

Application for Planning Permit

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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.

Planning Enquiries

Phone:

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

The Land

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

Street Address *

Unit No.:	St. No.: 3	St. Name: BURGAN PL
Suburb/Locality: MEADOW HEIGHTS		Postcode: 3048

Formal Land Description *

Complete either A or B.

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

A Lot No.: 2635 Lodged Plan Title Plan Plan of Subdivision No.: 218893G

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](#)

3-UNIT DEVELOPMENT
CONSTRUCTION OF 2 NEW DWELLINGS TO THE REAR OF THE EXISTING DWELLING ON SITE

📎 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 \$760K ⚠ 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 section 173 agreement or other obligation, such as an easement or building envelope?

Yes. (If 'yes' contact Council for consideration and review as part of a planning process under the Planning and Environment Act 2007.

No

Not applicable (no such encumbrance applies).

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

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

Contact person's details *

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

Name:

Please provide at least one contact phone number *

Contact information

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.

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.dpcd.vic.gov.au/planning>

Contact Council's planning department to discuss the specific requirements for your application. Incomplete 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

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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

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

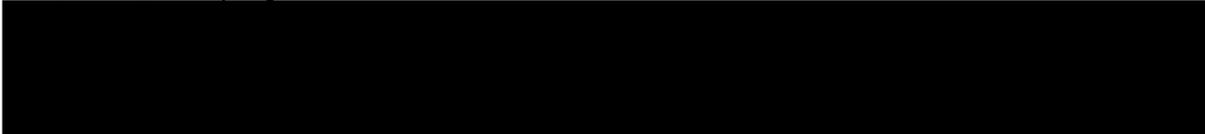
VOLUME 09983 FOLIO 844

Produced 11/11/2025 09:57 AM

LAND DESCRIPTION

Lot 2635 on Plan of Subdivision 218893G.
PARENT TITLE Volume 09613 Folio 886

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY659034B 03/12/2024
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument R310798L

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

DIAGRAM LOCATION

SEE LP218893G 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: 3 BURGAN PLACE MEADOW HEIGHTS VIC 3048

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 03/12/2024

DOCUMENT END



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Document Identification	LP218893G
Number of Pages (excluding this cover sheet)	7
Document Assembled	11/11/2025 09:57

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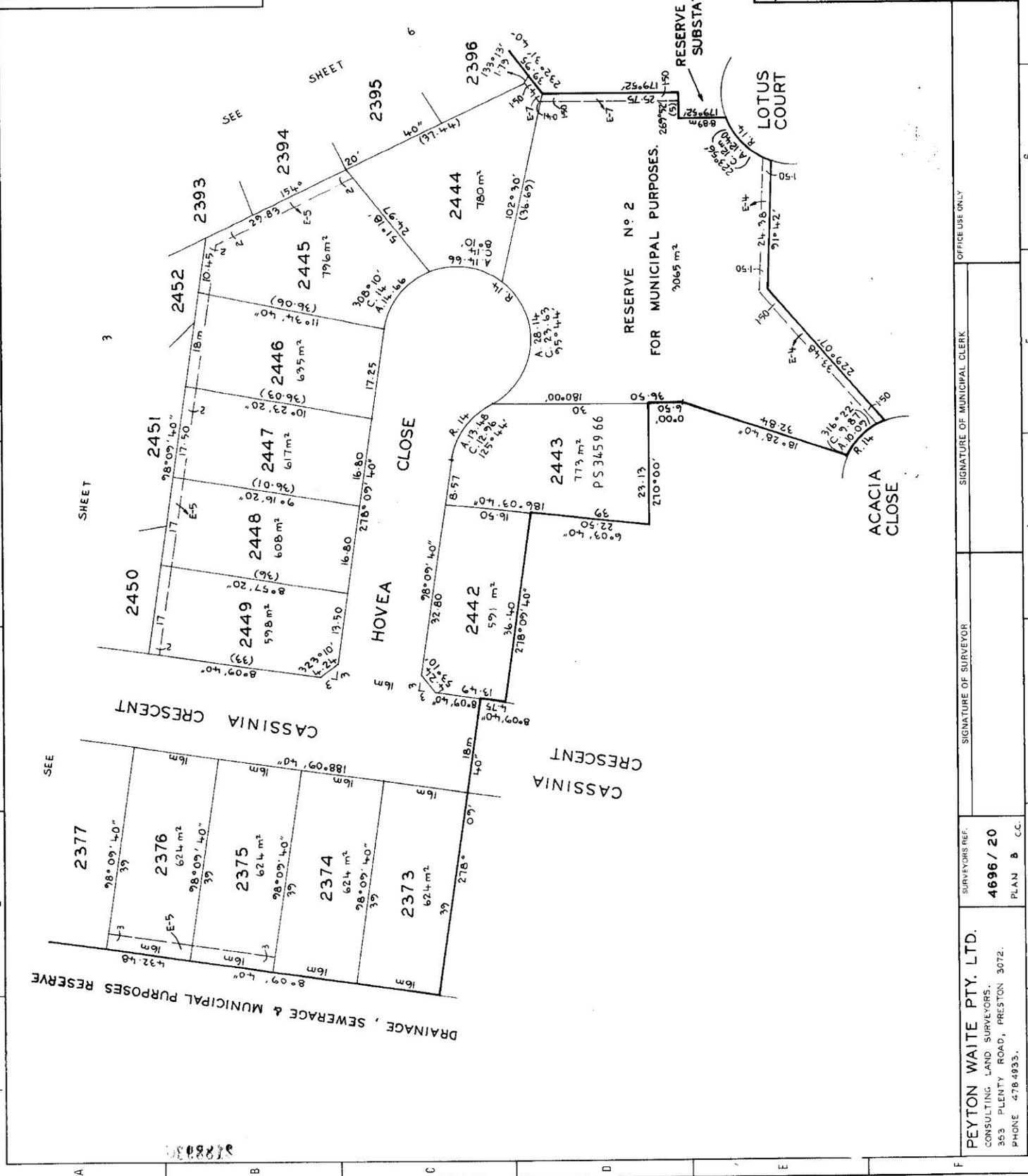
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LP218893G

CONTINUATION OF SHEET

PLAN OF SUBDIVISION	BOURNE
COUNTY	YURONG
PARISH	SECTION 4
CROWN ALLOTMENTS	2 & 3 (PART)
NUMBER OF SPOTS	10
NUMBER OF TEMPLATES	10
SCALE	1:500
ORIGINAL SHEET SIZE	A2
LENGTHS ARE IN METRES	
OFFICE USE ONLY	



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SIGNATURE OF MUNICIPAL CLERK

SIGNATURE OF SURVEYOR

SURVEYORS REF.

4696 / 20

PEYTON WAITE PTY. LTD.
CONSULTING LAND SURVEYORS.
353 PLENTY ROAD, PRESTON 3072.
PHONE 478.4933.

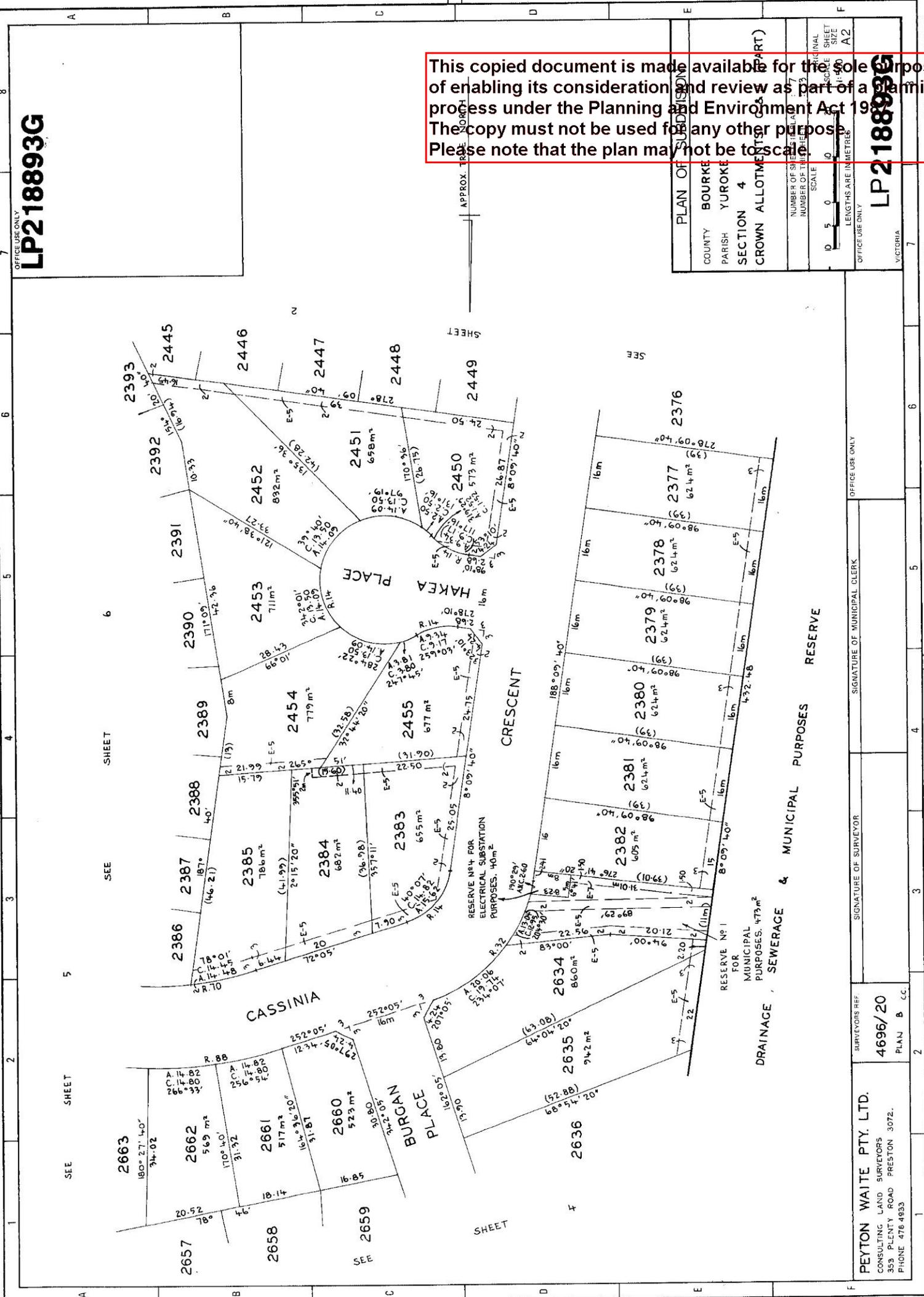
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PLAN OF SUBDIVISION
COUNTY BOURKE
PARISH YUROKKE
SECTION 4
CROWN ALLOTMENTS (PART)
NUMBER OF SHEETS: 7
NUMBER OF THIS SHEET: 3
SCALE: 1:50
ORIGINAL SHEET SIZE: A2
LENGTHS ARE IN METRES
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CONTINUED SHEET



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PHONE 478 4933

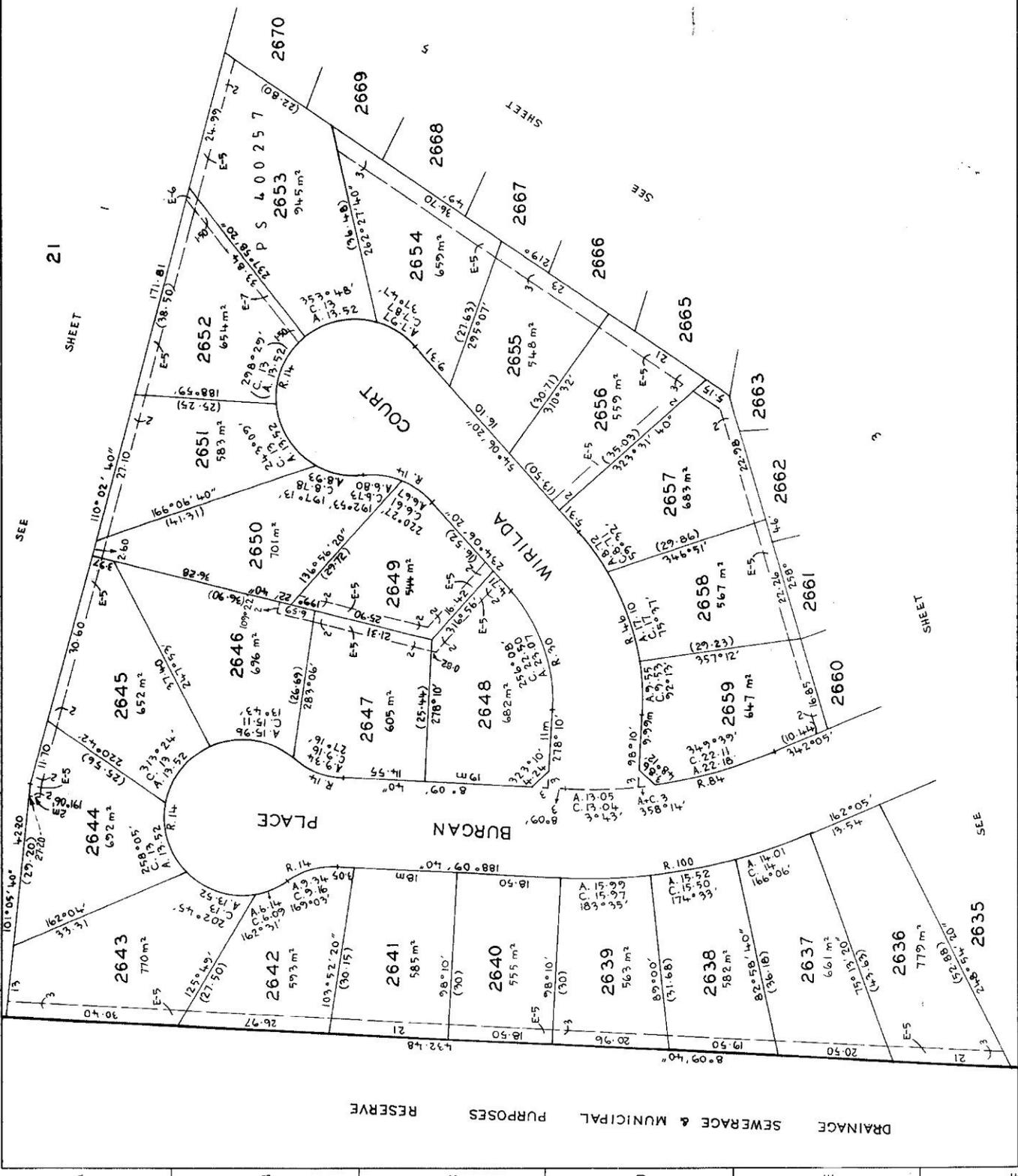
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PLAN OF SUBDIVISION	NUMBER OF SHEETS IN ALL	SCALE	LENGTHS ARE IN METRES
COUNTY BOURKE	NUMBER OF SHEETS IN THIS SHEET	10 5 0	ORIGINAL SHEET SIZE
PARISH YUROKE			A2
SECTION 4			
CROWN ALLOTMENT 60/1 (PART)			
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PHONE 478 4933

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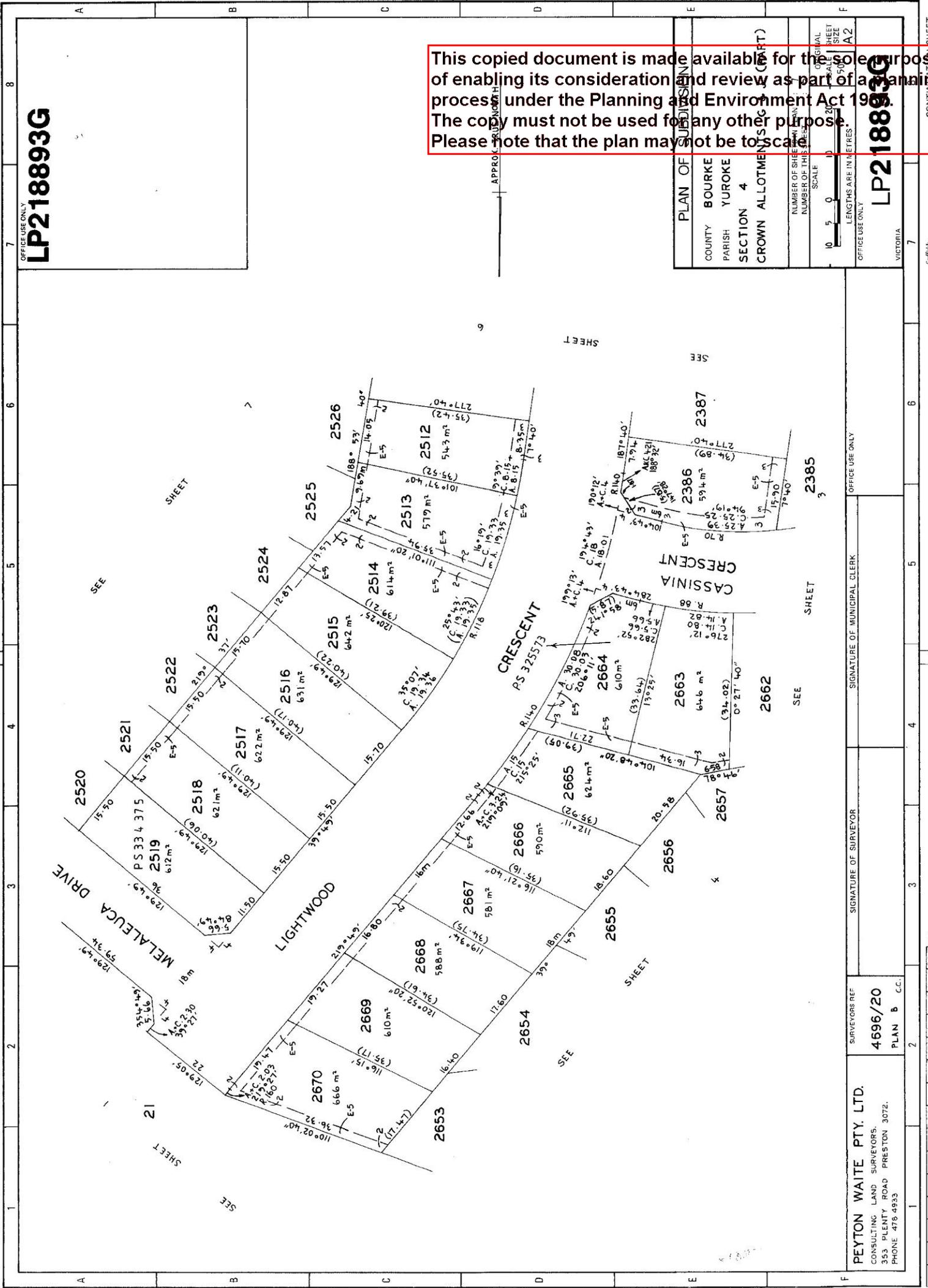
PLAN B CC

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PLAN OF SUBDIVISION	
COUNTY	BOURKE
PARISH	YUROKE
SECTION	4
CROWN ALLOTMENTS (PART)	
NUMBER OF SHEETS	10
NUMBER OF THIS SHEET	5
SCALE	1:500
ORIGINAL SHEET SIZE	A2
LENGTHS ARE IN METRES	
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LP218893G	
VICTORIA	

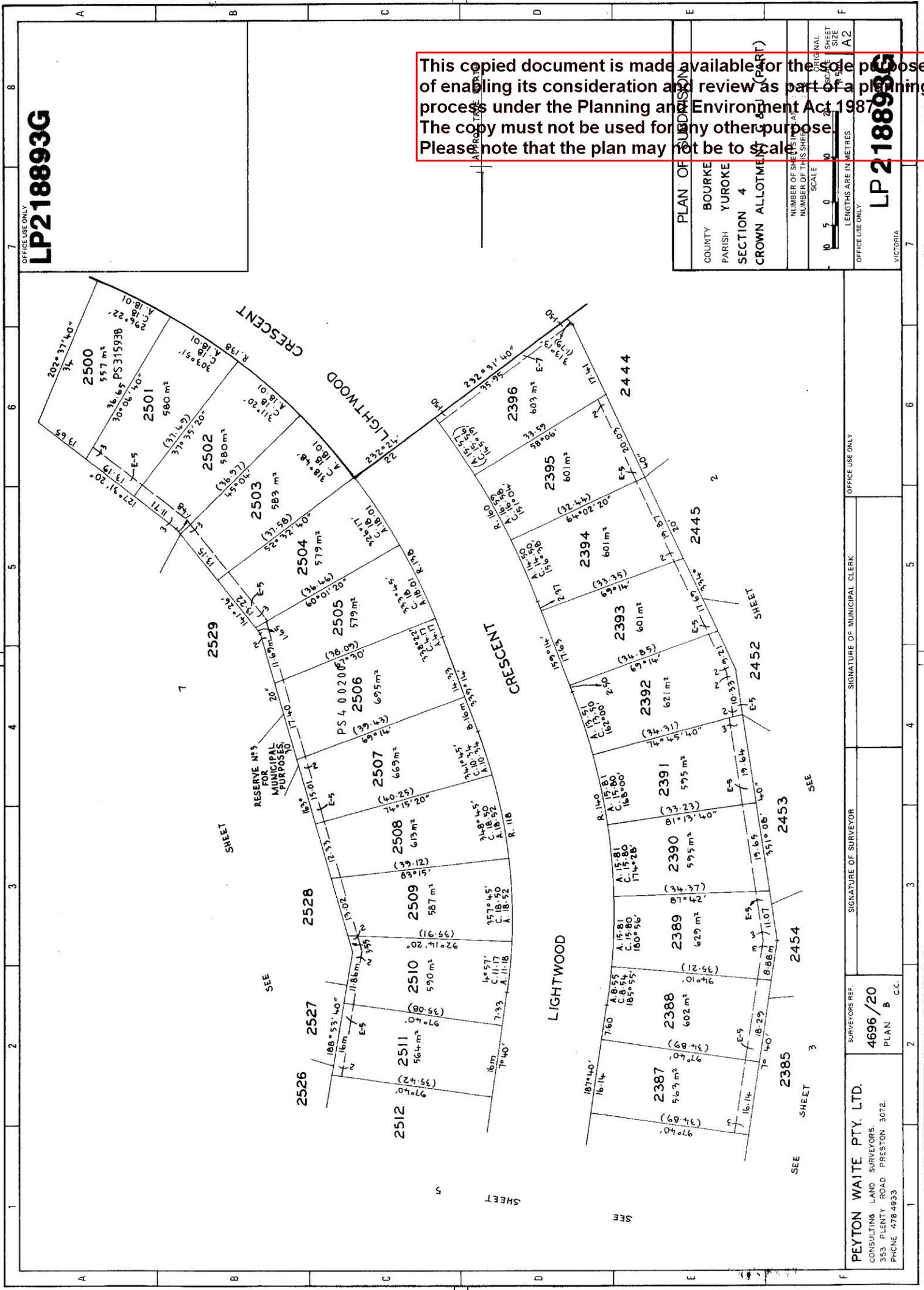


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PLAN B C.C.		OFFICE USE ONLY	
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PLAN OF SUBDIVISION	
COUNTY	BOURKE
PARISH	YUROKE
SECTION	4
CROWN ALLOTMENT	51 (PART)
NUMBER OF SHEETS IN THIS PLAN	3
NUMBER OF THIS SHEET	3
SCALE	1:500
ORIGINAL SHEET SIZE	A2
LENGTHS ARE IN METRES	
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PLAN B C.C.

CONTINUATION SHEET

7

6

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6

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100m

140

120

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80

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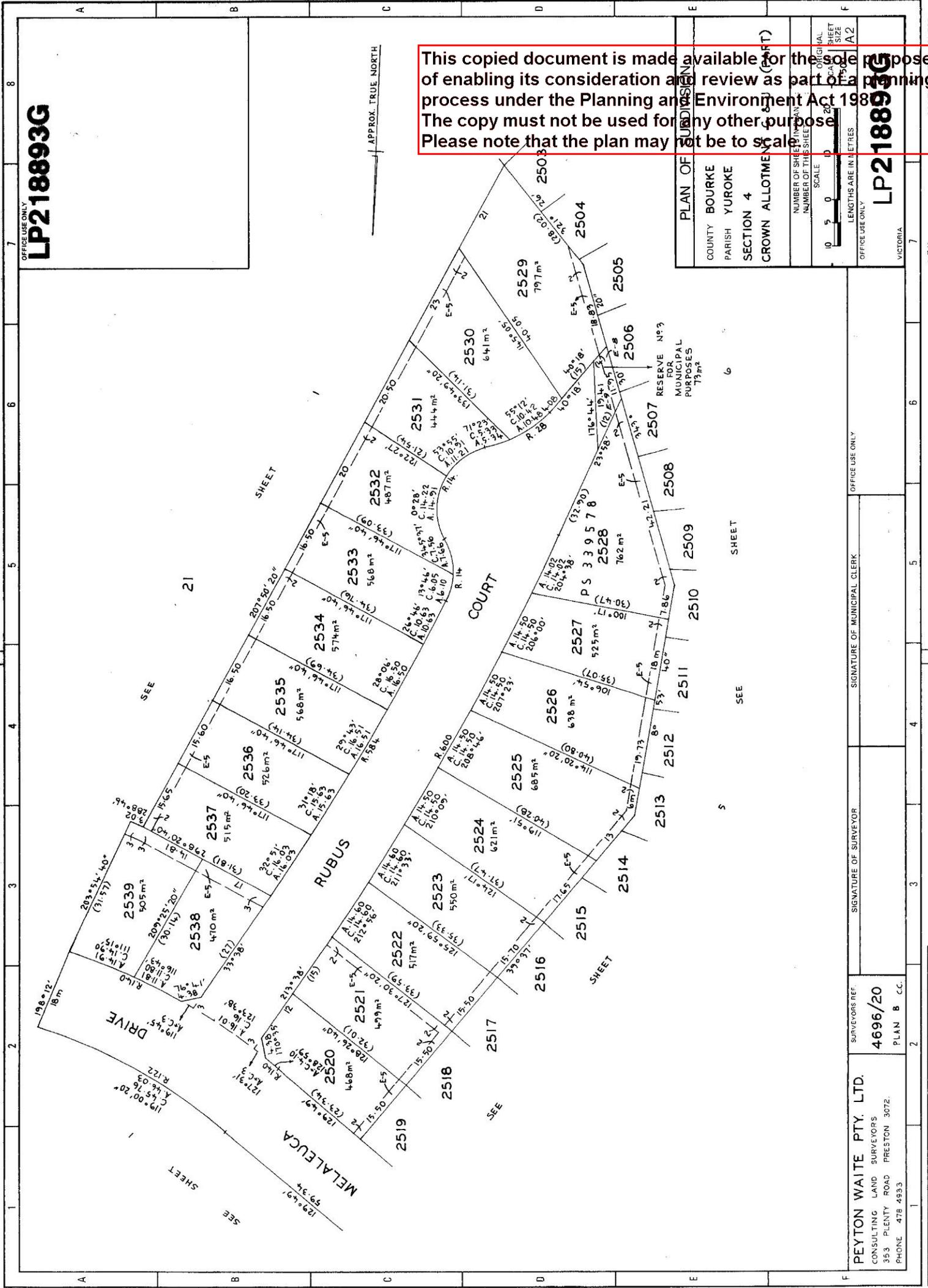
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PLAN OF SUBDIVISION	
COUNTY	BOURKE
PARISH	YUROKE
SECTION	4
CROWN ALLOTMENT	4
RESERVE NO.	3
MUNICIPAL PURPOSES	7.7ha
NUMBER OF SHEETS	21
NUMBER OF THIS SHEET	7
SCALE	1:500
ORIGINAL SHEET SIZE	A2
LENGTHS ARE IN METRES	
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Document Type	Instrument
Document Identification	R310798L
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"The Transferee HEREBY for himself his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the lot hereby transferred COVENANTS with URBAN LAND AUTHORITY pursuant to the provisions of Section 14 of the Urban Land Authority Act 1979 that:

- (a) he will within a period of five years following the date hereof erect or cause to be erected on the said land one house only for his own occupation and occupy that house as his home for a period of at least twelve (12) months (unless Urban Land Authority shall consent to a lesser period which consent shall not be unreasonably withheld); and
- (b) he will not use the said house for display purposes

and it is intended that this covenant shall appear as an encumbrance affecting the same and every part thereof on the Certificate of Title to be issued in respect of the Lot hereby transferred and FURTHER that this covenant shall forever run at Law."

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Date 14th 22nd April 1991

(Note 13)

Execution and Attestation

(Note 14)

SIGNED by the said Transferees
in the presence of:
X *Abell*.....
Witness.

X *Joy Naa*.....
X *A. Venca*.....

THE COMMON SEAL OF URBAN LAND
AUTHORITY was hereunto affixed
in the presence of:



.....
.....
Phillips

Chairman
~~Property Manager~~
SALES ADMINISTRATION MANAGER

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EXISTING ELEVATIONS



PROPOSED ELEVATIONS

PLANNING & DESIGN P/L
 31 Enfield Ave, Preston 3072 T:9018 1529
 E: admin@planninganddesign.com.au

DO NOT SCALE THIS DRAWING.
 FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
 BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON
 SITE PRIOR TO COMMENCEMENT OF WORKS.

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Revisions

Rev A	10.12.2025	TOWN PLANNING SUBMISSION
Rev B	06.02.2026	RESPONSE TO COUNCIL RFI LETTER

PLANNING &
DESIGN

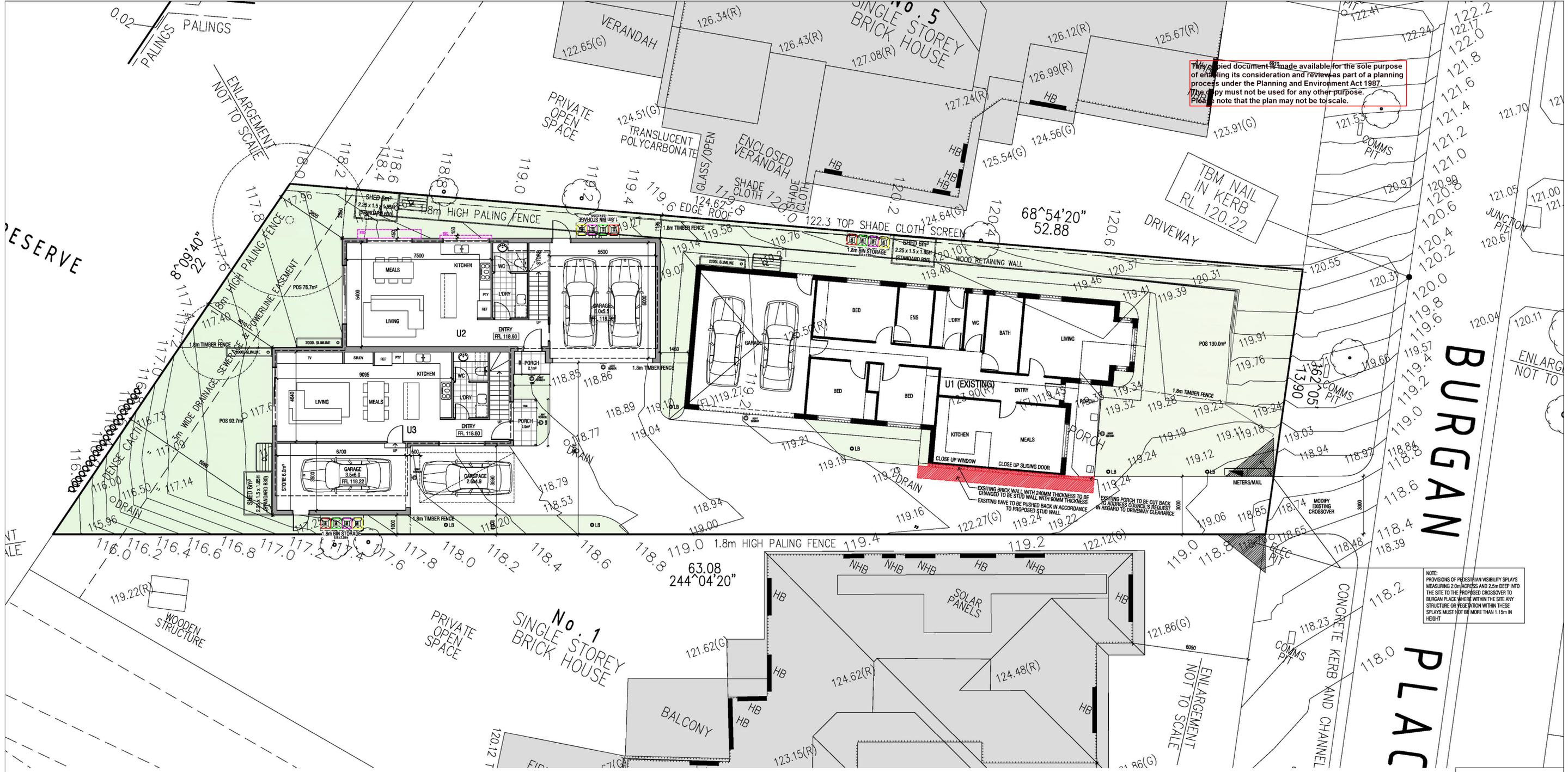
DATE	SCALE	DRAWN BY	PROJECT No.
FEB 2026	1:250@A3	HN	8729

STREET ELEVATIONS

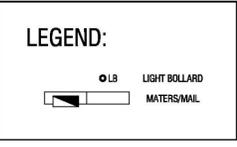
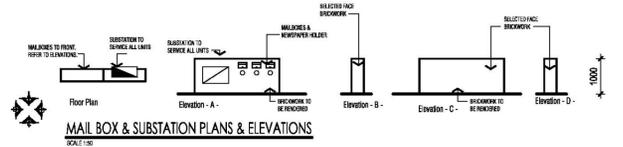
UNIT DEVELOPMENT
 3 BURGAN PLACE, MEADOW HEIGHTS

SE
 REV-B

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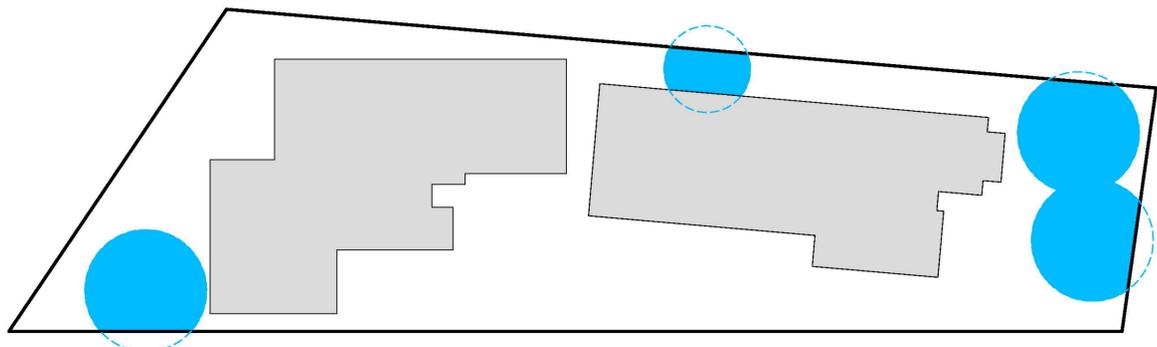


NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0M ACROSS AND 2.5M DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO BURGAN PLACE WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 1.5m IN HEIGHT



AREA SCHEDULE:

UNIT 1 (EXISTING)	UNIT 2	UNIT 3	SITE
GROUND FLOOR AREA: --- m ²	GROUND FLOOR AREA: 62.8 m ²	GROUND FLOOR AREA: 62.2 m ²	SITE AREA: 941.6 m ²
GARAGE: --- m ²	FIRST FLOOR AREA: 82.7 m ²	FIRST FLOOR AREA: 78.3 m ²	SITE COVERAGE: 43.5% 409.9 m ²
PORCH: --- m ²	GARAGE: 37.3 m ²	GARAGE: 26.8 m ²	SITE PERMEABILITY: 35.6% 352.2 m ²
TOTAL AREA: --- SQ --- m ²	PORCH: 2.1 m ²	PORCH: 2.9 m ²	GARDEN AREA REQ: 35.2% 331.5 m ²
TOTAL POS: --- m ²	TOTAL AREA: 19.9 SQ 184.9 m ²	TOTAL AREA: 18.3 SQ 170.2 m ²	TREE CANOPY REQ: 10% 94.16 m ²
	TOTAL POS: --- m ²	TOTAL POS: --- m ²	- TYPE A x4 114.5 m ²
			- DEEP SOIL 48.0 m ²



PLANNING & DESIGN P/L

31 Enfield Ave Preston 3072 Ph: 9018 1529
 E: admin@planninganddesign.com.au

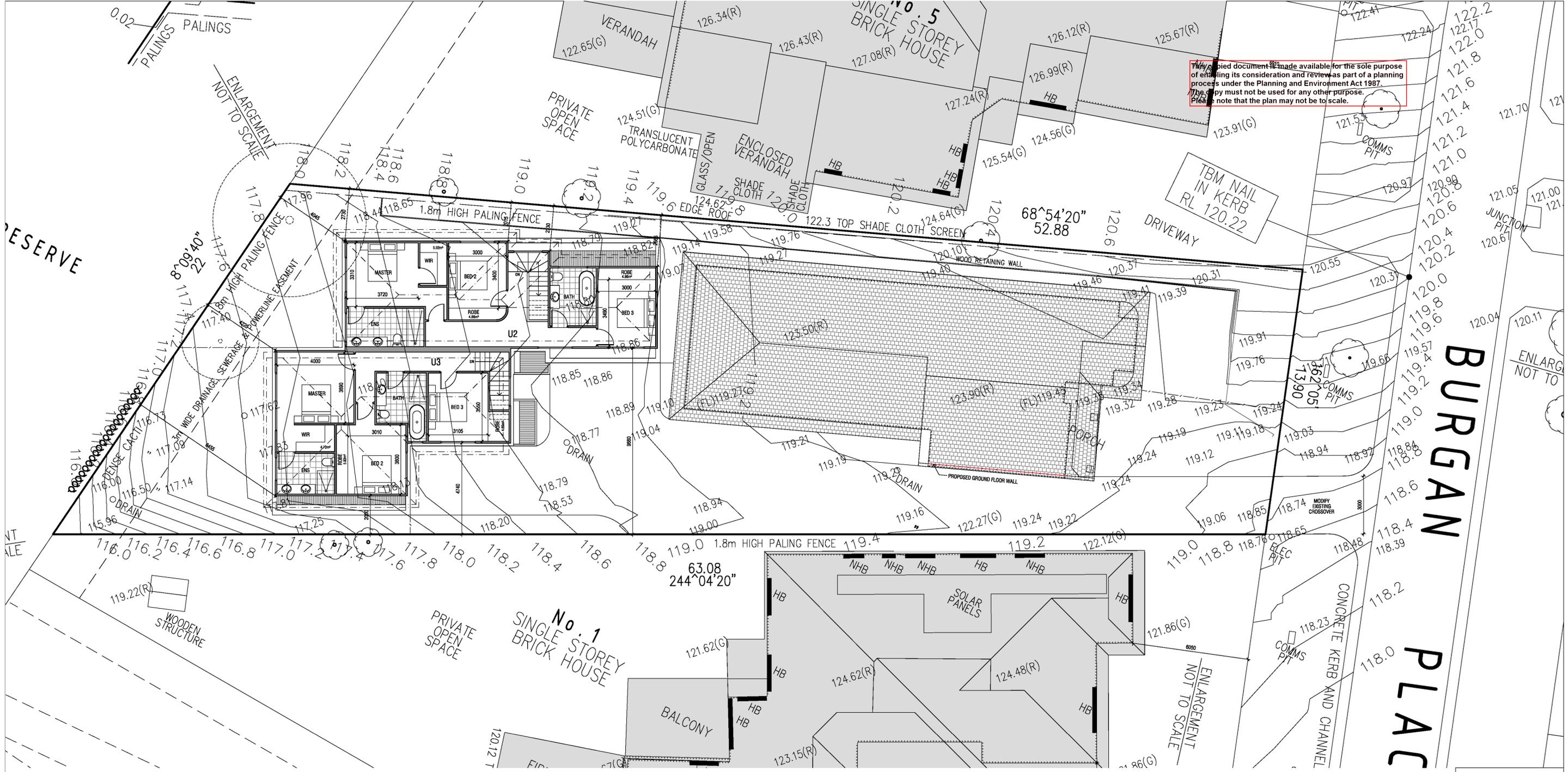
DATE: MAR 2025 SCALE: 1:1000(DAT) DRAWN: --- CHECKED: --- PROJECT NO: 8729

GROUND FLOOR PLAN

UNIT DEVELOPMENT
 3 BURGAN PLACE,
 MEADOW HEIGHTS

TP01
 REV_C

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 NORTH
 ALL LEVELS SHOWN ARE TO AHD.

Revisions
 Rev. A 15.12.2025 TOWN PLANNING SUBMISSION
 Rev. B 06.02.2026 RESPONSE TO COUNCIL RH LETTER
 Rev. C 02.03.2026 RESPONSE TO COUNCIL RH LETTER

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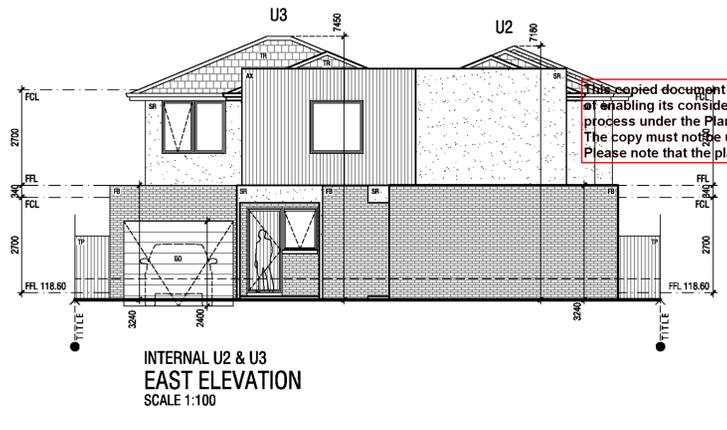
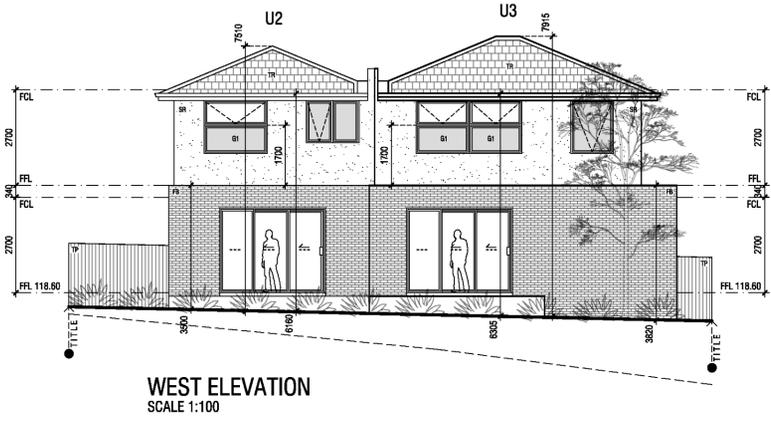
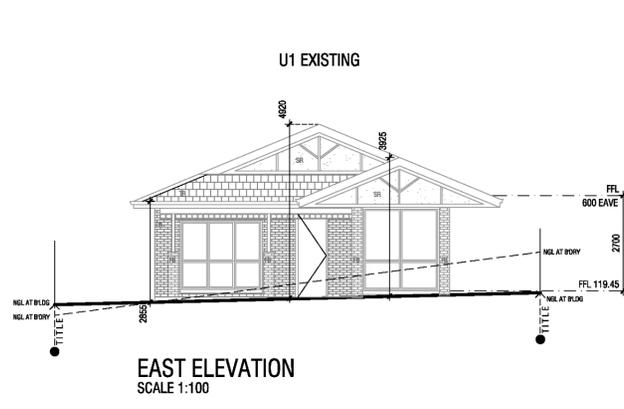
PLANNING & DESIGN P/L
 31 Enfield Ave Preston 3072 Ph: 9018 1529
 E: admin@planninganddesign.com.au

DATE	SCALE	DRAWN	CHK	PROJECT NO.
MAR 2026	1:100@A1	DM	---	8729

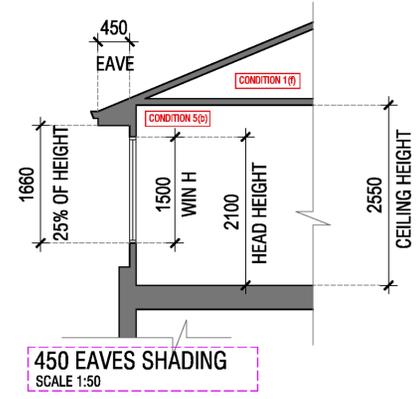
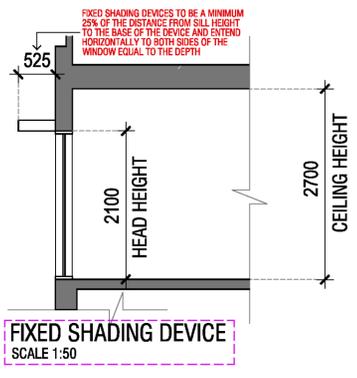
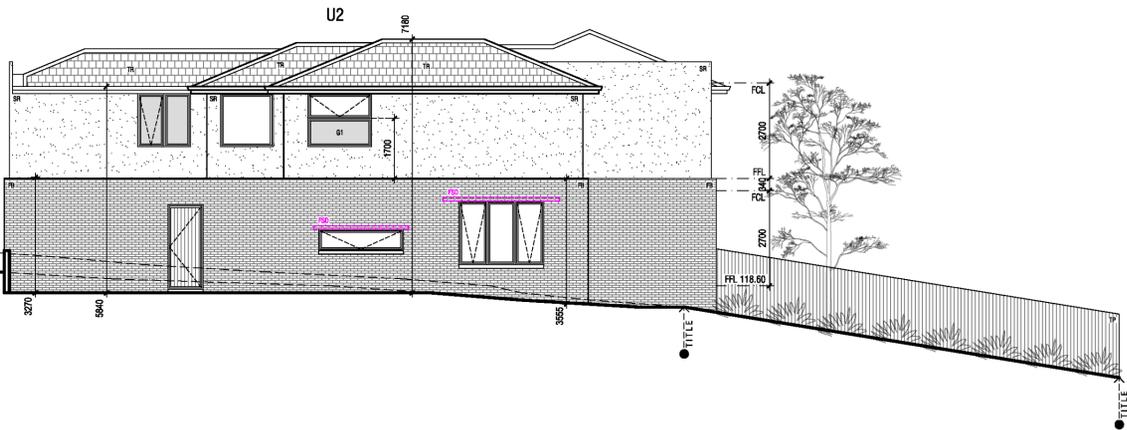
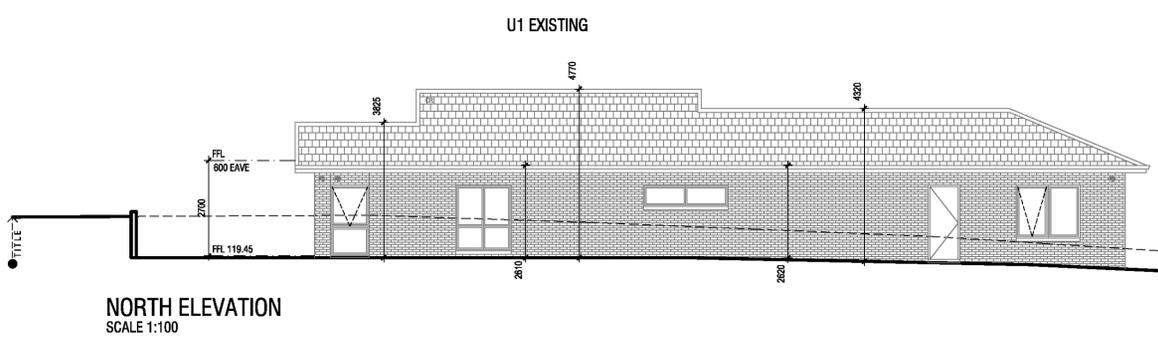
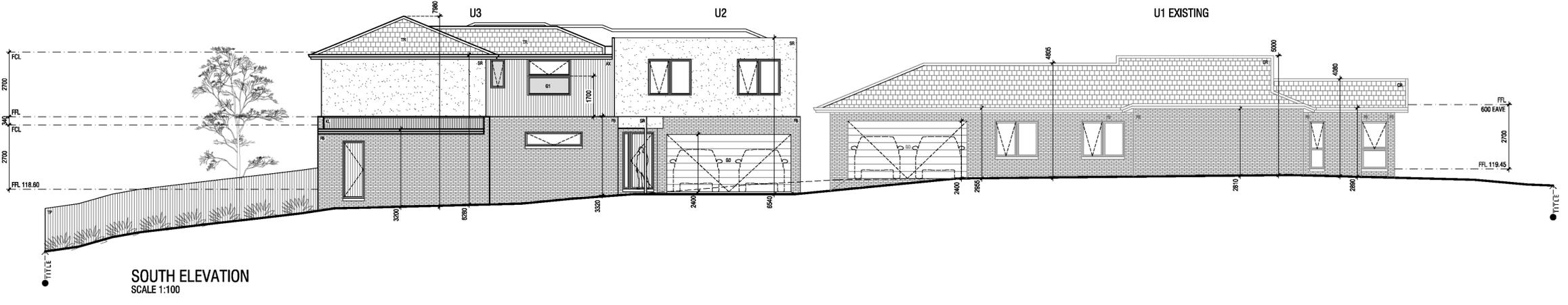
FIRST FLOOR PLAN

UNIT DEVELOPMENT
 3 BURGAN PLACE,
 MEADOW HEIGHTS

TP02
 REV_C



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MATERIAL SCHEDULE:

- SR SMOOTH RENDER FINISH
- FB FACEBRICK WALL
- GD SELECTED GARAGE DOOR
- AX SELECTED AXON PANELS
- G1 FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE THE FINISHED FLOOR LEVEL
- TP 1.8m HIGH TIMBER PAILING FENCE
- KL KLIP-LOK ROOF AT 2 DEGREE PITCH

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


 NORTH
 ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev. A	15.12.2025	TOWN PLANNING SUBMISSION
Rev. B	06.02.2026	RESPONSE TO COUNCIL RH LETTER
Rev. C	02.03.2026	RESPONSE TO COUNCIL RFL LETTER

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E: admin@planninganddesign.com.au

DATE	SCALE	DRAWN	CHK	PROJECT NO.
MAR 2026	1:100@A1	DM	---	8729

ELEVATIONS

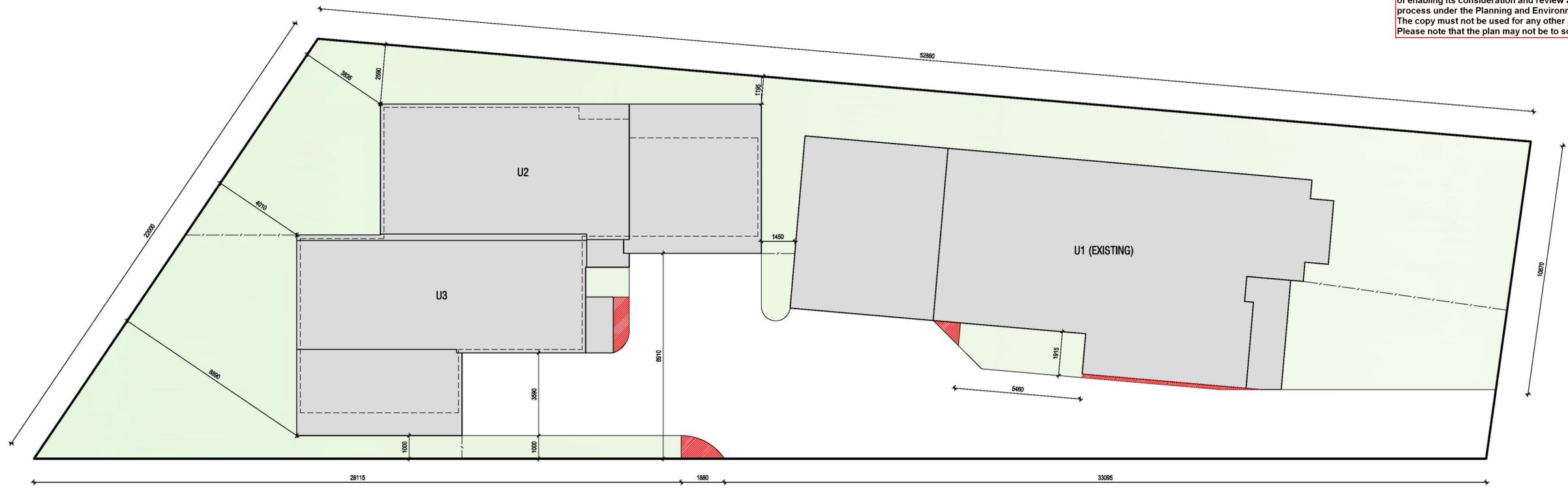
UNIT DEVELOPMENT 3 BURGAN PLACE, MEADOW HEIGHTS	TP03 REV_C
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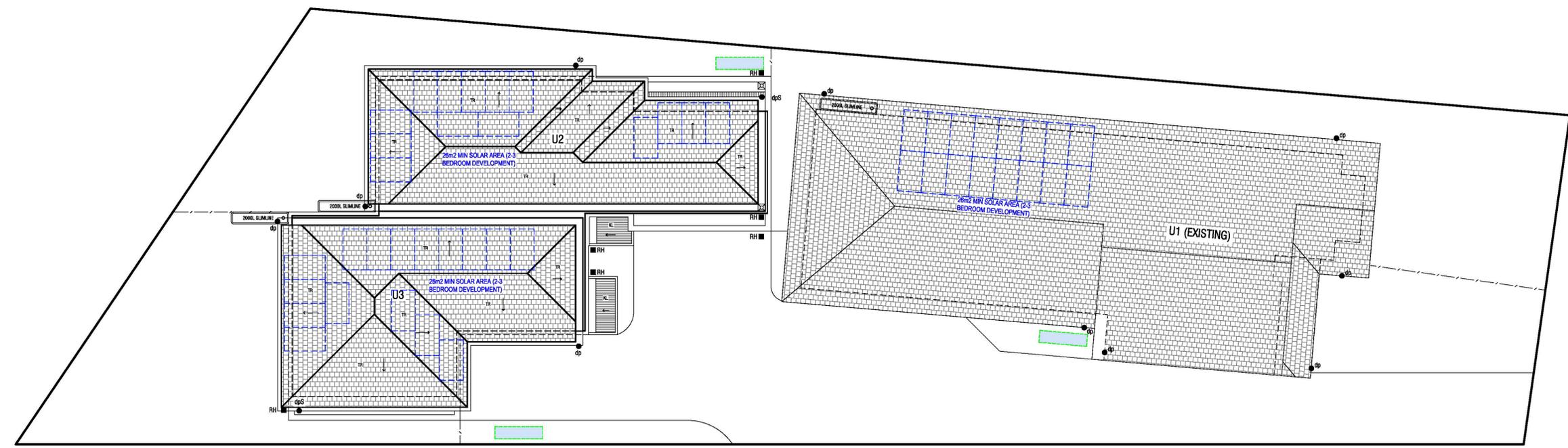
GARDEN AREA ANALYSIS:

SITE AREA: 941.6 m²
 SITE COVERAGE: 40.0% 376.3 m²
 SITE PERMEABILITY: 38.6% 363.5 m²
 GARDEN AREA REQ: 38.1% 359.1 m²

- GARDEN AREA INCLUDED
- GARDEN NOT INCLUDED
- PERMEABLE PAVERS
- DECKING



GARDEN AREA PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100


NORTH

ALL LEVELS SHOWN ARE TO AHD.

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GARDEN AREA & ROOF PLAN

UNIT DEVELOPMENT 3 BURGAN PLACE, MEADOW HEIGHTS	TP04 REV_C
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SPECIFICATIONS

SUBGRADE PREPARATION
 SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND TO MAINTAIN THE EXISTING SUBGRADE. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. 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 TOPSOILING. TEST SUB-GRADE TO BE DETERMINED PH, SALINITY AND GYPSUM CONTENT 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 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 2225-1978, 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 FRAGILE LOAM
 • FREE FROM 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
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PLANT ESTABLISHMENT PERIOD
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IRRIGATION
 IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS.

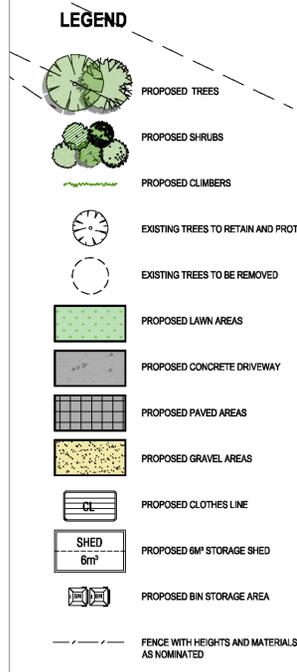
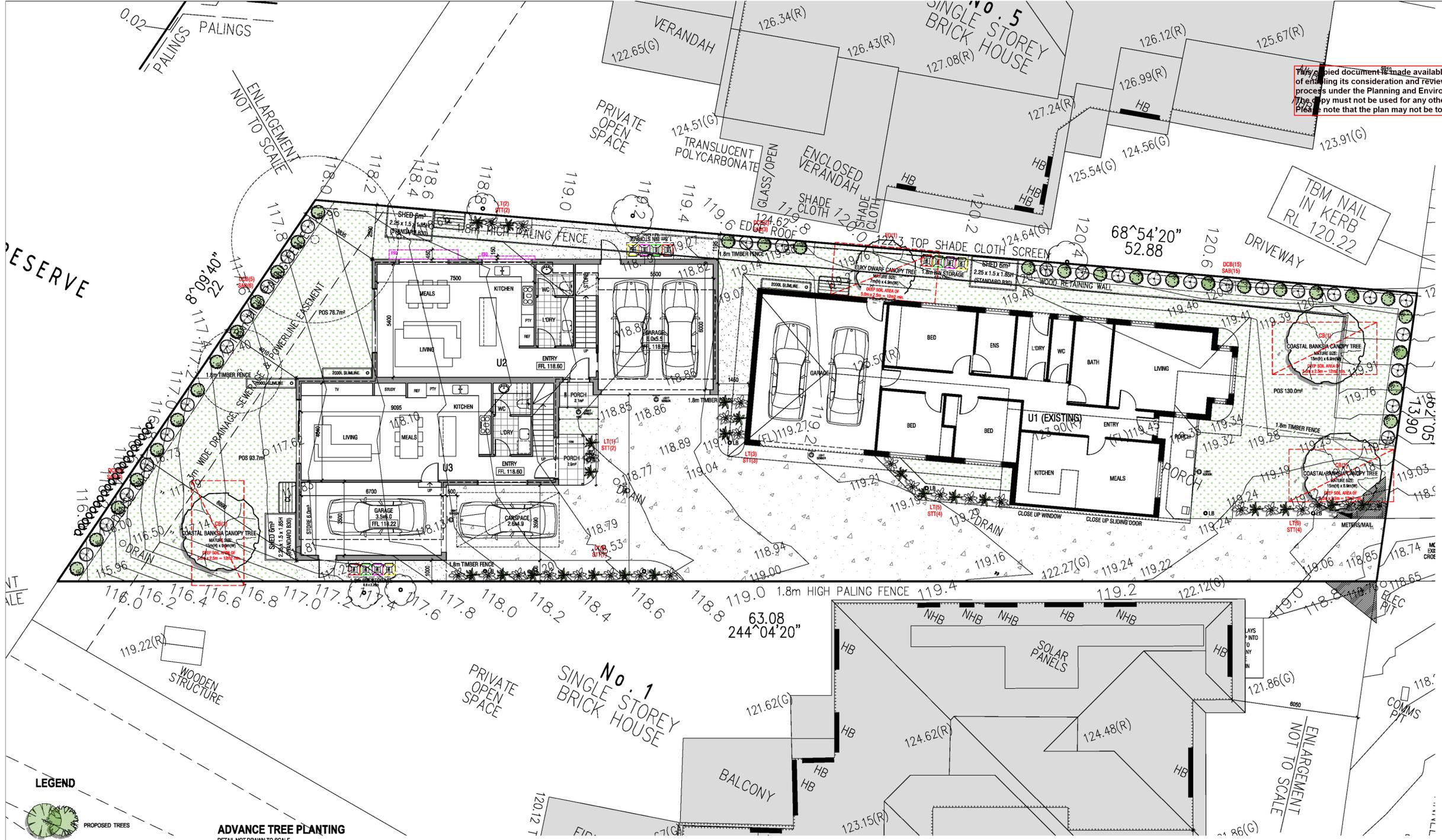
TIMBER EDGING
 TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS.

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

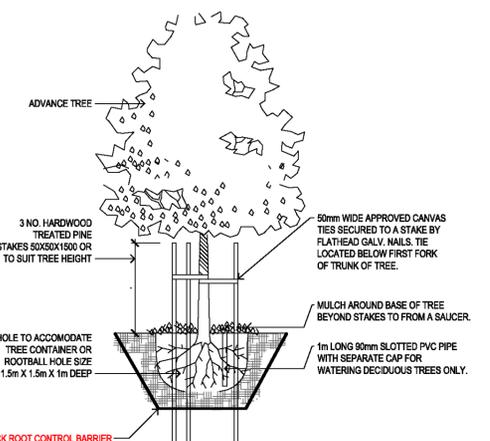
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PLANTS - QUALITY OF TREES AND SHRUBS
 PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES. AT MINIMUM, PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, 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; BE UNDAMAGED AND WITHOUT DEFECTS; 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.

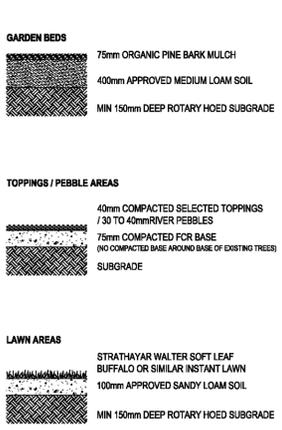
PROTECTION OF EXISTING TREES
 ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED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



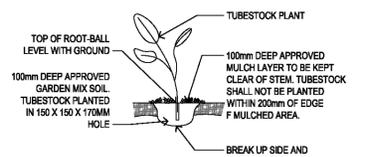
ADVANCE TREE PLANTING
 DETAIL NOT DRAWN TO SCALE



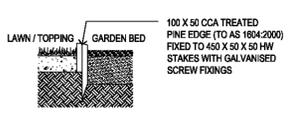
SURFACE FINISH DETAIL
 DETAIL NOT DRAWN TO SCALE



SHRUB PLANTING
 DETAIL NOT DRAWN TO SCALE



TYPICAL TIMBER EDGE DETAIL
 TO ALL GARDEN BEDS AND LAWN / TOPPING EDGE

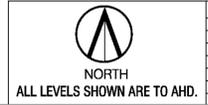


PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
CB	BANKSIA INTEGRIFOLIA	COAST BANKSIA	3	400 / MIN 1.8m HIGH	15m X 6.9m 37.3m2 (TYPE A)
ED	EUCALYPTUS LEUCOCYLLON	EUKY DWARF	1	400 / MIN 1.8m HIGH	7m X 4.9m 18.8m2 (TYPE A)
SHRUBS					
SAB	SYZYGIUM AUSTRALE 'BUSH CHRISTMAS'	BUSH CHRISTMAS LILLY PILLY	31	20cm POT	1.5m X 1m
TUSSOCKS/ GRASSES/ EVERGREEN PERENNIALS					
STT	SYZYGIUM 'TINY TREV'	TINY TREV LILLY PILLY	22	14cm POT	7.5m X 7.5m
LT	LOMANDRA LONIFOLIA 'TANIKA'	TANIKA	25	14cm POT	7.5m X 7.5m
DCB	DIANELLA CAERULA 'BREEZE'	BREEZE FLAX LILY	28	14cm POT	7m X 6.5m

SITE

SITE AREA:	941.6 m ²
SITE COVERAGE:	43.5% 409.9 m ²
SITE PERMEABILITY:	35.6% 352.2 m ²
GARDEN AREA REQ.:	35.2% 331.5 m ²
TREE CANOPY REQ.:	10% 94.16 m ²
- TYPE A	x4 114.5 m ²
- DEEP SOIL	48.0 m ²



Revisions

Rev. 1	ISSUE FOR TOWN PLANNING SUBMISSION	31 Enfield Ave, Preston 3072 T:9018 1529
Rev. 2	ISSUE FOR COUNCIL'S RPI RESPONSE	E: admin@planninganddesign.com.au

PLANNING & DESIGN

DATE: FEB 2026 SCALE: 1:100(DAT) CHK: [] PROJECT NO: []

UNIT DEVELOPMENT
 6 BROCKLEY ROAD,
 FANMERE

LP
 REV. 8

SPECIFICATIONS

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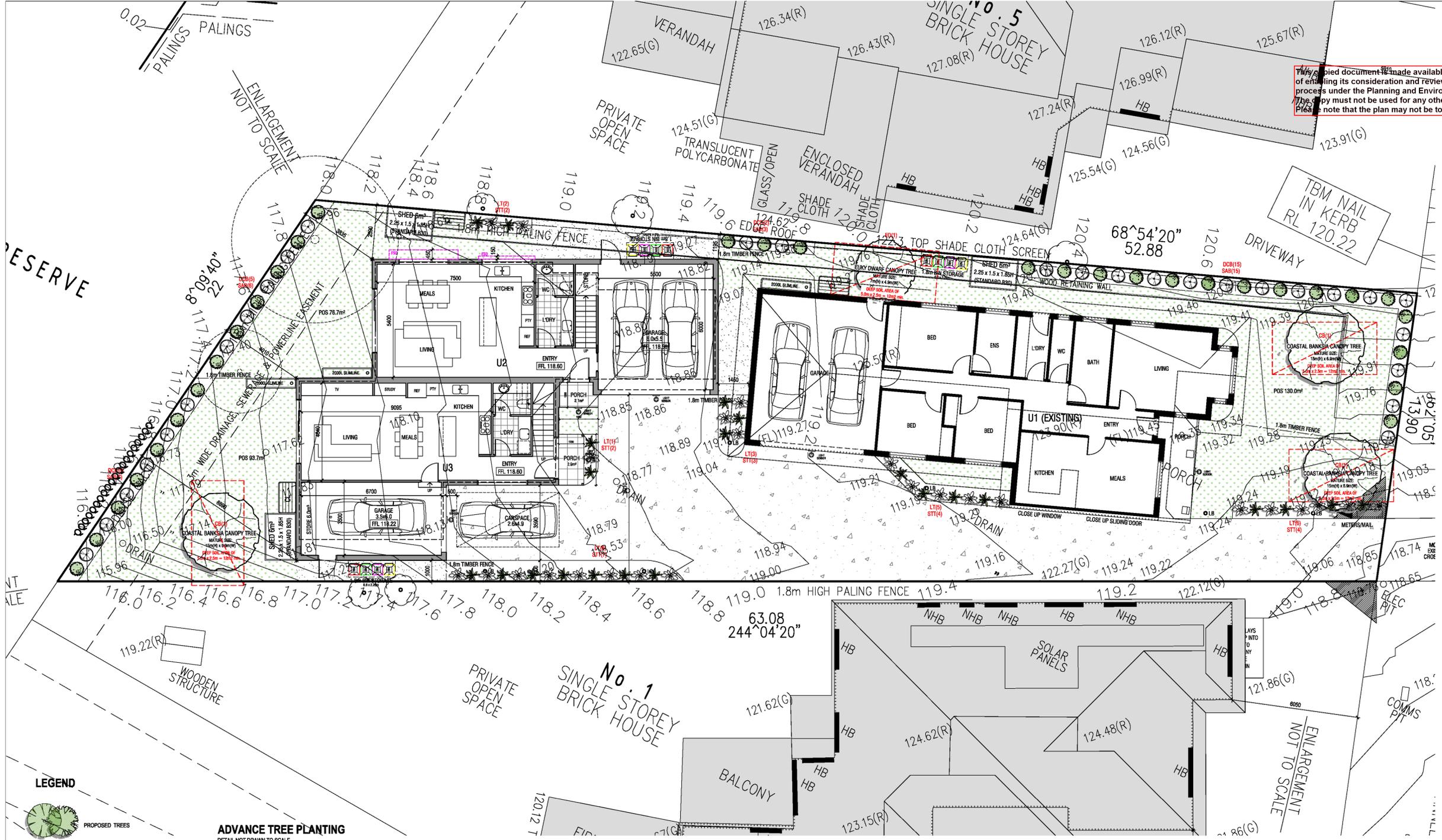
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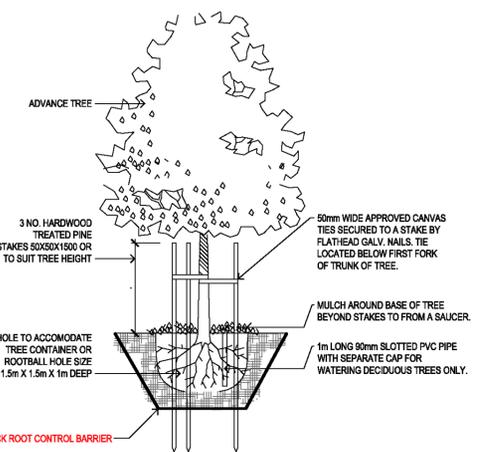
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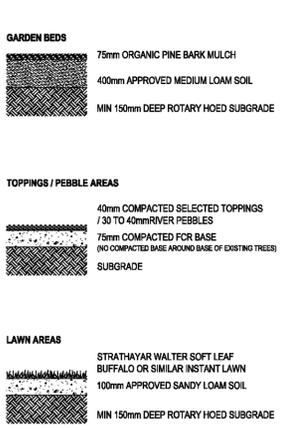


- LEGEND**
- PROPOSED TREES
 - PROPOSED SHRUBS
 - PROPOSED CLIMBERS
 - EXISTING TREES TO RETAIN AND PROTECTED
 - EXISTING TREES TO BE REMOVED
 - PROPOSED LAWN AREAS
 - PROPOSED CONCRETE DRIVEWAY
 - PROPOSED PAVED AREAS
 - PROPOSED GRAVEL AREAS
 - PROPOSED CLOTHES LINE
 - PROPOSED 6m² STORAGE SHED
 - PROPOSED BIN STORAGE AREA
 - FENCE WITH HEIGHTS AND MATERIALS AS NOMINATED

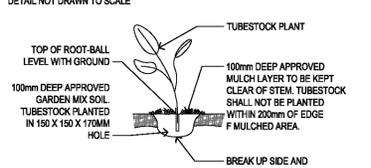
ADVANCE TREE PLANTING
 DETAIL NOT DRAWN TO SCALE



SURFACE FINISH DETAIL
 DETAIL NOT DRAWN TO SCALE



SHRUB PLANTING
 DETAIL NOT DRAWN TO SCALE



TYPICAL TIMBER EDGE DETAIL
 TO ALL GARDEN BEDS AND LAWN / TOPPING EDGE

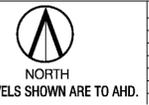


PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
CB	BANKSIA INTEGRIFOLIA	COAST BANKSIA	3	400 / MIN 1.8m HIGH	15m X 6.9m 37.3m2 (TYPE A)
ED	EUCALYPTUS LEUCOCYLLON	EUKY DWARF	1	400 / MIN 1.8m HIGH	7m X 4.9m 18.8m2 (TYPE A)
SHRUBS					
SAB	SYZYGIUM AUSTRALE 'BUSH CHRISTMAS'	BUSH CHRISTMAS LILLY PILLY	31	20cm POT	1.5m X 1m
TUSsockS/ GRASSES/ PERENNIALS					
SIT	SYZYGIUM 'TINY TREV'	TINY TREV LILLY PILLY	22	14cm POT	7.5m X 7.5m
LT	LOMANDRA LONIFOLIA 'TANIKI'	TANIKI	25	14cm POT	7.5m X 7.5m
DCB	DIANELLA CAERULA 'BREEZE'	BREEZE FLAX LILY	28	14cm POT	7m X 6.5m

SITE

SITE AREA:	941.6 m ²
SITE COVERAGE:	43.5% 409.9 m ²
SITE PERMEABILITY:	35.6% 352.2 m ²
GARDEN AREA REQ.:	35.2% 331.5 m ²
TREE CANOPY REQ.:	10% 94.16 m ²
- TYPE A	x4 114.5 m ²
- DEEP SOIL	48.0 m ²



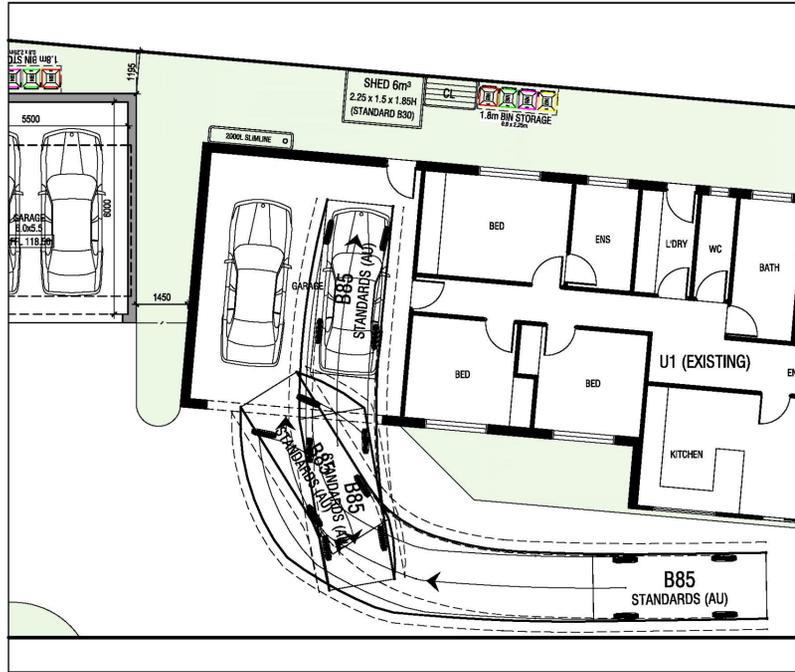
Revisions

Rev. A	ISSUE FOR TOWN PLANNING SUBMISSION
Rev. B	ISSUE FOR COUNCIL'S RPI RESPONSE
Rev. C	ISSUE FOR COUNCIL'S RPI RESPONSE

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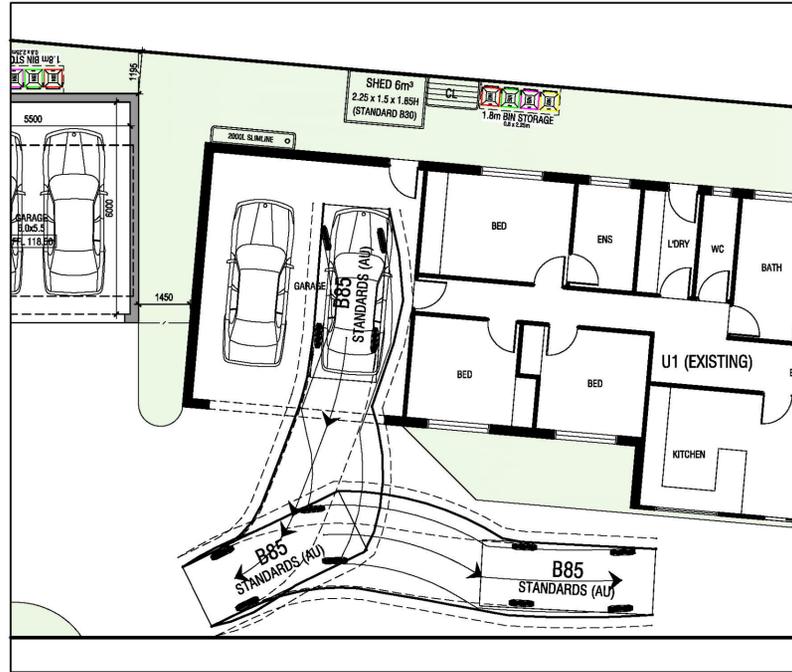
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 UNIT DEVELOPMENT
 3 BURGAN PLACE, MEADOW HEIGHTS
 LP REV. C



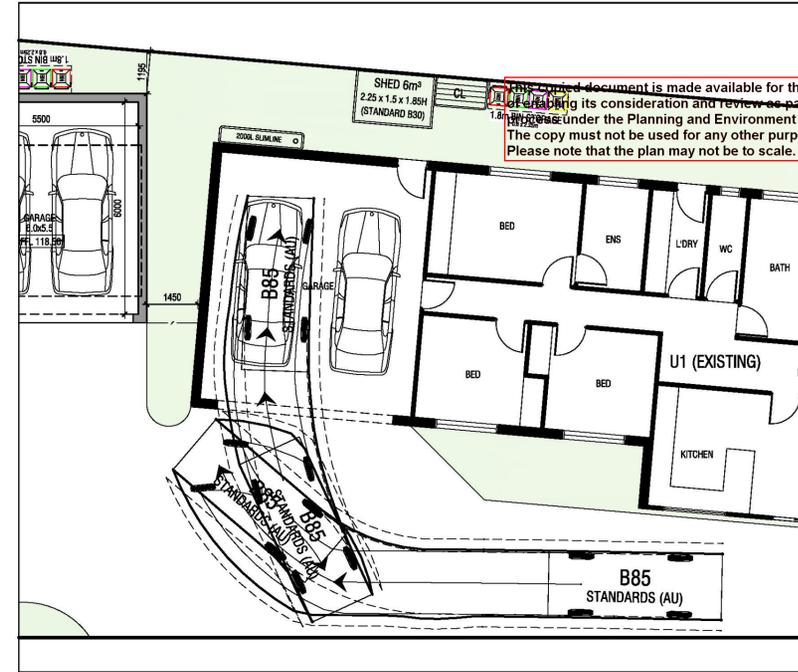
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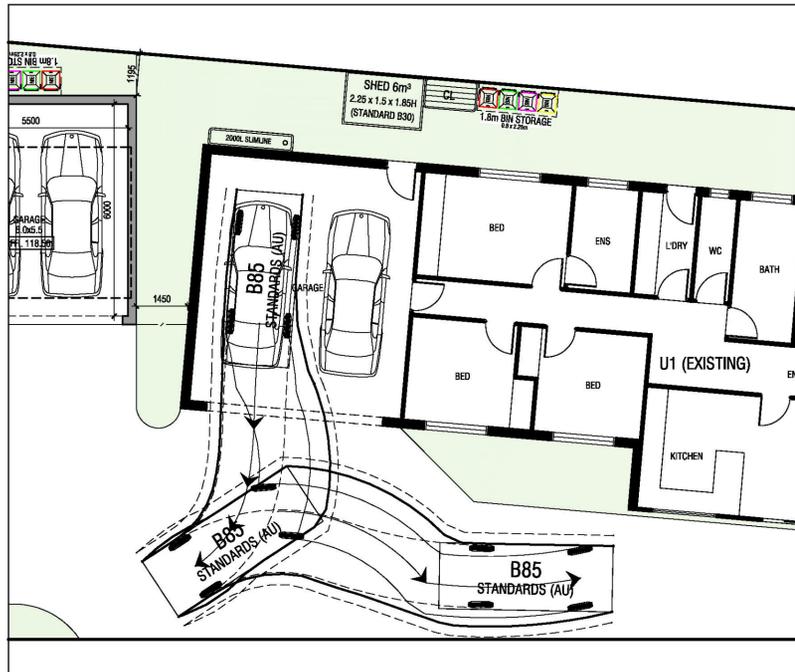
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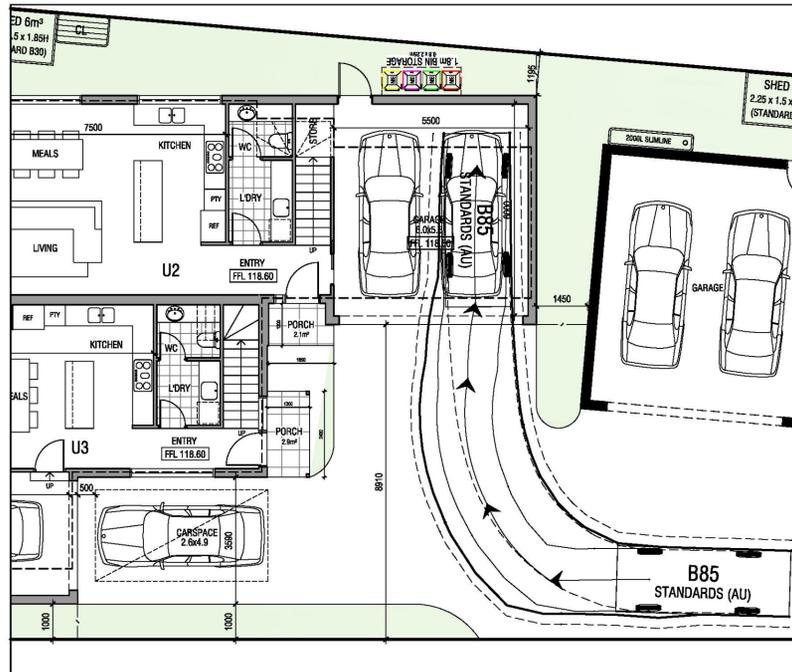
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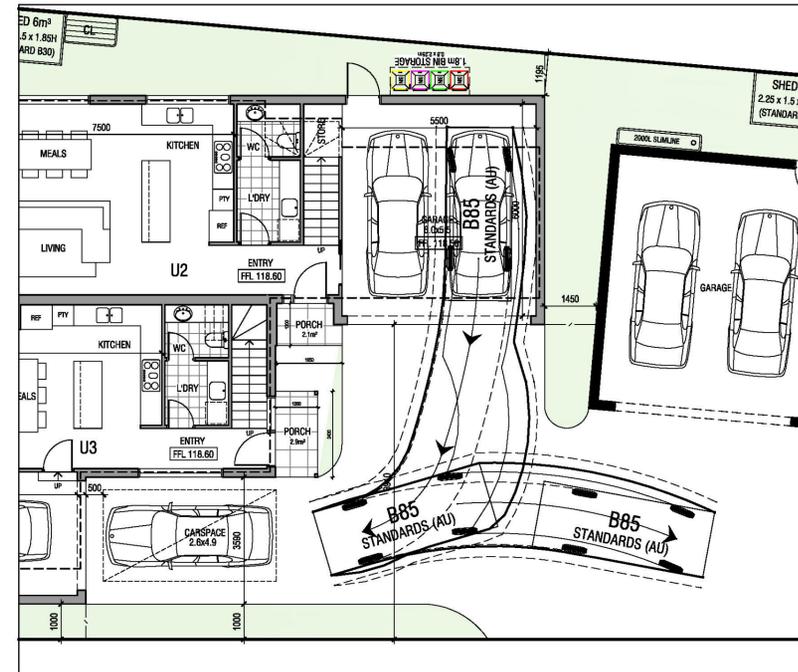
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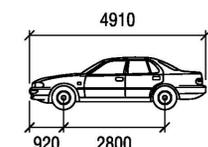
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NO CORRECTION

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B85 mm
 Width : 1870
 Track : 1770
 Lock to Lock Time : 6.0
 Steering Angle : 34.0

--- 300mm CLEARANCE
 ——— VEHICLE OVERHANG

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

NORTH
 ALL LEVELS SHOWN ARE TO AHD.

Revisions
 Rev. A 15.12.2025 TOWN PLANNING SUBMISSION
 Rev. B 06.02.2026 RESPONSE TO COUNCIL RH LETTER
 Rev. C 02.03.2026 RESPONSE TO COUNCIL RH LETTER

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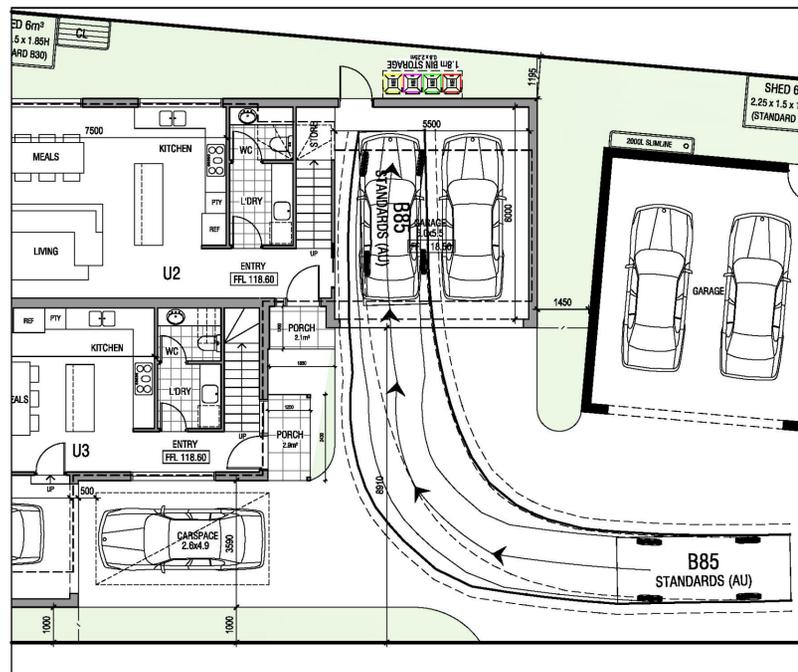
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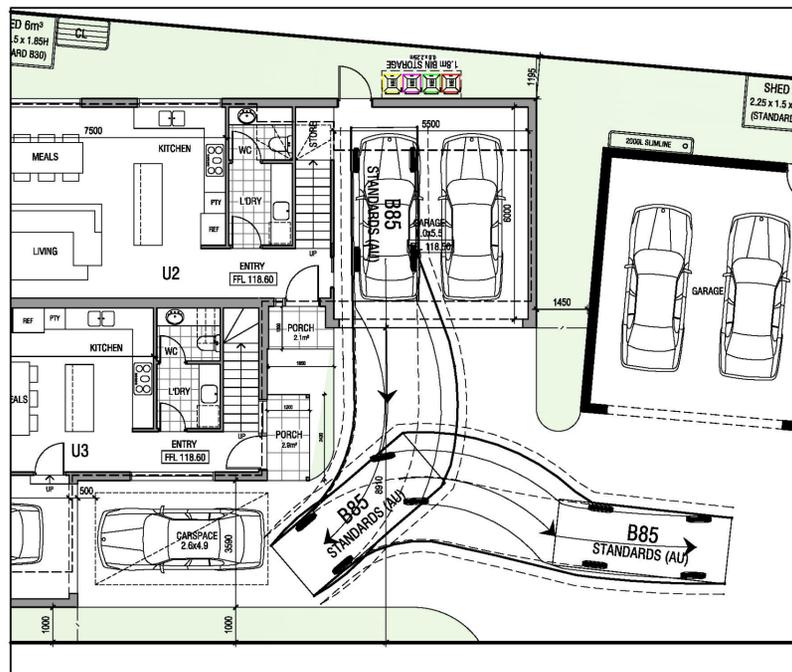
SWEPT PATH DIAGRAMS

UNIT DEVELOPMENT
 3 BURGAN PLACE,
 MEADOW HEIGHTS

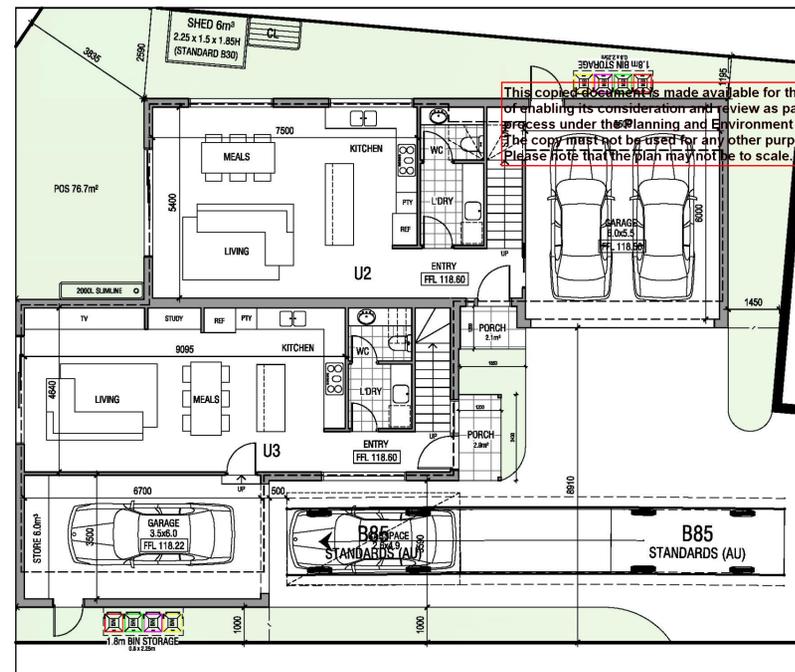
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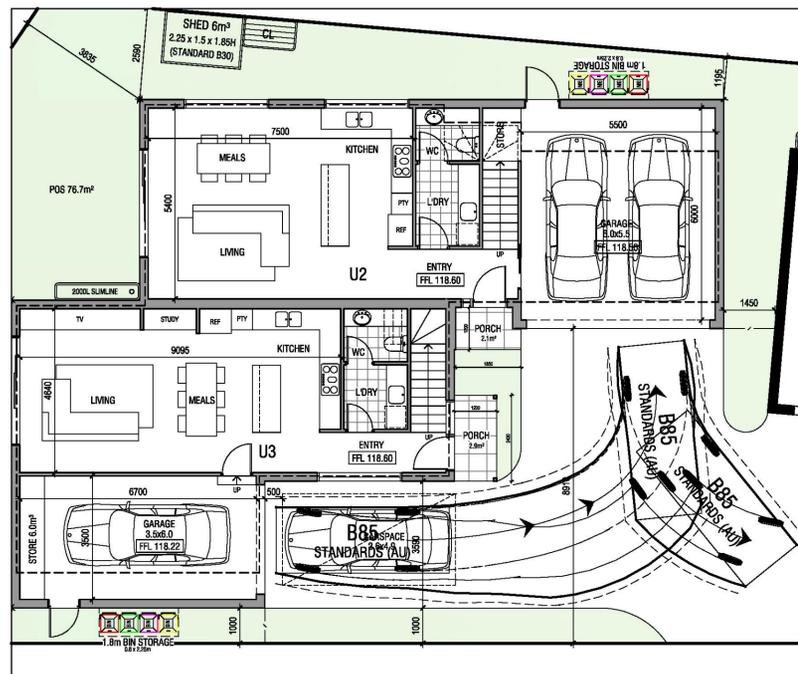
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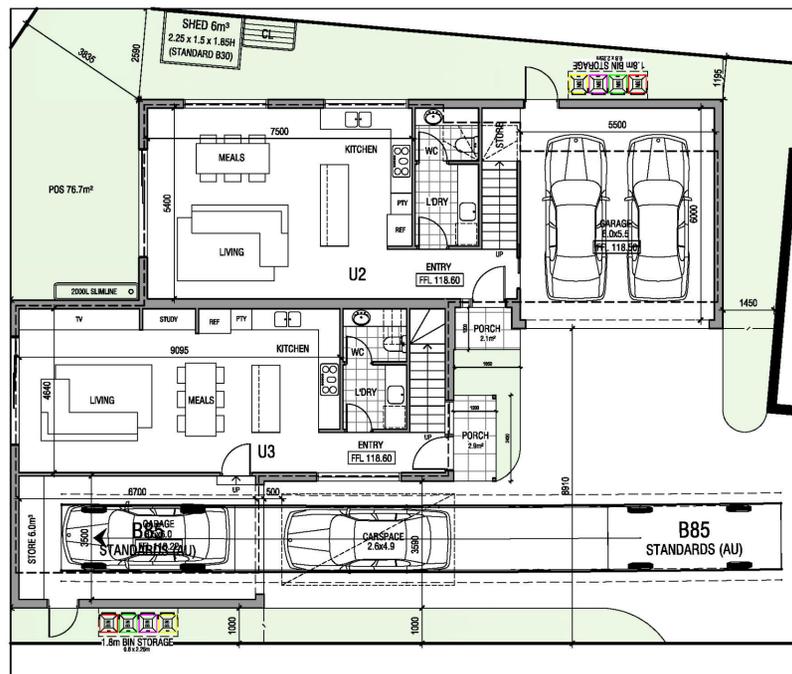
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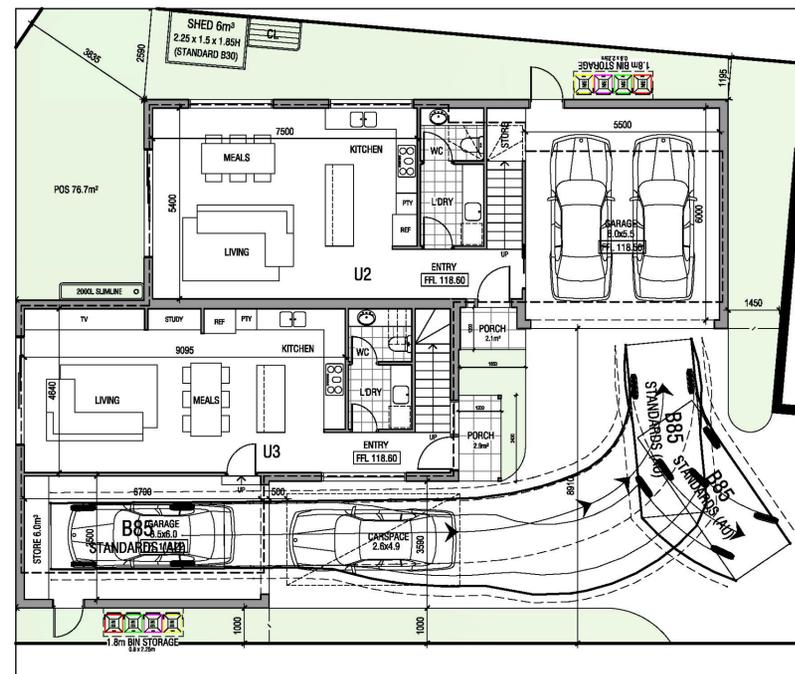
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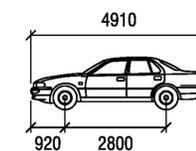
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SCALE 1:100
NO CORRECTION



U3 CAR 2 ENTRY
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U3 CAR 2 EXIT
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SWEPT PATH DIAGRAMS

UNIT DEVELOPMENT
 3 BURGAN PLACE,
 MEADOW HEIGHTS

REV_C

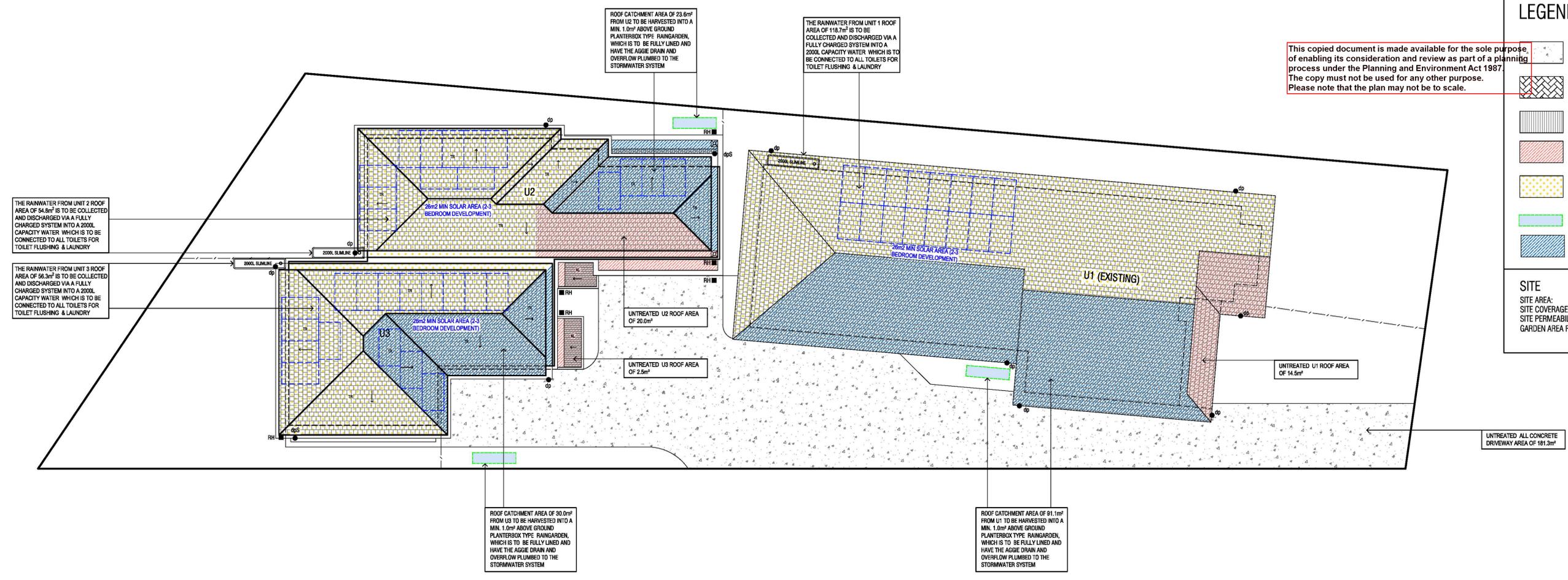
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LEGEND

- CONCRETE SURFACE
- PERMEABLE SURFACE
- METAL ROOF AREA
- UNTREATED ROOF AREA
- ROOF AREA TO RAINWATER TANK
- RAINGARDEN 100mm
- ROOF AREA TO RAINGARDEN

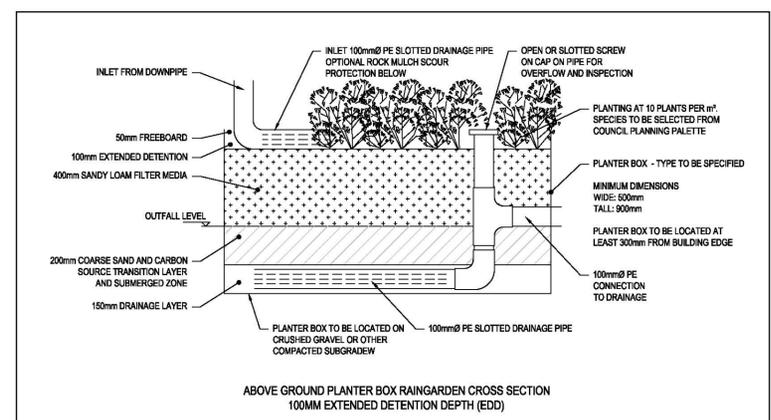
SITE

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 SITE COVERAGE: 43.5% 409.9 m²
 SITE PERMEABILITY: 35.6% 352.2 m²
 GARDEN AREA REQ: 35.2% 331.5 m²



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.

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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

3 Burgan Pl, Meadow Heights

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.

111% SCORE

Project details

Name: 3 Burgan Pl, Meadow Heights
 Street address: 3 Burgan Pl, Meadow Heights VIC 3048, Australia
 Municipality: Hume
 Site area: 941.6 m²
 Planning Number:

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	33%	>28%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	56%	>80%	✗
Total phosphorus (%)	46%	>45%	✓
Total nitrogen (%)	50%	>45%	✓
Total gross pollutants (%)	61%	>70%	✗

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DATE: OCT 2025 SCALE: 1:100(DAT) DRAWN: DM CHK: --- PROJECT NO: 8729

WSUD PLAN

UNIT DEVELOPMENT
 3 BURGAN PLACE,
 MEADOW HEIGHTS

WSUD
 REV. _

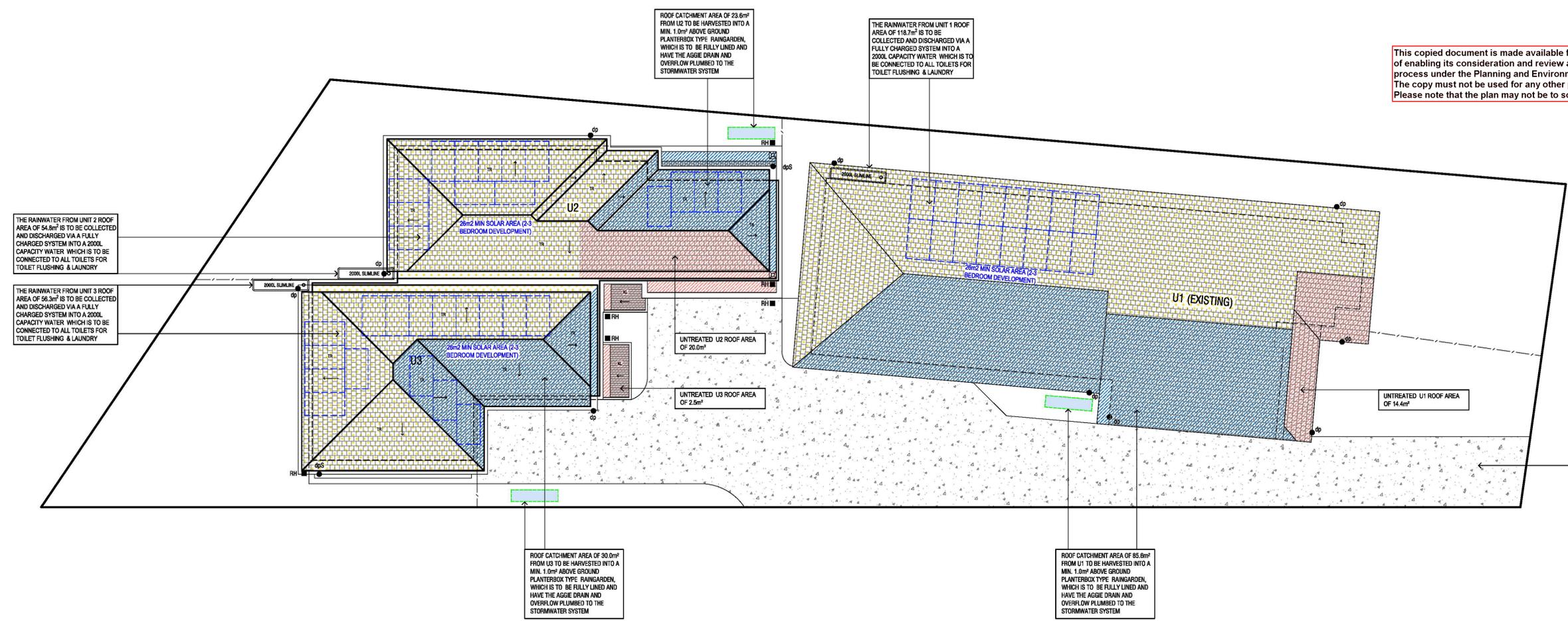
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Project details

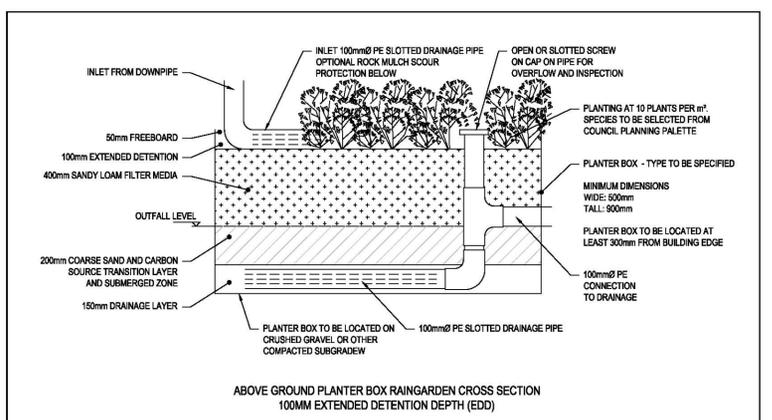
Name	3 Burgan Pl, Meadow Heights
Project ID	EF4969C9
Street address	3 Burgan Pl, Meadow Heights VIC 3048, Australia
Municipality	Hume
Site area	941.6 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	33%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	9%	>6%	✓
Total suspended solids (%)	54%	>80%	✗
Total phosphorus (%)	51%	>45%	✓
Total nitrogen (%)	50%	>45%	✓
Total gross pollutants (%)	59%	>70%	✗

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

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Revisions

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Rev. C	02.03.2026	RESPONSE TO COUNCIL RH LETTER

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WSUD PLAN

UNIT DEVELOPMENT
 3 BURGAN PLACE,
 MEADOW HEIGHTS

WSUD
 REV_C

SITE PHOTOS

PROJECT ADDRESS: 3 BURGAN PLACE, MEADOW HEIGHTS

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V01



V02



V03



V04



V05



V06



V07



V08



V09



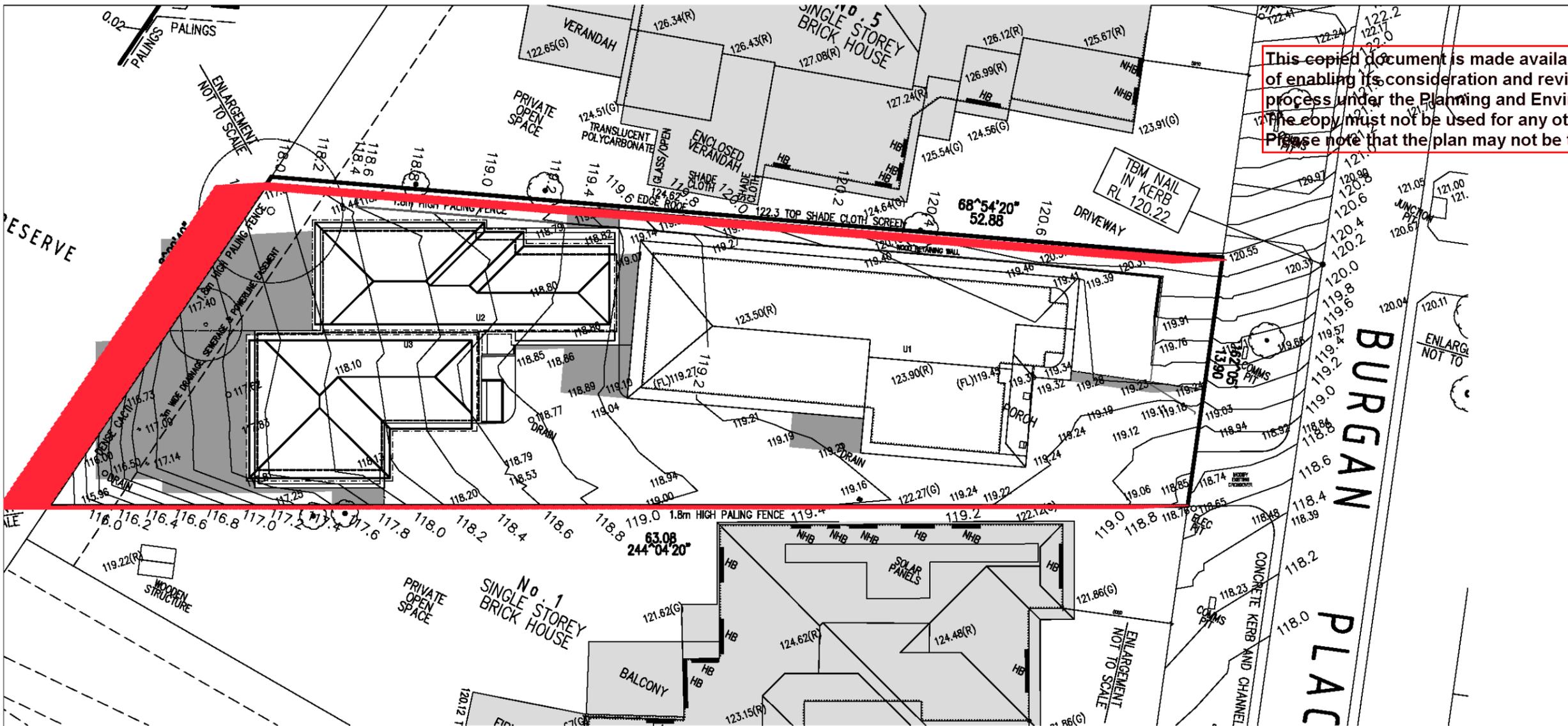
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V11



V12



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LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS
-  FENCE SHADOWS



NORTH
SHADOW DIAGRAM 9AM
 22nd OF SEPTEMBER

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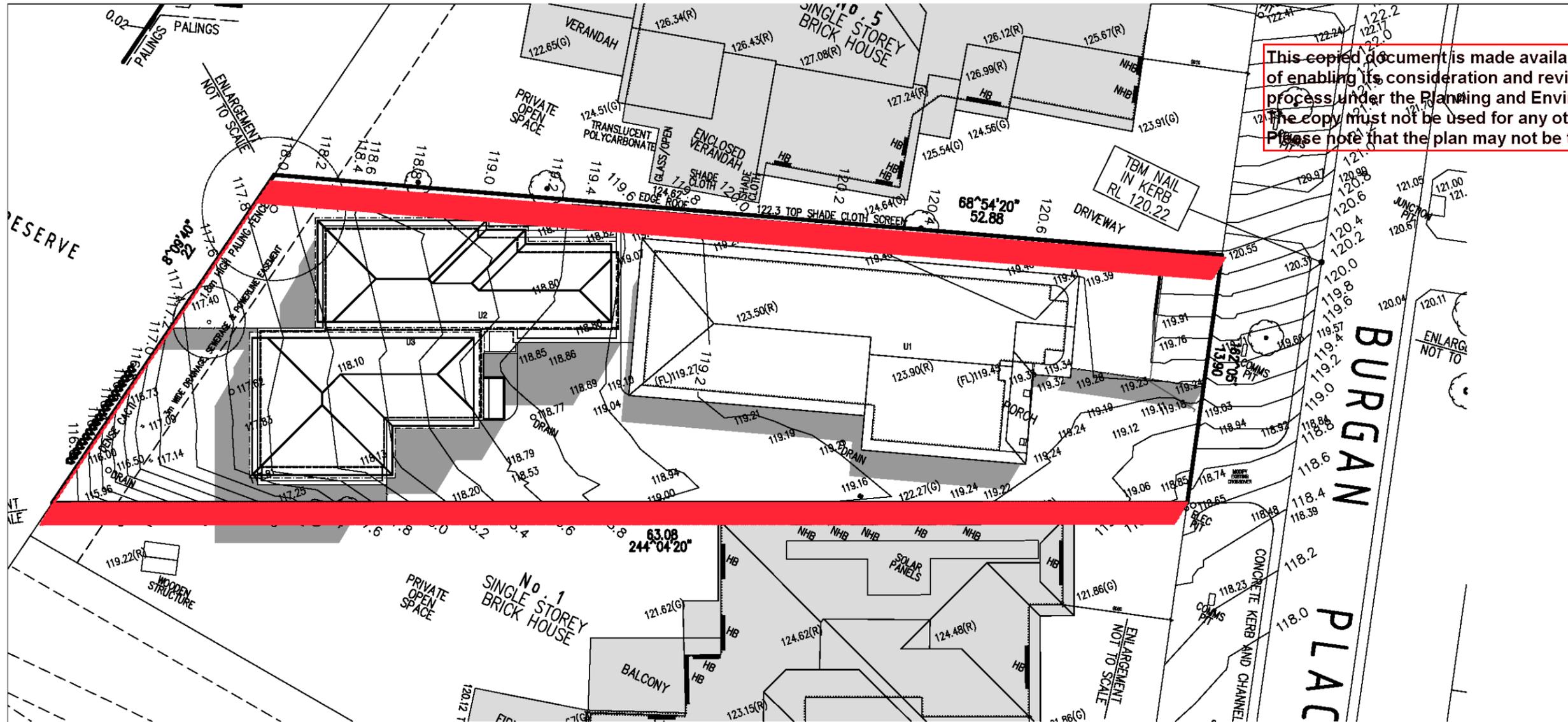
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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
 3 BURGAN PLACE, MEADOW HEIGHTS

SD01
 REV-B



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- ### LEGEND
-  PROPOSED SHADOWS
 -  EXISTING SHADOWS
 -  FENCE SHADOWS



NORTH
SHADOW DIAGRAM 12PM
 22nd OF SEPTEMBER

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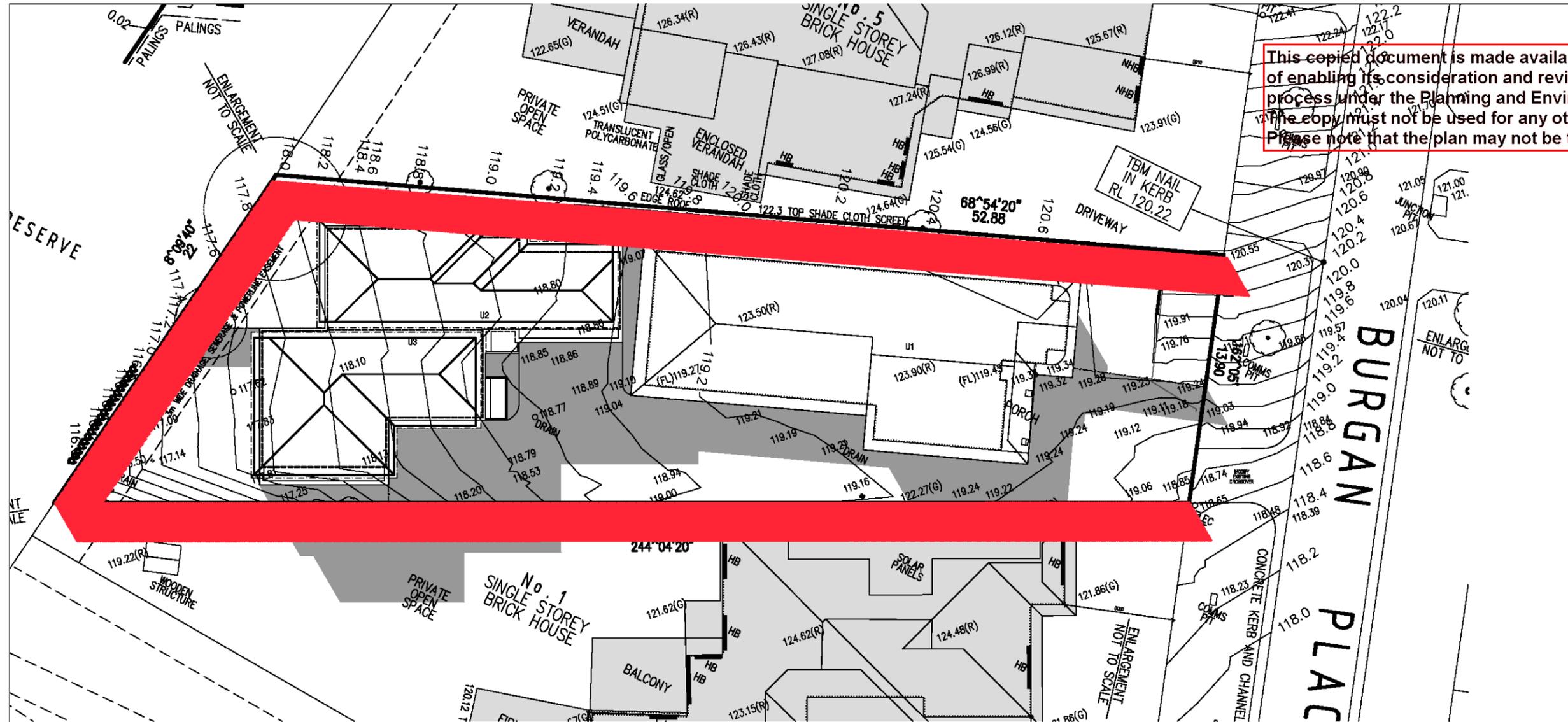
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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
 3 BURGAN PLACE, MEADOW HEIGHTS
SD02
 REV-B



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LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS
-  FENCE SHADOWS



NORTH
SHADOW DIAGRAM 3PM
 22nd OF SEPTEMBER

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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
 3 BURGAN PLACE, MEADOW HEIGHTS

SD03
 REV-B

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PLANNING AND DESIGN

31 Enfield Avenue
Preston VIC 3072

T: 03 9018 1529
E: admin@planninganddesign.com.au

PLANNING REPORT ASSESSMENT

3 Burgan Place, Meadow Heights

Proposed development of two new dwellings
to the rear of the existing dwelling on site

Municipality: Hume City Council

Planning Application Number: to be
confirmed

Applicant: Planning & Design P/L

Dated: 10 December 2025

Table of Contents

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01 Proposal

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

Dwelling Layout

- Proposed two double storey dwellings are sited side by side with unit 1 fronting the street and unit 2 & 3 to the rear.
- All dwellings are designed with traditional living configurations featuring open plan living, meal and kitchen area on the ground level.
- Unit 1 provides three bedrooms.
- Unit 2 & 3 are designed with three bedrooms.

Vehicle access and car parking

- The existing crossover is to be retained and modified for vehicle access to all units.
- Unit 1 & 2 are provided with a double garage.
- Unit 3 is provided with a single garage and a single car space.

Landscaping

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

Setbacks & Building Heights

- The front setback remains unchanged, at approximately 8.0m from the street.
- The overall height of the proposed dwelling is 8.0m to the top of the roof ridge.

Other features

- No front fence is proposed for this development.

Planning Permit Trigger

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

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:

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To the left of the site:

1 Burgan Place

The property is occupied by a split level brick dwelling with pitched tile roof. It is setback approximately 6.0m from the street. The front garden is established, with no fencing along the front boundary. Vehicle access is provided via a crossover located on the left end of the Cassinia Crescent street frontage. A garage is located to the rear of the lot.



To the right of the site:

5 Burgan Place

The property is occupied by a single storey brick dwelling with pitched tile roof. The dwelling is setback approximately 5.9m from the street. The front garden is low maintenance with no fencing along the street frontage. Vehicle access to the site is via a crossover located to the left end of the street frontage.



Neighbourhood Context

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

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

The subdivision pattern of the area varies in size and shape, block sizes approximately range from 400-900sqm. The setbacks of the dwellings along Burgan Place in proximity to the subject site range from approximately 2-8m.

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.

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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

- The site has an easement running along the rear boundary.
- The dwelling to the south contains windows in 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:

<i>400-500sqm</i>	<i>25%</i>
<i>Above 500-650sqm</i>	<i>30%</i>
<i>Above 650sqm</i>	<i>35%</i>

The subject site measures 941.6sqm in area, and the proposed development provides a garden area of 35.2%. Therefore, the development achieves the minimum garden area requirement. In accordance with Clause 32.09-8, a schedule to this zone may specify the requirements of B2-1, B2-5, B2-8 and B3-5 of Clause 55.

Overlay

The land is not affected by any planning overlays.

Permit Trigger

As identified earlier in this report, a planning permit is required under Clause 52.08-5 of the Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

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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 of Clause 55 and demonstrates a high level of adherence to the standards of clause 55, as outlined in Appendix 1. The copy must not be used for any other purpose. Please note that the plan may not be to scale. 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 to the rear of the existing dwelling on a lot achieves a high level of compliance with the applicable zone, overlay provisions, and Clause 55 requirements. Given the above, it is submitted that the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

05 Appendices

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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 retain the existing front setback of 8.0m from Burgan Place.</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 8.0m 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 proposed walls 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 43.5%, 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 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 requirement and exceeds 100sqm as outlined in Table B2-7.1. While no existing trees are retained, four 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.</p> <p>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>The subject 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.</p>
<p>Front fences Standard B2-8 (Clause 55.02-8)</p>	<p>Complies with standard and objective. No 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 Burgan Place while unit 2 & 3 will have indirect integration with Burgan Place. 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.</p> <p>The entrances for the dwellings are appropriately oriented to front onto Burgan Place and the internal accessway.</p>	
<p>Private open space Standard B3-5 (Clause 55.03-5)</p>	<p>Complies with standard and objective. Each dwelling is provided with a minimum of 25sqm of secluded private open space, with a minimum dimension of 3m.</p>	

	The space has direct access to an area for clothes drying is included.	This copy of the 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.
Solar access to open space Standard B3-6 (Clause 55.03-6)	Complies with standard and objective. The southern boundary of secured 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. The proposed development of a new building 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.</p> <p>The proposed development of a new building 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.</p> <p>The proposed development of a new building 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.</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>sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.</p>
<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 35.6%, 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.</p> <p>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 be a nuisance to the neighbouring properties.</p> <p>This copy of the 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. Please note that the plan may not be to scale.</p>
<p>Rooftop solar energy generation area Standard B5-3 (Clause 55.05-3)</p>	<p>Complies with standard and objective. Unit 1 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.</p> <p>Unit 2 & 3 are designed with an area of 34sqm on the roof for rooftop solar energy systems, as specified under Table B5-3 for a 4 or more bedroom dwelling.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.

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