

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.

Clear Form

The Land



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

Street Address *

Unit No.:	St. No.: 31	St. Name: BICKNELL
Suburb/Locality:		Postcode:

Formal Land Description *

Complete either A or B.

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

A ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision

OR

B

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

Add Address

The Proposal

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

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



If you need help about the proposal, read:

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

Select the focus of this application and describe below:

construction of 2 Rooming Dwellings side by Side in a Special Building Overlay

📎 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 \$ 700000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

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 storey dwelling



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

Title Information

⑤ Encumbrances on title *

If you need help about the title, read:

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

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

☐ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

☒ No

☐ Not applicable (no such encumbrance applies).



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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Name:

Title: Mr

First Name: ALI

Surname: DIRANI

Organisation (if applicable): MANZEL STUDIO PTY LTD

Postal Address:

Unit No.:

St. No.: 84

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

St. Name: HOTHAM STREET

Suburb/Locality: PRESTON

State: VIC

Postcode: 3064

Contact person's details *

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

Name:

Title: Mr

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

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

St. Name:

Suburb/Locality:

State: VIC

Postcode:

Contact information

Business Phone:

Email: INFO@MANZELSTUDIO.COM

Mobile Phone: 0478162166

Fax:

Owner *

The person or organisation who owns the land

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

**Declaration **

⑦ This form must be signed by the applicant *

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

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

Signature:



Date: **25/06/2026**

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 www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 Has there been a pre-application meeting with a Council planning officer?

☒ 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 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 checklist.

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

☒ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☒ 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:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

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

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To You

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



PLANNING PERMIT NO:

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: Ali Aldirani / Manzel Studio Pty Ltd

Tel.: 0478162166

Address: 84 hotham street, preston

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

31 Bicknell Court
Broadmeadows, VIC 3047

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

carport sizes have been amended to comply

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

Name:

Tel. Bus. hours:

Address:

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: 22.09.2026

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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:

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

Page 1 of 1

VOLUME 08880 FOLIO 832

Security no : 124131990695G

Produced 09/02/2026 03:16 PM

LAND DESCRIPTION

Lot 1 on Title Plan 519431R.
PARENT TITLE Volume 08833 Folio 419
Created by instrument A768897 03/06/1971

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP519431R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 31 BICKNELL COURT BROADMEADOWS VIC 3047

DOCUMENT END

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Title 8880/832

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Document Type	Plan
Document Identification	TP519431R
Number of Pages (excluding this cover sheet)	1
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TITLE PLAN		EDITION 1	TP 519431R						
Location of Land Parish: WILL-WILL-ROOK Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP59149 Derived From: VOL 8880 FOL 832 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information ENCUMBRANCES REFERRED TO As to the land coloured blue <u>THE EASEMENTS</u> (if any) existing over -- the same by virtue of Section 98 ----- of the Transfer of Land Act - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 25/05/2000 VERIFIED: GB COLOUR CODE BL = BLUE							
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 - LOT 33 (P1) ON LP 59149</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 - LOT 33 (P1) ON LP 59149	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 - LOT 33 (P1) ON LP 59149									
LENGTHS ARE IN METRES			Sheet 1 of 1 sheets						

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Manzel Studio PL

E: INFO@MANZELSTUDIO.COM

PLANNING REPORT ASSESSMENT

31 Bicknell Court, Broadmeadows
3047

Proposed development of 2 double
storey dwellings. Rooming House

Municipality: Hume City Council

Planning Application
Number: TBC

Applicant: Manzel Studio PL

Dated: 29 APR 2026

Written by: R.D

PROPOSAL

The proposal involves the development of 2 Double Storey Dwellings for Rooming on land at 31 Bicknell Court, Broadmeadows.

The site is located within a General Residential Zone (Schedule 1) in accordance to provisions of Hume City Council and is covered by Special Building Overlay.

This application seeks approval to:

- Construct two dwellings on a lot in accordance to Clause 32.08 of the General Residential Zone.

This report provides an assessment of the proposal against relevant provisions of the Hume Planning Scheme and should be read in conjunction with the accompanying documentation, including:

- Neighbourhood and site description analysis
- Design response
- Existing and proposed street elevations
- Architectural plans, and elevations
- Garden area, Water Sensitive Urban Design (WSUD) and landscape plan; and
- Shadow diagrams, prepared by Manzel Studio Pty Ltd.



CLAUSE 55 WRITTEN STATEMENT

Clause 55.01 includes the following application requirement:

A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

If any applicable aspect of a standard is not met, then the development is not deemed to comply with the standard.

VCAT objector appeal rights:

An application is exempt from the review rights of section 82(1) of the Act if all the applicable standards under Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

Mandatory requirements of the zone (NRZ and GRZ)

Requirement Check as applicable	Is this requirement met	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
Building height			
☐ NRZ: 9 metres / 2 storeys ☒ GRZ: 11 metres / 3 storeys ☐ N/A not in NRZ or GRZ.	☒ Yes	P0 6 (Refer to West Elevation) Maximum height of proposed dwelling 1 is 7.860m	No
Garden area			
☐ <400 square metres 0% ☐ 400 – 500: 25% ☒ 500 – 650: 30% ☐ 650+: 35% ☐ N/A not in NRZ or GRZ.	☒ Yes 30.7%	P04, P06, P08	No

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55.02 Neighbourhood charater

Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
B2-1 Street setback Walls of buildings are set back from streets: ☐ At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or ☐ If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. Table B2-1 ☐ There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. Minimum front setback The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser. ☐ There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner. Minimum front setback ☒ The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or ☒ 6 metres, whichever is the lesser. ☐ There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. Minimum front setback ☐ 6 metres for streets in a Transport Zone 2 ☐ 4 metres for other streets	☒ Yes ☐ No Not applicable	Unit 1 Front setback is 6.29m Unit 1 porch setback is 4.675m Height is less than 3.43m Unit 2 front setback is 6.0m Unit 2 porch setback is 4.315m Height is less than 3.46m	Refer to ground floor plan (p04)	Yes, if standard not met

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☐ The site is on a corner. Minimum front setback ☐ If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street existing building on the abutting allotment facing the street or ☐ 6 metres, whichever is the lesser. ☐ If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 ☐ 4 metres for other streets. Minimum setback from side street ☐ Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or ☐ 3 metres, whichever is the lesser. ☐ Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or ☐ 2 metres, whichever is the lesser. ☐ Porches, pergolas and verandahs that are less than 3.6 metres high and eaves encroach not more than 2.5 metres into the setbacks of this standard.				
B2-2 Building height				
☒ The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. ☐ If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the	☒ Yes ☐ No	Maximum height is 7.86m	P06 (Refer TO West Elevation)	Yes, if standard not met

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.				
B2-3 Side and rear setbacks				
☒ A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: ☒ B2-3.1: The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. ☐ B2-3.2: If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. ☐ If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. ☐ Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services encroach not more than 0.5 metres into the side and rear setbacks. ☐ Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports encroach into the side and rear setbacks.	☒ Yes ☐ No	The proposed development is setback from side boundaries in accordance with the Standard. <u>East boundary complies</u> D1 ground floor min setback is 1.0m Max Wall height is 3.60m D1 first floor min setback is 1.90m Max Wall height is 6.2m	P04, p05, p06 p07	Yes, if standard not met
B2-4 Walls on boundaries				

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: ☐ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ☐ The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. ☐ A new wall or carport fully abuts a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. ☐ A building on a boundary includes a building set back up to 200mm from a boundary. ☐ The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	☒ Yes ☐ No	Proposed dwellings do have proposed carports (with open walls to the side and rear of the carport spaces) See East and West Elevations.0	P06	Yes, if standard not met
B2-5 Site coverage ☐ The site area covered by buildings does not exceed: The maximum site coverage specified in a schedule to the zone; or If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. ☐ NRZ 60% ☒ GRZ 65% ☐ RGZ 70% ☐ HCTZ 70%	☒ Yes ☐ No	60.8%	P04	Yes, if standard not met

Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☐ If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.				
B2-6 Access				
The width of accessways or car spaces (other than to a rear lane) does not exceed: ☐ 33 per cent of the street frontage; or ☒ 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. ☐ The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. ☐ The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent or ☐ No existing tree in a road proposed to be retained.	☒ Yes ☐ No			Yes, if standard not met
B2-7 Tree canopy				
Provide a minimum canopy cover as specified in Table B2-7.1. ☒ Site area 1,000sqm or less 10%. ☐ Site area more than 1,000sqm 20%. Existing trees to be retained meet all of the following: ☐ Has a height of at least 5 metres, ☐ Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, ☐ Has a trunk that is located at least 4 metres from proposed buildings. ☒ No existing trees to be retained.	☒ Yes ☐ No	Site canopy cover is proposed to be 11.8% and proposed trees to be provided in the front and rear of each dwelling. The deep soil planting areas are provided in accordance with Table B2-7.2 and the vegetation proposed in the landscape plan is consistent	P08	Yes, if standard not met

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☒ The minimum canopy cover is met using any combination of trees specified in Table B2-7.2. Existing trees that are retained can be used in calculating canopy cover. ☒ Provide at least one new or retained tree in the front setback and the rear setback. Trees are located in either: ☒ An area of deep soil as specified in Table B2-7.2; or ☐ A planter as specified in Table B2-7.2. ☐ Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.				
B2-8 Front fences				
A front fence within 3 metres of a street is: ☐ The maximum height specified in a schedule to the zone, or ☒ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8. ☐ Streets in a Transport Zone 2 - 2 metres ☐ Other streets - 1.5 metres	☒ Yes ☐ No			Yes, if standard not met

55.03 Liveability

Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
B3-1 Dwelling diversity				
Developments include at least: ☐ One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. ☐ One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. ☐ One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.	☐ Yes ☐ No ☒ N/A less than 10 dwellings proposed			No
B3-2 Parking location				
Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: ☐ 1.5 metres; or ☐ If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or ☐ 1 metre where window sills are at least 1.5 metres above ground level. ☒ This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.	☒ Yes ☐ No		P06	No
B3-3 Street integration				
Where a development fronts a street, a vehicle accessway or abuts public open space: ☒ Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. ☐ The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. ☐ Screens or fences are to provide no more than 25 per cent transparency.	☒ Yes ☐ No	All dwellings provide passive surveillance from the ground level	P04	No

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☒ Lighting is provided to all external accessways and paths. ☒ Mailboxes are provided for each dwelling and can be communally located.				
B3-4 Street entry				
☒ Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings Each dwelling and each residential building has a ground level entry door that: ☒ Has a direct line of sight from a street, accessway or shared walkway. ☒ Is not accessed through a garage. ☒ Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. ☐ Apartment development and residential building with a shared entry An apartment development and each residential building has: ☐ A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. ☐ An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. ☐ Shared corridors and common areas have at least one source of natural light and natural ventilation.	☒ Yes ☐ No	D1 and D2 Have a direct line of sight from a street		No
B3-5 Private open space				
☒ A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: ☒ An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or	☒ Yes ☐ No	Each dwelling is provided with a SPOS area in excess of 25 square metres that satisfies the minimum width requirements and is accessed directly from a living room.	P04	No

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☐ A balcony with at least the area and dimensions specified in Table B3-5; or ☐ An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or ☐ An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone; ☐ The area and dimensions specified in the schedule must be 25 square metres or less; and ☐ The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard. ☐ If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres. ☐ Where ground level private open space is provided an area for clothes drying is provided. Table B3-5 Private open space for a balcony Orientation of dwelling ☐ North (between north 20 All 8 square metres 1.7 metres degrees west to north 30degrees east) ☐ Minimum area 8 square metres ☐ Minimum dimension 1.7 metres Orientation of dwelling ☐ South (between south degrees west to south 20 degrees east) ☐ Minimum area 8 square metres ☐ Minimum dimension 1.2 metres				

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
Orientation of dwelling ☐ All other orientations ☐ Studio or 1 bedroom ☐ Minimum area 8 square metres ☐ Minimum dimension 1.8 metres ☐ 2 bedroom dwelling ☐ Minimum area 8 square metres ☐ Minimum dimension 2 metres				
B3-6 Solar access to open space				
☒ 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) metres, where 'h' is the height of the wall.	☒ Yes ☐ No		P04	No
B3-7 Functional layout				
Bedrooms: ☒ Meet the minimum internal room dimensions specified in Table B3-7.1; and Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. Table B3-7.1 Bedroom dimensions Main bedroom ☒ Minimum width 3 metres ☒ Minimum depth 3.4 metres All other bedrooms ☒ Minimum width 3 metres ☒ Minimum depth 3 metres	☒ Yes ☐ No		P04	No

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☒ Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2. Table B3-7.2 Living area dimensions ☐ Studio and 1 bedroom dwelling ☐ Minimum width 10 metres ☐ Minimum area 10 square metres 2 or more bedroom dwelling ☒ Minimum width 3.6 metres ☒ Minimum area 12 square metres				
B3-8 Room depth				
☒ The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: ☒ The room combines the living area, dining area and kitchen; and The kitchen is located furthest from the window; and ☒ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and ☐ An overhang extends no more than 2m beyond the window of the single aspect habitable room. In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.	☒ Yes ☐ No		P04	No
B3-9 Daylight to new windows				

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
Dwelling (other than a dwelling in or forming part of an apartment development) ☒ A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: ☒ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or ☐ A verandah provided it is open for at least one third of its perimeter; or ☐ A carport provided it has two or more open sides and is open for at least one third of its perimeter. Dwelling in or forming part of an apartment development ☐ A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: ☐ A minimum width of 1.2 metres. ☐ A maximum depth of 1.5 times the width, measured from the external surface of the window. ☐ A window clear to the sky.	☒ Yes ☐ No		P04	No
B3-10 Natural ventilation				
Dwelling (other than a dwelling in or forming part of an apartment development) ☒ Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: ☒ A maximum breeze path through the dwelling of 18 metres. ☒ A minimum breeze path through the dwelling of 5 metres. ☒ Ventilation openings with approximately the same size.	☒ Yes ☐ No	The ventilation flow paths are compliant and the ventilation openings on the alternate faces of the building are approximately the same size	P04	No

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
Dwelling in or forming part of an apartment development At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: ☐ A maximum breeze path through the dwelling of 18 metres. ☐ A minimum breeze path through the dwelling of 5 metres. ☐ Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.				
B3-11 Storage				
Dwelling (other than a dwelling in or forming part of an apartment development) ☒ Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space. Dwelling in or forming part of an apartment development ☐ Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11. Table B3-11 Storage Studio ☐ Total minimum storage volume 8 cubic metres ☐ Minimum storage volume within the dwelling 5 cubic metres 1 bedroom dwelling ☐ Total minimum storage volume 10 cubic metres ☐ Minimum storage volume within the dwelling 6 cubic metres 2 bedroom dwelling ☐ Total minimum storage volume 12 cubic metres ☐ Minimum storage volume within the dwelling 7 cubic metres	☒ Yes ☐ No	Proposed D1 & D2 has access to external 6m ³ shed.		No

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☐ Minimum storage volume within the dwelling 9 cubic metres 3 or more bedroom dwelling ☒ Total minimum storage volume 18 cubic metres ☒ Minimum storage volume within the dwelling 12 cubic metres				
B3-12 Accessibility for apartment developments				
At least 50 per cent of dwellings in or forming part of an apartment development have: ☐ A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. ☐ A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. ☐ A main bedroom with access to an adaptable bathroom. ☐ At least one adaptable bathroom that meets all of the requirements of either Design A ☐ or Design B specified in Table B3-12.	☐ Yes ☐ No ☒ N/A not an apartment development			No

55.04 External amenity

Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
B4-1 Daylight to existing windows				

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☒ Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. ☐ Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	☒ Yes ☐ No	The development provides appropriate setbacks and light courts to neighbouring habitable room windows.	P04	Yes, if standard not met
B4-2 Existing north facing windows				
Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: ☐ A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. ☐ For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.	☐ Yes ☐ No ☒ N/A no neighbouring existing north facing habitable room windows			Yes, if standard not met

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
B4-3 Overshadowing open space				
The area of secluded private open space that is not overshadowed by the new development is greater than: ☒ 50 per cent, or ☐ 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. ☐ If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.	☒ Yes ☐ No	Shadow diagrams submitted with the application demonstrate that overshadowing of abutting properties is within acceptable parameters under the standard.		Yes, if standard not met
B4-4 Overlooking				
In Clause 55.04-4 a habitable room does not include a bedroom. ☒ A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45-degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. ☐ A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: ☐ Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or ☐ Has sill heights of at least 1.7 metres above floor level; or	☒ Yes ☐ No			Yes, if standard not met

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☐ Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or ☐ Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or ☐ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. ☐ Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view are: ☐ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ☐ Permanent, fixed and durable. ☐ Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.				
B4-5 Internal views				
In Clause 55.04-5 a habitable room does not include a bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: ☐ Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or ☐ Has a sill height of at least 1.7 metres above floor level; or	☒ Yes ☐ No	There are no internal views available in the development		No

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☐ Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or ☐ Has permanently fixed external screens to at least 1.7 metres above floor level; or ☐ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.7 metres above floor level and within: A 45 degree horizontal angle from the edge of the new window or balcony. A 45 degree angle in the downward direction. Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.				

55.05 Sustainability

Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
B5-1 Permeability and stormwater management				No
☒ The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to:	☒ Yes ☐ No	Site permeability of 29.8% is proposed. WSUD are incorporated within the design, including water tanks. A STORM Rating of 100 is achieved	P03 and P05	

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☒ Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: ☒ Suspended solids 80% reduction in mean annual load. ☒ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. ☒ Litter 70% reduction of mean annual load. A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met. ☒ Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.				
B5-2 Overshadowing domestic solar energy systems Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	☒ Yes ☐ No ☐ N/A not in NRZ or GRZ.	There are no existing solar panels		Yes, if standard not met
B5-3 Rooftop solar energy generation area				

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. ☒ An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: ☒ Has a minimum dimension of 1.7 metres. ☒ Has a minimum area in accordance with Table B5-3. ☒ Is oriented to the north, west or east. ☒ Is positioned on the top two thirds of a pitched roof. Can be a contiguous area or multiple smaller areas. ☒ Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements. Table B5-3 Minimum rooftop solar energy generation area ☐ 1 bedroom dwelling Minimum roof area 15 square metres ☐ 2 or bedroom dwelling Minimum roof area 26 square metres ☒ 4 or more bedroom dwelling Minimum roof area 34 square metres This standard does not apply to apartments and residential buildings.	☒ Yes ☐ No ☐ N/A apartments or residential building			No
B5-4 Solar protection to new north-facing windows				
☒ 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.	☒ Yes ☐ No		P04	No
B5-5 Waste and recycling				

Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
Dwelling (other than a dwelling in or forming part of an apartment development) ☐ The development includes an individual bin storage area for each dwelling, or ☐ A shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1. Table B5-5.1 Bin storage ☒ Individual bin storage area for a dwelling ☒ Minimum area 1.8 square metres ☒ Minimum depth 0.8 metre ☒ Minimum height 1.8 metres. Shared bin storage area for 3 dwellings or less ☐ Minimum area 5.4 square metres ☐ Minimum depth 0.8 metre ☐ Minimum height 1.8 metres. Shared bin storage area for 4 or more dwellings ☐ Minimum area 1 square metre per dwelling plus 4 square metres ☐ Minimum depth 0.8 metre ☐ Minimum height 1.8 metres. If the development includes a shared bin storage area: The shared bin storage area: ☐ Is located within 40 metres of a kerbside collection point. ☐ Includes a tap for bin washing. ☐ There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.	☒ Yes ☐ No	All dwellings have individual bins and bin storage areas that meet the Standard	P04	No

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☐ Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction. ☐ Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres. Dwelling in or forming part of an apartment development ☐ The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2. 15 dwellings or less ☐ Minimum area 0.7 square metres per dwelling in a shared waste storage area ☐ Minimum depth 0.8 metre ☐ Minimum height 2.7 metres. 16 to 55 dwellings ☐ Minimum area 0.5 square metres per 1 dwelling, plus 5 square metres in a shared waste storage area ☐ Minimum depth 1 metre ☐ Minimum height 2.7 metres. 56 or more dwellings ☐ Minimum area 0.5 square metres per 1 dwelling in a shared waste storage area ☐ Minimum depth 1 metre ☐ Minimum height 2.7 metres. Enclosed bin storage areas are ventilated by: ☐ Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or ☐ A mechanical exhaust ventilation system.				

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Standard Check as applicable	Is this standard fully met?	If the standard is not met, explanation of how the development meets the objective having regard to the decision guidelines	Clearly shown on plan no. (Reference drawing number)	Objector right of appeal
☐ A tap and drain is provided to wash bins. ☐ A continuous path of travel is provided from each dwelling to bin storage areas. ☐ Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.				
B5-6 Noise impacts				
☒ Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.	☒ Yes ☐ No	All air conditioning condenser units are located away from bedroom windows		No
B5-7 Energy efficiency for apartments				
Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load. Table B5-7 Climate zone and cooling load ☐ Climate zone 21 Melbourne NatHERS maximum cooling load 30 MJ/M2 per annum ☐ Climate zone 60 Tullamarine NatHERS maximum cooling load 22 MJ/M2 per annum	☐ Yes ☐ No ☒ N/A not an apartment development			No



WASTE MANAGEMENT PLAN



31 BICKNELL COURT,
BROADMEADOWS

21/08/2026

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Proposed Rooming House Development

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DOCUMENT VERSION

1st Version issued on the 17/08/2026 – Draft issued for client review

2ND Version issued on the 18/08/2026 – For submission

3rd Version issued on the 21/08/2026 – Minor corrections

Purpose of the Waste Management Plan

The purpose of the waste management plan (WMP) is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the development (residential or commercial) and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfills, and maximises recycling
- Provide a waste management system that is supported by scaled drawings to ensure the final design and construction are compliant with the WMP and are verifiable
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation
- Stakeholders are defined (but not limited to): landowner, rooming-house operator, property manager, occupants, Hume City Council and appointed waste contractors.
- Ensure residents of rooming houses are not disadvantaged in their access to recycling and other responsible waste management options
- Avoid legacy waste-management issues that can affect rooming houses due to poor design and insufficient consideration.

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Introduction

Certi Sustainability has been engaged to prepare a Waste Management Plan for the proposed development at 31 Bicknell Court, Broadmeadows, Victoria 3047.

The proposal involves the construction of two side-by-side, double-storey rooming houses on land affected by a Special Building Overlay. Each rooming house will contain nine bedrooms, providing a total of 18 bedrooms across the development.

This WMP has been prepared to support the planning application identified by Council Reference P27464. It outlines the details of private collection, on-site waste management, bin transfer, collection frequency and duration, storage-area maintenance and notification of future purchasers.

The architectural plans for the proposed development have been reviewed to ensure that the recommended waste-management arrangements are compatible with the proposed site layout and intended operation of the rooming houses.

Site & Development Description

The subject site is located at 31 Bicknell Court, Broadmeadows, Victoria 3047, within the City of Hume.

The site is situated within an established residential area and has direct frontage to Bicknell Court. The land is affected by a Special Building Overlay.

The proposed development will provide two separate rooming houses positioned side by side. Each rooming house will have an individual driveway and carport, with access provided directly from Bicknell Court. Each house will have 9 bedrooms.

Types of Waste Generated

The following waste streams are expected to be generated during the operation of the proposed rooming houses:

- General residual waste;
- Mixed recyclables, including accepted paper, cardboard, plastic containers, steel and aluminium containers, and glass bottles and jars;
- Food Organics and Garden Organics (FOGO), including food scraps and garden material;
- Hard and bulky waste, including furniture, mattresses and other large household items;
- Electronic waste and batteries;
- Clothing, textiles and reusable household goods; and
- Other infrequent household waste requiring specialist disposal.

All waste streams must be separated at the point of generation and transferred to the appropriate bins or approved collection pathway.

At the date of this WMP, Hume City Council's household service comprises general rubbish, mixed recycling and FOGO. Glass bottles and jars are currently accepted within the yellow-lid mixed recycling bin. Spatial allowance will nevertheless be retained for a future separate glass-recycling service if required by Council or the Victorian Government.

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Development and Occupancy Basis

The development comprises two side-by-side, double-storey rooming houses. Each rooming house contains nine bedrooms.

Building	Total floor area	Bedrooms	Assumed residents
Rooming House 1	280.2 m ²	9	9
Rooming House 2	298.0 m ²	9	9
Total development	578.2 m²	18	18

For waste-calculation purposes, an occupancy of one resident per bedroom has been adopted. The floor areas are recorded for completeness but have not been used to calculate residential waste generation because the anticipated volume is primarily related to resident occupancy.

Waste Generation Rates

Hume City Council does not publish a specific rooming-house waste-generation rate within its publicly available household waste information. Accordingly, this assessment adopts the boarding house and guesthouse rate contained in the City of Melbourne Waste Generation Rates, which provides **60 litres of general waste and 60 litres of recycling per occupant per week**.

A separate FOGO design allowance of 21 litres per occupant per week has been adopted. This represents approximately 35% of the general waste allowance and provides additional capacity for source-separated food and organic waste.

Accommodation type	General rubbish	Mixed recycling	FOGO
Rooming house	60 L/occupant/week	60 L/occupant/week	21 L/occupant/week

These rates provide a conservative design basis suitable for the anticipated high-occupancy residential use.

Estimated Waste Generation

Building	Occupants	General rubbish	Mixed recycling	FOGO
Rooming House 1	9	540 L/week	540 L/week	189 L/week
Rooming House 2	9	540 L/week	540 L/week	189 L/week
Total development	18	1,080 L/week	1,080 L/week	378 L/week

Proposed Bin Provision

The waste system has been designed on the basis of separate bins being allocated to each rooming house and collected once per week by a private waste contractor.

Waste stream	Rooming House 1	Rooming House 2	Total capacity	Collection
General rubbish	2 × 360 L	2 × 360 L	1,440 L	Weekly private
Mixed recycling	2 × 360 L	2 × 360 L	1,440 L	Weekly private
FOGO	1 × 240 L	1 × 240 L	480 L	Weekly private
Future glass	Space for 1 × 240 L	Space for 1 × 240 L	480 L	Future/TBC

Each rooming house will therefore be allocated:

- 2 × 360-litre general rubbish bins;
- 2 × 360-litre mixed recycling bins;
- 1 × 240-litre FOGO bin; and
- Spatial allowance for 1 × 240-litre future glass-recycling bin.
- 1 m² spatial allowance for hard waste

All operational waste streams are proposed to be collected weekly. The waste contractor must confirm the proposed bin sizes, collection frequency and accepted materials before occupation.

The property manager must monitor bin use during the initial occupation period. Where the available capacity is regularly exceeded, additional bins or more frequent collections must be arranged.

FOGO Waste

Residents will be provided with suitable internal kitchen caddies or receptacles to separate food waste from general rubbish.

Food waste will be transferred to the nominated green-lid FOGO bins. The property manager will be responsible for ensuring that residents receive clear instructions regarding accepted materials and that the FOGO bins are regularly cleaned and presented for collection.

The proposed 480-litre weekly FOGO capacity exceeds the estimated generation of 378 litres per week and provides approximately 27% additional capacity.

Separate Glass Waste

The development will retain sufficient space for two future 240-litre glass-recycling bins, comprising one bin for each rooming house. These bins may be introduced if a separate glass collection becomes available or compulsory.

If a separate glass service is introduced, the property manager must confirm the required bin sizes, collection frequency and accepted materials with Council or the appointed contractor. The mixed recycling provision should also be reviewed because glass will no longer form part of that stream.

E-Waste and Textiles

Due to their infrequent generation, bins are not proposed for e-waste or textiles.

Waste type	Proposed management arrangement
E-waste	Taken to an approved e-waste drop-off facility or collected by a specialist provider. E-waste must not be placed in general rubbish or recycling bins.
Batteries	Temporarily stored in a secure, dry and non-conductive container before transfer to an approved battery-recycling location.
Clothing and textiles	Directed to an appropriate donation, reuse or textile-recovery service.
Other hazardous household waste	Managed through an approved specialist service or the Victorian Government's Detox Your Home program

Hume provides resource-recovery, battery and e-waste disposal options for residents, subject to the applicable eligibility requirements and service conditions.

Initial Occupation Waste

The initial occupation of the rooming houses may generate waste above the typical weekly volumes, particularly cardboard, furniture packaging and other move-in materials.

Before occupation, the property manager must arrange an additional recycling or general waste collection where required. All cardboard must be flattened, and no waste is to be stored outside the designated bin-storage areas or placed beside full bins.

Hard Waste Storage

A dedicated hard-waste storage area of 1 m² will be provided adjacent to the bin-storage areas for each of the houses (total 2 m² for the development)

The area will be used temporarily for furniture, mattresses and other bulky household items awaiting a confirmed collection. Hard waste will not obstruct access to bins, pedestrian paths, driveways, carports, services or required areas of egress.

The property manager will be responsible for arranging collection through an approved private contractor. Items will only be placed within the hard-waste area after a collection has been arranged and will be removed promptly to prevent accumulation.



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Bin Types

Below are the types of bins that the private contractor will provide with the common dimensions:

Bin Storage Type	Capacity	Colour	Waste Type	Comments
	360L x 4	Yellow Lid	Recyclables	Average dimensions are: Height 1.1m, Width 0.68m, Depth 0.848m Total floor area required: 0.57m ² /bin
	360L x 4	Red lid	Rubbish	Average dimensions are: Height 1.1m, Width 0.68m, Depth 0.848m Total floor area required: 0.57m ² /bin
	240L x 2	Green lid	FOGO	The average dimensions are: Height 1.06m, Width 0.585m, Depth 0.73m Total floor area required: 0.42 m ² /bin
	240L x 2	Purple Lid	Glass	The average dimensions are: Height 1.06m, Width 0.585m, Depth 0.73m Total floor area required: 0.42 m ² /bin

The private waste contractor once engaged will provide the bins for the development.

Signage

Clear signage will be installed within each communal bin storage area to encourage correct waste separation and minimise contamination. Each bin will be clearly labelled for general rubbish, commingled recycling, FOGO or future glass recycling.

Appropriate signage will be provided by the private waste contractor or obtained from the website <https://www.melbourne.vic.gov.au/waste-signage> - All signage will be consistent with the materials accepted by the appointed contractor.

Figure 1: Example waste-stream signage.



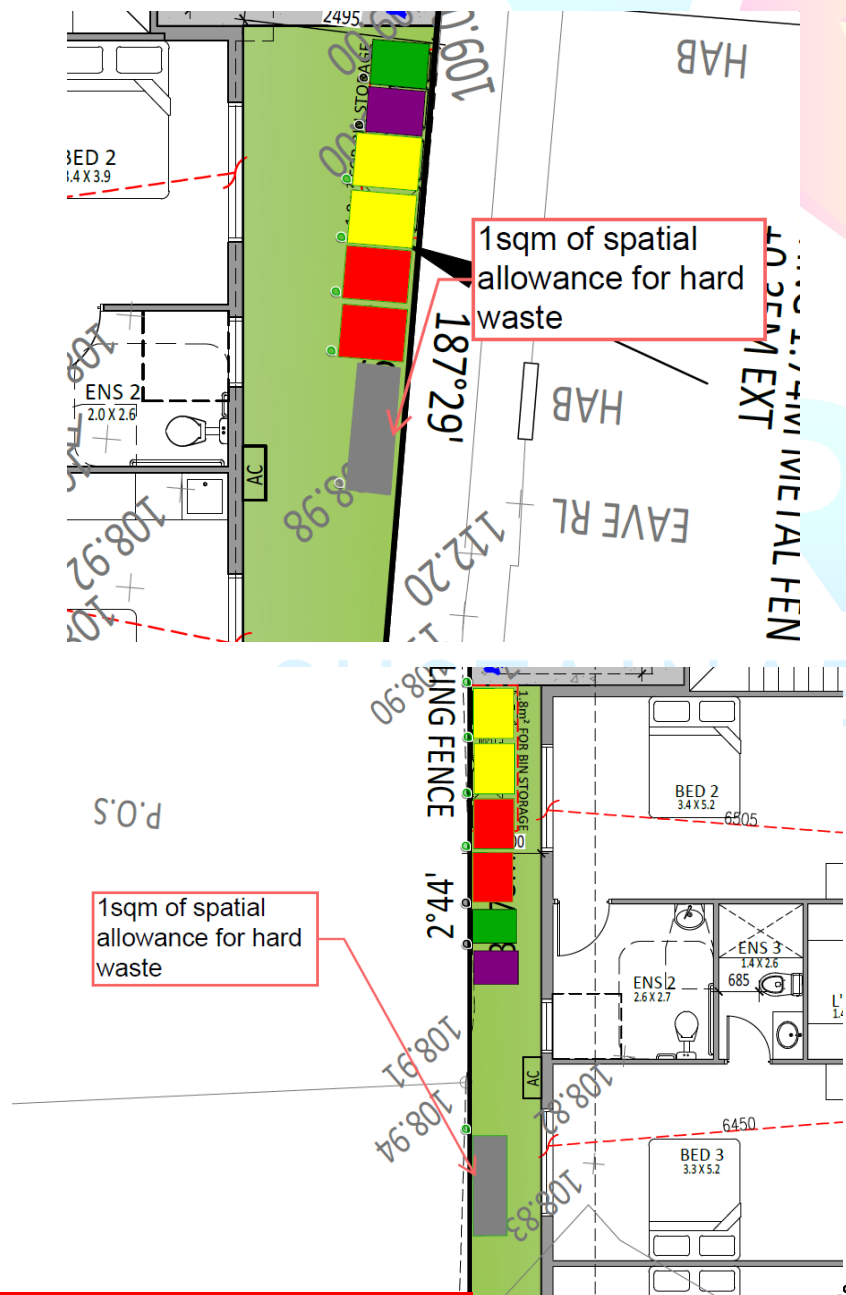
The rooming-house operator or property manager will provide occupants with waste-disposal instructions upon occupation and will monitor the bins for contamination.

Waste Storage

A dedicated outdoor bin storage area will be provided for each rooming house. Each storage area will accommodate:

- Two 360 L general-rubbish bins;
- Two 360 L commingled-recycling bins;
- One 240 L FOGO bin; and
- Space for one future 240 L glass-recycling bin.
- Space for 1 m² of hard waste

Figure 2: Bin location example within the dwellings:



All bin types will be stored in each dwelling private open space. This will make it easy for the rooming-house operator, property manager or appointed cleaner to store and roll out the bins to their respective collection point on the collection day. Bins will not be permanently stored within the property frontage.

Fully laden bins will be manually wheeled by the rooming-house operator, property manager or appointed cleaner along hard-surfaced, step-free paths from the storage areas to the nominated collection points within the property frontage. The transfer routes will remain unobstructed and will not include steps, excessive gradients or loose surfaces.

Access to a tap for bin wash-down will be provided near the storage area along with a drain connecting all wastewater from the wash-down directly to the sewer to avoid any contamination of the stormwater drain.

The storage area is outdoor and thus naturally ventilated which will help reduce odours related to the waste. Building manager will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

To minimise noise, bins will be moved carefully, bin lids will not be slammed, and waste will not be compacted or broken within the storage areas.



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On collection day, the rooming-house operator, property manager or appointed cleaner will transfer the bins from their respective storage areas to the nominated collection points located within the property near the Bicknell Court frontage.

The private collection vehicle will temporarily stand kerbside adjacent to the site. The contractor will transfer the bins from the nominated collection points to the vehicle, empty them and return them to the collection points. The operator, property manager or cleaner will return the bins to their storage areas on the same day.

Figure 3: Bin presentation on the kerbside for private collection.

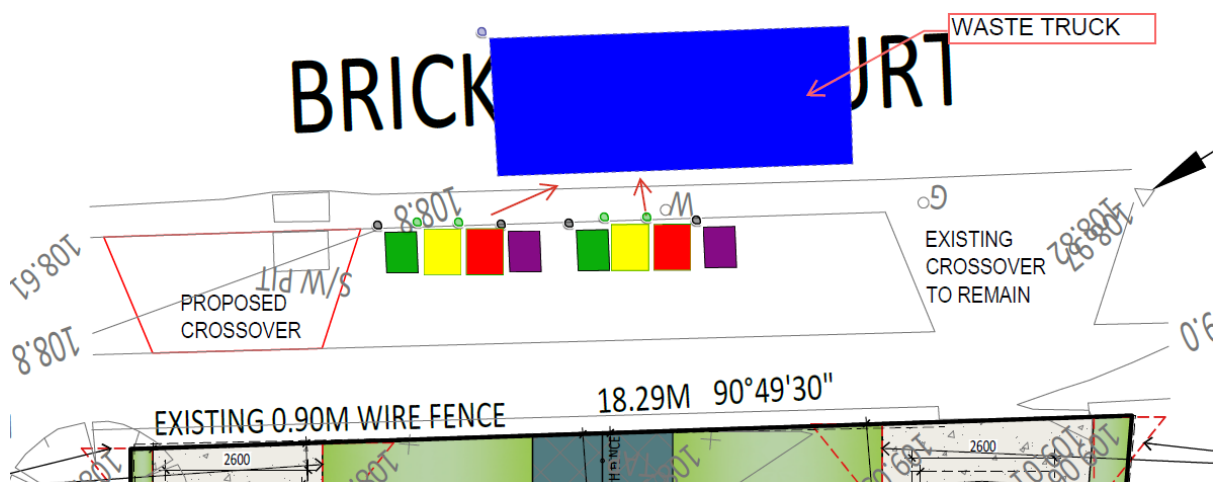
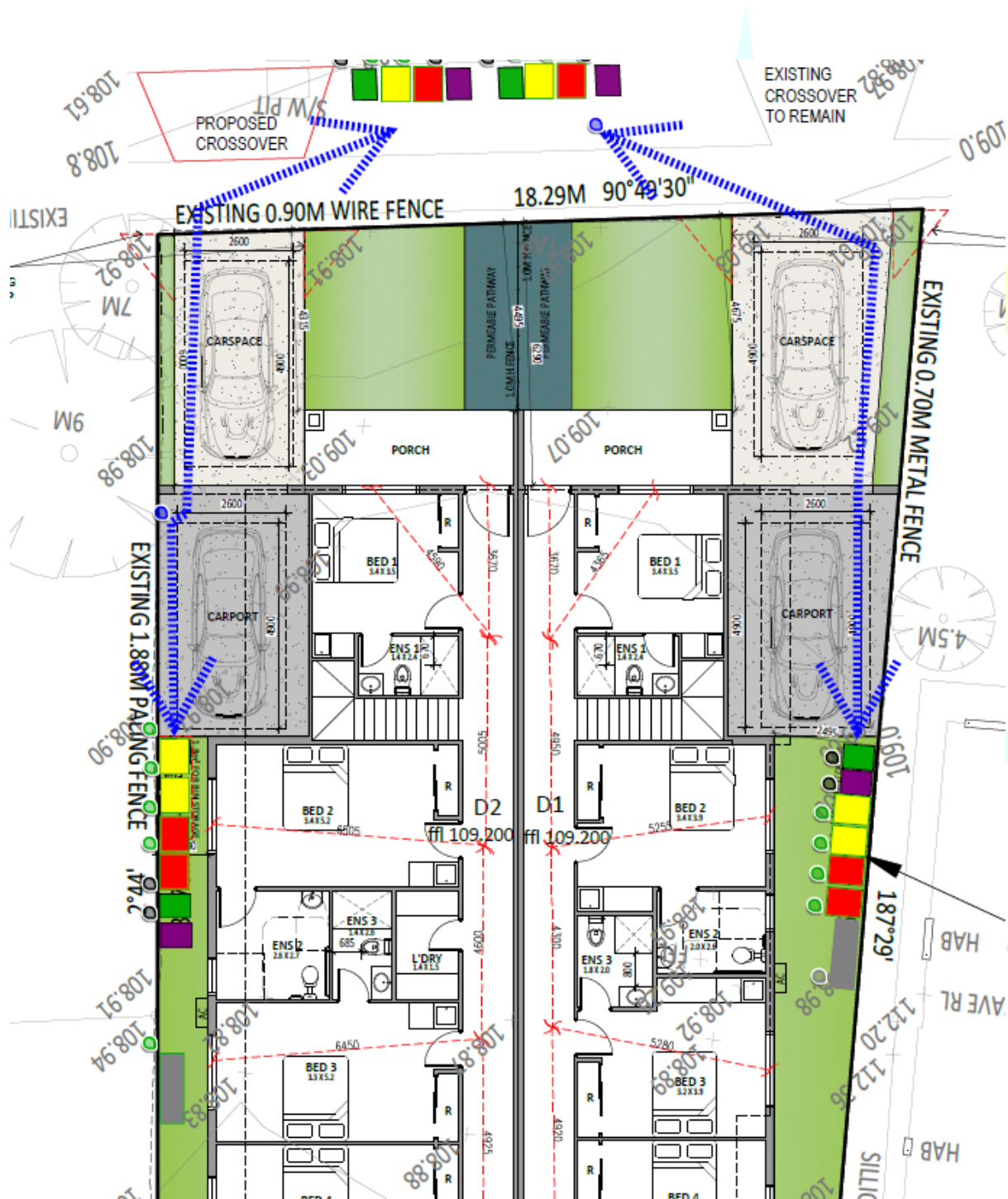


Figure 4: Bin transfer route

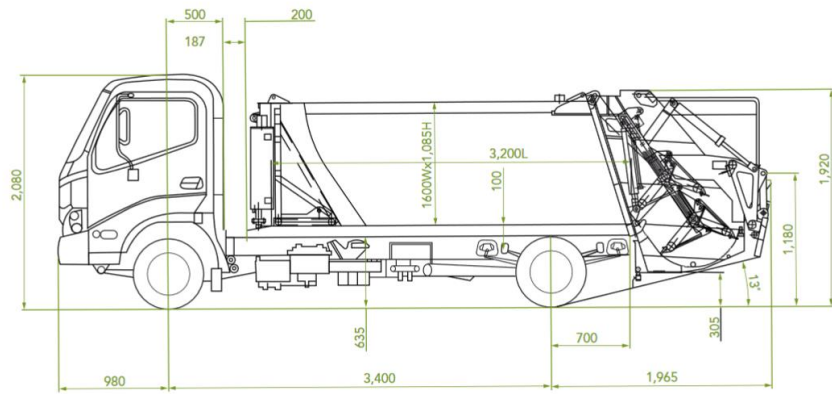


Each waste stream will be collected separately to prevent mixing of materials.

All waste streams will be collected by private contractor, with pickups made once per week for general waste, recycling and food waste.

Kerbside collection will be undertaken using a mini rear-loading vehicle or another suitably sized vehicle approved by the appointed contractor. The Waste Wise Mini Rear Loader, measuring approximately 6.35 m long, 1.70 m wide and 2.08 m high, is shown as an indicative example only. The appointed contractor must confirm the final vehicle dimensions, bin-lifting compatibility and collection arrangement before occupation.

Figure 5: Dimensions of Example Waste Truck



Collection of Hard Waste

Collection of hard waste is proposed to occur on site.

The development is expected to be furnished with beds, desks, fridges and other appliances. It is expected that hard waste generation would be mainly during refurbishment and the required hard waste collection frequency would be less compared to standard apartment developments.

A private contractor will collect hard waste from the temporary storage area on site. Hard waste will not be left on the nature strip waiting for collection.

Collection Time

Waste collection will be undertaken in accordance with EPA Victoria's *Noise Control Guidelines – Publication 1254.2* and any applicable Hume City Council requirements.

The following measures will apply:

- Weekly collections will occur between 6:00 am and 6:00 pm, Monday to Saturday;
- Collection on Sundays and public holidays is not proposed;
- Compaction will only occur while the collection vehicle is moving;
- Bottles will not be broken at the collection point;
- Vehicle idling will be minimised;
- Bins will be handled carefully and will not be dropped; and
- Noisy verbal communication between collection operators will be avoided.

Each collection visit is anticipated to take approximately 10–15 minutes, including bin transfer, emptying and return to the nominated collection points.

The actual collection duration will depend on the vehicle and contractor engaged but must be kept to the minimum reasonably practicable to avoid unreasonable noise or traffic disturbance.



Other Waste Types

E-Waste and Batteries

E-waste and batteries must not be placed in the general-rubbish, recycling or FOGO bins. Occupants must take these materials to an authorised drop-off location or arrange collection through an appropriate recycling provider.

The nearby Council-operated facility is:

Bolinda Road Resource Recovery Centre

71 Bolinda Road, Campbellfield VIC 3061

Telephone: (03) 9359 3813

Opening hours: 8:00 am–4:00 pm, Monday to Sunday, subject to operational changes and listed public-holiday closures.

Hume advises that household quantities of e-waste, batteries, fluorescent lamps, scrap metal and selected recyclables are accepted free of charge at its resource recovery centres. Residents should confirm current acceptance conditions before attending.

<https://www.hume.vic.gov.au/Residents/Waste/Visit-our-resource-recovery-centres>

Clothing and Reusable Household Items

Clothing, furniture and household items in usable condition should be donated, sold or transferred through an appropriate reuse organisation rather than disposed of as general rubbish.

The property manager will provide occupants with information about local charity stores, reuse services and Council disposal options.

Glass

Under Hume's current system, empty glass bottles and jars are accepted in the yellow-lidded commingled-recycling bin. <https://www.hume.vic.gov.au/Residents/Waste/What-goes-in-each-bin>

Space will nevertheless be retained for one future 240 L glass bin at each rooming house. A separate glass service will be introduced if required by Hume City Council, Victorian service standards or the appointed private contractor. The waste arrangements and resident signage must then be updated accordingly.

Preventative Measures

Disposal Procedures

Residents must:

- Securely tie general-rubbish bags before placing them into the rubbish bins;
- Place food scraps and accepted organic material into the FOGO bins without plastic bags unless certified liners are accepted by the contractor;
- Empty recyclable containers before disposal;
- Flatten cardboard boxes;
- Keep all bin lids completely closed;
- Avoid placing liquids, hot ashes, hazardous substances, batteries or e-waste in regular bins; and
- Report overflowing, damaged or contaminated bins to the property manager.

Cleaning and Maintenance

The rooming-house operator or property manager will inspect the storage areas regularly and arrange cleaning as required.

The following measures will apply:

- Waste must remain contained inside the nominated bins;
- Bins must not be overfilled;
- Lids must remain closed except when waste is being deposited;
- Spilled waste must be removed promptly;
- Bin storage surfaces must be periodically swept and washed;
- Odour, litter and vermin issues must be addressed immediately;
- Damaged bins must be repaired or replaced through the private contractor;
- Collection access must remain unobstructed; and
- Additional collections must be arranged where bin capacity is regularly exceeded.

Pest-control services will be engaged if evidence of vermin is identified.

Management and Review

A copy of the endorsed Waste Management Plan will be kept by the rooming-house operator and made available to the property manager, cleaning staff, residents and waste contractor.

The operator will review the waste arrangements after the initial occupation period and periodically thereafter. Bin numbers or collection frequencies must be increased if monitoring demonstrates that the proposed capacity is insufficient.

Any material change to the endorsed collection method, storage layout, bin provision or vehicle-access arrangement must be confirmed with the private contractor and submitted to Hume City Council for approval where required.

Private Collection Costs and Purchaser Notification

All general rubbish, recycling, FOGO and hard-waste collection services associated with the development will be provided by a private waste contractor at the expense of the owner of the land.

The owner will be responsible for establishing and maintaining the private waste-collection agreement, paying all associated collection costs and ensuring that the service continues for the life of the development.

Any prospective purchaser of the land or either rooming house will be advised in writing, before purchase, that Council collection is not proposed and that all waste and recycling services must be provided privately at the owner's expense. This requirement will be included in relevant sale, disclosure and property-management documentation.

Summary

The development will be serviced by a private waste contractor using separately stored 360 L bins for general rubbish, commingled recycling and 240 L bins for FOGO. Space will also be retained for a future separate glass stream.

Each rooming house will have its own accessible waste-storage area. The property manager will oversee resident education, bin presentation, storage-area maintenance and contractor coordination.

The private contractor will collect the general-rubbish, mixed-recycling and FOGO bins from the kerbside once per week. Bins will be placed on kerbside temporarily only on the collection time.

31 BICKNELL COURT, BROADMEADOWS



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

Project details

Name	31 BICKNELL COURT, BROADMEADOWS
Project ID	7FE80B04
Street address	31 Bicknell Ct, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	585.3 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	59%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	63%	>80%	✗
Total phosphorus (%)	61%	>45%	✓
Total nitrogen (%)	59%	>45%	✓
Total gross pollutants (%)	82%	>70%	✓

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Configuration 1



D1 ROOF TO RWT Roof, 160.4m2



D1 RAINWATER TANK Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 2



D2 ROOF TO RWT Roof, 171.1m2



D2 RAINWATER TANK Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Catchments



D1 ROOF TO RWT Roof, 160.4m2



D2 ROOF TO RWT Roof, 171.1m2



DRIVEWAY - UNTREATED AREA DIRECT TO LOPD Paved,
42.3m2



UNTREATED ROOF AREA DIRECT TO LOPD Roof, 18.3m2



PERMEABLE AREA Pervious (garden and lawn), 193.1m2

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Treatments



D1 RAINWATER TANK Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

159%



D2 RAINWATER TANK Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

154%

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DWELLING 1 Residential Townhouse, 9 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	9
Toilets connected to rainwater	9
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	



DWELLING 2 Residential Townhouse, 9 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	9
Toilets connected to rainwater	9
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	

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ENGINEERING & RESCODE SURVEYS
PO BOX 251, Lilydale VIC 3140
P: (03) 9735 9085
Email:- wilsonsurveying@wilsonsurveying.com.au

DATE 8/5/26 Survey No. 1 2 3
Client: MANZEL STUDIO Ref Number: 145693

Lot No. 1 Street No. 31
Street Name BICKNELL COURT Suburb BROADMEADOWS
Municipality Melway Ref. 6 G11.

Services: **Nothing Built** **Construction Incomplete**
Power Yes No N/Sighted O/Head U/Ground FL FR RL RR
Sewer Yes No Pit Sighted Yes No
Gas Yes No N/Sighted Tapping Sighted Yes No
Water Yes No Tapping Sighted Yes No
Water Main Same Side Opp. Side N/Sighted Existing Tap N/Sighted
Stormwater Drainage Yes No Discharge Point Yes

Site: **Re-Establishment Survey Required**

*All sites require a second feature survey after a Title Re-establishment survey

Is Sub Complete Yes No Existing Title Pegs Yes No Will Be
Any Trees On Site Yes No Levels May Change Yes No
Neighbouring Blocks Have Trees Yes No Left Right Rear

Exist Fences 1. Left Ht. 0.70m 2. Right Ht. 1.80/2.50m 3. Rear Ht. 2.50m 4. Front Ht. 0.90m
Left = Picket Paling Brick Metal Cyclone P & W Brush
Right = Picket Paling Brick Cyclone P & W Brush
Rear = Picket Paling Brick Metal Cyclone P & W Brush
Front = Picket Paling Brick Metal Cyclone P & W Brush
Lattice Ext. = 1. Left Ht. 0.35m 2. Right Ht. 3. Rear Ht. 4. Front Ht.

Neighbouring Front Fence 1. Left Ht. 0.60m 2. Right Ht. 1.90m
Left = Picket Paling Brick Metal Cyclone P & W Brush
Right = Picket Paling Brick Metal Cyclone P & W Brush

Private Open Space: Front Left Rear Left Front Right Rear Right Rear Property

Road Details: **Nothing Built** **Construction Incomplete**
Construction Type: Bitumen Concrete Brick Unmade
Footpath Yes No Damaged Yes No Bays
Vehicle Crossing Yes No Damaged Yes No Bays
Kerb & Channel Yes No Damaged Yes No Bays
Rollover Kerb Yes No Kerb Opening Yes No

Adjacent Site Details:

Left Side Vacant Developed Right Side Vacant Developed Rear Vacant Developed
N/A N/A N/A
1 Storey 2 Storey 1 Storey 2 Storey 1 Storey 2 Storey
Brick W/Board Other Brick W/Board Other Brick W/Board Other
Windows Yes No Windows Yes No Windows Yes No
Eave Width Yes No Eave Width Yes No Eave Width Yes No
Eave Ht. Yes No Eave Ht. Yes No Eave Ht. Yes No
X-OVER Adj Opp N/S X-OVER Adj Opp N/S

Land Status: No XO No FP No K&C No Bit No TS Mounds NAA

Estimated Weeks Until Sub-Division Complete: 2 4 6 8 10 12 16 20 26+

Surveyed by: BS CS DL JI JS LB NS YA

Comments:

IL

HAS HAD
RE-ESTAB

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

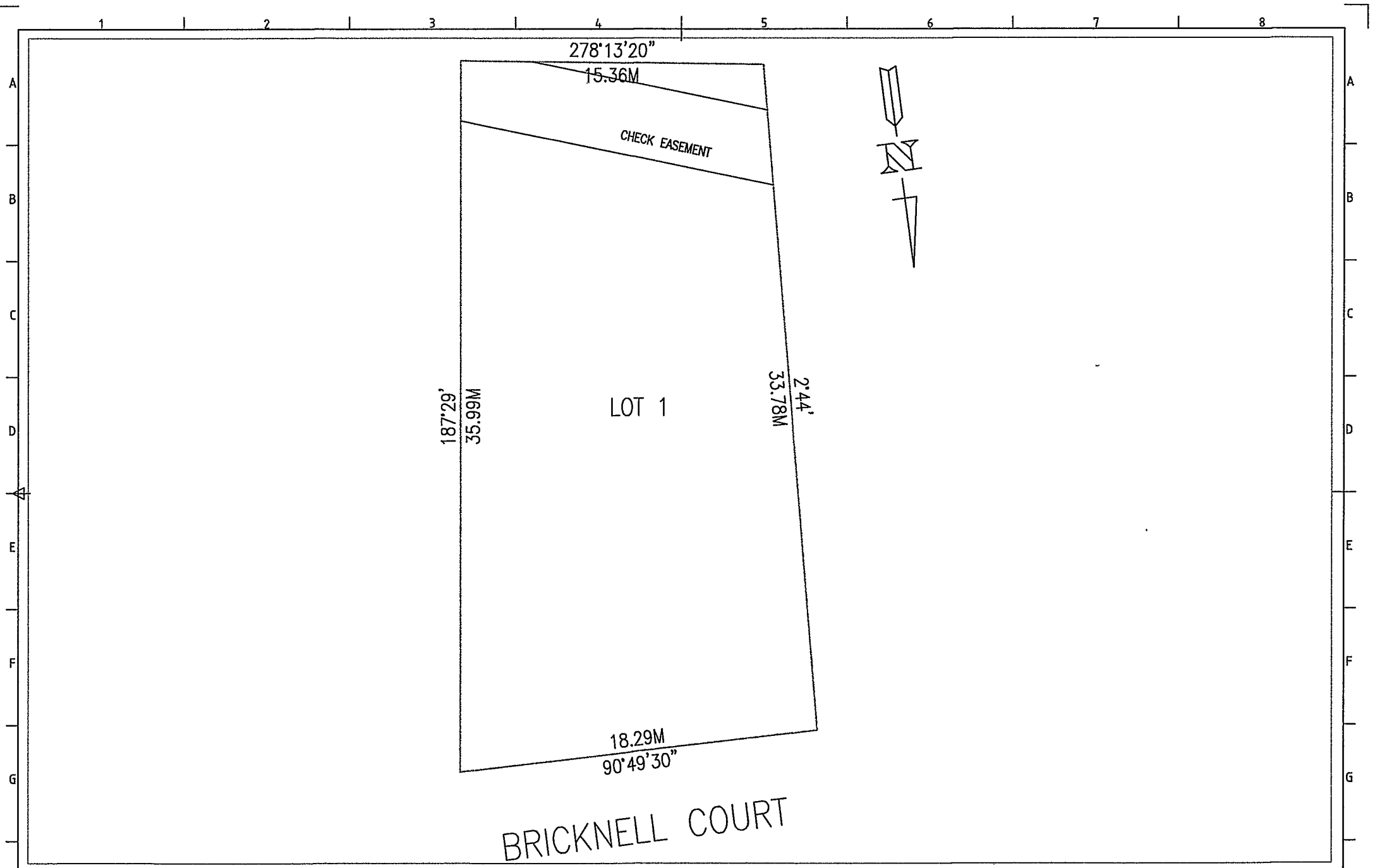
No

No

No

No

No



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EMAIL:- WILSONSURVEYING@WILSONSURVEYING.COM.AU	DRAWN CW	DATE 13/5/26	ORIG SCALE 1:200
	WILSON PO BOX 251 LILYDALE 3140 TEL 9735 9085	SURVEYING	145693T

LEGEND

- POS PRIVATE OPEN SPACE
- X.X FRONT SETBACK
- X.O CROSS OVER
- EP POWER POLE
- BAL BALCONY POS
- BF BRICK FENCE
- CF COLORBOND FENCE
- TF TIMBER FENCE
- SF STEEL FENCE
- SP SOLAR PANELS
- RF RENDERED FENCE
- WF WIRE FENCE
- PREVAILING WIND DIRECTION
- STREET DIRECTION
- SENSITIVE INTERFACE



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REV	DESCRIPTION	DATE	BY	DRAWINGS: NEIGHBORHOOD AND SITE DESCRIPTION			
REV. A	ISSUE FOR TP SUB	21.04.2026	AD	PROPOSAL: 2 DOUBLE STOREY DWELLINGS			
				ADDRESS: 31 BICKNELL COURT, BROADMEADOWS			
				SCALE:	DATE:	APRIL 2026	DRAWN: AD PROJECT NO: 31BDM
				MANZEL STUDIO PTY LTD 0 478 162 166 - 0 411 847 852 INFO@MANZELSTUDIO.COM			
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				DRAWING NO: P01			

DESIGN RESPONSE

- A

EXISTING CROSSOVER TO REMAIN TO SERVE DWELLING 1
- B

PROPOSED CROSSOVER TO BE CONSTRUCTED TO SERVE DWELLING 2
- C

PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
- D

NEW MAILBOXES AND FEATURE FRONT FENCE
- E

OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
- F

LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- G

ANY PROPOSED WALLS TO BE BUILT TO THE BOUNDARY ARE LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES.
- H

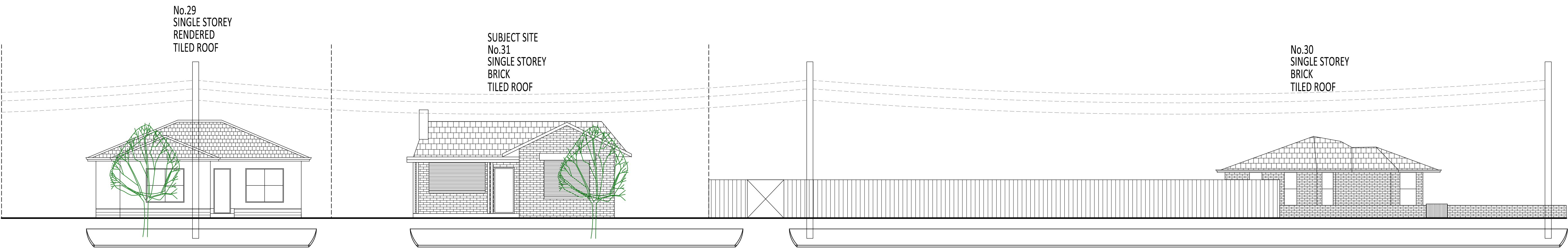
UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.
- I

LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.

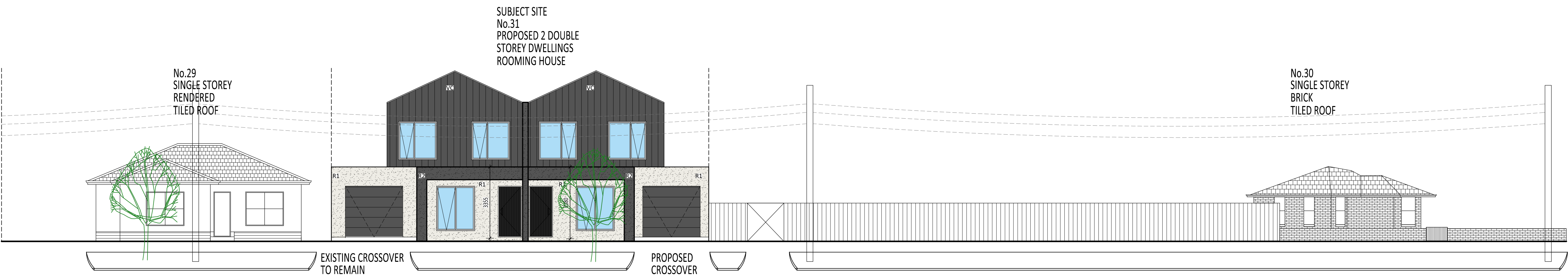


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REV	DESCRIPTION	DATE	BY	DRAWINGS: DESIGN RESPONSE			
REV. A	ISSUE FOR TP SUB	21.04.2024	AD	PROPOSAL: 2 DOUBLE STOREY DWELLINGS			
				ADDRESS: 31 BICKNELL COURT, BROADMEADOWS			
				SCALE:	DATE:	APRIL 2024	PROJECT NO.: 31BDM
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EXISTING STREET ELEVATION
BICKNELL COURT



PROPOSED STREET ELEVATION
BICKNELL COURT

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REV		DESCRIPTION	DATE	BY	DRAWINGS: STREET ELEVATION	
REV. A		ISSUE FOR TP SUB	21.04.2024	AD	PROPOSAL: 2 DOUBLE STOREY DWELLINGS	
					ADDRESS: 31 BICKNELL COURT, BROADMEADOWS	
SCALE:		DATE:	APRIL 2024	DRAWN:	AD	PROJECT NO: 31BDM
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BRICKNELL COURT

AS PER WASTE MANAGEMENT PLAN: EACH WASTE STREAM WILL BE COLLECTED SEPARATELY TO PREVENT MIXING OF MATERIALS.
ALL WASTE STREAMS WILL BE COLLECTED BY PRIVATE CONTRACTOR, WITH PICKUPS MADE ONCE PER WEEK FOR GENERAL WASTE, RECYCLING AND FOOD WASTE.

NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0M ACROSS AND 2.5M DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 0.9M IN HEIGHT.

TBM RIVERT IN KERB
AHD RL 108.97

ELECTRICITY POLE

EXISTING 0.60M CYCLONE FENCE

NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0M ACROSS AND 2.5M DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 0.9M IN HEIGHT.

AREA SCHEDULE

SITE AREA:		585.3m ²
NO. DWELLINGS:		2
SITE COVERAGE:	60.8 %	356.2 m ²
SITE PERMEABILITY :	29.8 %	174.5 m ²
GARDEN AREA:	30.7 %	179.9 m ²
HARD SURFACE AREA:	14.8 %	87.1 m ²

DWELLING 1

GROUND FLOOR AREA	140.6 m ²
FIRST FLOOR AREA	139.6 m ²
CARPORT	23.1 m ²
PORCH	8.9 m ²
TOTAL AREA	312.2 m ²
POS	89.3 m ²
NO. CAR SPACES	2

DWELLING 2

GROUND FLOOR AREA	152.4 m ²
FIRST FLOOR AREA	145.6 m ²
CARPORT	21.6 m ²
PORCH	8.9 m ²
TOTAL AREA	328.5 m ²
POS	90.5 m ²
NO. CAR SPACES	2

NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0M ACROSS AND 2.5M DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 0.9M IN HEIGHT.

MAIL

LEGEND & NOTES

AC	AIR CONDITIONING UNIT
HWS	HOT WATER SYSTEM
CF	COLORBOND FENCE
POS	PRIVATE OPEN SPACE

AS AT 8/5/26
VACANT

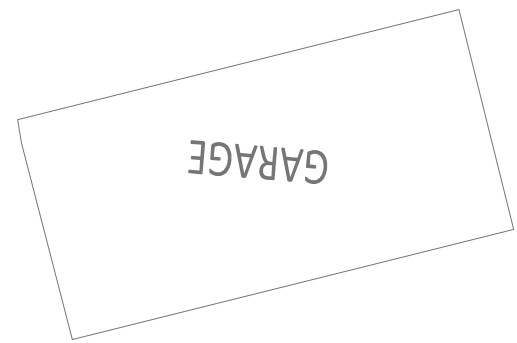
THE RAINWATER FROM DWELLING 2 ROOF AREA OF 171.1m² IS TO BE COLLECTED AND DISCHARGED VIA A FULLY CHARGED SYSTEM INTO A 2000L CAPACITY WATER TANK WHICH IS TO BE CONNECTED TO ALL TOILETS FOR TOILET FLUSHING AND WASHING MACHINES.
ENSURE GUTTER GUARDS, FIRST FLUSH DIVERTERS AND FILTERS TO THE WATER TANKS ARE INSTALLED.

THE RAINWATER FROM DWELLING 1 ROOF AREA OF 160.4m² IS TO BE COLLECTED AND DISCHARGED VIA A FULLY CHARGED SYSTEM INTO A 2000L CAPACITY WATER TANK WHICH IS TO BE CONNECTED TO ALL TOILETS FOR TOILET FLUSHING AND WASHING MACHINES.
ENSURE GUTTER GUARDS, FIRST FLUSH DIVERTERS AND FILTERS TO THE WATER TANKS ARE INSTALLED.

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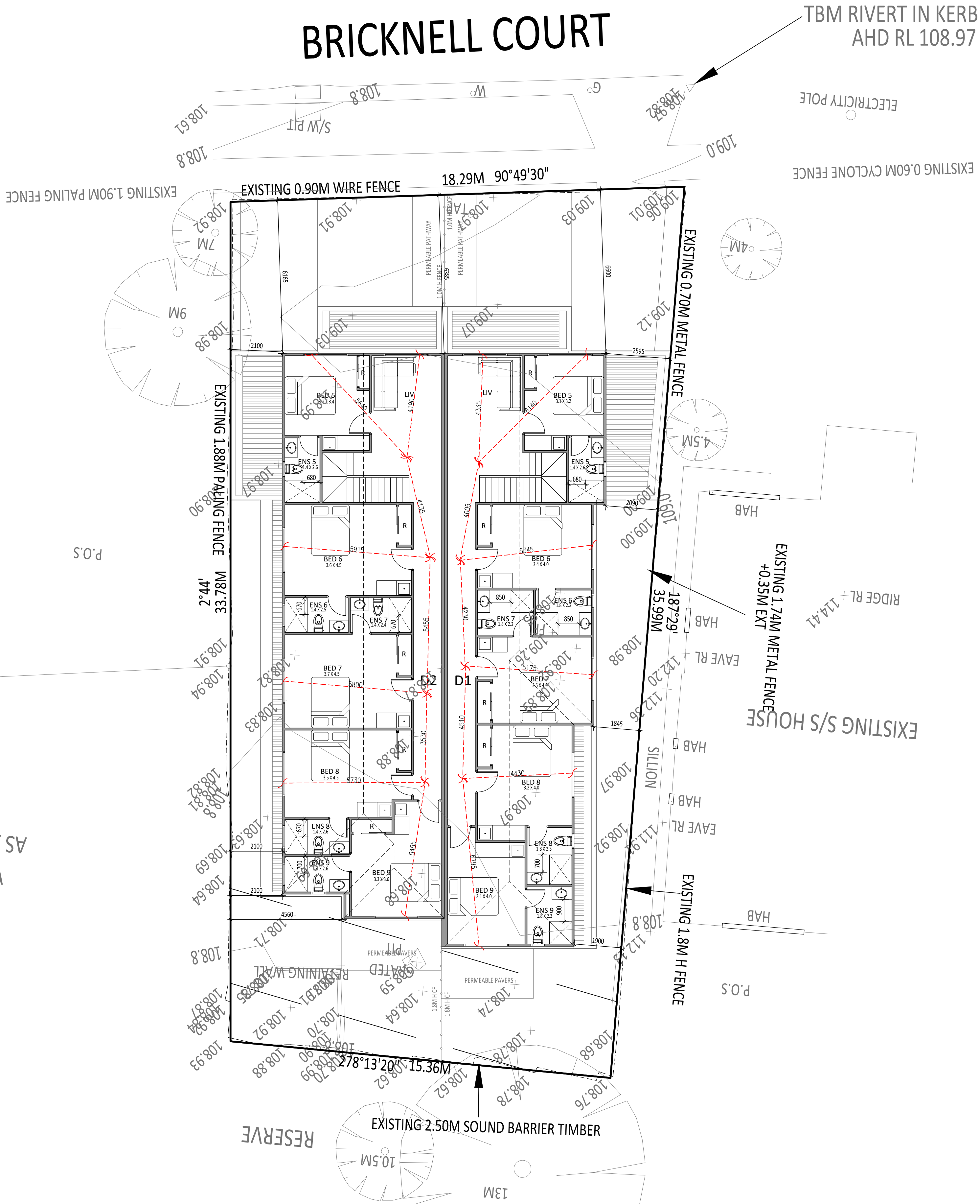
REV	DESCRIPTION	DATE	BY	DRAWINGS: GROUND FLOOR PLAN	
REF. A	RESUB FOR TP SUB	21.04.2026	AD	PROPOSAL: 2 DOUBLE STOREY DWELLINGS	
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				SCALE: 1:100	DATE: APRIL 2026
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				DRAWING NO: P04	

BRICKNELL COURT



VACANT
AS AT 8/5/26

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REV	DESCRIPTION	DATE	BY
1	ISSUE FOR TP SUB	21.04.2026	AD
DRAWINGS: FIRST FLOOR PLAN			
PROPOSAL: 2 DOUBLE STOREY DWELLINGS			
ADDRESS: 31 BRICKNELL COURT, BROADMEADOWS			
SCALE:	1:100	DATE:	APRIL 2026
DRAWN:	AD	PROJECT NO.:	31BDM

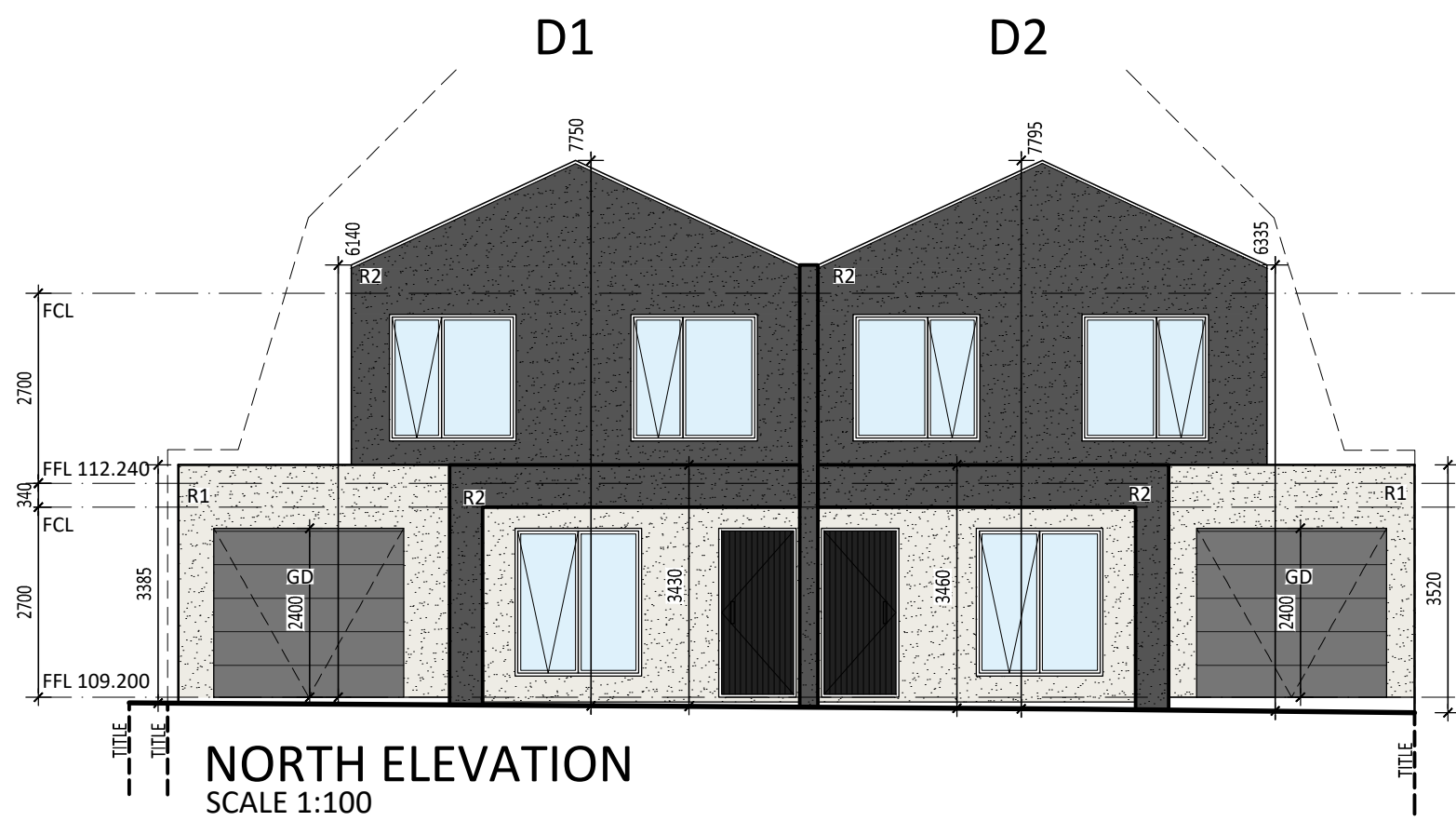


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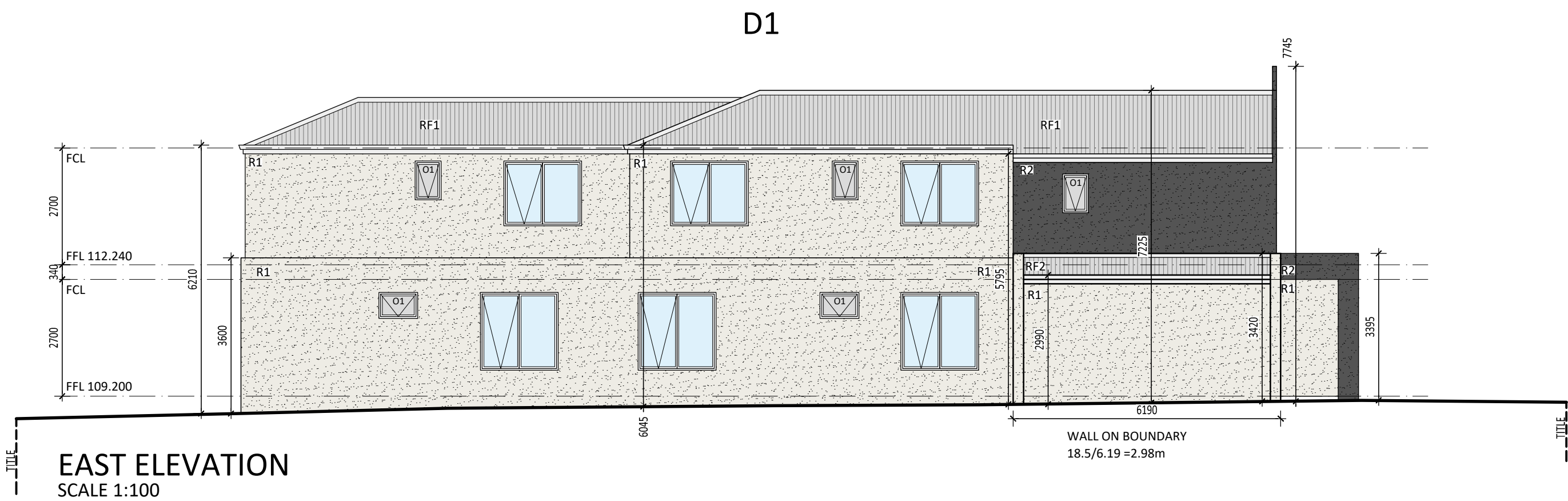
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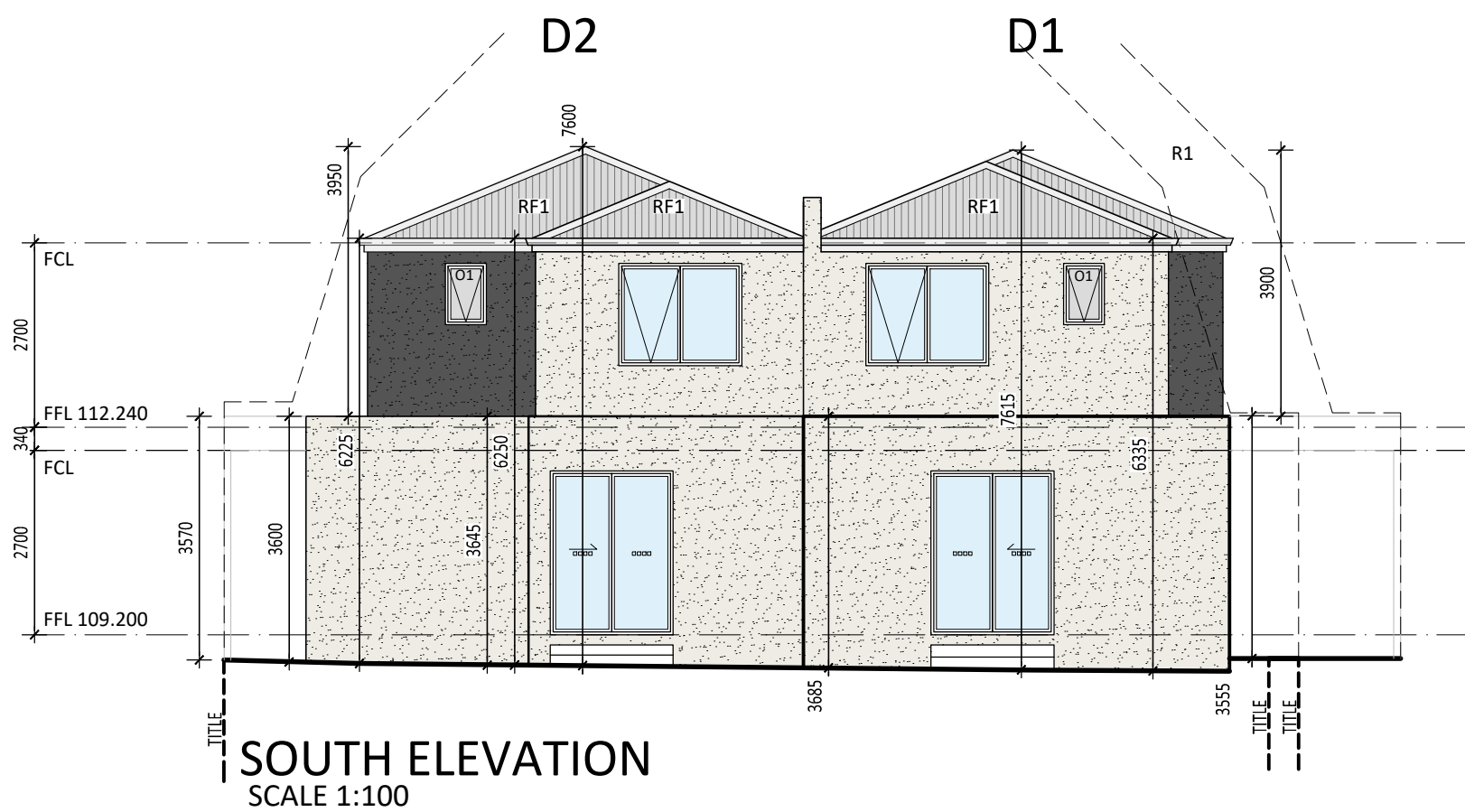
DRAWING NO:
P05



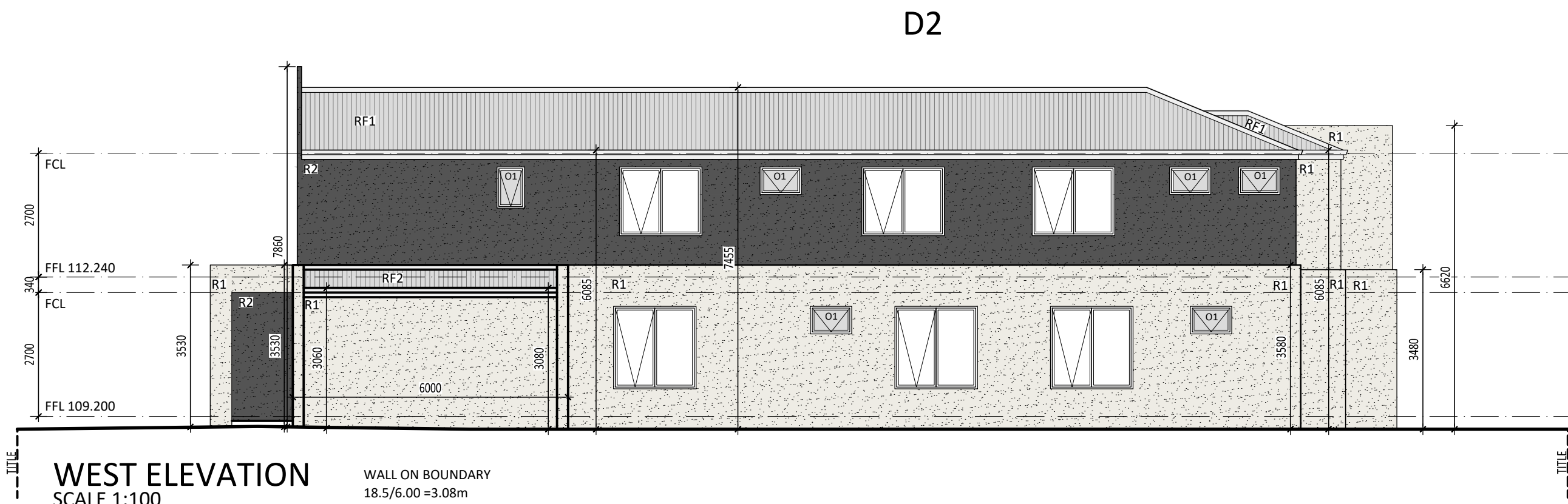
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



GARDEN AREA

SITE AREA:	585.3 m²
SITE COVERAGE:	60.8% 356.2 m²
SITE PERMEABILITY:	29.8% 174.5 m²
GARDEN AREA:	30.7% 179.9 m²
HARD SURFACED AREA:	14.8% 87.1 m²
GARDEN AREA INCLUDED	
GARDEN AREA NOT INCLUDED	

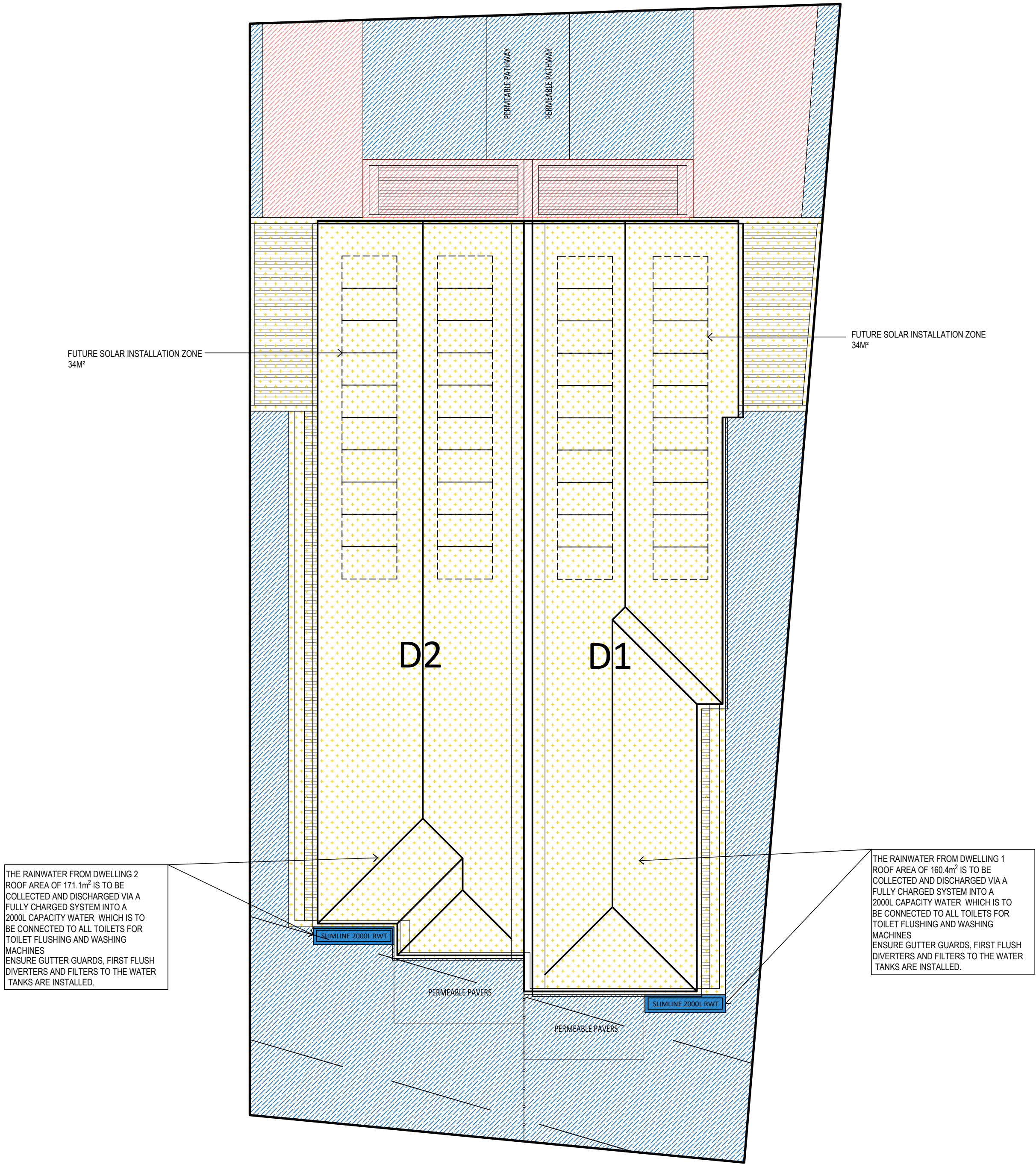
LEGEND

R1	SMOOTH RENDER FINISH - NATURAL WHITE
R2	SMOOTH RENDER FINISH - SHALE GREY
VC	SELECTED VERTICAL CLADDING - SHALE GREY
O1	FIXED OBSCURE GLAZING
RF1	COLORBOND ROOF @ 25° PITCH
RF2	KLIPOK ROOF @ 2° PITCH

R1	SMOOTH RENDER FINISH - NATURAL WHITE	
R2	SMOOTH RENDER FINISH - SHALE GREY	
RF1/RF2	COLORBOND ROOF COLOR SHALE GREY	
	FASCIA, GUTTERS FLASHING AND DOWNPIPE COLOR SHALE GREY	
	EXPOSED AGGREGATE CONCRETE DRIVEWAY	
CF	COLORBOND FENCE MONUMENT	
	ALUMINUM WINDOWS COLOR - GREY	

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REV	DESCRIPTION	DATE	BY	DRAWINGS: ELEVATIONS
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				SCALE: 1:100 DATE: APRIL 2024 DRAWN: AD PROJECT NO: 31BDM 03
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				DRAWING NO: P06



31 BICKNELL COURT, BROADMEADOWS

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

132%
SCORE

Project details

Name	31 BICKNELL COURT, BROADMEADOWS
Project ID	7FE80B04
Street address	31 Bicknell Ct, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	585.3 m²
Planning Number	

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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 THEMIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORMREQUIREMENTS.

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

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)

THE DEVELOPMENT INCLUDES THE REINTEGRATION OF URBAN WATER INTO THE LANDSCAPE TO FACILITATE A RANGE OF BENEFITS, INCLUDING MICROCLIMATE COOLING, LOCAL HABITAT AND PROVISION OF ATTRACTIVE SPACES FOR COMMUNITY USE AND WELL-BEING.

- THE INCORPORATED WSUD TREATMENT MEASURES WILL HELP TO CONTROL AIR, SOIL, AND WATER QUALITY, ALONG WITH OTHER POTENTIAL ENVIRONMENTAL PROBLEMS WITHIN THE SITE
- STORMWATER HARVESTING AND REUSE WILL REDUCE THE OVERALL STORMWATER OUTFLOWS FROM THE SITE WHILE ALSO REDUCING URBAN TEMPERATURES THROUGH ENHANCED EVAPOTRANSPIRATION AND SURFACE COOLING
- THE DEVELOPMENT MAXIMISES THE PROVISION OF VEGETATED LANDSCAPING AND PERMEABLE SURFACES, WHICH WILL HELP TO TRAP SEDIMENT AND ENHANCE FILTRATION OF NUTRIENTS AND PESTICIDES BY SLOWING DOWN RUNOFF THAT COULD ENTER THE LOCAL SURFACE WATERS OR THE COUNCIL STORMWATER SYSTEM
- THE ROOT SYSTEMS OF THE PLANTED VEGETATION WITHIN THE SITE WILL HOLD SOIL PARTICLES TOGETHER WHICH GREATLY REDUCES WIND EROSION AND STABILISES THE SOIL, PROVIDING PROTECTION AGAINST LOCAL EROSION WHICH WILL ALSO ASSIST GREATLY IN HOLDING AS MUCH WATER AS POSSIBLE AND RELEASING IT SLOWLY INTO THE STORMWATER SYSTEM
- THE SITE WILL NOW BE CAPABLE OF HOLDING A MUCH GREATER AMOUNT OF WATER DURING FLASH FLOODING EVENTS

ONCE A RAINWATER TANK IS INSTALLED, IT IS RECOMMENDED THAT THE FOLLOWING COMPONENTS OF THE ROOF CATCHMENT AND TANK BE INSPECTED AT LEAST EVERY SIX MONTHS:

- GUTTERS- THEY GENERALLY WILL NEED CLEANING AS WELL AS INSPECTION, IF INSPECTION FINDS LARGE AMOUNTS OF LEAF MATERIAL OR OTHER DEBRIS, THEN THE INSPECTION AND CLEANING FREQUENCY MAY NEED TO BE INCREASED.
- ROOF- CHECK FOR THE PRESENCE OF ACCUMULATED DEBRIS INCLUDING LEAF AND OTHER PLANT MATERIAL. ACCUMULATED MATERIAL SHOULD BE CLEARED, IF TREE GROWTH HAS LED TO OVERHANGING BRANCHES THESE SHOULD BE PRUNED.
- TANK INLETS, INSECT-PROOFING AND LEAF FILTERS- IF NECESSARY THESE SHOULD BE CLEANED AND REPAIRED.
- TANK AND TANK ROOF- CHECK STRUCTURAL INTEGRITY OF THE TANK INCLUDING THE ROOF AND ACCESS COVER. ANY HOLES OR GAPS SHOULD BE REPAIRED.
- INTERNAL INSPECTION- CHECK FOR EVIDENCE OF ACCESS BY ANIMALS, BIRDS OR INSECTS INCLUDING THE PRESENCE OF MOSQUITO LARVAE. IF PRESENT, IDENTIFY AND CLOSE ACCESS POINTS, IF THERE IS ANY EVIDENCE OF ALGAL GROWTH (GREEN GROWTH OR SCUM ON OR IN THE WATER), FIND AND CLOSE POINTS OF LIGHT ENTRY.
- PIPEWORK - CHECK FOR STRUCTURAL INTEGRITY. SECTIONS OF PIPEWORK THAT ARE NOT SELF-DRAINING SHOULD BE DRAINED. BURIED PIPEWORK, SUCH AS WITH 'WET SYSTEMS', CAN BE DIFFICULT TO DRAIN OR FLUSH. WHERE POSSIBLE DRAINAGE POINTS SHOULD BE FITTED.

IN ADDITION TO SIX-MONTHLY INSPECTIONS, TANKS SHOULD BE INSPECTED EVERY 2-3 YEARS FOR THE PRESENCE OF ACCUMULATED SEDIMENTS. IF THE BOTTOM OF THE TANK IS COVERED WITH SEDIMENT THE TANK SHOULD BE CLEANED.

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

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

WSUD LEGEND/TREATMENT METHOD

	RAINWATER TANKS
	TREATED ROOF AREA TO RAINWATER TANK TOTAL ROOF CATCHMENT TO TANKS IS 331.5 m² • DWELLING 1 CATCHMENT OF 160.4 m², 2000L RW1 • DWELLING 2 CATCHMENT OF 171.1 m², 2000L RW2 METHOD OF DISCHARGE: FULL CHARGED SYSTEM CONNECTED TO: TOILETS FLUSHING AND LAUNDRY USES
	UNTREATED AREA DIRECTED TO LPDD DRIVEWAY AREA OF 42.3 m² ROOF AREA - D1 & D2 OF 18.3 m²
	PERMEABLE AREA - 193.1 m²

REV	DESCRIPTION	DATE	BY	DRAWINGS: WATER SENSITIVE URBAN DESIGN
REF. A	ISSUE FOR TP SUB	21.04.2024	AD	PROPOSAL: 2 DOUBLE STOREY DWELLINGS
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				SCALE: 1:100 DATE: APRIL 2024 DRAWN: AD PROJECT NO: 31BDM
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SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMIZED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE IS TO BE GRADDED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FAULTS TO BE SHARPED PRIOR TO TOP SOILING. TEST SUB-GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADDED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

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

SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW GRADING 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 2723-1078 AND AS FOLLOWS:

- FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
- FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
- PH TO BE 6.0-7.0
- TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM

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

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

BE PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TESTED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING. ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE. THE ROOTBALL IS TO BE PLANTED IN A LOOSE, FRAGILE MEDIUM, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE FROM THE ORIGINAL HOLE TO BACKFILL A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO PREVENT SWAYING BUT NOT SO TIGHT AS TO RESTRICT GROWTH. TREES TO BE STAKED TO A MINIMUM SUPPORTIVE ROOT SYSTEM. TREES MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. LONG RELEASE FERTILISER (36 MONTH FORMULATION) SUCH AS OSMOCOTE IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA ALL AWAY FROM THE TRUNK/ STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN ORGANIC MATERIAL SUCH AS BARK CHIPS OR WOOD CHIPS. MULCH IS TO BE APPLIED TO A MINIMUM OF 150MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

[illegible]

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

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

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

WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES.

CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP

DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANTS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA:

- TREES MUST BE FULLY DEVELOPED WITH A WELL ESTABLISHED CANOPY.
- TRUNKS MUST BE STRAIGHT, WITHOUT SIGNIFICANT DEFECTS OR DAMAGE.
- CALIPER OF 80MM AT GROUND LEVEL, BE UNDAUNAGED AND FREE OF DISEASES AND INSECT PESTS. NOT BE ROOT BOUND OR HAVE CIRCLING OR GRIDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER.
- SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY. SHOW HEALTHY, VIGOROUS GROWTH

ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF WORKS. ANY REMOVAL OF PLANT OR SOIL FROM THE SITE MUST BE PROPERLY 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 ALL TREES TO BE PROTECTED. THE PROTECTION BARRIERS MUST BE DESIGNED TO WITHSTAND THE FORCE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION REQUIREMENTS AS PER AS 4590-2004. ALL PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL PRUNING AND REMOVAL OF TREES MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

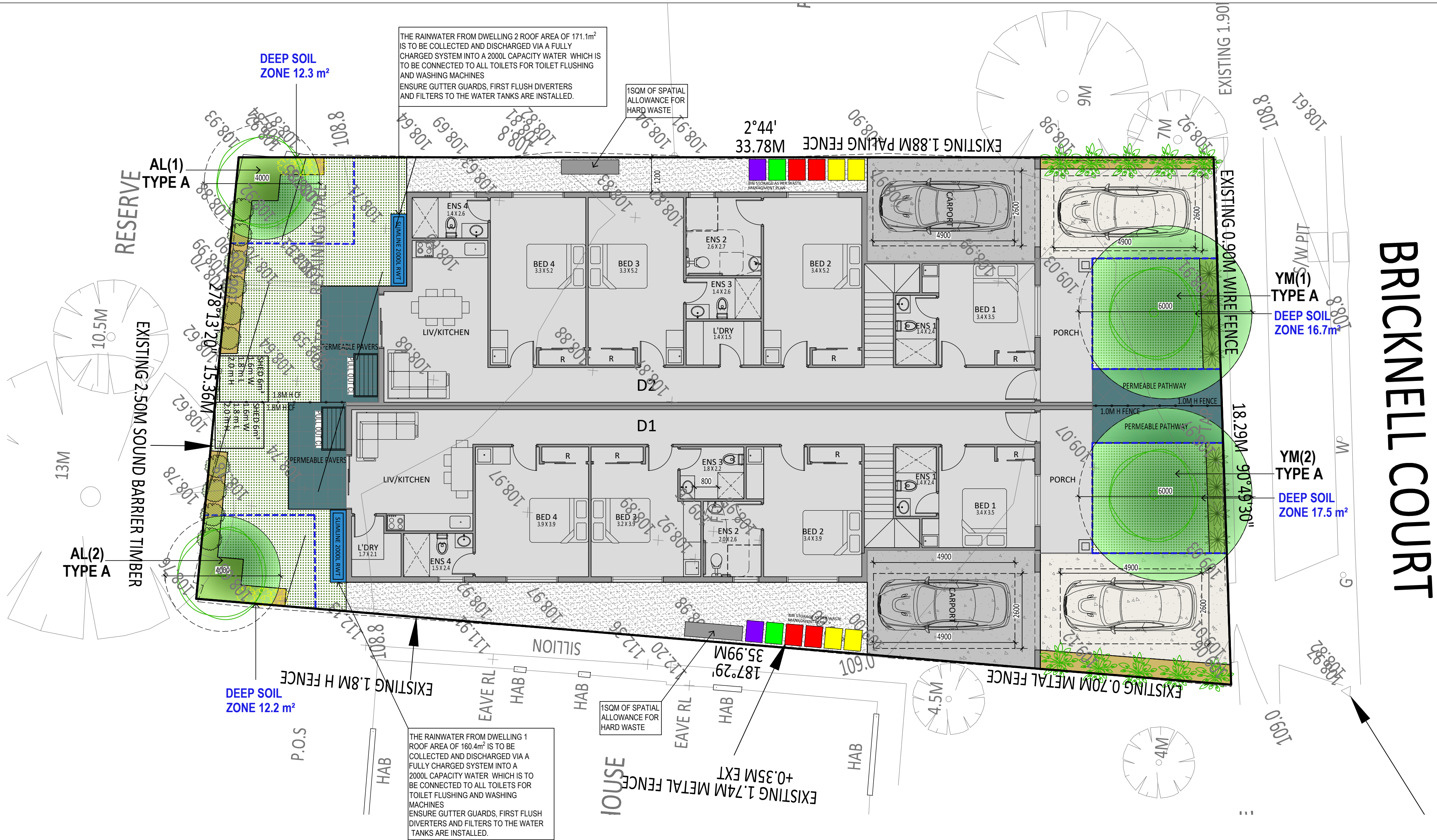
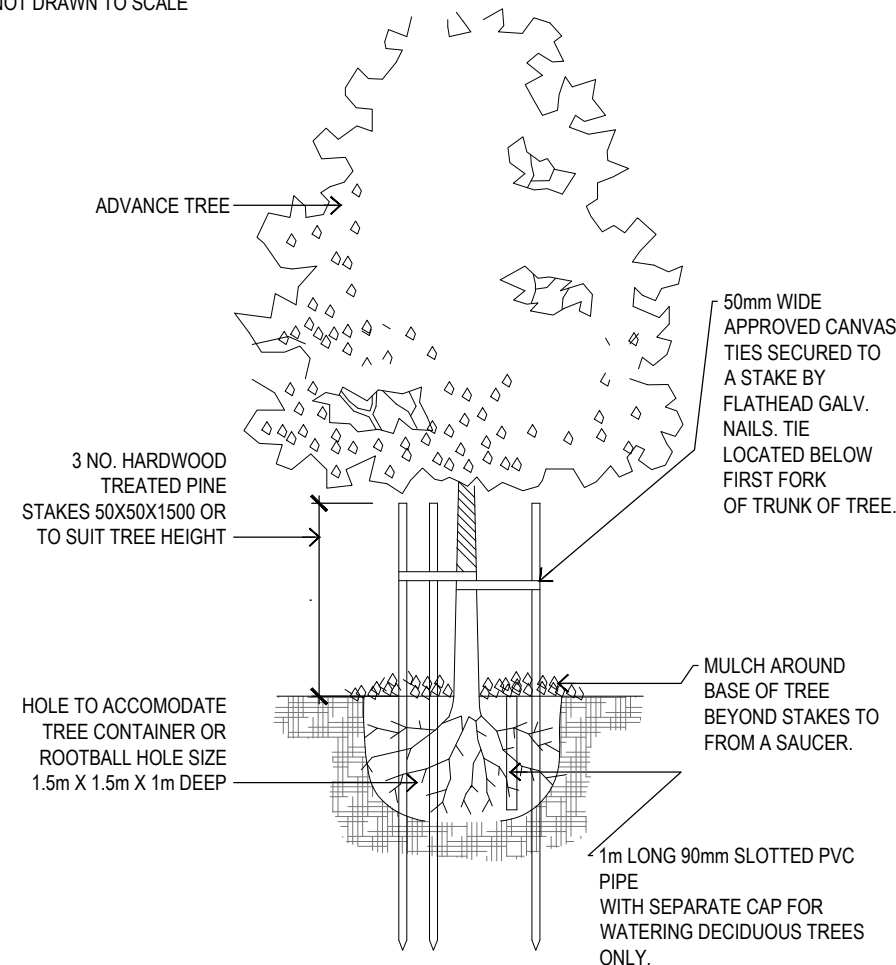
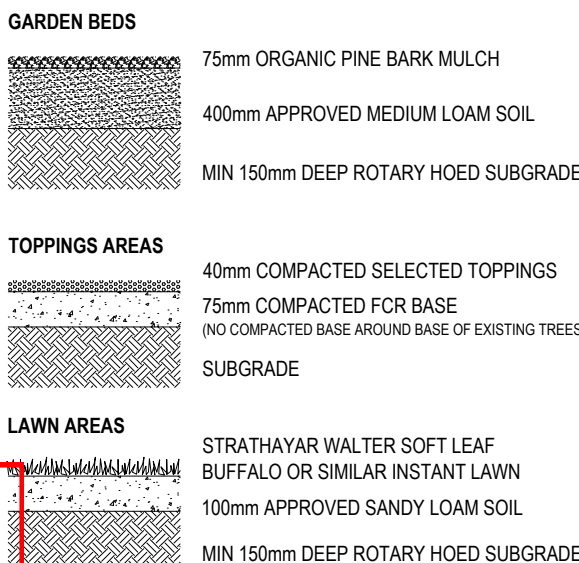
Diagram illustrating the correct planting depth for a tubestock plant:

- TOP OF ROOT-BALL LEVEL WITH GROUND
- 100mm DEEP APPROVED GARDEN MIX SOIL
- TUBESTOCK PLANTED IN 150 X 150 X 170MM HOLE
- TUBESTOCK PLANT
- 100mm DEEP APPROVED MULCH LAYER TO BE KEPT CLEAR OF STEM
- TUBESTOCK SHALL NOT BE PLANTED WITHIN 200mm OF EDGE F MULCHED AREA
- BREAK UP SIDE AND BASE OF HOLE

LAWN / ROPPING GARDEN BED

100 X 50 CCA TREATED
PINE EDGE (TO AS
100 X 50 X 50TH BLANKS

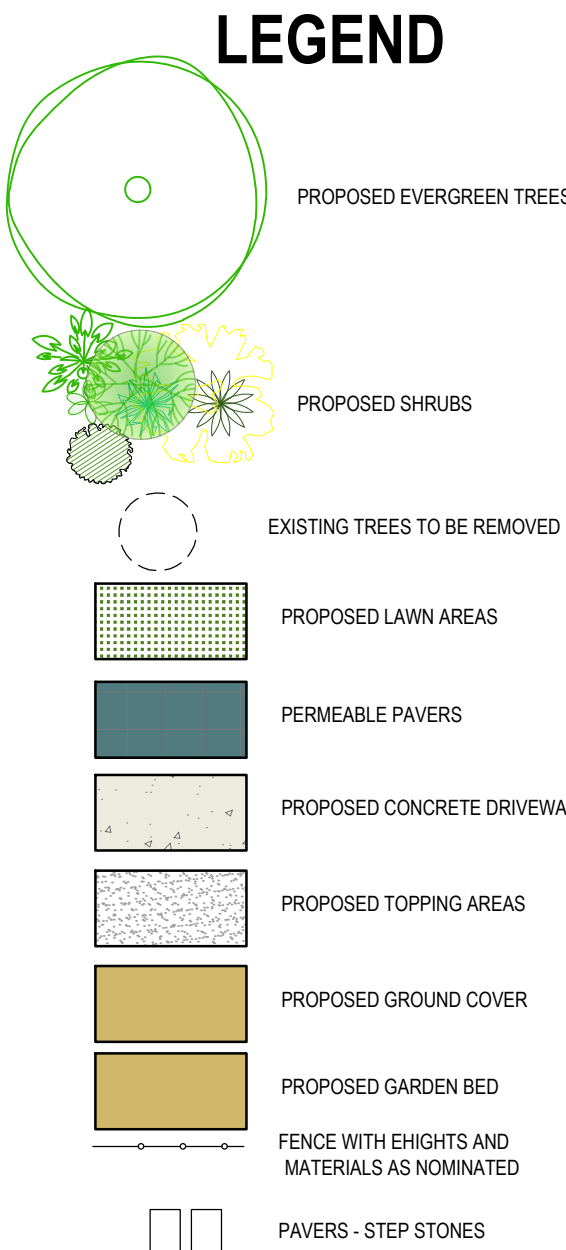
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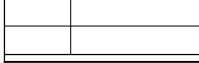
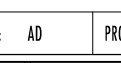


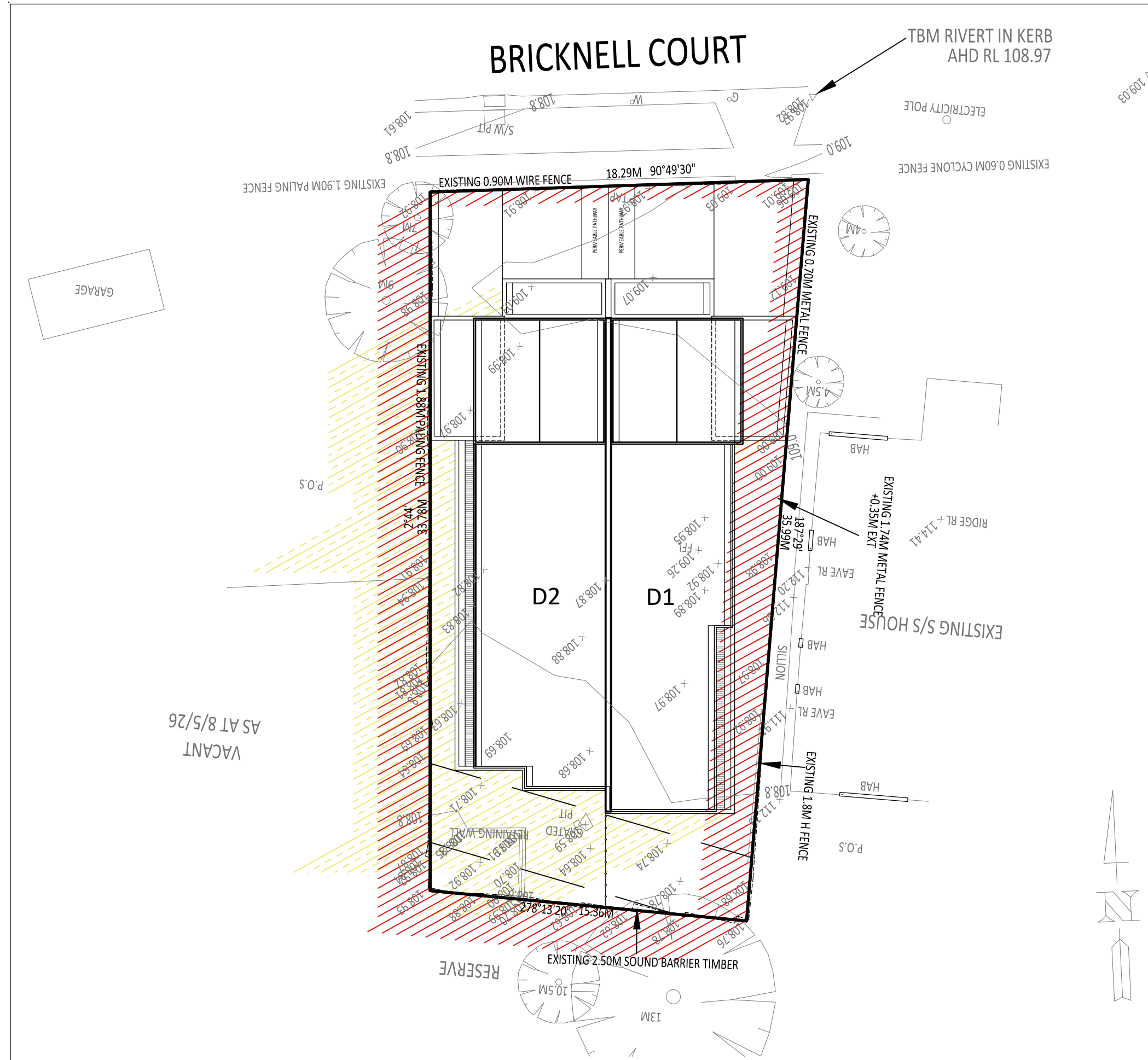
LEGEND		TREE CANOPY SITE COVERAGE CALCULATIONS			
DEEP SOIL ZONE REQUIRED FOR CANOPY TREES		MINIMUM CANOPY SITE COVERAGE: 585.3 m ² x 10% = 58.53 m ²			
		ID	NAME	TREE TYPE	CANOPY COVERAGE
		AL	LIGHTWOOD	A	14.6 m ²
		WM	WILLOW WHITLE	A	54.5 m ²
		TOTAL CANOPY COVERAGE 69.1 m ²			

69.1 SQM - 11.8% CANOPY
COVER OF THE SITE AREA
in accordance to B2-7 2

SITE AREA:		585.3 m ²
SITE COVERAGE:	60.8 %	356.2 m ²
SITE PERMEABILITY :	29.8 %	174.5 m ²
GARDEN AREA:	30.7 %	179.9 m ²
HARD SURFACED AREA	14.8 %	87.1 m ²

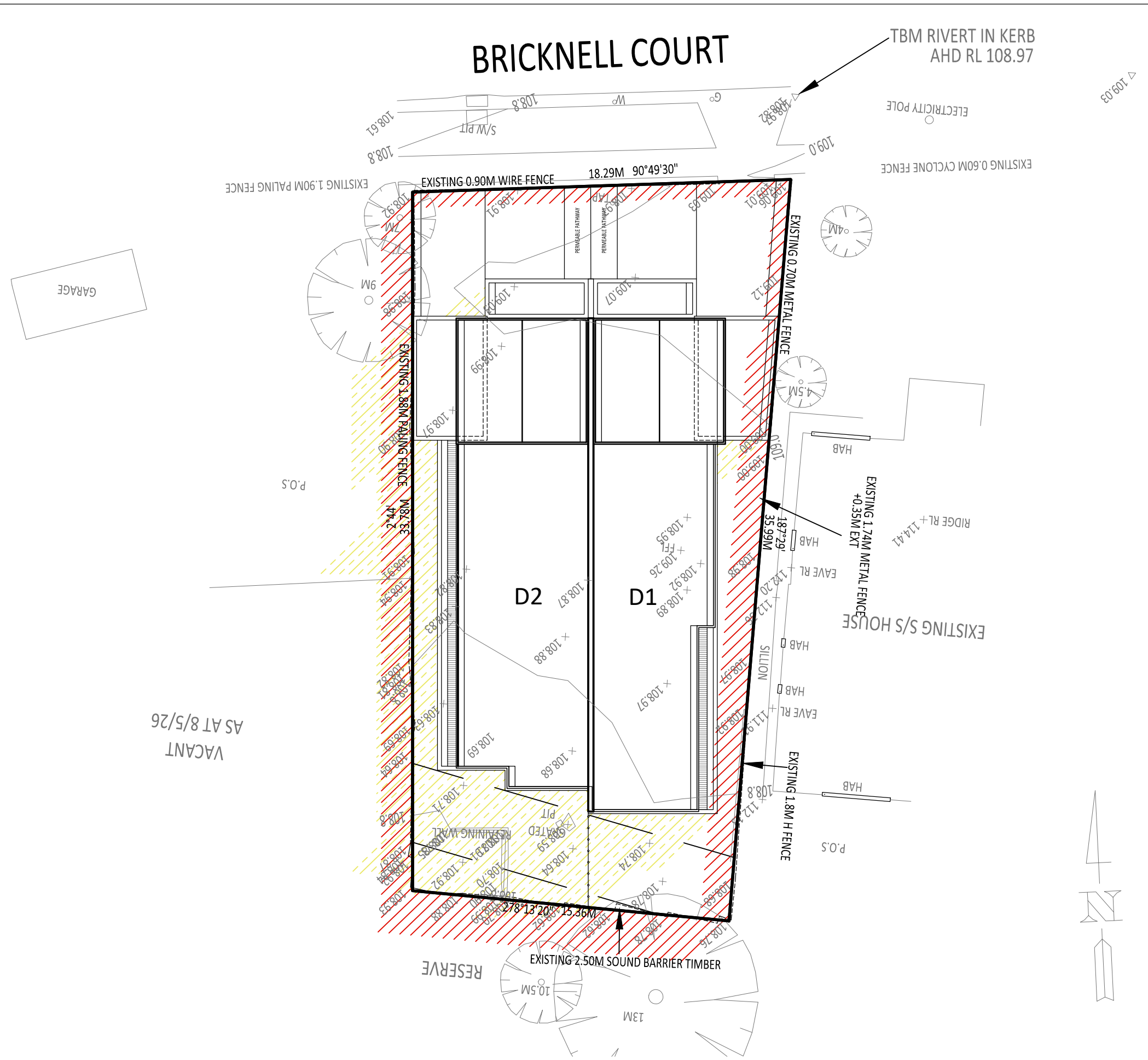


REV	DESCRIPTION	DATE	BY	DRAWINGS: LANDSCAPE PLAN PROPOSAL: 2 DOUBLE STOREY DWELLINGS ADDRESS: 31 BICKNELL COURT, BROADMEADOWS SCALE: 1:100 DATE: APRIL 2026 DRAWN: AD PROJECT NO: 3183AM
REV A	ISSUE FOR TYPING	21.04.2026	AD	
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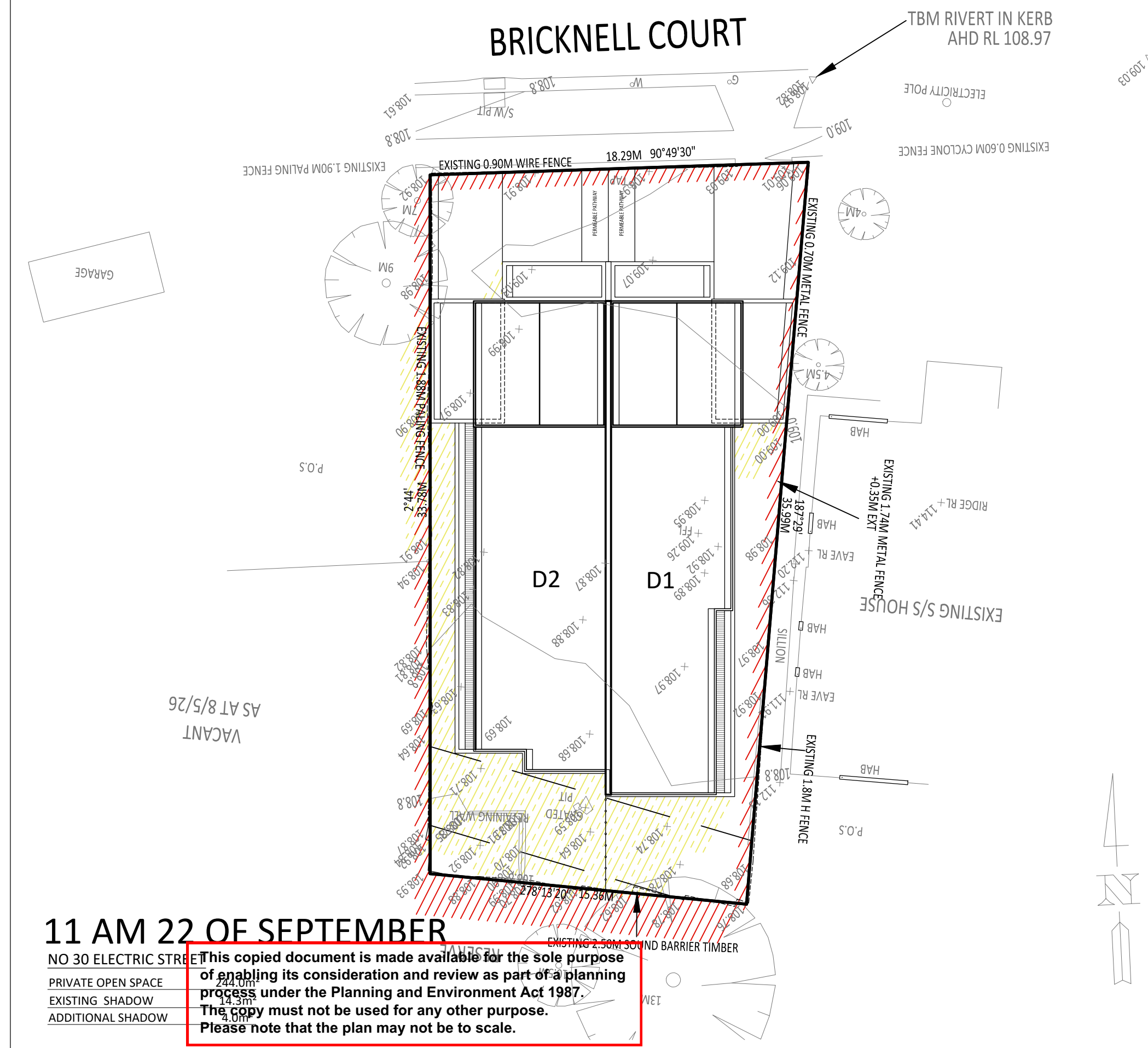
9AM 22 OF SEPTEMBER

NO 30 ELECTRIC STREET	
PRIVATE OPEN SPACE	244.0m²
EXISTING SHADOW	45.4m²
ADDITIONAL SHADOW	26.2m²



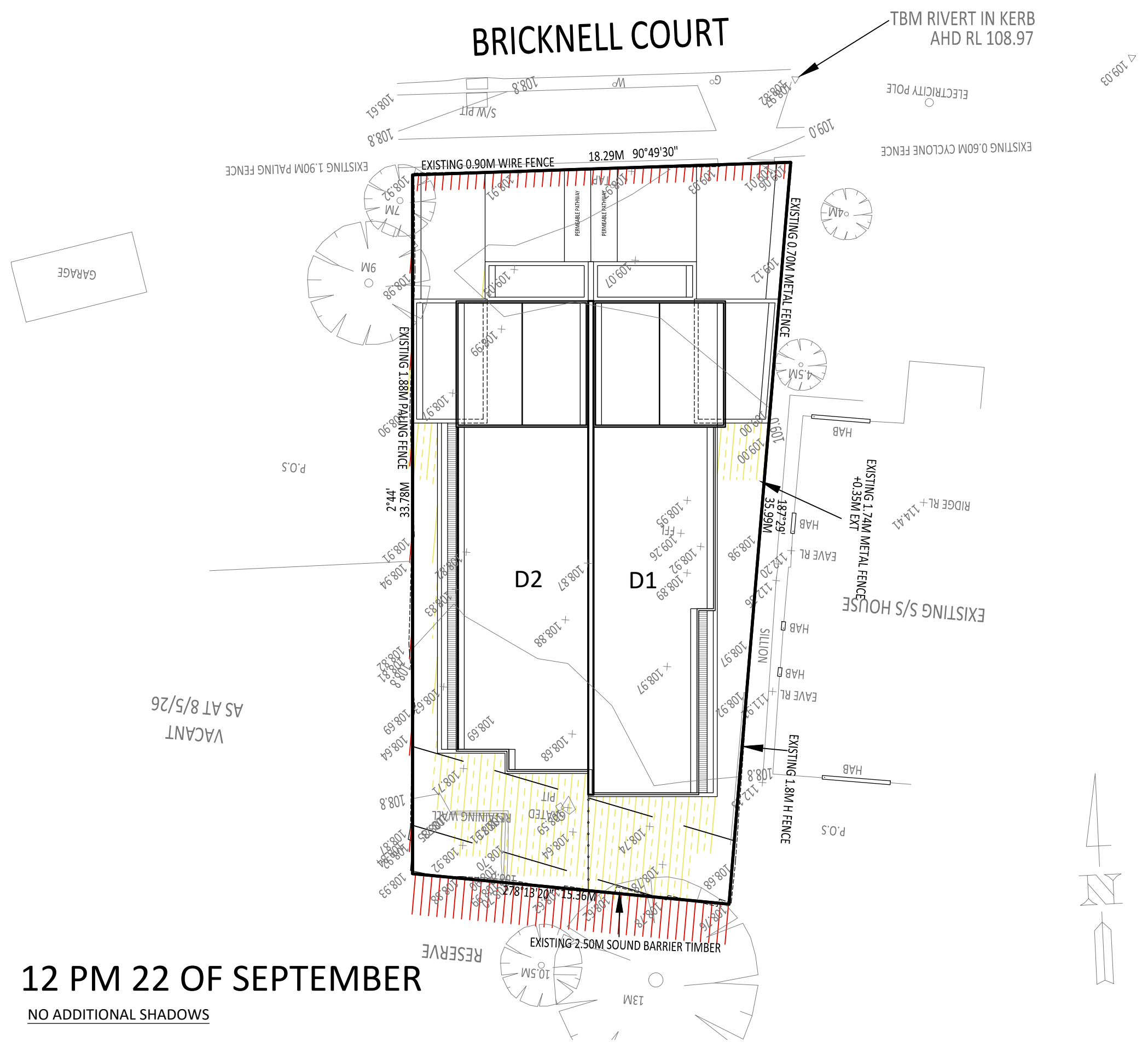
10AM 22 OF SEPTEMBER

NO 30 ELECTRIC STREET	
PRIVATE OPEN SPACE	244.0m²
EXISTING SHADOW	27.2m²
ADDITIONAL SHADOW	11.9m²



11 AM 22 OF SEPTEMBER

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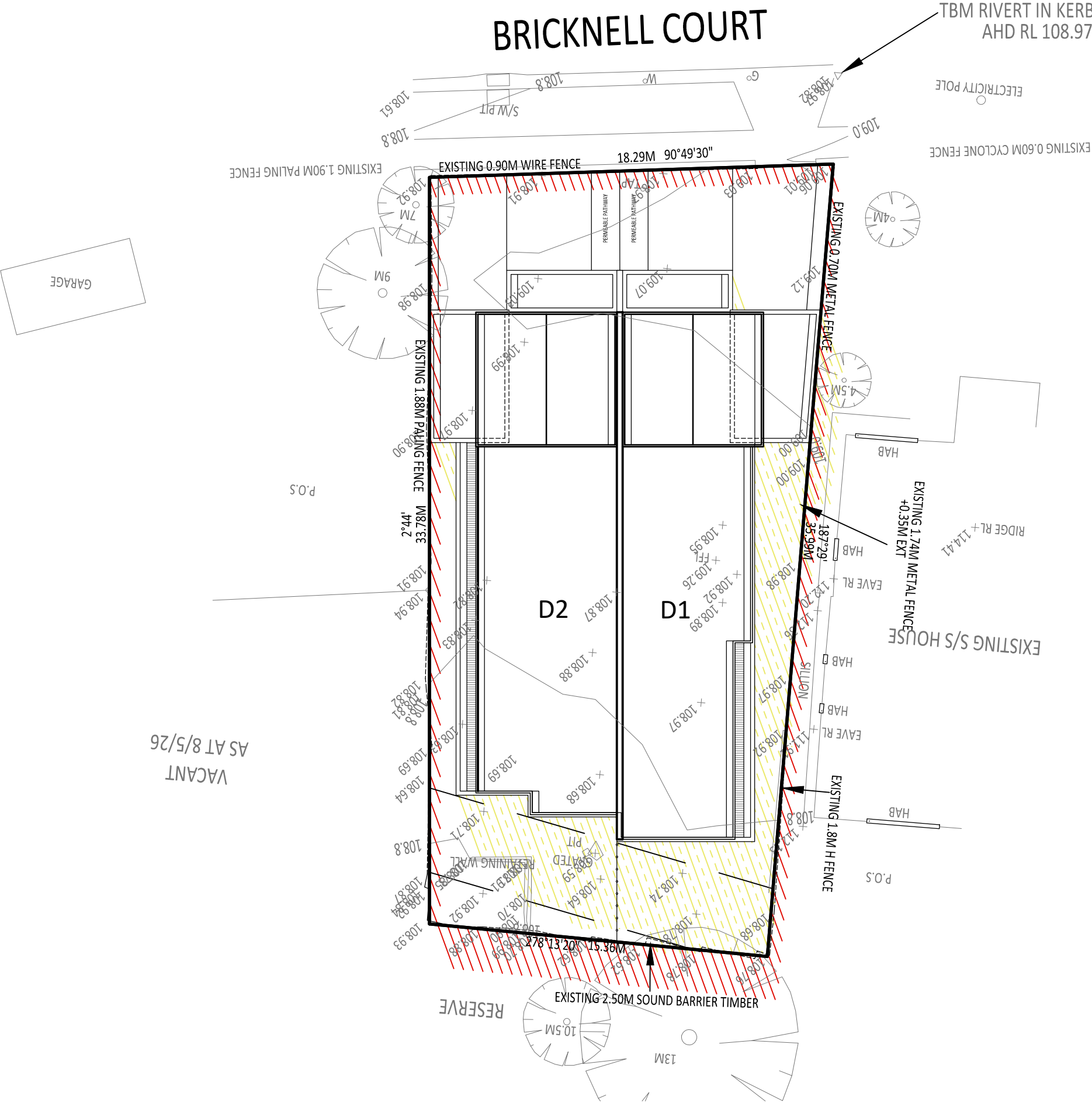
12 PM 22 OF SEPTEMBER

NO ADDITIONAL SHADOWS

EXISTING SHADOW DIAGRAM

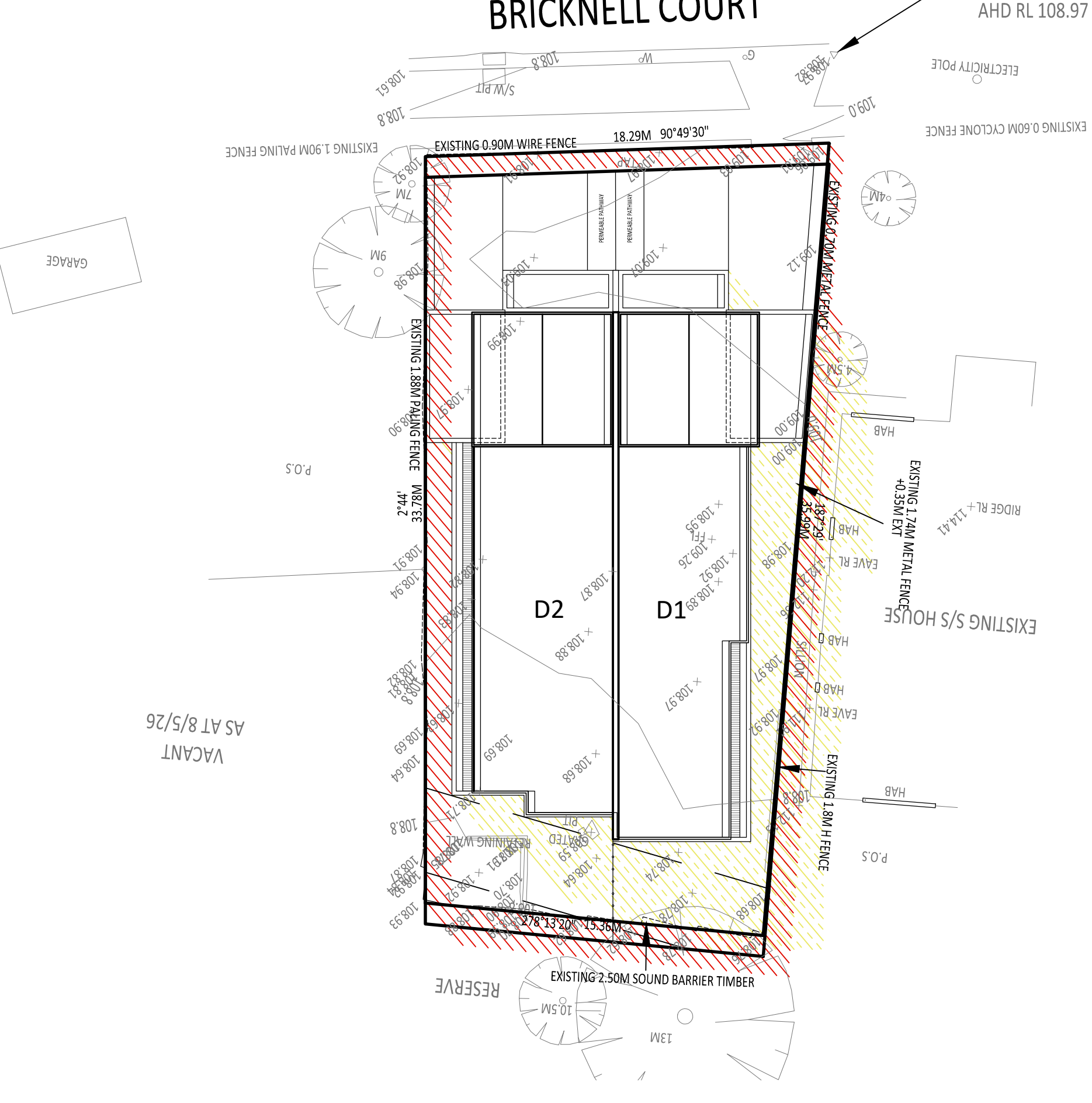
PROPOSED SHADOW DIAGRAM

REV	DESCRIPTION	DATE	BY	DRAWINGS: SHADOW DIAGRAM	
1	ISSUE FOR TP SUB	21.04.2024	AD	PROPOSAL: 2 DOUBLE STOREY DWELLINGS	
				ADDRESS: 31 BRICKNELL COURT, BROADMEADOWS	
				SCALE:	DATE: APRIL 2024
				DRAWN: AD	PROJECT NO: 31BDM
				DRAWING NO: P09	



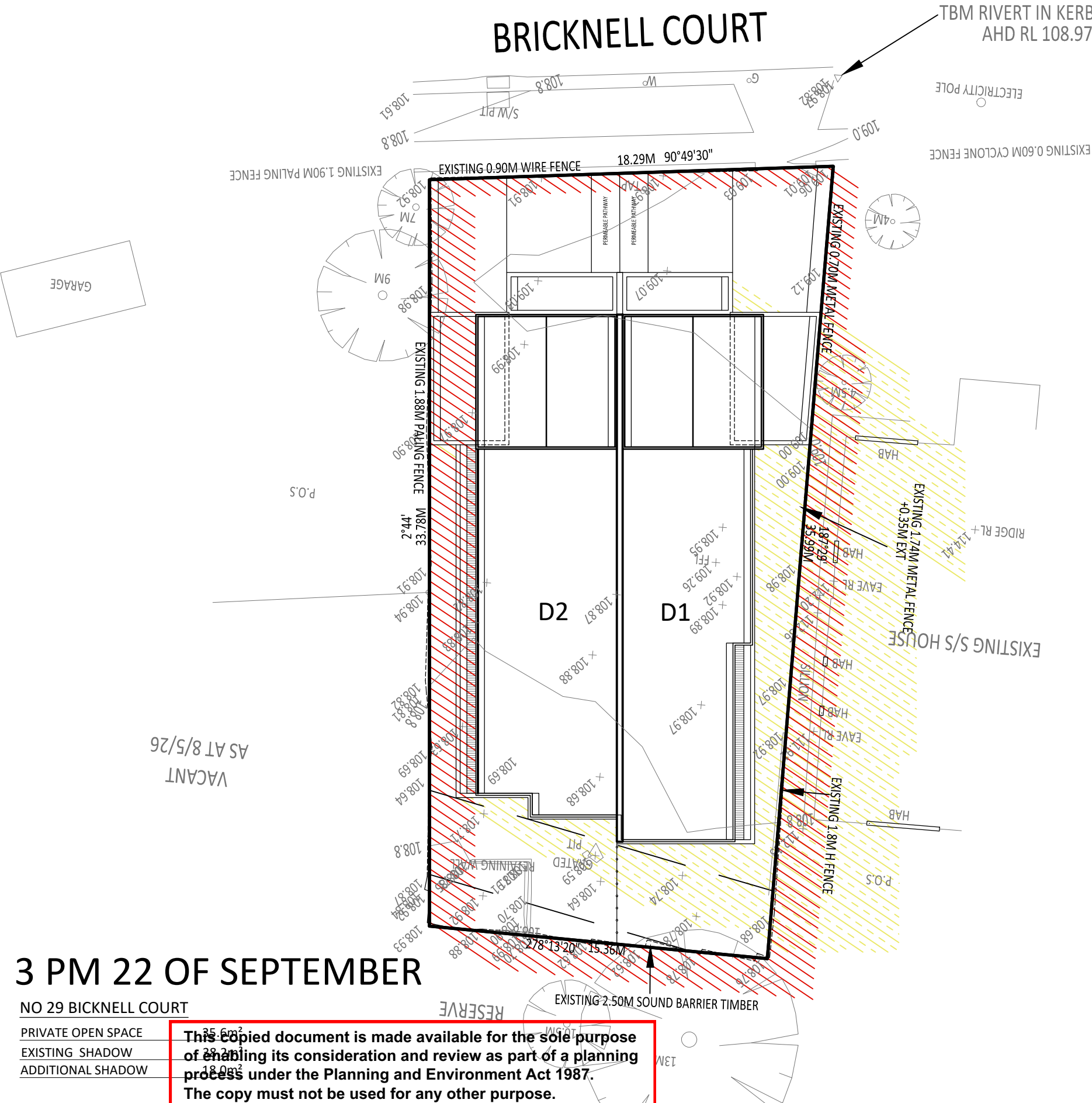
1 PM 22 OF SEPTEMBER

NO 29 BICKNELL COURT	
PRIVATE OPEN SPACE	60.0m ²
EXISTING SHADOW	17.4m ²
ADDITIONAL SHADOW	0.00m ²



2 PM 22 OF SEPTEMBER

NO 29 BICKNELL COURT	
PRIVATE OPEN SPACE	60.0m ²
EXISTING SHADOW	23.4m ²
ADDITIONAL SHADOW	7.3m ²



3 PM 22 OF SEPTEMBER

NO 29 BICKNELL COURT	
PRIVATE OPEN SPACE	60.0m ²
EXISTING SHADOW	17.4m ²
ADDITIONAL SHADOW	0.00m ²

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EXISTING SHADOW DIAGRAM

PROPOSED SHADOW DIAGRAM

REV	DESCRIPTION	DATE	BY	DRAWINGS: SHADOW DIAGRAM
1	ISSUE FOR TP SUB	21.04.2024	AD	PROPOSAL: 2 DOUBLE STOREY DWELLINGS
				ADDRESS: 31 BICKNELL COURT, BROADMEADOWS
				SCALE: DATE: APRIL 2024 DRAWING: AD PROJECT NO: 31BDM

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DRAWING NO: P10