

Application for Planning Permit

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

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

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

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

The Land

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

Street Address *

Unit No.:	St. No.: 38	St. Name: GERBERT ST
Suburb/Locality: BROADMEADOWS		Postcode: 3047

Formal Land Description *

Complete either A or B.

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

A ☐ Lot No.: 19 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision

OR

B

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 DWELLING 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 \$350K

⚠ 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

- ☐ 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: WAIMAN

Surname: YAU

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: waiman@planninganddesign.com.au

Mobile Phone: [REDACTED]

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: [REDACTED]

Date: 15/04/2026

day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit Form](#). General information about the planning process is available at <http://www.upcd.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

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

Page 1 of 1

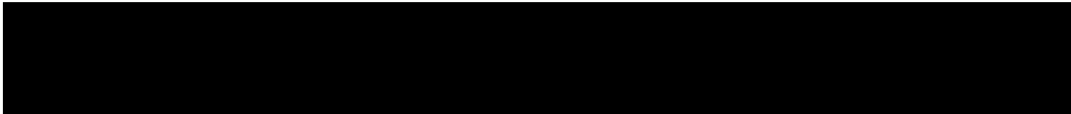
VOLUME 08859 FOLIO 099

Security no : 124133789546J
Produced 15/04/2026 09:21 AM

LAND DESCRIPTION

Lot 19 on Plan of Subdivision 058935.
PARENT TITLE Volume 08792 Folio 629
Created by instrument A138240 11/12/1970

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE LP058935 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA087222L (E)	CONV PCT & NOM ECT TO LC	Completed	04/02/2026
BA093453F (E)	TRANSFER	Registered	05/02/2026
BA093454D (E)	MORTGAGE	Registered	05/02/2026

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

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

Street Address: 38 GERBERT STREET BROADMEADOWS VIC 3047

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



Imaged Document Cover Sheet

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

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

Document Type	Plan
Document Identification	LP058935
Number of Pages (excluding this cover sheet)	1
Document Assembled	15/04/2026 09:21

Copyright and disclaimer notice:

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

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

HOUSING COMMISSION OF VICTORIA
BROADMEADOWS ESTATE
 PLAN OF SUBDIVISION
 OF PART OF CROWN PORTION 8
 PARISH OF WILL WILL ROOK
 COUNTY OF BOURKE
 VOL. 8792 FOL. 629

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

CHART NO. 18.

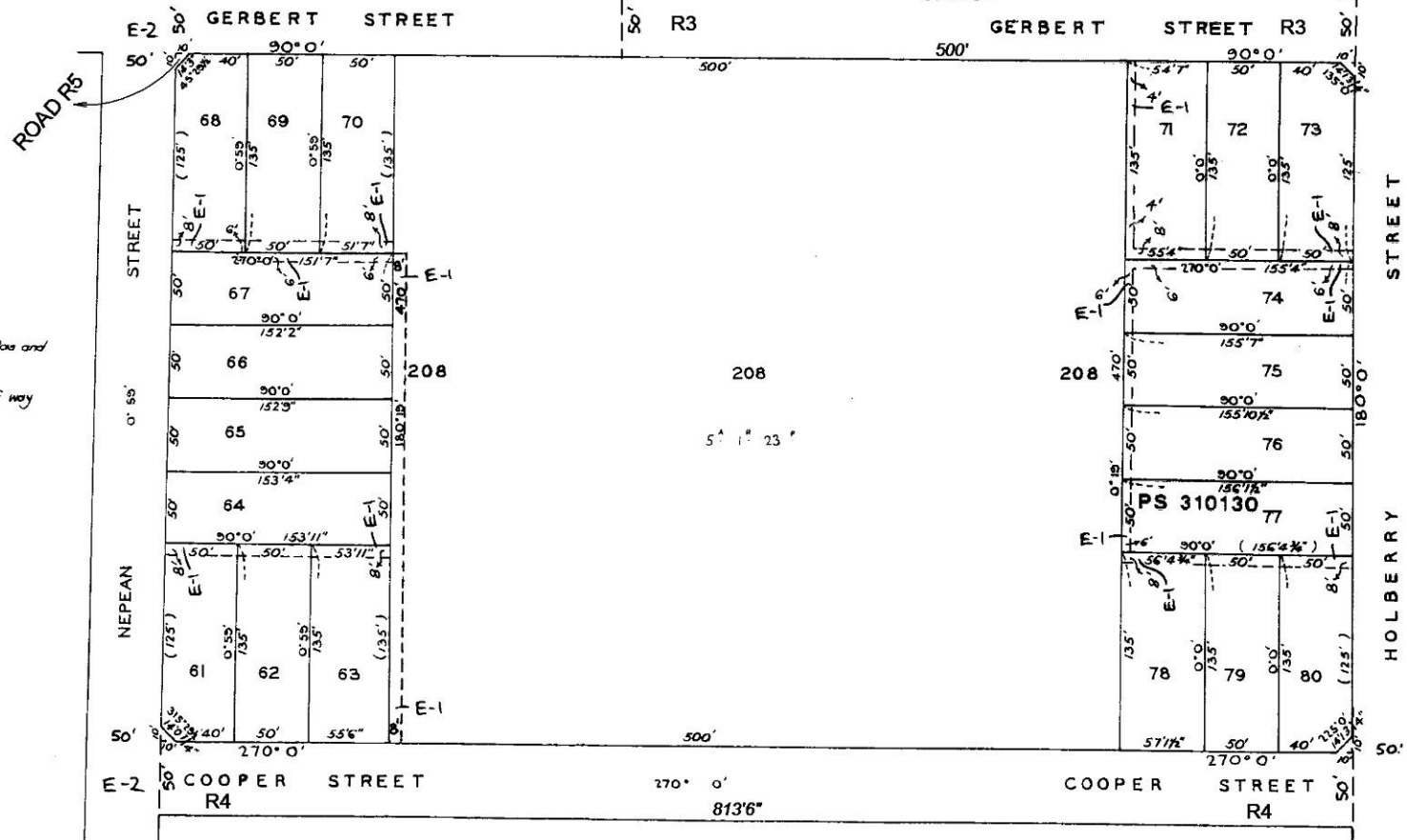
APPROPRIATIONS

The land colored blue is set apart for Drainage Gaps and
 Sewerage purposes

The land coloured brown is set apart for easements of way

COLOUR CONVERSION

E-1 = BLUE
 R1,R2,R3,R4 & R5 = BROWN



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
 NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

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

LP58935
 EDITION 1
 APPROVED 11/3/76



PLANNING AND DESIGN

31 Enfield Avenue
Preston VIC 3072

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

PLANNING REPORT ASSESSMENT

38 Gerbert Street, Broadmeadows

Proposed development of one new dwelling
to the rear of an existing dwelling on site

Municipality: Hume City Council

Planning Application Number: to be
confirmed

Applicant: Planning & Design P/L

Dated: 4 August 2026

Table of Contents

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

01, Proposal

The proposal involves the development of 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) with unit 1 fronting Gerbert Street and unit 2 fronting Holberry Street.
- The proposed dwelling is designed with traditional living configurations, featuring open plan living, meals and kitchen area on the ground level.
- Unit 1 will have three bedrooms.
- Unit 2 is designed with four bedrooms.

Vehicle access and car parking

- The existing crossover is to be relocated and modified for vehicle access to unit 2.
- A new crossover along Holberry Street is proposed for vehicle access to unit 1.
- Unit 1 is provided with a single carport.
- Unit 2 is provided with a double 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

- The proposed development will be setback 8.2m from the Gerbert Street and 2.6m from Holberry Street.
- Unit 2 will be setback 3.0m from Holberry 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

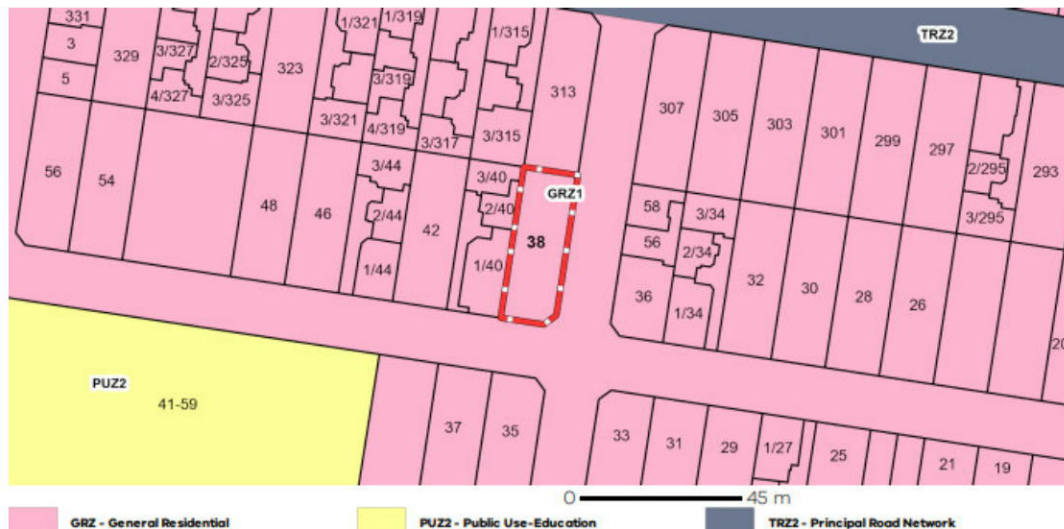
Planning permit is required under Clause 32.08-5 of the Hume Planning Scheme to construct two or more dwellings on a lot in a Housing Choice and Transport Zone. The development must meet the requirements of Clause 55.

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

02 | Site and Surrounds

Subject Site

The subject site is located on the north side of Gerbert Street and west side of Holberry Street. The site has a total area of 645sqm, with a front boundary of 12.19m (south) & 4.31m (southeast), rear boundary of 15.24m (north) and two side boundaries of 42.67m (west) and 39.62m (east). The site has a fall of approximately 0.1m across the site. An easement is present along the rear boundary of the site.



The current site contains a detached single storey brick dwelling with pitched tile roof. It has a setback of approximately 8.2m from Gerbert Street and 2.6m from Holberry Street. The front yard is low maintenance in character, with brick fencing along the front boundary. A shed and some trees are located to the rear of the dwelling. The existing dwelling is to be retained and all other structures are to be demolished to accommodate the proposed development.

There are two power poles present in the nature strips fronting the site. Vehicle access is available via a crossover located to the right end of the Holberry Street frontage, this will be relocated and modified to the satisfaction of the responsible authority.



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:

40 Gerbert Street

The property contains a 3-unit development consisting of single storey concrete dwelling with tile roof at the front and two double storey brick dwellings with tile roof to the rear. The front dwelling is setback approximately 7.5m from the street. The front yard is low maintenance, with 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:

313 Holberry Street

The property contains a single storey brick dwelling with tile roof. It is setback approximately 2.9m from Holberry Street. The front yard is established, with metal fencing along the front boundary. A garage is situated to the rear of the dwelling. Vehicle access is provided by a crossover located to the left end of the Holberry 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 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 300-900sqm. The setbacks of the dwellings along Gerbert Street in proximity to the subject site range from approximately 2-10m.

Multi-dwelling developments in the neighbourhood includes:



Site Opportunities & Constraints

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

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The 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

- There is an easements present along the rear boundary of the site.
- Dwelling to the west have windows within close proximity to the common boundary.
- The properties to the north and west contain 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 32.10-7 to construct two or more dwellings on a lot in a Housing Choice and Transport 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 645sqm in area, and the proposed development provides a garden area of 38.6%. Therefore, the development achieves the minimum garden area requirement.

In accordance with Clause 32.09-8, a schedule to this zone may specify the requirements of B2-1, B2-5, B2-8 and B3-5 of Clause 55.

Overlay

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

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

Permit Trigger

As identified earlier in this report, a planning permit is required under Clause 32.10-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a Housing Choice and Transport 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. The subject site is within a Category 2 Zone which mandates the provision of a minimum of one car space for each dwelling. Unit 1 is provided one carport while unit 2 is provided with a double 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.

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.

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 has a front setback of 8.2m from Gerbert Street and 2.6m from Holberry Street. Unit 2 is setback 3.0m from Holberry 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 no proposed walls to be built along any boundary of the site for this development.
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 46.5%, 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 along Holberry Street will be relocated and modified for vehicle access to unit 2. A new crossover along Holberry Street is proposed for vehicle access to unit 1.

	Council has recently planted two new street trees along Gerbert Street near the location of the proposed crossovers. We are seeking permission to have these newly planted small street trees relocated away from the proposed crossovers.
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, 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. 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 Gerbert Street while Unit 2 will have direct integration with Holberry 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 Gerbert Street, Holberry 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 operable, 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. No 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.
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 38.6%, 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.
Overshadowing domestic solar energy systems Standard B5-2 (Clause 55.05-2)	Complies with standard and objective. There are existing domestic solar energy systems located on the roofs of dwellings on the adjoining lots. The proposed development has been designed to ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings. 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.

TREEMAP

ARBORICULTURE

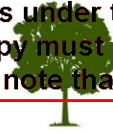


Arboricultural Assessment & Report 38 Gerbert Street, Broadmeadows

Treemap Arboriculture
PO Box 465, Heidelberg VIC 3084
ABN 20 325 463 261
www.treemap.com.au

June 2026

Prepared for:
Planning & Design Pty Ltd



1 Name and address of consultant

Dean Simonsen (AQF Lvl 7)
Treemap Arboriculture
PO Box 465, Heidelberg, Victoria 3084

2 Instructions

- 2.1 The instructions provided to Treemap Arboriculture on 04/06/26 by Planning & Design Pty Ltd were to provide an Arboricultural assessment and report for trees located on or adjacent to the subject site, the subject site being 38 Gerbert Street, Broadmeadows.

3 Introduction

- 3.1 The owners of the subject site are undertaking investigations to develop the property. As part of the design and application process the owners are conducting a review of vegetation located on or adjacent to the site. This report examines the arboricultural matters associated with this vegetation.
- 3.2 Under the guidelines of AS4970-2025 (Australian Standard – Protection of trees on development sites), the following report would be defined as an 'Arboricultural impact assessment' (AIA). The standard indicates that '*Where works will occur in the NRZ of one or more trees an AIA report shall be prepared by the project arborist once the final development design (layout) is complete. The AIA report shall identify and discuss likely impacts on all trees; design modifications that have been considered; justifications for trees requiring removal; and any methods that should be implemented to minimize or avoid the impacts on trees that are to be retained*'.

4 Key Objectives

- 4.1 To undertake a general assessment of trees located on or near the subject site.
- 4.2 To provide an assessment of the subject trees with respect to their overall condition, structure, safety, and suitability for protection.
- 4.3 To provide recommendations on the suitability of the trees for protection and provide approved methods of tree protection.

5 Method

- 5.1 A site and tree inspection were conducted on Wednesday 17th June, 2026.
- 5.2 The tree assessment consisted of a visual inspection, which was undertaken with regard to modern arboricultural principles and practices. The assessment did not involve a detailed examination of below ground or internal tree parts. The assessment was undertaken from the ground of the subject site to determine tree condition and species type. Measurements were taken to establish trunk and crown dimensions. No tree samples or site soil samples were taken unless specified. Trunk diameters for trees on adjoining properties may be estimated due to site access limitations.

- 5.3 The trees have been allocated a retention value rating which combines tree condition factors with functional and aesthetic characteristics in the context of an urban landscape. The retention or preservation of trees may not depend solely on arboricultural considerations; therefore, the ratings may act as a guide to assist in decisions relating to tree management and retention.
- 5.4 A feature survey plan was provided by the client (Feature Survey prepared by Planning & Design P/L, no reference or date). The assessed trees have been numbered on this plan (Appendix 3).
- 5.5 A proposed ground floor plan was provided by the client for analysis (Ground Floor Plan prepared by Planning & Design P/L, Ref 8813, Revision dated 09/04/26). The trees have been numbered on this plan and Notional Root Zones and Structural Root Zones are indicated for specific trees (Appendix 3a).

6 Observations

- 6.1 The site under review presented as a single residential allotment with an existing dwelling and detached sheds. The site is a corner allotment, and it adjoins residential properties to the west and north. Gerbert Street frontage is located to the south and Holberry Street frontage is located to the east. The site contained shrubs, fruit trees and environmental weeds.



- 6.2 Twenty (20) trees or shrubs were assessed in detail as part of the site review. This included 17 trees or shrubs on the subject site and 3 street trees. The detail of each individual tree assessment is provided in table format at Appendix 1. Tree numbers within the assessment table correspond to those provided on the site feature plan (Appendix 3).
- 6.3 The property is not influenced by any specific local vegetation controls under the City of Hume Planning Scheme. This is based on a planning property report for the site being obtained from www.planning.vic.gov.au/ on 17/06/26.

- 6.4 The property would also be influenced by Clause 52.37 (Canopy Trees) of the Victorian Planning Provisions. *A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.*

canopy tree means a tree that has:

a height of more than 5 metres above ground level; and

a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and

– a canopy diameter of at least 4 metres;

This does not apply:

- If the table of exemptions in clause 52.37-8 specifically states that a permit is not required.*
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.*

boundary canopy tree means a canopy tree if any part of its trunk is within:

– 6 metres of the narrowest street frontage of a lot; or

– 4.5 metres of the rear boundary of a lot;

- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.*

6.4.1 No trees meet the boundary canopy tree criteria.

6.5 Instructive formulas

- Diameter (cm) to Circumference (m) conversion: Multiply the diameter (Appendix 1 - column DSH) by pi and divide by 100. Alternatively, recognise that 0.5m circumference equals 15.92cm diameter.
- AS4970 - The combined stem DSH is calculated using the formula:

$$\text{Total DSH} = \sqrt{(\text{DSH}_1)^2 + (\text{DSH}_2)^2 + (\text{DSH}_3)^2}$$

- 6.6 The proposed design indicates a second unit to the rear of the existing dwelling.

7 Discussion

The Australian Standard (AS4970:2025) – ‘*Protection of trees on development sites*’ puts forward a process for undertaking tree inspections and reports on property where development is being considered. It recommends a preliminary assessment be undertaken to help guide planners and property owners with regard to the preservation of existing trees; that is trees that might contribute to the completed proposal. The standard points out that the preliminary report ‘*information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space*’.

These assessments typically reveal a range of trees with varying attributes for health, structure and overall value. Some trees may be considered insignificant for their size, age, species type or condition, but they might still be considered for retention because they are situated conveniently on the site. Conversely, some trees may be exceptional for various reasons but there may be no scope for their retention because of their location or other site constraints. An objective of the tree assessment is to determine the trees that may be preferable, in terms of preservation, and to identify poor or insignificant trees that might be easily replaced or replaced with better species.

The arborist must also exercise judgement and expertise with respect to the types of trees that are deemed suitable for retention, and they should also consider what stage the tree is at in its overall lifecycle.

The site contained shrubs, fruit trees and environmental weeds. The retention value of all the vegetation on the site was rated 'Low' or 'None'. The absence of any applicable vegetation controls towards the site vegetation, plus its very low quality, supports an approach whereby existing trees and shrubs should offer limited constraint to the proposed design. All of the vegetation on the site is recommended for removal (Trees 4-20). A permit is not required to remove any trees.

A factor that may influence development on the subject site will be the proposed design in the vicinity of trees on adjoining land. The Notional Root Zones and Structural Root Zones for trees on adjoining land are illustrated on the proposed plan at Appendix 3a.

Street trees 1-3 are distant from the proposed site changes and no harm is predicted towards them.

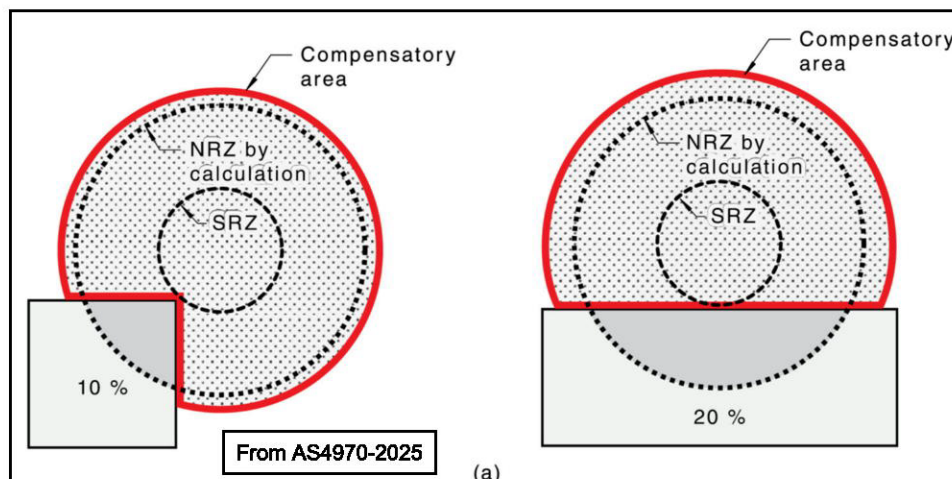
There are no other significant tree protection matters associated with trees on adjoining land.

7.1 Tree protection on development sites

The level of encroachment and the impact to specific trees can be estimated by comparing standard or modified tree protection clearances with those clearances provided to trees in the development design. The overall impact towards a specific tree will be based on the severity of encroachment into the respective tree protection zones. The degree of root activity in the Notional Root Zone can vary significantly, which can result in more or less severe impacts to trees. The most accurate means of determining root activity in these zones is to undertake subsurface root investigations, but these are often impractical. The alternative to undertaking root investigations is to assign appropriate Notional Root Zones.

This report adopts AS4970:2025, Australian Standard – *Protection of trees on development sites* as the preferred tree protection method. The method provides a **Notional Root Zone** (NRZ – radial measurement from trunk centre) by using the width of the trunk at 1.4m above ground multiplied by 12. The prescribed NRZ distances are provided for each tree in Appendix 1 (NRZ), and they are illustrated for specific trees at Appendix 3a.

There is scope to encroach the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970-2025 (Australian Standard – *Protection of trees on development sites*). Under various encroachment types, it is acceptable to encroach the notional root zone (NRZ) area by up to 20% before it is considered 'Major' encroachment. This can be applied if there is contiguous space around the tree for root development to occur and the Structural Root Zone is avoided.



8 Recommendations

- 8.1 The retention value of all the vegetation on the site was rated 'Low' or 'None'. The absence of any applicable vegetation controls towards the site vegetation, plus its very low quality, supports an approach whereby existing trees and shrubs should offer limited constraint to the proposed design. All of the vegetation on the site is recommended for removal (Trees 4-20). A permit is not required to remove any trees.
- 8.2 Street trees 1-3 are distant from the proposed site changes and no harm is predicted towards them.
- 8.3 Any vegetation in the study area that was not assessed as part of this report was considered insignificant, generally undesirable or sufficiently clear of any expected works.

Dean Simonsen (BAppSc Melb.)
Consultant Arborist

9 References

Australian Standard AS 4970, 2025. *Protection of trees on development sites*. Standards Australia

10 Definitions

The NRZ, TPZ and SRZ are defined in AS4970-2025, Australian Standard – Protection of trees on development sites as:

Notional root zone (NRZ)

Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.

Tree protection zone (TPZ)

Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.

Structural root zone (SRZ)

Theoretical area around the base of a tree required for the tree's stability in the ground.

Tree (AS4970)

Long-lived woody perennial plant usually greater than 3 m in height with one or relatively few main stems or trunks or as determined by the relevant authority.

11 Expertise of Arborist to prepare report

Qualifications and expertise of consultant

- Bachelor of Applied Science, Horticulture (Plant Production) – University of Melbourne, Burnley College (AQF Lvl 7).
- Diploma of Applied Science, Horticulture (Arboriculture) – University of Melbourne, Burnley College. Dux of Arboriculture (AQF Lvl 5).
- More than 25 years of experience in the arboriculture/horticulture industry (private and local government experience).
- Consultant Arborist and Director at Tree Logic Pty Ltd from June 1999 to September 2011.
- Manager of Arboriculture – Royal Botanic Gardens, Melbourne (27 Months 1997-1999).
- Secretary for the Victorian Tree Industry Organisation (VTIO) 2007-2012.
- Financial member of the International Society of Arboriculture (ISA).
- Presented paper at the International Society of Arboriculture Conference, 2011 at Parramatta, NSW.

Expertise to prepare report

- My qualifications and experience have primarily involved the management of tree issues in the urban landscape. Specifically, this has involved hazard, general or detailed assessment of tree condition on private and public land with recommendations made on preservation strategies or remedial works.
- Tree assessments to establish tree health, tree structure and arboricultural values are core components of Treemap Arboriculture's business activities.
- Prepared in excess of 5000 development reports and 500 Tree Management Plans.
- I have experience at Victorian Civil Administrative Tribunal and the magistrate's court as an expert witness on arboricultural matters.
- I have inspected and assessed well over one hundred thousand trees and managed assessment programs for at least ten times as many.

Appendix 1

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

Tree Assessment Table

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	<i>Eucalyptus sp.</i>	Gum Tree	1	2.00	1.50	2x1	Young	Fair	Fair	Symmetric		Australian native	Low	Street tree
2	<i>Callistemon 'Kings Park Special'</i>	King's Park Special Bottlebrush	1	2.00	1.50	1x1	Young	Fair	Fair to Poor	Symmetric		Australian native	Low	Street tree
3	<i>Callistemon 'Kings Park Special'</i>	King's Park Special Bottlebrush	1	2.00	1.50	1x1	Young	Fair	Fair to Poor	Symmetric		Australian native	Low	Street tree
4	<i>Tecoma stans</i>	Tecoma	15	NA	NA	3x3	Semi-mature	Fair	Poor	Minor asymmetry	shrub	Exotic evergreen	None	Remove
5	<i>Malus Xdomestica</i>	Apple	26,11 (28.2)	3.38	2.02	6x6	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Remove
6	<i>Prunus armeniaca</i>	Apricot	10	2.00	1.50	3x3	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Remove
7	<i>Olea europaea</i>	Olive	16	2.00	1.60	4x4	Semi-mature	Fair	Fair to Poor	Minor asymmetry	Woody weed	Exotic evergreen	None	Remove
8	<i>Malus Xdomestica</i>	Apple	15	2.00	1.55	3x3	Semi-mature	Fair	Poor	Manipulated		Exotic deciduous	Low	Remove
9	<i>Eriobotrya japonica</i>	Loquat	7,5 (8.6)	2.00	1.50	2x3	Semi-mature	Fair	Poor	Manipulated	Woody weed	Exotic evergreen	None	Remove
10	<i>Prunus Xdomestica</i>	European Plum	12,11 (16.3)	2.00	1.61	3.2x4.5	Semi-mature	Fair	Poor	Manipulated	Woody weed	Exotic deciduous	None	Remove
11	<i>Prunus persica</i>	Peach	6,6 (8.5)	2.00	1.50	3x3	Semi-mature	Fair	Poor	Manipulated		Exotic deciduous	Low	Remove
12	<i>Prunus persica</i>	Peach	5	2.00	1.50	2x2	Semi-mature	Fair	Poor	Manipulated		Exotic deciduous	Low	Remove
13	<i>Macadamia integrifolia</i>	Macadamia Nut	9,8,7 (13.9)	2.00	1.50	4.5x5	Semi-mature	Fair	Poor	Minor asymmetry		Australian native	Low	Remove
14	<i>Citrus japonica</i>	Kumquat	5	2.00	1.50	2x1	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Remove
15	<i>Ficus carica</i>	Common Fig	15	2.00	1.55	2x4	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Exotic deciduous	None	Remove

Appendix 1

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree type	Retention value	Recommend
16	<i>Punica granatum</i>	Pomegranate	11	2.00	1.50	3x3	Semi-mature	Fair	Poor	Asymmetric		Exotic deciduous	Low	Remove
17	<i>Prunus salicina</i>	Japanese Plum	11	2.00	1.50	2x3	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Remove
18	<i>Prunus salicina</i>	Japanese Plum	9	2.00	1.50	2.7x3	Semi-mature	Fair	Poor	Manipulated		Exotic deciduous	Low	Remove
19	<i>Prunus Xdomestica</i>	European Plum	12,11,11 (19.6)	2.35	1.74	4.5x5	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Exotic deciduous	None	Remove
20	<i>Citrus x paradisi</i>	Grapefruit	16,15 (21.9)	2.63	1.82	4x5	Maturing	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Remove

*Descriptors in Appendix 2

DSH = Diameter at Standard Height in centimetres (bracketed dimension = modified diameter according to AS4970)

HxW= Height and Width of crown, in metres.

NRZ – optimum radial clearance distance as per AS4970. () = modified NRZ, NA = Not applicable

SRZ – radial clearance distance to maintain tree stability, as per AS4970.

Woody weeds determined from White, M., Cheal, D., Carr, G. W., Adair, R., Blood, K. and Meagher, D. (2018). Advisory list of environmental weeds in Victoria. Arthur Rylah Institute for Environmental Research Technical Report Series No. 287. **Department of Environment, Land, Water and Planning**, Heidelberg, Victoria

Appendix 2

must not be used for any other purpose.

Please note that the plan may not be to scale.

Descriptors

Field name	Description
No.	Tree identification number. Unique numbers are assigned to each assessed individual tree or tree group.
Species	Identifies the tree using the international taxonomic classification system of binomial (or trinomial) nomenclature (genus, species, variety and cultivar).
Common Name	Provides the common name as occurs in current Australian horticultural literature. More than one common name can exist for a single tree species, or several species can share the same common name.
DSH (Diameter at standard height)	Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at different levels above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for protection zone calculations (AS4970:2025)
NRZ (Notional Root Zone)	Zone enclosed by a radius of 12 times DBH that is a primary trigger for arboricultural input on a development site (AS4970:2025)
SRZ (Structural Root Zone)	Theoretical radial distance in metres measured from trunk centre to maintain tree stability - (AS4970:2025)
HxW (Height x Width)	Indicates height and width of single tree and measurement generally expressed in whole metres

Age	Description
<i>Young</i>	Sapling tree and/or recently planted
<i>Semi-mature</i>	Tree rapidly increasing in size and yet to achieve expected size in situation
<i>Maturing</i>	Specimen approaching expected size in situation, with reduced incremental growth
<i>Over-mature</i>	Tree is senescent and in decline

Health	Term assigned that provides a broad description of the health and vigour of the tree.					
Ratings	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Dead</i>

Structure	Term assigned that provides a broad description of the structure and stability of the tree.					
Ratings	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Failed</i>

Form	Description
<i>Symmetric</i>	Evenly balanced crown
<i>Asymmetric</i>	Crown biased in one direction; can be minor or major
<i>Stump re-sprout</i>	Adventitious shoots originating from stump or trunk
<i>Manipulated</i>	Hedge, pollard, topiary, windrow; managed for specific landscape use or aesthetic outcome

Comment	Additional comments that provide specific detail on the condition of the tree or management requirements
----------------	--

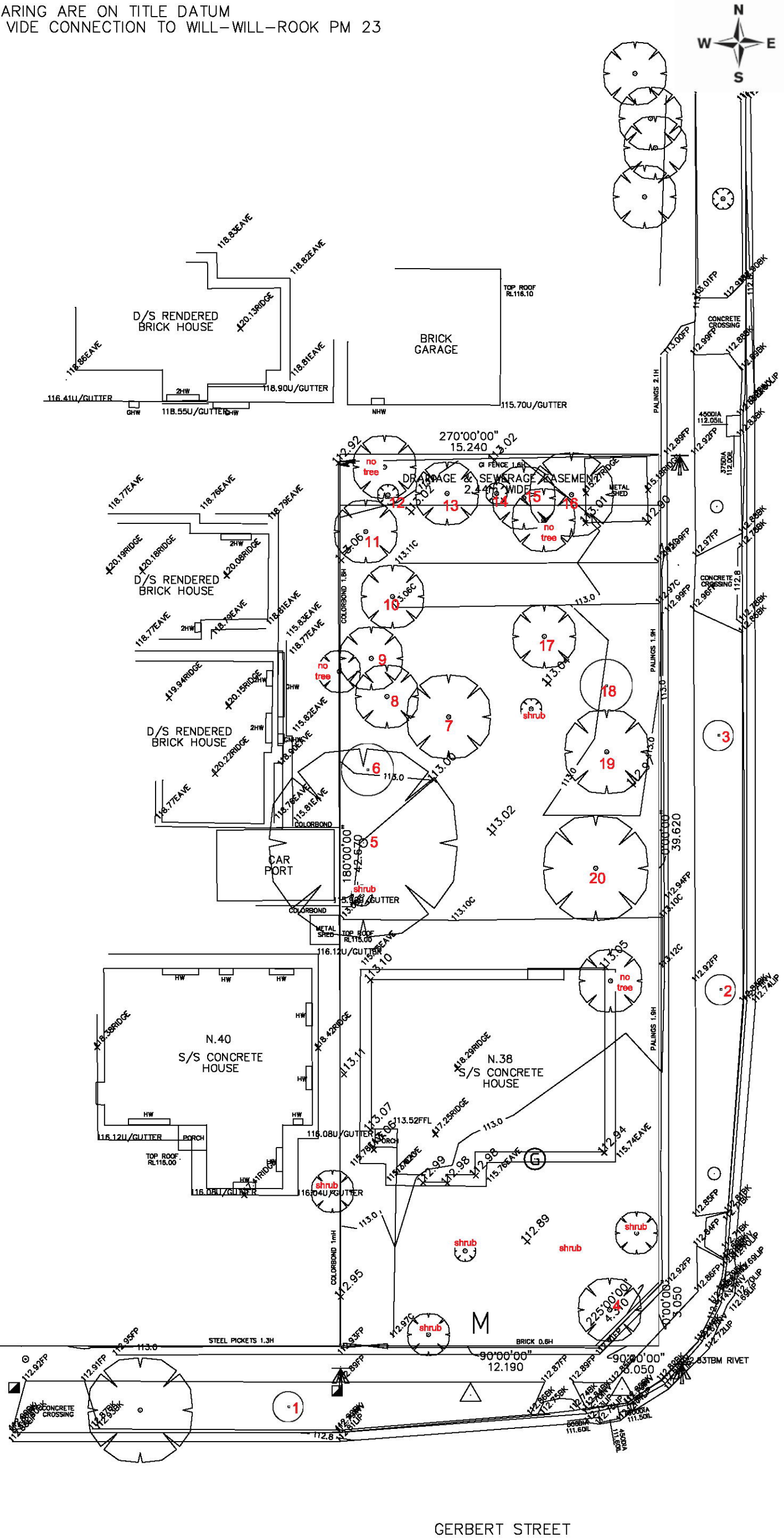
Tree type	Description
<i>Indigenous</i>	Occurs naturally in the area or region of the subject site
<i>Victorian native</i>	Occurs naturally within some part of Victoria (not exclusively) but is not indigenous
<i>Australian native</i>	Occurs naturally within Australia but is not a Victorian native or indigenous
<i>Exotic deciduous</i>	Occurs outside of Australia and typically sheds its leaves during winter
<i>Exotic evergreen</i>	Occurs outside of Australia and typically holds its leaves all year round
<i>Exotic conifer</i>	Occurs outside of Australia and is classified as a gymnosperm
<i>Native conifer</i>	Occurs naturally within Australia and is classified as a gymnosperm
<i>Palm</i>	Woody monocotyledon
<i>Other</i>	Other descriptions as indicated

Retention value	Qualitative rating provided on tree based on assessment factors. Provided as a guide for management decisions.			
Ratings	<i>High</i>	<i>Moderate</i>	<i>Low</i>	<i>None</i>

Recommend	Recommended action based on condition of the tree with reference to proposed site changes							
Responses	<i>Retain</i>	<i>Could be retained</i>	<i>Consider removal</i>	<i>Remove</i>	<i>Street tree</i>	<i>Neighbour's Tree</i>	<i>Already removed</i>	<i>Transplant</i>

Descriptors reviewed annually and subject to change

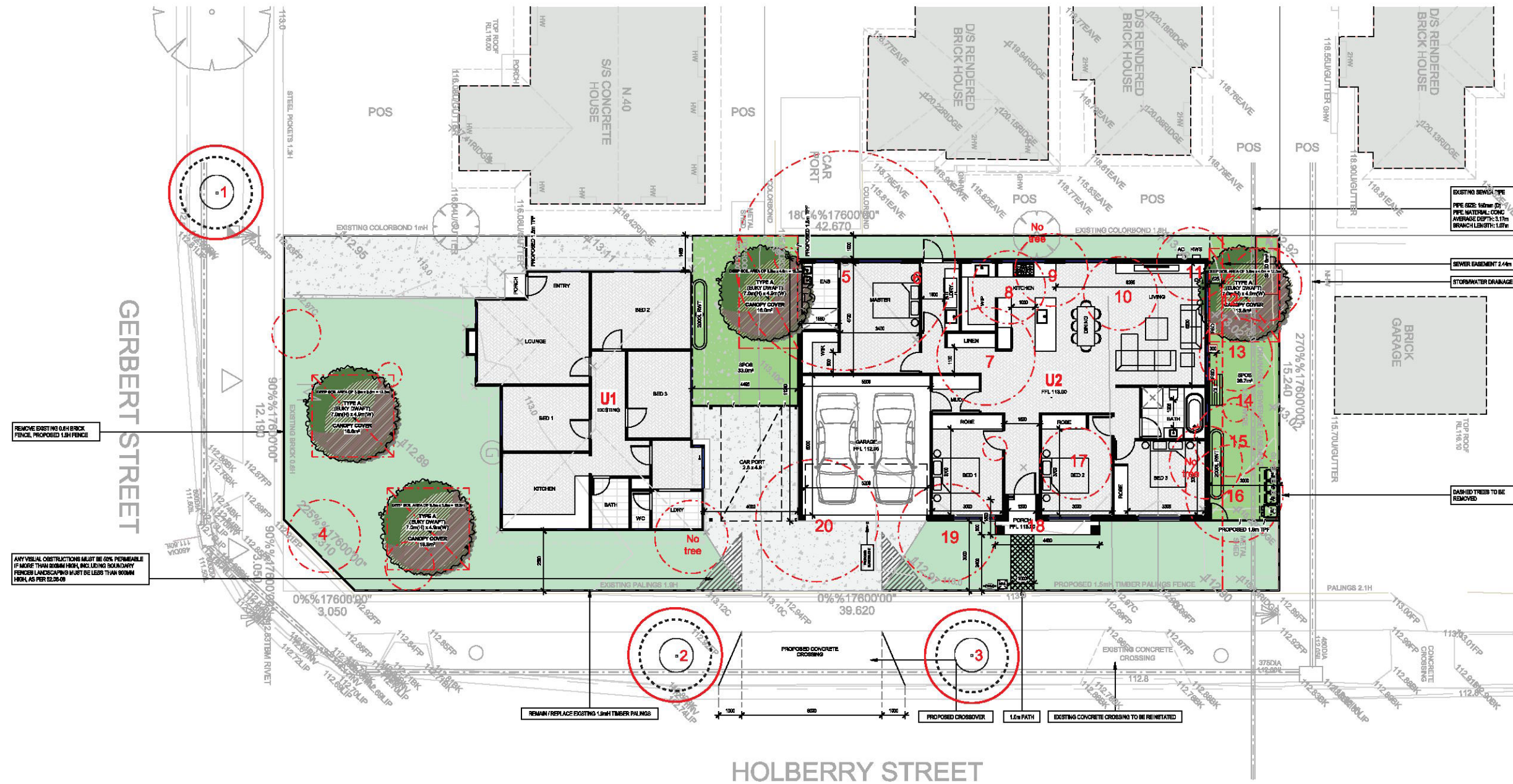
BEARING ARE ON TITLE DATUM
LEVELS ARE TO AHD VIDE CONNECTION TO WILL-WILL-ROOK PM 23



GERBERT STREET

Appendix 3a

- NRZ - AS4970
- SRZ - AS4970



UNIT 1 (EXISTING)	
GROUND FLOOR:	87.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA:	88.1m²

PROPOSED	
SITE	
SITE AREA :	845.0m²
SITE COVERAGE :	98.1m²
SITE PERMEABILITY :	548.9m²

UNIT 1 (EXISTING)	
UNIT 1 SITE AREA	316.0m²
GROUND FLOOR:	87.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA:	88.1m²
TOTAL SPOS:	84.2m²

UNIT 2 (PROPOSED)	
UNIT 2 SITE AREA	329.0m²
GROUND FLOOR:	181.7m²
GARAGE:	36.8m²
PORCH:	3.8m²
TOTAL AREA:	202.1m²
TOTAL SPOS:	38.7m²

NORTH POINT	
REV	DESCRIPTION
A	REVISION

PLANNING & DESIGN	
PLANNING & DESIGN PT 31 ENFIELD AVENUE PRESTON 3072 PH: 0318 1529	
DESIGNED BY	CHANG/PT
DATE	09/04/2025
SCALE	1:100
PROJECT NUMBER	8813
REV	A
DRAWING TITLE	
GROUND FLOOR PLAN	
PROJECT	
38 GERBERT ST, BROADMEADOWS	

Assumptions and limiting conditions of arboricultural consultancy report

1. Any legal description provided to Treemap Arboriculture is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Treemap Arboriculture assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Treemap Arboriculture has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however Treemap Arboriculture can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Treemap Arboriculture control.
4. No Treemap Arboriculture employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Treemap Arboriculture invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the Treemap Arboriculture.
7. This report and any values expressed herein represent the opinion of the Treemap Arboriculture consultant and the Treemap Arboriculture fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Treemap Arboriculture, that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Treemap Arboriculture consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

This form is only to be used for changes made to a current planning permit application

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.

The copy must not be used for any other purpose.

Please note that the plan may not be to scale.

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



Office Use Only:

DATE RECEIVED:

FEE PAID: \$

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

Name: Chinh Mai (Planning and Design)

Tel.: 0390181529

Address: 31 Enfield Avenue, Preston 3072

THE LAND: Give the address and title particulars of the land.

38 Gerbert St, Broadmeadows 3047

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

1. Proposed 2 separated concrete crossing (3.5 m width) at Holberry Street.

2. Proposed removal of street trees (T2 & T3).

THE OWNER: The owner must be notified of these proposed changes

Name: [REDACTED]

Tel. Bus. hours:

Address: [REDACTED]

[REDACTED]

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS

This form must be signed. Please complete A, B or C

A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature:
		Date:
B	I am the Owner of the land. I have seen this application	Owner Signature:
		Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature:
		Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature
		Date: 04/08/2026

This form is only to be used for changes made to a current planning permit application

HOW TO AMEND AN APPLICATION FOR A PLANNING PERMIT

Section 50. Amendment to application at request of applicant before notice

- (1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) A request under this section must—
 - (a) be accompanied by the prescribed fee (if any); and
 - (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
 - (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.
- (4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
- (5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
- (6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (7) On the amendment of an application under this section, the amended application is to be taken—
 - (a) to be the application for the purposes of this Act; and
 - (b) to have been received on the day that the request for amendment was received by the responsible authority.

50A. Amendment of application by responsible authority before notice

- (1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) The responsible authority may require the applicant—
 - (a) to notify the owner under subsection (1); and
 - (b) to make a declaration that that notice has been given.
- (4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (5) On the amendment of an application under this section, the amended application is to be taken—
 - (a) to be the application for the purposes of this Act; and
 - (b) to have been received on the day that the applicant agreed to the amendment.

57A. Amendments to application after notice of application is given

- (1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) A request under this section must—
 - (a) be accompanied by the prescribed fee (if any); and
 - (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
 - (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.
- (4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
- (5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
- (6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (7) On the amendment of an application under this section—
 - (a) the amended application is to be taken—
 - (i) to be the application for the purposes of this Act; and
 - (ii) to have been received on the day that the request for amendment was received by the responsible authority; and
 - (b) all objections made in relation to the original application are to be taken to be objections to the amended application.
- (8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.
- (9) Sections 52 and 55 do not apply to an amended application.

Send your completed form and all documents to the Responsible Authority:

HUME CITY COUNCIL – STATUTORY PLANNING

P O BOX 119, DALLAS 3047

1079 PASCOE VALE RD. BROADMEADOWS

Project # 188A3DD2

V2: 38 Gerbert St, Broadmeadows

KEREM BEYAZGUL - kerem@planning.vic.gov.au

38 Gerbert St, Broadmeadows VIC 3047, Australia

04 August 2026 10:04 a.m.

38 Gerbert St, Broadmeadows

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



Project details

Name	V2: 38 Gerbert St, Broadmeadows
Project ID	188A3DD2
Street address	38 Gerbert St, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	645 m ²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	55%	>80%
Total phosphorus (%)	51%	>45%
Total nitrogen (%)	46%	>45%
Total gross pollutants (%)	79%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	45%	>29%
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%

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

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

Additional considerations

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

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable ([epa.vic.gov.au/about-epa/laws-ew-laws/what-is-reasonablypracticable](#)). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

A completed small-scale low risk site with no public roads or external user parking areas will usually generate very little sediment, referred to as total suspended solids (TSS). It is common that the 60% TSS target will not easily be achieved for this type of site.

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

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

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

Blue Factor is designed to support a range of developments of less than 10,000 square metres including small scale residential, apartment developments, small scale commercial and small public use developments which must meet planning requirements including stormwater management quality objectives in the EPA Urban stormwater management guidelines (EPA - Publication 1739.1) It is recommended that MUSIC is used for larger and more complex projects to demonstrate compliance.

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

Unit 1 Configuration



Unit 1 Roof 124m²



Unit 1 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2



Unit 1 Residential Townhouse, 3 bedroom(s)

Unit 2 Configuration



Unit 2 Roof 216m²



Unit 2 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2



Unit 2 Residential Townhouse, 4 bedroom(s)

Catchments



Unit 1 Roof 124m²



Unit 2 Roof 216m²



Concrete Surface Paved, 61.6m²

Untreated



Unit 1 Carport (Untreated) Roof, 17.3m²

Untreated



Pervious

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

Treatments



Unit 1 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

147%



Unit 2 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

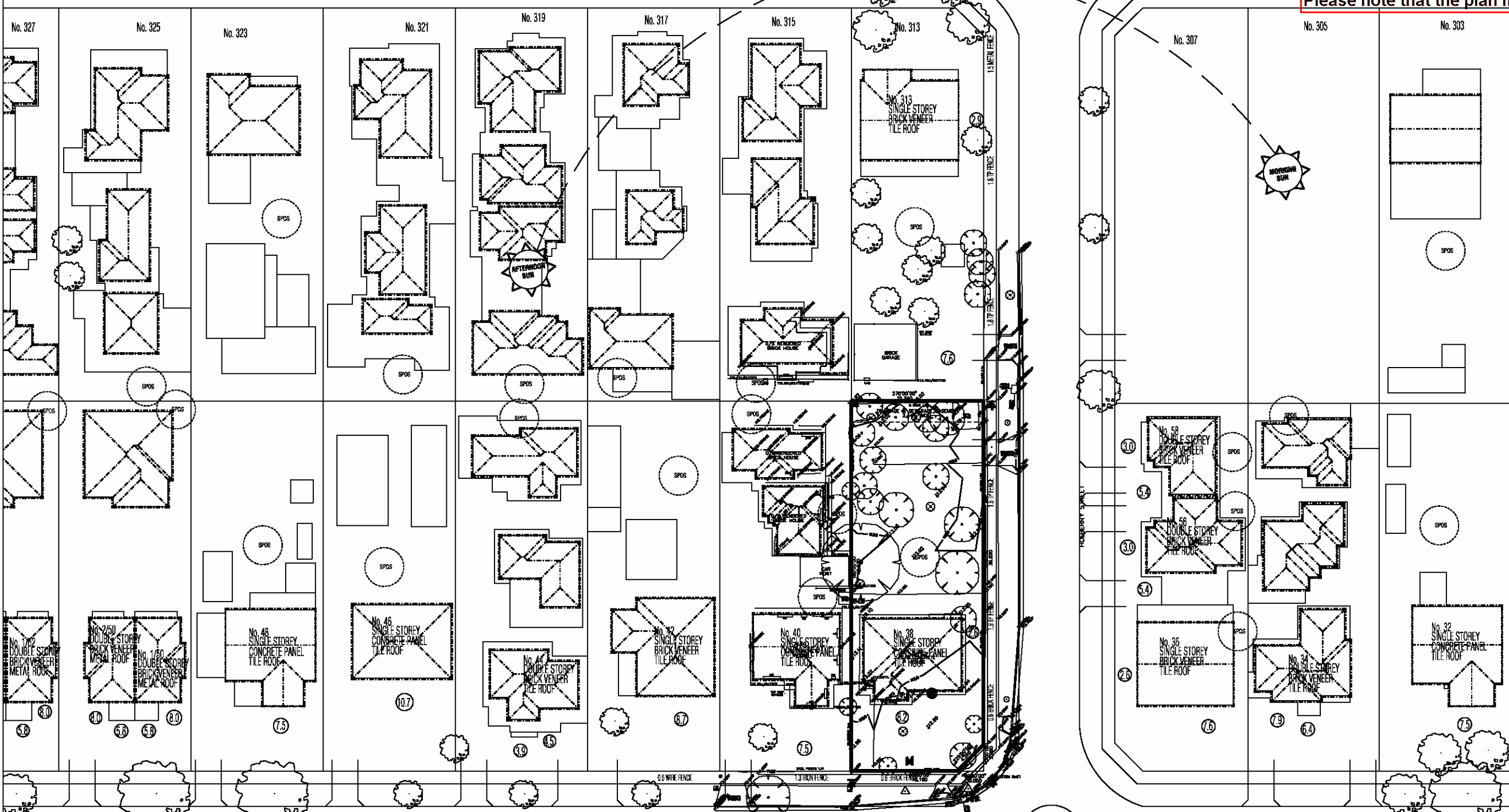
115%

SITE PHOTOS
PROJECT ADDRESS: 38 GERBERT STREET, BROADMEADOWS

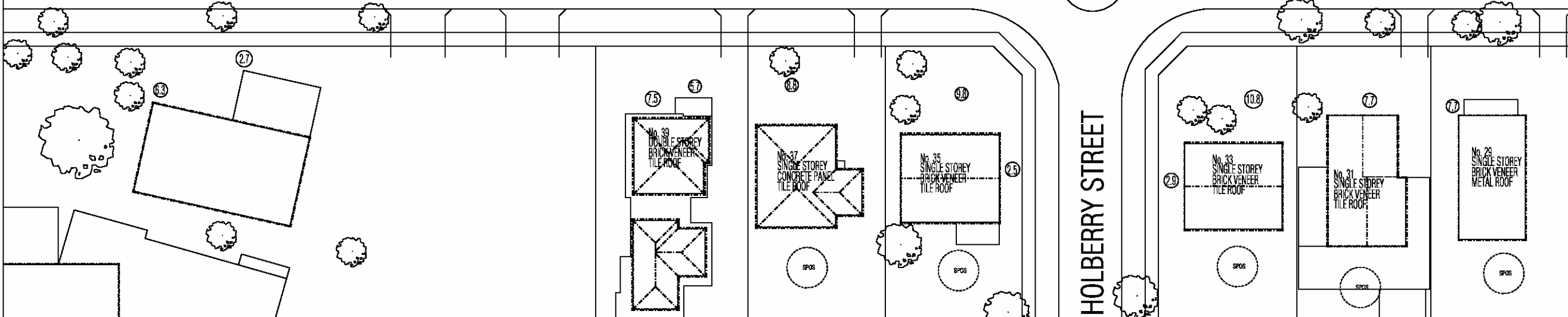
			
V01	V02	V03	V04
			
V05	V06	V07	V08
			
V09	V10	V11	V12

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

CAMP ROAD



GERBERT STREET



HOLBERRY STREET

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

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

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.

THESE PLANS REMAIN THE PROPERTY OF
PLANNING AND DESIGN AND ARE SUBJECT TO
COPYRIGHT REGULATIONS



Revisions

Rev-

PLANNING &
DESIGN

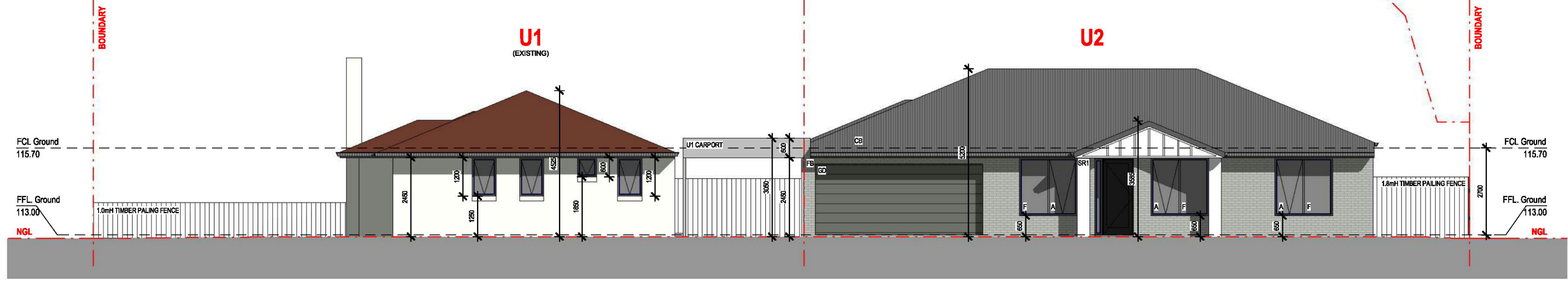
DATE	SCALE	DRAWN BY	PROJECT No.
APR 2026	1:250@A1 1:500@A3	C.M	8813

NEIGHBOURHOOD AND SITE
DESCRIPTION PLAN

UNIT DEVELOPMENT
38 GERBERT STREET, BROADMEADOWS



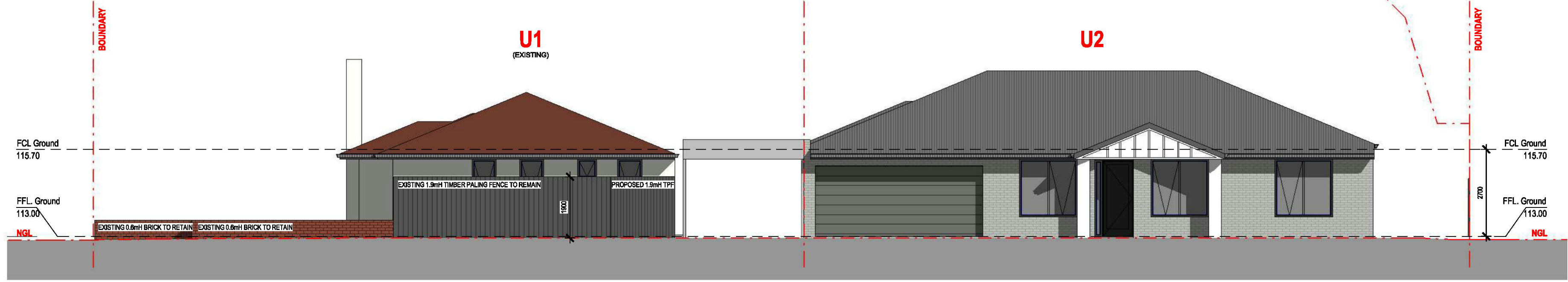
1 SOUTH ELEVATION (EXISTING)
1 : 100



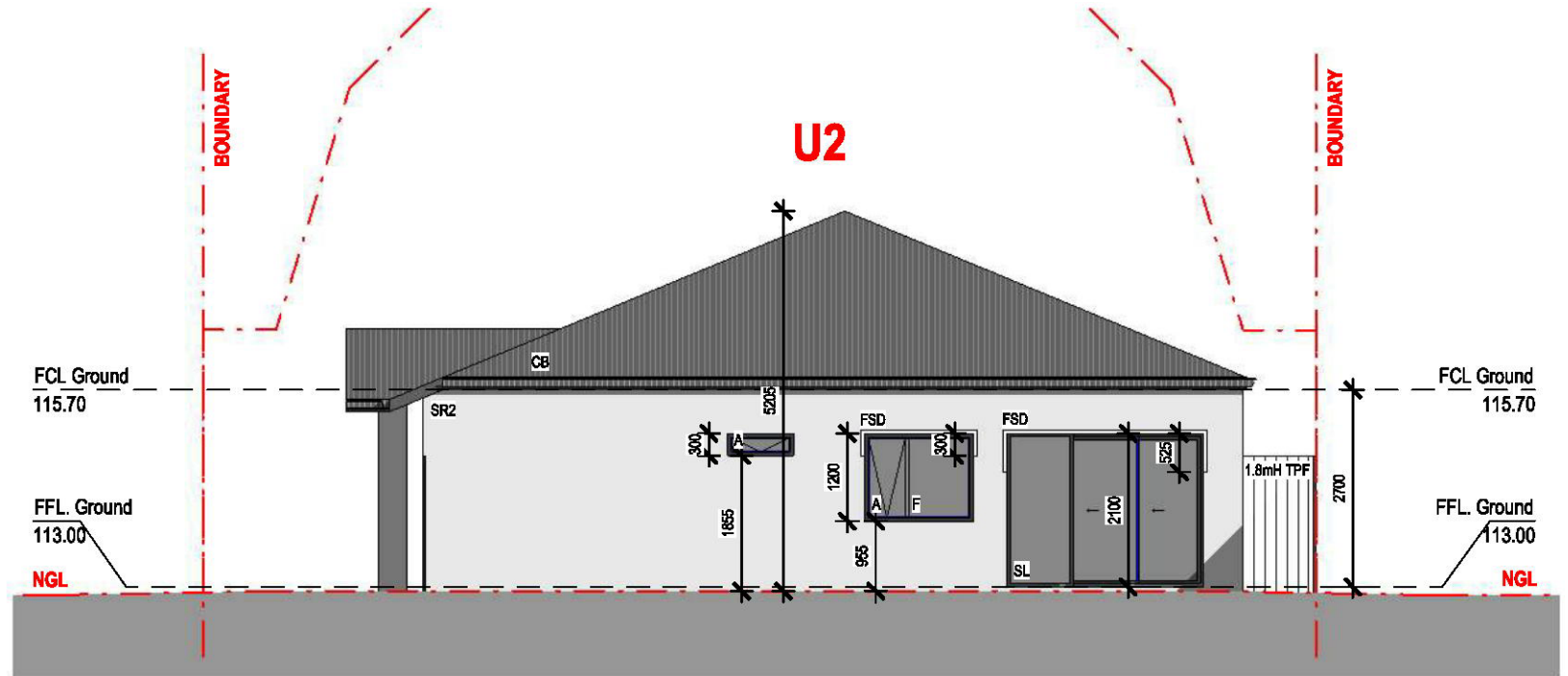
2 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION (FRONT FENCE DESIGN)
1 : 100



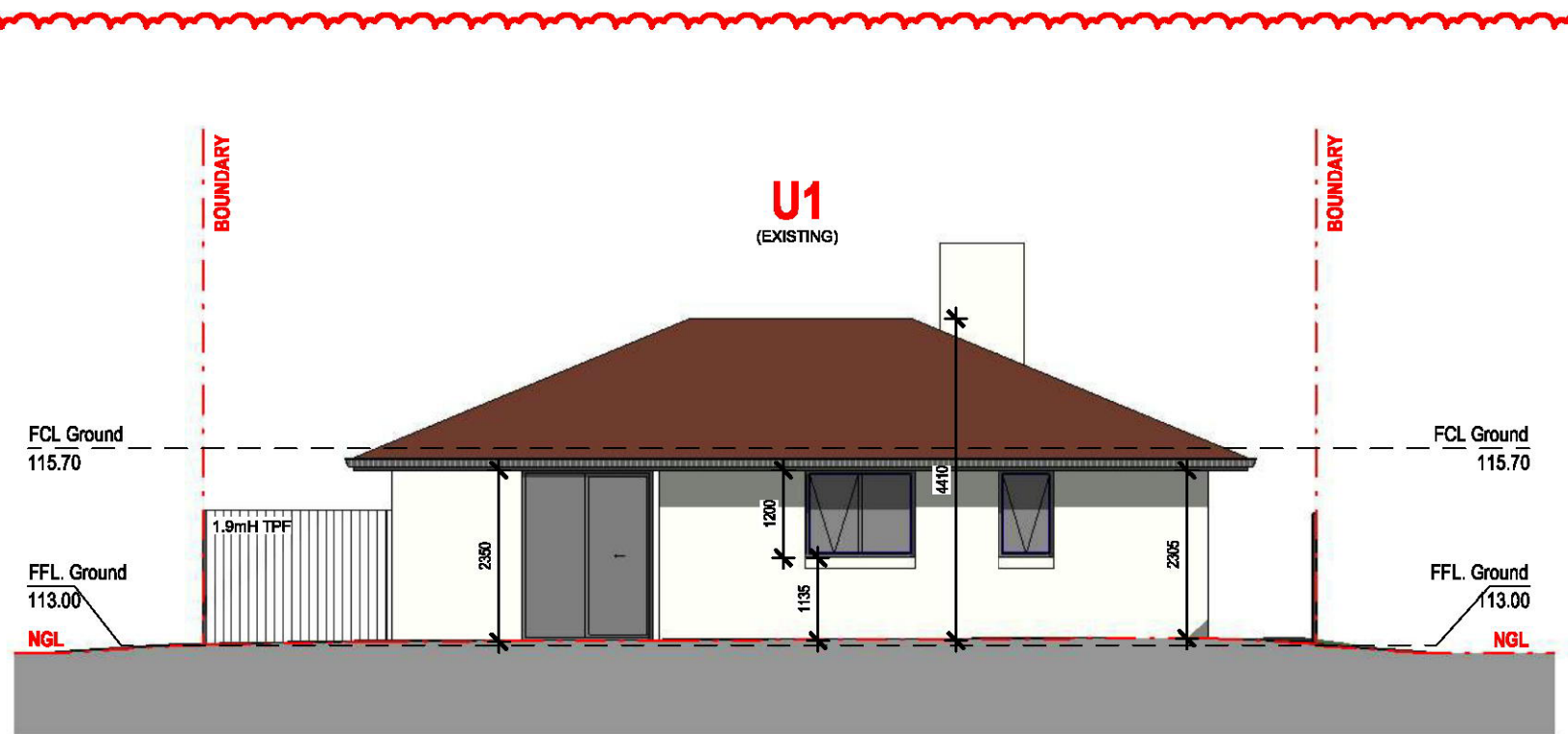
4 EAST ELEVATION (FRONT FENCE DESIGN)
1 : 100



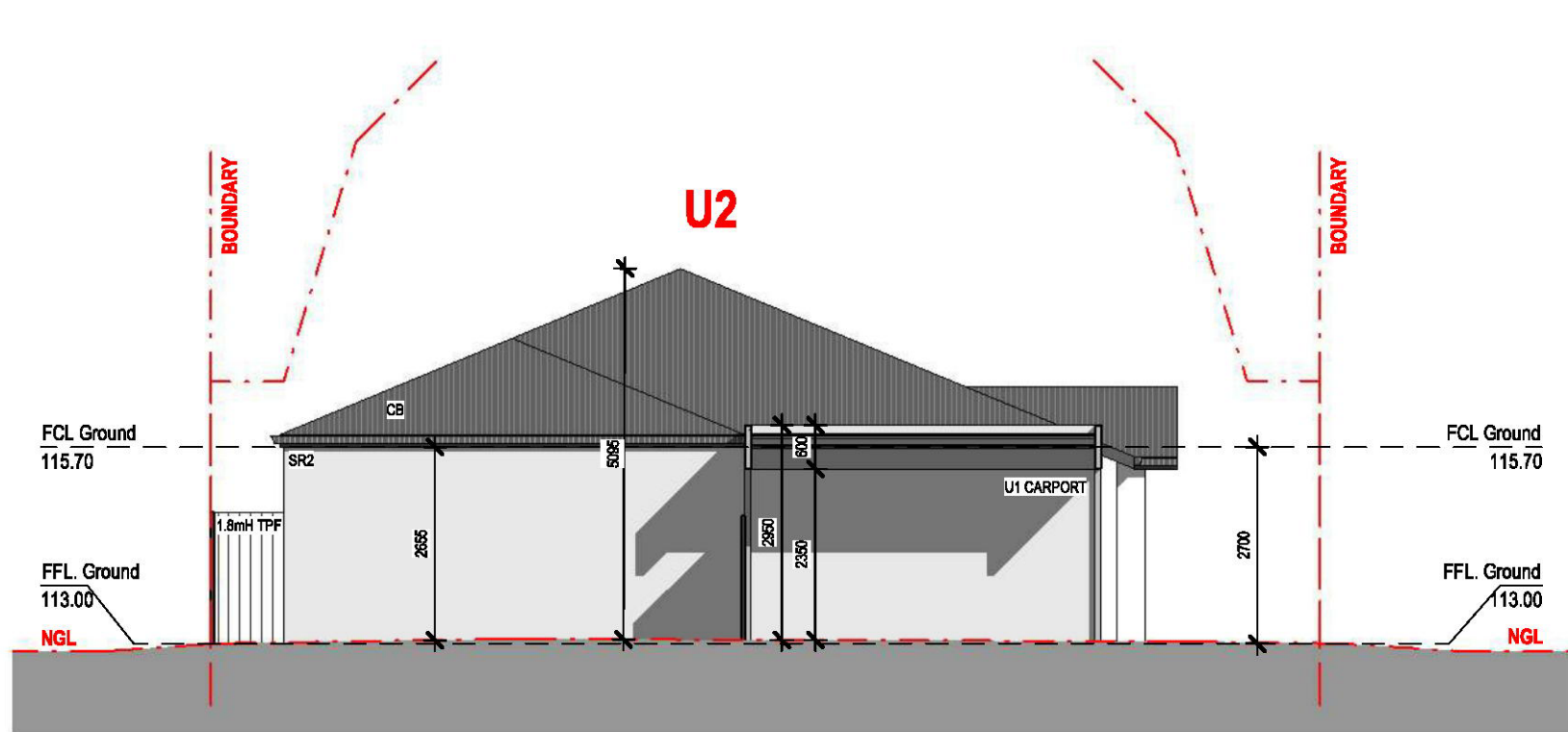
5 NORTH ELEVATION
1 : 100



6 WEST ELEVATION
1 : 100

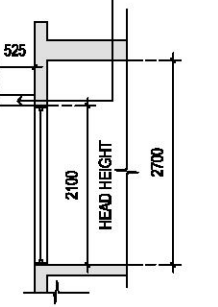


7 NORTH ELEVATION (EXISTING)
1 : 100



8 SOUTH ELEVATION
1 : 100

FIXED SHADING DEVICES ON NORTH FACING WINDOWS TO BE A MINIMUM 25% OF THE DISTANCE FROM SILL HEIGHT TO THE BASE OF THE DEVICE AND SETTING HORIZONTAL TO BOTH SIDES OF THE WINDOW EQUAL TO THE DEPTH.



FIXED SHADING DEVICE
SCALE 1:100

MATERIAL SCHEDULE

- SR1 SMOOTH RENDER FINISH
- SR2 SMOOTH RENDER FINISH
- FB FACE BRICKWORK
- SL SELECTED SLIDING DOOR
- GD SELECTED GARAGE DOOR
- CB SELECTED COLORBOND ROOF
- A SELECTED AWNING WINDOW
- F SELECTED FIXED WINDOW

MATERIAL SCHEDULE

- SMOOTH RENDER (SR1) SMOOTH RENDER FINISH IN COLORBOND COVER WHITE FINISH
- SMOOTH RENDER (SR2) SMOOTH RENDER FINISH IN COLORBOND SOUTHERLY FINISH
- FACE BRICKWORK (FB) BRICKWORK FINISH IN COLORBOND SHALE GREY FINISH
- COLORBOND ROOF (CB) COLORBOND ROOF AT 22.5 DEGREE PITCH IN WALLABY FINISH OF SIMILAR
- GARAGE DOOR (GD) GARAGE DOOR IN MONUMENT FINISH OR SIMILAR
- TIMBER PALING FENCE 1.8mH TIMBER PALING FENCING IN WOOLAND GREY FINISH
- WINDOWS WINDOW FRAMES IN MONUMENT FINISH WITH CLEAR GLAZING THROUGHOUT
- CONCRETE DRIVEWAY EXPOSED AGGREGATE CONCRETE DRIVEWAY IN BEST FINISH OF SIMILAR

Rev	Description	Date
1	ISSUED FOR PERMIT	05/06/2026
2	ISSUED FOR PERMIT	05/06/2026
3	ISSUED FOR PERMIT	05/06/2026
4	ISSUED FOR PERMIT	05/06/2026

DESIGNED BY: HX
DATE: 05/06/2026
SCALE: 1:100
PROJECT NUMBER: 8813
REV: B
DRAWING TITLE: ELEVATIONS

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH: 9018 1529

DESIGNED BY: HX
DATE: 05/06/2026
SCALE: 1:100
PROJECT NUMBER: 8813
REV: B
DRAWING TITLE: ELEVATIONS

PROJECT
38 GERBERT ST.
BROADMEADOWS



EXISTING

SITE

SITE AREA :	645.0m ²
SITE COVERAGE :	98.1m ²
SITE PERMEABILITY :	548.9m ²

UNIT 1 (EXISTING)

GROUND FLOOR:	97.1m ²
GARAGE:	-
PORCH:	1.0m ²
TOTAL AREA	98.1m ²

PROPOSED

SITE

SITE AREA :	645.0m ²
SITE COVERAGE :	299.7m ² (46.5%)
SITE PERMEABILITY :	249.2m ² (38.6%)
GARDEN AREA REQ:	193.5m ² (30.0%)
GARDEN AREA:	249.2m ² (38.6%)
CANOPY COVER REQ:	64.5m ² (10.0%)
CANOPY COVER:	72.4m ² (11.2%)

UNIT 1 (EXISTING)

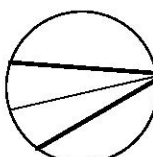
UNIT 1 SITE AREA	316.0m ²
GROUND FLOOR:	97.1m ²
GARAGE:	-
PORCH:	1.0m ²
TOTAL AREA	98.1m ²
TOTAL SPOS:	33.0m ²

UNIT 2 (PROPOSED)

UNIT 2 SITE AREA	329.0m ²
GROUND FLOOR:	161.7m ²
GARAGE:	36.8m ²
PORCH:	3.8m ²
TOTAL AREA	202.1m ²
TOTAL SPOS:	36.7m ²

GARDEN AREA ANALYSIS

TOTAL SITE AREA	645.0m ²
DWELLINGS	299.7m ² 46.5%
PERMEABLE PAVERS	2.4m ² 0.4%
GARDEN AREA	249.2m ² 38.6%
CONCRETE PAVERS	96.3m ² 14.9%



NORTH POINT

Rev	Description	Date
1	ISSUED FOR PERMIT	05/08/2026
2	ISSUED FOR PERMIT	05/08/2026
3	ISSUED FOR PERMIT	05/08/2026
4	ISSUED FOR PERMIT	05/08/2026

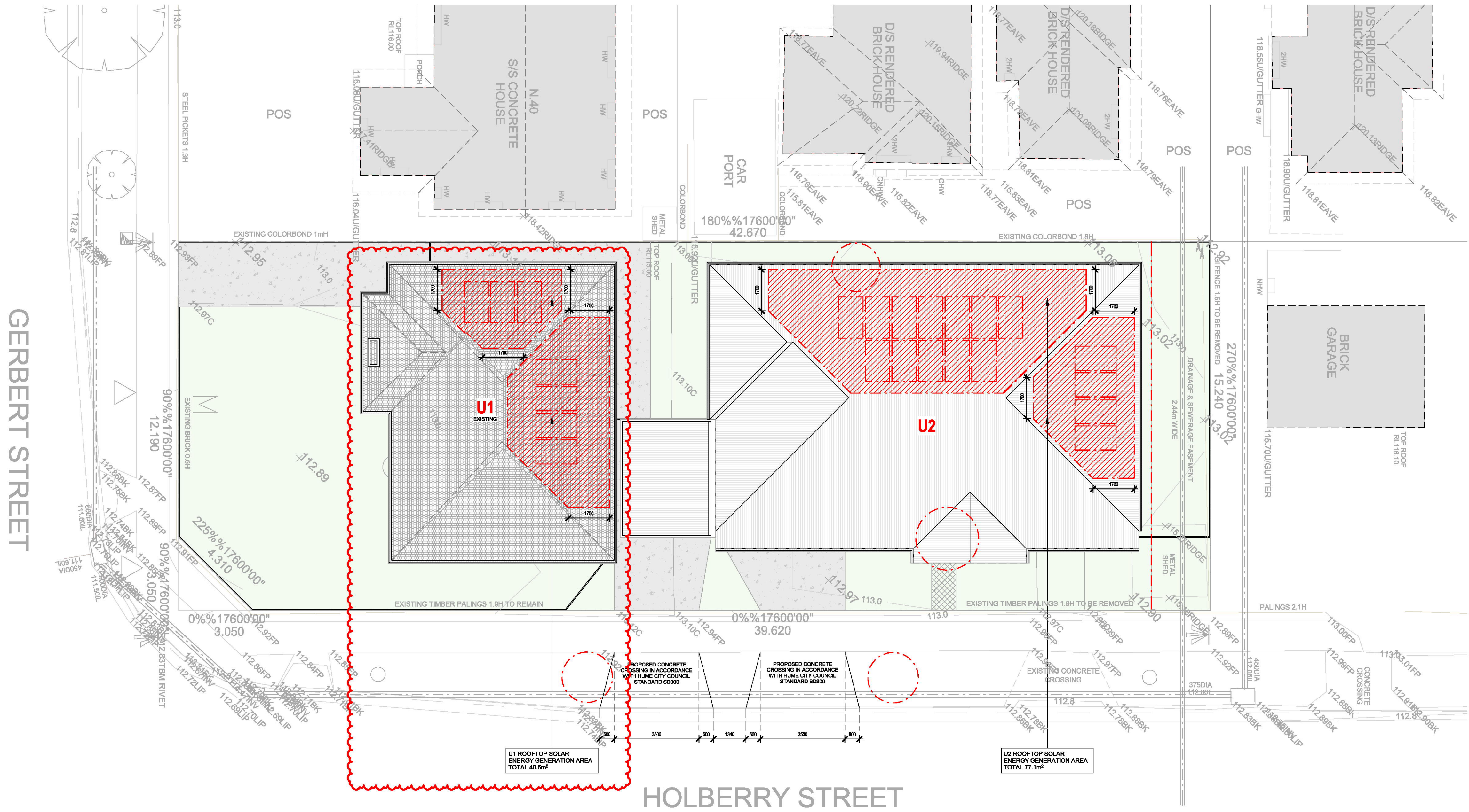
PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH: 9018 1529

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH: 9018 1529

DESIGNED BY: HX
DATE: 05/08/2026
SCALE: As Indicated
PROJECT NUMBER: 8813
REV: B

DRAWING TITLE: GARDEN AREA

PROJECT: 38 GERBERT ST. BROADMEADOWS



EXISTING

SITE

SITE AREA :	645.0m²
SITE COVERAGE :	98.1m²
SITE PERMEABILITY :	546.9m²

UNIT 1 (EXISTING)

GROUND FLOOR:	97.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA	98.1m²

PROPOSED

SITE

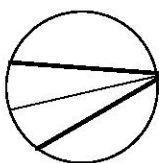
SITE AREA :	645.0m²
SITE COVERAGE :	299.7m² (46.5%)
SITE PERMEABILITY :	249.2m² (38.6%)
GARDEN AREA REQ:	193.5m² (35.0%)
GARDEN AREA:	249.2m² (38.8%)
CANOPY COVER REQ:	64.5m² (10.0%)
CANOPY COVER:	72.4m² (11.2%)

UNIT 1 (EXISTING)

UNIT 1 SITE AREA	316.0m²
GROUND FLOOR:	97.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA	98.1m²
TOTAL SPOS:	33.0m²

UNIT 2 (PROPOSED)

UNIT 2 SITE AREA	329.0m²
GROUND FLOOR:	161.7m²
GARAGE:	36.8m²
PORCH:	3.8m²
TOTAL AREA	202.1m²
TOTAL SPOS:	36.7m²



NORTH POINT

Rev	Description	Date
1	ISSUED FOR PERMIT	05/06/2026
2	ISSUED FOR PERMIT	05/06/2026
3	ISSUED FOR PERMIT	05/06/2026
4	ISSUED FOR PERMIT	05/06/2026

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH: 9018 1529

DESIGNED BY	HX
DATE	05/06/2026
SCALE	1 : 100
PROJECT NUMBER	8813
REV	B

DRAWING TITLE
ROOF PLAN

PROJECT

38 GERBERT ST.
BROADMEADOWS



EXISTING

SITE

SITE AREA :	645.0m²
SITE COVERAGE :	98.1m²
SITE PERMEABILITY :	546.9m²

UNIT 1 (EXISTING)

GROUND FLOOR:	97.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA	98.1m²

PROPOSED

SITE

SITE AREA :	645.0m²
SITE COVERAGE :	299.7m² (46.5%)
SITE PERMEABILITY :	249.2m² (38.6%)
GARDEN AREA REQ:	193.5m² (30.0%)
GARDEN AREA:	249.2m² (38.6%)
CANOPY COVER REQ:	64.5m² (10.0%)
CANOPY COVER:	72.4m² (11.2%)

UNIT 1 (EXISTING)

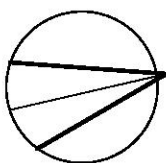
UNIT 1 SITE AREA	316.0m²
GROUND FLOOR:	97.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA	98.1m²
TOTAL SPOS:	33.0m²

UNIT 2 (PROPOSED)

UNIT 2 SITE AREA	329.0m²
GROUND FLOOR:	161.7m²
GARAGE:	36.6m²
PORCH:	3.8m²
TOTAL AREA	202.1m²
TOTAL SPOS:	36.7m²

BREEZE PATHS ANALYSIS

BREEZE PATH LOCATION



NORTH POINT

Rev	Description	Date
1	ISSUED FOR PERMIT	05/06/2026
2	ISSUED FOR PERMIT	05/06/2026
3	ISSUED FOR PERMIT	05/06/2026
4	ISSUED FOR PERMIT	05/06/2026

PLANNING & DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DESIGNED BY	HX
DATE	05/06/2026
SCALE	As Indicated
PROJECT NUMBER	8813
REV	B

DRAWING TITLE
BREEZE PATHS

PROJECT
38 GERBERT ST.
BROADMEADOWS

SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 100MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND OXYGEN REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY OXYGEN REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDATION RATE. CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 100MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

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

MULCH
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.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE THINED OUTWARDS IF NEEDED OR CIRCLED 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, FRAGILE STATE, WITH NO BROOKS, ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE, FILL THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LAISE AIR POCKETS IN SOIL, FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN TRODGING / WATERING IN. TREES TO BE STAKED WITH TWO 220MM X 7MM ANEWOOD STAKES DRIVEN FIRMLY INTO THE GROUND, DO NOT BE PLACED STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO TILT SLIGHTLY DUE TO A GOOD SUPPORTIVE ROOT SYSTEM. TREES THE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (4 MONTH FORMULA SUCH AS COMCOOTE) IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 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 IS 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAVED TO MINIMISE WATER LOGGING / EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 100MM LAYERS, LIGHTLY COMPACTED BY USE OF A 160 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED FLOOR 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 2228.978, AND AS FOLLOWS: A TREE FROM PERSONAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES. A TREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH. A PH TO BE 6.5 TO 7.5. TEXTURE TO BE LIGHT TO MEDIUM FRAGILE LOAM. A TREE FROM ALL MATERIAL.

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

DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTORS 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.

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 PLANS ARE NOT ACCEPTABLE UNLESS DESIGNED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI-MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO 2000 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.

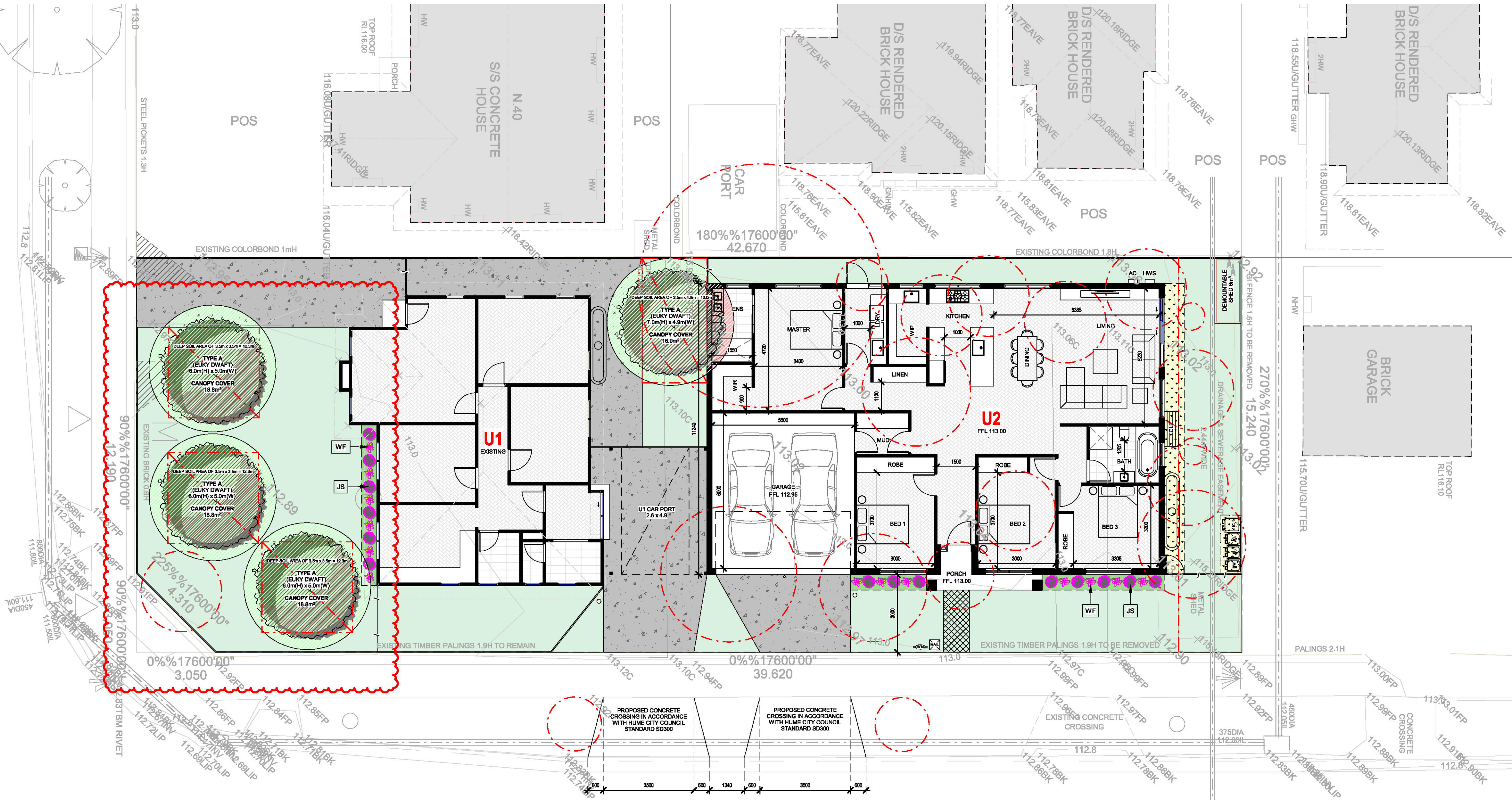
PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 10 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING BUT NOT LIMITED TO THE FOLLOWING TASKS: PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VIGILANCE TO PREVENT AND DISEASE FREE, MULCHING, STAKING AND TYING, MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA AT SPRAYING OR MECHANICAL WEEDING, FERTILISING: 18% MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR DAMAGED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD.

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

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

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 4375-2018. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4375-2017. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

GERBERT STREET



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	SIZE (H x W)	CANOPY COVER
TREES						
ED	EUCALYPTUS LEUCOCYLON	EUKY DWARF	4	400h / 1m 1.8m HIGH	6.0m X 5.0m	18.9m² (TYPE A)
SHRUBS						
JS	JUNIPERUS SQAMATA PROSTRATA	PROSTRATE JUNIPER	14	-	0.3m X 1.0m	
WF	WESTRINGIA 'FLAT 'N' FRUITY'	NATIVE ROSEMARY	13	-	0.2m X 1.0m	

Standard B2-7

Provide a minimum canopy cover as specified in Table B2-7.1.

Table B2-7.1 Canopy cover

Site area	Canopy cover
1000 square metres or less	10% of site area
More than 1000 square metres	20% of site area

CANOPY COVER ANALYSIS

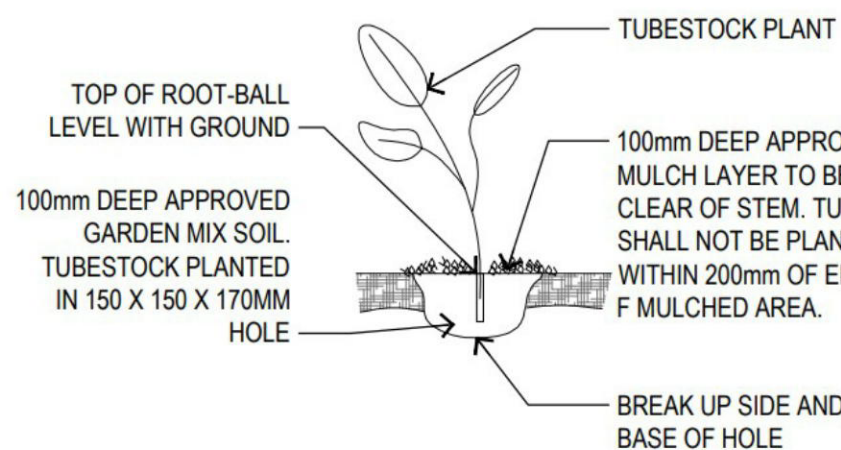
SITE AREA:	645.0m²
CANOPY COVER REQUIRED:	64.5m² (10.0%)
CANOPY TREES:	4
CANOPY COVER:	72.4m² (11.2%)

LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING TREES TO BE REMOVED
- TREE DEEP SOIL AREA
- PROPOSED LAWN AREAS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED GARDEN BEDS
- PROPOSED TOPPING AREAS

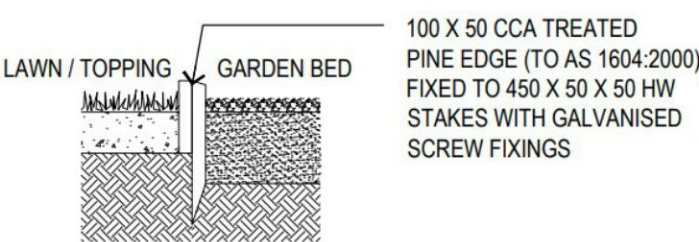
SHRUB PLANTING

DETAIL NOT DRAWN TO SCALE



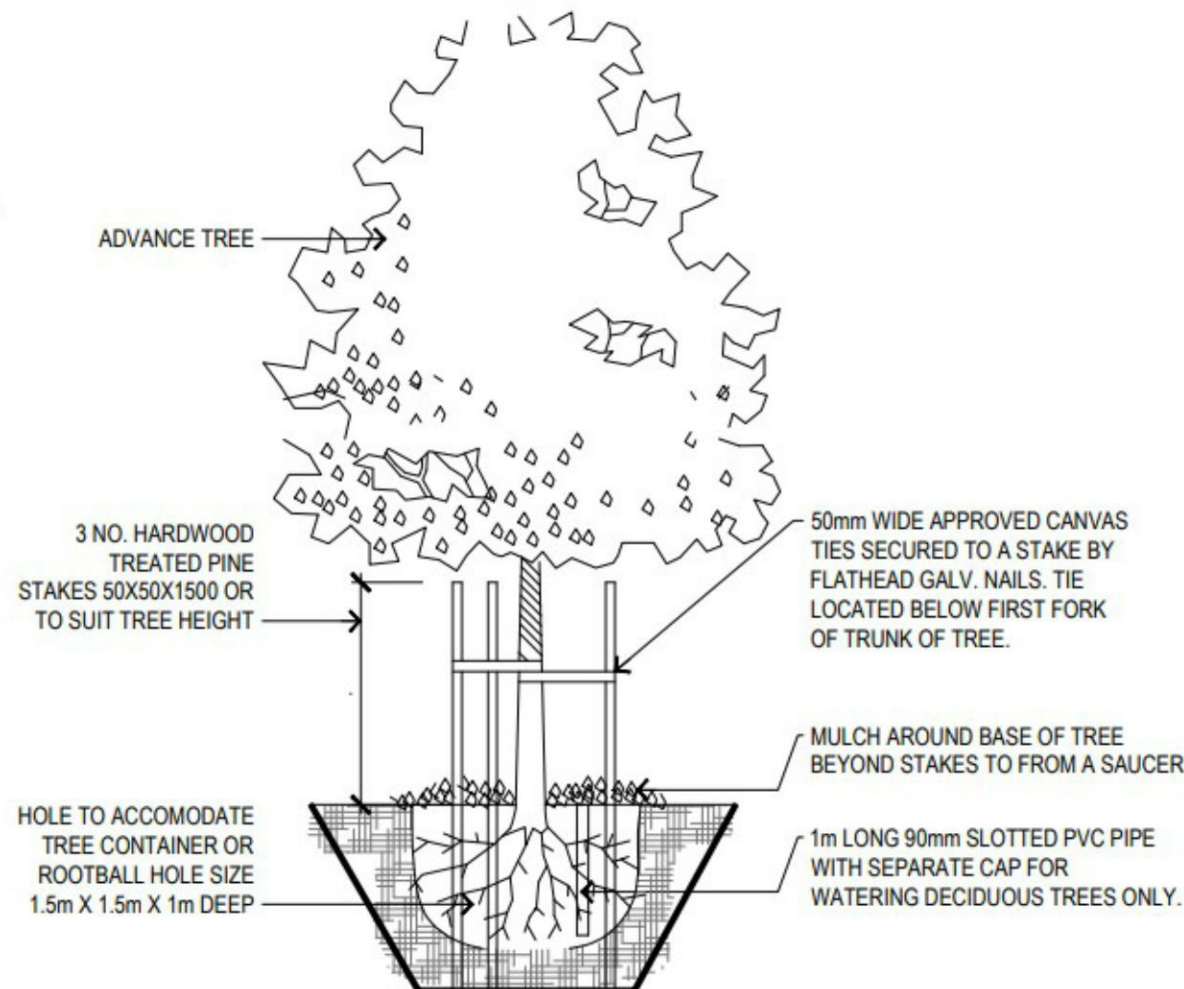
TYPICAL TIMBER EDGE DETAIL

TO ALL GARDEN BEDS AND LAWN / TOPPING EDGE



ADVANCE TREE PLANTING

DETAIL NOT DRAWN TO SCALE



SURFACE FINISH DETAIL

- GARDEN BEDS**
 - 75mm ORGANIC PINE BARK MULCH
 - 400mm APPROVED MEDIUM LOAM SOIL
 - MIN 150mm DEEP ROTARY HOED SUBGRADE
- LAWN AREAS**
 - STRATHAYAR WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN
 - 100mm APPROVED SANDY LOAM SOIL
 - MIN 150mm DEEP ROTARY HOED SUBGRADE
- TOPPING / PEBBLE AREAS**
 - 40mm COMPACTED SELECTED TOPPING / 30 TO 40mm RIVER PEBBLES
 - 75mm COMPACTED FCR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES)
 - SUBGRADE

NORTH POINT

Rev	Description	Date
1	ISSUED FOR TENDERS	05/06/2026
2	ISSUED FOR TENDERS	05/06/2026
3	ISSUED FOR TENDERS	05/06/2026
4	ISSUED FOR TENDERS	05/06/2026

PLANNING & DESIGN P/L

31 ENFIELD AVENUE PRESTON 3072

PH: 9018 1529

DESIGNED BY: HX

DATE: 05/06/2026

SCALE: 1:100

PROJECT NUMBER: 8813

REV: B

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: 38 GERBERT ST. BROADMEADOWS

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

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

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

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

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

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

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

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

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 REGULARLY.
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

GERBERT STREET



HOLBERRY STREET

38 Gerbert St, Broadmeadows

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

Project details

Name	V2: 38 Gerbert St, Broadmeadows
Project ID	188A3DD2
Street address	38 Gerbert St, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	645 m ²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	55%	>80%
Total phosphorus (%)	51%	>45%
Total nitrogen (%)	46%	>45%
Total gross pollutants (%)	79%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	45%	>29%
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%



Unit 1 Configuration

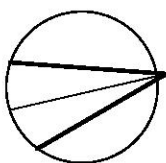
	Unit 1 Roof 124m ²
	Unit 1 Rainwater Tank Rainwater tank retention volume in kilolitres: 2
	Unit 1 Residential Townhouse , 3 bedroom(s)

Unit 2 Configuration

	Unit 2 Roof 216m ²
	Unit 2 Rainwater Tank Rainwater tank retention volume in kilolitres: 2
	Unit 2 Residential Townhouse , 4 bedroom(s)

LEGEND

	ROOF AREA TO RAINWATER TANK
	UNTREATED ROOF AREA
	METAL ROOF AREA
	DECKING
	CONCRETE SURFACE
	PERMEABLE PAVERS
	PERVIOUS LAWN



NORTH POINT

Rev	Description	Date
1	PRELIMINARY	2020/01/01
2	REVISED	2020/01/01
3	REVISED	2020/01/01
4	REVISED	2020/01/01

DESIGNED BY: HX
DATE: 05/06/2020
SCALE: As Indicated
PROJECT NUMBER: 8813
REV: B
DRAWING TITLE: WSUD

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH: 9018 1529

DESIGNED BY: HX
DATE: 05/06/2020
SCALE: As Indicated
PROJECT NUMBER: 8813
REV: B
DRAWING TITLE: WSUD

PROJECT
38 GERBERT ST.
BROADMEADOWS

EXISTING

SITE

SITE AREA :	645.0m²
SITE COVERAGE :	98.1m²
SITE PERMEABILITY :	548.9m²

UNIT 1 (EXISTING)

GROUND FLOOR:	97.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA	98.1m²

PROPOSED

SITE

SITE AREA :	645.0m²
SITE COVERAGE :	299.7m² (46.5%)
SITE PERMEABILITY :	249.2m² (38.6%)
GARDEN AREA REQ:	193.5m² (35.0%)
GARDEN AREA:	249.2m² (38.6%)
CANOPY COVER REQ:	64.5m² (10.0%)
CANOPY COVER:	72.4m² (11.2%)

UNIT 1 (EXISTING)

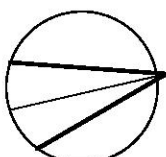
UNIT 1 SITE AREA	316.0m²
GROUND FLOOR:	97.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA	98.1m²
TOTAL SPOS:	33.0m²

UNIT 2 (PROPOSED)

UNIT 2 SITE AREA	329.0m²
GROUND FLOOR:	161.7m²
GARAGE:	36.6m²
PORCH:	3.8m²
TOTAL AREA	202.1m²
TOTAL SPOS:	36.7m²

SHADOW ANALYSIS

	EXISTING SHADOWS
	PROPOSED SHADOWS



NORTH POINT

Rev	Description	Date
1	Initial Design	05/06/2026
2	Revised Design	05/06/2026
3	Final Design	05/06/2026

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

PLANNING & DESIGN

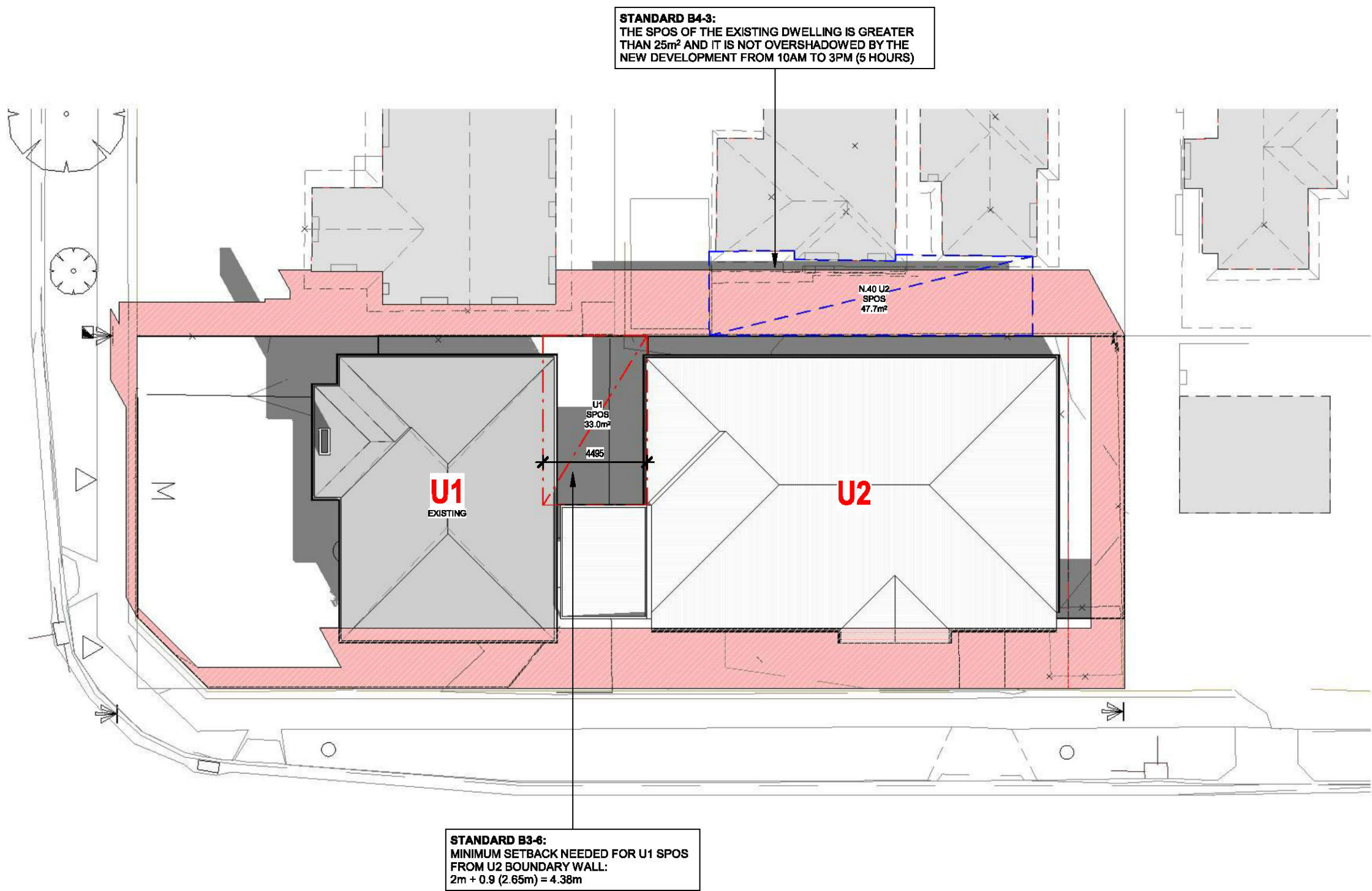
PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DESIGNED BY	HX
DATE	05/06/2026
SCALE	As Indicated
PROJECT NUMBER	8813
REV	B

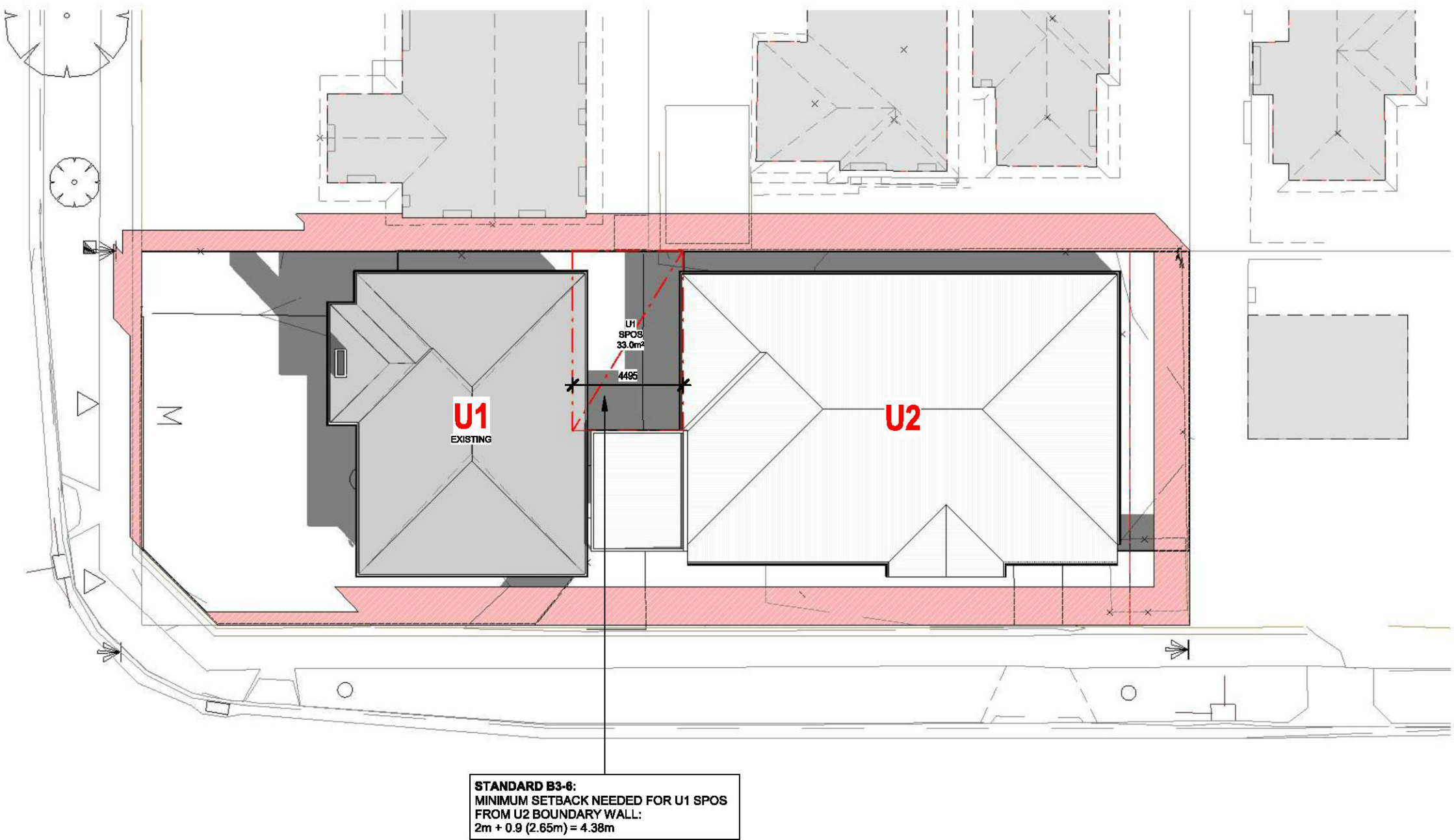
SHADOW DIAGRAMS

PROJECT

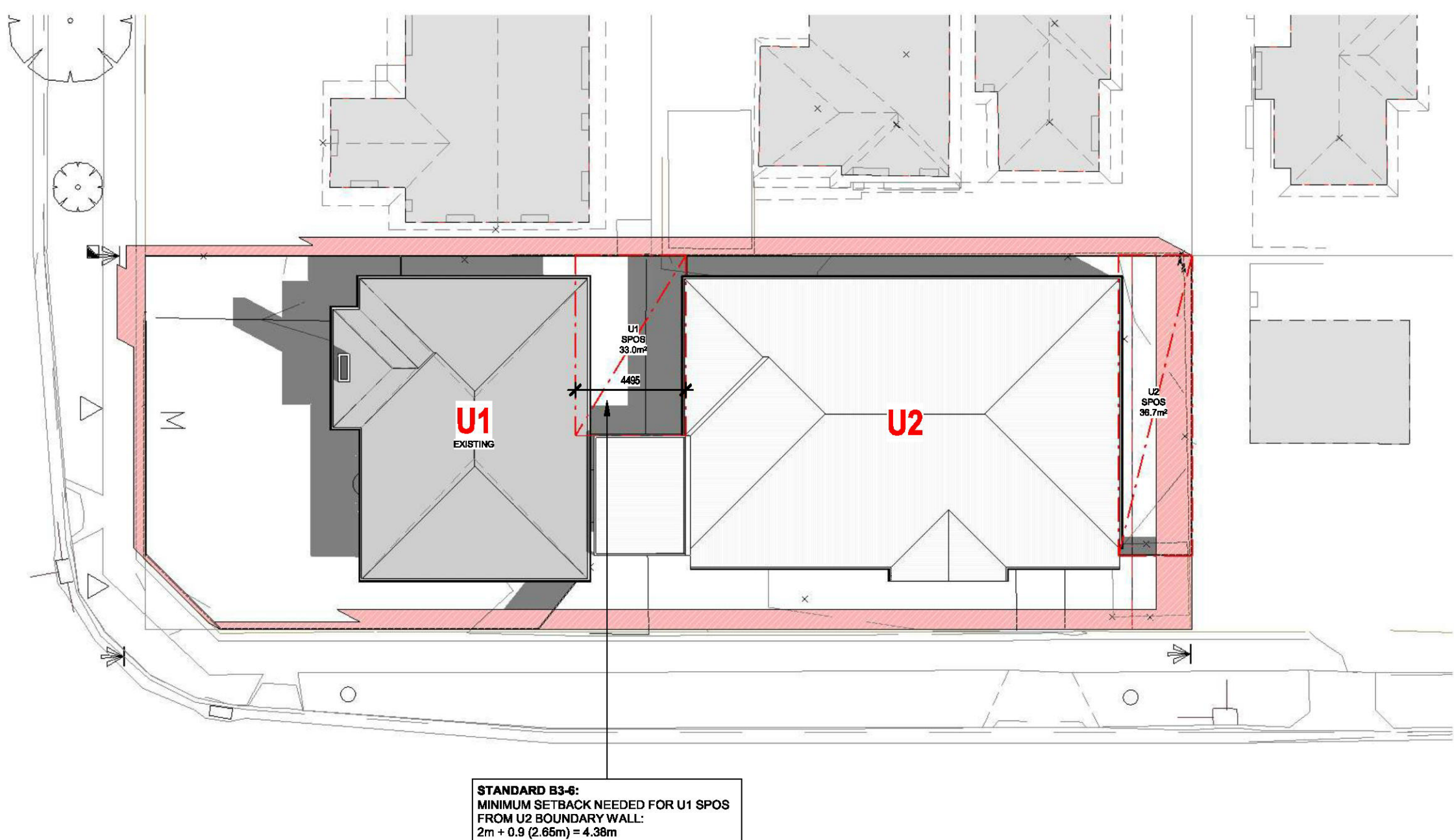
38 GERBERT ST.
BROADMEADOWS



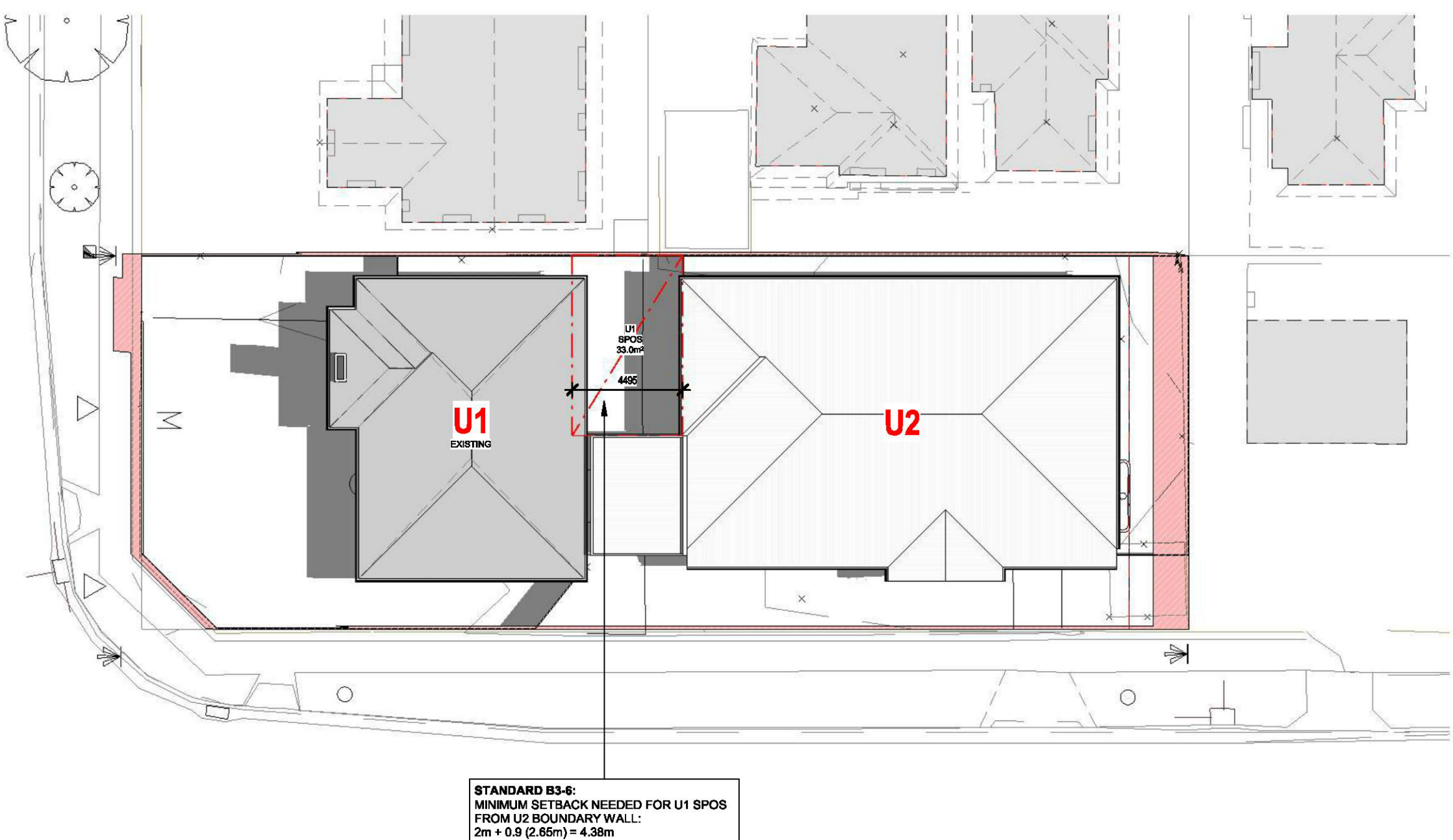
1 SHADOW 9AM
TP02 1 : 200



2 SHADOW 10AM
TP02 1 : 200



3 SHADOW 11AM
TP02 1 : 200



4 SHADOW 12PM
TP02 1 : 200

EXISTING

SITE

SITE AREA :	645.0m²
SITE COVERAGE :	98.1m²
SITE PERMEABILITY :	548.9m²

UNIT 1 (EXISTING)

GROUND FLOOR:	97.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA	98.1m²

PROPOSED

SITE

SITE AREA :	645.0m²
SITE COVERAGE :	299.7m² (46.5%)
SITE PERMEABILITY :	249.2m² (38.6%)
GARDEN AREA REQ:	193.5m² (35.0%)
GARDEN AREA:	249.2m² (38.6%)
CANOPY COVER REQ:	64.5m² (10.0%)
CANOPY COVER:	72.4m² (11.2%)

UNIT 1 (EXISTING)

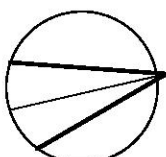
UNIT 1 SITE AREA	316.0m²
GROUND FLOOR:	97.1m²
GARAGE:	-
PORCH:	1.0m²
TOTAL AREA	98.1m²
TOTAL SPOS:	33.0m²

UNIT 2 (PROPOSED)

UNIT 2 SITE AREA	329.0m²
GROUND FLOOR:	161.7m²
GARAGE:	36.6m²
PORCH:	3.8m²
TOTAL AREA	202.1m²
TOTAL SPOS:	38.7m²

SHADOW ANALYSIS

	EXISTING SHADOWS
	PROPOSED SHADOWS



NORTH POINT

Rev	Description	Date
1	ISSUED FOR PERMIT	05/06/2026

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

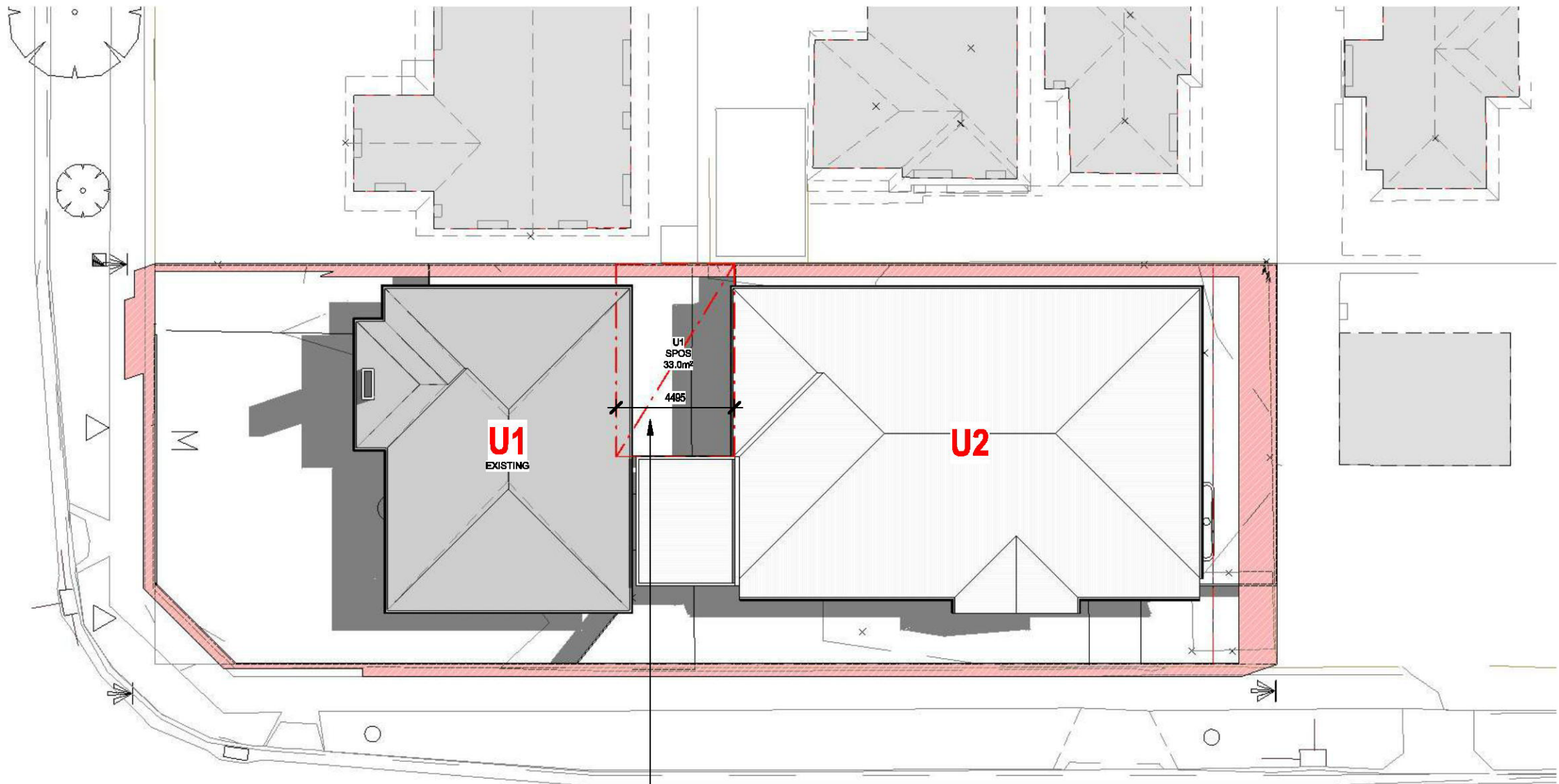
PLANNING &
DESIGN

PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DESIGNED BY	HX
DATE	05/06/2026
SCALE	As Indicated
PROJECT NUMBER	8813
REV	B

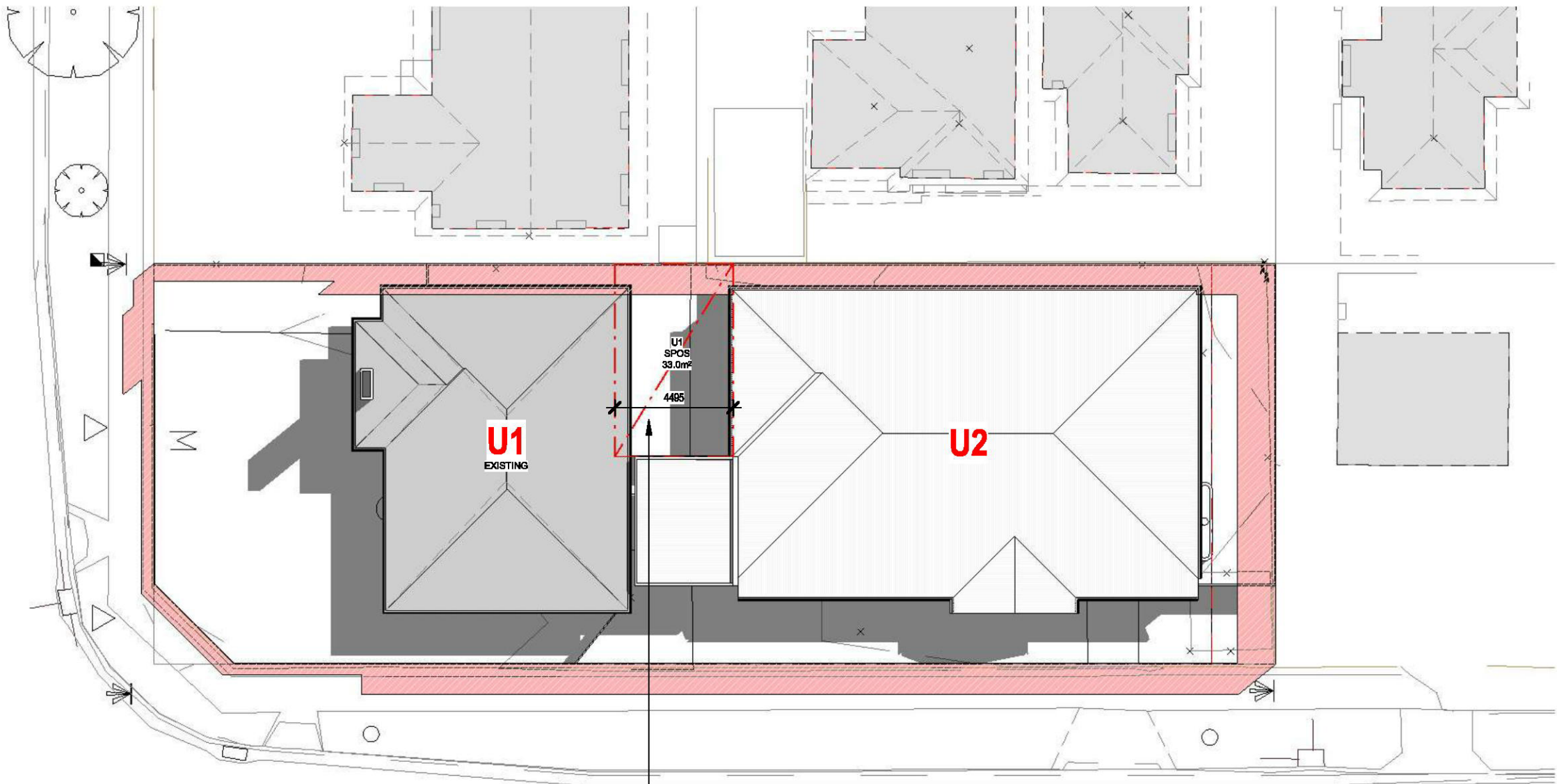
DRAWING TITLE
SHADOW DIAGRAMS

PROJECT
38 GERBERT ST.
BROADMEADOWS



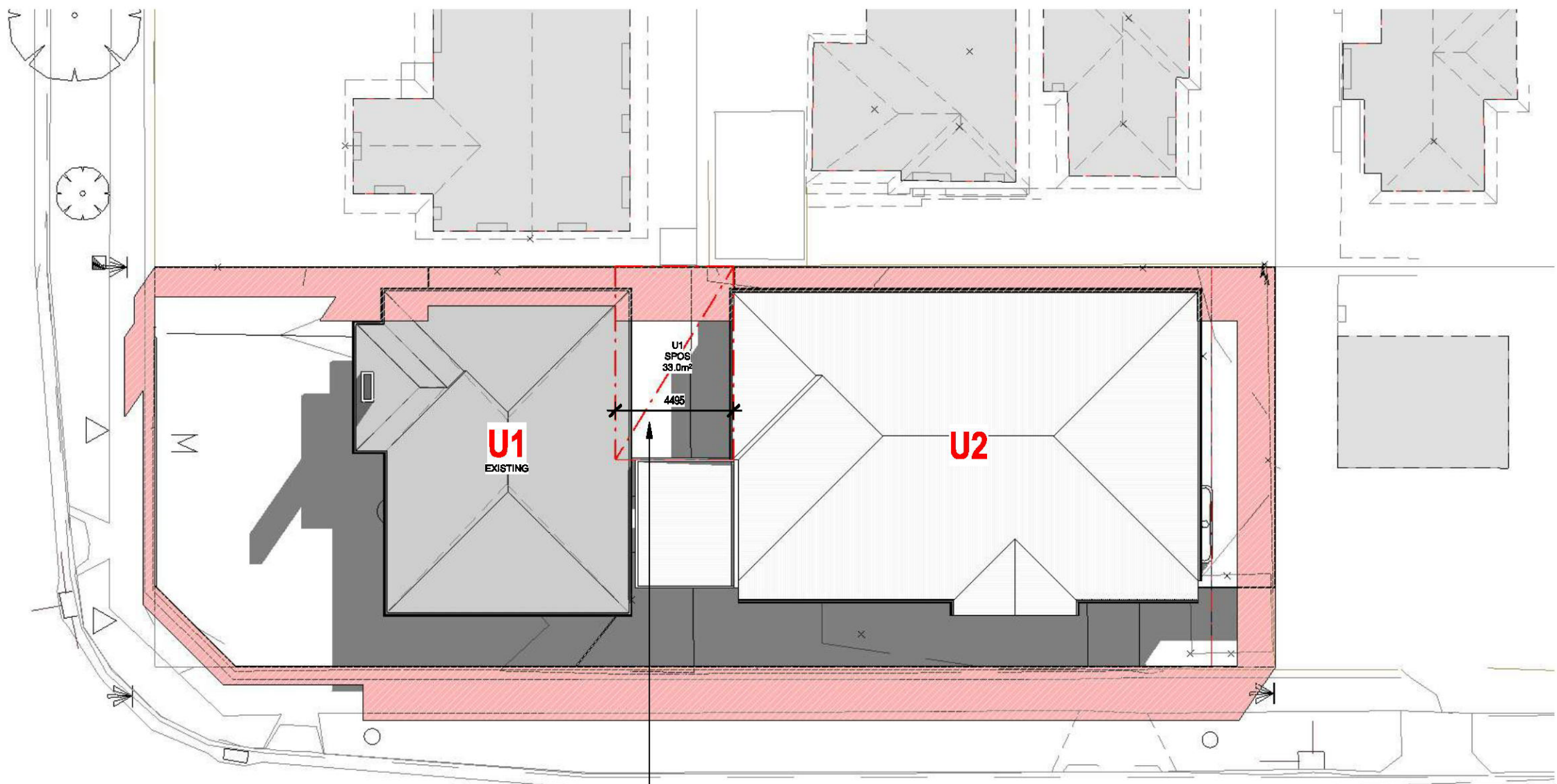
STANDARD B3-6:
MINIMUM SETBACK NEEDED FOR U1 SPOS
FROM U2 BOUNDARY WALL:
2m + 0.9 (2.65m) = 4.38m

1 SHADOW 1PM
TP02 1 : 200



STANDARD B3-6:
MINIMUM SETBACK NEEDED FOR U1 SPOS
FROM U2 BOUNDARY WALL:
2m + 0.9 (2.65m) = 4.38m

2 SHADOW 2PM
TP02 1 : 200



STANDARD B3-6:
MINIMUM SETBACK NEEDED FOR U1 SPOS
FROM U2 BOUNDARY WALL:
2m + 0.9 (2.65m) = 4.38m

3 SHADOW 3PM
TP02 1 : 200