

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.: 7	St. Name: shelbourne court
Suburb/Locality: Meadow heights		Postcode: 3048

Formal Land Description *

Complete either A or B.

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

A ☐ 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:

This Town Planning Report has been prepared in support of a planning permit application for the development of three (3) dwellings at 7 Shelbourne Court, Meadow Heights. The land is currently subject to an approved planning permit for two dwellings. This application seeks approval for a new development proposal comprising three dwellings and has been lodged as a new planning permit application, consistent with the requirements of the Planning and Environment Act 1987.



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 \$1.2 million



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 i

- 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.

The subject site is a regular residential allotment within an established court, currently developed with a single-storey dwelling and serviced by all standard urban infrastructure. The site is generally flat, not affected by overlays, and surrounded by established residential development.

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

Title Information i

- 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 i

- ⑥ Provide details of the applicant
- Applicant ***
- The person who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

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

Name:

Same as applicant ☒

Title:

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:

Postcode:

Owner's Signature (Optional):

Date:

day / month / year

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.

Application for Planning Permit 2012 VIC. Aus Page 3

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 Your Computer

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

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

Page 1 of 1

VOLUME 09467 FOLIO 715

Security no : 124130982446E
Produced 23/12/2025 01:43 PM

LAND DESCRIPTION

Lot 128 on Plan of Subdivision 135690.
PARENT TITLE Volume 09376 Folio 292
Created by instrument LP135690 07/06/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP135690 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: 7 SHELBOURNE COURT MEADOW HEIGHTS VIC 3048

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 15/05/2025

DOCUMENT END

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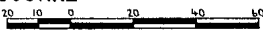
Document Type	Plan
Document Identification	LP135690
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/12/2025 13:43

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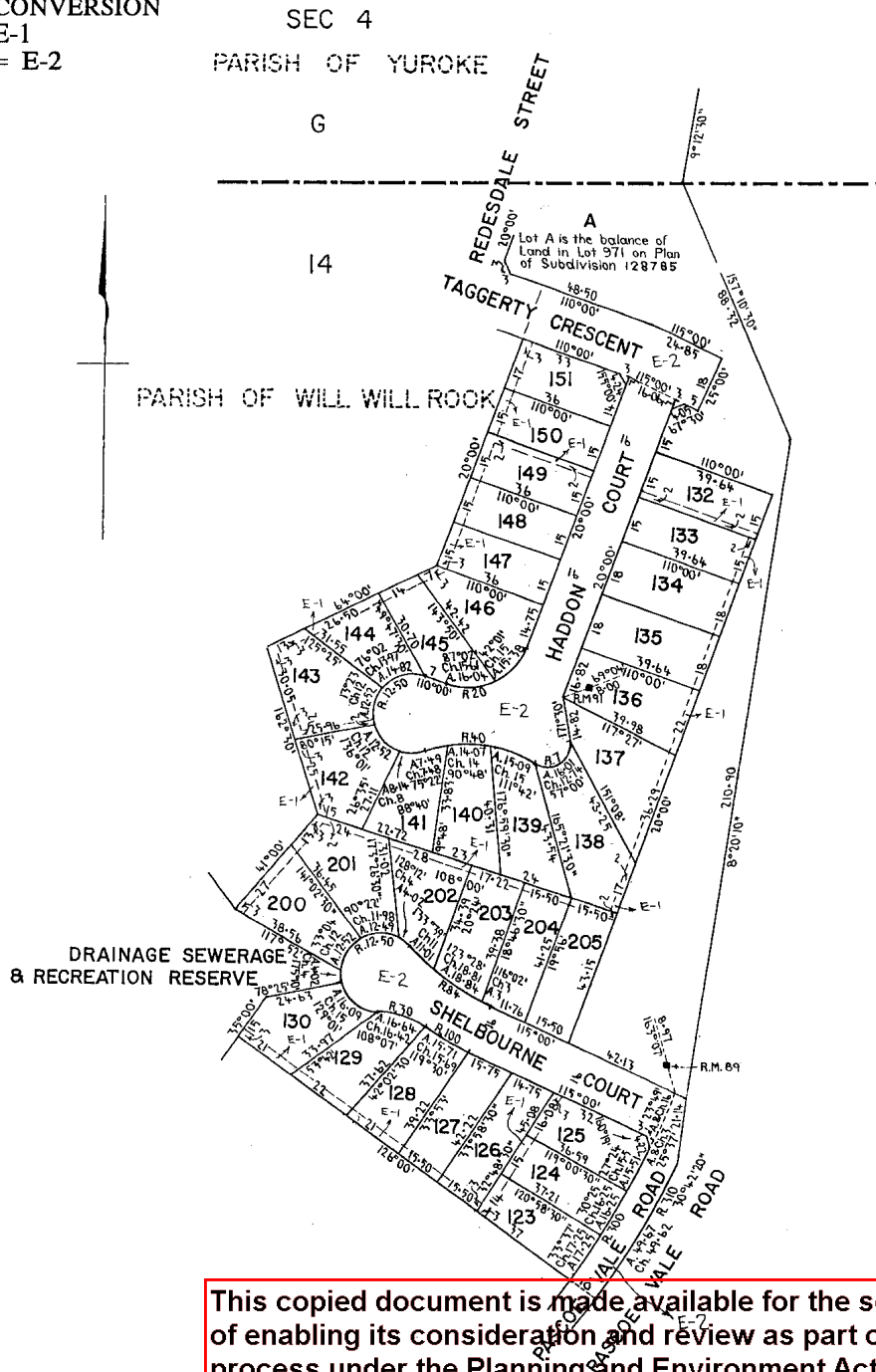
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PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT G SECTION 4 PARISH OF YUROKE AND PART OF CROWN PORTION 14 PARISH OF WILL ROOK COUNTY OF WILL SCALE  LENGTHS ARE IN METRES	APPROPRIATIONS Brown : Way and Drainage Blue : Drainage and Sewerage	OTHER NOTES Note : Lots numbered 131, 152-199 inclusive have been omitted from this plan.
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C/T V.9376 F.292

APPROVED 28/4/82
COLOUR CONVERSION
BLUE = E-1
BROWN = E-2



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TOWN PLANNING REPORT

Proposed Development of Three (3) Dwellings

7 Shelbourne Court, Meadow Heights

Hume City Council

1. Introduction

This Town Planning Report has been prepared in support of a planning permit application for the development of three (3) dwellings at 7 Shelbourne Court, Meadow Heights.

The land is currently subject to an approved planning permit for two dwellings. This application seeks approval for a new development proposal comprising three dwellings and has been lodged as a new planning permit application, consistent with the requirements of the Planning and Environment Act 1987.

The proposal has been designed to respond to Hume City Council's local planning policies, respect neighbourhood character, and ensure no unreasonable impacts on adjoining properties.

2. Site Description

The subject land is located within an established residential court in Meadow Heights. Key site characteristics include:

- A regular allotment within a low-traffic local street
- Surrounding residential development
- Proximity to local services, transport and community infrastructure
- A context that supports modest residential infill development

The site is well suited to an appropriately designed multi-dwelling development.

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Lot 1

- Total area: 200.25 m²
- Private open space: 28 m²
- Front setback: 6 m
- Side setback: 1 m
- Rear setback: 1 m
- Building height: 7.384 m
- Car parking: 2 space(s)

Lot 2

- Total area: 174.87 m²
- Private open space: 37 m²
- Front setback: 1.2 m
- Side setback: 1.5 m
- Rear setback: 4 m
- Building height: 7.293 m
- Car parking: 2 space(s)

Lot 3

- Dwelling floor area: 175.38 m²
- Private open space: 32 m²
- Front setback: 2.18 m
- Side setback: 3.6 m
- Rear setback: 2 m
- Building height: 7.146 m
- Car parking: 2 space(s)

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Vehicle access to all dwellings is provided via a single shared driveway, as shown on the submitted plans.

The subject lots have a total site area of less than 300 square metres, as demonstrated on the accompanying title plan and survey documentation.

7 Shelbourne Court , Meadow heights



north of 7 Shelbourne Court , Meadow heights



east of 7 Shelbourne Court , Meadow heights



south of 7 Shelbourne Court , Meadow heights



west of 7 Shelbourne Court , Meadow heights



Aerial Images



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4. Planning Controls

Zoning

The land is located within the General Residential Zone (GRZ).

The purpose of the GRZ includes:

- Encouraging development that respects neighbourhood character
- Supporting a diversity of housing types
- Allowing moderate increases in residential density

The proposed three-dwelling development is consistent with these objectives.

Overlays

There are no overlays affecting the land that would prohibit or unreasonably constrain the proposed development.

5. Proposal Description

The proposal comprises:

- Construction of three (3) dwellings
- Each dwelling designed to provide:

- Adequate private open space

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- Functional internal layouts
- Good access to daylight and ventilation
- Vehicle access and parking provided in accordance with Clause 52.06
- Appropriate setbacks to minimise visual bulk and protect adjoining amenity

Garden Area Requirement – Clause 32.08-4

The subject site has an area of approximately 697.07 square metres and is located within the General Residential Zone.

Pursuant to Clause 32.08-4 of the Hume Planning Scheme, a minimum garden area requirement of 35% applies to the development of multiple dwellings on a lot exceeding 650 square metres.

The amended plans have been revised to ensure compliance with the mandatory garden area requirement. A total garden area in excess of 35% of the site area is provided, as demonstrated on the submitted Garden Area Calculation Plan.

The proposal incorporates substantial landscaping opportunities throughout the site, including front, side and rear garden areas. The garden area has been designed to provide meaningful open space, support canopy tree planting, enhance neighbourhood character and contribute to the landscape setting of the development.

Accordingly, the proposal satisfies the requirements of Clause 32.08-4 of the Hume Planning Scheme.

Canopy tree - Clause 52.37

- The existing front tree has been assessed against Clause 52.37. Based on site measurements, the tree does not satisfy the canopy tree definition, as it does not meet one or more of the required dimensional thresholds. Accordingly, no additional permit trigger arises under Clause 52.37.

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6. State and Local Planning Policy Response

State Planning Policy Framework

The proposal aligns with State policy objectives by:

- Supporting urban consolidation in established residential areas
- Making efficient use of existing infrastructure
- Increasing housing supply in appropriate locations
- Reducing pressure for outward urban expansion

Hume Planning Scheme – Local Policy Response

The proposal responds positively to Hume City Council's local policy direction by:

- Providing additional housing choice within an established suburb
- Respecting neighbourhood character through built form and scale
- Protecting residential amenity
- Supporting orderly and sustainable development

The proposal represents a balanced response between housing growth and amenity protection, consistent with Council's strategic objectives.

7. Clause 55 (ResCode) Assessment

The development has been assessed against Clause 55 (Two or More Dwellings on a Lot) of the Hume Planning Scheme.

The design outcome:

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- Meets the intent of ResCode standards
- Protects adjoining residential amenity
- Provides a high level of amenity for future residents
- Responds to neighbourhood character expectations

overshadowing and SPOS areas

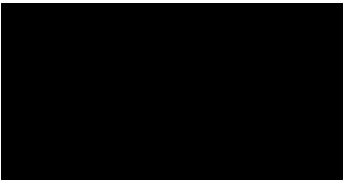
- **5 Shelbourne Court** – the existing solar energy area is located approximately **4 metres** from the common boundary, with the adjoining SPOS area approximately **10 metres** further from the boundary.
- **9 Shelbourne Court** – the existing solar energy area is located approximately **6.5 metres** from the common boundary, with the adjoining SPOS area approximately **7 metres** from the boundary.
- **Rear adjoining property – 8 Chilwell Court** – the existing solar energy area is approximately **8.5 metres** from the rear boundary, while the SPOS area is located directly adjacent to the rear boundary.

Given these separation distances, the overshadowing impacts generated by the proposal are limited and do not result in unreasonable loss of sunlight to adjoining private open space areas or existing solar energy systems.

Natural Ventilation and Mechanical Exhaust

All three proposed dwellings have been designed to provide appropriate ventilation to habitable rooms in accordance with the relevant building regulations and amenity objectives. Windows are provided for living areas, kitchens and bedrooms to enable effective natural ventilation and access to fresh air.

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- 
- **Unit 1** – The ground floor living area, kitchen and habitable rooms are naturally ventilated. The powder room and laundry are provided with mechanical exhaust ventilation in accordance with regulatory requirements. On the first floor, remaining habitable rooms are naturally ventilated, with non-habitable wet areas mechanically ventilated where required.
 - **Unit 2** – The living area, kitchen and laundry are naturally ventilated. Bedrooms and other habitable spaces on the first floor are also provided with natural ventilation through external windows. Any enclosed wet areas will be mechanically ventilated in accordance with regulations.
 - **Unit 3** – The living area, kitchen and habitable rooms are naturally ventilated. The ground floor powder room and laundry are mechanically ventilated to meet regulatory requirements. On the first floor, the WC and bathroom are mechanically ventilated, while remaining habitable rooms receive natural ventilation.

Tree Canopy Provision – Clause 55.02-7

A tree canopy diagram has been prepared in accordance with **Clause 55.02-7** demonstrating that the proposal is capable of achieving the required minimum tree canopy coverage equivalent to **10% of the site area**.

The submitted landscape outcome provides canopy tree planting across the site as follows:

- **Unit 1** – A canopy tree capable of achieving approximately **20m²** canopy coverage is provided within the **front setback area**.
- **Unit 2** – A canopy tree capable of achieving approximately **18m²** canopy coverage is provided at the **rear of the property**.
- **Unit 3** – A canopy tree capable of achieving approximately **20m²** canopy coverage is provided along the **left side boundary** of the property.

8. Clause 55 Assessment Table

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Clause	Objective / Standard	Proposal Response	Compliance
55.01-1	Neighbourhood Character Objective	The development responds to the evolving residential character of Meadow Heights, where detached dwellings are increasingly complemented by dual occupancies and modest multi-dwelling redevelopment. The proposed scale, articulation and presentation avoid visual dominance.	Complies
55.01-2	Residential Policy Objective	Supports State and Local Planning Policy by increasing housing diversity in an established serviced urban area close to transport, schools, shops and community facilities.	Complies
55.02-1	Diverse Dwelling Objective	Three dwellings provide varied internal layouts and	Complies

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		dwelling sizes capable of accommodating couples, families and downsizers.	
55.02-2	Integration with the Street Objective	Development provides an active frontage, defined entries, windows addressing the street and clear pedestrian legibility.	Complies
55.02-3	Site Layout Objective	Buildings are arranged to maximise useable open space, maintain circulation efficiency and provide a practical separation.	Complies

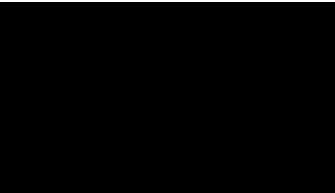
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		between built form and boundaries.	
55.02-4	Infrastructure Objective	Existing reticulated services are available to support the proposal. No abnormal infrastructure burden arises.	Complies

Clause	Objective / Standard	Proposal Response	Compliance
55.03-1	Street Setback Objective	Front setbacks reflect the varied established court context and are not inconsistent with surrounding development patterns.	Complies
55.03-2	Building Height Objective	Building heights remain within a typical two-storey residential scale and do not create unreasonable visual bulk.	Complies

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55.03-3	Site Coverage Objective	Site coverage remains balanced relative to lot constraints while retaining open space and circulation areas.	Complies
55.03-4	Permeability Objective	Permeable surfaces and landscaping areas are incorporated to support drainage infiltration and soften built form presentation.	Complies
55.03-5	Energy Efficiency Objective	Dwelling siting, glazing and orientation maximise daylight penetration and passive solar opportunities where practical.	

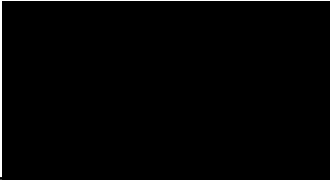
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Clause	Objective / Standard	Proposal Response	Compliance
55.03-7	Private Open Space Objective	All dwellings are provided with convenient, secluded and functional private open space areas.	Complies
55.03-8	Safety Objective	Clear pedestrian paths, passive surveillance and identifiable entrances improve safety outcomes.	Complies
55.03-9	Landscaping Objective	Landscaping opportunities exist within front setback and open space areas to soften built form.	Complies
55.04-1	Side and Rear Setbacks Objective	Setbacks reduce visual bulk and maintain acceptable interface relationships.	Complies
55.04-2	Walls on Boundaries Objective	Boundary walls are limited in extent and integrated into the site design.	Complies

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		overall building design.	
55.04-3	Daylight to Existing Windows Objective	The proposal does not unreasonably reduce daylight to neighbouring habitable room windows.	Complies
55.04-4	Overshadowing Existing Windows Objective	No unreasonable overshadowing impact to adjoining north-facing habitable room windows.	Complies
55.04-5	Overshadowing Open Space Objective	Adjoining secluded private open space retains reasonable sunlight access.	Complies
55.04-6	Overlooking Objective	Screening treatments, sill heights and setbacks protect privacy.	Complies
55.04-7	Internal Views Objective	Dwellings maintain practical outlook and internal amenity.	Complies

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55.05-1	Accessibility Objective	Convenient pedestrian movement from street to dwelling entrances provided.	Complies
55.05-2	Car Parking Objective	Parking provided in accordance with Clause 52.06 requirements.	Complies

It is noted that garden area requirements under Clause.08-4 are distinct from secluded private open space requirements under Clause 55.03-5.

While the subject site is exempt from garden area requirements, the proposal has been assessed against the applicable Clause 55 standards.

9. Planning Justification for Three Dwellings

The amended proposal has been carefully designed to achieve an appropriate balance between increased housing diversity and protection of neighbourhood character and residential amenity.

The development maintains compliance with the mandatory garden area requirement, provides adequate private open space, achieves appropriate building setbacks and incorporates landscaping opportunities throughout the site.

The proposal supports State and Local Planning Policy objectives encouraging housing growth within established urban areas that are well serviced by existing infrastructure, public transport, community facilities and employment opportunities.

The development provides an efficient use of residential land while maintaining an acceptable built form outcome and protecting the amenity of adjoining properties.

Accordingly, the proposal represents an orderly and sustainable form of residential development.

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10. Conclusion

The proposed development:

- Aligns with Hume City Council's planning policies
- Complies with Clause 55 (ResCode)
- Protects neighbourhood and residential amenity
- Provides an appropriate increase in housing supply

It is therefore respectfully submitted that the proposal represents an acceptable form of development and should be supported by Council.

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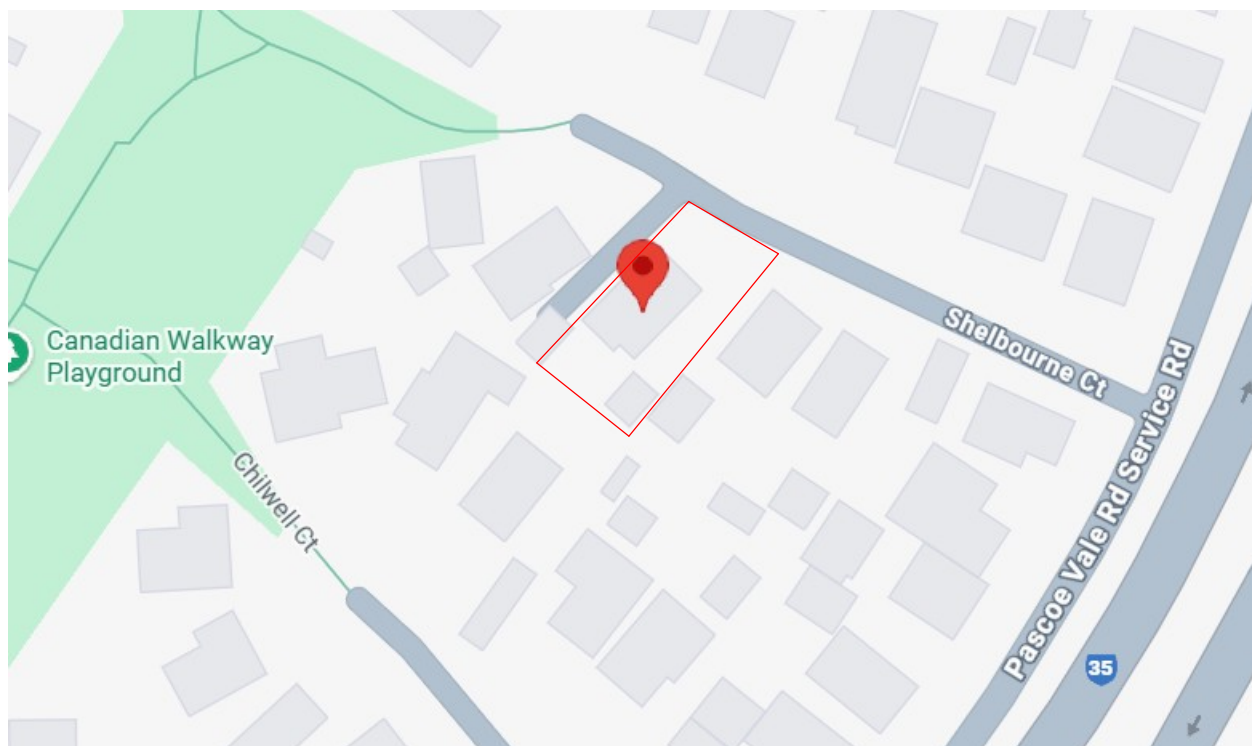
PROPOSED RESIDENCE

7 Shelbourne Court
Meadow Heights
VIC - 3048

DRAWING INDEX	
SHEET NO	DRAWING
1	Covering Letter
2	Aerial Photograph
3	Existing Conditions
4	Neighbourhood Character
5	Existing site condition
6	Proposed Subdivision Plan
7	Site Plan
8	Land Development Plan
9	Floor Plan Unit 1 Ground Floor
10	Floor Plan Unit 1 First Floor
11	Floor Plan Unit 2 Ground Floor
12	Floor Plan Unit 2 First Floor

DRAWING INDEX	
SHEET NO	DRAWING
13	Floor Plan Unit 3 Ground Floor
14	Floor Plan Unit 3 First Floor
15	Site Elevation Front & Rear
16	Unit 1 Elevation Front & Rear House
17	Unit 1 Elevation Sides House
18	Unit 2 Elevation Front & Rear House
19	Unit 2 Elevation Sides House
20	Unit 3 Elevation Front & Rear House
21	Unit 3 Elevation Sides House
22	Shadow Diagram 9AM
23	Shadow Diagram 12PM
24	Shadow Diagram 3PM

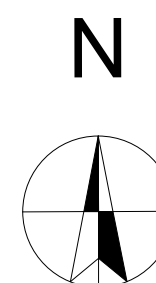
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	Meadow Heights VIC - 3048					Sheet Size: A3	
							Date: 18/12/2025



Street Directory



Aerial Photograph



Site Address

Shelbourne Ct

Meadow Heights

VIC 3048

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Existing Conditions



7 Shelbourne Court , Meadow Heights, VIC-3048



7 Shelbourne Court , Meadow Heights, VIC-3048



5 Shelbourne Court , Meadow Heights, VIC-3048



8 Shelbourne Court , Meadow Heights, VIC-3048



10 Shelbourne Court , Meadow Heights, VIC-3048

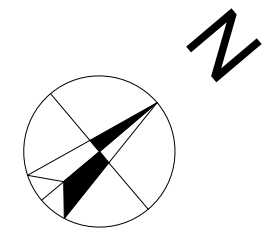
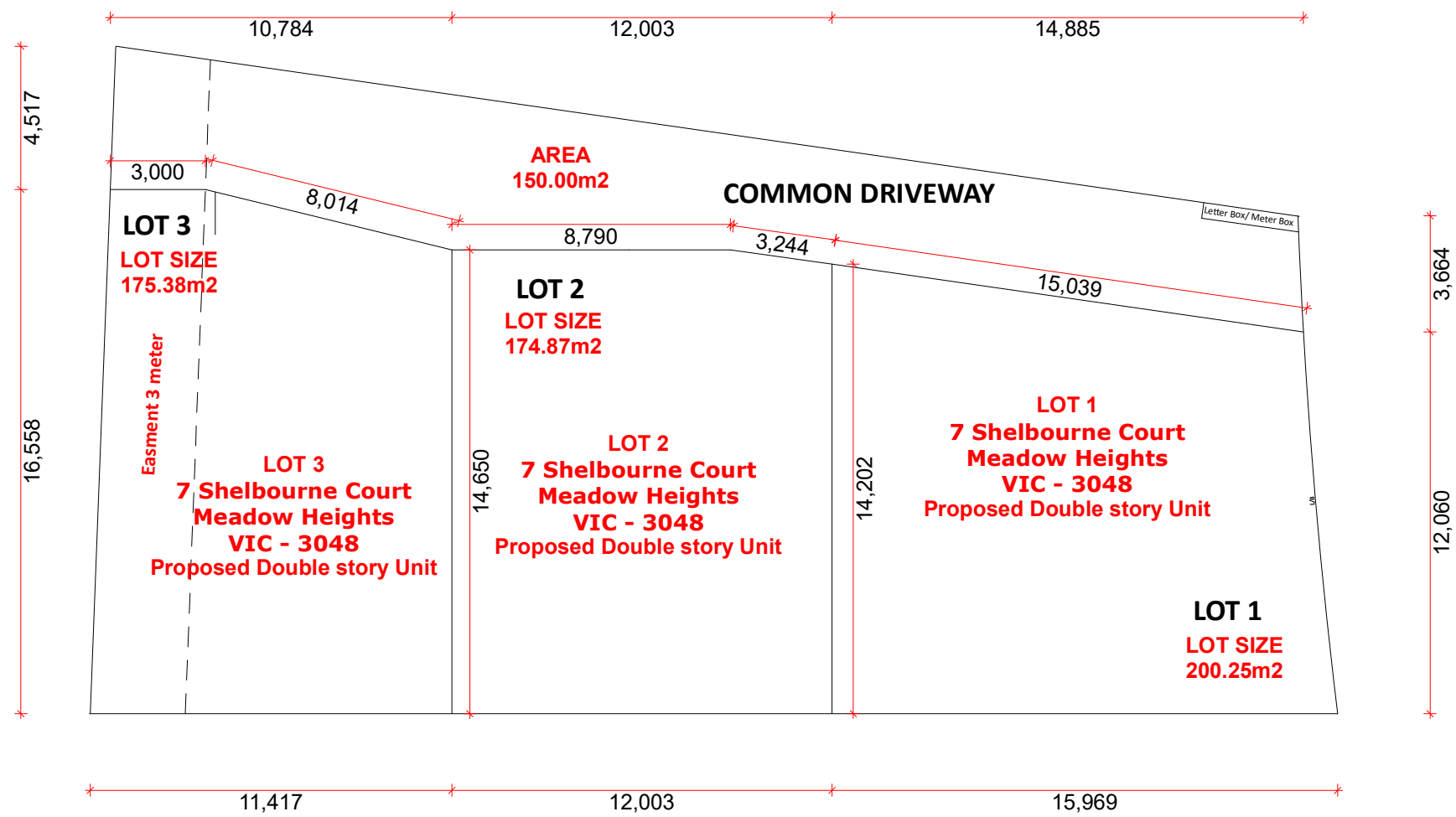


9 Shelbourne Court , Meadow Heights, VIC-3048

Neighbourhood Character



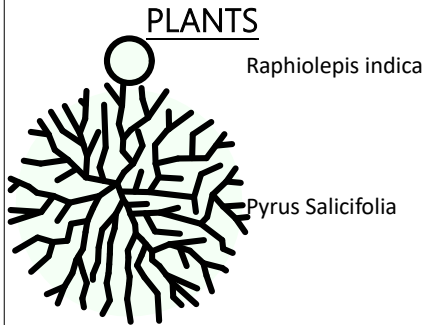
12 Shelbourne Court , Meadow Heights, VIC-3048



PROPOSED SUBDIVISION PLAN

1:200

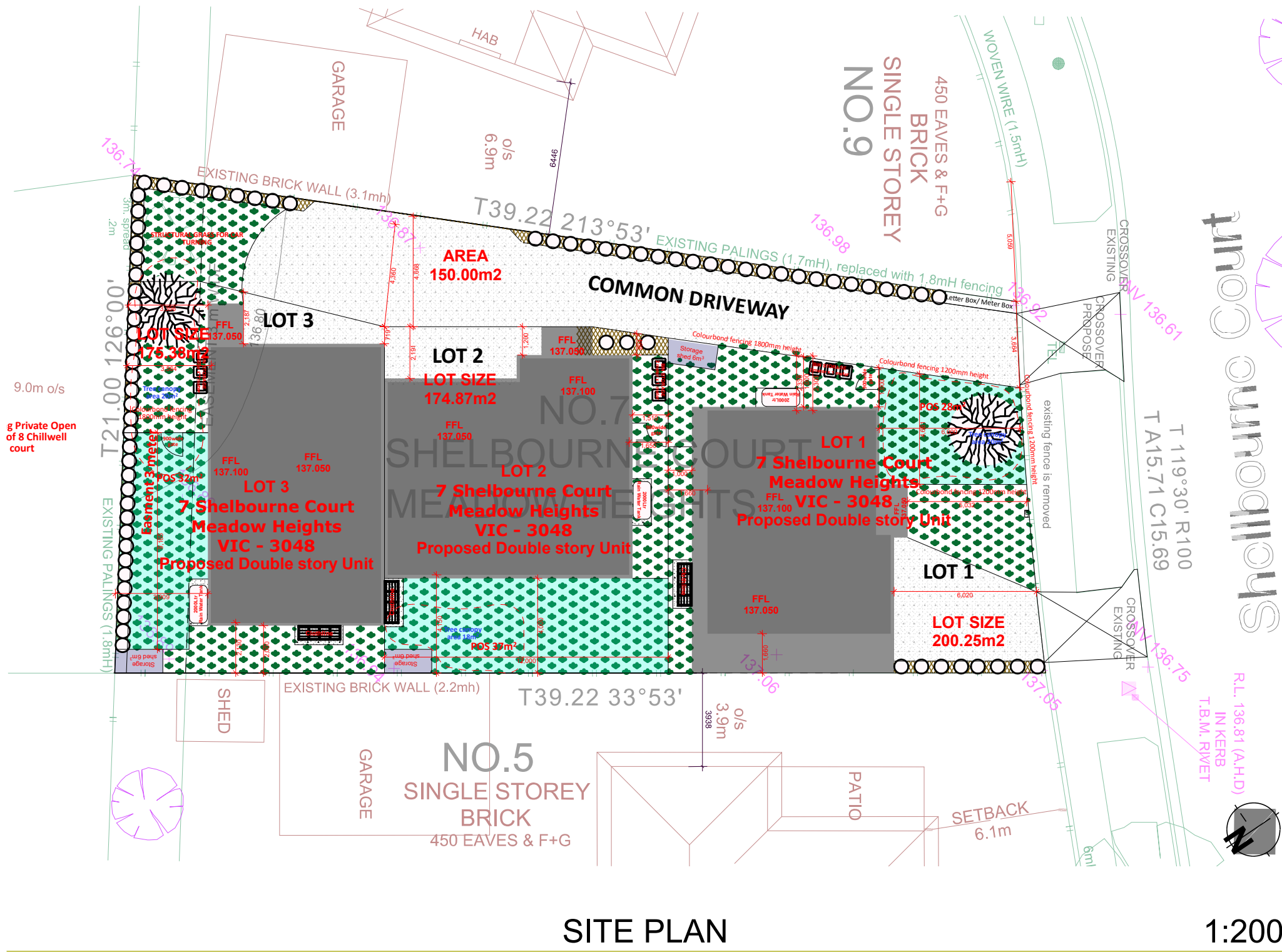
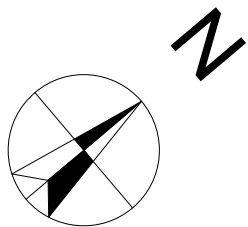
LEGEND	
CONCRETE	
SHED	
P.O.S	
GROUND FLOOR	
FIRST FLOOR	
GRASS AREA	



SITE AREA LOT 1	200.25 m ²
LIVING AREA GF	56.25m ² 6.05sq
LIVING AREA FF	70.07m ² 7.54sq
GARAGE	37.15 m ² 4.00sq
PORCH	2.54m ² 0.27sq
TOTAL AREA	166.01 m ² 17.86sq
SITE COVERAGE	48.00%

SITE COVERAGE LOT 1	
SITE COVERAGE :	95.94m ²
TOTAL AREA :	200.25m ²
COVERAGE:	48.00.%

SITE PERMEABILITY	
TOTAL AREA :	200.25m ²
SITE COVERAGE:	95.94m ²
IMPERMEABLE AREA:	26.00m ²
IMPERMEABLE PERCENTAGE:	13.00%
GARDEN AREA:	78.31m ²
PERMEABLE PERCENTAGE:	39.00%



SITE AREA LOT 2	174.87 m ²
LIVING AREA GF	56.60m ² 6.09sq
LIVING AREA FF	88.00m ² 9.47sq
GARAGE	37.00m ² 3.98sq
PORCH	1.80m ² 0.19sq
TOTAL AREA	183.40 m ² 19.73sq
SITE COVERAGE	55.00%

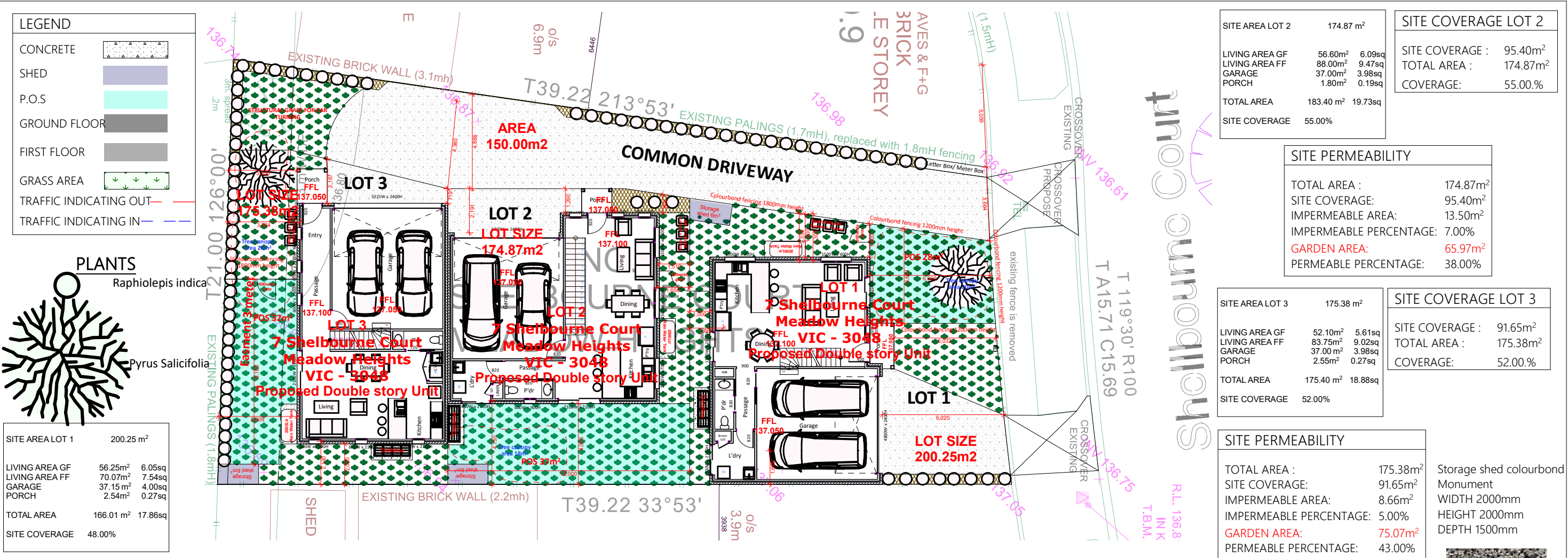
SITE COVERAGE LOT 2	
SITE COVERAGE :	95.40m ²
TOTAL AREA :	174.87m ²
COVERAGE:	55.00.%

SITE PERMEABILITY	
TOTAL AREA :	174.87m ²
SITE COVERAGE:	95.40m ²
IMPERMEABLE AREA:	13.50m ²
IMPERMEABLE PERCENTAGE:	7.00%
GARDEN AREA:	65.97m ²
PERMEABLE PERCENTAGE:	38.00%

SITE AREA LOT 3	175.38 m ²
LIVING AREA GF	52.10m ² 5.61sq
LIVING AREA FF	83.75m ² 9.02sq
GARAGE	37.00 m ² 3.98sq
PORCH	2.55m ² 0.27sq
TOTAL AREA	175.40 m ² 18.88sq
SITE COVERAGE	52.00%

SITE COVERAGE LOT 3	
SITE COVERAGE :	91.65m ²
TOTAL AREA :	175.38m ²
COVERAGE:	52.00.%

SITE PERMEABILITY	
TOTAL AREA :	175.38m ²
SITE COVERAGE:	91.65m ²
IMPERMEABLE AREA:	8.66m ²
IMPERMEABLE PERCENTAGE:	5.00%
GARDEN AREA:	75.07m ²
PERMEABLE PERCENTAGE:	43.00%



LEGEND

CONCRETE

SHED

P.O.S

GROUND FLOOR

FIRST FLOOR

GRASS AREA

TRAFFIC INDICATING OUT

TRAFFIC INDICATING IN

PLANTS

Raphiolepis indica

Pyrus Salicifolia

SITE AREA LOT 1

200.25 m²

LIVING AREA GF

LIVING AREA FF

GARAGE

PORCH

56.25m²

70.07m²

37.15 m²

2.54m²

6.05sq

7.54sq

4.00sq

0.27sq

TOTAL AREA

166.01 m²

17.86sq

SITE COVERAGE

48.00%

SITE COVERAGE LOT 1

SITE COVERAGE :

95.94m²

TOTAL AREA :

200.25m²

COVERAGE:

48.00%

SITE PERMEABILITY

TOTAL AREA :

200.25m²

SITE COVERAGE:

95.94m²

IMPERMEABLE AREA:

26.00m²

IMPERMEABLE PERCENTAGE:

13.00%

GARDEN AREA:

78.31m²

PERMEABLE PERCENTAGE:

39.00%

North Arrow

SITE COVERAGE COMMON DRIVEWAY

SITE COVERAGE :

114.00m²

TOTAL AREA :

150.00m²

COVERAGE:

76.00.%

SITE PERMEABILITY

TOTAL AREA :

150.00m²

SITE COVERAGE:

114.00m²

IMPERMEABLE AREA:

114.00m²

IMPERMEABLE PERCENTAGE:

76.00%

GARDEN AREA:

36.00m²

PERMEABLE PERCENTAGE:

24.00%

TOTAL SITE COVERAGE

SITE COVERAGE :

282.99m²

TOTAL AREA :

700.50m²

COVERAGE:

40.40.%

SITE PERMEABILITY

TOTAL AREA :

700.50m²

SITE COVERAGE:

282.99m²

IMPERMEABLE AREA:

162.16m²

IMPERMEABLE PERCENTAGE:

23.15%

GARDEN AREA:

255.35m²

PERMEABLE PERCENTAGE:

36.45%

SITE AREA LOT 2

174.87 m²

LIVING AREA GF

LIVING AREA FF

GARAGE

PORCH

56.60m²

88.00m²

37.00m²

1.80m²

6.09sq

9.47sq

3.98sq

0.19sq

TOTAL AREA

183.40 m²

19.73sq

SITE COVERAGE

55.00%

SITE COVERAGE LOT 2

SITE COVERAGE :

95.40m²

TOTAL AREA :

174.87m²

COVERAGE:

55.00.%

SITE PERMEABILITY

TOTAL AREA :

174.87m²

SITE COVERAGE:

95.40m²

IMPERMEABLE AREA:

13.50m²

IMPERMEABLE PERCENTAGE:

7.00%

GARDEN AREA:

65.97m²

PERMEABLE PERCENTAGE:

38.00%

SITE AREA LOT 3

175.38 m²

LIVING AREA GF

LIVING AREA FF

GARAGE

PORCH

52.10m²

83.75m²

37.00 m²

2.55m²

5.61sq

9.02sq

3.98sq

0.27sq

TOTAL AREA

175.40 m²

18.88sq

SITE COVERAGE

52.00%

SITE COVERAGE LOT 3

SITE COVERAGE :

91.65m²

TOTAL AREA :

175.38m²

COVERAGE:

52.00.%

SITE PERMEABILITY

TOTAL AREA :

175.38m²

SITE COVERAGE:

91.65m²

IMPERMEABLE AREA:

8.66m²

IMPERMEABLE PERCENTAGE:

5.00%

GARDEN AREA:

75.07m²

PERMEABLE PERCENTAGE:

43.00%

Storage shed colourbond Monument

WIDTH 2000mm

HEIGHT 2000mm

DEPTH 1500mm

Concrete-Beachside (Boral)

Northcote Pottery Grey And Charcoal Elite Avonlea Pillar Letterbox

WIDTH 270mm

HEIGHT 1030mm

DEPTH 520mm

Grass

Sir Walter Buffalo Grass (Stenotaphrum secundatum 'Sir Walter')

● True lawn grass (buffalo turf)

● Soft underfoot, looks neat

● Very low maintenance

● Drought tolerant once established

● Handles sun and partial shade

● Slow growth = less mowing

● Commonly accepted by councils

1.Small Shrub

Westringia fruticosa

Coastal Rosemary

● Height: 0.8-1.2m

● Evergreen, neat form

● Extremely drought tolerant

● Handles pruning and neglect well

● Great near driveways and paths

2. Small Shrub / Groundcover

Dianella revoluta

Flax Lily

● Height: 0.5-0.8m

● Tough as nails

● Works in sun or shade

● No pruning required

● Good mass planting option

Acacia pycnantha (Golden Wattle) – smaller medium-sized wattle that flowers in winter/spring (~4–8 m).

Shed to each LOT

2meter height x 1.5meter wide x 2meter long

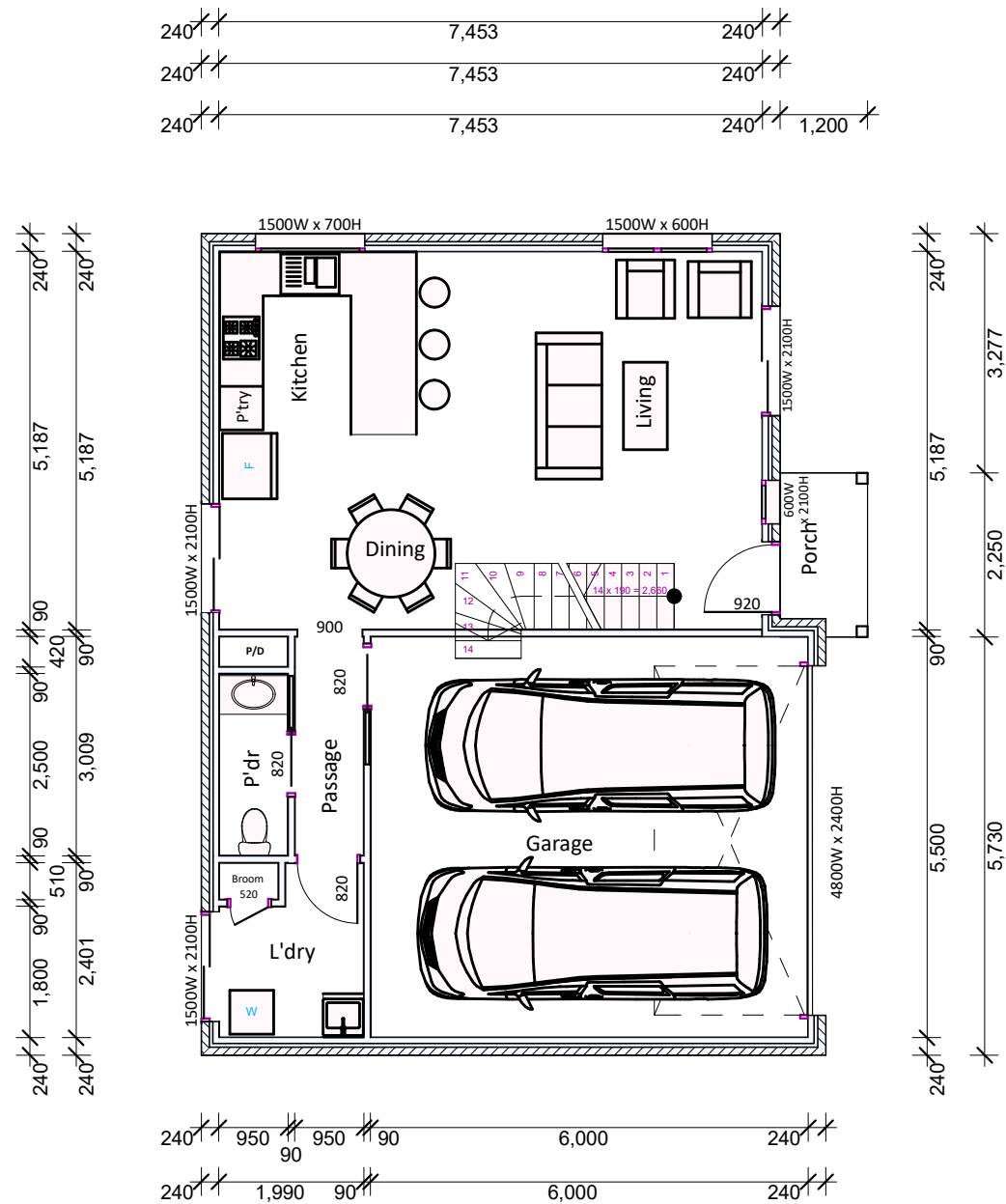
6m2 storage

LANDSCAPE PLAN 1:200

SITE AREA LOT 1	200.25 m ²
LIVING AREA GF	56.25m ² 6.05sq
LIVING AREA FF	70.07m ² 7.54sq
GARAGE	37.15 m ² 4.00sq
PORCH	2.54m ² 0.27sq
TOTAL AREA	166.01 m ² 17.86sq
SITE COVERAGE	48.00%

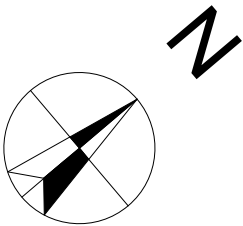
SITE COVERAGE LOT 1	
SITE COVERAGE :	95.94m ²
TOTAL AREA :	200.25m ²
COVERAGE:	48.00.%

SITE PERMEABILITY	
TOTAL AREA :	200.25m ²
SITE COVERAGE:	95.94m ²
IMPERMEABLE AREA:	26.00m ²
IMPERMEABLE PERCENTAGE:	13.00%
GARDEN AREA:	78.31m ²
PERMEABLE PERCENTAGE:	39.00%



NO EVAPRATIVE COOLING WILL BE USED FOR THIS PROJECT.

Provision of shading devices or awnings to the ground level north facing windows of dwelling's 1-3 with a minimum horizontal depth of 0.25 times the window height.



UNIT 1 GROUND FLOOR PLAN 1:100

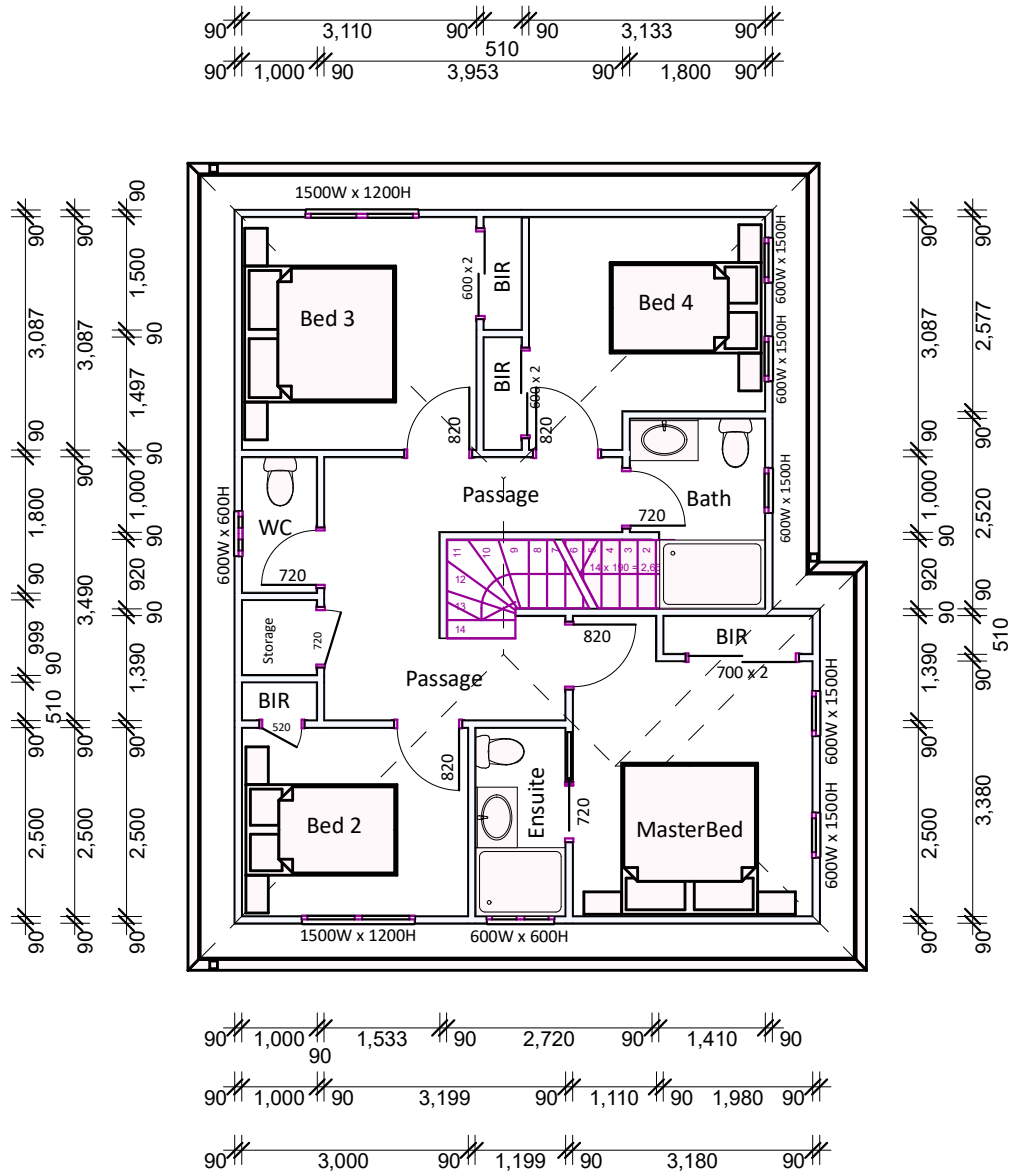
SITE AREA LOT 1	200.25 m ²	
LIVING AREA GF	56.25m ²	6.05sq
LIVING AREA FF	70.07m ²	7.54sq
GARAGE	37.15 m ²	4.00sq
PORCH	2.54m ²	0.27sq
TOTAL AREA	166.01 m ²	17.86sq
SITE COVERAGE	48.00%	

SITE COVERAGE LOT 1	
SITE COVERAGE :	95.94m ²
TOTAL AREA :	200.25m ²
COVERAGE:	48.00.%

SITE PERMEABILITY	
TOTAL AREA :	200.25m ²
SITE COVERAGE:	95.94m ²
IMPERMEABLE AREA:	26.00m ²
IMPERMEABLE PERCENTAGE:	13.00%
GARDEN AREA:	78.31m ²
PERMEABLE PERCENTAGE:	39.00%

NO EVAPRATIVE COOLING WILL BE USED FOR THIS PROJECT.

Provision of shading devices or awnings to the ground level north facing windows of dwelling's 1-3 with a minimum horizontal depth of 0.25 times the window height.



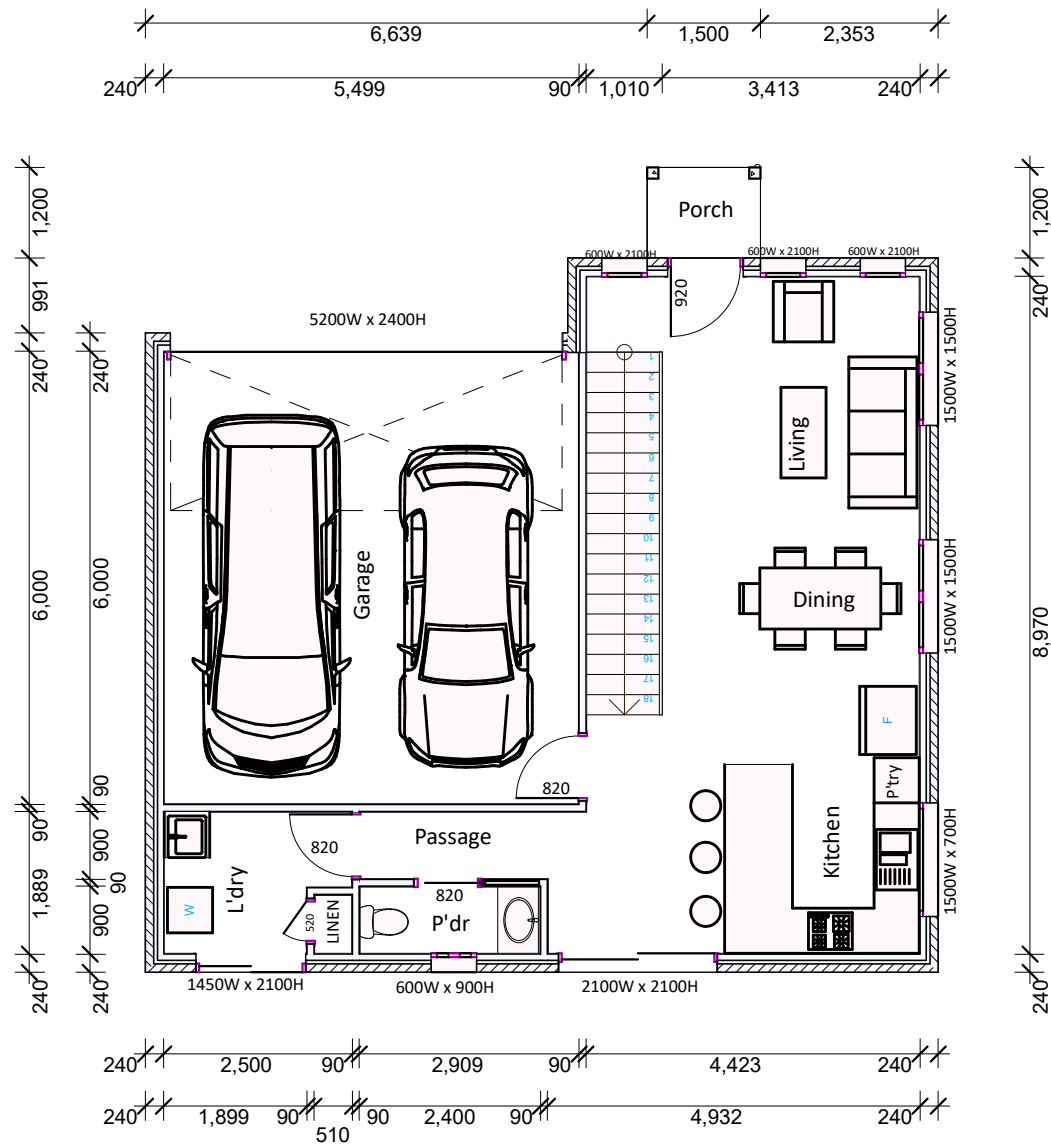
UNIT 1 FIRST FLOOR PLAN

1:100

SITE AREA LOT 2	174.87 m ²
LIVING AREA GF	56.60m ² 6.09sq
LIVING AREA FF	88.00m ² 9.47sq
GARAGE	37.00m ² 3.98sq
PORCH	1.80m ² 0.19sq
TOTAL AREA	183.40 m ² 19.73sq
SITE COVERAGE	55.00%

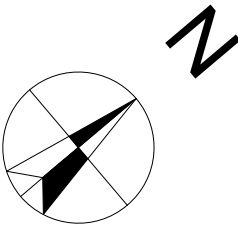
SITE COVERAGE LOT 2	
SITE COVERAGE :	95.40m ²
TOTAL AREA :	174.87m ²
COVERAGE:	55.00.%

SITE PERMEABILITY	
TOTAL AREA :	174.87m ²
SITE COVERAGE:	95.40m ²
IMPERMEABLE AREA:	13.50m ²
IMPERMEABLE PERCENTAGE:	7.00%
GARDEN AREA:	65.97m ²
PERMEABLE PERCENTAGE:	38.00%



NO EVAPRATIVE COOLING WILL BE USED FOR THIS PROJECT.

Provision of shading devices or awnings to the ground level north facing windows of dwelling's 1-3 with a minimum horizontal depth of 0.25 times the window height.

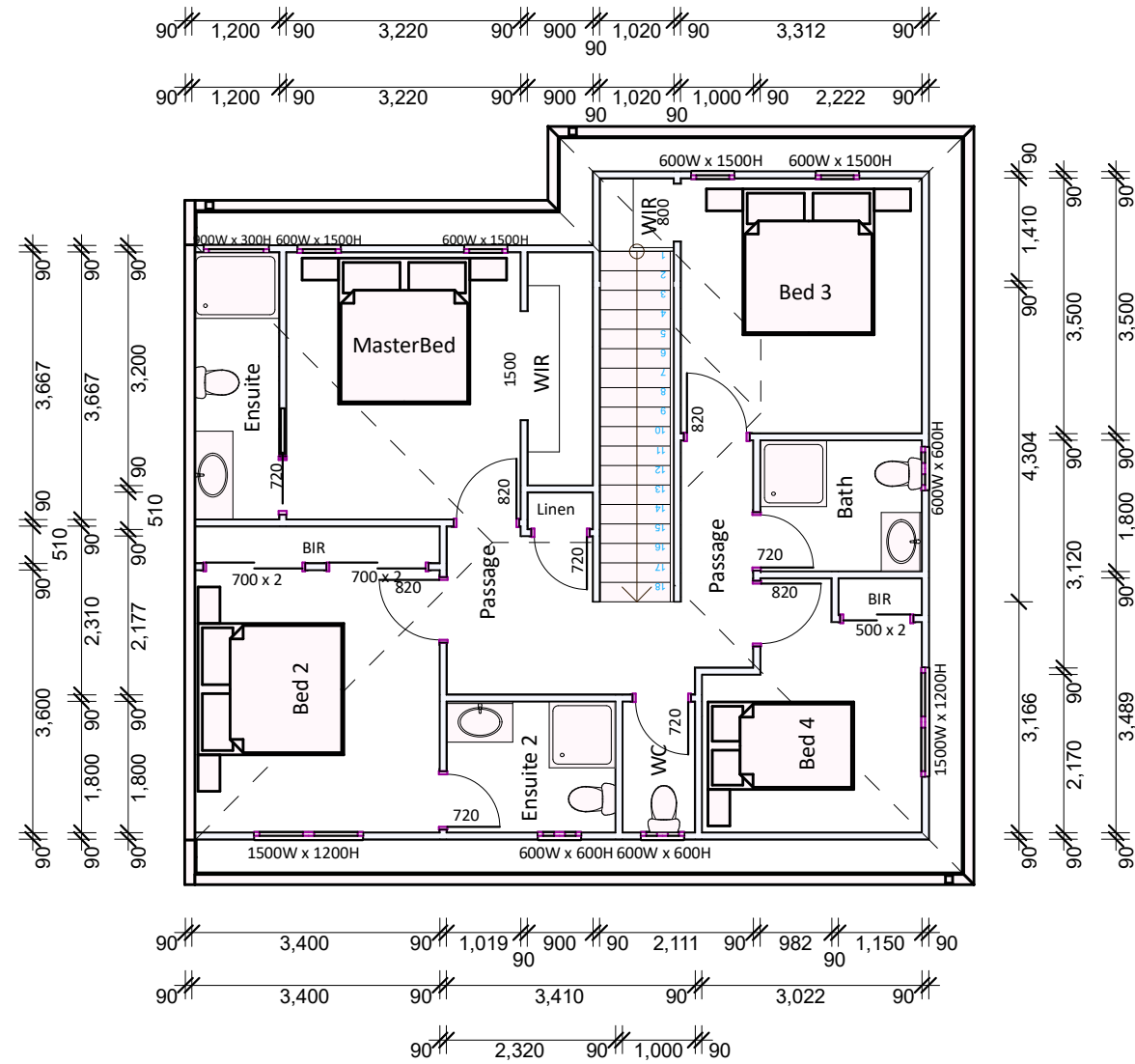


UNIT 2 GROUND FLOOR PLAN 1:100

SITE AREA LOT 2	174.87 m ²
LIVING AREA GF	56.60m ² 6.09sq
LIVING AREA FF	88.00m ² 9.47sq
GARAGE	37.00m ² 3.98sq
PORCH	1.80m ² 0.19sq
TOTAL AREA	183.40 m ² 19.73sq
SITE COVERAGE	55.00%

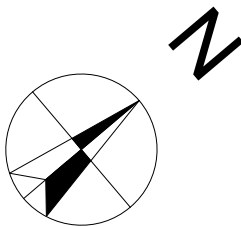
SITE COVERAGE LOT 2	
SITE COVERAGE :	95.40m ²
TOTAL AREA :	174.87m ²
COVERAGE:	55.00%

SITE PERMEABILITY	
TOTAL AREA :	174.87m ²
SITE COVERAGE:	95.40m ²
IMPERMEABLE AREA:	13.50m ²
IMPERMEABLE PERCENTAGE:	7.00%
GARDEN AREA:	65.97m ²
PERMEABLE PERCENTAGE:	38.00%



NO EVAPRATIVE COOLING WILL BE USED FOR THIS PROJECT.

Provision of shading devices or awnings to the ground level north facing windows of dwelling's 1-3 with a minimum horizontal depth of 0.25 times the window height.

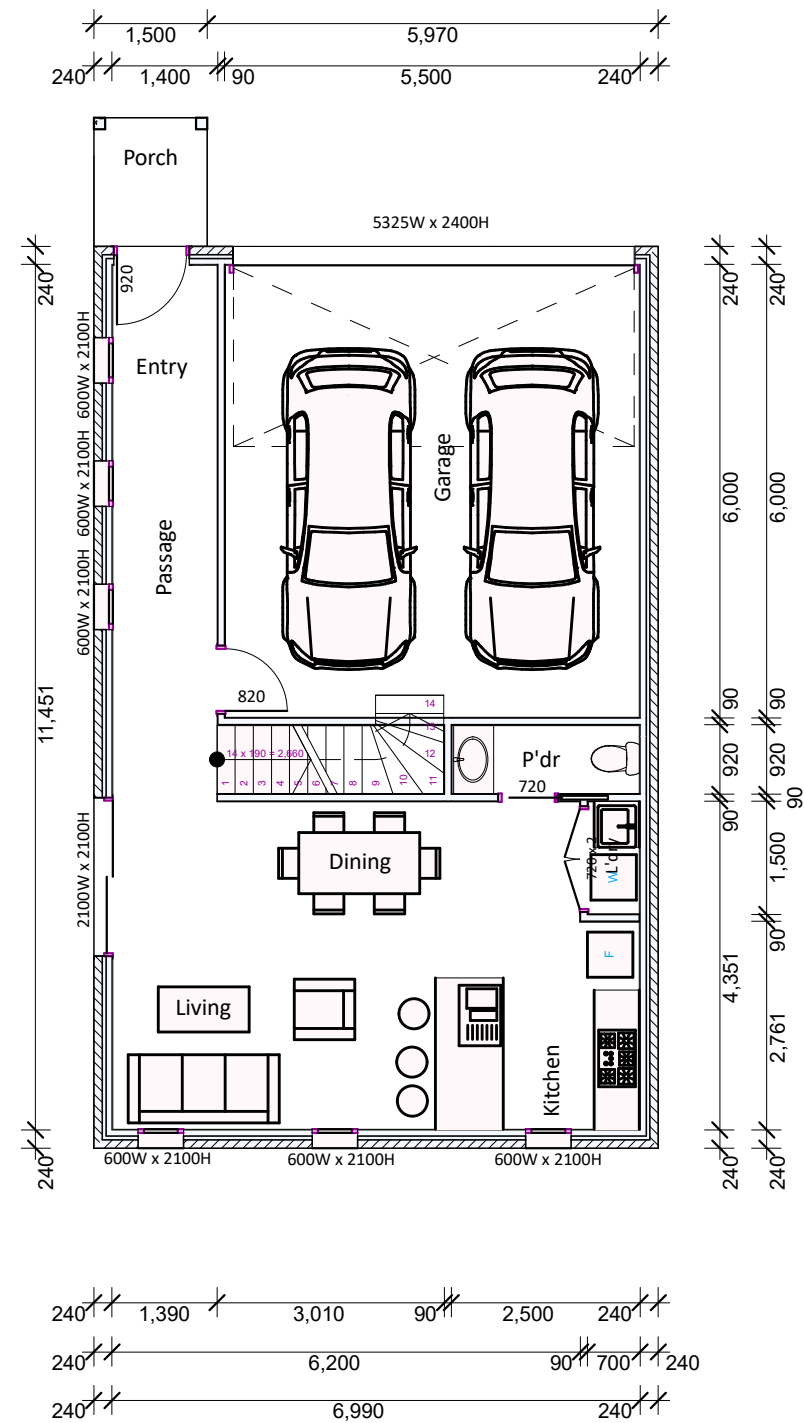


UNIT 2 FIRST FLOOR PLAN 1:100

SITE AREA LOT 3	175.38 m ²
LIVING AREA GF	52.10m ² 5.61sq
LIVING AREA FF	83.75m ² 9.02sq
GARAGE	37.00 m ² 3.98sq
PORCH	2.55m ² 0.27sq
TOTAL AREA	175.40 m ² 18.88sq
SITE COVERAGE	52.00%

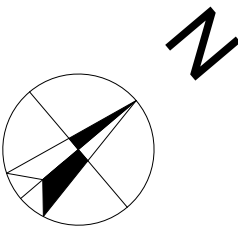
SITE COVERAGE LOT 3	
SITE COVERAGE :	91.65m ²
TOTAL AREA :	175.38m ²
COVERAGE:	52.00.0%

SITE PERMEABILITY	
TOTAL AREA :	175.38m ²
SITE COVERAGE:	91.65m ²
IMPERMEABLE AREA:	8.66m ²
IMPERMEABLE PERCENTAGE:	5.00%
GARDEN AREA:	75.07m ²
PERMEABLE PERCENTAGE:	43.00%



NO EVAPRATIVE COOLING WILL BE USED
FOR THIS PROJECT.

Provision of shading devices or
awnings to the ground level
north facing windows of
dwelling's 1-3 with a
minimum horizontal depth of
0.25 times the window height.

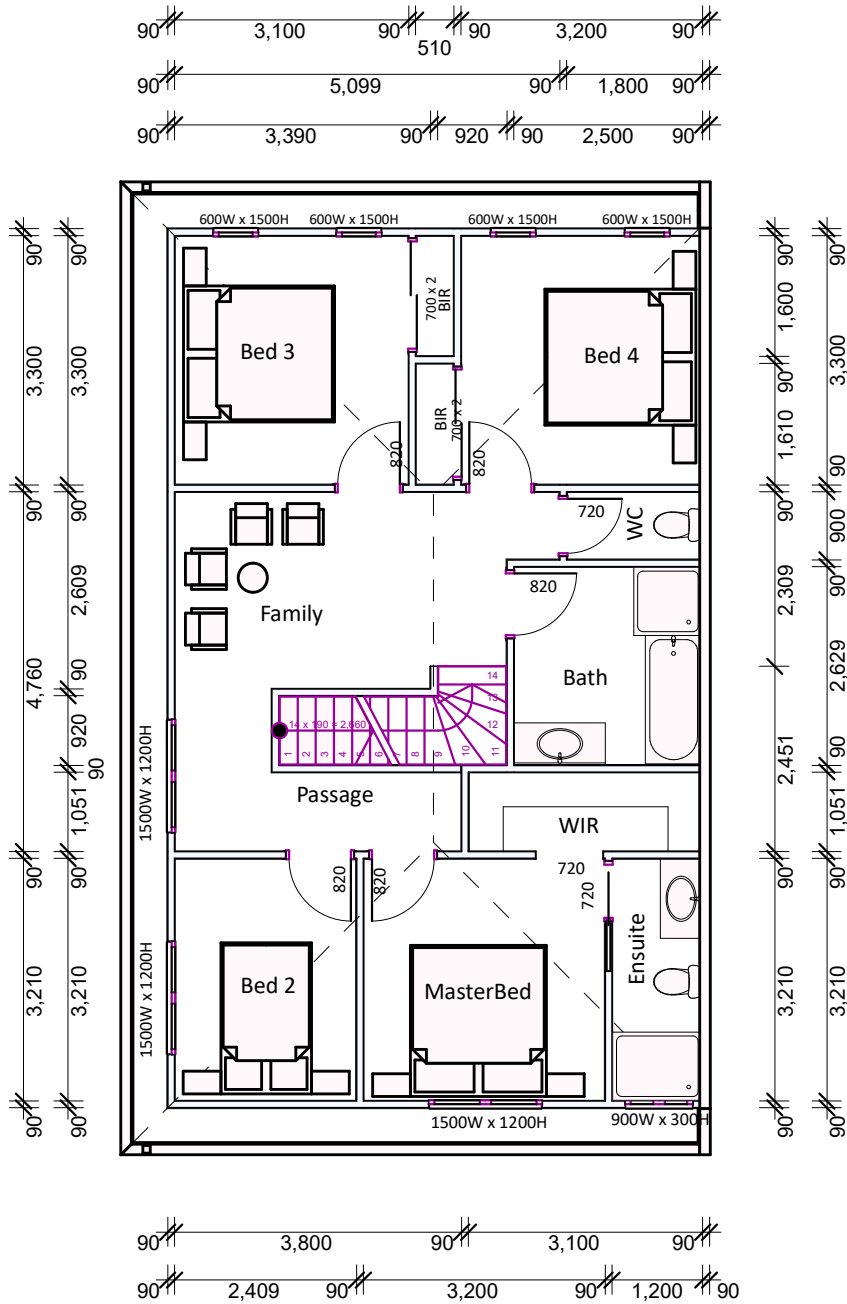


UNIT 3 GROUND FLOOR PLAN 1:100

SITE AREA LOT 3	175.38 m ²	
LIVING AREA GF	52.10m ²	5.61sq
LIVING AREA FF	83.75m ²	9.02sq
GARAGE	37.00 m ²	3.98sq
PORCH	2.55m ²	0.27sq
TOTAL AREA	175.40 m ²	18.88sq
SITE COVERAGE	52.00%	

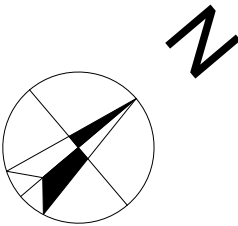
SITE COVERAGE LOT 3		
SITE COVERAGE :	91.65m ²	
TOTAL AREA :	175.38m ²	
COVERAGE:	52.00.%	

SITE PERMEABILITY		
TOTAL AREA :	175.38m ²	
SITE COVERAGE:	91.65m ²	
IMPERMEABLE AREA:	8.66m ²	
IMPERMEABLE PERCENTAGE:	5.00%	
GARDEN AREA:	75.07m ²	
PERMEABLE PERCENTAGE:	43.00%	

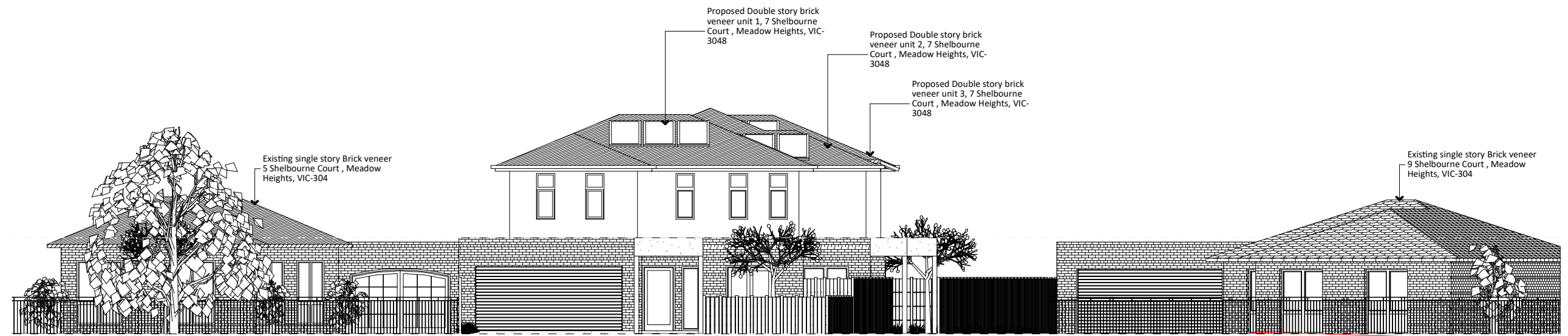


NO EVAPRATIVE COOLING WILL BE USED FOR THIS PROJECT.

Provision of shading devices or awnings to the ground level north facing windows of dwelling's 1-3 with a minimum horizontal depth of 0.25 times the window height.

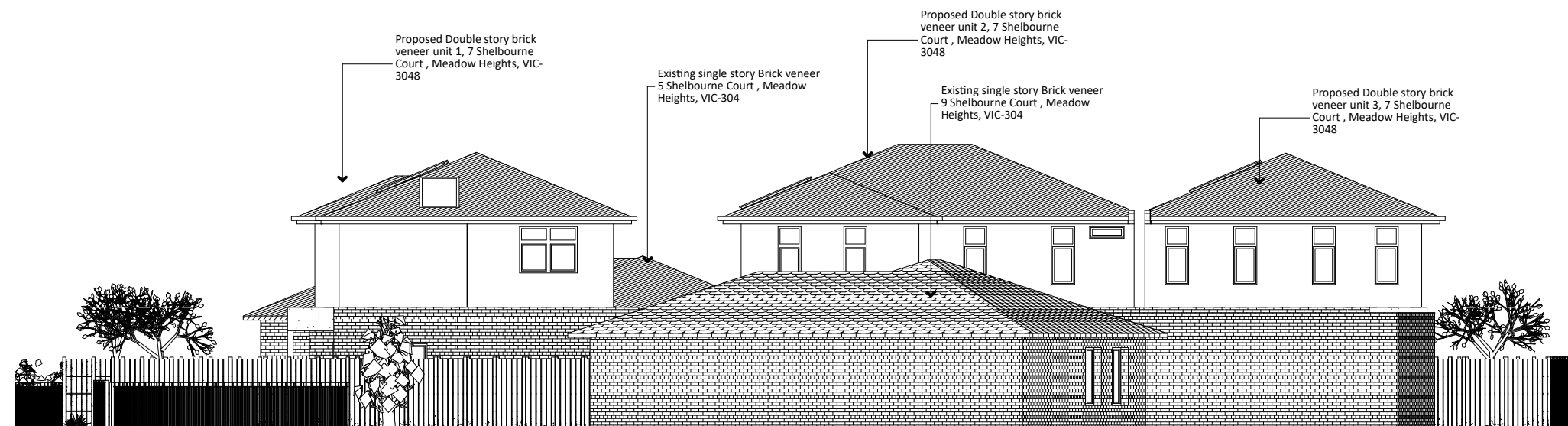


UNIT 3 FIRST FLOOR PLAN 1:100



Street View

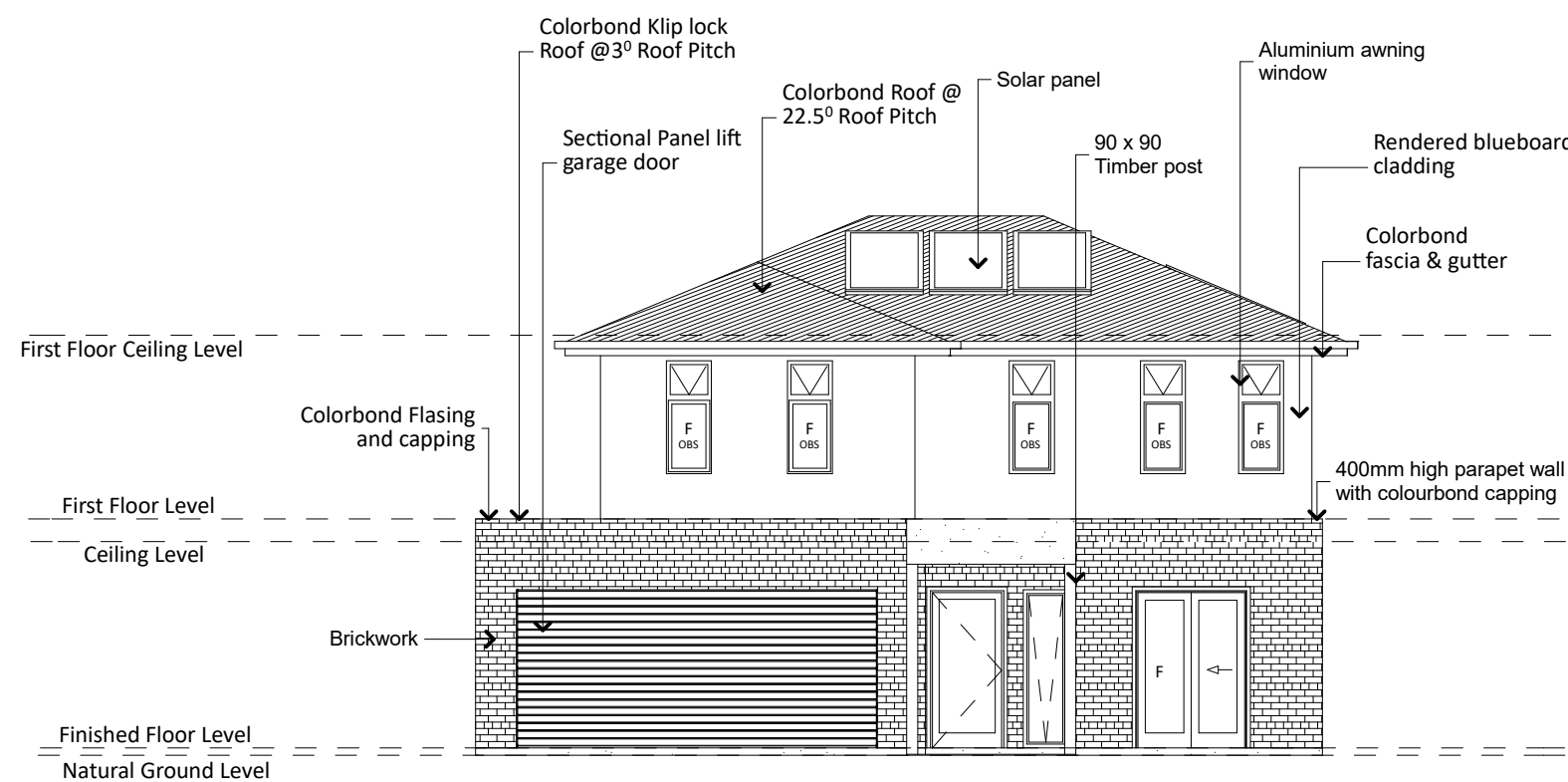
1:150



View from right side

1:150

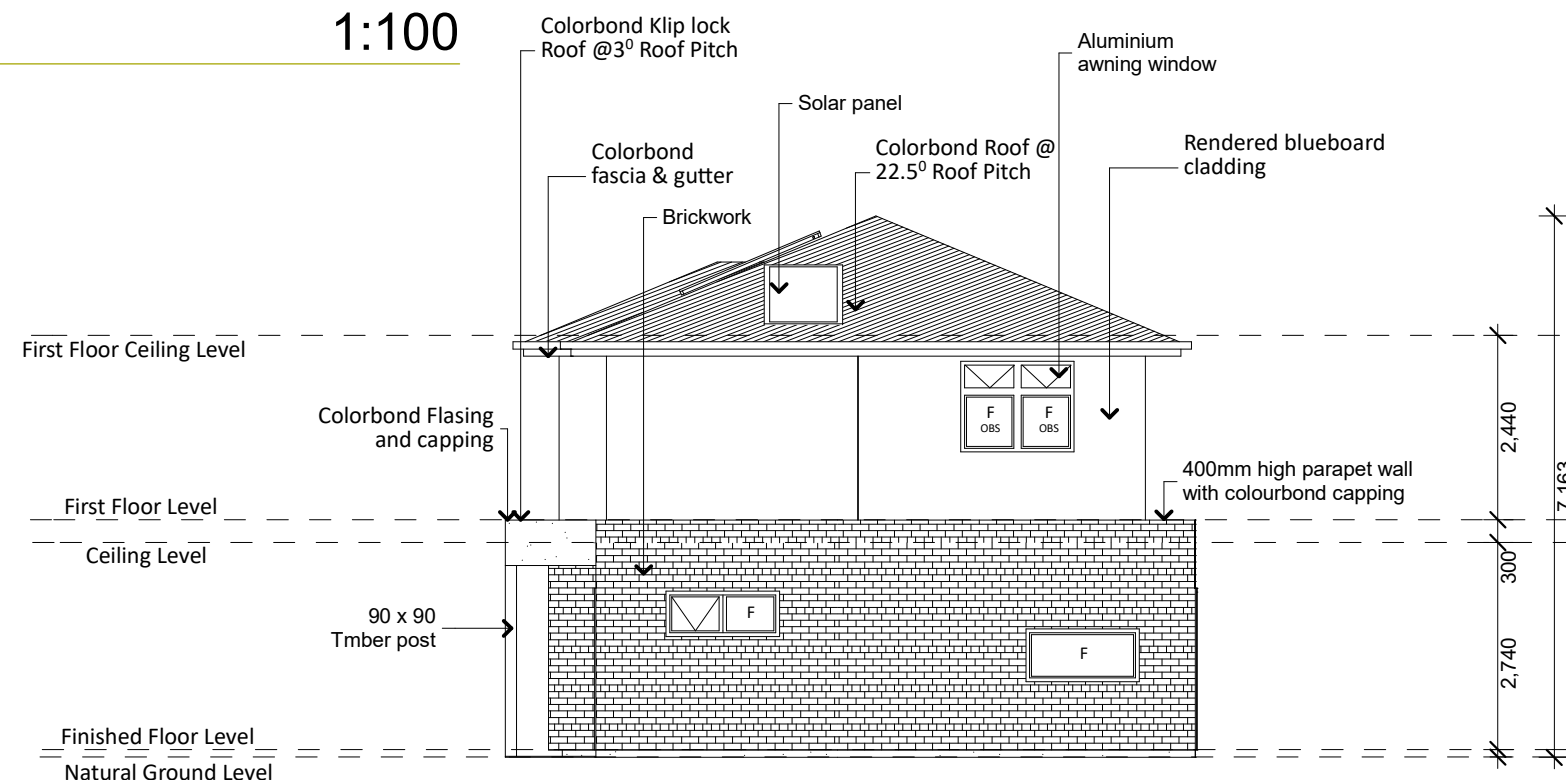
NO EVAPRATIVE COOLING WILL BE USED
FOR THIS PROJECT.
NO SOLAR PANEL WILL BE USED



NORTH ELEVATION

1:100

NO EVAPRATIVE COOLING WILL BE USED
FOR THIS PROJECT.
NO SOLAR PANEL WILL BE USED



WEST ELEVATION

1:100

Exterior Colour & Features

Colorbond Roof -
Surfmist



Brick -
PGH-Urban Essence - Domino



Aluminum windows -
Monument (Colorbond)



Fascia , Gutter & Downpipes -
Surfmist (Colorbond)



Render- Surfmist



Meterbox Monument (Colorbond)



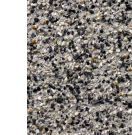
Surfmist rendering

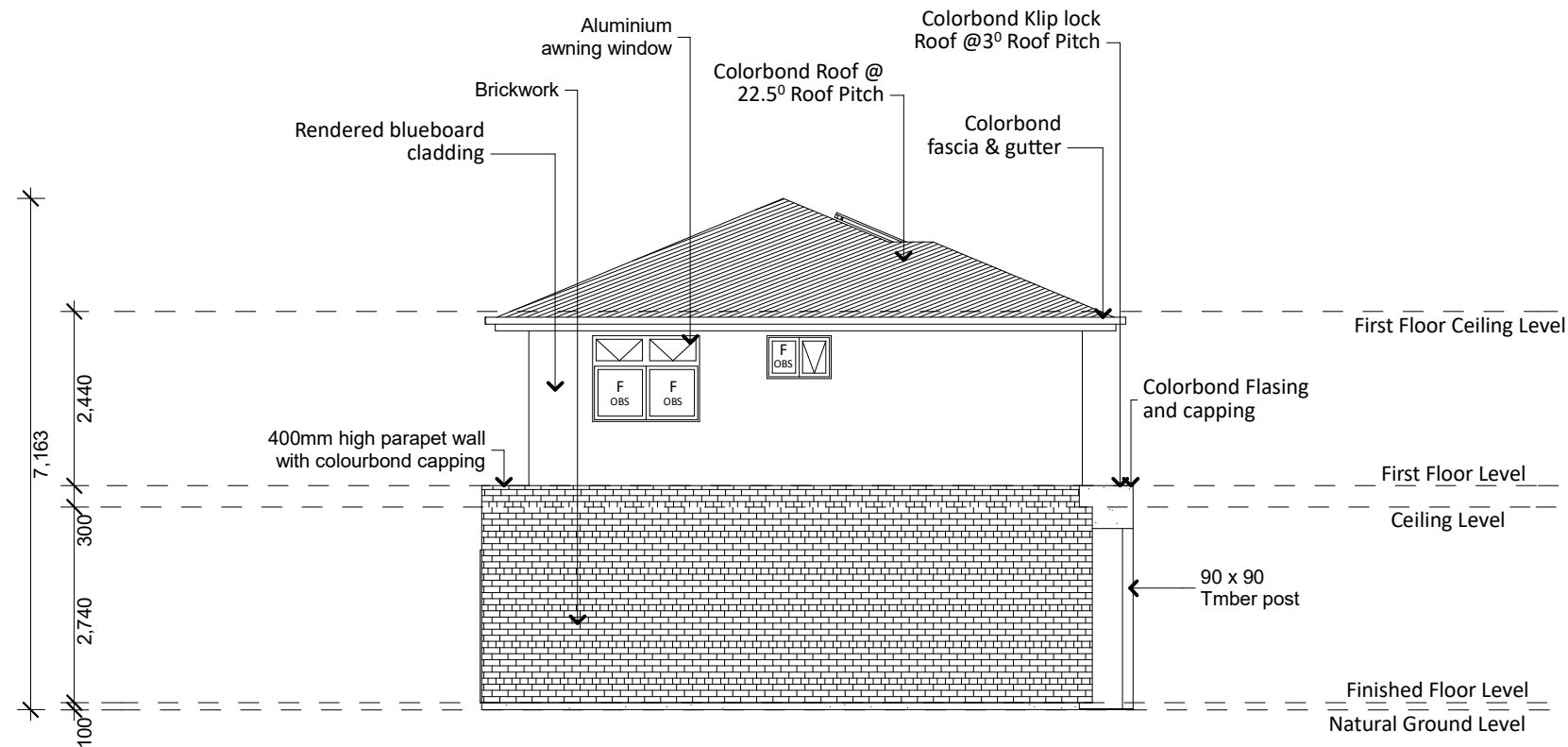
Garage door-
Slimline Monument



Letter box charcoal
colour with chrome

Concrete-
Beachside (Boral)





EAST ELEVATION

1:100

NO EVAPRATIVE COOLING WILL BE USED
FOR THIS PROJECT.
NO SOLAR PANEL WILL BE USED

Exterior Colour & Features

Colorbond Roof -
Surfmist



Brick -
PGH-Urban Essence - Domino



Aluminum windows -
Monument (Colorbond)



Fascia , Gutter & Downpipes -
Surfmist (Colorbond)



Render- Surfmist



Meterbox Monument (Colorbond)



Surfmist rendering

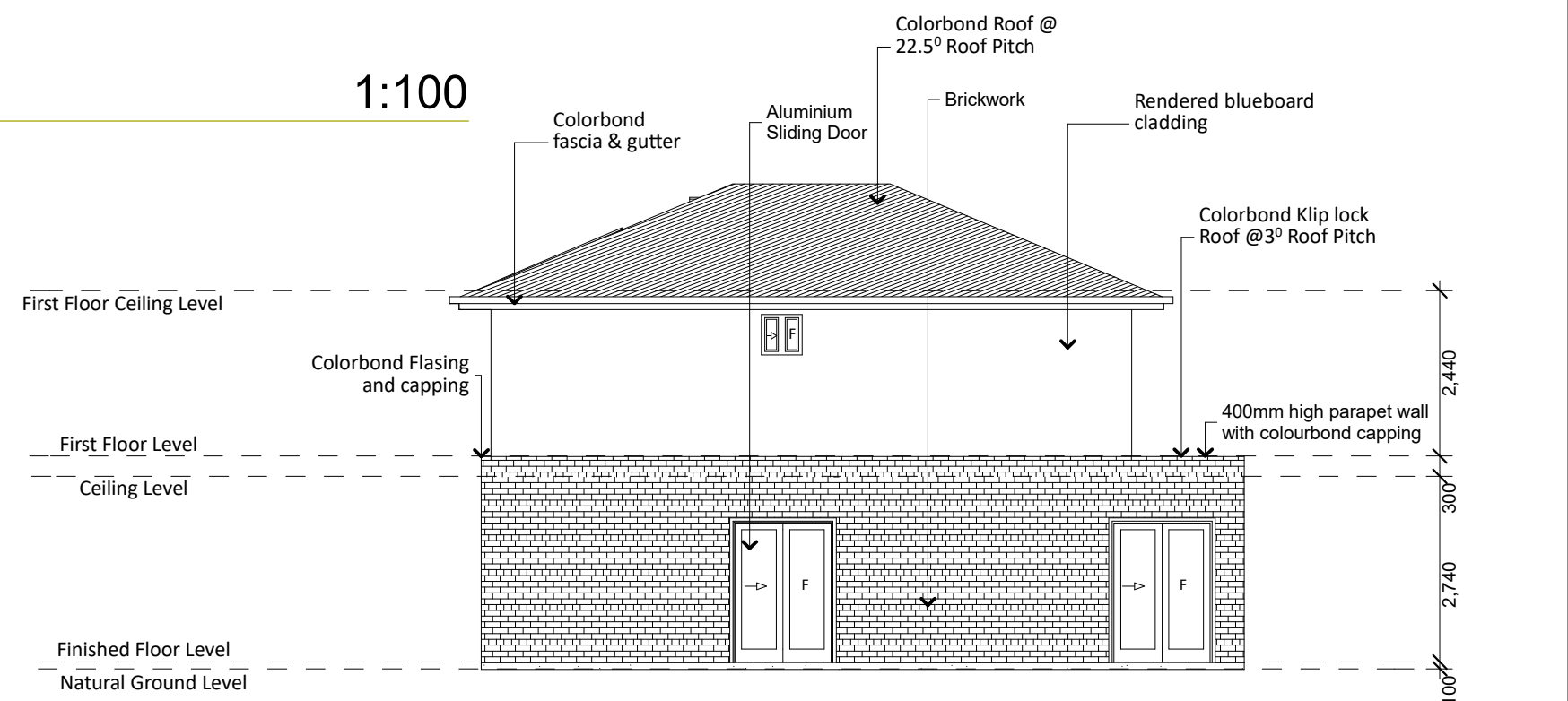
Garage door-
Slimline Monument



Concrete-
Beachside (Boral)

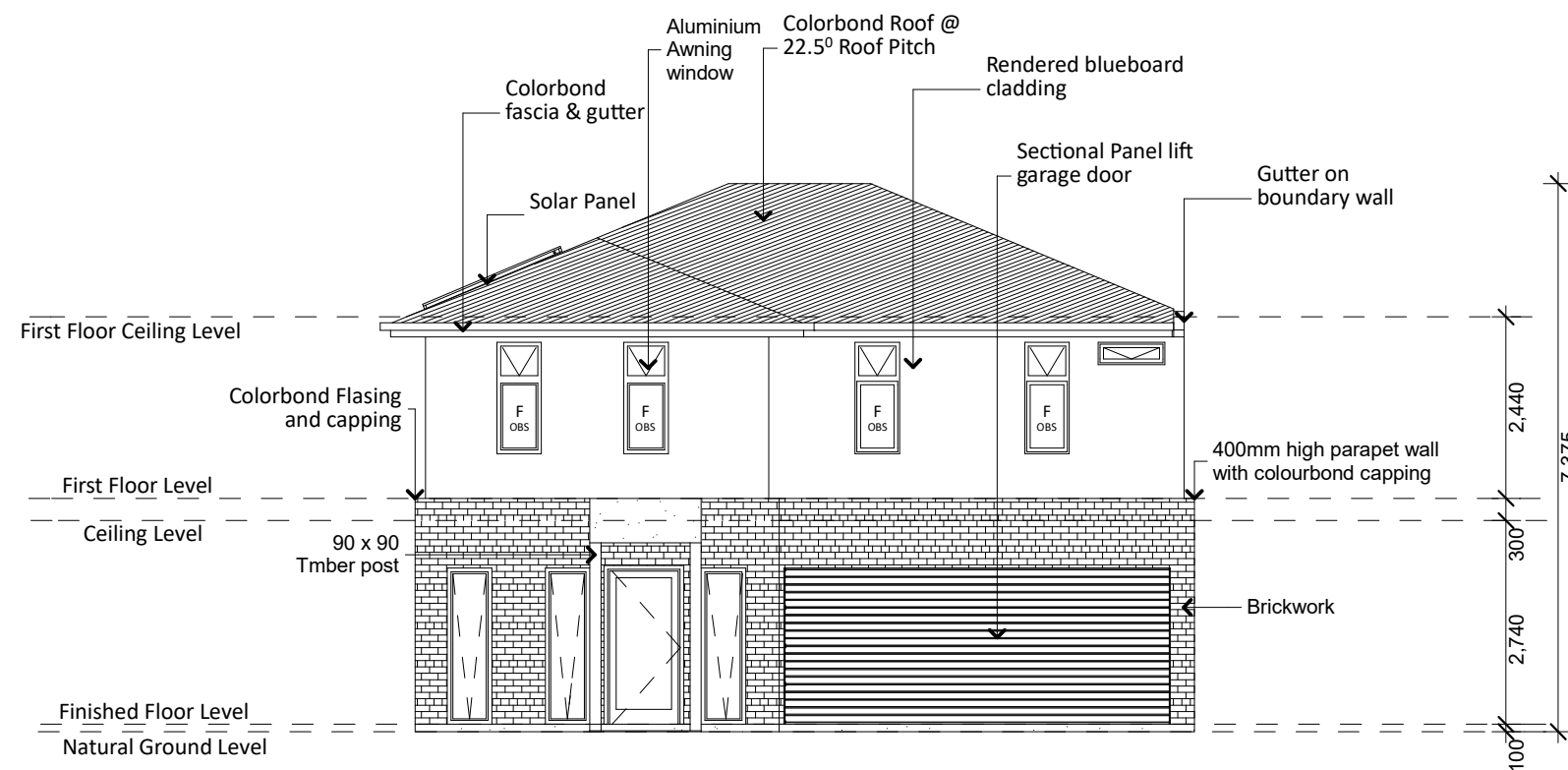


Letter box charcoal
colour with chrome



SOUTH ELEVATION

1:100



WEST ELEVATION

1:100

Exterior Colour & Features

Colorbond Roof - Surfmist



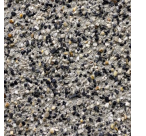
Fascia, Gutter & Downpipes - Surfmist (Colorbond)



Garage door- Slimline Monument



Concrete- Beachside (Boral)



Brick - PGH-Urban Essence - Domino



Render- Surfmist



Surfmist rendering

Aluminum windows - Monument (Colorbond)



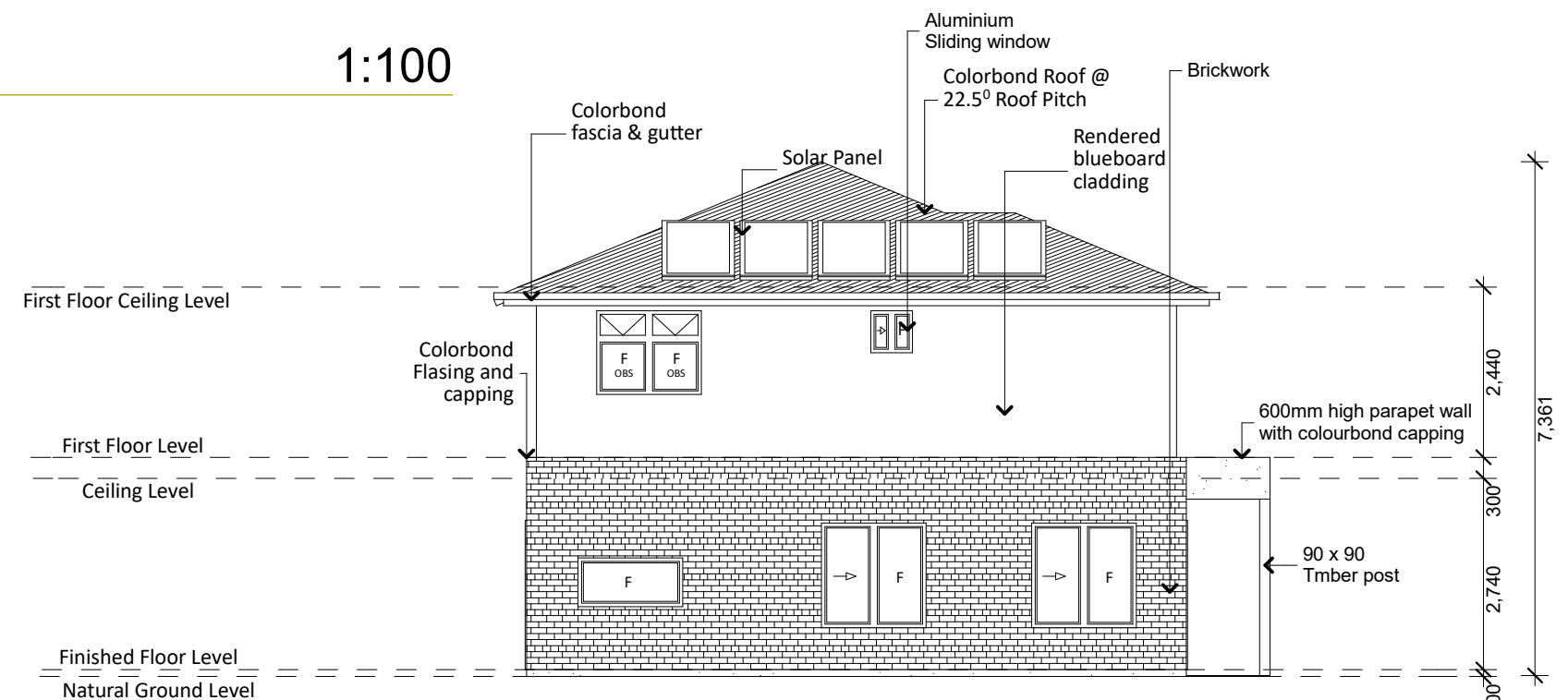
Meterbox Monument (Colorbond)



Letter box charcoal colour with chrome

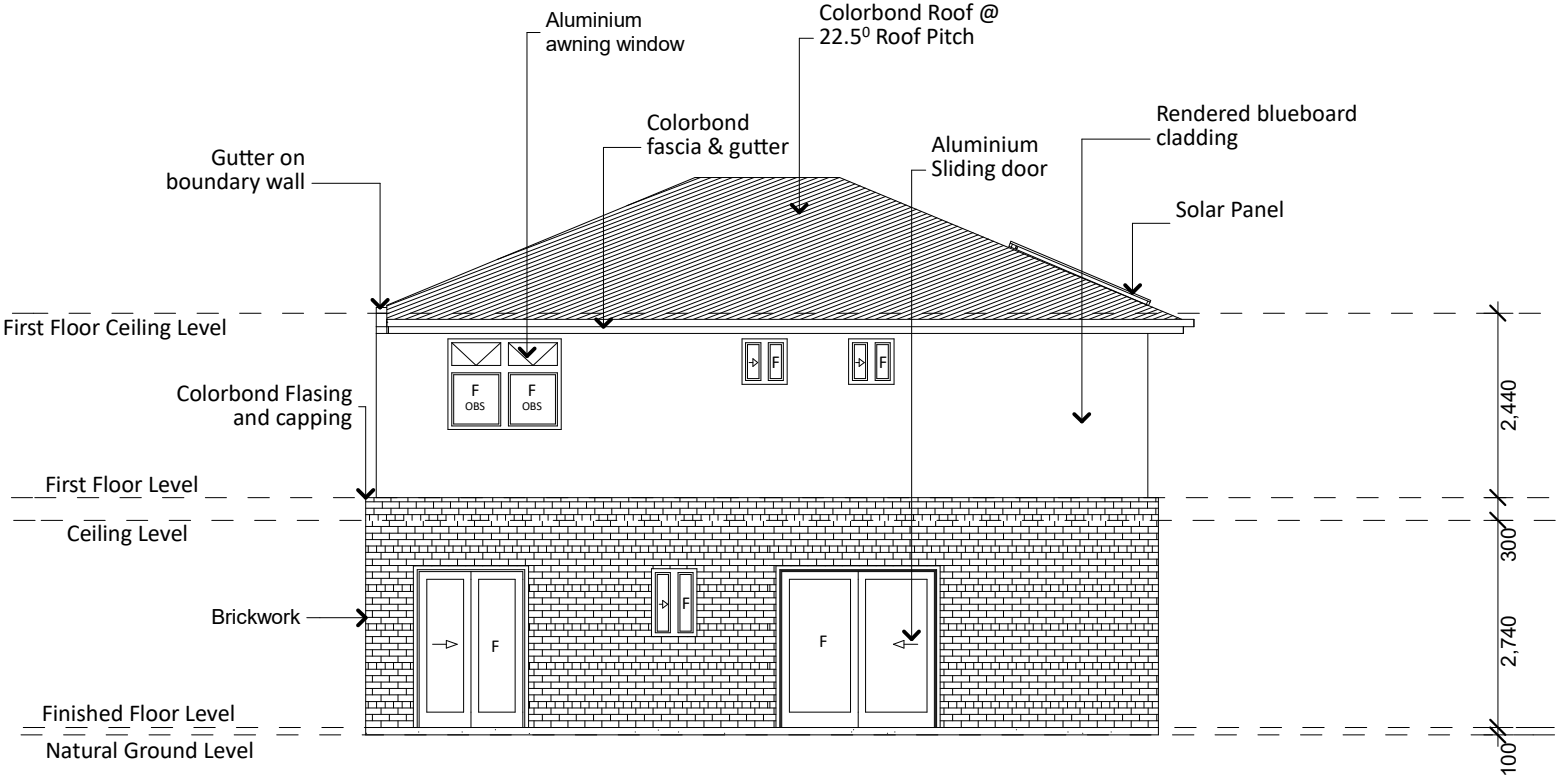


NO EVAPRATIVE COOLING WILL BE USED FOR THIS PROJECT.
NO SOLAR PANEL WILL BE USED



NORTH ELEVATION

1:100



SOUTH ELEVATION

Exterior Colour & Features

Colorbond Roof - Surfmist

Fascia , Gutter & Downpipes - Surfmist (Colorbond)

Garage door- Slimline Monument

Concrete- Beachside (Boral)

Brick - PGH-Urban Essence - Domino

Render- Surfmist

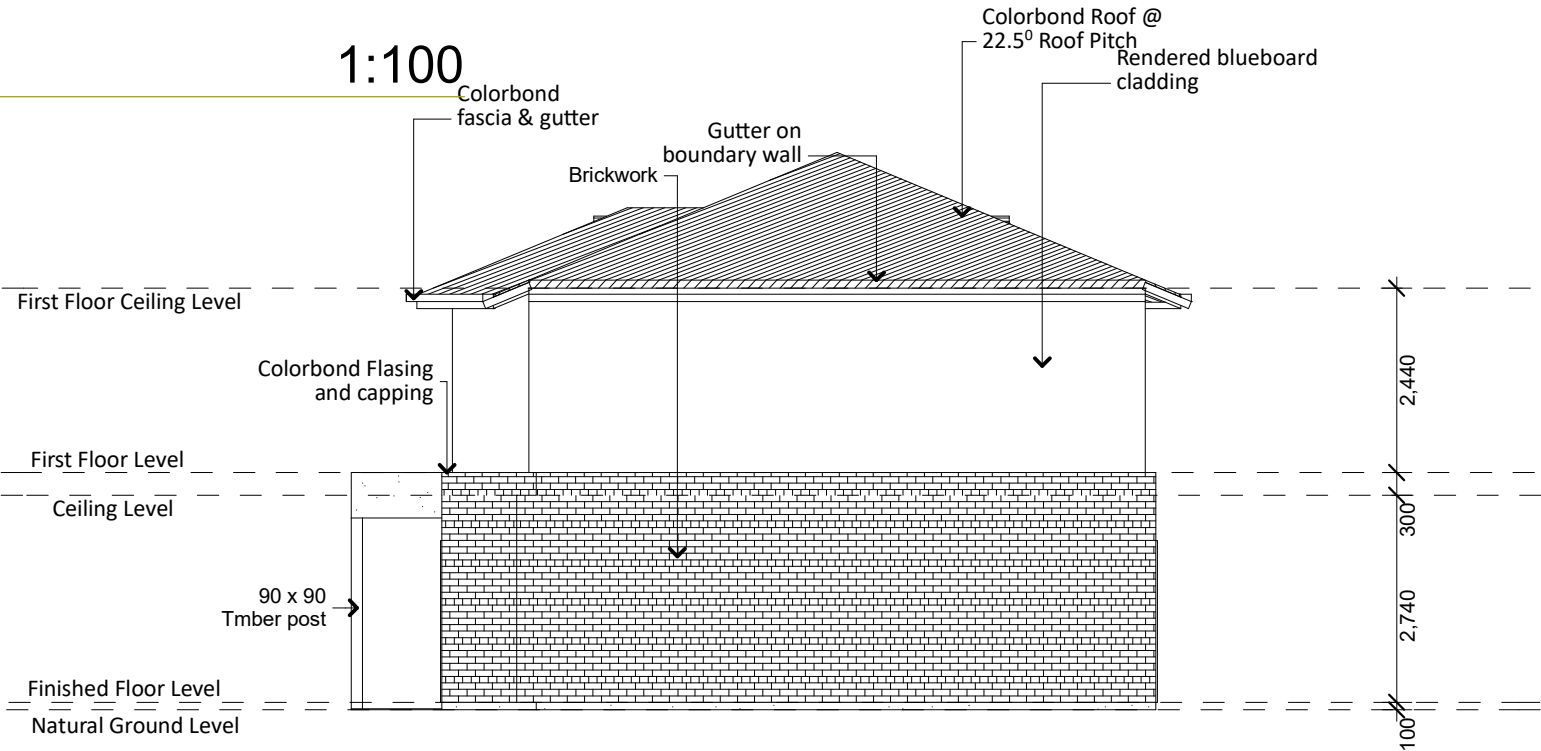
Surfmist rendering

Aluminum windows - Monument (Colorbond)

Meterbox Monument (Colorbond)

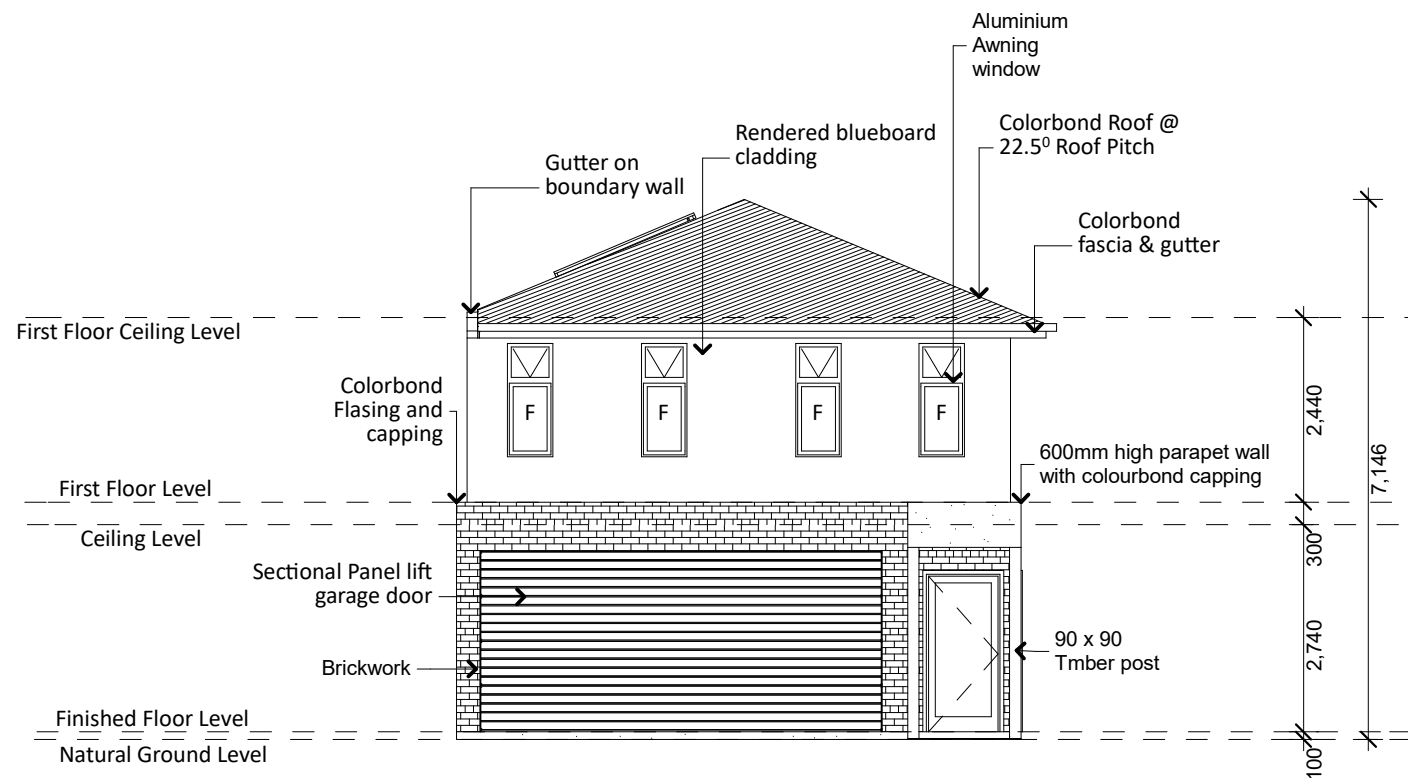
Letter box charcoal colour with chrome

NO EVAPRATIVE COOLING WILL BE USED
FOR THIS PROJECT.
NO SOLAR PANEL WILL BE USED



EAST ELEVATION

1:100



WEST ELEVATION

1:100

NO EVAPRATIVE COOLING WILL BE USED
FOR THIS PROJECT.
NO SOLAR PANEL WILL BE USED

Exterior Colour & Features

Colorbond Roof -
Surfmist



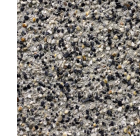
Fascia , Gutter & Downpipes -
Surfmist (Colorbond)



Garage door-
Slimline Monument



Concrete-
Beachside (Boral)



Brick -
PGH-Urban Essence - Domino



Render- Surfmist



Surfmist rendering

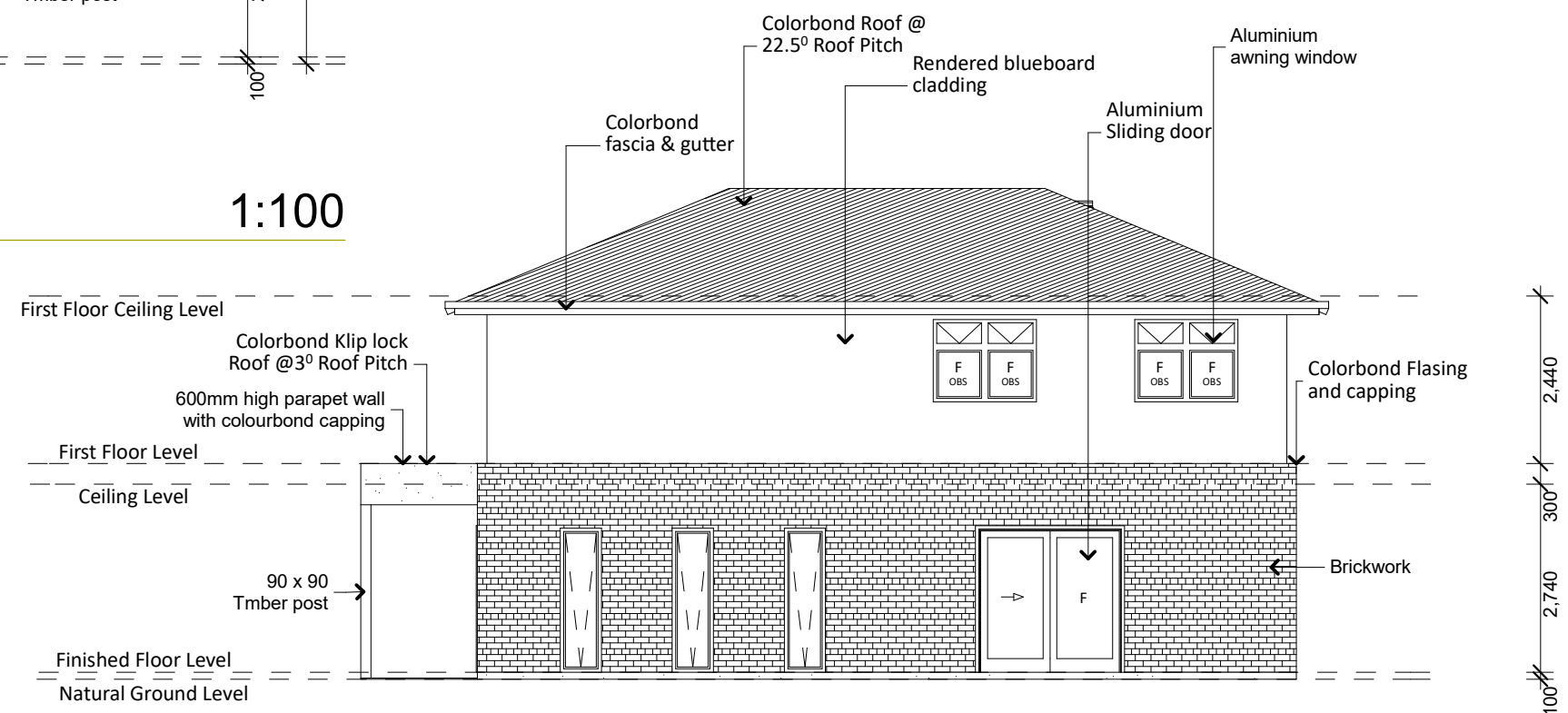
Aluminum windows -
Monument (Colorbond)



Meterbox Monument (Colorbond)

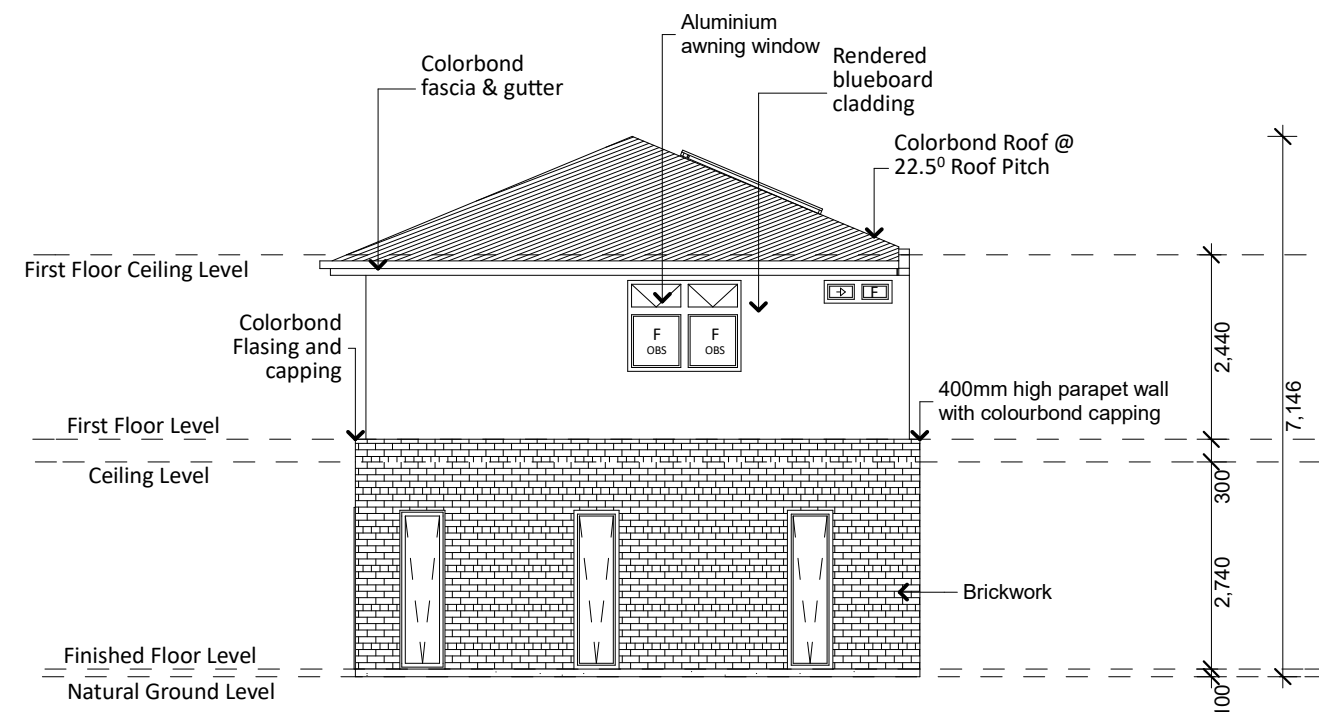


Letter box charcoal
colour with chrome



SOUTH ELEVATION

1:100



EAST ELEVATION

1:100

NO EVAPRATIVE COOLING WILL BE USED
FOR THIS PROJECT.
NO SOLAR PANEL WILL BE USED

Exterior Colour & Features

Colorbond Roof -
Surfmist



Fascia , Gutter & Downpipes -
Surfmist (Colorbond)



Garage door-
Slimline Monument



Concrete-
Beachside (Boral)



Brick -
PGH-Urban Essence - Domino



Render- Surfmist



Surfmist rendering

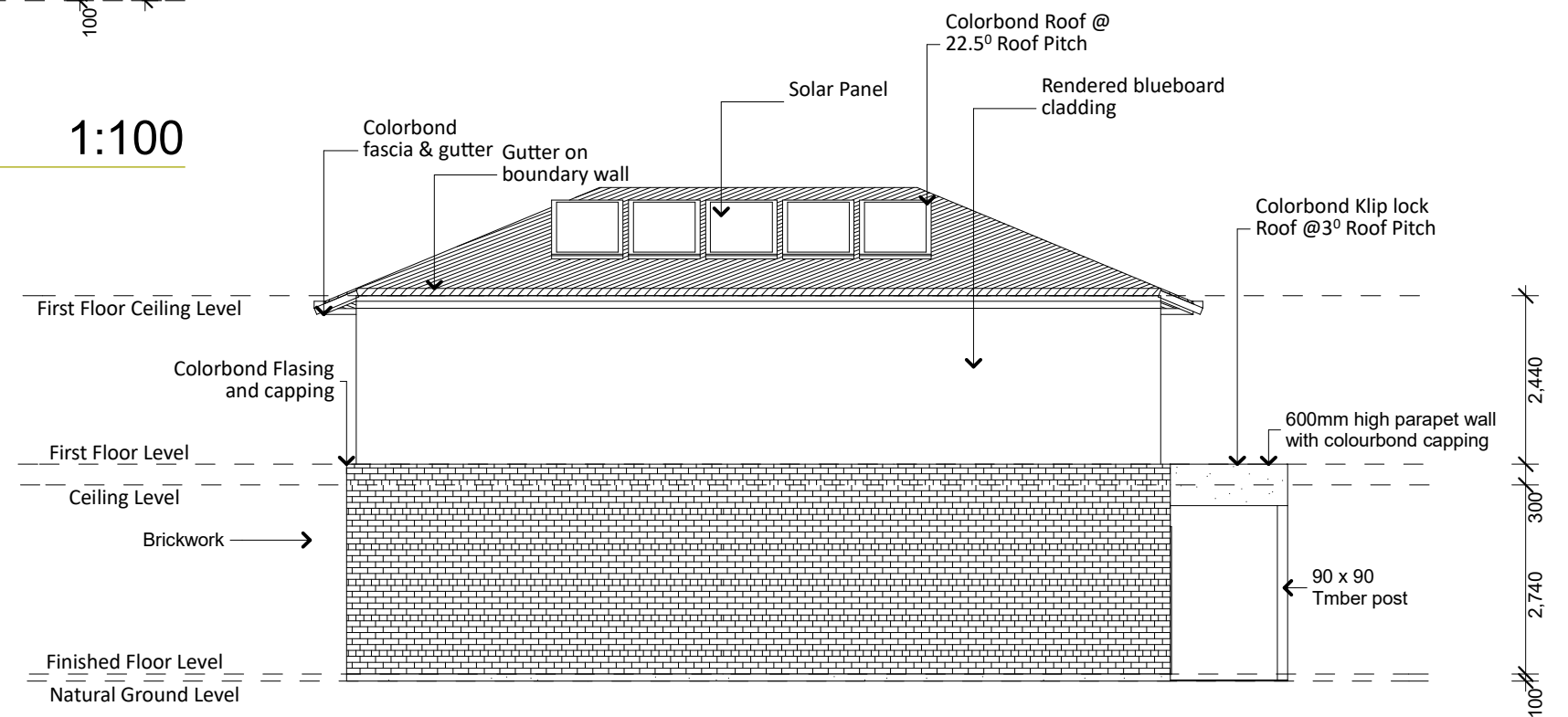
Aluminum windows -
Monument (Colorbond)



Meterbox Monument (Colorbond)

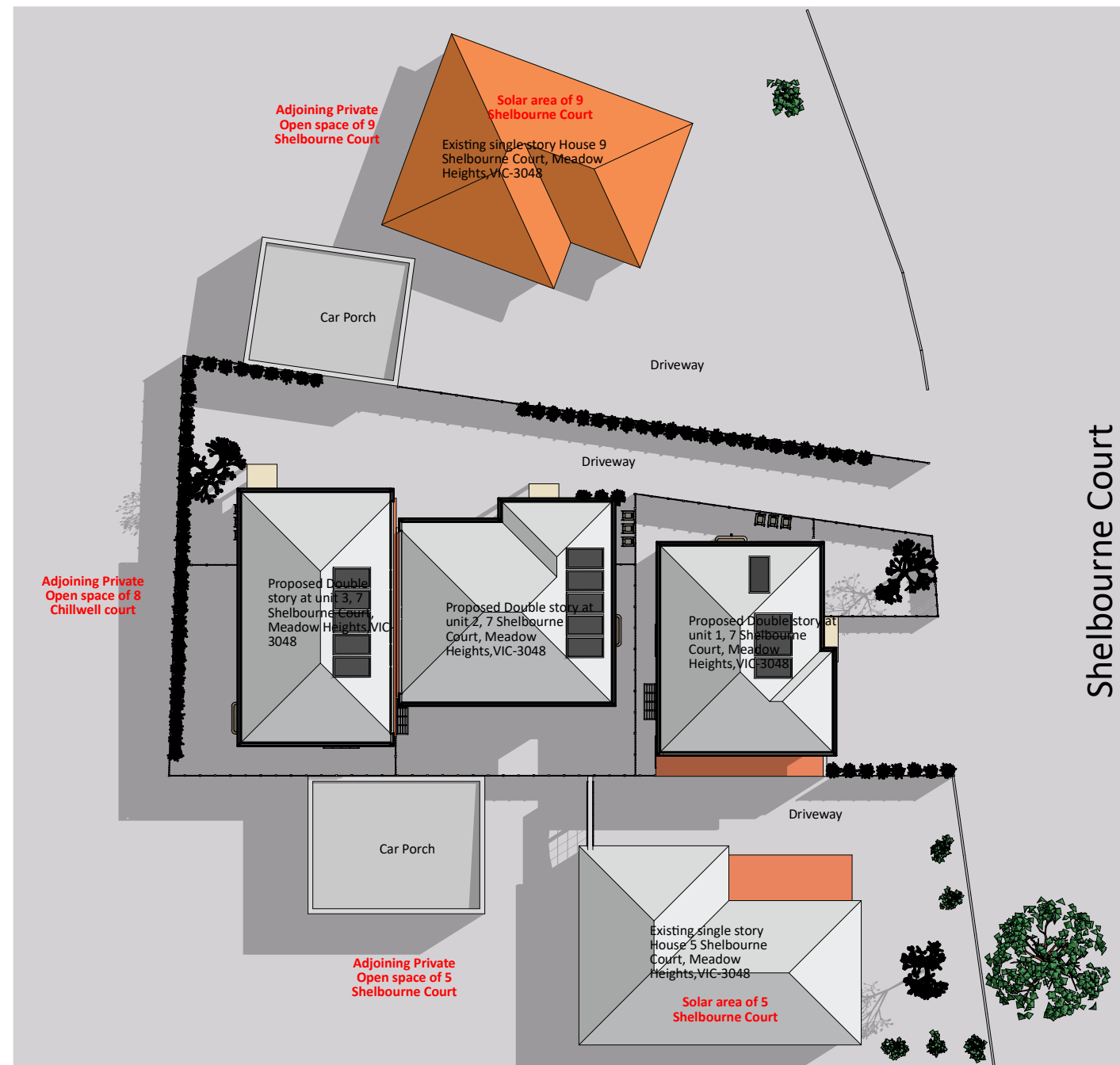


Letter box charcoal
colour with chrome

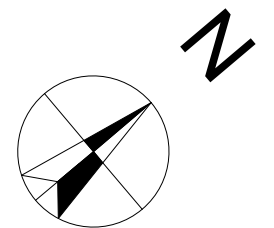


NORTH ELEVATION

1:100

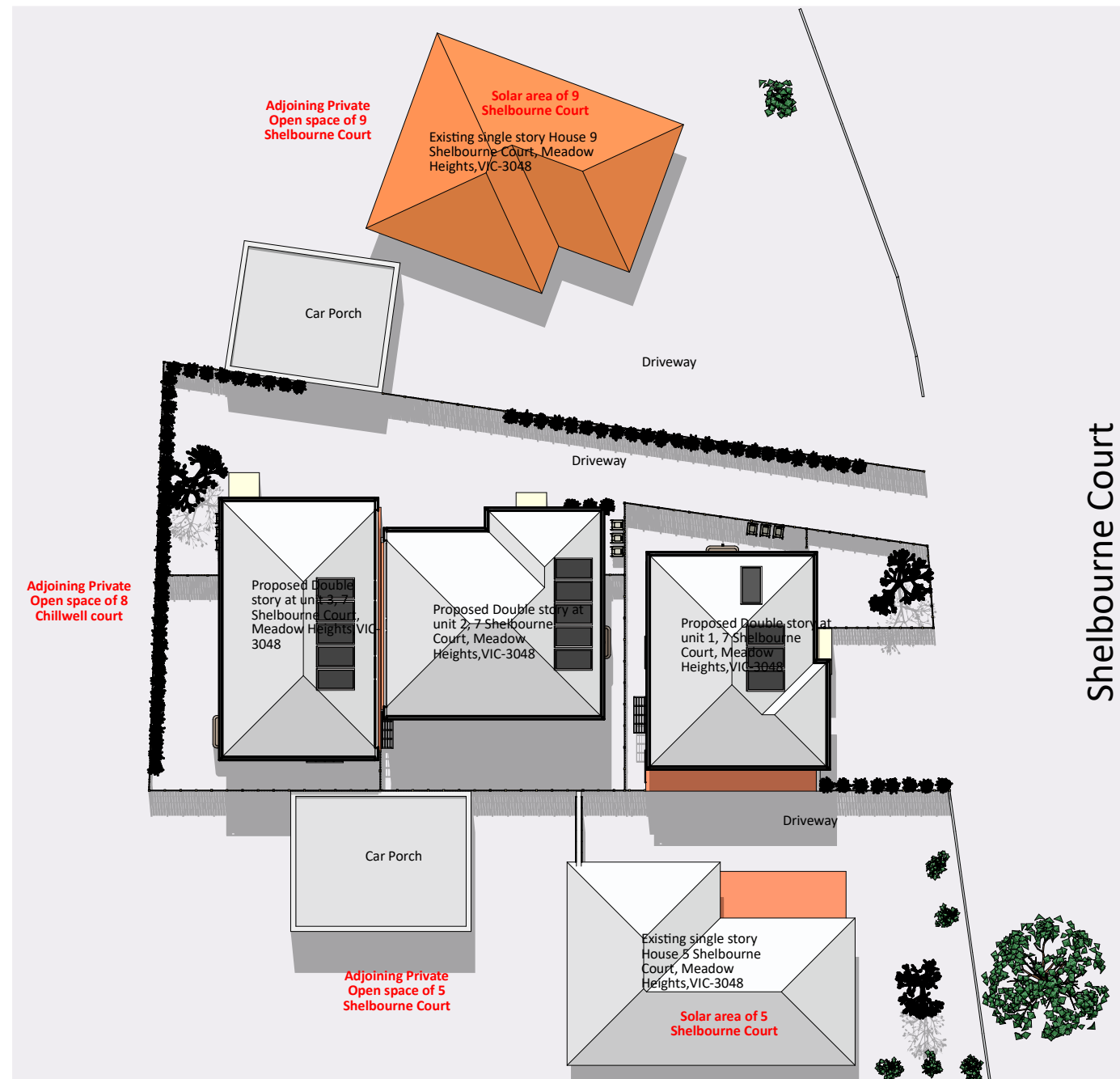


Shadow diagram based on 22 September

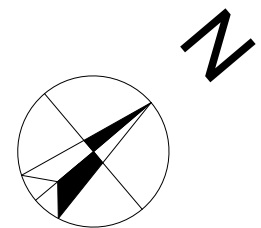


9AM SHADOW DIAGRAM

1:300

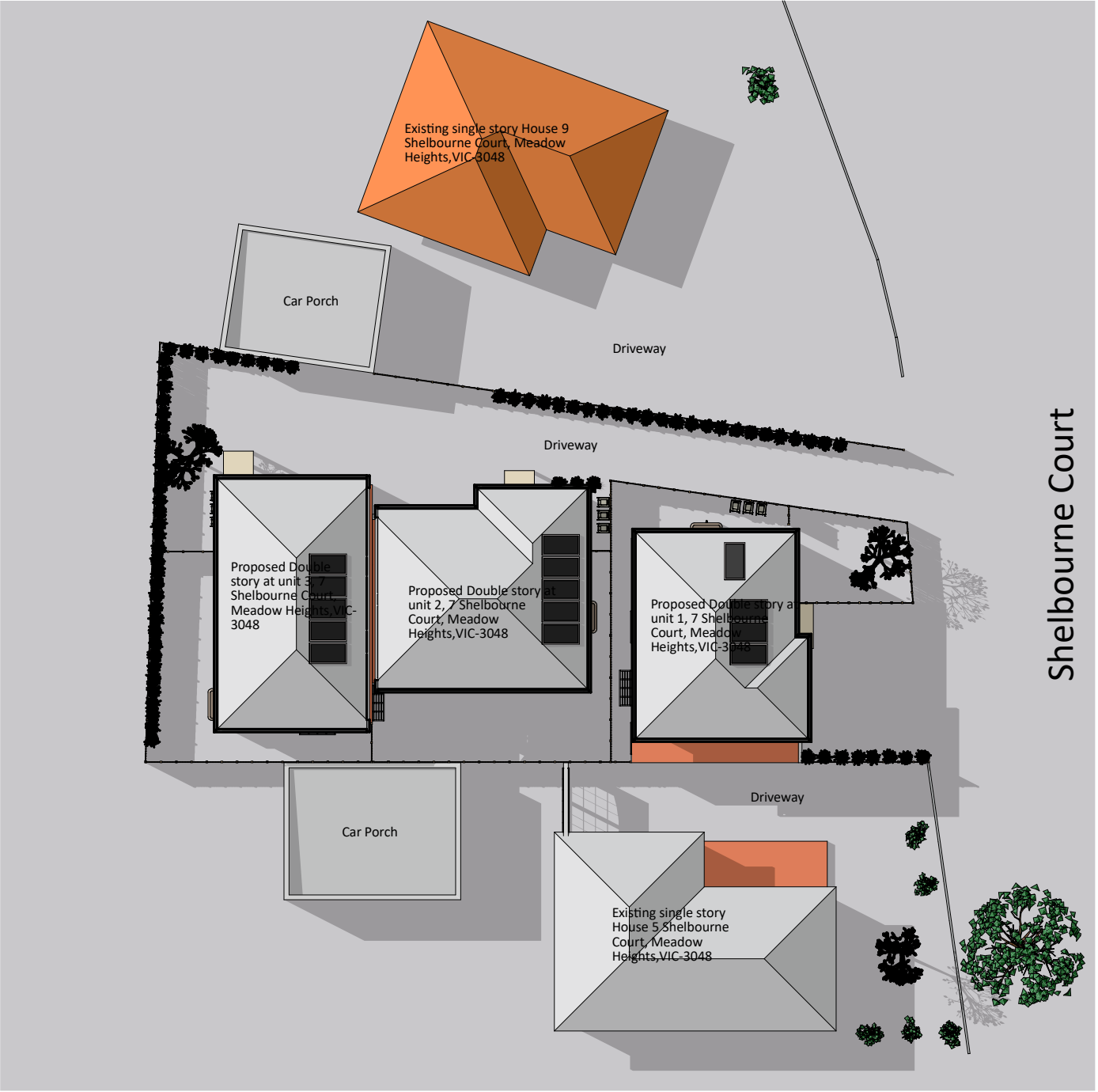


Shadow diagram based on 22 September

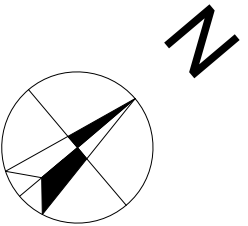


12PM SHADOW DIAGRAM

1:300



Shadow diagram based on 22
September



3PM SHADOW DIAGRAM

1:300

WIDEN DRIVEWAY AS SHOWN

LOT 3

COMMON DRIVEWAY

etter

Easment 3 meter

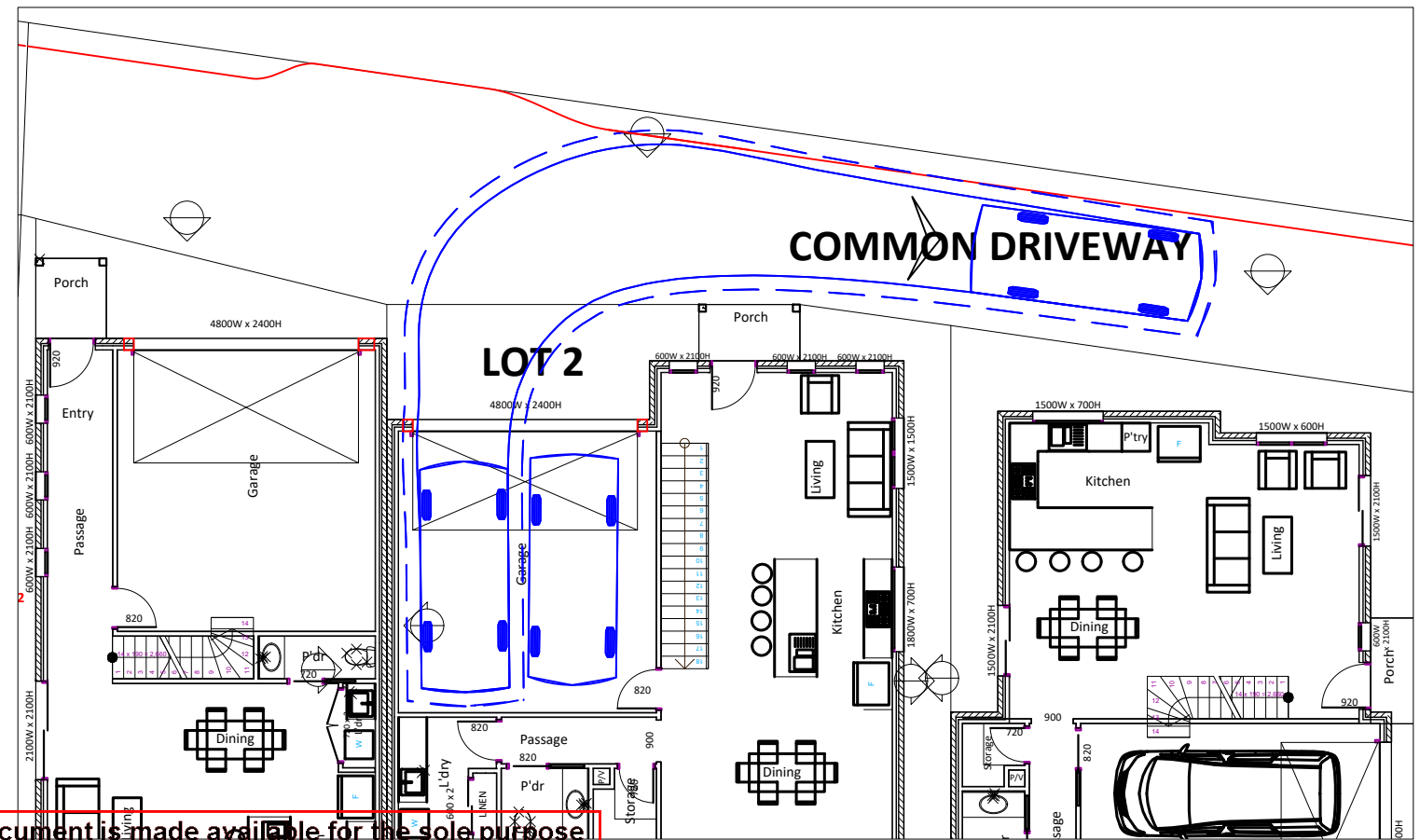
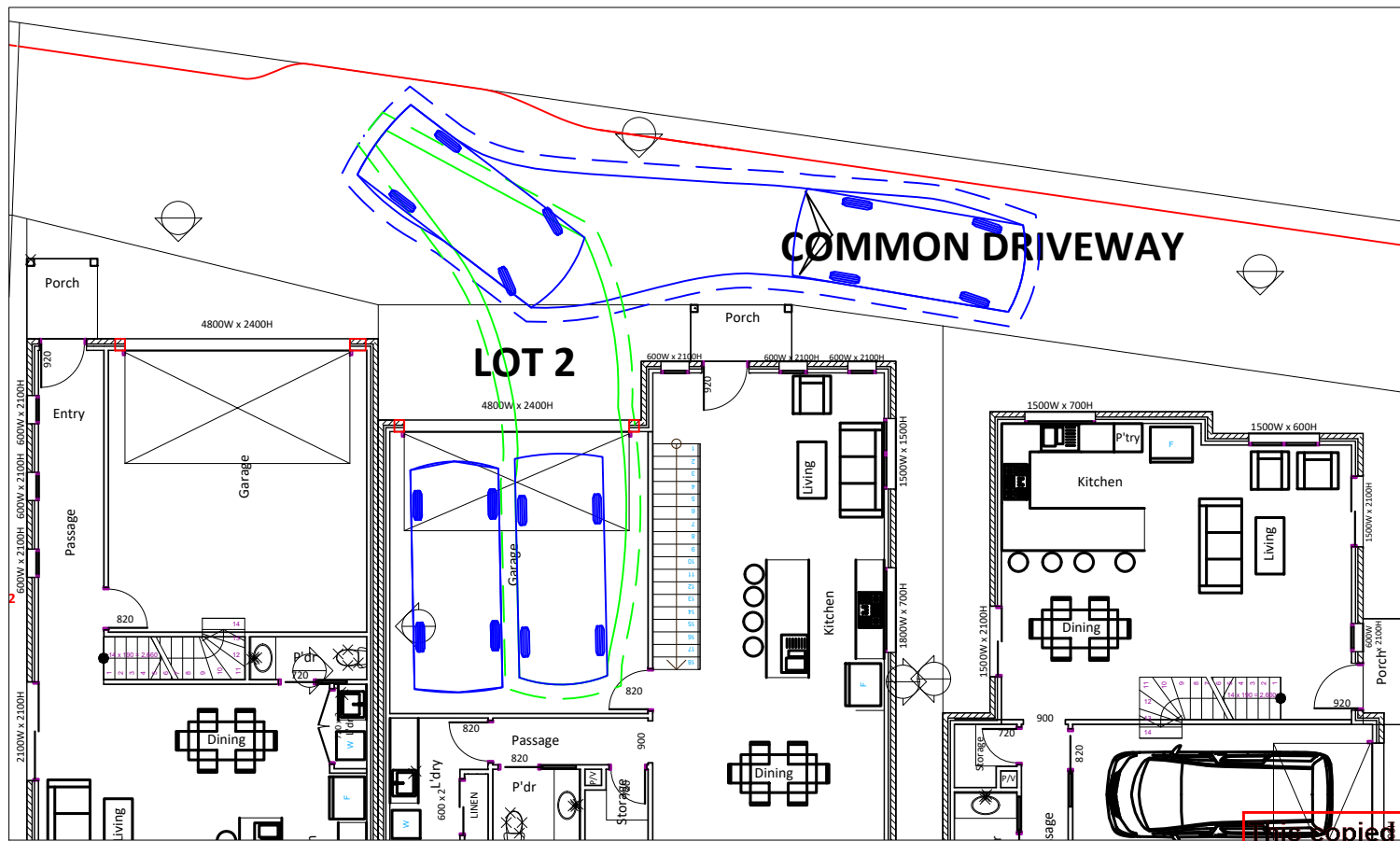
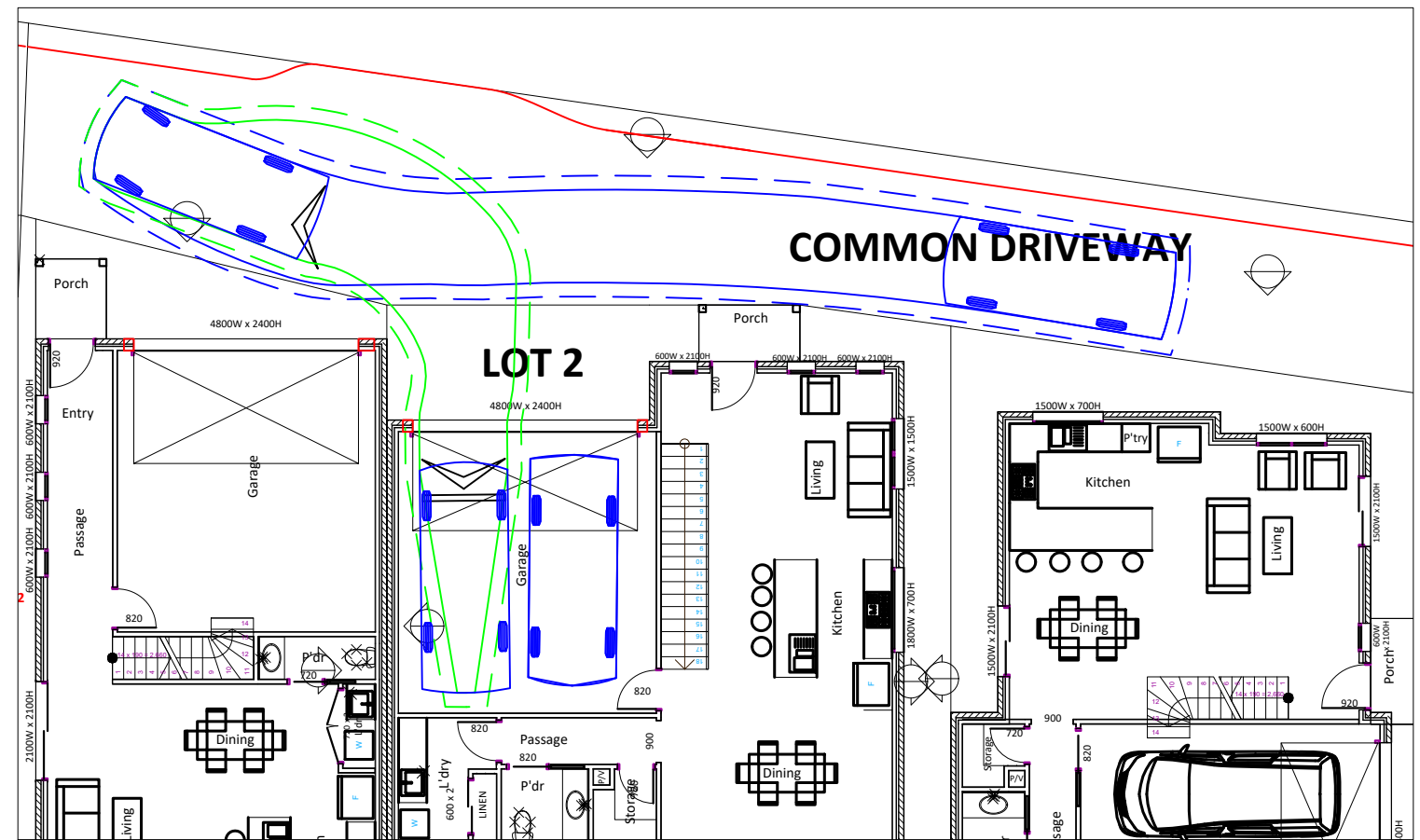
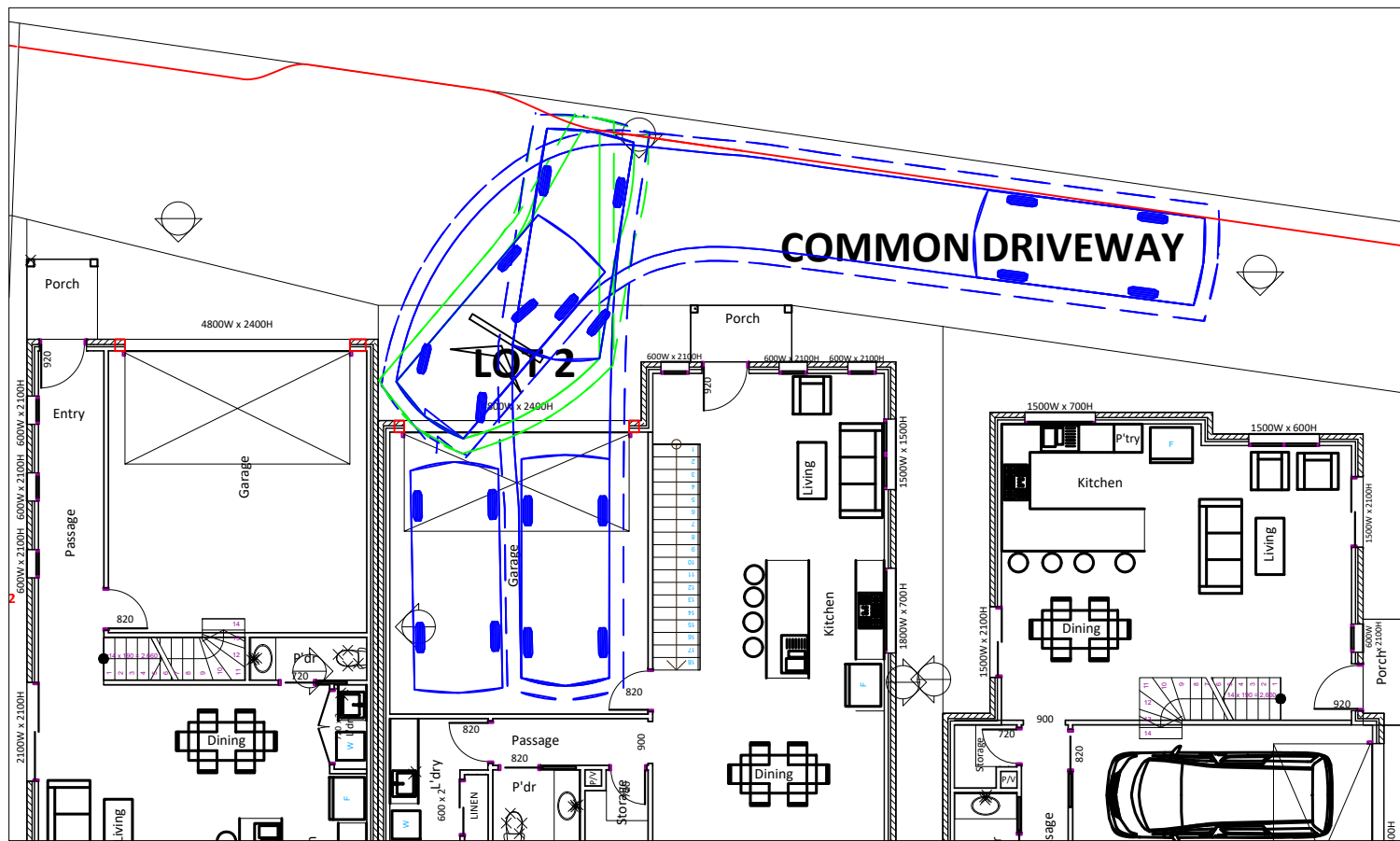
POS 32m²

POS 28m²

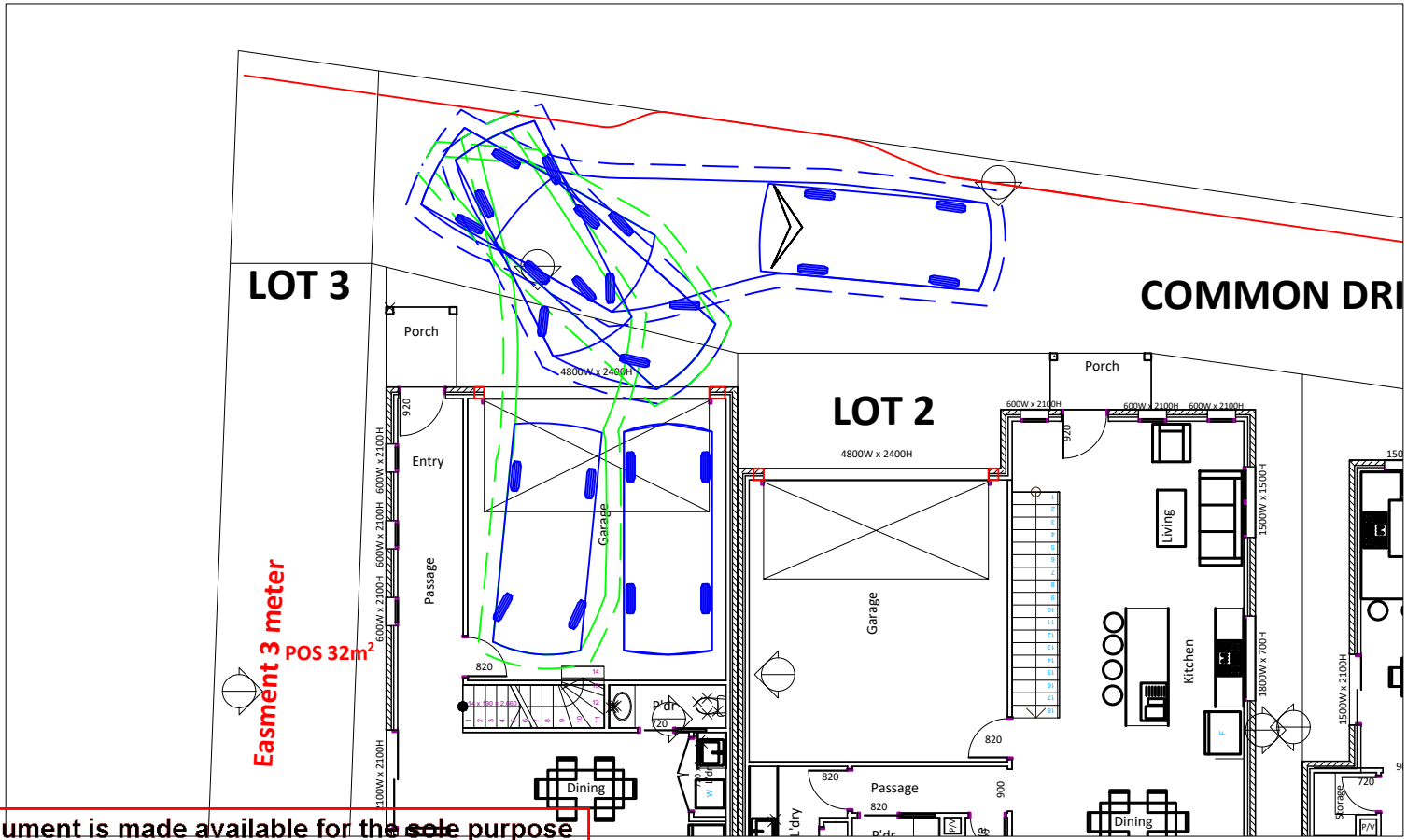
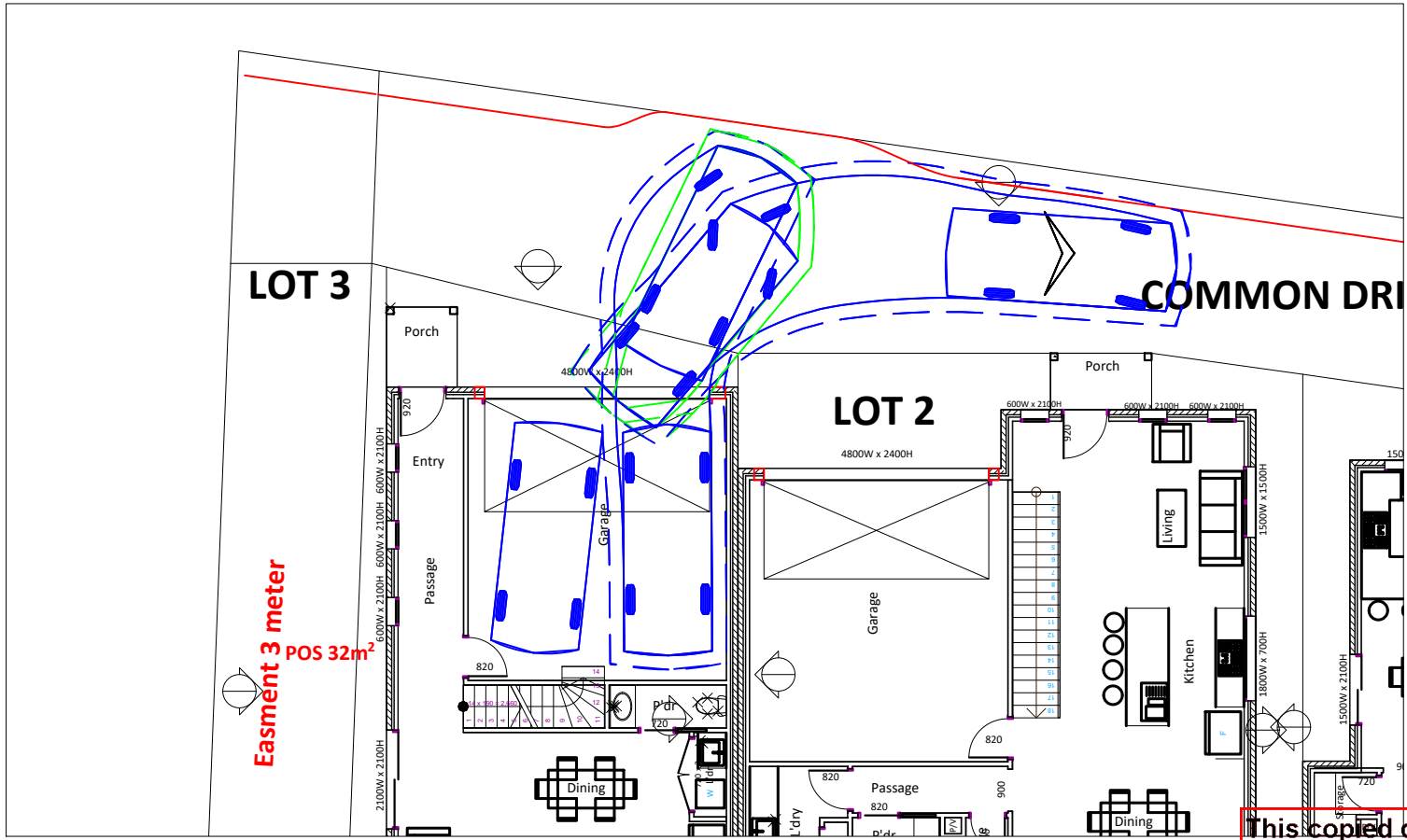
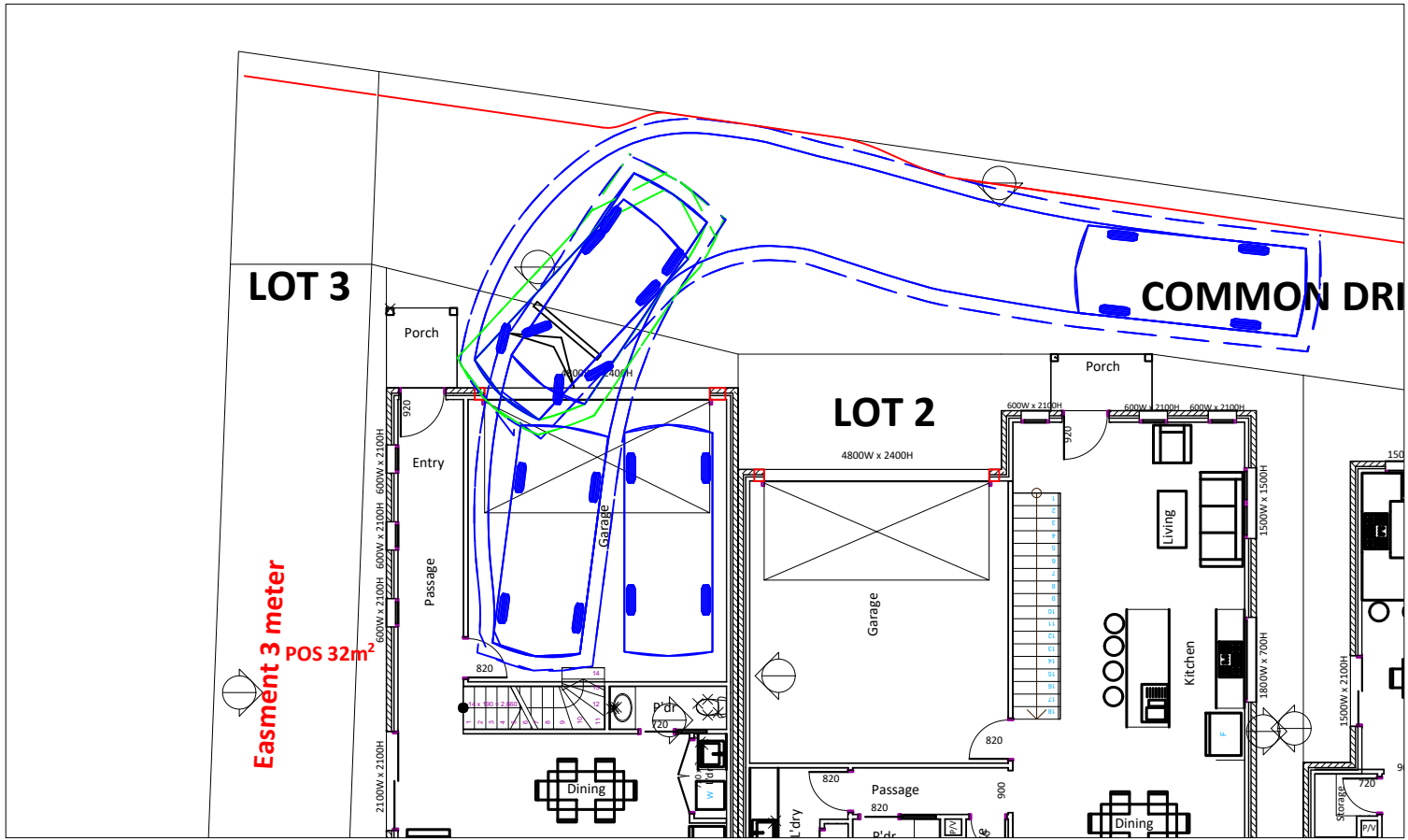
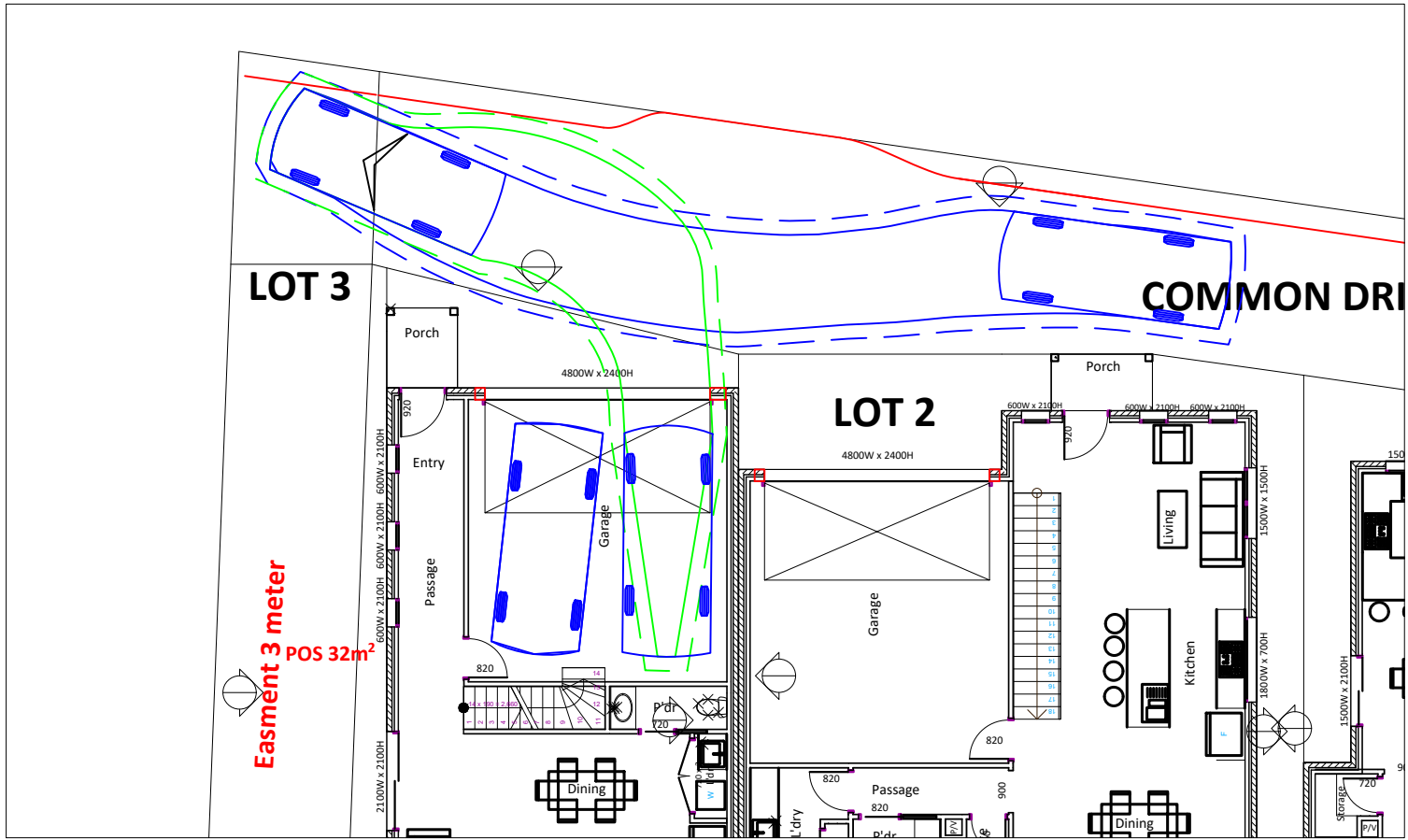
LOT :

POS 37m²

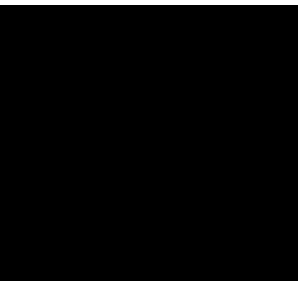
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ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD) REPORT

Hume City Council Compliant

Proposed Development of Three (3) Dwellings

7 Shelbourne Court, Meadow Heights

1. Purpose of Report

This Environmentally Sustainable Design (ESD) Report has been prepared to demonstrate how the proposed development of three dwellings incorporates sustainable design principles, consistent with:

- Hume Planning Scheme
- State Planning Policy Framework
- Hume City Council sustainability objectives
- Best-practice residential ESD principles

The report addresses energy efficiency, water conservation, indoor environmental quality, materials selection, waste reduction and long-term environmental performance.

2. Policy Context

State Planning Policy

State policy encourages development that:

- Minimises environmental impact
- Reduces greenhouse gas emissions
- Improves energy and water efficiency
- Supports sustainable urban development

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The proposal directly responds to these objectives through integrated design measures.

Hume City Council Context

Hume City Council places strong emphasis on:

- Sustainable residential growth
- Reducing long-term energy and water demand
- Improving occupant comfort and liveability
- Supporting climate-resilient development

This ESD response has been prepared with these priorities in mind.

3. ESD Objectives

The proposed development aims to:

- Reduce operational energy consumption
- Improve thermal comfort for occupants
- Reduce potable water use
- Encourage responsible material selection
- Minimise waste generation
- Support long-term environmental sustainability

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4. Energy Efficiency & Thermal Performance

4.1 Passive Design

The dwellings are designed using passive design principles, including:

- Orientation that maximises solar access to living areas where possible
- Appropriately sized and positioned windows to allow natural light penetration
- Reduced reliance on artificial lighting during daylight hours
- Building layouts that promote effective cross-ventilation

These measures reduce heating and cooling loads and improve internal comfort.

4.2 Building Envelope

The development will achieve or exceed minimum National Construction Code (NCC) energy efficiency requirements, including:

- Insulated walls, roofs and floors
- Energy-efficient glazing to reduce heat loss and gain
- Sealing to minimise air leakage

These measures contribute to reduced greenhouse gas emissions and lower energy costs for residents.

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4.3 Mechanical Systems

- Energy-efficient heating and cooling systems will be installed
- Systems will be appropriately sized to reduce energy wastage
- Provision for future installation of renewable energy systems (such as solar PV) is supported

5. Water Efficiency

5.1 Indoor Water Use

The development incorporates water-efficient fixtures and fittings, including:

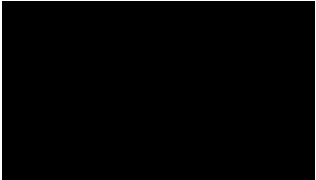
- Low-flow taps and showerheads
- Water-efficient toilets
- Appliances selected to reduce water consumption

These measures reduce potable water demand and support Council's water conservation objectives.

5.2 Outdoor Water Use

- Landscaping will consist primarily of low-water-use plant species
- Garden areas will be designed to minimise irrigation demand
- Mulching and soil preparation will assist in moisture retention

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5.3 Integration with WSUD

Water efficiency outcomes are supported by the development's WSUD strategy, which:

- Encourages infiltration through permeable surfaces
- Reduces runoff volumes
- Improves stormwater quality

6. Indoor Environmental Quality (IEQ)

6.1 Daylight Access

- Living spaces are designed to receive good levels of natural daylight
- Window placement maximises daylight while avoiding excessive glare

6.2 Ventilation

- Natural ventilation is promoted through window placement and building orientation
- This reduces reliance on mechanical ventilation and improves indoor air quality

6.3 Thermal Comfort

- Passive solar design and insulation contribute to stable internal temperatures
- Reduced temperature extremes improve occupant health and comfort

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7. Materials & Resources

7.1 Material Selection

The development encourages the use of:

- Durable, low-maintenance materials
- Materials with long service life
- Products that reduce long-term replacement and maintenance needs

This approach supports lifecycle sustainability and reduces resource consumption.

7.2 Construction Waste Reduction

During construction:

- Waste separation and recycling will be encouraged
- Construction practices will aim to minimise material wastage

8. Waste & Resource Efficiency (Operational)

- Each dwelling is provided with facilities to support waste separation
- Recycling and green waste services are accommodated
- Bin storage areas are conveniently located to encourage proper waste management

This supports Council's waste minimisation objectives.

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9. Transport & Location Efficiency

The site benefits from:

- Proximity to public transport routes
- Access to local services and community facilities
- Safe pedestrian access

These factors reduce reliance on private vehicle use and support sustainable travel choices.

10. Climate Resilience

The design supports climate resilience by:

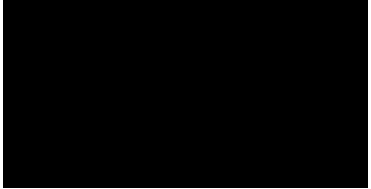
- Reducing heat gain through passive design
- Incorporating landscaping that mitigates urban heat effects
- Encouraging energy- and water-efficient living

11. Ongoing Performance & Future Flexibility

The development:

- Allows for future upgrades such as solar panels and battery storage
- Supports evolving sustainability technologies
- Encourages long-term environmental performance beyond minimum standards

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12. Conclusion

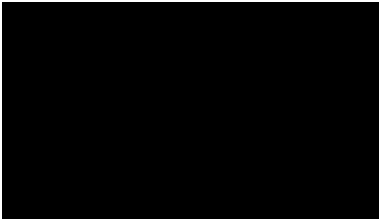
The proposed development demonstrates a strong commitment to environmentally sustainable design and aligns with:

- Hume City Council sustainability objectives
- State planning policy
- Best-practice residential ESD principles

The development reduces environmental impact, improves occupant comfort, and supports sustainable urban growth.

It is therefore considered acceptable and appropriate from an ESD perspective

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WSUD REPORT

Water Sensitive Urban Design – Hume City Council

Water Sensitive Urban Design (WSUD) Report

Proposed Three (3) Dwellings

7 Shelbourne Court, Meadow Heights

1. Purpose of Report

This WSUD Report has been prepared to demonstrate that the proposed development appropriately incorporates Water Sensitive Urban Design principles, consistent with Hume City Council and Melbourne Water objectives.

The report addresses stormwater quantity, quality and site permeability.

2. Existing Site Conditions

- The site is located within an established residential area
- Existing stormwater runoff drains toward the legal point of discharge
- The site is serviced by Council drainage infrastructure
- No known flooding constraints affect the land

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3. Proposed Development

The development involves:

- Three dwellings
- Associated driveways and paved areas
- Increased impervious surfaces compared to a single dwelling

The design incorporates measures to mitigate the impact of increased runoff.

4. WSUD Objectives

The development seeks to:

- Reduce stormwater runoff volumes
- Improve stormwater quality
- Maintain natural water balance where possible
- Protect downstream drainage infrastructure

5. WSUD Measures

The proposal incorporates the following WSUD initiatives:

5.1 Permeable Areas

- Landscaped areas are distributed throughout the site
- Permeable surfaces exceed minimum planning requirements
- Landscaping assists in filtering runoff and reducing peak flows

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5.2 On-Site Stormwater Management

- Roof and surface runoff will be collected via an integrated drainage system
- Stormwater will be directed to the legal point of discharge
- The system will be designed to Council engineering standards

5.3 Water Quality Outcomes

- Landscaping and soil infiltration assist in removing pollutants
- Reduced impervious area limits runoff velocity and volume

Detailed engineering calculations will be addressed at the building permit stage, if required.

6. Compliance with Hume City Council Expectations

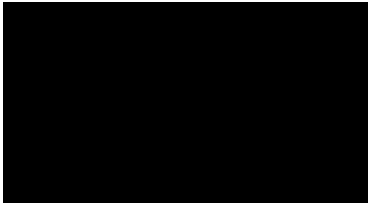
The proposed WSUD approach:

- Is consistent with Hume City Council's sustainability objectives
- Does not result in adverse impacts on adjoining properties
- Protects Council drainage infrastructure

7. Conclusion

The development appropriately incorporates WSUD principles and is considered acceptable from a water management perspective.

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WASTE MANAGEMENT PLAN

Hume City Council Compliant

Waste Management Plan

Proposed Development of Three (3) Dwellings

7 Shelbourne Court, Meadow Heights

1. Purpose of Report

This Waste Management Plan (WMP) has been prepared to demonstrate that waste generated by the proposed three-dwelling residential development can be stored, collected and managed efficiently and safely, in accordance with Hume City Council Waste Services Guidelines.

2. Proposed Development

The development comprises three self-contained dwellings, each functioning independently and generating standard domestic waste streams.

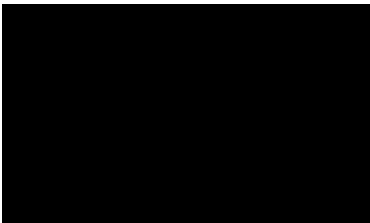
3. Waste Streams

The following waste streams will be generated:

- General household waste
- Recyclable waste
- Green waste
- Occasional hard waste

No commercial or hazardous waste is proposed.

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4. Bin Provision

Each dwelling will be provided with Council-standard bins:

- 1 × 120L general waste bin
- 1 × 240L recycling bin
- 1 × 120L green waste bin

This bin allocation is consistent with Hume City Council's residential waste collection service.

5. Bin Storage

- Each dwelling will have a dedicated, clearly defined bin storage area within its curtilage
- Bin storage areas will be:
 - Located behind the front building line
 - Screened from public view
 - Easily accessible to residents
- Bin storage will not encroach into private open space in a manner that compromises usability

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6. Bin Collection

- Bins will be presented at the kerbside on scheduled collection days
- Residents will be able to move bins safely and without obstruction
- Bins will not block:
 - Footpaths
 - Driveways
 - Vehicle sightlines

7. Waste Collection Vehicle Access

- Waste collection vehicles will not enter the site
- Collection will occur via standard kerbside pickup
- This arrangement is consistent with Council safety and operational requirements

8. Hard Waste Management

- Hard waste will be managed through Hume City Council's booked hard waste service
- No long-term on-site storage of hard waste is proposed

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9. Conclusion

The proposed waste management arrangements:

- Comply with Hume City Council requirements
- Provide safe, efficient and accessible waste handling
- Will not adversely impact the streetscape or neighbouring properties

The development is acceptable from a waste management perspective.

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