

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.

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.: 7	St. Name: ANTWERP ST
Suburb/Locality: DALLAS		Postcode: 3047

Formal Land Description *

Complete either A or B.

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

A	Lot No.: 264	☐ Lodged Plan	☐ Title Plan	☒ Plan of Subdivision	No.: 058859
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](#)

DUAL OCCUPANCY
CONSTRUCTION OF A NEW SINGLE STOREY DWELLING TO THE REAR OF 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 \$293K

⚠ 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.

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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.

Name:

Title: Mr

First Name: CHINH

Surname: MAI

Organisation (if applicable): PLANNING & DESIGN

Postal Address:

Unit No.:

St. No.: 31

If it is a P.O. Box, enter the details here:

St. Name: ENFIELD AVE

Suburb/Locality: PRESTON

State: VIC

Postcode: 3072

Contact person's details *

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

Name:

Title: Mr

First Name: VIET

Surname: MAI

Organisation (if applicable): PLANNING & DESIGN

Postal Address:

Unit No.:

St. No.: 31

If it is a P.O. Box, enter the details here:

St. Name: ENFIELD AVE

Suburb/Locality: PRESTON

State: VIC

Postcode: 3072

Contact Information

Business Phone: 0390181529

Email: VIET@PLANNINGANDDESIGN.COM.AU

Mobile Phone: 0411758381

Fax:

Declaration

⑦ This form must be signed by the applicant *

- A** 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: 10/02/2026

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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 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

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

Page 1 of 1

VOLUME 08507 FOLIO 035

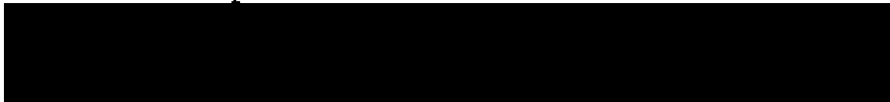
Security no : 124130526425E
Produced 05/12/2025 02:23 PM

LAND DESCRIPTION

Lot 264 on Plan of Subdivision 058859.
PARENT TITLE Volume 08398 Folio 796
Created by instrument B271913 02/10/1964

REGISTERED PROPRIETOR

Estate Fee Simple



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ868254L 28/11/2025
COMMONWEALTH BANK OF AUSTRALIA

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 LP058859 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ868252Q (E)	DISCHARGE OF MORTGAGE	Registered	28/11/2025
AZ868253N (E)	TRANSFER	Registered	28/11/2025
AZ868254L (E)	MORTGAGE	Registered	28/11/2025

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

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

Street Address: 7 ANTWERP STREET DALLAS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 28/11/2025

DOCUMENT END

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Number of Pages (excluding this cover sheet)	3
Document Assembled	05/12/2025 14:23

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SEE SHEET 2

LP58859
EDITION 1
APPROVED 28/7/64

3 SHEETS
SHEET 1

COLOUR CONVERSION
E-1 = BLUE
E-2 = GREEN

HOUSING COMMISSION VICTORIA
BROADMEADOWS ESTATE
PLAN OF SUBDIVISION OF
PART OF CROWN PORTION B SECTION 11
AND PART OF CROWN PORTION A SECTION 15
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE

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

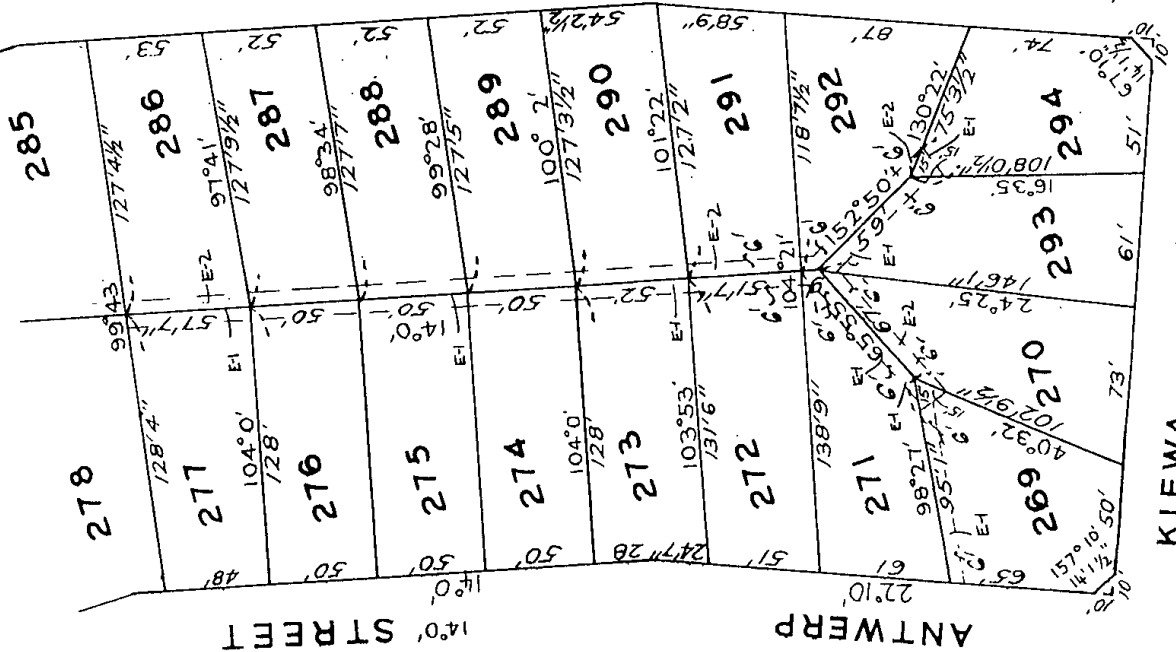
THE LAND COLOURED GREEN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
SEWERAGE

Land Shown Thus  Has Been
Transferred To The Crown

Lot No.
253

Dating No.
B468332

STREET

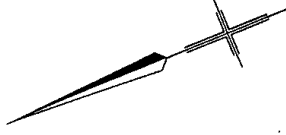


CRESCENT 107°8'

KIEWA 112°10'

14°0' CRESCENT

22°10' ROMSEY

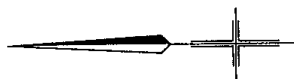


3

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LP58859

3 SHEETS
SHEET 2

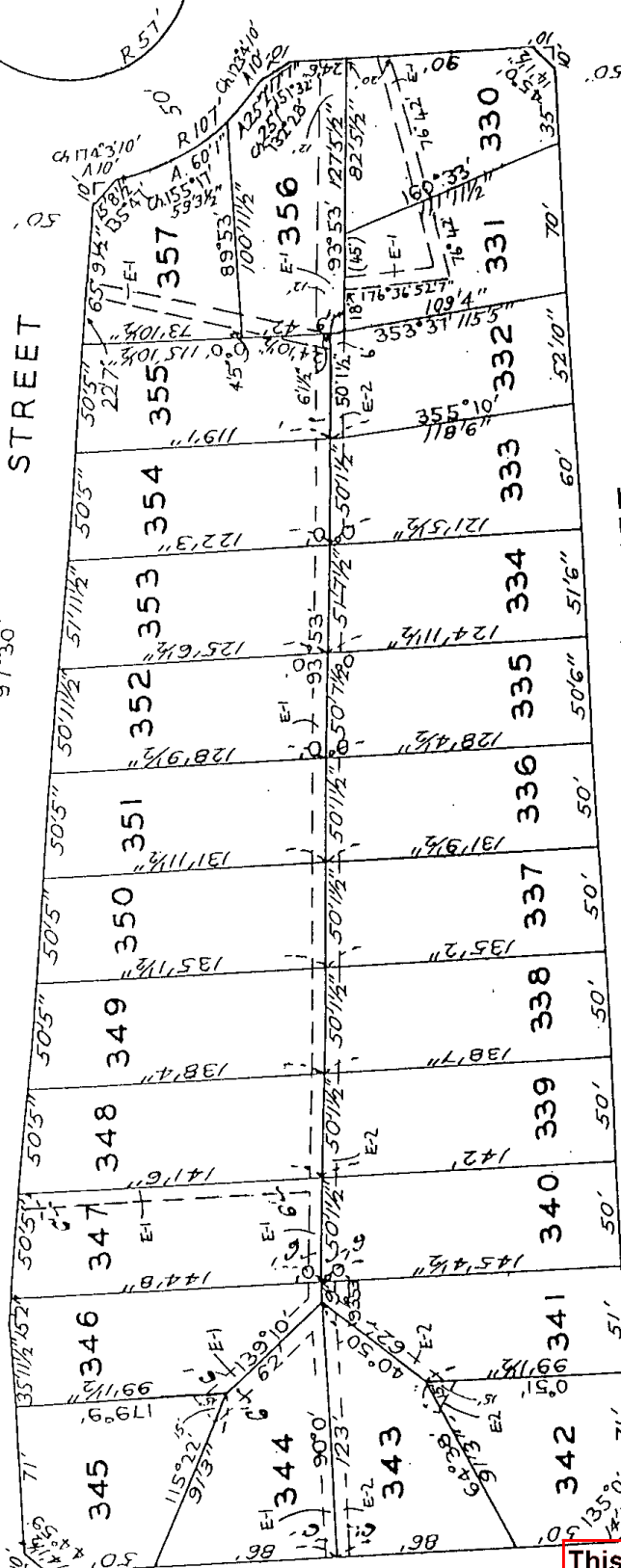


DALLAS DRIVE

LISMORE

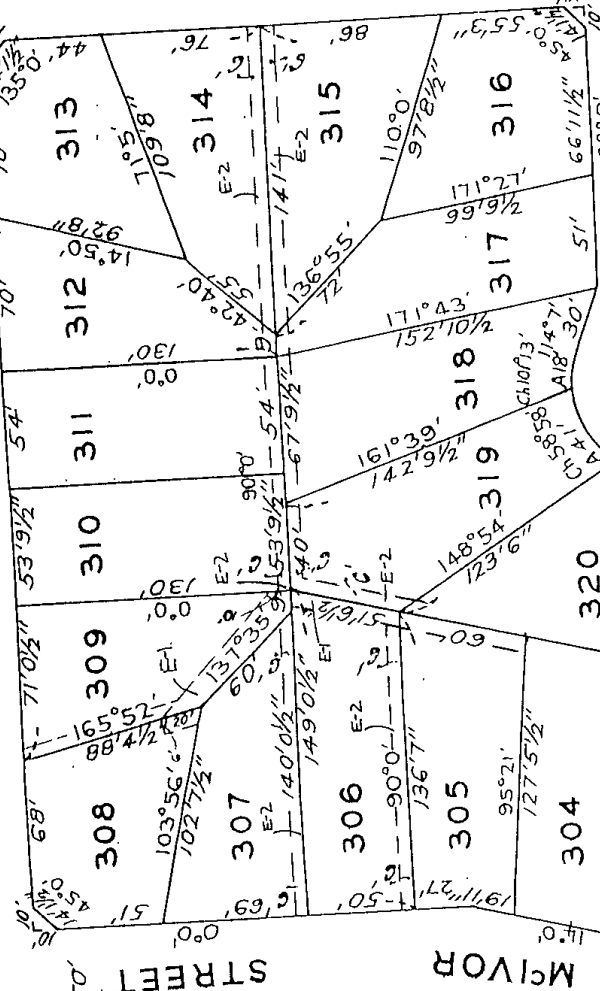
89°58'30"

97°30'



STREET

90°0' CALIVIL



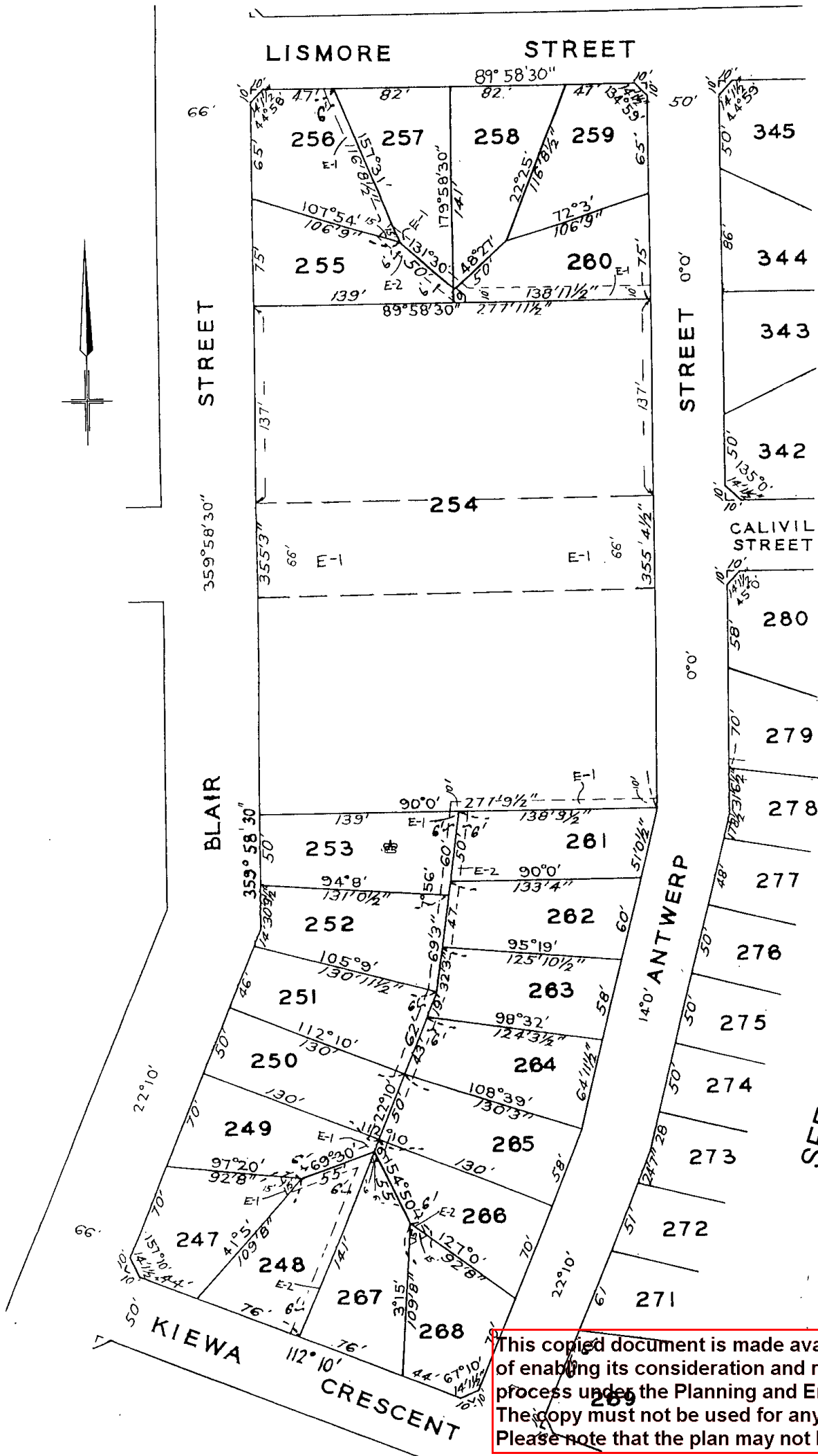
ROMSEY CRES

SEE SHEET 1

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3 SHEETS
SHEET 3



SEE SHEET 2

SEE SHEET 1

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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

7 Antwerp Street, Dallas

Proposed development of one dwelling to the rear of an existing

Municipality: Hume City Council

Planning Application Number: to be confirmed

Applicant: Planning & Design P/L

Dated: 10 February 2026

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01 | Proposal

The proposal involves the development of one new dwelling to the rear of the existing dwelling in a General Residential Zone (GRZ1) with a Melbourne Airport Environs Overlay (MAEO2). Key features of the development are summarized below:

Dwelling Layout

- Proposed one new single storey dwelling (unit 2) is sited to the rear of an existing single storey dwelling (unit 1).
- The proposed dwelling is designed with traditional living configurations, featuring open plan living, meals and kitchen area on the ground level.
- Unit 1 is designed with two bedrooms.
- Unit 2 is designed with four bedrooms.

Vehicle access and car parking

- The existing crossover is to be modified for vehicle access to unit 2.
- A new crossover to the left is proposed for vehicle access to unit 1.
- Unit 1 is provided with a single carport and a single car space.
- Unit 2 is provided with a single garage.

Landscaping

- Selected vegetation on site will 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

- Front setback remains the same, approximately 10.9m from the street.
- The overall height of the proposed dwelling is 5.2m to the top of the roof ridge.

Other features

- No front fence is proposed for this development.

Planning Permit Trigger

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

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02 | Site and Surrounds

Subject Site

The subject site is located on the west side of Antwerp Street. The site has a total area of 633sqm, with a front boundary of 19.8m (east), rear boundary of 13.11m (west) and two side boundaries of 37.88m (north) and 39.7m (south). The site has a fall of approximately 0.4m across the site. An easement is present along the rear boundary of the site.



The current site contains a detached single storey concrete dwelling with pitched tile roof. It has a setback of approximately 10.9m from Antwerp Street. The front yard is low maintenance in character, with wire fencing along the front boundary. The backyard is vacant and cleared of any structures and vegetation. The existing dwelling is to be retained and all other structures are to be demolished to accommodate the proposed development.

Two street trees are present in the nature strip fronting the site. Vehicle access is available via a crossover located to the right end of the street frontage, this will be modified to the satisfaction of the responsible authority.



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Surrounding Properties

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

To the left of the site:

5 Antwerp Street

The property contains a 2-unit development consisting of a single storey concrete dwelling with metal roof at the front and a single storey brick dwelling with pitched tile roof to the rear. It is setback approximately 7.4m from the street. The front yard is established, with brick/iron fencing along the front boundary. Vehicle access to the site is via a crossover located to the left end of the street frontage.



To the right of the site:

9 Antwerp Street

The property contains a single storey weatherboard dwelling with pitched tile roof. It is setback approximately 12.5m from the street. The front yard is low maintenance, with timber fencing along the front boundary. A carport is situated to the left rear side of the dwelling with a garage located to the rear of the lot. Vehicle access is provided by a crossover located to the left end of the street frontage.



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Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of post war period dwellings and newer developments. Houses around the neighbourhood are mostly detached one to two storey tall brick dwellings with pitched tile roofs. Infill developments are emerging in the area. They are generally detached or semi-detached dwellings, 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 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 is similar in size and shape, block sizes approximately range from 400-900sqm. The setbacks of the dwellings along Antwerp Street in proximity to the subject site range from approximately 3-16m.

Multi-dwelling developments in the neighbourhood includes:



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Site Opportunities & Constraints

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

Opportunities

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

Constraints

- An easement is present along the rear boundary.
- The dwellings to the south have windows within close proximity to the common boundary.
- The properties to the north, south and west contains secluded open space areas adjoining 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 633sqm in area, and the proposed development provides a garden area of 42.3%. 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 Environmental Management Overlay. The overlay includes:

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- *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. Unit 1 is provided a single carport and a single car space while unit 2 is provided a single garage.

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

Stormwater Management in Urban Development

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

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

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

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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 in deemed to comply assessment in Appendix 1.

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

General Provisions

Decision Guidelines

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

04 | Conclusion

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

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05 | Appendices

Appendix 1 – ResCode (Clause 55) Amended Assessment

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

Street setback Standard B2-1 (Clause 55.02-1)	Complies with standard and objective. The walls of the dwellings are set back from the street in accordance with the 6m requirement specified in Table B2-1. The front porches, which encroach into the setback, are no wider than 2.5m and no higher than 3.6m. The proposed development will have a front setback of 10.9m from Antwerp Street.
Building height Standard B2-2 (Clause 55.02-2)	Complies with standard and objective. The proposed dwellings do not exceed the maximum height specified in the zone, 9m and 2 storeys. The overall total height of the proposed development is 5.2m to the top of the roof ridge. This is less than the limit as specified to the zone.
Side and rear setbacks Standard B2-3 (Clause 55.02-3)	Complies with standard and objective. The proposed dwelling walls, where not located on or within 200mm of a boundary, are set back from the side and rear boundaries in accordance with B2-3.1: at least 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. The proposed sun blinds and verandahs do not encroach into the minimum required side and rear setbacks.
Walls on boundaries Standard B2-4 (Clause 55.02-4)	Complies with standard and objective. The proposed new wall, constructed on or within 200mm of a side or rear boundary, does not exceed the maximum length of 10m plus, 25% of the remaining length of the adjoining lot boundary. Furthermore, the height of the boundary wall does not exceed the maximum height of 3.6m and an average of 3.2m. There are proposed walls to be built along the north boundary of the site.
Site coverage Standard B2-5 (Clause 55.02-5)	Complies with standard and objective. The proposed site coverage area does not exceed the percentage specified in Table B2-5, 65% for the General Residential Zone. The proposed site coverage is 40.3%, which is less than the maximum 65%.
Access Standard B2-6 (Clause 55.02-6)	Complies with standard and objective. The width of the proposed accessways does not exceed 40% of the street frontage, as required when the frontage is less than 20m. The subject site does not adjoin a road in a Transport Zone 2 or Transport Zone 3. The accessways do not encroach on the tree protection zone of the existing street tree by more than 10%. The existing crossover to the right end of the street frontage will be modified. A new crossover to the left is proposed.

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Tree Canopy Standard B2-7 (Clause 55.02-7)	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.
Front fences Standard B2-8 (Clause 55.02-8)	Complies with standard and objective. No front fence is proposed for this development.
Dwelling diversity Standard B3-1 (Clause 55.03-1)	Not applicable. The development does not meet or exceed ten dwellings.
Parking location Standard B3-2 (Clause 55.03-2)	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.
Integration with the street Standard B3-3 (Clause 55.03-3)	Complies with standard and objective. Passive surveillance is provided through direct views from habitable room windows on the first floor of the dwellings to both the street and vehicle accessway. The subject site does not abut public open space. Site services located within 3m of the street, occupy no more than 20% of the frontage width, and are appropriately screened. External lighting is installed for the accessways and individual mailboxes are provided for each dwelling. Unit 1 will have direct integration with Antwerp Street. Unit 2 will have indirect integration with Antwerp Street The dwellings will enable casual surveillance of visitors and pedestrians through maximising windows to face the street or internal accessway.
Entry Standard B3-4 (Clause 55.03-4)	Complies with standard and objective. Each dwelling is designed with a ground level entry door that offers a direct line of sight from the street, accessway, or shared walkway, and is not accessed through a garage. Additionally, each entry features an external covered area of at least 1.44sqm, with a minimum dimension of 1.2m over the entry door. The entrances for the dwellings are appropriately oriented to front onto Antwerp Street and the internal accessway.

Private open space Standard B3-5 (Clause 55.03-5)	Complies with standard and objective. Each dwelling is provided with a minimum of 25sqm of secluded private open space, with a minimum dimension of 3m. The space has direct access from a living, dining, or kitchen area. Additionally, an area for clothes drying is included.
Solar access to open space Standard B3-6 (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.

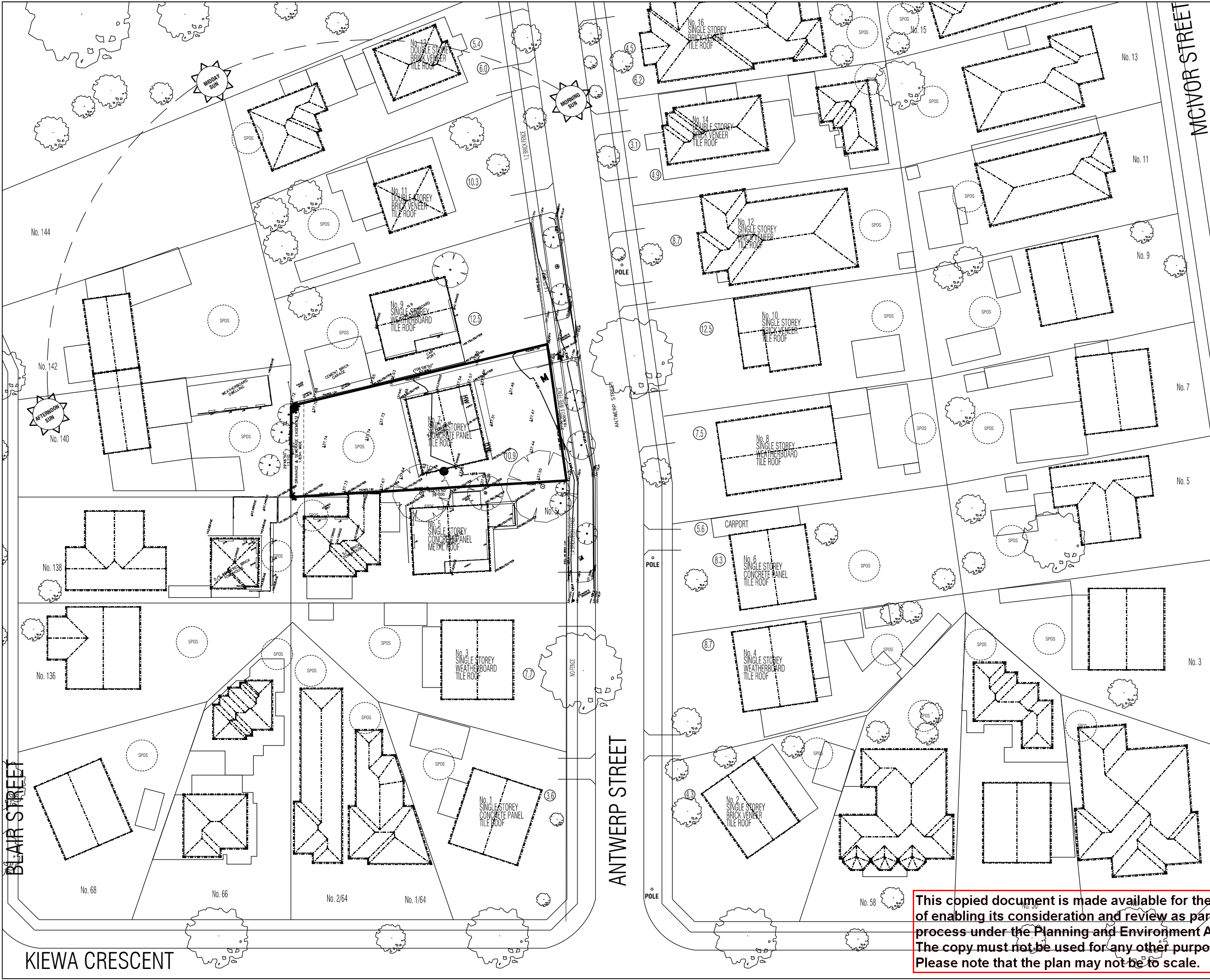
	Additionally, walls or carports over 3m in height, located opposite habitable room windows, are set back by at least 50% of the new wall's height.
Existing north-facing windows Standard B4-2 (Clause 55.04-2)	Complies with standard and objective. The proposed development will be sited appropriately from any existing north-facing windows with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east are present within 3m of a boundary on an abutting lot. • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
Overshadowing secluded open space Standard B4-3 (Clause 55.04-3)	Complies with standard and objective. The proposed dwellings will not overshadow the secluded private open space of surrounding dwellings by more than 50% for a minimum of five hours between 9 am and 3 pm on 22 September. Refer to the proposed Shadow Diagram. Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwelling will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.
Overlooking Standard B4-4 (Clause 55.04-4)	Complies with standard and objective. All habitable room windows are designed to prevent direct views into the secluded private open space or habitable room windows of adjoining dwellings. Any windows within 9m with potential for overlooking are designed to block views below 1.7m above finished floor level.
Internal views Standard B4-5 (Clause 55.04-5)	Complies with standard and objective. The proposed dwellings are designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.
Permeability and stormwater management Standard B5-1 (Clause 55.05-1)	Complies with standard and objective. The proposed pervious area exceeds the minimum requirement of 20%. A stormwater management system is designed to meet best practice performance objectives for stormwater quality and to direct flows into onsite stormwater infiltration to reduce the impact of increased stormwater runoff. The proposed site permeability is 42.3%, which is well above the minimum 20%. Hard surfaces are reduced as much as possible to allow for more permeable areas and for landscaping opportunities.
Overshadowing domestic solar energy systems Standard B5-2	Complies with standard and objective. There are no existing domestic solar energy systems located on the roofs of dwellings on the adjoining lots.

(Clause 55.05-2)	The proposed development has been designed to ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings. The proposed dwelling will not adversely affect the amenity of the solar panels to the neighbouring properties.
Rooftop solar energy generation area Standard B5-3 (Clause 55.05-3)	Complies with standard and objective. Unit 1 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. Unit 2 is 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. The area has a minimum dimension of 1.7m, is oriented to the north, west, or east, and is positioned on the top two-thirds of a pitched roof, free of overshadowing by other structures. The proposed development has been designed to ensure that it will allow for the future installation of appropriately sited rooftop solar energy systems for a dwelling.
Solar protection to new north-facing windows Standard B5-4 (Clause 55.05-4)	Complies with standard and objective. All north-facing windows are shaded by eaves, fixed horizontal shading devices, or fixed awnings with a minimum horizontal depth of 0.25 times the window height. The proposed development has been designed to ensure that it will allow for the future installation of external shading of north facing windows to minimize summer heat gain.
Waste and recycling Standard B5-5 (Clause 55.05-5)	Complies with standard and objective. Each dwelling is provided with an individual bin storage area, measuring a minimum of 1.8sqm in area, 0.8m in depth, and 1.8m in height, as specified in Table B5-5.1. Council waste collection is intended to be utilized. Each dwelling includes an internal waste and recycling storage space of at least 0.07m³ with a minimum depth of 250mm.
Noise impacts Standard B5-6 (Clause 55.05-6)	Complies with standard and objective. Mechanical plants are not located immediately adjacent to bedrooms of new or existing dwellings. The proposed development is designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling are designed and sited to take into consideration noise sources on immediately adjacent properties.
Energy efficiency for apartment developments Standard B5-7 (Clause 55.05-7)	N/A The proposed dwellings are not in or form part of an apartment development.

Appendix 2 – Car Parking Assessment

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

Accessways Design standard 1	Complies with standard. The accessways are functional, with a minimum width of 3m, and corner visibility splays.
Car parking spaces Design standard 2	Complies with standard. A single car space is at least 4.9 m long and 2.6m wide and a single garage/carport 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. 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.



KEY

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

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Revisions

Rev-	

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UNIT DEVELOPMENT
7 ANTWERP STREET, DALLAS



DESIGN RESPONSE

- EXISTING CROSSOVER TO BE MODIFIED TO SERVICE UNIT 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.
- NEW MAILBOXES FOR ALL UNITS.
- PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
- LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 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.
- LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- ANY PROPOSED WALLS TO BE BUILT TO THE BOUNDARY ARE LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES.
- SETBACKS BETWEEN UNITS AIMS TO RETAIN EXISTING SIGHT LINES WITHIN AND THROUGH THE SITE. THIS WILL ALSO REDUCE VISUAL BULK OF THE NEW DEVELOPMENT.
- PROPOSED CROSSOVER TO THE LEFT OF THE SITE TO PROVIDE VEHICLE ACCESS TO UNIT 1.

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NORTH

Revisions			
Rev-			

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DATE	SCALE	DRAWN BY	PROJECT No.
FEB 2026	1:250@A1 1:500@A3	C.M	8773
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN			
UNIT DEVELOPMENT 7 ANTWERP STREET, DALLAS			

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SITE PHOTOS
PROJECT ADDRESS: 7 ANTWERP STREET, DALLAS

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

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



AREA SCHEDULE:

UNIT 1	
GROUND FLOOR AREA:	93.1 m ²
PORCH:	10.2 m ²
TOTAL AREA:	11.1 SQ 103.3 m ²
TOTAL POS:	56.6 m ²

UNIT 2	
GROUND FLOOR AREA:	122.8 m ²
GARAGE:	27.3 m ²
PORCH:	2.2 m ²
TOTAL AREA:	16.4 SQ 152.4 m ²
TOTAL POS:	25.3 m ²
TOTAL SPOS:	66.0 m ²

SITE	
SITE AREA:	633.0 m ²
SITE COVERAGE:	40.3% 255.7 m ²
SITE PERMEABILITY:	41.8% 266.8 m ²
GARDEN AREA:	42.3% 268.3 m ²

FSD

FIXED SHADING DEVICE

INTERNAL WASTE AND RECYCLING STORAGE SPACE:
REQ.: 0.07m³ AND 250mm DEPTH
PROVIDED: 0.6 x 0.6 x 0.8=0.29m³

NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY
SPRAYS 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 SPRAYS
MUST NOT BE MORE THAN 0.90m IN HEIGHT

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

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Revisions

Rev	10.02.2026	TOWN PLANNING SUBMISSION
Rev-A	23.03.2026	ISSUE FOR COUNCIL RFI

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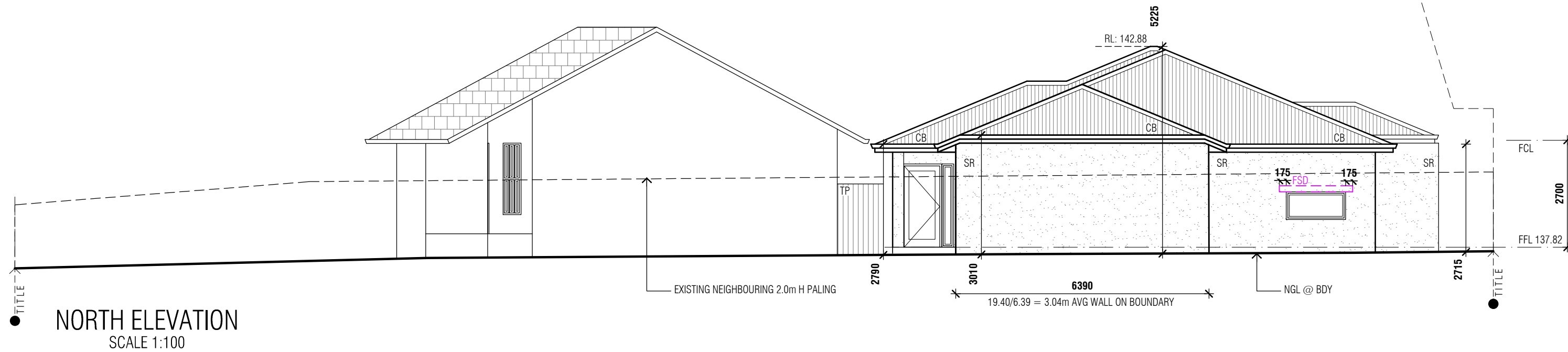
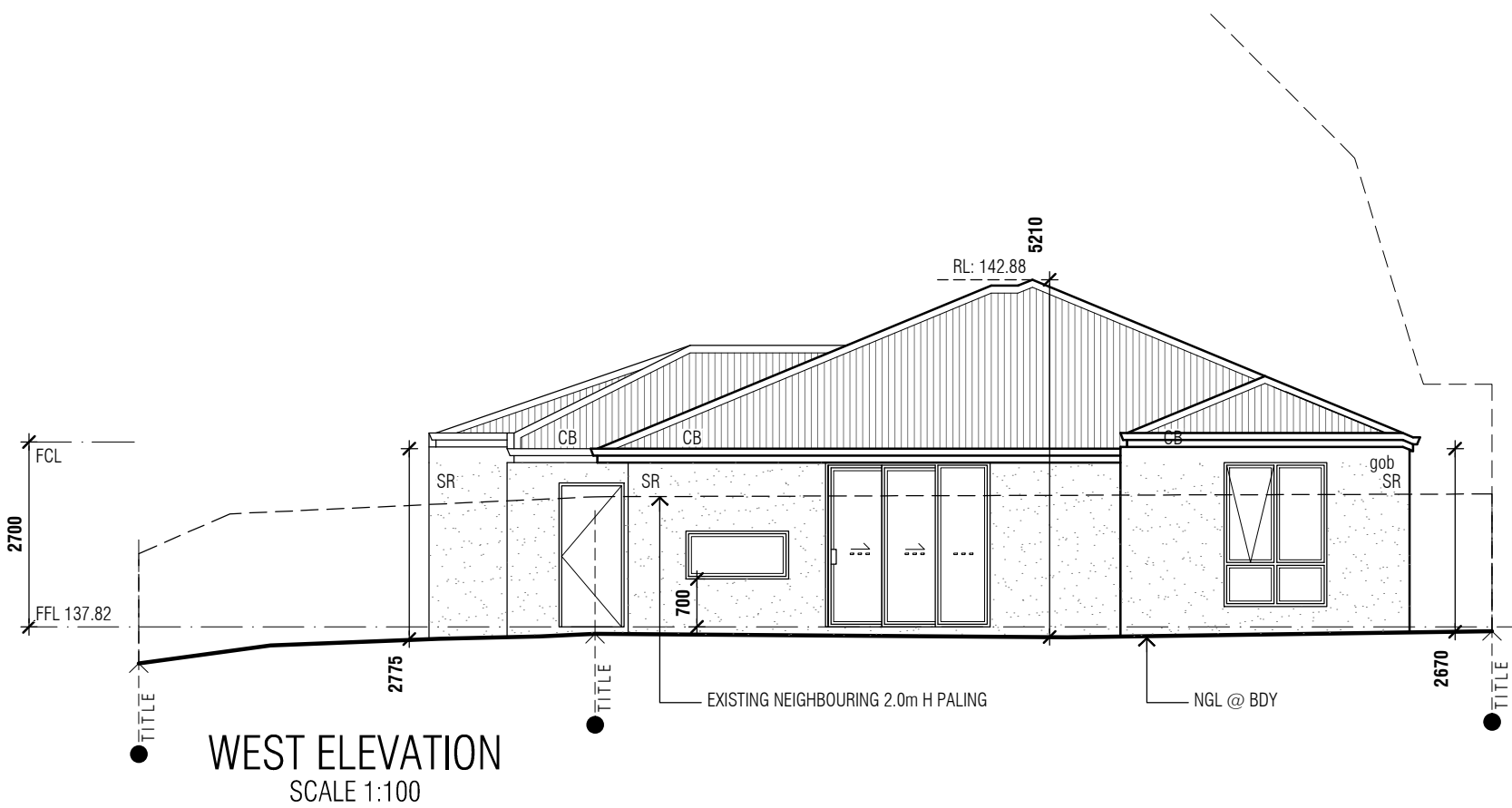
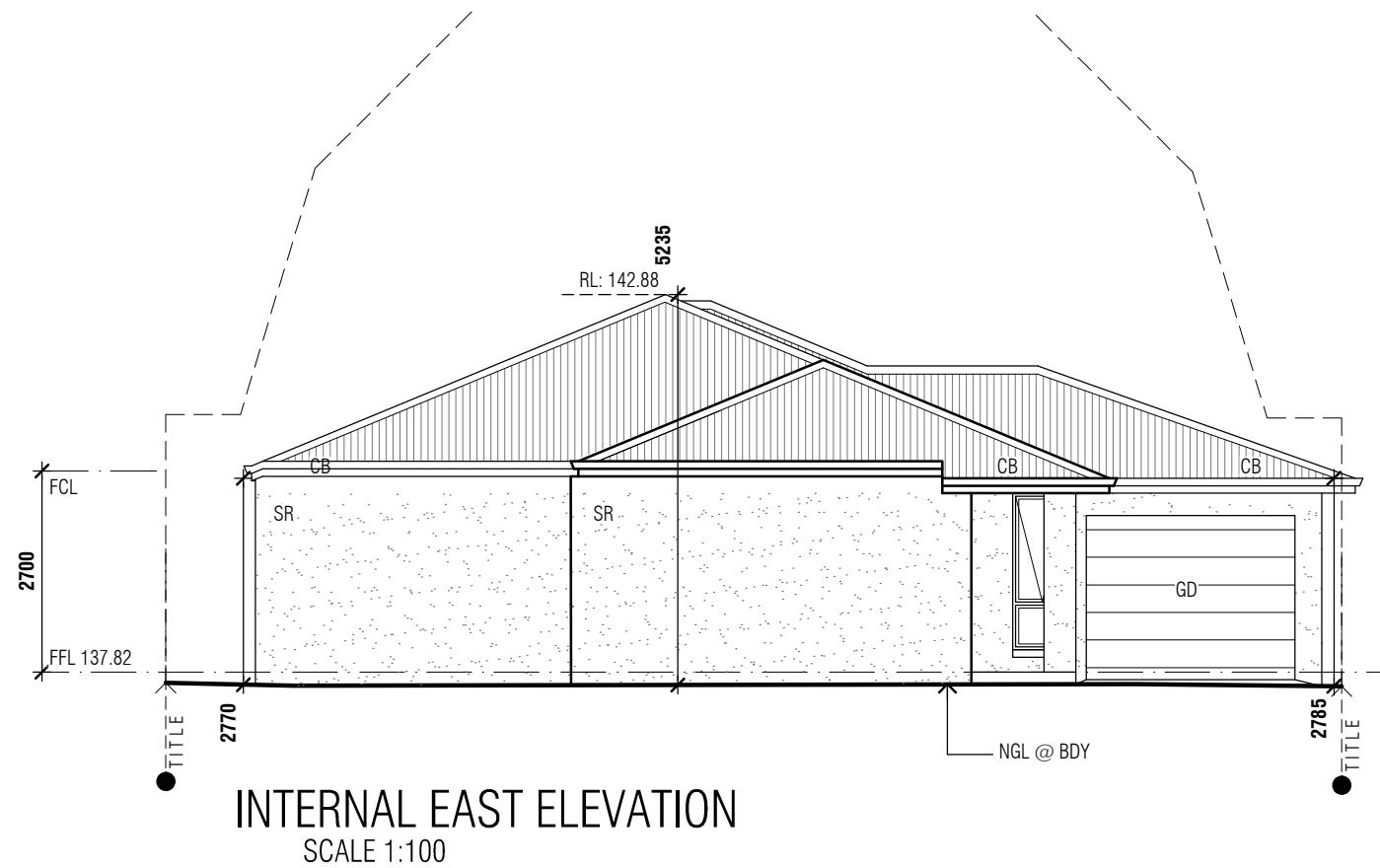
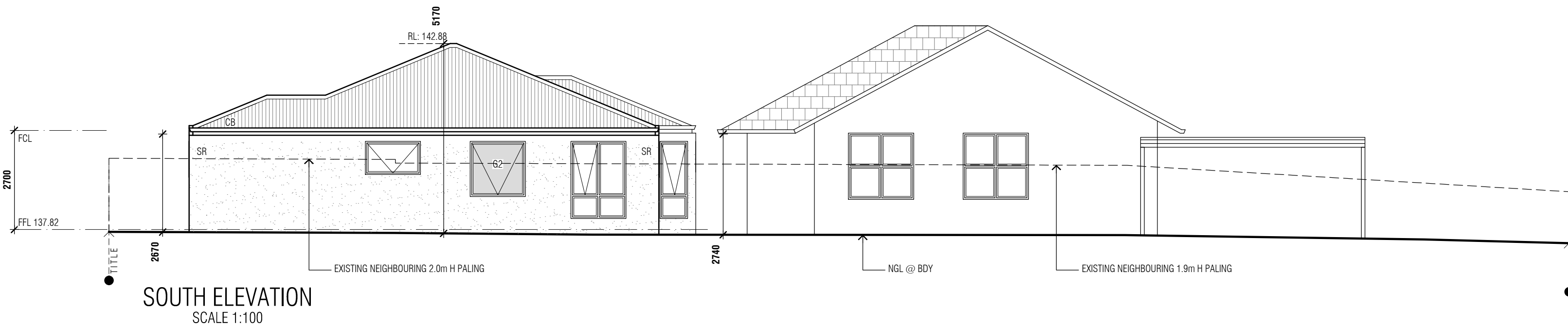
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MAR 2026	1:100@A1	J.E.	C.M.	8773
GROUND FLOOR PLAN				
UNIT DEVELOPMENT 7 ANTWERP STREET, DALLAS				TP01 REV_A

MATERIAL SCHEDULE:

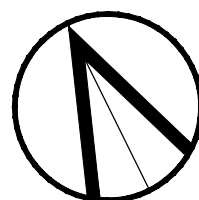
WB SELECTED WEATHERBOARD
FB FACEBRICK WALL
SR STUCCO RENDER
GD SELECTED GARAGE DOOR
G1 OBS GLASS FIXED
TP 1.8m HIGH TIMBER PAILING FENCE
CB SELECTED COLORBOND ROOF AT 35 DEGREE PITCH

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES



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Revisions
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ELEVATIONS PLAN

UNIT DEVELOPMENT
7 ANTWERP STREET, DALLAS

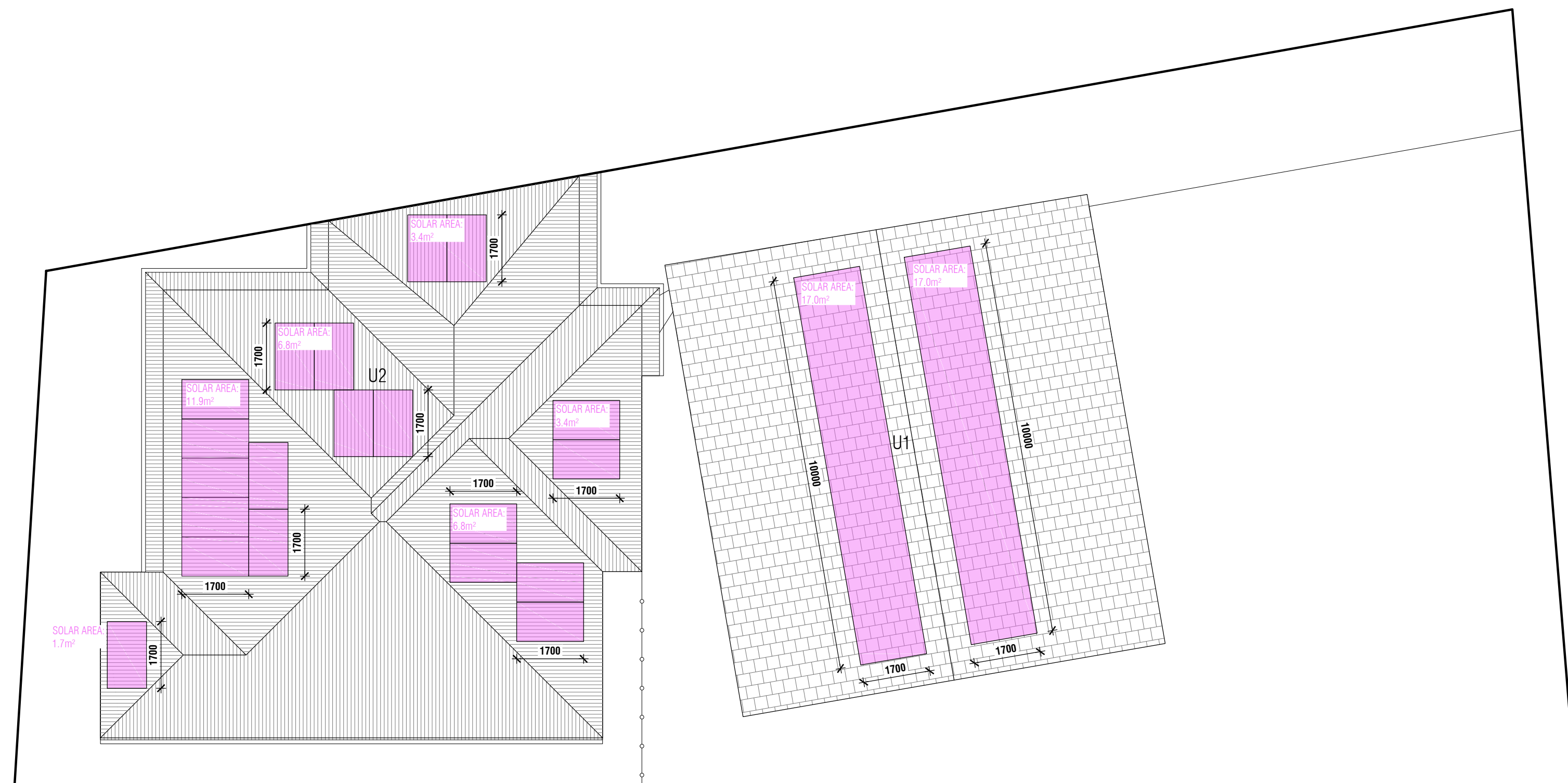
TP02
REV_A



SITE			
SITE AREA:	633.0	m ²	
SITE COVERAGE:	40.3%	255.7	m ²
SITE PERMEABILITY:	41.8%	256.8	m ²
GARDEN AREA:	37.9%	240.2	m ²
GARDEN AREA REQ:	30.0%	189.9	m ²

LEGEND

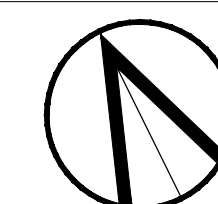
	GARDEN AREA
	DWELLING
	CONCRETE DRIVEWAY



SOLAR GENERATION CALCULATION:		
UNIT	BEDROOMS	AREA
1	3	34.0 sqm
2	4	34.0 sqm
REQ. SOLAR AREA U2		34.0 sqm
REQ. SOLAR AREA U2		34.0 sqm

	SOLAR ENERGY GENERATION AREA
--	------------------------------

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MAR 2026	1:100@A1	J.E.	C.M.	8773
GARDEN AREA & ROOF PLAN				
UNIT DEVELOPMENT 7 ANTWERP STREET, DALLAS				TP03 REV_A

Project # 2634BCE4 - 7 Antwerp St, Dallas
7 Antwerp St, Dallas VIC 3047, Australia
09 February 2026 3:40 p.m.

BLUE FACTOR

148%
score

7 Antwerp St, Dallas

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.

Project details

Name

7 Antwerp St, Dallas

Street address

7 Antwerp St, Dallas VIC 3047, Australia

Municipality

Hume

Site area

633 m²

Planning Number

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	51%	>28%
Mean annual runoff volume infiltrated or filtered (%)	9%	>9%
Total suspended solids (%)	70%	>80%
Total phosphorus (%)	68%	>45%
Total nitrogen (%)	66%	>45%
Total gross pollutants (%)	76%	>70%

Water treatment

Catchments

U2 ROOF TO RWT Roof, 136.2m²

DRIVEWAY UNTREATED Paved, 20.5m²

bluefactor.com.au

Page 1 of 3

U1 CARPORT Roof, 41.8m²

U2 ROOF UNTREATED Roof, 32.1m²

Warning: Total catchment area of 230.6m² is 402.4m² below total area of 633m²

Treatments

U2 ROOF TO RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 4

CARPORT TO RAINGARDEN Raingarden, Area: 1.4 m²,
Extended detention depth: 0.3 m, Submerged zone depth: 0 m,
Site soil type: Sandy loam

Buildings & dwellings

U1 Residential Detached house, 4 bedroom(s)

Configuration 1

U2 ROOF TO RWT Roof, 136.2m²

U2 ROOF TO RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 4

U1 Residential Detached house, 4 bedroom(s)

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Page 2 of 3

Configuration 2

U1 CARPORT Roof, 41.8m²

CARPORT TO RAINGARDEN Raingarden, Area: 1.4 m²,
Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Sandy loam,

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Page 3 of 3

PERMEABLE PAVER MAINTENANCE:

ACTIVITY SCHEDULE

AVOID SEALING OR REPAVING WITH IMPERVIOUS MATERIALS. IN PARTICULAR, NEVER USE ASPHALT OR OTHER TAR-TYPE SEALERS ON PERVIOUS CONCRETE.

N/A

VISUALLY INSPECT PERVIOUS PAVEMENT AREA TO ENSURE THAT IT:

- IS CLEAN OF DEBRIS
- DE-WATERS BETWEEN STORMS
- IS CLEAN OF SEDIMENTS

MONTHLY

- MAINTAIN UPLAND AND ADJACENT GRASSY AREAS.
- SEED UPLAND AND ADJACENT BARE AREAS.
- KEEP THE PERVIOUS PAVEMENT SURFACE FREE OF SEDIMENT BY BLOWING, SWEEPING OR VACUUMING.
- EXCESSIVE WATER FLOW CARRYING DEBRIS TOWARD THE PAVEMENT SHOULD BE DIVERTED.

AS NEEDED

INSPECT THE PERVIOUS PAVEMENT SURFACE FOR DETERIORATION OR SPALLING.

ANNUALLY

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.

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

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LEGEND

ROOF AREA TO RAINWATER TANK

UNTREATED AREA

ROOF AREA TO RAINGARDEN

RAIN WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING AND LAUNDRY USAGE

PERMEABLE AREA

PERMEABLE CONCRETE DRIVEWAY

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.

TANK OVERFLOW MUST BE TAKEN TO L.P.D.

RAINWATER TANKS ARE EXCLUDE AND INDEPENDENT OF ANY DETENTION REQUIREMENTS.

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

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

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

Revisions	
Rev:	10.02.2026 TOWN PLANNING SUBMISSION
Rev-A:	23.03.2026 ISSUE FOR COUNCIL RFI

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WSUD				
UNIT DEVELOPMENT 7 ANTWERP STREET, DALLAS				TP04 REV_A

PROPOSED DECIDUOUS TREES

PROPOSED EVERGREEN TREES

PROPOSED EVERGREEN SHRUBS

EXISTING TREES TO REMOVED

PROPOSED PERMEABLE CONCRETE DRIVEWAY

 DD0005D GARDEN BED

CL PROPOSED WASHING LINE

DEMOUNTABLE SHED PROPOSED 6m² STORAGE SHED

 PROPOSED BIN STORAGE AREA

DEEP SOIL AREA

----- TREE CANOPY AREA

EXTERNAL LIGHT SENSORS

TO ALL GARDEN BEDS AND LAWN / TOPPINGS EDGE

LAWN / TOPPING GARDEN BED

100 X 50 CCA TREATED
EDGE (TO AS 1604)
TO 450 X 50 X 50
WITH GALVANISED
FIXINGS

GARDEN BEDS

75mm ORGANIC PINE BARK MULCH

400mm APPROVED MEDIUM LOAM SOIL

MIN 150mm DEEP ROTARY HOED SUBGRADE

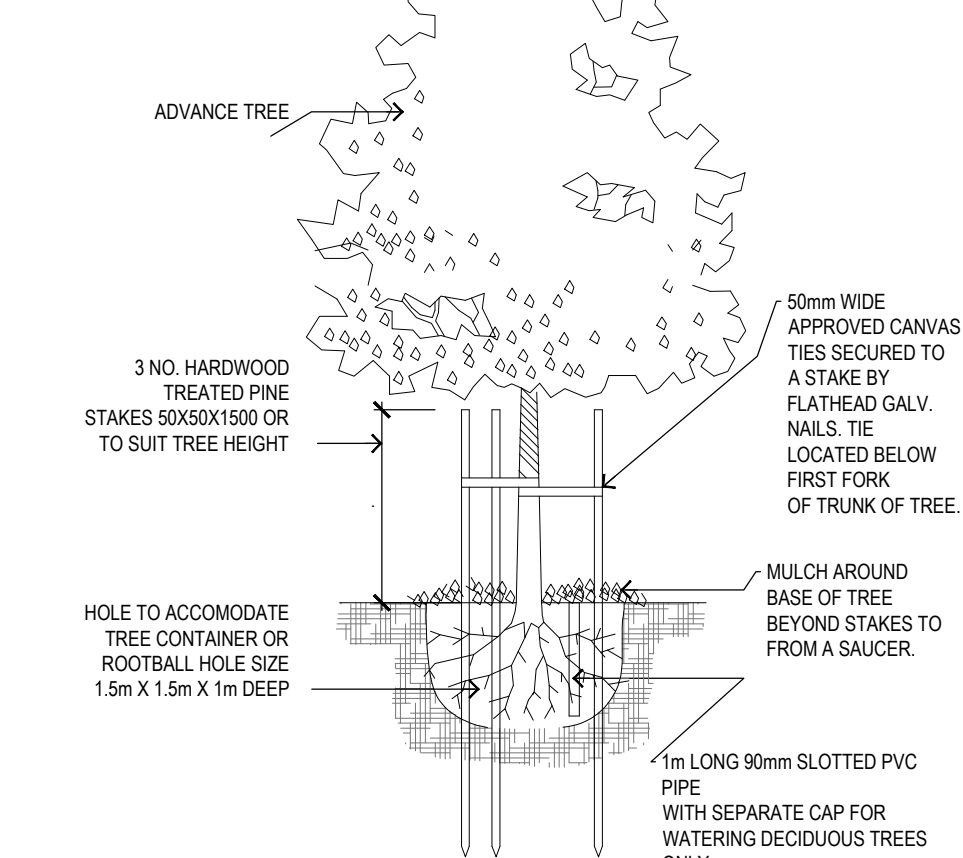
TOPPING AREAS

40mm COMPACTED SELECTED TOPPINGS
75mm COMPACTED FCR BASE
(NO COMPACTED BASE AROUND BASE OF EXISTING TREES)
SUBGRADE

LAWN AREAS

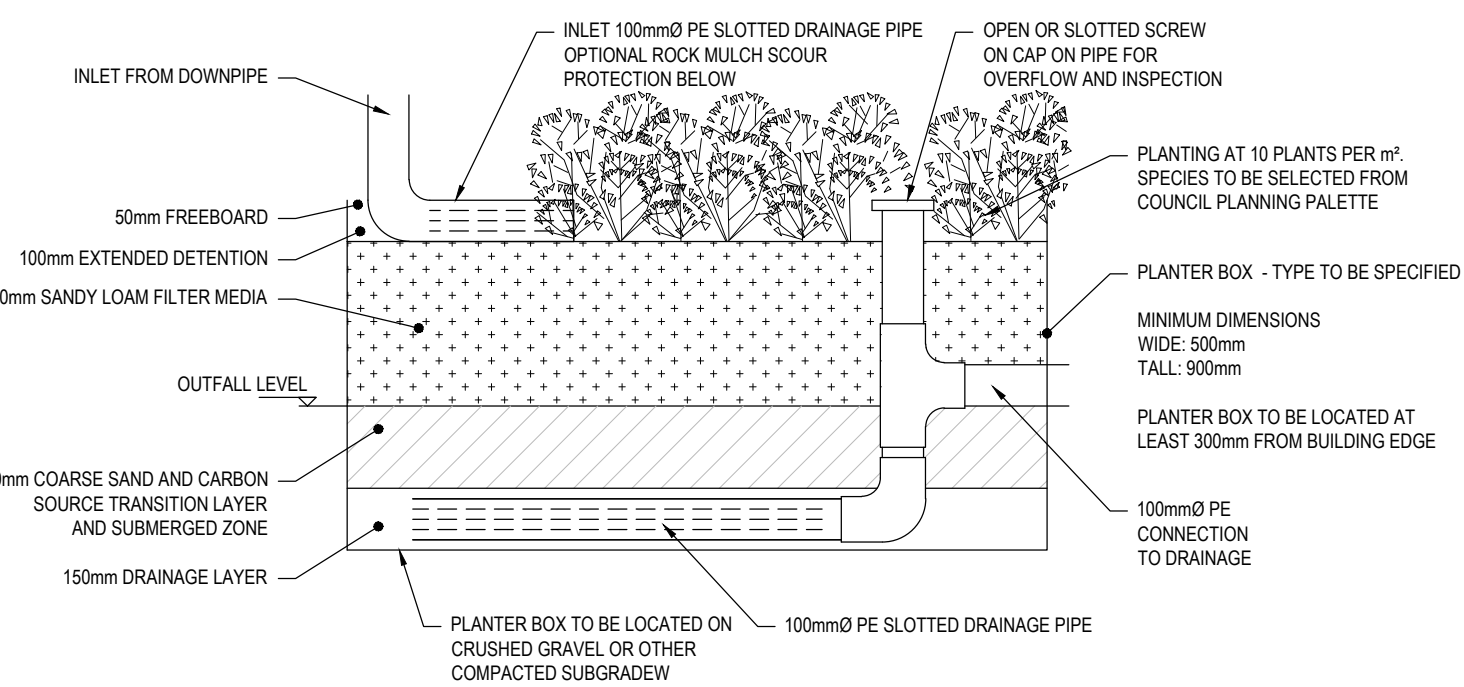
STRATHAYAR WALTER SOFT LEAF
BUFFALO OR SIMILAR INSTANT LAWN
100mm APPROVED SANDY LOAM SOIL
MIN 150mm DEEP ROTARY HOED SUBGRADE

DETAIL NOT DRAWN TO SCALE



DETAIL NOT DRAWN TO SCALE

MIN. 1.0m² ABOVE GROUND PLANTER-BOX RAINGARDEN
DETAIL NOT DRAWN TO SCALE



ABOVE GROUND PLANTER BOX RAINGARDEN CROSS SECTION
100MM EXTENDED DETENTION DEPTH (EDD)

TREE TYPE	DEEP SOIL AREA	NUMBER	AREA
A	12.0M ² /TREE	2	34.8 sqm
A	25.0M ² /TREE	1	37.3 sqm
TOTAL CANOPY COVER			72.1 sqm
REQ. CANOPY COVER			63.3 sqm

NOTE:
TREE CANOPY AREA CALCULATION DOES NOT
INCLUDE CANOPY OVERHANGING PROPERTY
BOUNDARY.

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W	CANOPY COVER
TREES						
ED	EUCALYPTUS LEUCOXYLON	EUKY DWARF	2	40ltr / MIN 1.8m HIGH	7m X 4.9m	34.8m2 (TYPE A)
CB	BANKSIA INTEGRIFOLIA	COAST BANKSIA	1	40ltr / MIN 1.8m HIGH	15m X 6.9m	37.3m2 (TYPE A)
SHRUBS						
MP	MURRAYA PANICULATA	ORANGE JESSAMINE	10	20cm POT	1m X 1m	
TUSSOKS/ GRASSES/ EVERGREEN PERENNIALS						
DCB	DIANELLA CAERULA "BREEZE"	BREEZE FLAX LILLY	11	14cm POT	0.7m x 0.65m	
DCC	DIANELLA CAERULA "CASSA BLUE"	CASSA BLUE FLAX LILLY	11	14cm POT	0.4m X 0.4m	

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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 THE SUB-GRADE TO BE DETERMINING 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.

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

FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING. ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE. AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO ROCKS, 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

SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO STOP THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO ALLOW THE TREE TO GROW AND SWAY WITH THE WIND. THE 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 OSMOTEC IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK. SITE TO MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS. MATERIAL TO BE APPLIED TO A DIAMETER OF 120MM BY 100MM 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 COVERED IMMEDIATELY. ALL MATERIAL TO BE LEFT IN A CLEAN AND SAFE CONDITION.

THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 1 WEEK ESTABLISHMENT PERIOD FOLLOWING THE COMPLETION OF THE MAINTENANCE TASKS. THE MAINTENANCE TASKS ARE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASE - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING, MAINTAIN 75MM MULCH DEPTH AROUND TREE BASES (EXCEPT WHERE SPECIFIED OTHERWISE), WATERING - MAINTAIN PLANTS IN A HEALTHY AND VIGOROUS GROWTH 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 RATE, REPAIR, RED, SLOKEN OR CRACKED PLACES TO BE REPAIRED, REPAIR AND REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD

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 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

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

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

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 DESIGNATED ACCEPTABLE. PLANTS MUST BE PLANTED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZE AS INDICATED IN THE PLANT SCHEDULE. HAVE A MINIMUM TRUNK CALIPER OF 50MM AT GROUND LEVEL. BE UNDAUNTED 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

ALL EXISTING VEGETATION SHOWN ON THE ENDOERSED 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND CLOPPED 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 4970:2008. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND QUALIFIED ARBORIST AND AN ARBORIST MUST BE ENGAGED TO DEVELOP TREE 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.

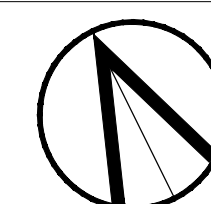
Revisions		PLANNING & DESIGN P/L		P L A N N I N G & D E S I G N		DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.
Rev.	10.02.2026	TOWN PLANNING SUBMISSION	31 Enfield Ave, Preston 3072	T 3018 1529		MAR-2006	1:1000(A)	J E	CM	8773
Rev A	23.03.2026	ISSUE FOR COUNCIL RFI	E. chini@planninganddesign.com.au			LANDSCAPE PLAN				
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LEVELS ARE TO BL

BREEZE PATH AND DISTANCE
(STANDARD B3-10)



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Revisions	
Rev	10.02.2026 TOWN PLANNING SUBMISSION
Rev-A	23.03.2026 ISSUE FOR COUNCIL RFI

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BREEZE PATH				
UNIT DEVELOPMENT				
7 ANTWERP STREET, DALLAS				
TP06				
REV_A				



LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



SHADOW DIAGRAM 12PM 22nd OF SEPTEMBER

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Revisions	
Rev	

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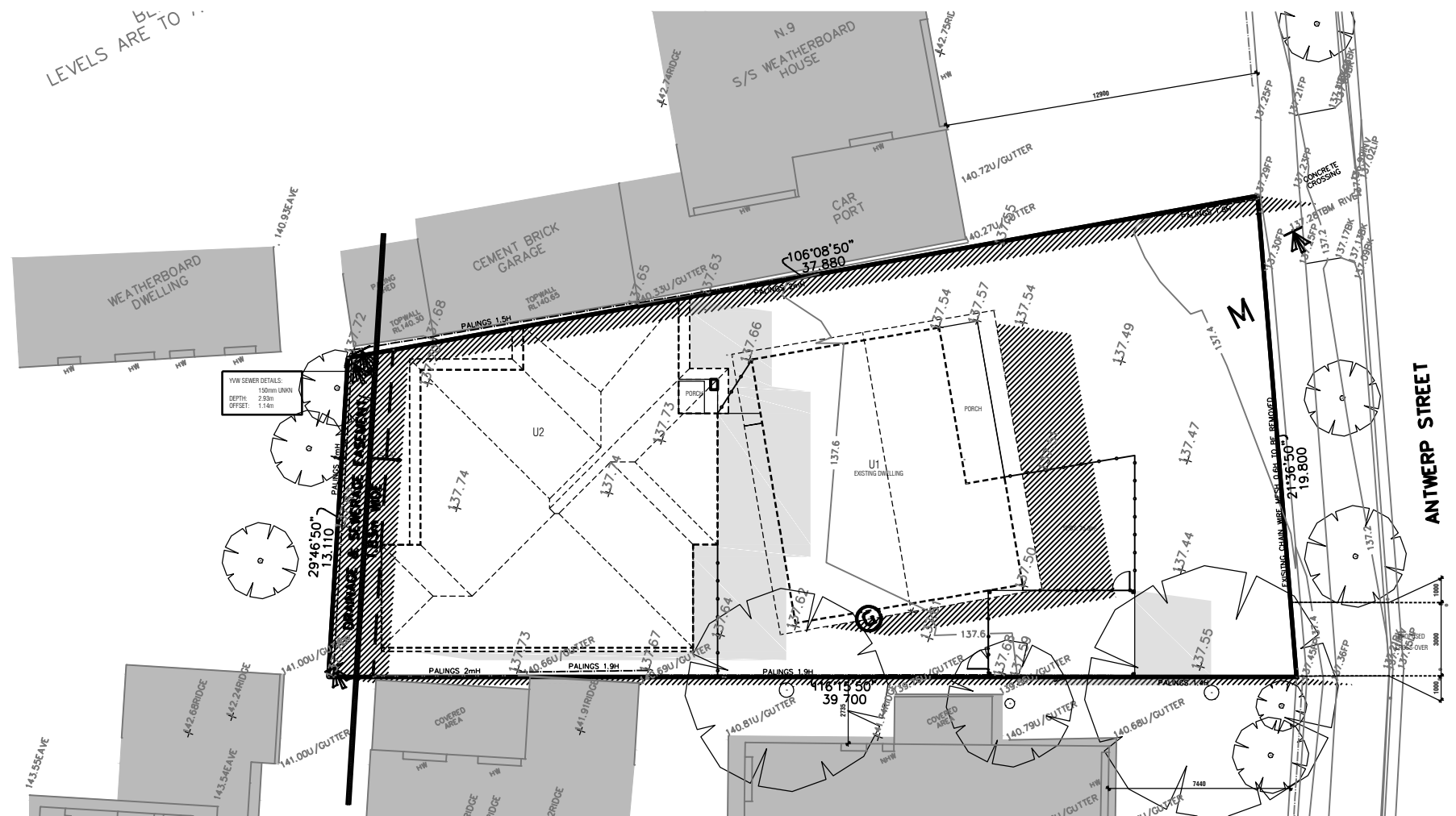
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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
7 ANTWERP STREET, DALLAS

SD02
REV-

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LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS



SHADOW DIAGRAM 3PM
22nd OF SEPTEMBER

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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
7 ANTWERP STREET, DALLAS

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