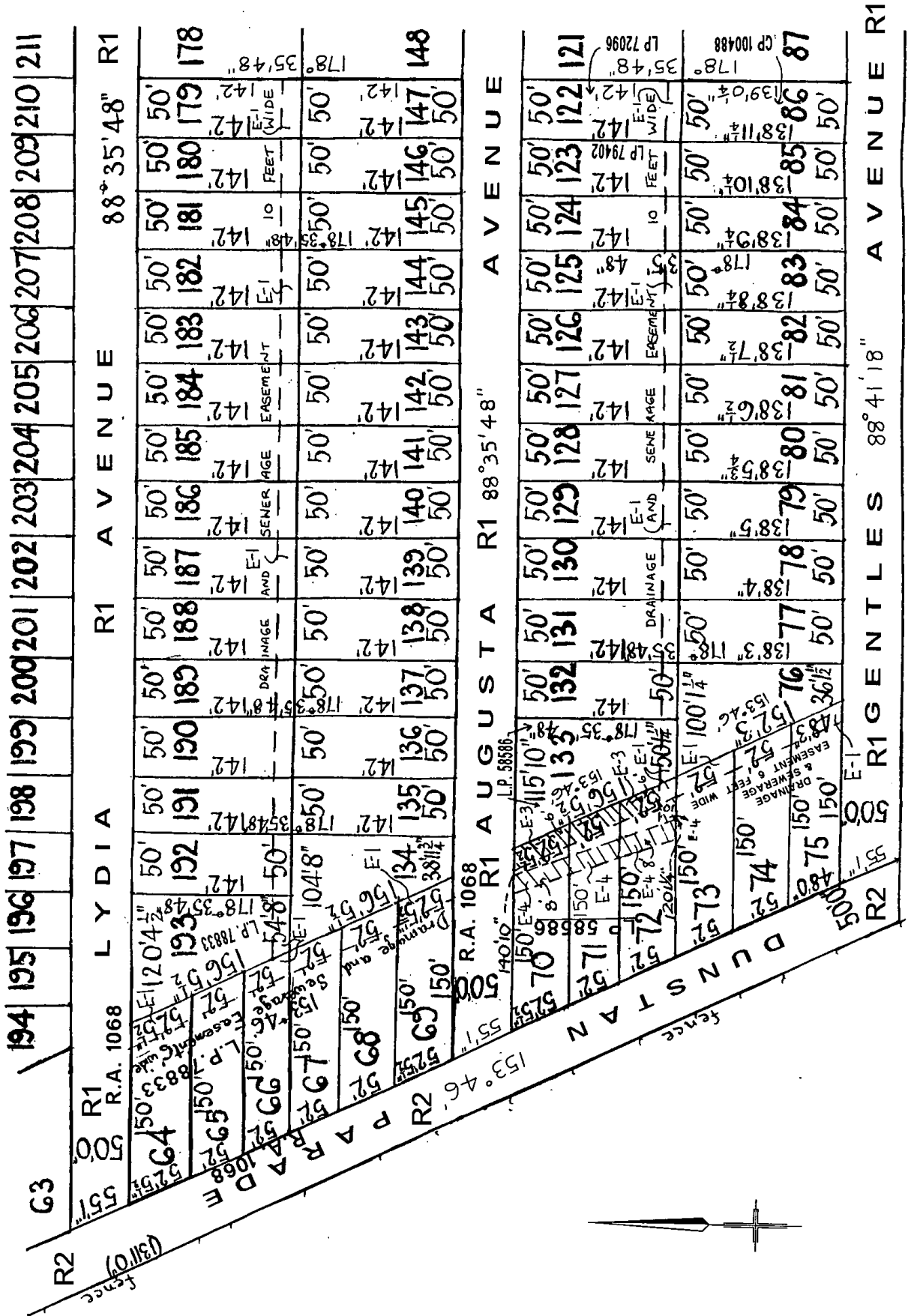
LP 10856

4 SHEETS
SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 4



R2 (0.1130")

fence

R2

R1

R.A. 1068

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

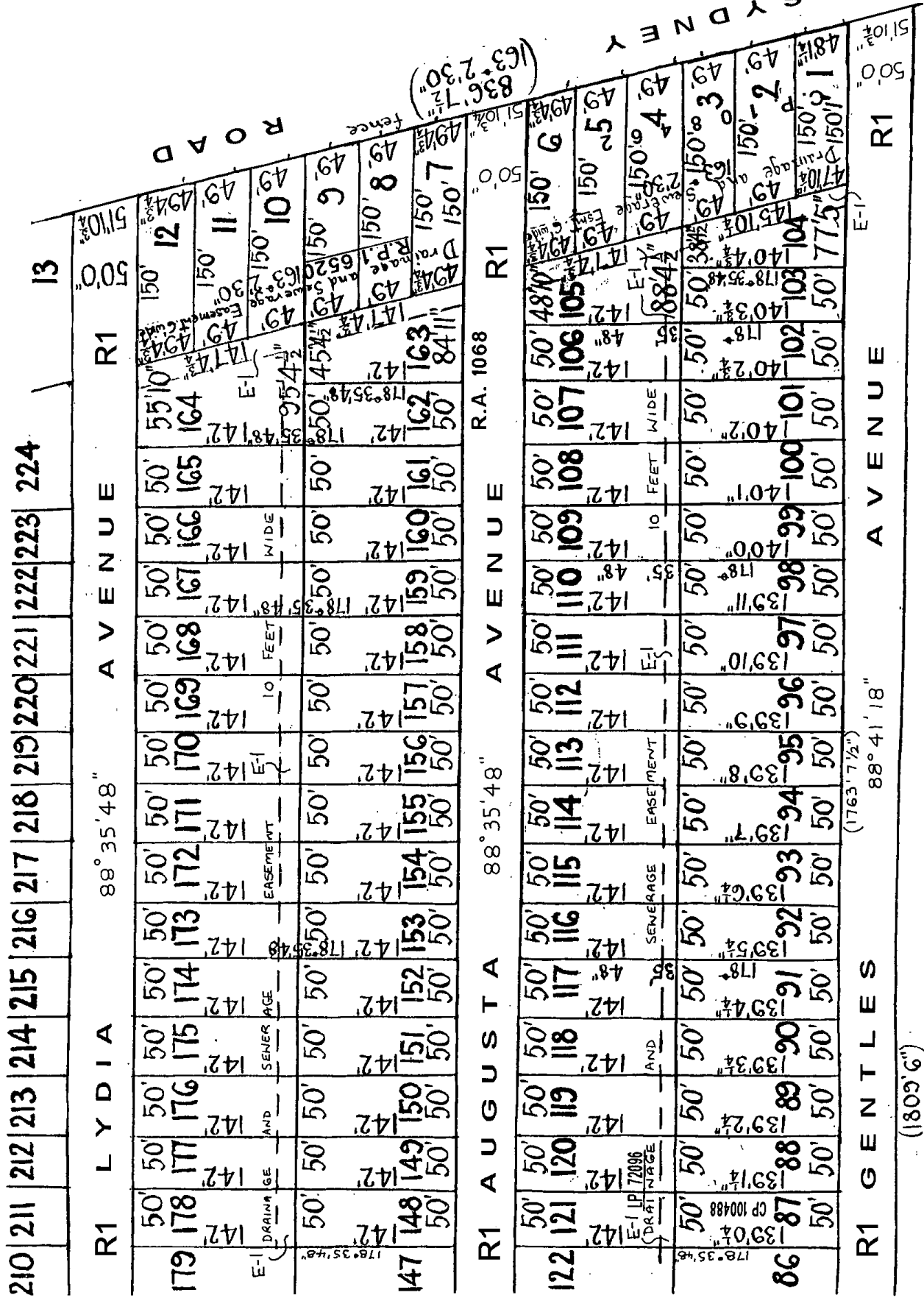
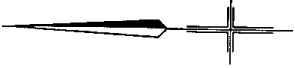
50'

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

LP 10856

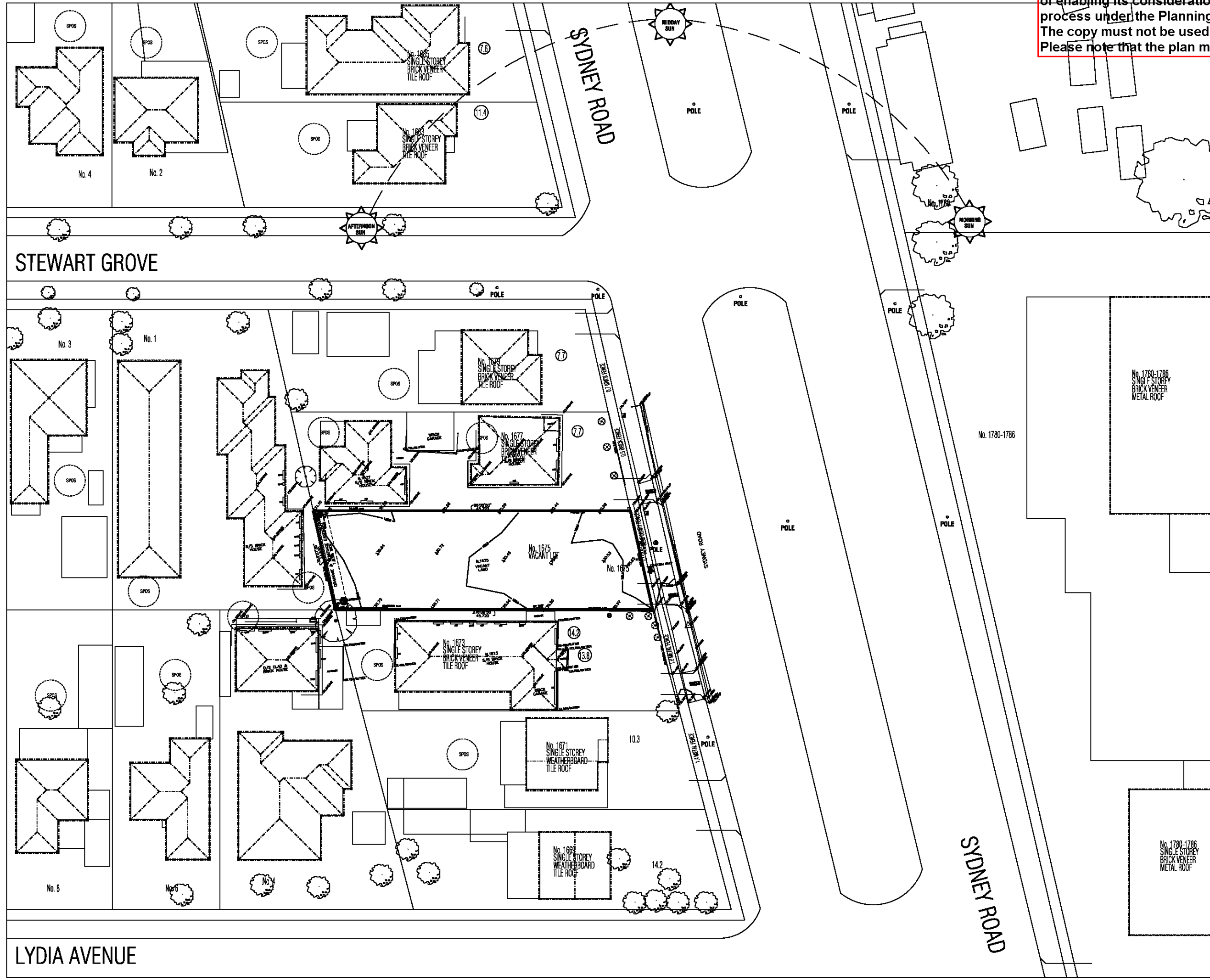
4 SHEETS
SHEET 4

SEE SHEET 2



SEE SHEET 3

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.



- KEY**
- S.P.O.S SECLUDED PRIVATE OPEN SPACE
 - HW HABITABLE WINDOWS
 - CANOPY TREES
 - 8.2 BUILDING SETBACKS TO BOUNDARY FENCE LINE
 - V1 PHOTO VIEW ANGLE
 - POLE POWER POLE
 - PIT PHONE PIT



Revisions	
Rev-	

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
1675 SYDNEY ROAD, CAMPBELLFIELD

STEWART GROVE

LYDIA AVENUE

SYDNEY ROAD

SYDNEY ROAD

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may vary from the original.

DESIGN RESPONSE

- 1 EXISTING CROSSOVER TO BE MODIFIED TO SERVICE ALL UNITS.
- 2 PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
- 3 NEW MAILBOXES FOR ALL UNITS.
- 4 PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
- 5 LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 6 OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
- 7 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- 8 DRIVEWAYS HAVE BEEN DESIGNED WITH A TURNING CIRCLE TO ALLOW VEHICLES TO EXIT THE SITE IN A FORWARD DIRECTION.
- 9 THERE ARE NO PROPOSED WALLS TO BE BUILT TO ANY BOUNDARY FOR THIS DEVELOPMENT.
- 10 UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.

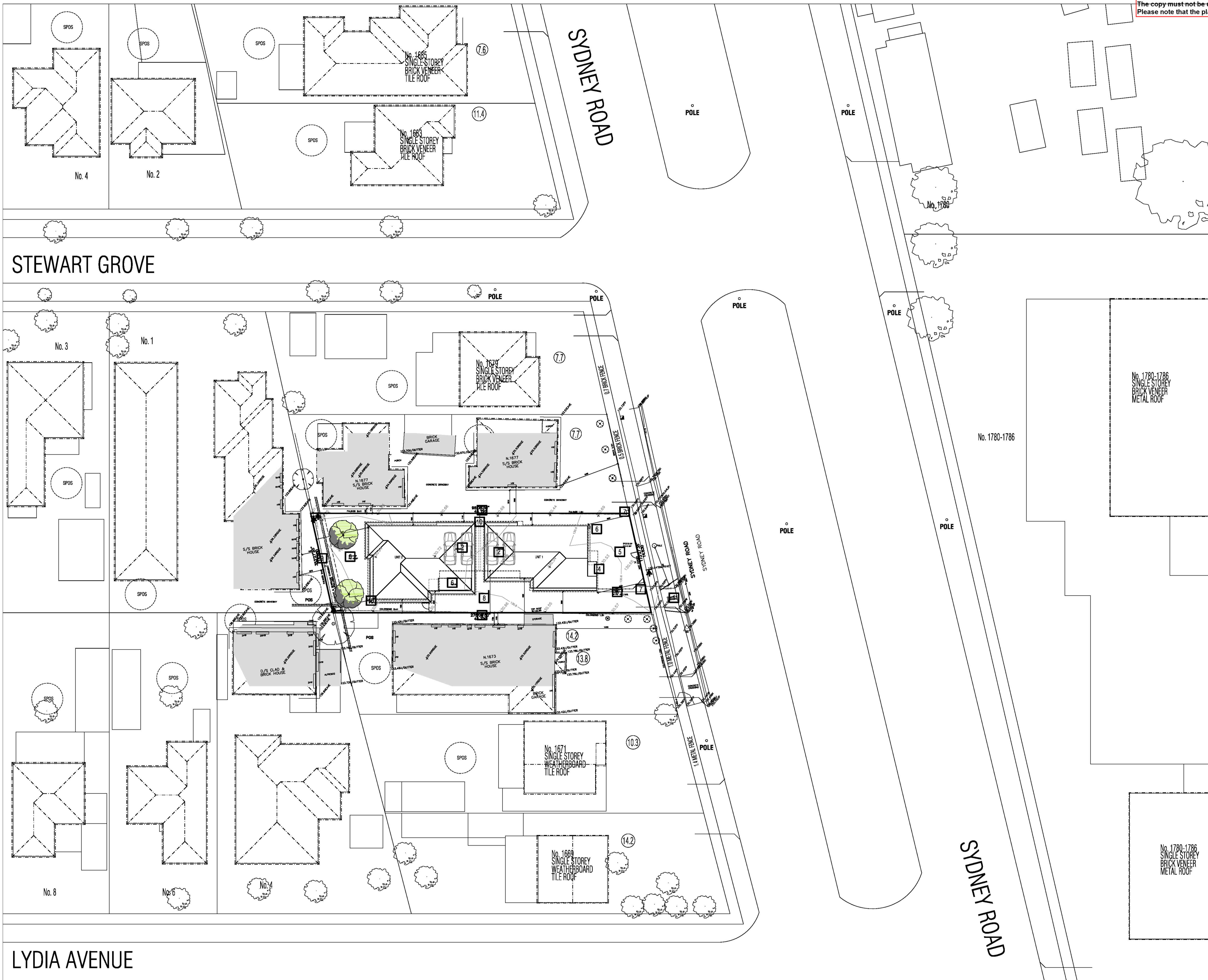


Revisions

Rev-	Description



NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
1675 SYDNEY ROAD, CAMPBELLFIELD



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



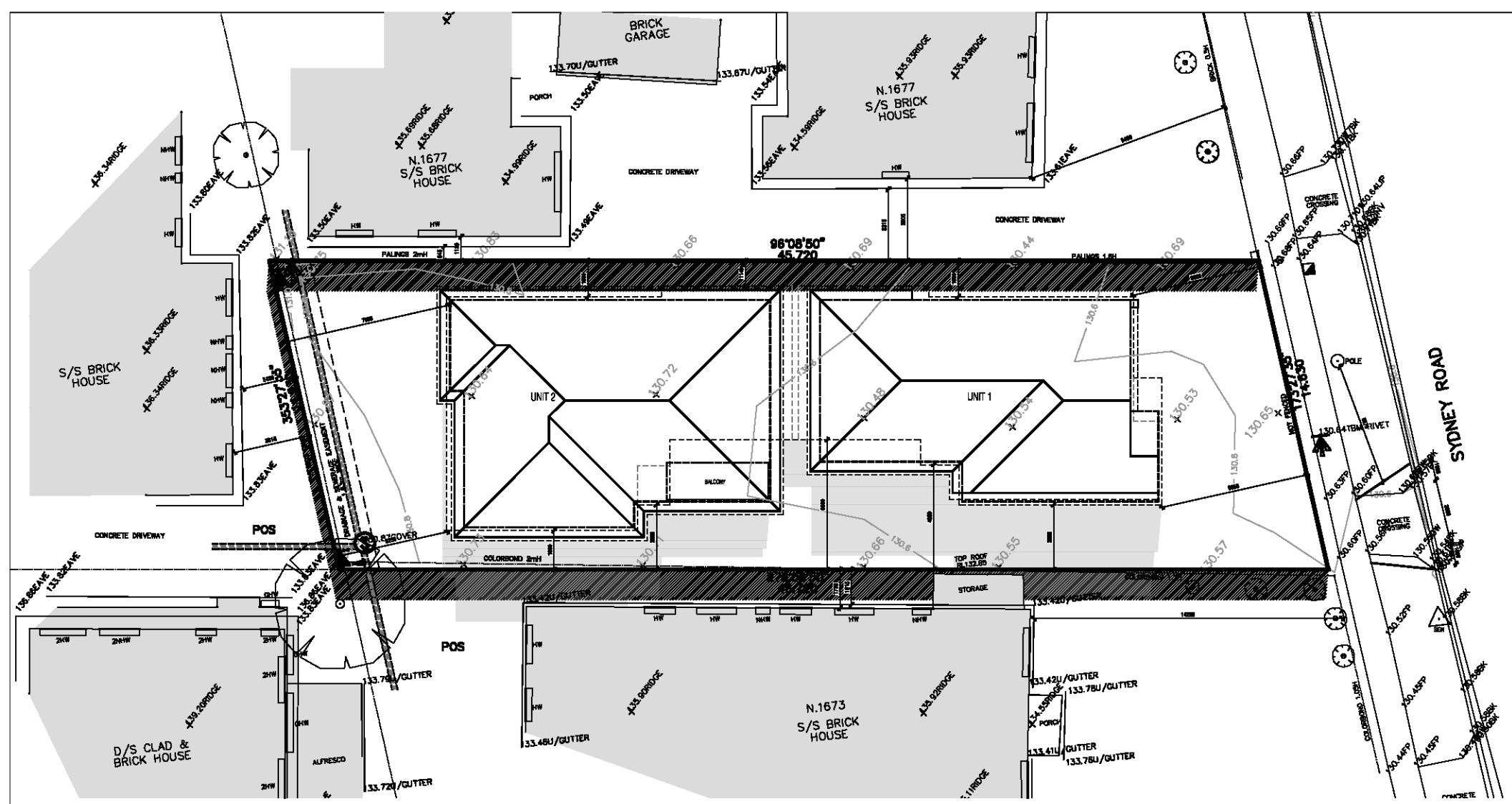
SHADOW DIAGRAM 12PM
22nd OF SEPTEMBER

Revisions	
Rev	

PROPOSED SHADOW DIAGRAM



UNIT DEVELOPMENT
1675 SYDNEY ROAD, CAMPBELLFIELD

SD02
REV-



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



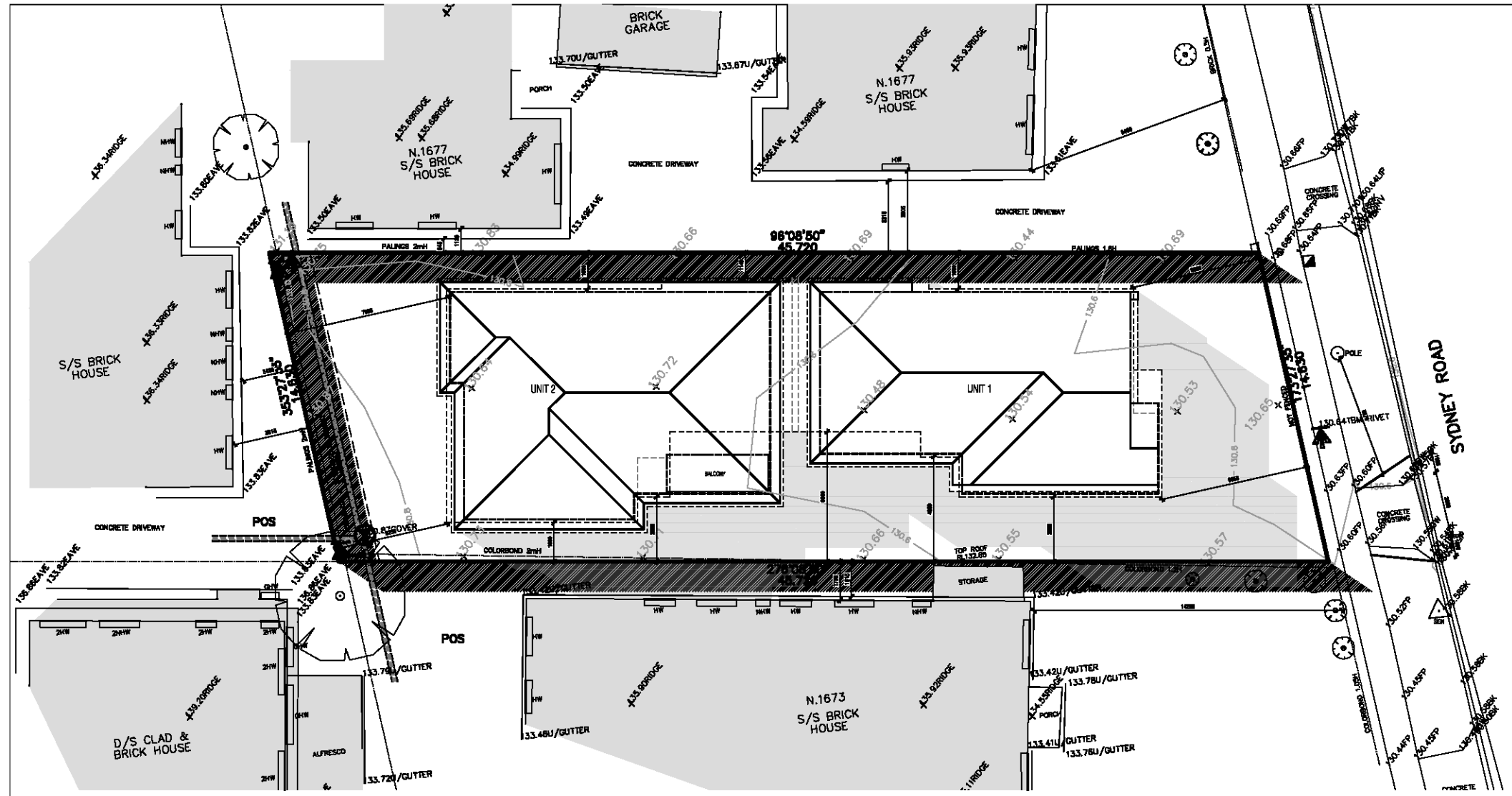
NORTH
SHADOW DIAGRAM 3PM
 22nd OF SEPTEMBER

Revisions	
Rev	

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
 1675 SYDNEY ROAD, CAMPBELLFIELD

SD03
 REV-



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

SITE PHOTOS

PROJECT ADDRESS: 1675 SYDNEY ROAD, CAMPBELLFIELD

			
V01	V02	V03	V04
			
V05	V06	V07	V08
			
V09	V10	V11	V12

PLEASE REFER TO NEIGHBOURHOOD AND SITE DESCRIPTION PLAN FOR PHOTO VIEW REFERENCES V01-V12

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

AREA SCHEDULE:

UNIT 1	
GROUND FLOOR AREA:	94.5 m ²
FIRST FLOOR AREA:	127 m ²
GARAGE:	42.9 m ²
PORCH:	2.6 m ²
TOTAL AREA:	29.9 SQ 265 m²
POS:	92.3 m ²
UNIT 2	
GROUND FLOOR AREA:	105.8 m ²
FIRST FLOOR AREA:	144.1 m ²
GARAGE:	42.7 m ²
PORCH:	2.7 m ²
TOTAL AREA:	29.5 SQ 295.3 m²
POS:	133.3 m ²
SITE	
SITE AREA:	652.5 m ²
SITE COVERAGE:	47.46% 309.7 m ²
SITE PERMEABILITY:	35.0% 228.8 m ²
GARDEN AREA:	35.0% 228.8 m ²

1.8m² AS PER TABLE BS-5.1

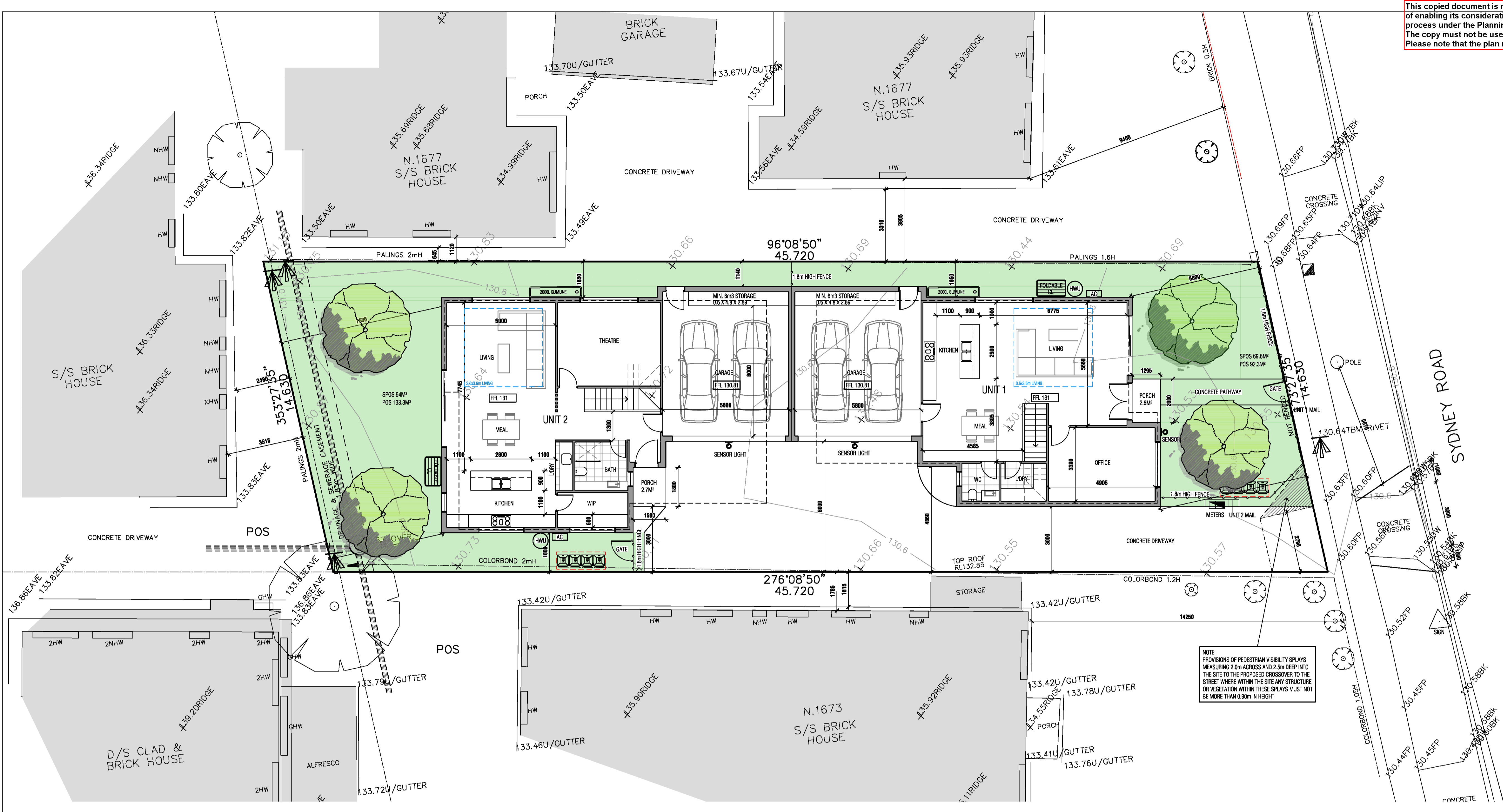
EACH DWELLING INCLUDES AN INTERNAL WASTE AND RECYCLING STORAGE SPACE OF AT LEAST 0.07 CUBIC METERS WITH A MINIMUM DEPTH OF 250mm TO MEET STANDARD BS-5 OF CLAUSE 55.05-5 OF THE MOONEE VALLEY PLANNING SCHEME

0.07m² WASTE/RECYCLING

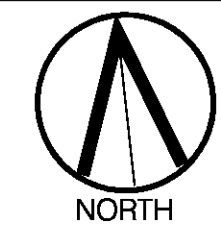
ALL BOUNDARY FENCING TO BE A MINIMUM 1.8m IN HEIGHT ABOVE NATURAL GROUND LEVEL IN ACCORDANCE WITH STANDARD 34-4 (OVERLOOKING) OF CLAUSE 55.04-4 OF THE MOONEE VALLEY PLANNING SCHEME

MATERIAL SCHEDULE:

SR	SMOOTH RENDER FINISH
AX	AXON CLADDING OR SIMILAR
FB	FACEBRICK WALL
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 150mm RESTRICTED AWNING
G3	FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
TP	1.8m HIGH TIMBER PAILING FENCE
KR	KLIP-LOK ROOF AT 2 DEGREE PITCH
CB	SELECTED COLORBOND ROOF AT 18.0 DEGREE PITCH
LS	1.7m HIGH SELECTED LOUVERED SCREEN
ALUMINUM WINDOWS THROUGH-OUT	
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES	



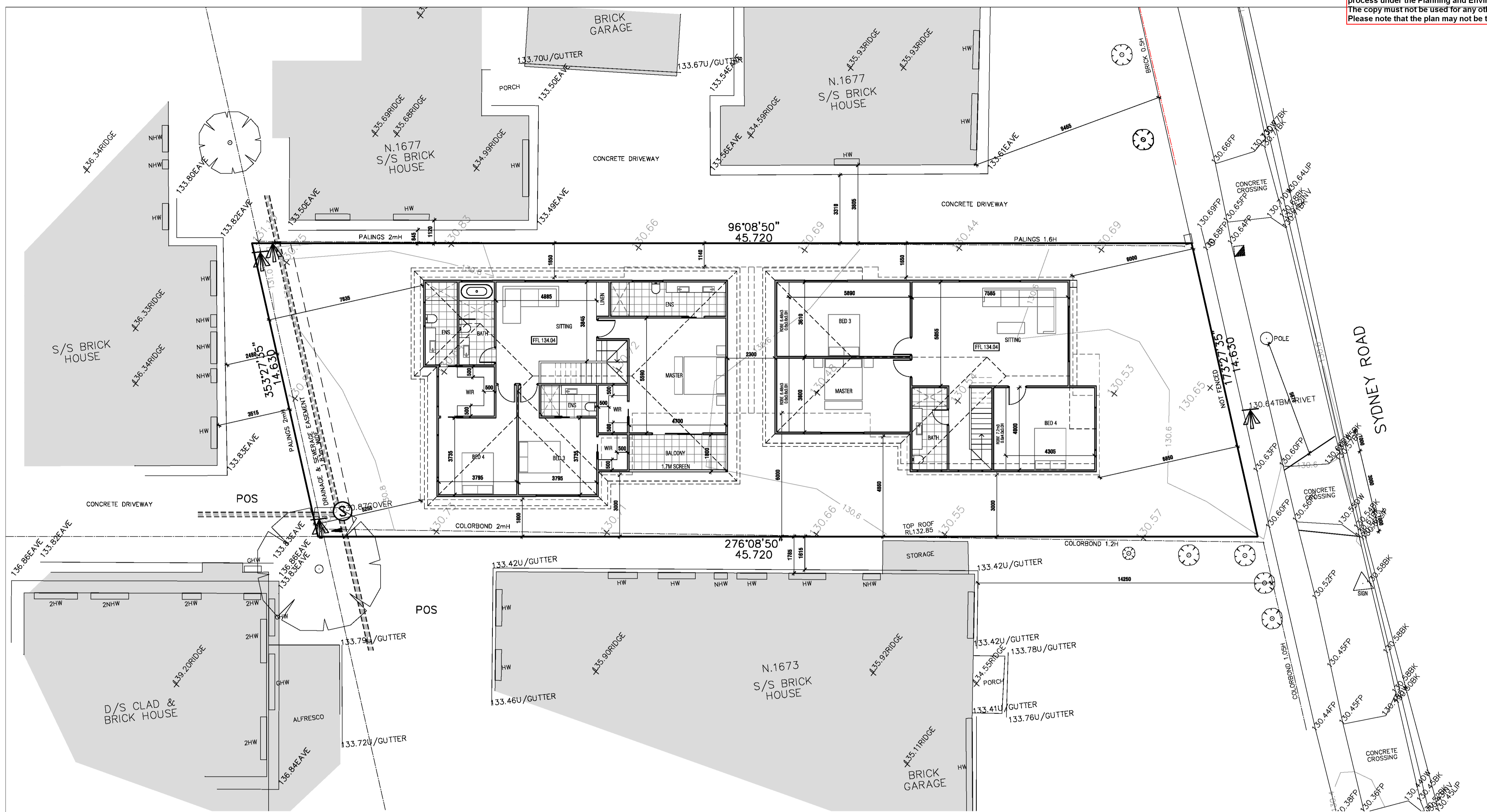
NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO THE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 0.90m IN HEIGHT



Revisions	
Rev	DATE
04.12.2025	TOWN PLANNING SUBMISSION

DATE	SCALE	DRAWN BY	PROJECT NO.
NOV 2025	1:100 @ A1	JK	8634
GROUND FLOOR PLAN			
UNIT DEVELOPMENT			TP01
1675 SYDNEY ROAD, CAMPBELLFIELD			REV_

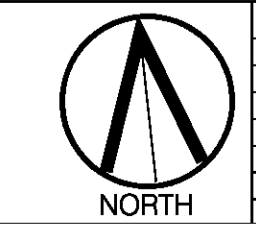
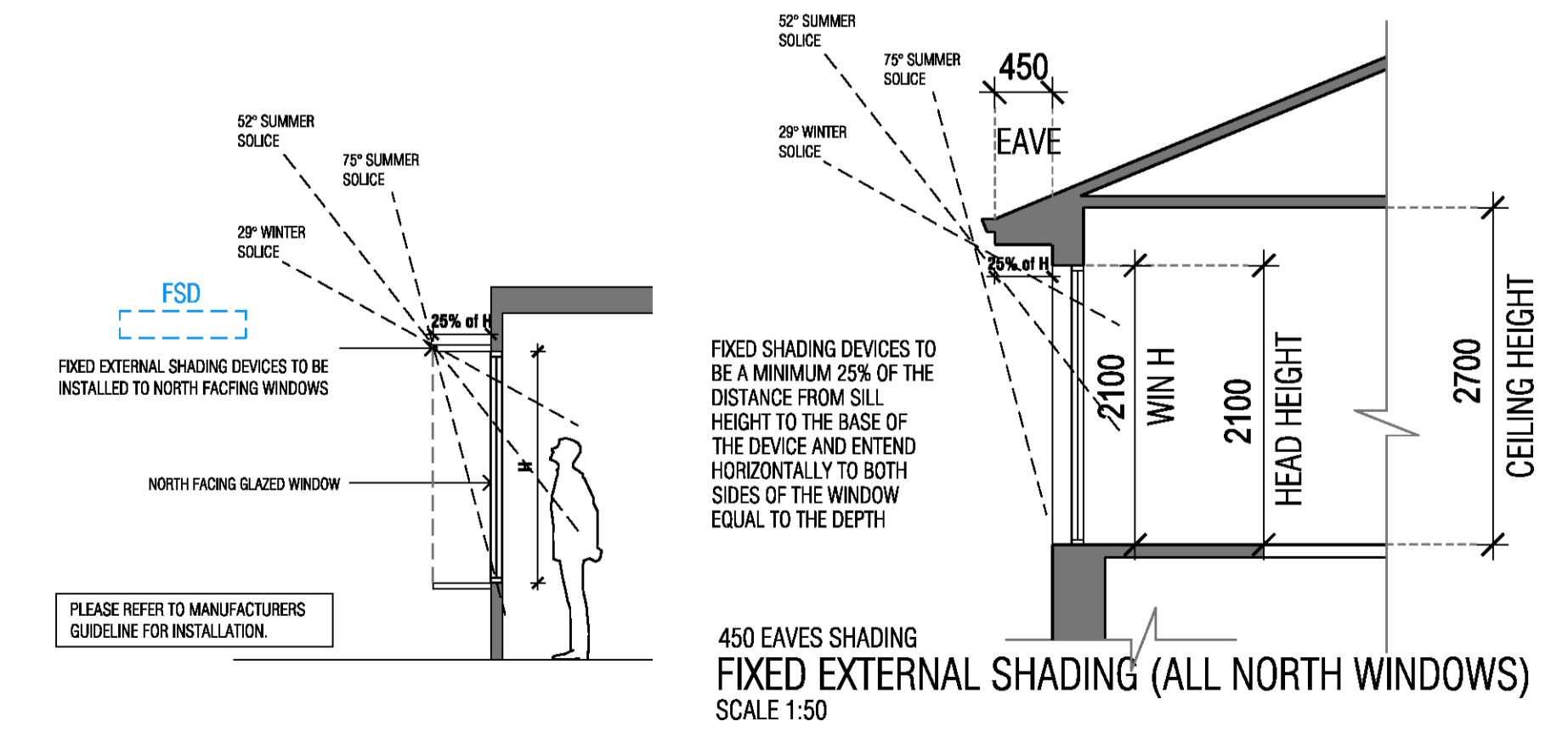
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.



MATERIAL SCHEDULE:

SR	SMOOTH RENDER FINISH
AX	AXON CLADDING OR SIMILAR
FB	FACEBRICK WALL
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 150mm RESTRICTED AWNING
G3	FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
TP	1.8m HIGH TIMBER PAILING FENCE
KR	KLIP-LOK ROOF AT 2 DEGREE PITCH
CB	SELECTED COLORBOND ROOF AT 18.0 DEGREE PITCH
LS	1.7m HIGH SELECTED LOUVERED SCREEN

ALUMINIUM WINDOWS THROUGH-OUT
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES



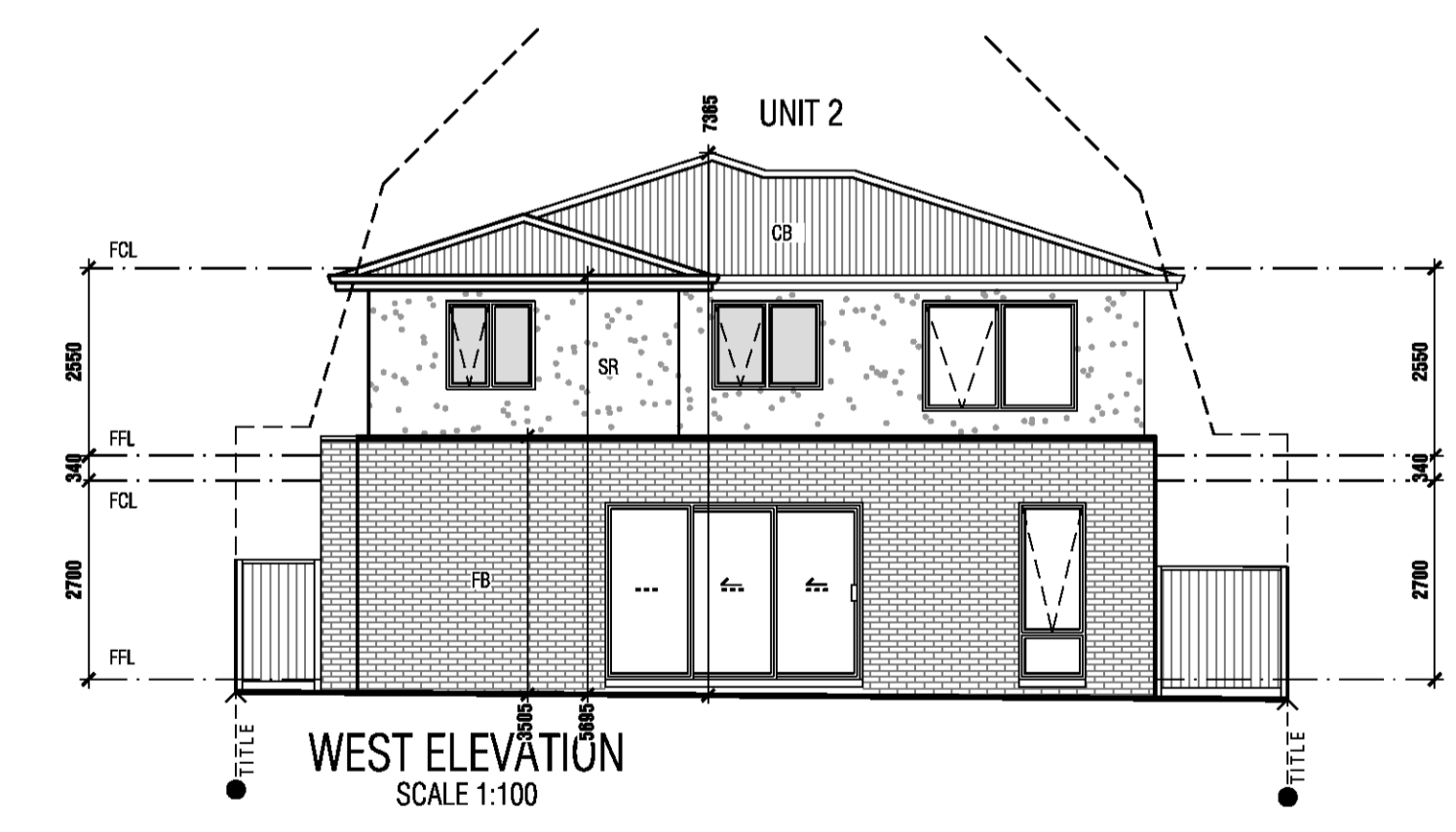
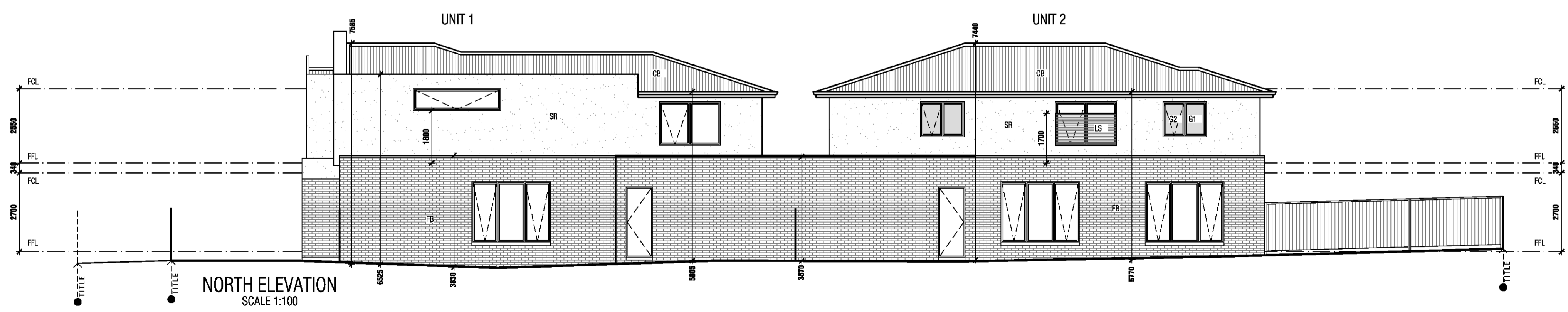
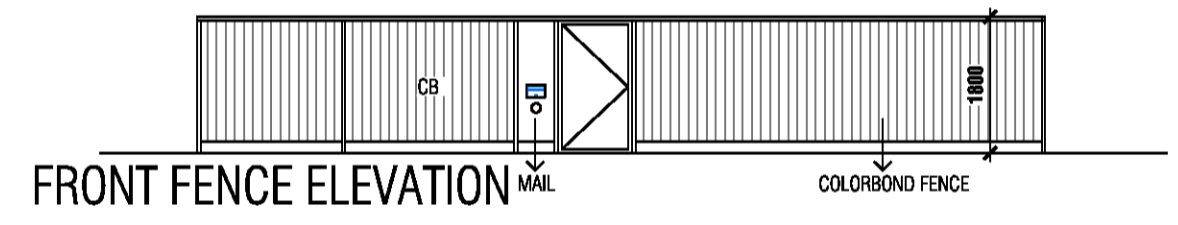
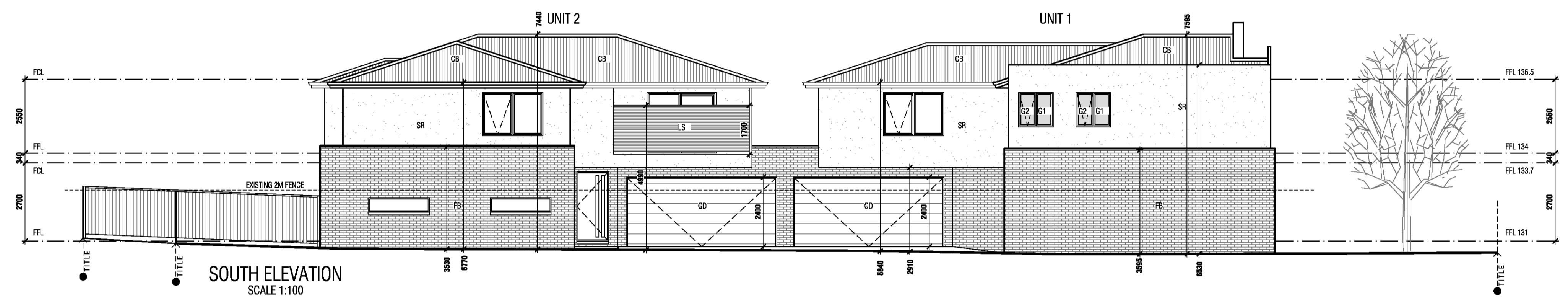
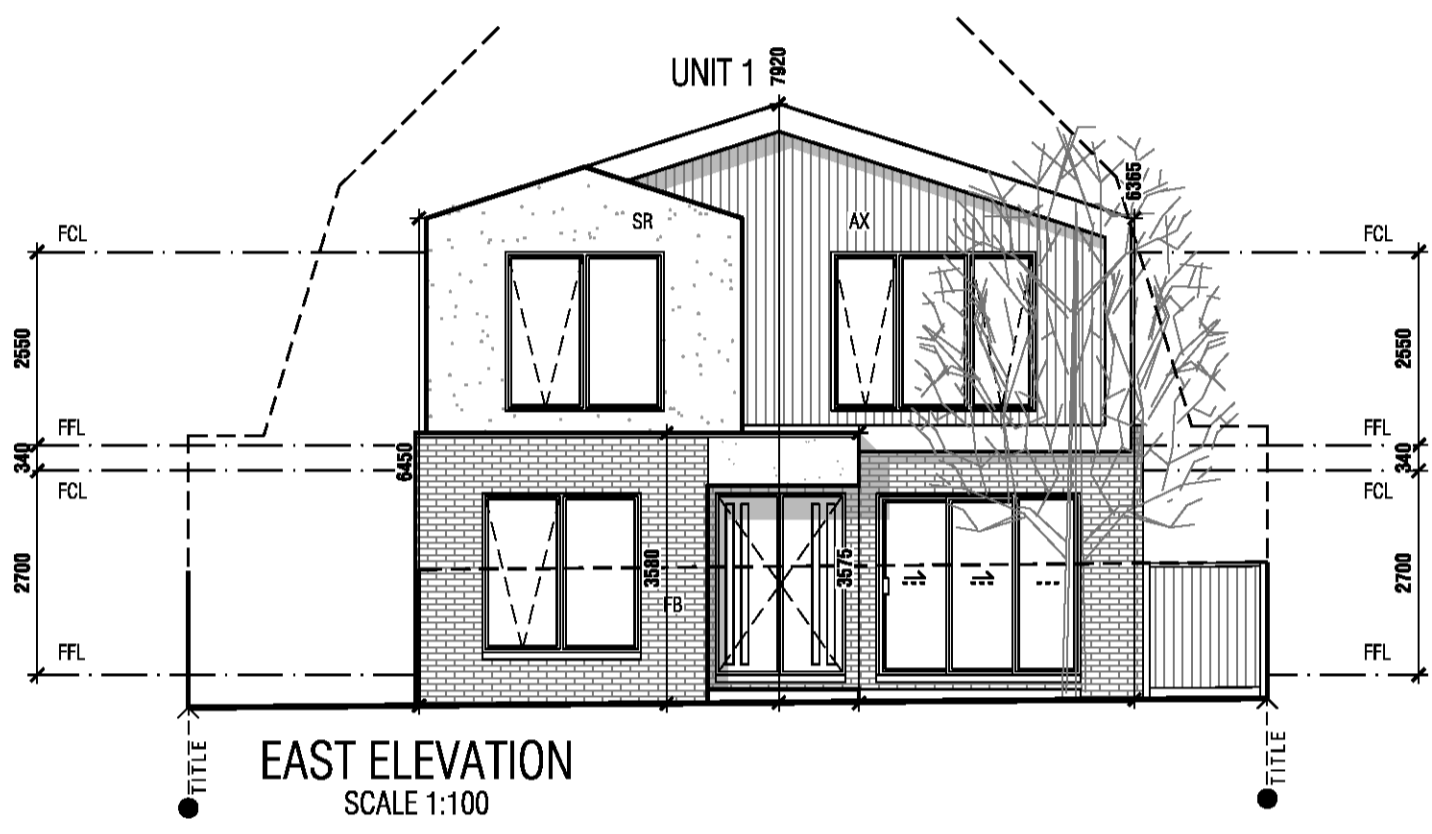
Revisions

Rev	DATE	DESCRIPTION
1	04.12.2025	TOWN PLANNING SUBMISSION

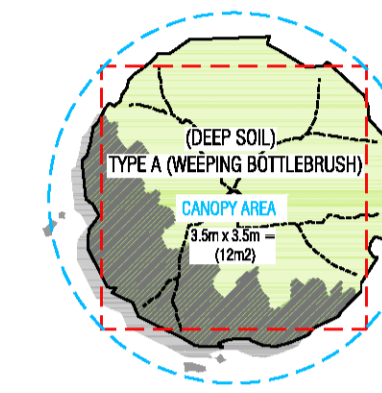
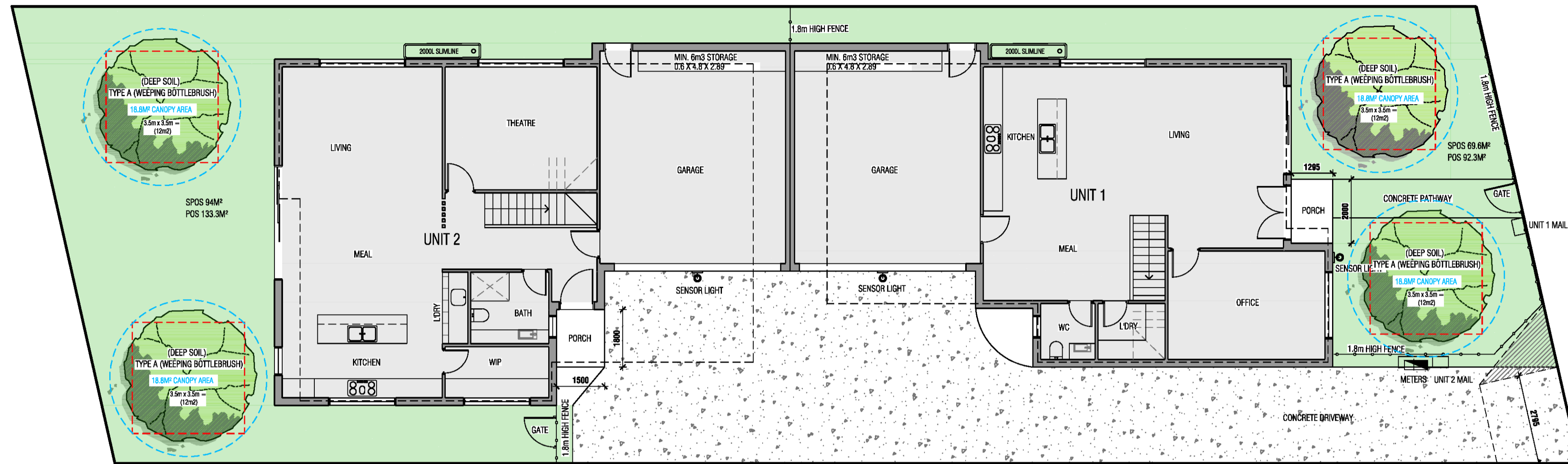
DATE	SCALE	DRAWN BY	PROJECT NO.
NOV 2025	1:100 @ A1	JK	8634
FIRST FLOOR PLAN			
UNIT DEVELOPMENT			TP02
1675 SYDNEY ROAD, CAMPBELLFIELD			REV_

MATERIAL SCHEDULE:

SR	SMOOTH RENDER FINISH
AX	AXON CLADDING OR SIMILAR
FB	FACEBRICK WALL
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 150mm RESTRICTED AWNING
G3	FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
TP	1.8m HIGH TIMBER PAILING FENCE
KR	KLIP-LOK ROOF AT 2 DEGREE PITCH
CB	SELECTED COLORBOND ROOF AT 18.0 DEGREE PITCH
LS	1.7m HIGH SELECTED LOUVERED SCREEN
ALUMINIUM WINDOWS THROUGH-OUT	
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES	



Revisions		DATE	SCALE	DRAWN BY	PROJECT NO.
Rev	04.12.2025	TOWN PLANNING SUBMISSION	1:100 @ A1	JK	8634
ELEVATIONS					
UNIT DEVELOPMENT					TP03
1675 SYDNEY ROAD, CAMPBELLFIELD					REV_

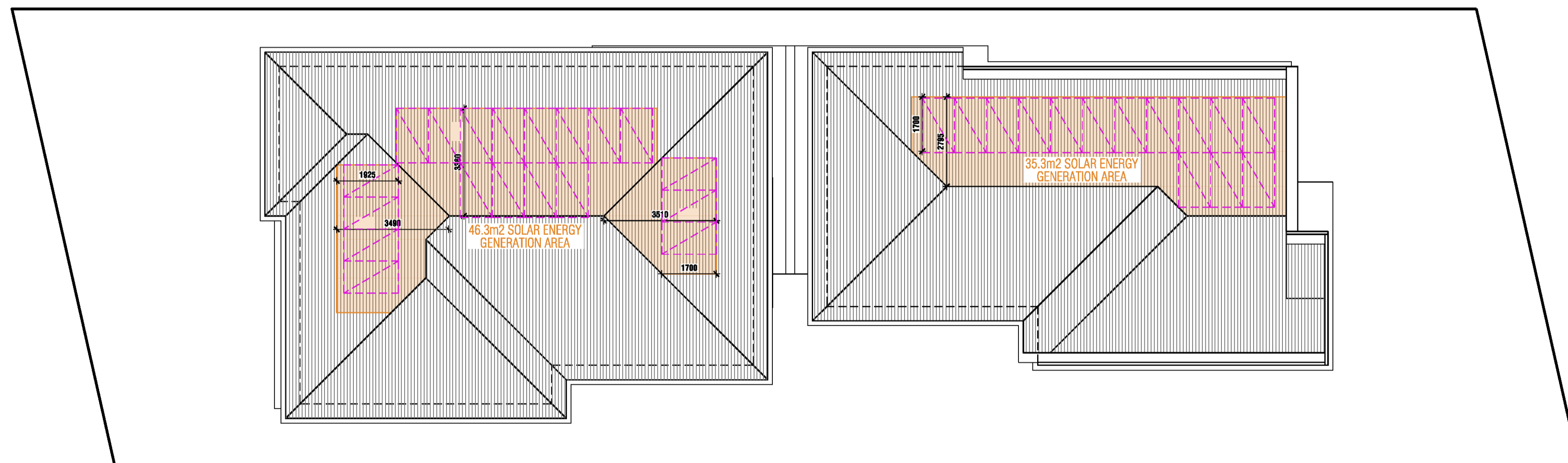


TREE CANOPY AREA DETAILS

SITE AREA:	652.55 m ²	ALL SELECTION OF VEGETATION IS TO BE IN ACCORDANCE AND RESPECTIVE TO THE SITES ENVIRONMENT AND GEOGRAPHIC FACTORS
REQUIRED CANOPY AREA: 10.0%	65.2 m ²	
ELIGIBLE CANOPY AREA:	11.5% 75.2 m ²	ALL SELECTION OF VEGETATION IS TO BE IN ACCORDANCE AND RESPECTIVE TO THE SITES ENVIRONMENT AND GEOGRAPHIC FACTORS
NUMBER OF TYPE A TREES:	4 TREES	
DEEP SOIL AREA REQUIRED:	3.5x3.5m = 12m ²	

TOTAL GARDEN AREA: 228.8m²
 GARDEN PERCENTAGE: 35.0%
 SITE AREA: 652.55m²

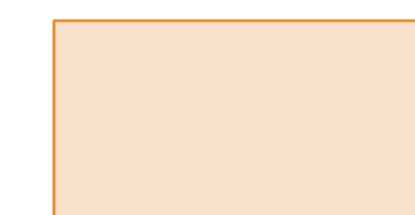
COMBINED GARDEN AREA AND CANOPY TREE PLAN
SCALE 1:100



POTENTIAL LOCATIONS
 MAX POWER OUTPUT OF 330w
 PANEL = 1.7m x 1.0m

MINIMUM EACH UNIT REQUIRED = 34m²

NOTE: SOLAR PANEL TO BE IN ACCORDANCE WITH THE ENDORSED SDA (IF REQUIRED)

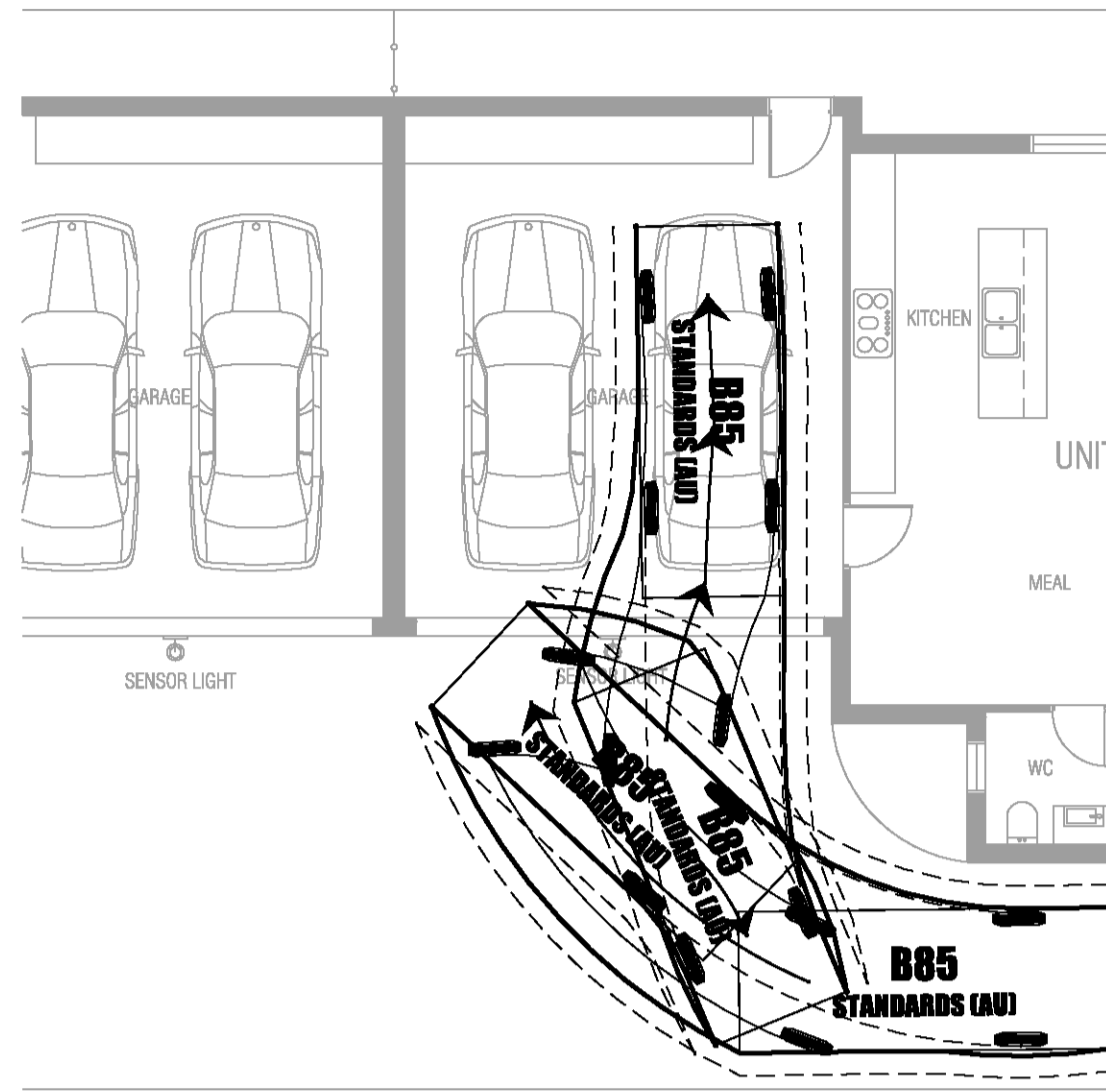


SOLAR ENERGY GENERATION AREA AS REQUIRED BY TABLE B5-3

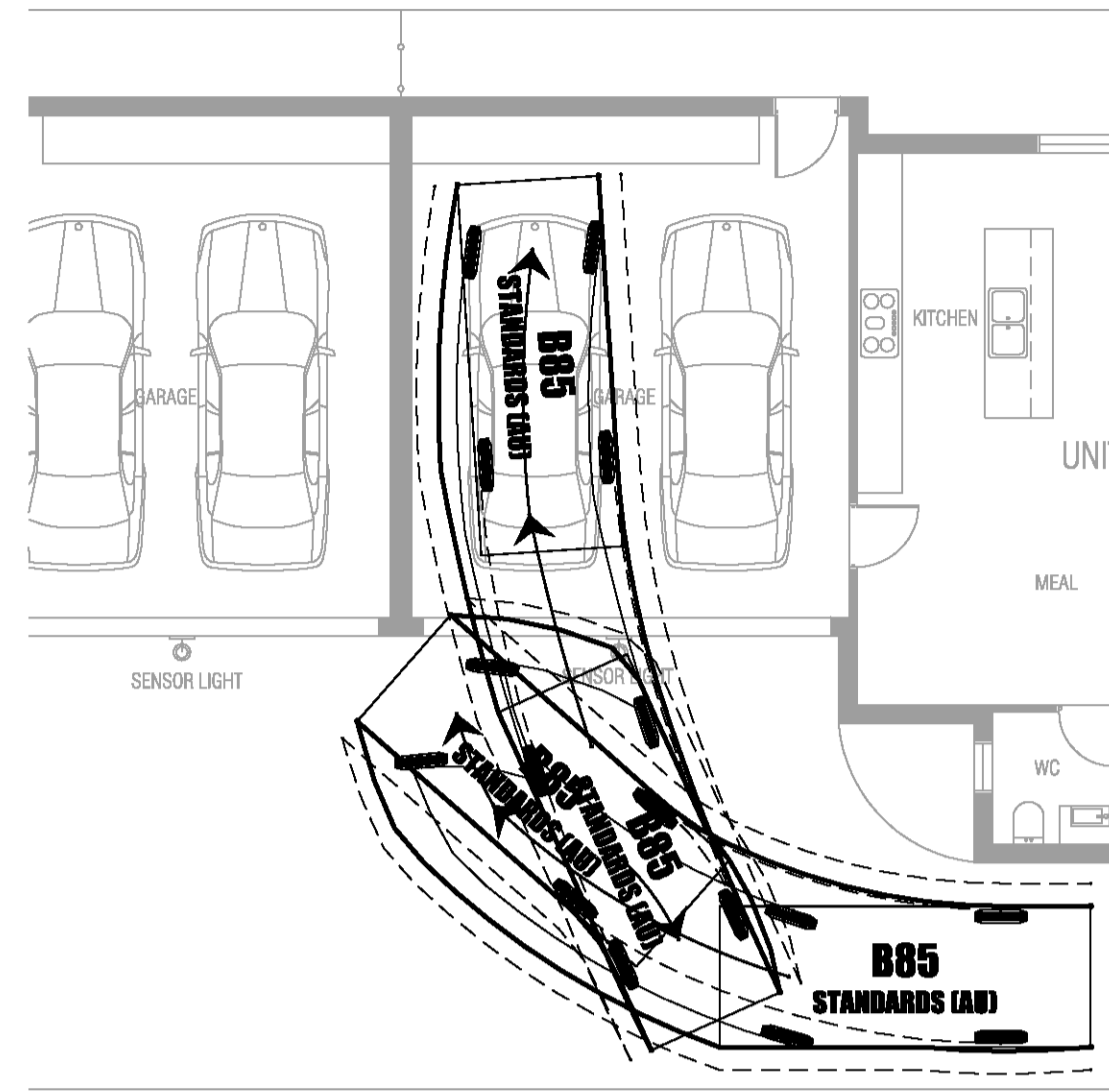
ROOF SOLAR AREA PLAN
SCALE 1:100

Revisions			
DATE	SCALE	DRAWN BY	PROJECT NO.
Rev- 04.12.2025	TOWN PLANNING SUBMISSION		

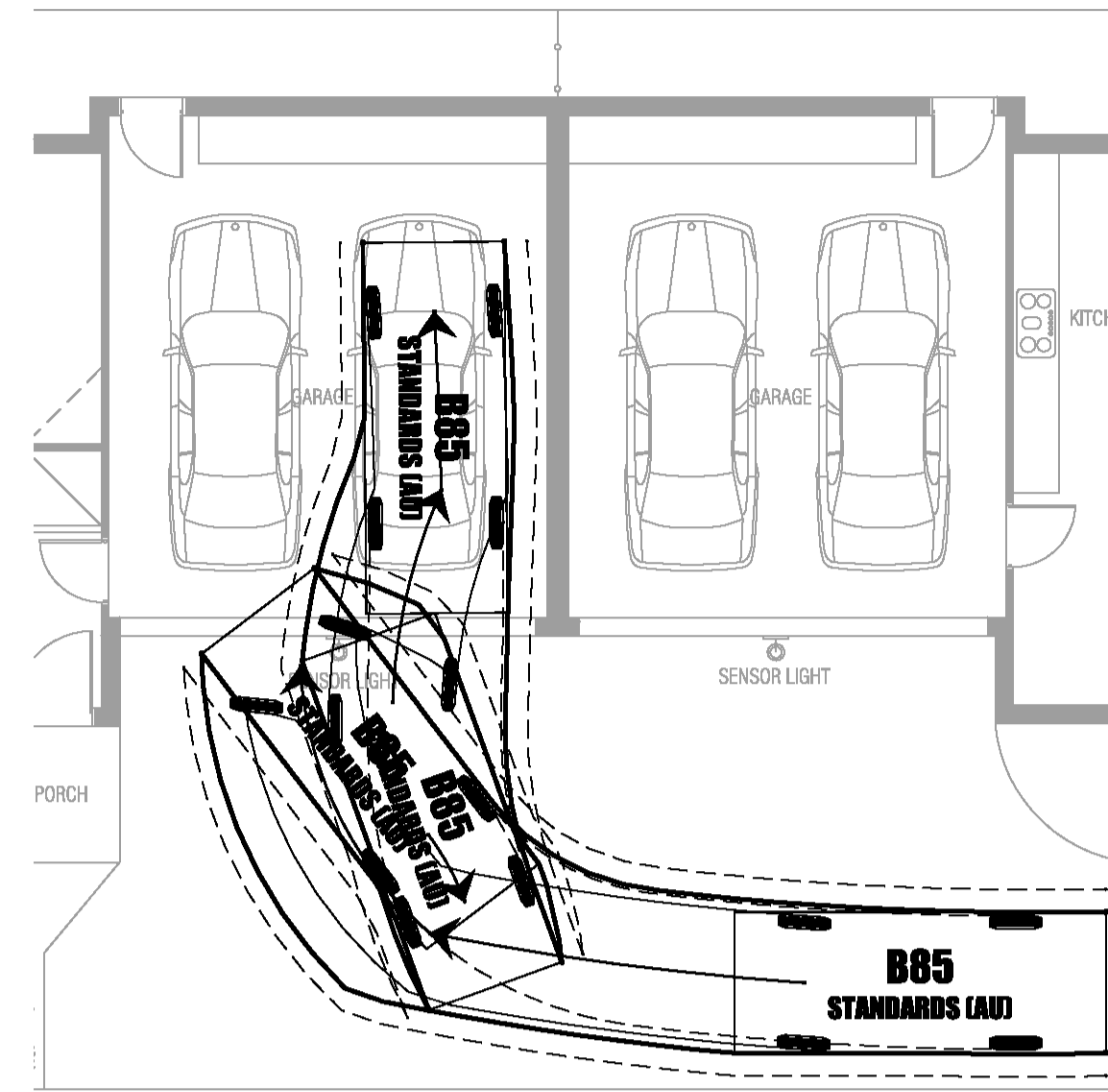
DATE	SCALE	DRAWN BY	PROJECT NO.
NOV 2025	1:100 @ A1	JK	8634



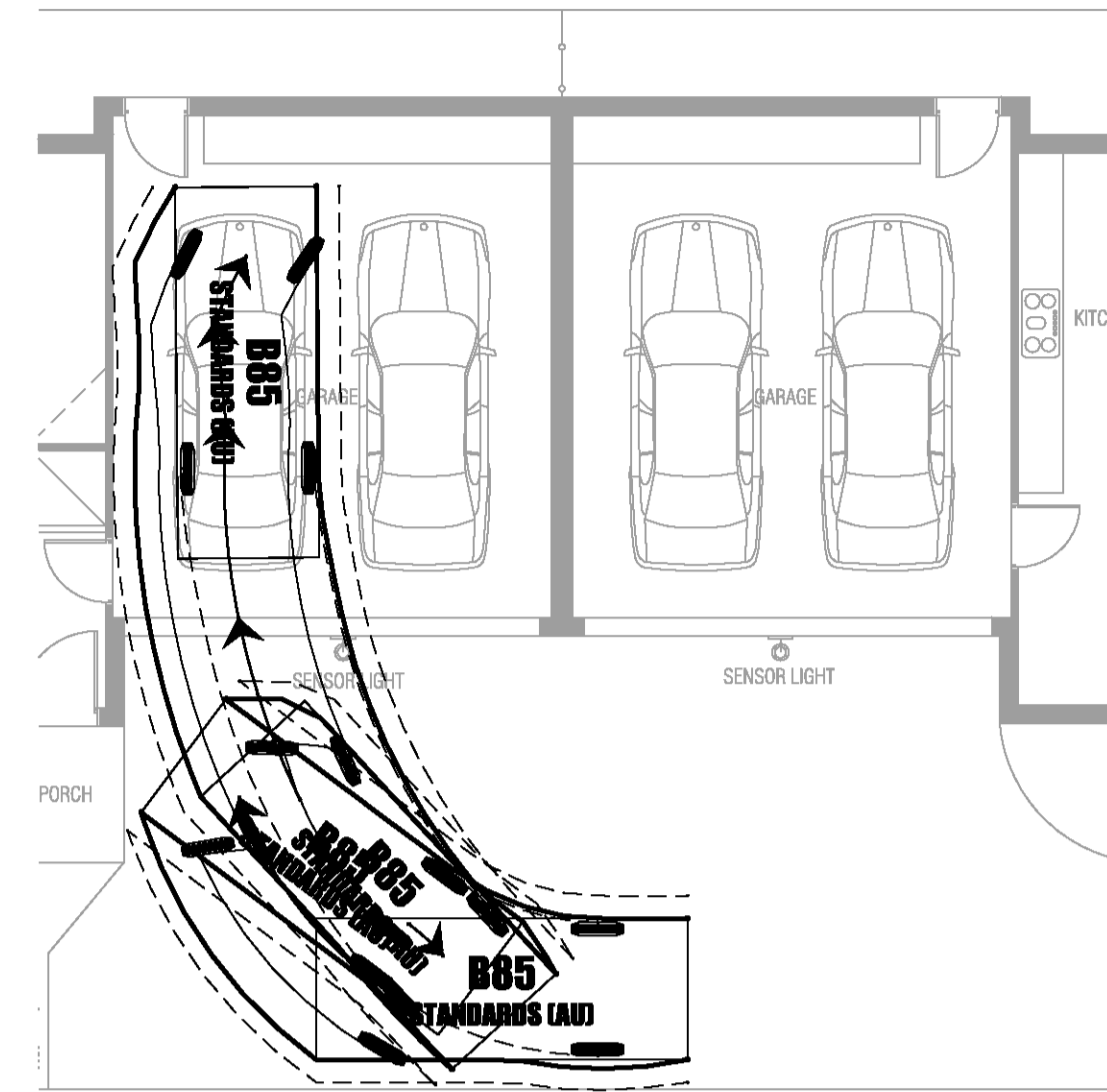
U1 CAR 1 ENTER
SCALE 1:100
1 CORRECTION



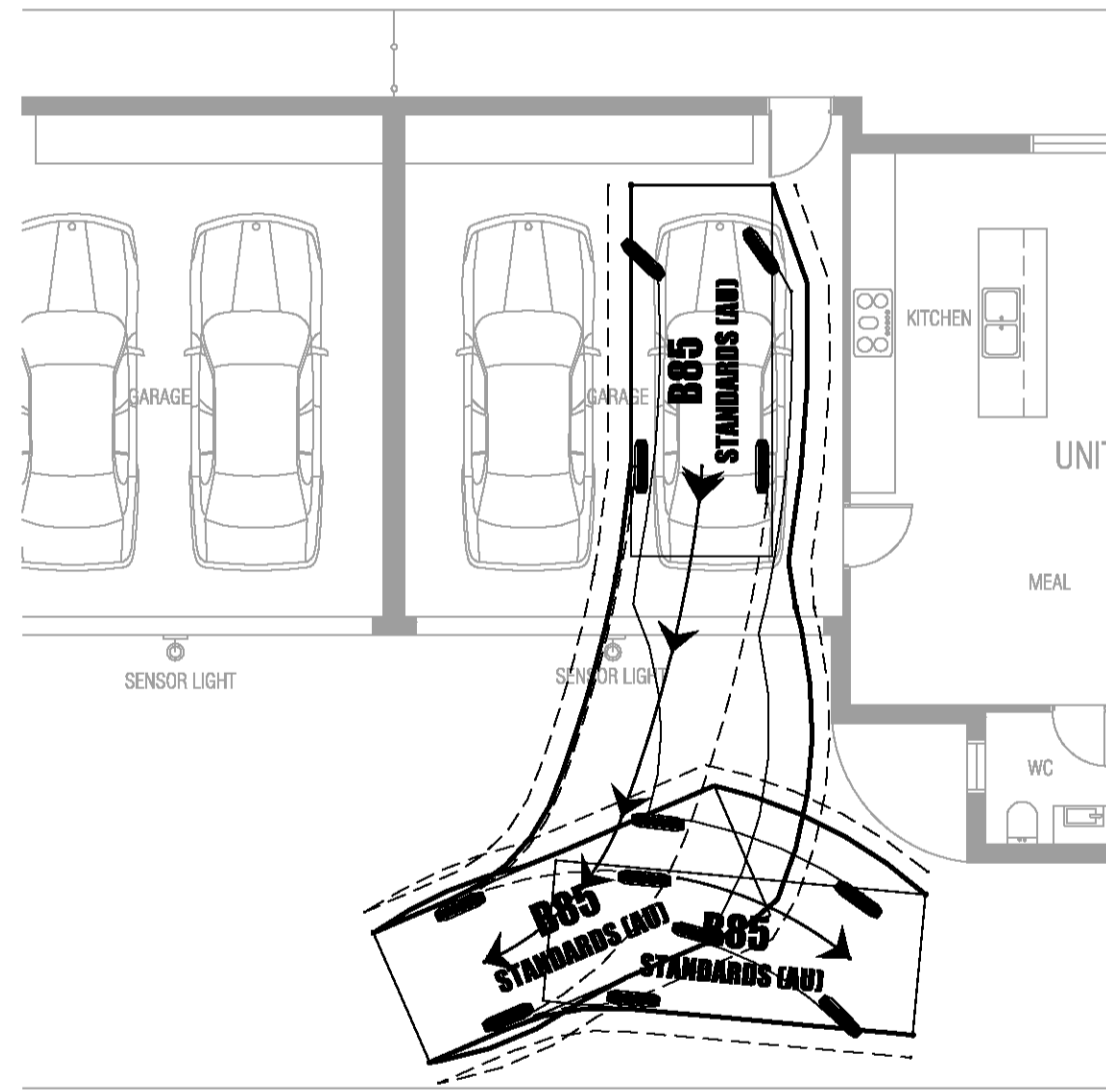
U1 CAR 1 ENTER
SCALE 1:100
1 CORRECTION



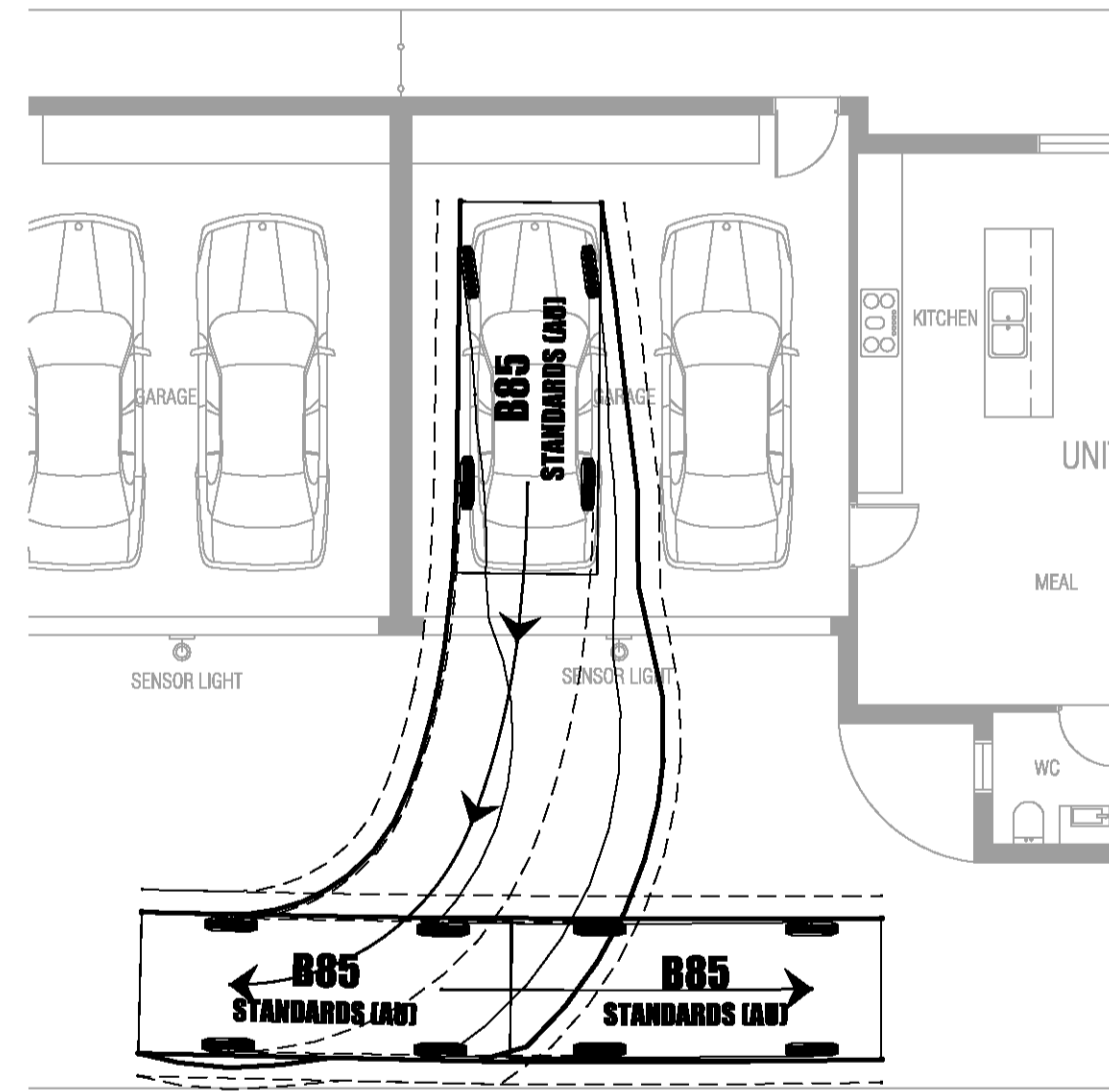
U1 CAR 1 ENTER
SCALE 1:100
1 CORRECTION



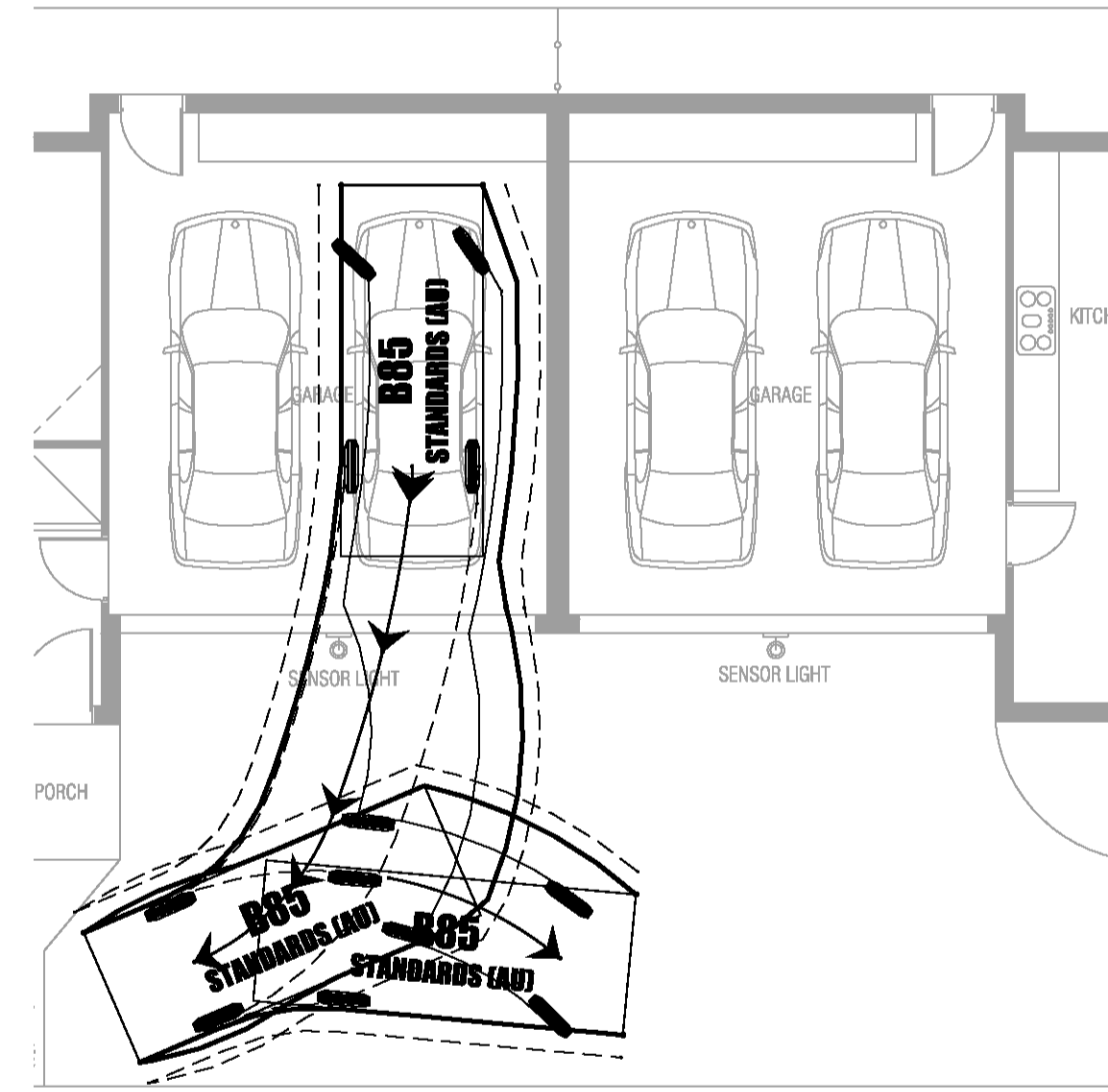
U1 CAR 1 ENTER
SCALE 1:100
1 CORRECTION



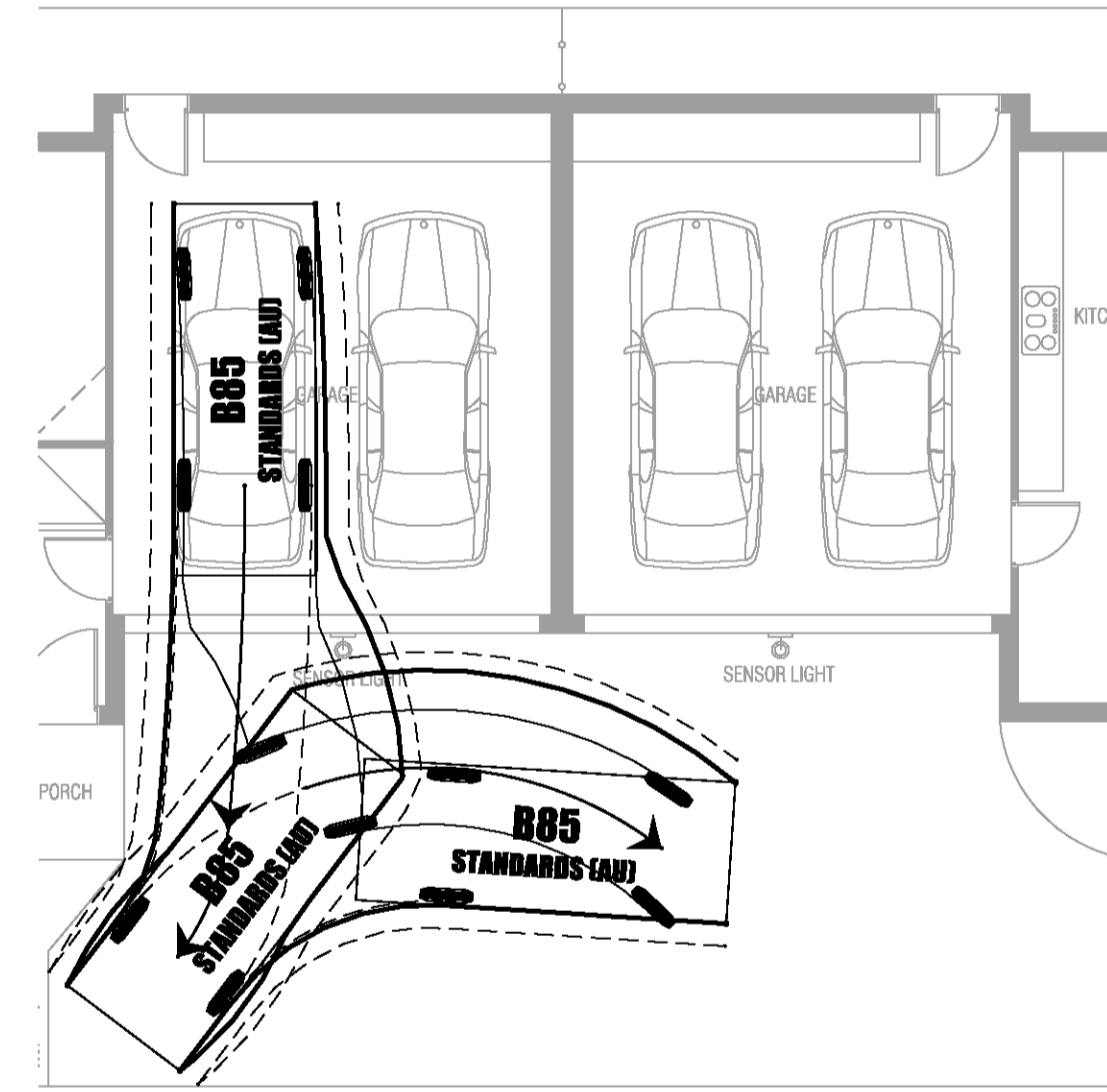
U1 CAR 1 ENTER
SCALE 1:100
1 CORRECTION



U1 CAR 1 ENTER
SCALE 1:100
NO CORRECTION



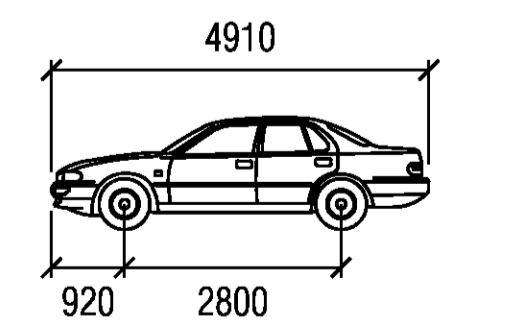
U1 CAR 1 ENTER
SCALE 1:100
NO CORRECTION



U1 CAR 1 ENTER
SCALE 1:100
NO CORRECTION

B85	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 4.0
Steering Angle	: 34.0
Min ground clearance	: 160mm
Curb to Curb Radius	: 5750

--- 300mm CLEARANCE
— VEHICLE OVERHANG



NOTE: ALL TURNING CIRCLES PROVIDED BY AutoTURN (STANDARD B85)

Revisions	DATE	SCALE	DRAWN BY	PROJECT NO.
Rev- 04.12.2025 TOWN PLANNING SUBMISSION	NOV 2025	1:100 @ A1	JK	8634

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

SPECIFICATIONS

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

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

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

IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

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

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF Matted OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING. ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIBLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL - IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2200MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF 3600 SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (36 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATER LOGGING EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 18 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING, MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 36 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD.

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

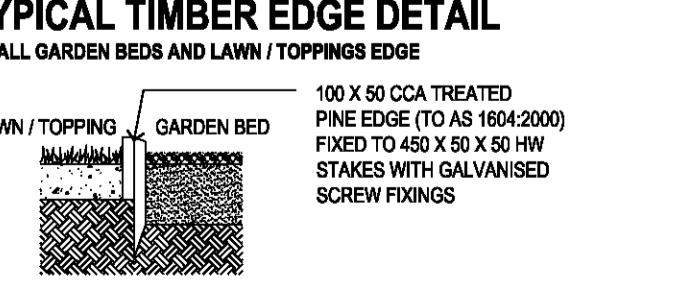
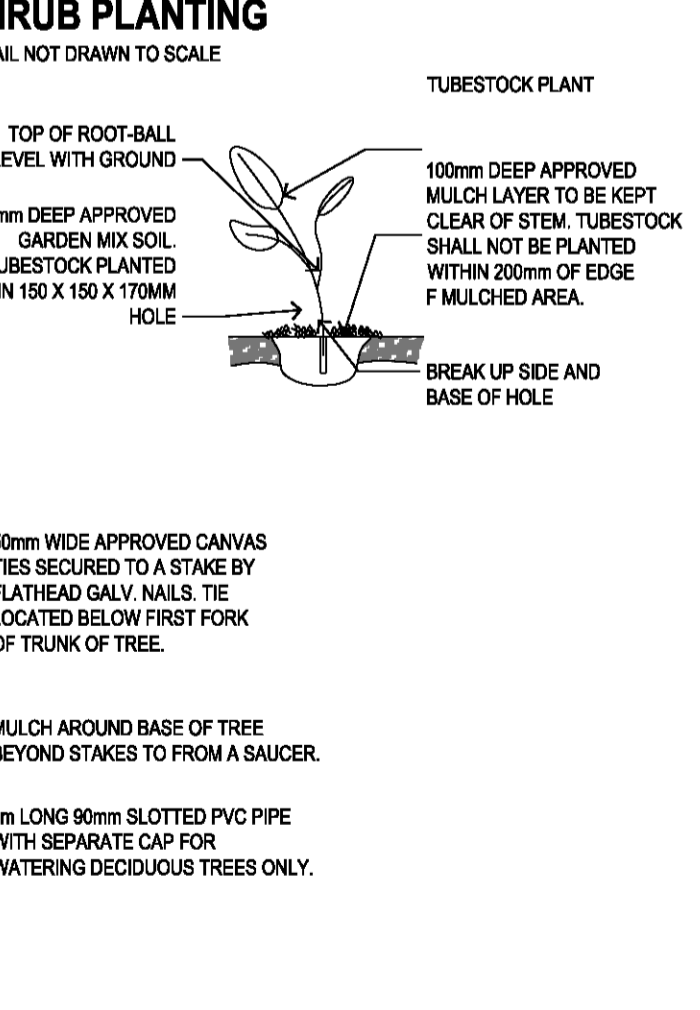
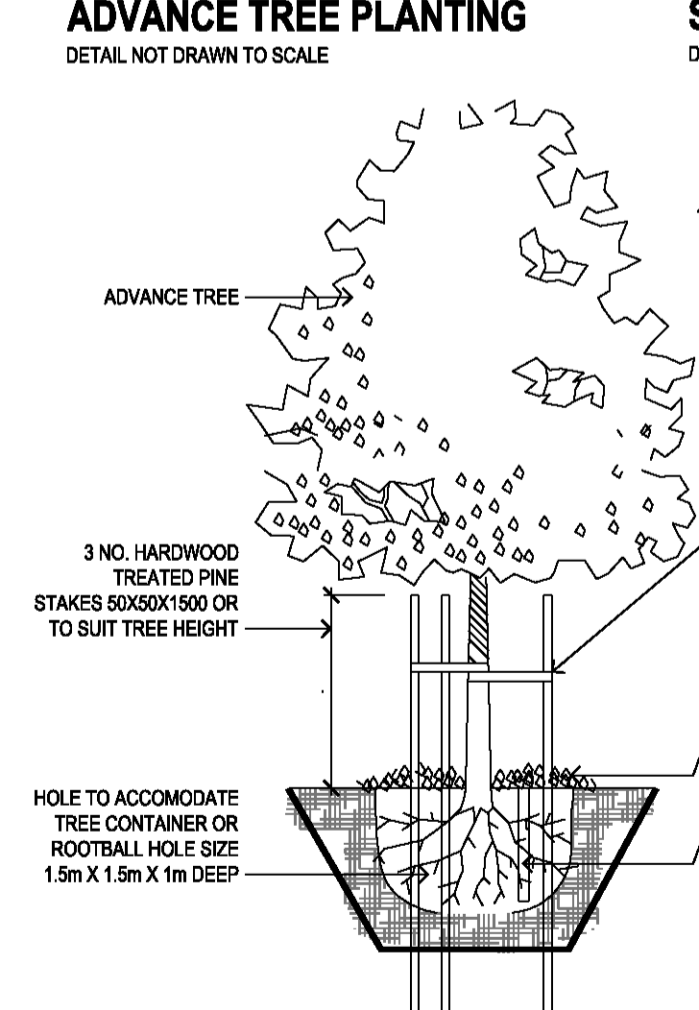
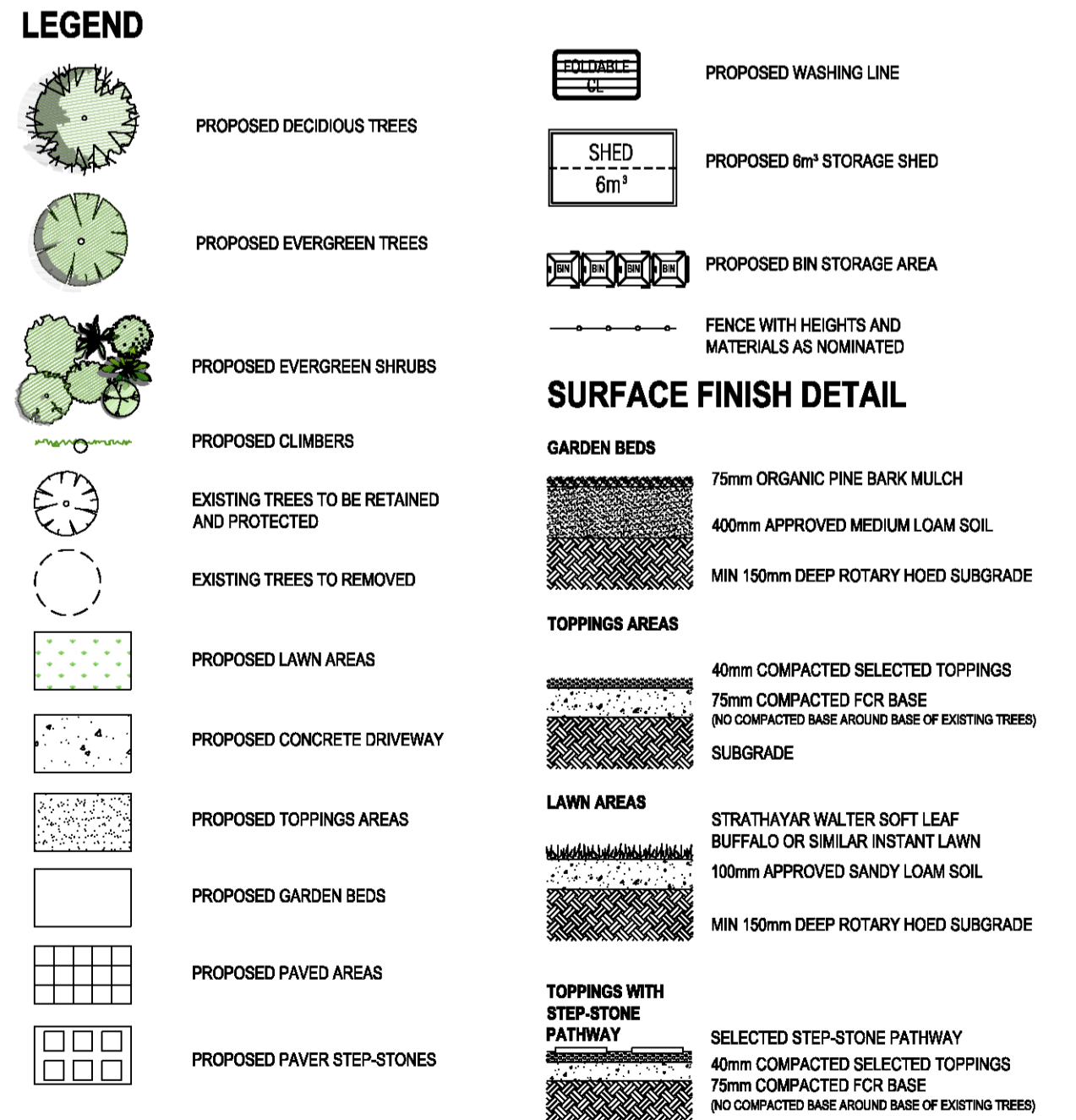
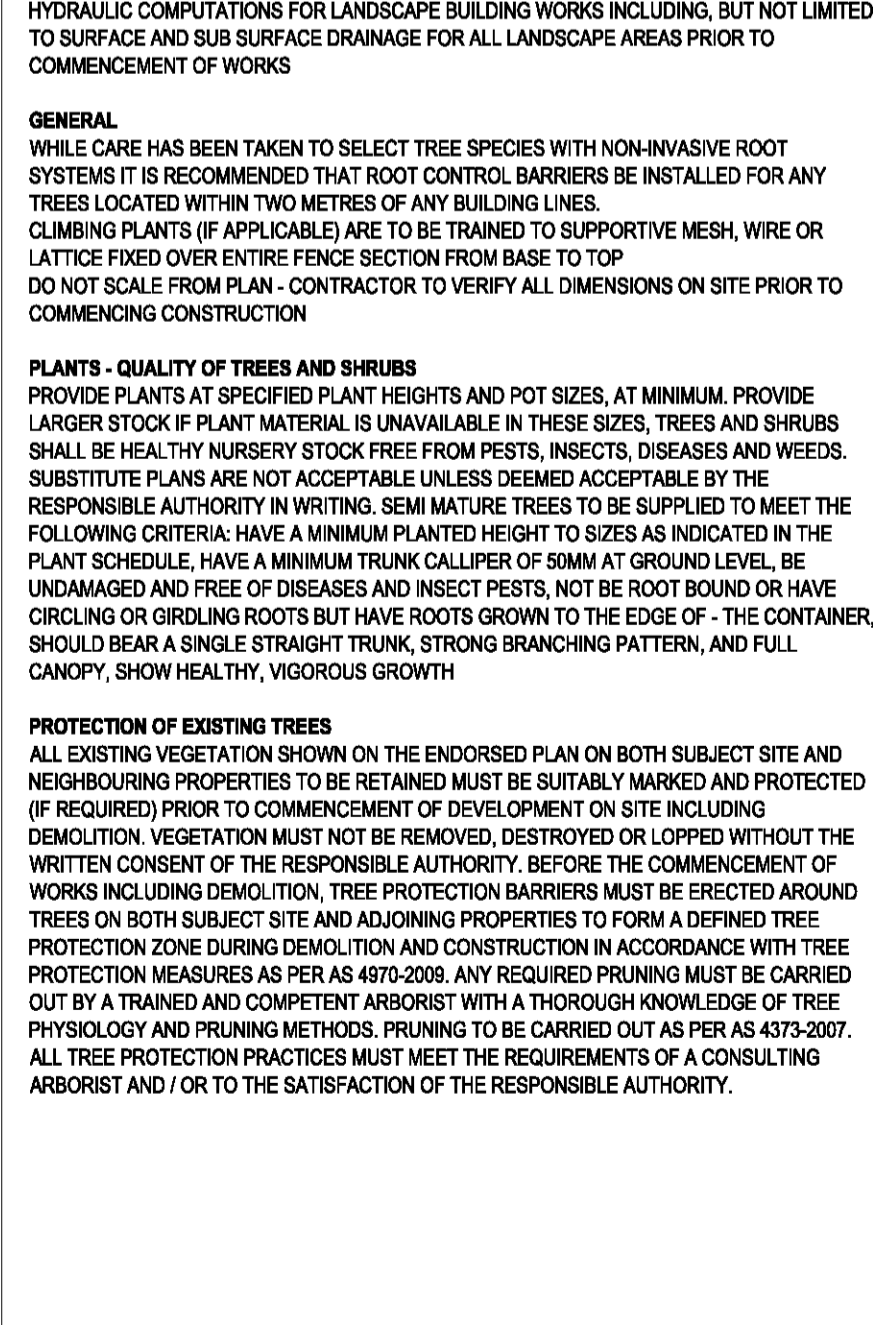
TIMBER EDGING
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 100MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS

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

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

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

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



TREE CANOPY AREA DETAILS

SITE AREA:	652.55 m ²
REQUIRED CANOPY AREA:	10.0% 65.2 m ²
ELIGIBLE CANOPY AREA:	11.6% 85.5 m ²
NUMBER OF TYPE A TREES:	4 TREES
DEEP SOIL AREA REQUIRED:	3.5x3.5m = 12m ²

ALL SELECTION OF VEGETATION IS TO BE IN ACCORDANCE AND RESPECTIVE TO THE SITES ENVIRONMENT AND GEOGRAPHIC FACTORS

ALL SELECTION OF VEGETATION IS TO BE IN ACCORDANCE AND RESPECTIVE TO THE SITES ENVIRONMENT AND GEOGRAPHIC FACTORS

PLANT SCHEDULE

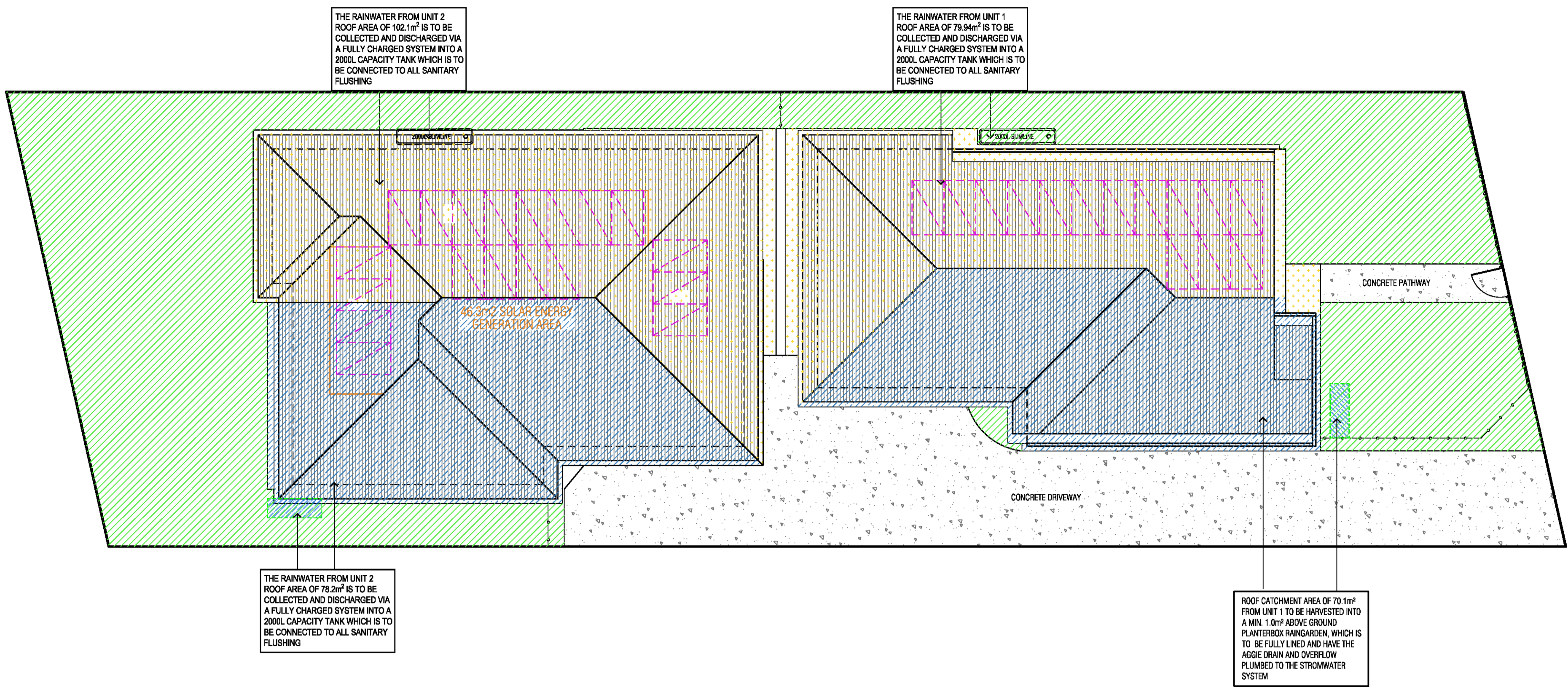
CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
CV	CALLISTEMON VIMINALIS	WEeping BOTTLERUSH	4	40lt / MIN 1.8m HIGH	6-9m X 4.5m
JS	JUNIPER CHINESE 'SPARTAN'	SPARTAN JUNIPER	8	20cm POT	3m X 1m
AS	ACEMENA SMITHII MINOR	COMPACT LILLY PILLY	9	20cm POT	3m X 1.5m
MP	MURRAYA PANICULATA	ORANGE JESSAMINE	7	20cm POT	1m X 1m
STT	SYZGIUM 'TINY TREV'	TINY TREV LILLY PILLY	12	14cm POT	.75m X .75m
CG	ROCK CORREA GLABRA	ROCK CORREA	0	20cm POT	2m X 2m
TUSSOKS/ GRASSES/ EVERGREEN PERENNIALS					
DCB	DIANELLA CAERULA 'BREEZE'	BREEZE FLAX LILLY	17	14cm POT	0.7m X 0.65m

Revisions

DATE	SCALE	DRAWN BY	PROJECT NO.
NOV 2025	1:100 @ A1	JK	8634

UNIT DEVELOPMENT
1675 SYDNEY ROAD, CAMPBELLFIELD

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.



LEGEND

- ROOF AREA - UNTREATED
- CONCRETE SURFACE - UNTREATED
- ROOF AREA TO RAINWATER TANK
- WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PERMEABLE AREA 32.35% 211.1 m²
- ROOF AREA TO RAINGARDEN
- PLANTERBOX RAINGARDEN AREA

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

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

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

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

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

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

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

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

SYDNEY RD, 1675 CAMPBELLFIELD

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.

127% SCORE

Project details

Name	SYDNEY RD, 1675 CAMPBELLFIELD
Street address	1675 Sydney Rd, Campbellfield VIC 3061, Australia
Municipality	Hume
Site area	652.5 m²
Planning Number	

Configuration 1

- unit 1 roof to tank Roof, 79.94m2
- Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2,
- Building 1 Residential Townhouse, 3 bedroom(s)

Configuration 3

- unit 2 roof to tank Roof, 102.1m2
- Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2,
- Building 2 Residential Townhouse, 3 bedroom(s)

Configuration 2

- unit 1 roof to raingarden Roof, 70.1m2
- Raingarden 1 Area: 1 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Sandy clay,

Configuration 4

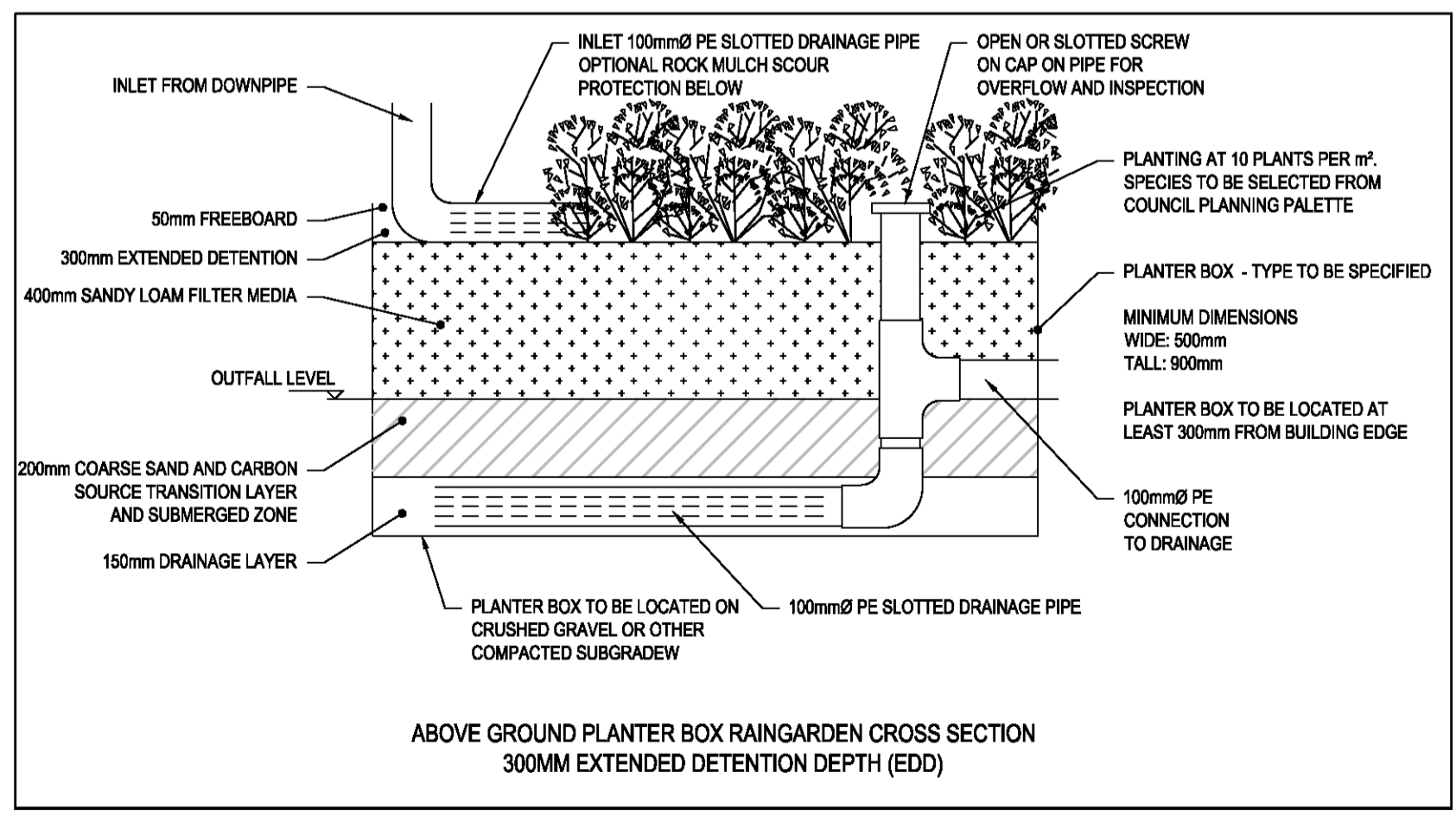
- unit 2 roof to raingarden Roof, 78.2m2
- Raingarden 2 Area: 1 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Sandy clay,

AREA SCHEDULE:

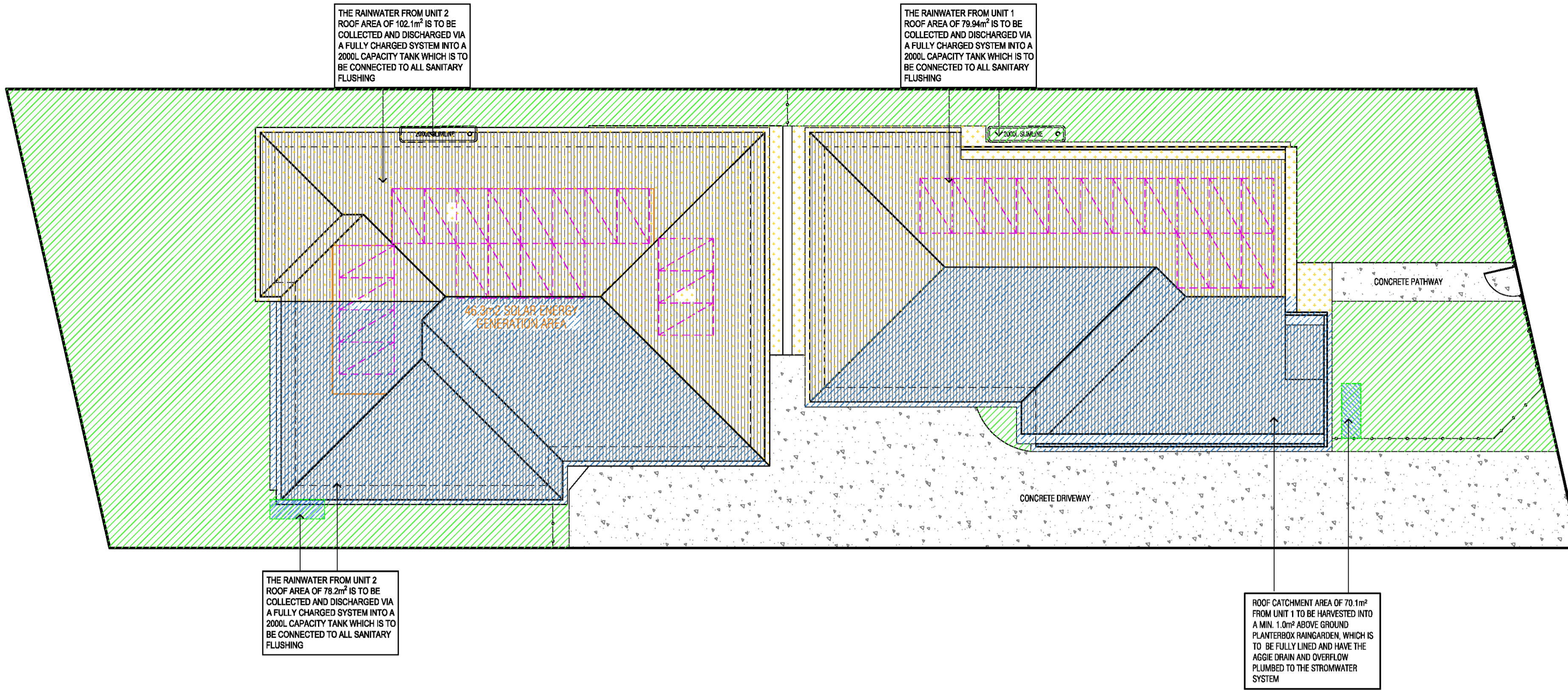
UNIT 1	
GROUND FLOOR AREA:	94.5 m²
FIRST FLOOR AREA:	127 m²
GARAGE:	42.9 m²
PORCH:	2.6 m²
TOTAL AREA:	29.9 SQ 265 m²
POS:	92.3 m²
UNIT 2	
GROUND FLOOR AREA:	105.8 m²
FIRST FLOOR AREA:	144.1 m²
GARAGE:	42.7 m²
PORCH:	2.7 m²
TOTAL AREA:	29.5 SQ 295.3 m²
POS:	133.3 m²
SITE	
SITE AREA:	652.5 m²
SITE COVERAGE:	47.46% 309.7 m²
SITE PERMEABILITY:	35.0% 228.8 m²
GARDEN AREA:	35.0% 228.8 m²

RAINGARDEN MAINTENANCE

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



Revisions	DATE	SCALE	DRAWN BY	PROJECT NO.
Rev- 04.12.2025 TOWN PLANNING SUBMISSION	NOV 2025	1:100 @ A1	JK	8634
UNIT DEVELOPMENT				
1675 SYDNEY ROAD, CAMPBELLFIELD				
				REV_



LEGEND

- ROOF AREA - UNTREATED
- CONCRETE SURFACE - UNTREATED
- ROOF AREA TO RAINWATER TANK
- WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PERMEABLE AREA 32.35% 211.1 m²
- ROOF AREA TO RAINGARDEN
- PLANTERBOX RAINGARDEN AREA

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

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

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

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

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

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

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

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

SYDNEY RD, 1675 CAMPBELLFIELD

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.

127% SCORE

Project details

Name	SYDNEY RD, 1675 CAMPBELLFIELD
Street address	1675 Sydney Rd, Campbellfield VIC 3061, Australia
Municipality	Hume
Site area	652.5 m²
Planning Number	

Configuration 1

- unit 1 roof to tank Roof, 79.94m2
- Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2,
- Building 1 Residential Townhouse, 3 bedroom(s)

Configuration 3

- unit 2 roof to tank Roof, 102.1m2
- Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2,
- Building 2 Residential Townhouse, 3 bedroom(s)

Configuration 2

- unit 1 roof to raingarden Roof, 70.1m2
- Raingarden 1 Area: 1 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Sandy clay,

Configuration 4

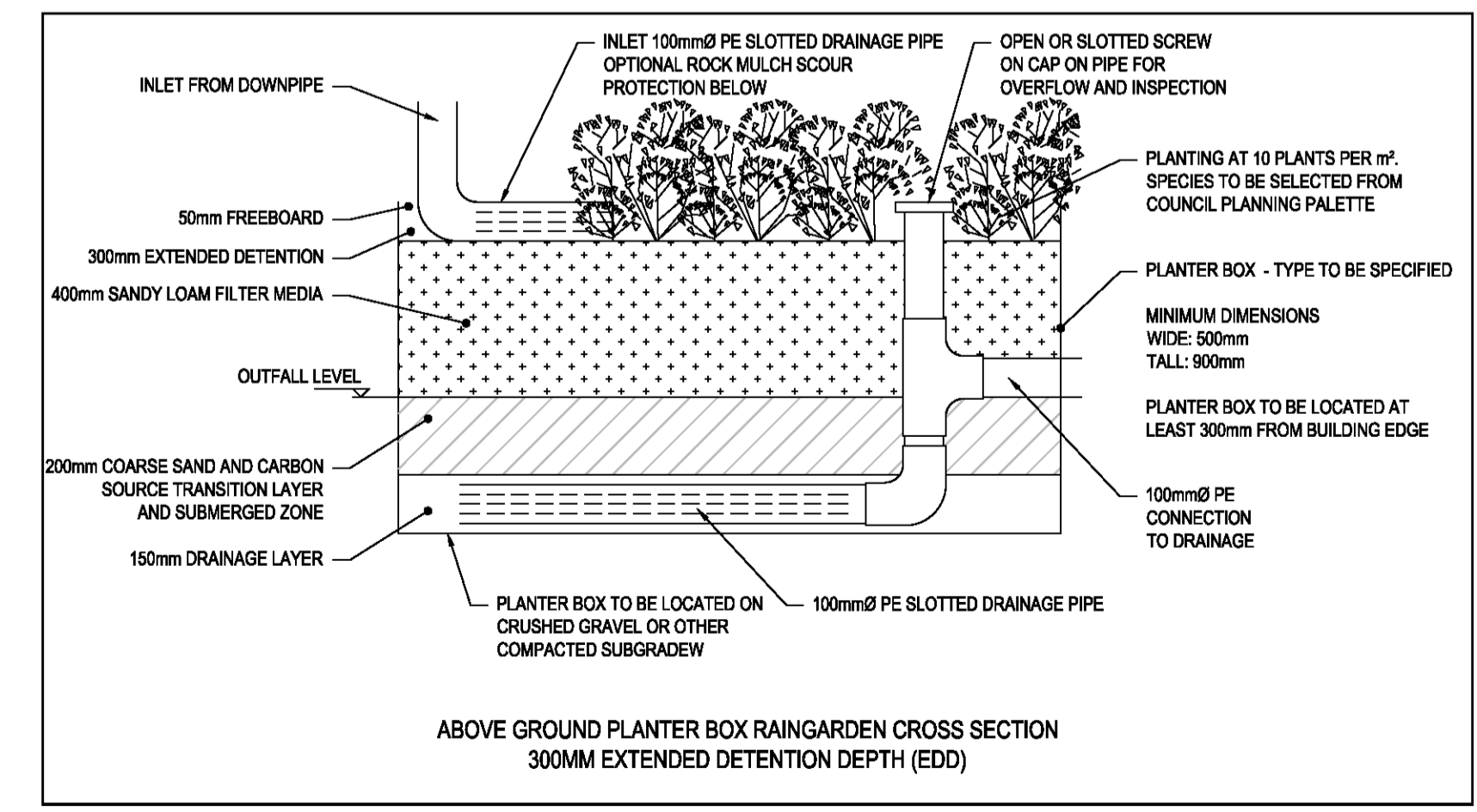
- unit 2 roof to raingarden Roof, 78.2m2
- Raingarden 2 Area: 1 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Sandy clay,

AREA SCHEDULE:

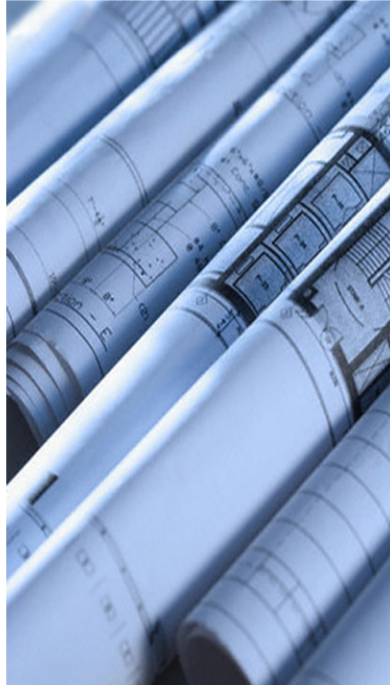
UNIT 1		
GROUND FLOOR AREA:	94.5 m²	
FIRST FLOOR AREA:	127 m²	
GARAGE:	42.9 m²	
PORCH:	2.6 m²	
TOTAL AREA:	29.9 SQ	265 m²
POS:		92.3 m²
UNIT 2		
GROUND FLOOR AREA:	105.8 m²	
FIRST FLOOR AREA:	144.1 m²	
GARAGE:	42.7 m²	
PORCH:	2.7 m²	
TOTAL AREA:	29.5 SQ	295.3 m²
POS:		133.3 m²
SITE		
SITE AREA:		652.5 m²
SITE COVERAGE:	47.46%	309.7 m²
SITE PERMEABILITY:	35.0%	228.8 m²
GARDEN AREA:	35.0%	228.8 m²

RAINGARDEN MAINTENANCE

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



Revisions	DATE	SCALE	DRAWN BY	PROJECT NO.
Rev- 04.12.2025 TOWN PLANNING SUBMISSION	NOV 2025	1:100 @ A1	JK	8634
WSUD PLAN				
UNIT DEVELOPMENT				
1675 SYDNEY ROAD, CAMPBELLFIELD				
				WSUD
				REV_



PLANNING REPORT ASSESSMENT

3 Sydney Road, Campbellfield

Proposed development of two new dwellings

Municipality: Hume City Council

Planning Application Number: to be confirmed

Applicant: [REDACTED]

Dated: 4 December 2025

Table of Contents

01 Proposal.....	3
Planning Permit Trigger	3
02 Site and Surrounds	4
Subject Site	4
Surrounding Properties.....	5
Neighbourhood Context	6
Site Opportunities & Constraints.....	7
03 Planning Policies and Controls	7
Planning Policy Framework.....	7
Zone	7
General Provisions	9
04 Conclusion	9
05 Appendices	10
Appendix 1 – ResCode (Clause 55) Amended Assessment.....	10
Appendix 2– Car Parking Assessment.....	15

01 | Proposal

The proposal involves the development of two new dwellings in a General Residential Zone (GRZ1). Key features of the development are summarized below:

Dwelling Layout

- Proposed two double storey dwellings are sited in tandem with unit 1 fronting Sydney Road.
- Both units are designed with traditional living configurations featuring open plan living, meal and kitchen area on the ground level.
- Both units are designed with three bedrooms.

Vehicle access and car parking

- The existing crossover is to be retained and modified for vehicle access all units.
- Both units are provided with a double garage.

Landscaping

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

Setbacks & Building Heights

- Proposed setback from Sydney Road is 6.0m.
- The overall height of the proposed development is 7.9m to the top of the roof ridge.

Other features

- A new 1.8m front fence is proposed for this development.

Planning Permit Trigger

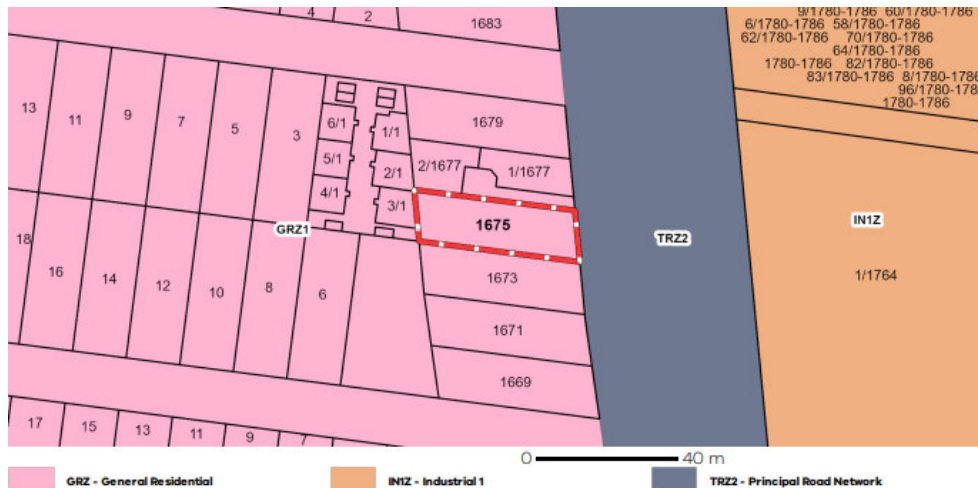
Planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

Planning permit is required under Clause 45.08-2 of the Hume Planning Scheme to use land as a dwelling and to construct a building on a lot under the Melbourne Airport Environs Overlay.

02 | Site and Surrounds

Subject Site

The subject site is located on the west side of Sydney Road. The site has a total area of 652.5sqm, with a front boundary of 14.63m (east), rear boundary of 14.63m (west) and two side boundaries of 45.72m (north & south). The site has a slope of approximately 0.5m across the site. There is an easement present along the rear boundary of the site.



The site has been cleared and currently vacant. There is temporary fencing along the front boundary of the site. Any existing vegetation is to be removed to accommodate the new development.

A power pole is present in the nature strip fronting the site. Vehicle access is available via a crossover located to the left end of the street frontage, this will be retained for the proposed development.



Surrounding Properties

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

To the left of the site:

1673 Sydney Road

The site is occupied by a single storey brick dwelling with pitched tile roof. It has a setback of approximately 14.2m from Sydney Road. The front yard is low maintenance in character, with metal fencing running along the front boundary. A garage is attached to the left side of the dwelling, connecting to the street via a driveway located along the southern boundary.



To the right of the site:

1677 Sydney Road

The property is occupied by a 2-unit development consisting of two single storey brick dwellings with pitched tile roof. It has a setback of approximately 7.7m from Sydney Road. The front yard is low maintenance in character, with brick fencing running along the front boundary. A garage is located to the rear side of the front dwelling, connecting to the street via a driveway located along the southern boundary.



Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of post war period dwellings. Houses around the neighbourhood are mostly detached one storey tall dwellings with brick exteriors and pitched tile roofs. Multi-dwelling developments are emerging in the area. They are generally detached or semi-detached townhouse developments, diverse in architectural style and form.

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

The subdivision pattern of the area is similar in size and shape, block sizes approximately range from 500-800sqm. The setbacks of the dwellings along Sydney Road in proximity to the subject site range from approximately 7-14m.

Multi-dwelling developments in the neighbourhood includes:



Site Opportunities & Constraints

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

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The natural slope of the site will have minimum effect on the development.

Constraints

- There is an easement present along the rear boundary of the site.
- The dwellings to the north, south and west contain windows in close proximity to the common boundary.
- The properties to the north and south contain secluded open space areas in proximity to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Planning Policy Framework

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

Zone

General Residential Zone – Schedule 1

A planning permit is required under Clause 32.08-7 to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55. However, pursuant to the exemptions set out in Clause 55, the responsible authority is exempt from and is not required to consider the purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.

Clause 32.08-4 establishes the minimum garden area requirement for the construction or extension of a dwelling or residential building. The table below outlines the required minimum percentage of a lot to be set aside as garden area:

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

The subject site measures 652.5qm in area, and the proposed development provides a garden area of 35%. Therefore, the development achieves the minimum garden area requirement. In accordance with Clause 32.09-8, a schedule to this zone may specify the requirements of B2-1, B2-5, B2-8 and B3-5 of Clause 55.

Overlay

The land is under the Melbourne Airport Environs Overlay– Schedule 2. The purpose of this Overlay includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that land use and development are compatible with the operation of Melbourne Airport in accordance with the relevant airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.
- To assist in shielding people from the impact of aircraft noise by requiring appropriate noise attenuation measures in dwellings and other noise sensitive buildings.
- To provide for appropriate levels of noise attenuation depending on the level of forecasted noise exposure.

Permit Trigger

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

Particular Provisions

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

Car Parking

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

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

The proposal satisfies the requirements of Clause 52.06-5, which mandates the provision of two car spaces for each three or more bedroom dwelling. All dwellings are provided with two car spaces, with at least one space sheltered.

Additionally, the proposed parking design complies with the design standards for the safe and efficient movement of vehicles and pedestrians, in accordance with the requirements of Clause 52.06-9.

Stormwater Management in Urban Development

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

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

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

Two or More Dwellings on a Lot and Residential Buildings

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

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

The proposal achieves compliance with all applicable objectives under Clause 55 and demonstrates a high level of adherence to the standards of Clause 55, as outlined in the deemed to comply assessment in Appendix 1.

All the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 have been met. As a result, the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, in accordance with Clause 32.08-13 of the General Residential Zone.

General Provisions

Decision Guidelines

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

04 | Conclusion

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

05 | Appendices

Appendix 1 – ResCode (Clause 55) Amended Assessment

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

<p>Street setback Standard B2-1 (Clause 55.02-1)</p>	<p>Complies with standard and objective. The walls of the dwellings are set back from the street in accordance with the 6m requirement specified in Table B2-1. The front porches, which encroach into the setback, are no wider than 2.5m and no higher than 3.6m. The proposed development will have front setback of 6.0m from Sydney Road.</p>
<p>Building height Standard B2-2 (Clause 55.02-2)</p>	<p>Complies with standard and objective. The proposed dwellings do not exceed the maximum height specified in the zone, 9m and 2 storeys. The overall total height of the proposed development is 7.9m to the top of the roof ridge. This is less than the limit as specified to the zone.</p>
<p>Side and rear setbacks Standard B2-3 (Clause 55.02-3)</p>	<p>Complies with standard and objective. The proposed dwelling walls, where not located on or within 200mm of a boundary, are set back from the side and rear boundaries in accordance with B2-3.1: at least 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. The proposed sun blinds and verandahs do not encroach into the minimum required side and rear setbacks.</p>
<p>Walls on boundaries Standard B2-4 (Clause 55.02-4)</p>	<p>Complies with standard and objective. The proposed new wall, constructed on or within 200mm of a side or rear boundary, does not exceed the maximum length of 10m plus, 25% of the remaining length of the adjoining lot boundary. Furthermore, the height of the boundary wall does not exceed the maximum height of 3.6m and an average of 3.2m. There are no walls proposed to be built along any boundary of the site.</p>
<p>Site coverage Standard B2-5 (Clause 55.02-5)</p>	<p>Complies with standard and objective. The proposed site coverage area does not exceed the percentage specified in Table B2-5, 65% for the General Residential Zone. The proposed site coverage is 47.5%, which is less than the maximum 65%.</p>
<p>Access Standard B2-6 (Clause 55.02-6)</p>	<p>Complies with standard and objective. The width of the proposed accessways does not exceed 40% of the street frontage, as required when the frontage is less than 20m. The subject site does not adjoin a road in a Transport Zone 2 or Transport Zone 3. The accessways do not encroach on the tree protection zone of the existing street tree by more than 10%. The existing crossover to the left end of the street frontage will be retained modified.</p>

<p>Tree Canopy Standard B2-7 (Clause 55.02-7)</p>	<p>Complies with standard and objective. The proposal meets the 10% canopy cover requirement for sites under 1000sqm, as outlined in Table B2-7.1. While no existing trees are retained, three Type A trees are provided within the required deep soil areas, as specified in Table B2-7.2. Additionally, at least one new tree is included in the front and rear setbacks. Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.</p>
<p>Front fences Standard B2-8 (Clause 55.02-8)</p>	<p>Complies with standard and objective. A new 1.8m front fence is proposed for this development.</p>
<p>Dwelling diversity Standard B3-1 (Clause 55.03-1)</p>	<p>Not applicable. The development does not meet or exceed ten dwellings.</p>
<p>Parking location Standard B3-2 (Clause 55.03-2)</p>	<p>Complies with standard and objective. No habitable room windows are proposed within proximity of the accessways and car parks. New vehicle storages are proposed close and convenient to each dwelling. Garages are also well ventilated. Habitable room windows are setback from the shared accessway or car parks of other dwellings at least 1.5m away or 1m away if the window is 1.5m high above ground level.</p>
<p>Integration with the street Standard B3-3 (Clause 55.03-3)</p>	<p>Complies with standard and objective. Passive surveillance is provided through direct views from habitable room windows on the first floor of the dwellings to both the street and vehicle accessway. The subject site does not abut public open space. Site services located within 3m of the street, occupy no more than 20% of the frontage width, and are appropriately screened. External lighting is installed for the accessways and individual mailboxes are provided for each dwelling. Unit 1 will have direct integration with Sydney Road while unit 2 will have indirect integration with Sydney Road. The dwellings will enable casual surveillance of visitors and pedestrians through maximising windows to face the street or internal accessway.</p>
<p>Entry Standard B3-4 (Clause 55.03-4)</p>	<p>Complies with standard and objective. Each dwelling is designed with a ground level entry door that offers a direct line of sight from the street, accessway, or shared walkway, and is not accessed through a garage. Additionally, each entry features an external covered area of at least 1.44sqm, with a minimum dimension of 1.2m over the entry door. The entrances for the dwellings are appropriately oriented to front onto Sydney Road and the internal accessway.</p>
<p>Private open space Standard B3-5</p>	<p>Complies with standard and objective. Each dwelling is provided with a minimum of 25sqm of secluded private open</p>

(Clause 55.03-5)	space, with a minimum dimension of 2m. The space has direct access from a living, dining, or kitchen area. Additionally, an area for clothes drying is included.
Solar access to open space Standard B3-6 (Clause 55.03-6)	Complies with standard and objective. The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)m$, where 'h' is the height of the wall.
Functional layout Standard B3-7 (Clause 55.03-7)	Complies with standard and objective. Each dwelling is designed with bedrooms that meet the minimum internal room dimensions specified in Table B3-7.1, with an additional area of at least 0.8sqm for wardrobes. The living areas are designed to meet the minimum internal room dimensions outlined in Table B3-7.2, with a minimum width of 3.6m and a minimum area of 12sqm for a two or more-bedroom dwelling.
Room depth Standard B3-8 (Clause 55.03-8)	Complies with standard and objective. The proposed single-aspect habitable rooms, with windows on only one wall, are limited to the bedrooms and living area on the first floor. The depth of these rooms, measured from the external surface of the habitable room window, does not exceed 2.5 times the ceiling height.
Daylight to new windows Standard B3-9 (Clause 55.03-9)	Complies with standard and objective. All habitable rooms are provided with at least one window. The window faces either an outdoor space clear to the sky or a light court with a minimum area of 3sqm and a minimum dimension of 1m on its own site, or a verandah that is open for at least one third of its perimeter.
Natural ventilation Standard B3-10 (Clause 55.03-10)	Complies with standard and objective. The windows proposed for each dwelling are appropriately sized and openable, where applicable, to facilitate breeze paths with a maximum distance of 18m and a minimum of 5m. The proposed development is designed to encourage natural ventilation of the proposed dwelling and to allow occupants to effectively manage natural ventilation of dwellings.
Storage Standard B3-11 (Clause 55.03-11)	Complies with standard and objective. Each dwelling is provided with exclusive access to at least 6m ³ of externally accessible storage space in the garage or shed.
Accessibility for apartment developments Standard B3-12 (Clause 55.03-12)	N/A The proposed dwellings are not in or form part of an apartment development. The proposed dwelling is designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwelling can be altered to accommodate people with limited mobility.
Daylight to existing windows Standard B4-1 (Clause 55.04-1)	Complies with standard and objective. The proposed dwellings are positioned to ensure adequate distance from existing windows of adjoining properties, maintaining a light court with a minimum area of 3sqm and a minimum dimension of 1m clear to the sky. Additionally, walls or carports over 3m in height, located opposite habitable room windows, are set back by at least 50% of the new wall's height.

<p>Existing north-facing windows Standard B4-2 (Clause 55.04-2)</p>	<p>Complies with standard and objective. Please note that the plan may not be to scale. The proposed development will be sited appropriately from many existing north-facing windows with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east are present within 3m of a boundary on an abutting lot.</p> <ul style="list-style-type: none"> • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
<p>Overshadowing secluded open space Standard B4-3 (Clause 55.04-3)</p>	<p>Complies with standard and objective. The proposed dwellings will not overshadow the secluded private open space of surrounding dwellings by more than 50% for a minimum of five hours between 9 am and 3 pm on 22 September. Refer to the proposed Shadow Diagram. Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwelling will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.</p>
<p>Overlooking Standard B4-4 (Clause 55.04-4)</p>	<p>Complies with standard and objective. All habitable room windows are designed to prevent direct views into the secluded private open space or habitable room windows of adjoining dwellings. Any windows within 9m with potential for overlooking are designed to block views below 1.7m above finished floor level.</p>
<p>Internal views Standard B4-5 (Clause 55.04-5)</p>	<p>Complies with standard and objective. The proposed dwellings are designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.</p>
<p>Permeability and stormwater management Standard B5-1 (Clause 55.05-1)</p>	<p>Complies with standard and objective. The proposed pervious area exceeds the minimum requirement of 20%. A stormwater management system is designed to meet best practice performance objectives for stormwater quality and to direct flows into onsite stormwater infiltration to reduce the impact of increased stormwater runoff.</p> <p>The proposed site permeability is 35%, which is well above the minimum 20%. Hard surfaces are reduced as much as possible to allow for more permeable areas and for landscaping opportunities.</p>
<p>Overshadowing domestic solar energy systems Standard B5-2 (Clause 55.05-2)</p>	<p>Complies with standard and objective. There are existing domestic solar energy systems located on the roofs of dwellings on the adjoining lots. The proposed development has been designed to ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p>

	<p>The proposed dwelling will not adversely affect the amenity of the solar panels to the neighbouring properties.</p>
<p>Rooftop solar energy generation area Standard B5-3 (Clause 55.05-3)</p>	<p>Complies with standard and objective. Each dwelling is designed with an area of 26sqm on the roof for rooftop solar energy systems, as specified under Table B5-3 for a 2 or 3-bedroom dwelling. The area has a minimum dimension of 1.7m, is oriented to the north, west, or east, and is positioned on the top two-thirds of a pitched roof, free of overshadowing by other structures.</p> <p>The proposed development has been designed to ensure that it will allow for the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p>
<p>Solar protection to new north-facing windows Standard B5-4 (Clause 55.05-4)</p>	<p>Complies with standard and objective. All north-facing windows are shaded by eaves, fixed horizontal shading devices, or fixed awnings with a minimum horizontal depth of 0.25 times the window height. The proposed development has been designed to ensure that it will allow for the future installation of external shading of north facing windows to minimize summer heat gain.</p>
<p>Waste and recycling Standard B5-5 (Clause 55.05-5)</p>	<p>Complies with standard and objective. Each dwelling is provided with an individual bin storage area, measuring a minimum of 1.8sqm in area, 0.8m in depth, and 1.8m in height, as specified in Table B5-5.1. Council waste collection is intended to be utilized. Each dwelling includes an internal waste and recycling storage space of at least 0.07m³ with a minimum depth of 250mm.</p>
<p>Noise impacts Standard B5-6 (Clause 55.05-6)</p>	<p>Complies with standard and objective. Mechanical plants are not located immediately adjacent to bedrooms of new or existing dwellings. The proposed development is designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling are designed and sited to take into consideration noise sources on immediately adjacent properties.</p>
<p>Energy efficiency for apartment developments Standard B5-7 (Clause 55.05-7)</p>	<p>N/A The proposed dwellings are not in or form part of an apartment development.</p>

Appendix 2– Car Parking Assessment

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

Accessways Design standard 1	Complies with standard and objective. The accessways are functional, with a minimum width of 3m, and corner visibility splays. The shared accessway will accommodate four or more vehicles, it will allow for vehicles to change in direction and exit in a forward movement.
Car parking spaces Design standard 2	Complies with standard and objective. A single car space is at least 4.9m long and 2.5m wide, a single garage is at least 6m long and 3.5m wide and a double garage is at least 6m long and 5.5m wide.
Gradients Design standard 3	Not applicable. The accessway serves three dwellings or less.
Mechanical parking Design standard 4	Not applicable.
Urban design Design standard 5	Complies with standard and objective. The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Safety Design standard 6	Complies with standard and objective. The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	Complies with standard and objective. The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.