Office Use Only / Application No.: Date Lodged: This copie document is find available price of price of price of price of the copie of the copi of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1969 Permit
The copy must not be used for any other purpose. Please note that the plan may not be to sale lep to complete this form, read How to complete the Application for Planning Permit form. Phone: 03 9205 2200 Any material submitted with this application, including plans and personal information, will be made Web: http://www.hume.vic.gov.au 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. A Questions marked with an asterisk (*) are mandatory and must be completed. A 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.: 1 St. Name: SPRING VALLEY AVENUE Suburb/Locality: CRAIGIEBURN Postcode: 3064 Formal Land Description ' Α Lot No : Lodged Plan Title Plan Plan of Subdivision No.: LP054592 Complete either A or B. OR ⚠ This information can be found on the certificate of В Crown Allotment No.: Section No.: title. Parish/Township Name: If this application relates to more than one address, please click this button and enter relevant details. Add Address The Proposal A 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 THE CONSTRCUTION OF 4 DOUBLE STOREY DWELLINGS ON A LOT require a permit? * If you need help about the proposal, read: How to Complete the Application for Planning Permit Form 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 You may be required to verify this estimate. Cost \$995,000 Insert `0' if no development is proposed. development for which the permit is required * 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 ii 4 Describe how the land is THE SITE CURRENT CONTAINS A SINGLE STOREY DWELLING TO BE DEMOLISHED used and developed now * eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, Provide a plan of the existing conditions. Photos are also helpful. grazing. VIC. Aus

_	
5 Encumbrances on title *	Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant,
copiedidocumentis made av	vailabie for the sole purposebl gation such as an easement or building envelope?
nabling its tito resideration and	revieweastpast of tacptamping advice on how to proceed before continuing with this application.)
cess under the plateting and F	Environment Act 1987
Application for Planning Permit	Environment Act 1987. y other purpose (no such encumbrance applies).
ease note that the plan may not	Not applicable (no such encumbrance applies).
ease note that the plan may not	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.)

Declaration ii

(7) This form must be signed by the applicant *

4	A	

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

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

Signature:

Noto Coop

Date: 9 Jul 2025

day / month / year

Need help with the Application?

If you need help to complete this form, read <u>How to complete the Application for Planning Permit form</u>

General information about the planning process is available at www.delwp.viclgov.au/planning
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of enabling tits consideration and dreview as that consideration and obtain a planning permit checklist. Insufficient

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process under the Planning and Emphoriment Act 1987.

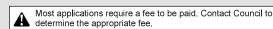
officer?

Checklist 11

9 Have you:

1	Filled	in	the	form	com	pletely?

✓ Paid or included the application 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

✓ 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 \checkmark on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

1	Completed	the	relevant	Council	planning	permit	checklist?
•					1		

✓ Signed the declaration (section 7)?

Lodgement ii

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.



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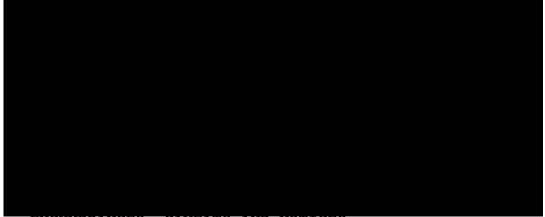
Page 1 of 1

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Security no : 124126042896F Produced 09/07/2025 07:43 AM

LAND DESCRIPTION

Lot 102 on Plan of Subdivision 054592. PARENT TITLE Volume 07993 Folio 138 Created by instrument B166400 19/12/1961



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY594339L 14/11/2024 WESTPAC BANKING CORPORATION

> 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 LP054592 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 1 SPRING VALLEY AVENUE CRAIGIEBURN VIC 3064

ADMINISTRATIVE NOTICES

NIL

16320Q WESTPAC BANKING CORPORATION eCT Control Effective from 14/11/2024

DOCUMENT END

Title 8328/223 Page 1 of 1



Imaged Document Cover Sheet

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LP 54592 PART OF CROWN ALLOTMENT A - SEC 23 YUROKE PLAN MAY BE LODGED 20-10-61 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning COLOUR CODE process under the Planning and Environment feet of Riches

E-1 = BLUE 11 SHEETS SHEET 1 THE LAND COLOURED BLUE AND R1, R2, R3 & R4 = BROWN **GREEN HATCHED IS APPROPRIATED** The copy mustonot be used for any cothers purpose. OR SET APART FOR EASEMENTS OF E-3 = GREEN HATCHED Please note that the plan may FIDE Box 1038681e METRES DRAINAGE AND SEWERAGE AND IS 4 = GREEN 8 FEET WIDE UNLESS SHOWN OTHERWISE ७₹ 524 THE LAND COLOURED BROWN IS 88°50' APPROPRIATED OR SET APART FOR 5/6 551 EASEMENTS OF WAY AND DRAINAGE R3 880 80° FOR APPURTENANT EASEMENTS SEE 525 89'35' & C/E C82989 5 550 552 ŋ 128' 76° 24 526 6t RIVERSDAL 50 549 Ŕ 553 582 527 HANSON 500 548 551 583 880 554 3 528 547 555 R3 3 529 55 556 R3 34C° Ш 530 128 50° 623 250 Ш 55 *?*&~ E-1 545 577 6 SHE 557 880 *28′* 400 0,622 531 544 ή E-1 558 576 NORTHERN 880 Ш 532 621 Ŋ 543 575 559 6 /28' 128 533 ₆7 6 620 256 ഗ 542 20,00 574 560 প্ 6 Ш <u> 128'</u> 128' 9619 346°24' STREE 34G° 534 22 769 24 55 541 573 ROAD 561 -E-1 5618 535 E-111/E-1 572 562 βO, 617 55, 571 **563** R3 538 is GIG CRESCENT 25G 570 564 80' E-I 8615 R3 76°24' ROAD 565 **MEDWAY** SEE SHEET 5 É-I R3 1614 **566** Note: Reference Marks Iron pipes 12' long X 1" diameter have been placed at all road intersections. //₉-50' **'8**, The registered proprietor has set aside the land coloured GREEN & GREEN HATCHED as a reserve and has 252°12 DRIVE agreed to transfer the said land to the council R4 KINGSWOOD SEE SHEET 4 سلماس داللأستا

SUBDIVISION

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PLAN

OF

SEE SHEET 1

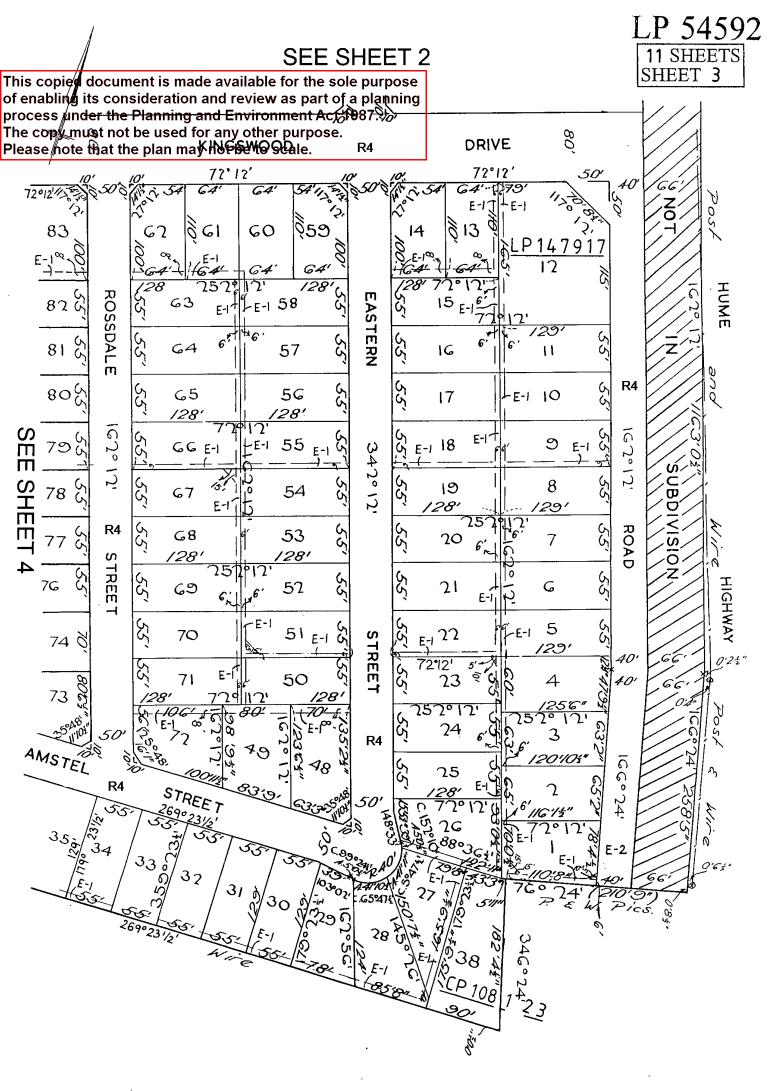
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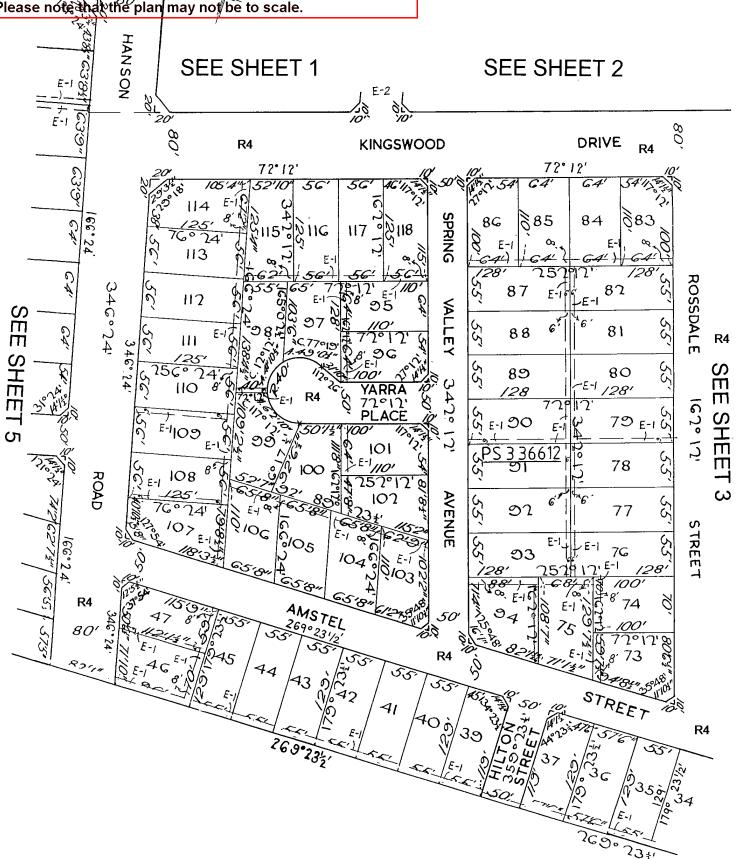
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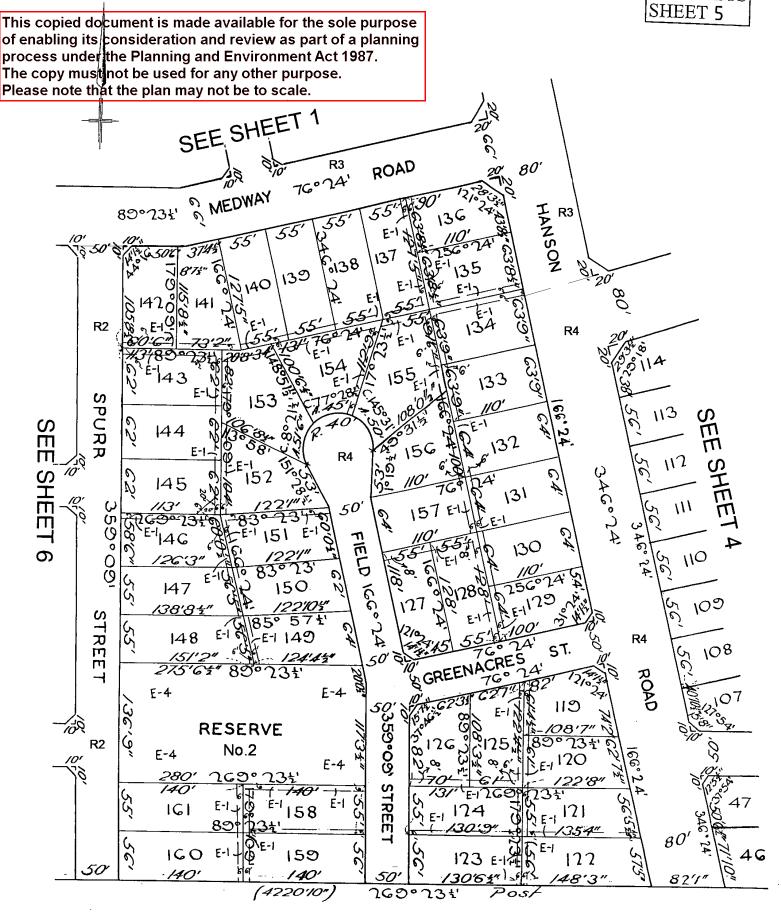


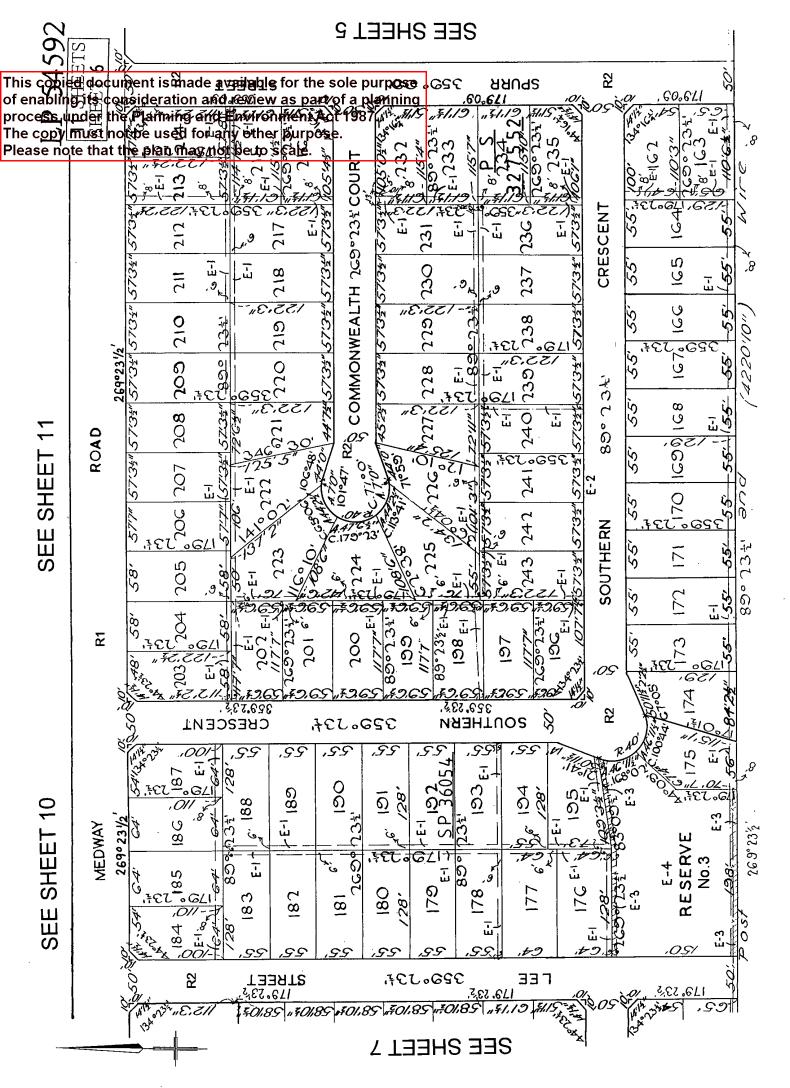
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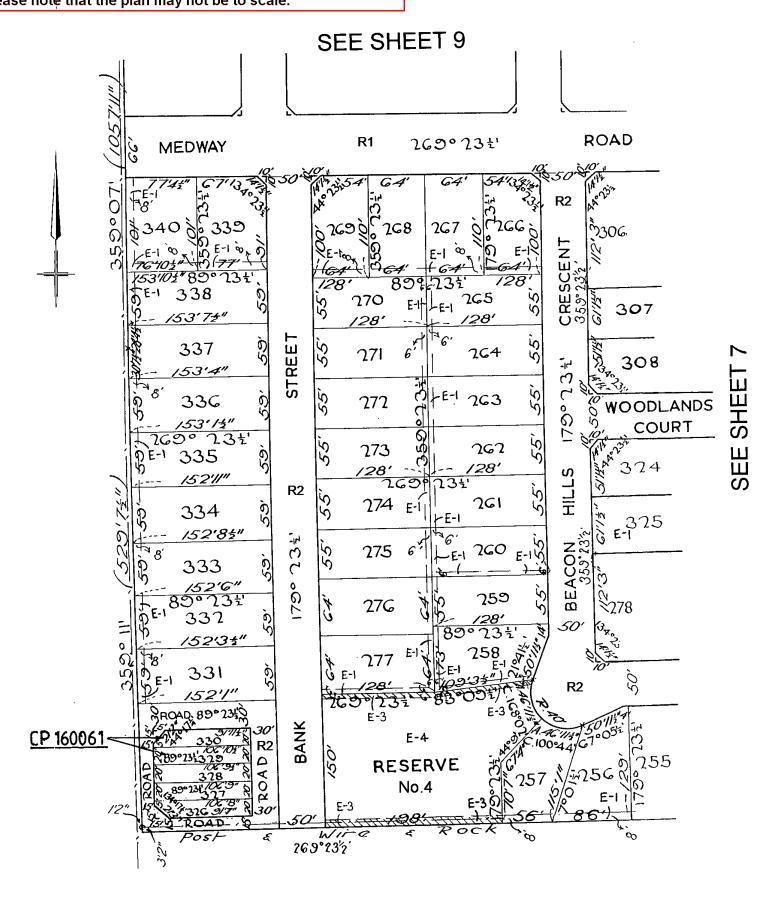
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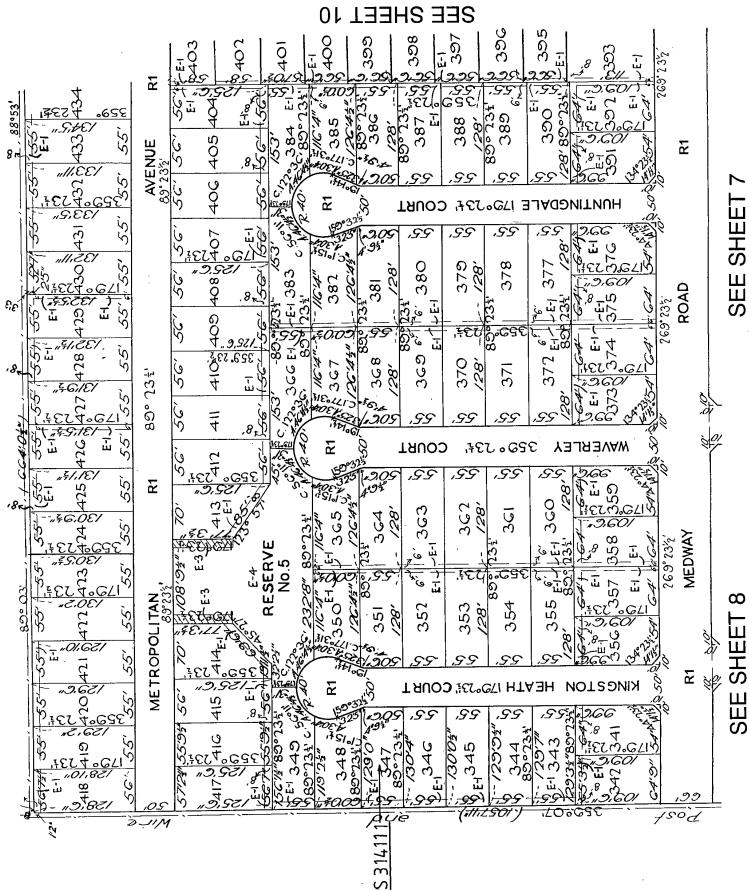
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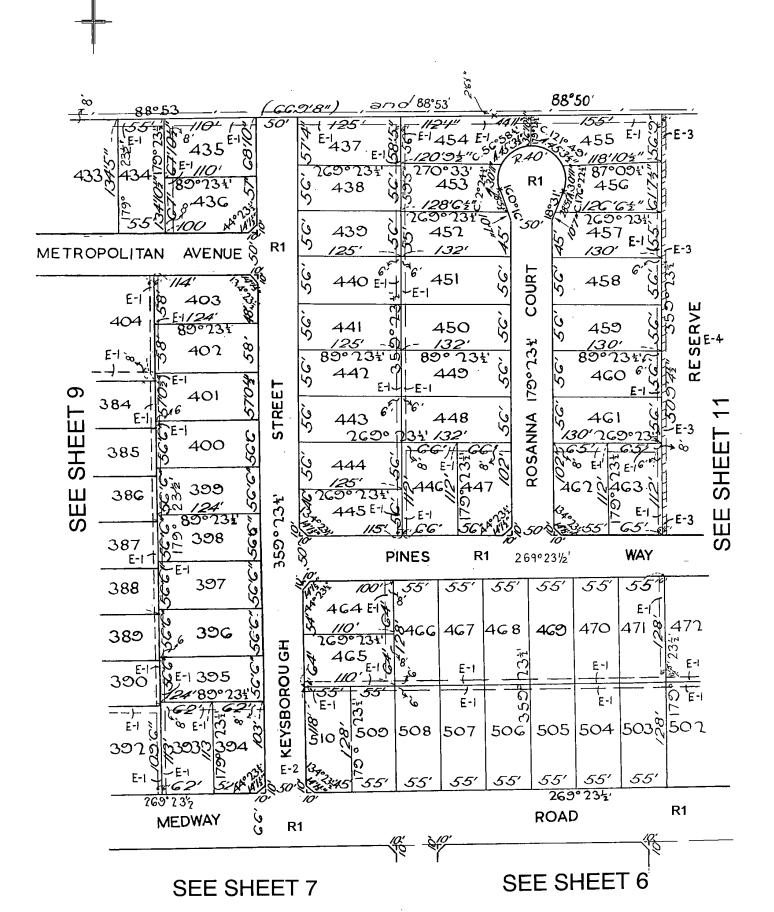


SHEET 10

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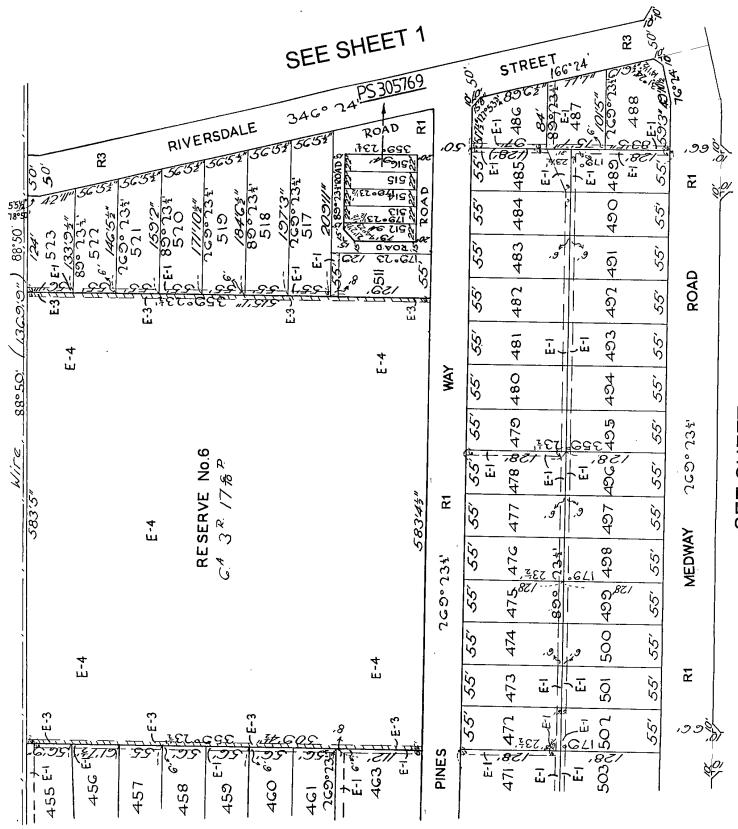
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SEE SHEET 10

This copied document is made available for the sole purpose Site EMP A1 Plan (1)- Types and Locations of Environmental Protection Measures of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. Project Name: 1 SPRING VALLEY AVENUE, CRAIGIEBURN The copy must make behused in for any other purpose measures outlined on this plan. Date and Revision: REV B RFI DWG 22/9/25 Please note that the plan may not be to scale of work Stage the stripping/disturbances to any soil. Avoid stripping areas of the site where not required. Avoid earthworks to any unpaved surface during rainfall in order to avoid excess sediment runoff. All activities to maintain strictly during working hours. All exavation to have temporary fencing installed around the present of the p Keep public and site personnel safe Eliminate and reduce any environmental i Induction of all employees and trades accessing Notify residents of works commencing prior to the noise the site and working as per the site management levels commencing, particularly any adjacent neighbours which may be affected by works/noise. Having a copy of the site management plan when Provide any forms 7 and 8 as required to affected na Mamtenance:
Site to be inspected and reviewed by the site manager twice weekly, unless required.
Prior to and after storm events or heavy rain. Maintain a copy of this site management plan on site Maintain a copy of the risk management/incident documentation and OHS safety procedures doc. Maintain and required with all rectification to be addressed within 12 hours of an incident report. SWMS document to be maintained in office. 72°12' 33.53 Noise

Requirement: EPA Victoria and Council requi Risk: Low LEGEND DRIVEWAY AREA COVERED WITH CLEAN CRUSHED ROCK and other applicable neighbours to the site are not disturbed unreasonably. The generation of noise must be minimised TEMPORARY CYCLONE FENCE WITH ATTACHED SILT CLOTH ation Methods As per Councils Local laws policy and RUMBLE GRID/GRAVEL ACCESS POINT All activities to be maintained during work hours only Restrict the use of noisy equipment and proc avoid disturbances. LOCATION OF STOCK PILE COVERED AND KEP FROM LOWEST POINT OF SITE DWELLING 2 (C) 342°12 avoid disturbances.
Follow EPA Noise control Guideline DWELLING 3 Dust Risk: Med Requirement: Dust ger NAU DISCHARGED OVER IT IN CHEST WRITE WAY.

Water run-off from cleaning runbe grid or any other
cleaning must be filtered prior to entering
the legal point of discharge. Natural rainwater run-off
runat be controlled to prevent sediment draining into
the starm vater system. Updage water must be
diverted to prevent it from travelling through the site.
Downpiper must be connected as soon as the root is
installed on the site. Waster material, including liquid
waste such as point, concrete sturies and chemicals,
must not be discharged into a stormwater drain. Avoid stripping large areas of the site where not THE STATE OF If high winds are expected during the time that the site is being stripped or is stripped, water spray to establish a heavy/thick soil which will not blow with the wind. If the Minimise the time that the soil is exposed or PROPOSED CONCRETE CROSSOVER neary/mick son when with not blow with the wind. In water spraying is not taking effect and not controlling the dust then cover with drop sheets. Keep In mind not to sprawater at the site entry point to avoid muddy soil entering 4 All construction work areas to be swept regularly DR DR (J) 11. Dust Suppr Water spraying and sweeping If using a hose, attach a large trigger nozzle. Do not over water and make sure to check the councils water ELEC DWELLING 4 SEDIMENT TRAP (DURING CONSTRUCTION) Erosion and Sediment Risk: Med diment-laden water from entering any drainage system or natural waterway All site pits and surface drains to be appropriatel To be installed at all outfall drains using fabric-covered To be installed at all outfall drains using fabric-covereifilters and cleaned daily.

Survey adjacent drains immediately outside of the construction site and assess the level of from sediment runoff that is reaching adjacent drains.

Sausage filters to be placed and inspected on nearby stormwater inlets on Phelan street and the right of way DWELLING 1 THE SITE WILL NOT RETAIN ANY VEGETATION. Inters.

Protect pits along Phelan street and the rear road from construction site surface runoff.

Catch drain to be prepared for collection of stormwater and excess water as shown on the Temporary connection will be made from Filtration to remove any water build up and be directed into the storm water run off pit. downpipes to the stormwater system during 15. Soil Stabi Water spraying in order to establish a thick crust over un-vegetated land. Limited t one access point from Phelan street after constructed crossovers as per approved plans. Not required as site will be paved, landscaped and All vehicles leaving the site must pass over the rumble Stockpiling will not be allowed, to significantly reduce risk of sedimentary spread, and concentrated stormwater runoff pollution. Roads are to be cleaned daily before the end of the day minimise any excess or unnecessary sediment and dirt built up on the roads. The stormwater grates nearby the site should be fitted with a sediment control filter. Waste Risk: Low ment: Litter and waste must be contained on site, before of ment of Soil : Off site if needed minant Status: Clean Fill Minimisation Methods:

Materials to be measured and cut off site where practical. e and Disposal:

Rubbish bins for personnel to be placed around the site in easy to see areas.

Two small bins required for recycling and general waste. Construction skips to be used for material waste sorting. Check for any litter at the end of the day and dispose Any excess material on site to be grinded and reused as infill where possible ectly. Avoid it ending up on the roads Chemicals Risk: Low Other Site Specific Issues Procedure:

Remove the filler cap, Ensure the area is well ventilated when fuelling vehicles or equipment. Once started, note the pressure uptake in the fuel hose. Immediately report any leaks that are observed. Keep the metal fill nozzle in contact with the lip of the tank to eliminate any static accumulation. Adjust the nozzle trigger to suit the particular fuel flow requirements. Always check the fuel flow at regular intervals during normal operation. Never kink the fuel hose to restrict or cut off the flow of fuel. Report any fuel spills immediately and begin use of spill response/ recovery kit. If fuel splashes onto clothing, remove and allow for fuel to evaporate completely outdoors before washing. Thoroughly wash clothing before re-use. Risk: Significant/Med/Low Risk: Significant/Med/Low Significant Flora/ Fauna Risk: Low Archaeological/ Heritage Risk: Low Any chemical stored on site is to be sealed. All SDS to be kept on site in case of acciden Paint and chemical storage regularly checked In case of spill, it should be contained and cleaned up via the onsite spill kit. To be provided. before re-use.

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Consultant

Contractor

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<₩	Noise	
Issues	Nature of Noise Generating Works:	<u>Likelihood</u> CERTAIN
	- Earth work machinery - Plant - Equipment - Heavy vehicles	Consequence MINOR
•	Potential Noise Receptors: - Pedestrians - Neighbouring dwellings	Overall Risk LOW
•	Proximity of Works to Noise Receptors: - Immediately adjacent to residential dwellings.	Low
3-	Dust	
Issues •	Dust Sources: Uncovered bare ground and other dust generating activities.	<u>Likelihood</u> LIKELY
•	Potential Dust Receptors: Site personnel	
•	Pedestrians Neighbouring dwellings including outdoor furnishings, cars Proximity of Works to Dust Receptors:	Consequence MINOR
	Very close to all noted above Extent of Exposed Earth and Duration of Time Exposed:	
	Must enforce the coverage of bare/dusty grounds Wind Conditions:	Overall Risk MEDIUM
	If winds are strong spray water to cover the top soil and create a slight crust/seal over the land which reduces dust build up.	MEDIUM
-	Erosion and Sediment	
Issues	S: Erosion and Sediment Sources:	<u>Likelihood</u> UNLIKELY
	Wind	UNLIKELY
	Rain and surface runoff. Potential Erosion and Sediment Receptors:	
	Stormwater pits on the right of way and on Phelan street Ground level surfaces of neighbouring dwellings.	Consequence
•	Proximity of Works to Erosion and Sediment Receptors: Very close, 1 to 30 metres.	MODERATE
•	Extent of Exposed Earth and Duration of Time Exposed:	
•	Must enforce the coverage of bare dusty ground when not in use for works. Soil Type and Erosivity:	
	Bare ground/patchy vegetation. Site Drainage Regime:	Overall Risk
ads or	Site ground surface during construction will be permeable until the slab is poured or any concrete paths. The slight grading of the site will allow for an excess water to runoff.	MEDIUM
•	Rainfall: Peak rainfall occurs from May to November.	
•	Vehicle Movements On and Off Site:	
	Installation of the rumble grid and any temporary paths for vehicle access. Waste	
ssues		Likelihood
	Nature of Waste to be Generated: Hard construction waste (off cuts, timber etc.) and personal waste (food, cans etc.)	LIKELY
•	Presence of Waste On Site Prior to Work Commencement: None	
	Quantity of Waste Anticipated: Building will consist of mostly prefabricated panels and fittings. Material off cuts during interior works.	Consequence MINOR
	Other items to be flagged by builder onsite. Potential Waste Receptors:	
	Surrounding properties Proximity to Potential Waste Receptors:	Overall Risk MEDIUM
	Only adjacent properties	minimum.
Į.	Chemicals	
ssues		Likelihood
	Types of Chemicals and Fuels Used and/or Stored On Site: Adhesives, scalants, cleaning agents, diesel and petrol.	RARE
	Quantities of Chemicals and Fuels Used and/or Stored On Site: No Chemicals to be stored on site, however a SDS to be stored onsite and be accessible at all times.	Consequence
	Potential Chemical Receptors:	MODERATE
	Site employees Soil	
	Surrounding properties Proximity to Potential Chemical Receptors:	Overall Risk
i	Surfounding properties Proximity to Potential Chemical Receptors: Very close to site/adjacent properties only.	Overall Risk LOW
.	Proximity to Potential Chemical Receptors: Very close to site/adjacent properties only. Significant Flora/ Fauna	LOW
	Proximity to Potential Chemical Receptors: Very close to site/adjacent properties only. Significant Flora/ Fauna ::	Likelihood
ssues	Proximity to Potential Chemical Receptors: Very close to site/adjacent properties only. Significant Flora/ Fauna :: Types of Flora/ Fauna: None, the existing trees and shrubs will be removed and none retained.	LOW
ssues	Proximity to Potential Chemical Receptors: Very close to site/adjacent properties only. Significant Flora/ Fauna Types of Flora/ Fauna: None, the existing trees and shrubs will be removed and none retained. The street tree in council nature strip will be retained and maintained. Vulnerability of Flora/ Fauna:	Likelihood RARE
ssues	Proximity to Potential Chemical Receptors: Very close to site/adjacent properties only. Significant Flora/ Fauna: Types of Flora/ Fauna: None, the existing trees and shrubs will be removed and none retained. The street tree in council nature strip will be retained and maintained. Vulnerability of Flora/ Fauna: N/A as we have a TPZ around the tree on the naturestrip. Proximity of Flora/Fauna to Works:	Likelihood
ssues	Proximity to Potential Chemical Receptors: Very close to site/adjacent properties only. Significant Flora/ Fauna: Types of Flora/ Fauna: None, the existing trees and shrubs will be removed and none retained. The street tree in council nature strip will be retained and maintained. Vulnerability of Flora/ Fauna: N/A as we have a TPZ around the tree on the naturestrip.	Likelihood RARE Consequence
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ssues	Proximity to Potential Chemical Receptors: Very close to site/adjacent properties only. Significant Flora/ Fauna: Types of Flora/ Fauna: None, the existing trees and shrubs will be removed and none retained. The street tree in council nature strip will be retained and maintained. Vulnerability of Flora/ Fauna: N/A as we have a TPZ around the tree on the naturestrip. Proximity of Flora/Fauna to Works: Nature strip is approx. 10m from the proposed building works. Work Activities Which May Threaten Flora/ Fauna:	Likelihood RARE Consequence
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Site EMP A1 Plan (2)- Risk Assessment and Designs of Environmental Protection Measures Project Name:

Date and Revision:

Environmental protection measures shall be constructed in accordance with the following designs.

MESH & GRAVEL SAUSAGE FILTER

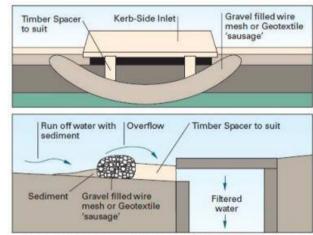
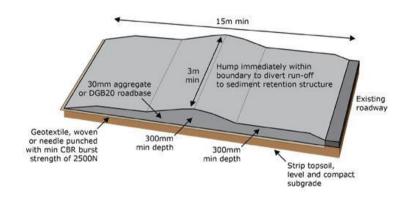


Figure C2-4 Mesh and Gravel Inlet Filter

STABILISED ACCESS POINTS

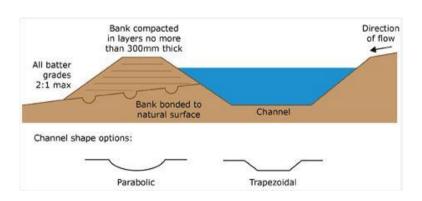




RUMBLE GRID



CATCH DRAINS



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WSUD Site Management Plan

PROPOSED:	DWELLING MULTI-DWELLING DEVELOPMENT
DECRIPTION:	4 DOUBLE STOREY DWELLINGS
AT:	No.1 SPRING VALLEY AVENUE, CRAIGIEBURN
DATE:	SEPTEMBER 2025
AUTHORITY:	HUME CITY COUNCIL
PREPARED BY:	EMINENT DESIGN 5/35 HOPE ST, BRUNSWICK

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Storm water Problems on our Building Sites

- Litter
- Run off from land erosion
- Sand, soil and screenings movement
- Mud on road
- Flooding due to blocked drains
- Rum off from washing up
- Polluted beach and waterways
- Silted waterways
- Fresh water and sea life habitats destroyed.

6 RULES FOR A CLEAN WORK SITE AND COMBAT SORMWATER PROBLEMS ON SITE.

SITE RULE 1

Check Council requirements and plan before you start work on site.

SITE RULE 2

Stop erosion on site and contain sediments.

SITE RULE 3

Protect stockpiles.

SITE RULE 4

Keep mud off road and on site.

SITE RULE 5

Keep litter contained on site.

SITE RULE 6

Clean and wash up on site.

Site methods required to combat Storm water Problems on our Building Sites.

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Questions to be asked before starting.

Where is the lowest point on the site?

Water always runs to the lowest point. It is important to know where this point is when planning your site. It will affect where you put your crossover, stockpile materials and sediment fence. Leave a buffer of vegetation along the lowest boundary.

WSUD SITE MANAGEMENT PLAN

Where will I put the crossover?

Try to put the crossover as far away from the lowest point as possible. As water runs to the lowest point it is more likely to be wet and muddy.

Where will I keep my stockpile?

Stockpiles are best kept on site, as far away from the lowest point as practical.

Where will I build my sediment control fence?

Sediment control fences should be built on the lowest side/s of a site prior to erecting a temporary fence. A flat site may not need sediment control fences. These are a primary management measure to keep sediment on site.

Which trees and vegetation will be kept on site?

Rope or fence off the areas you are going to keep. Keeping vegetation such as grassed areas will help to prevent damage to the surface of the site later on and may trap sediment. Why fence my site?

Many councils require sites to be fenced. Site fencing helps to keep building activities to the site, helps stop movement of litter, and helps to keep a site safe by stopping members of the public wandering on site.

Site Rule 1 - Plan before you start work on site.

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Methods to control erosion.

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Control Method 1

Keep areas of vegetation as a buffer strip at the site boundary.

To prevent sediment leaving site use existing grassed areas and a sediment control fence.

Vegetation helps protect the soil from the effects of rain and surface water by:

Slowing the flow of water across the ground. Fast water is able to carry more soil particles off site; Holding the soil together and minimising erosion; Acting as a filter to trap soil particles.

Control Method 2

Early downpipe connection

Connecting downpipes to the stormwater or onsite detention system has a number of:

Less drainage problems on site

Less mud on site after rain

Reduce damage to building foundations

Less downtime after storms

Control Method 3

Early downpipe connection

Pipe roof water onto a grassed or bunded area.

If you cannot connect to the stormwater system, pipe the water away from the building onto a vegetated area where there is good ground cover or to a bunded area.

Methods to contain sediment on site.

Method 1 - sediment control fences

Sediment control fences stop sediment from being washed off site. The fence allows muddy water to pond behind it and for sediment to settle as the water slowly filters through. Geotextile fabrics are required. Shade cloth is not suitable. Regular maintenance is required. Remove excessive silt deposits after storms.

Place sediment control fence along boundaries where the low point is.

The copy must not be used for any other purpose.
Place sediment control tence along boundaries where the low point is. This is the point where Please note that the plan may not be to scale.

the land will allow water to carry sediment off the building site.

- b) Dig a trench along the fence line before temporary site fencing is installed.150 mm The trench will be used to bury the base of the sediment control fabric.The trench should be 150 mm deep.
- c) Put in 1500 mm star pickets.

Put 1.5 m star pickets at a maximum of 2 m apart and 600 mm deep.

d) Fix geotextile to posts.

Geotextile material allows water to pass through but traps sediments. Use cable ties or staples to attach the geotextile to the upslope side of the fence posts. Only join fabric at the pickets with a 150 mm overlap (wrap around post).

e) Spread volume of water.

Put a star picket 1.5 m upslope of the others every 20 m (if the fence is longer than 20 m). This spreads the volume of water that flows through each section of fence. Turn ends up slope to allow for ponding.

Method 2 - Control dust and slurry from cutting

A large amount of dust can be made from cutting materials such as concrete, bricks and tiles. When mixed with water this material can be turned into slurry and washed into waterways. Cement changes the acidity of water which may then kill water plants and animals. The following methods will help keep this waste on site and out of the waterways:

a) Cut materials on site

Choose a set area to do all your cutting. This area should be on the building site and away from all stormwater drains. Equipment is available that captures water used in the cutting process.

- b) Sediment logs should be placed down slope to catch slurry. A back up sediment fence may also be used.
- c) Use a gravel sausage or sediment log

When cutting must take place near stormwater drains, use gravel sausages or sediment logs. Alternatively, you can buy sleeves from geotextile companies and fill these with sand. Always clean up and correctly dispose of captured sediment.

d) Clean up when finished

This copied document is made available for the sole purpose of enablingvite Rouside retirans and review, as control of solution and in the cutting area. process under the Planning and Environment Act 1987, where it can't get into the stormwater system.

WSUD SITE MANAGEMENT PLAN

Rule 3

Contain stockpiles on site.

Why are sand, soil and screenings a problem?

Sand, soil, screenings, dust or sludge from concrete and brick cutting, and other materials escaping from building sites can cause many problems. Putting stockpiles such as sand, gravel, topsoil and mulch across footpaths and roads will cause a hazard to both vehicles and pedestrians. Sediment can smother stormwater filtering systems including swales and raingardens.

Stockpiles should be stored on site.

Method 1 - Cover Stockpile

- a) Place a tarp, plastic or bunded pallet under the area where the stockpile will be placed.
- b) Place a secured covering over the stockpile.
- c) Then place sediment control logs around the downslope base of the stockpile.

Method 2 - Protect Downstream Stormwater Pit with a Gravel Sausage or Sediment Log

A gravel sausage or sediment log is a temporary collection device that can be used when stockpiles are stored or cutting is done off site.

It is also a useful precautionary measure at all sites.

TO BUILD A GRAVEL SAUSAGE:

a) Make the sausage sleeve

A gravel sausage is made from a geotextile sleeve filled with 25 - 50 mm gravel.

The gravel sausage should be 150 mm high.

b) Put the gravel sausage across the opening of the inlet pit

Make sure that the sausage is tight with the kerbing on the upslope side of the inlet pit and extends beyond the grate.

There should be a 100 mm gap between the front of the pit and sausage. Use wooden blocks to keep the 100 mm gap.

c) Clean out gravel sausage regularly

When soil and sand builds up around the gravel sausage, this should be collected and disposed of on site.

Regular maintenance is required.

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Keep mud off road and on site

Why is mud a problem?

Two things happen when vehicles go on and off the site:

- 1. The surface area of the site is damaged making it dangerous.
- 2. Mud is carried back onto the roads and footpaths, and washes into the stormwater system.

METHODS TO CONTROL MUD

The following simple methods will help you to protect the surface of your site and help stop vehicles from dropping mud on the road from their wheels. The best way to do this is to put crushed rock on the crossover or access point of your building site.

Putting crushed rock on the access point of your site is a good way to prevent damage and provide a dry access point for vehicles. Where possible park vehicles off site. Make sure gravel does not collect in the gutter or on the footpath.

Control Method 1:

Build a crushed rock crossover

Remove a 3m or greater strip of soil from road (or where concrete crossover ends) to nearest building point or a minimum of 5 m.

Use road base or 40 mm aggregate or crushed rock to a depth of 200 mm.

Restrict vehicle access to this point.

Control Method 2:

Keep to crushed rock path, only drive where you need to. Keep to a set path (preferably on crushed rock).

Control Method 3:

Remove mud from tyres

Use a shovel to remove mud from truck tyres before leaving site.

Control Method 4:

Clean road

If mud goes on road, remove as much as possible and put it back on site.

Use a broom or a shovel.

DO NOT USE A HOSE.

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Many building sites have both building rubble and other rubbish spread across them, this causes many problems:

You may now have an UNSAFE WORK ENVIRONMENT!

This could increase the chance of legal and public liability problems.

Litter blowing off site can block stormwater drains. Litter may spoil local creeks and eventually find its way to the coast.

METHODS TO CONTROL LITTER

The following simple methods will help you to stop litter leaving your site or being a hazard on site.

Control Method 1-Litter bins or covered skips

A mesh bin with a closable lid is suitable for larger items like cardboard boxes, plastic wrapping and polystyrene.

A smaller bin is okay for smaller rubbish like paper, food wrapping and drink containers that may be blown off site.

Council bins may be restricted from building sites.

Empty the litter bin regularly. Don't allow overflow. Where possible, collect the materials from the litter bin for recycling and /or keep different materials in separate bins. Control

Method 2 - Site fencing

Site fencing will help to keep litter from being carried off site by wind or water and provide security.

Check council requirements for temporary fencing and avoid trip hazards on footpath. Remember to install a sediment control fence prior to installation of the temporary fence.

Rule 6

Clean and wash up on site

Why is washing up a problem?

When cleaning up after painting, plastering or concreting it's most important to keep the wash water out of the stormwater system.

Problems to the environment include:

- 1. Oil based paints form a thin film over the surface of the water. This starves water plants and animals of oxygen.
- 2. Paints and petrol chemicals can contain toxic compounds.
- 3. Concrete changes the acidity of waterways which can kill water plants and animals. Concrete washings can harden and block drains.
- 4. Roads around a building site can become dirty, slippery and dangerous.

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Control Method 1:

Have a set washing up area

Choose a set area to do all the washing up. This area should be on the building site and away from all stormwater drains. It should be bunded and contain wash out barrels. You could use the same area you have chosen for tile and brick cutting. Contain chemicals and slurry onsite. Put sediment control fences downslope. <u>NOTE: SEDIMENT CONTROL FENCES WILL NOT STOP CHEMICALS</u>

Control Method 2:

Get rid of concrete slurry on site

Collect wash water from concrete mixers and pumps in a wheel barrow and get rid of it in your wash area. You can also safely get rid of concrete slurry by tipping small amounts in a ditch lined with plastic or geotextile liners. When the water evaporates or soaks into the surface the solids can then be put into a skip bin or recycled in construction or as road base.

Control Method 3:

Clean equipment off before washing

Brush dirt and mud off equipment before you wash it. Spin rollers and brushes to remove paint before you wash them in a wash out bin. You will then need less water to clean this equipment.

Control Method 4:

Clean painting tools carefully

Use one container to wash the brush and another to rinse it. Let the first container stand overnight to let solids settle. Then pour out the water on to the ground if it is not too dirty and put settled solids in a bin.

Wash oil based paints in solvent baths until clean. <u>DO NOT PUT THE SOLVENT ON THE GROUND.</u> Contact a waste disposal company for removal.

LOCALITY

THE FOLLOWING ARE WITHIN A 5 KM RADIUS OF THE SUBJECT SITE:

- Public Open Space and Recreational facilities: 0.5 4.0 km radius
- Waterside Reserve
- Aitken Creek
- Grosvenor Square Reserve
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 Please in the planning of the planning of the copy in the copy in the planning of the copy in the copy in

- Cragieburn Sporting Club - Greenvale Reservoir
- Schools & Educational facilities: 1.0 5.0 km radius
- 123 Play Centre
- Our Lady's Primary School
- Aitken Secondary College Aitken Creek Primary School
- Pelican Childcare Fairways
- Cragieburn Secondary College
- Shopping & Retail facilities: within 1.0 5.0 km radius
- Cragieburn Central
- United Cinemas
- Local Supermarket w/ Aldi, Coles, Take-Away shops and Restaurants
- McDonalds
- Pet stock VET animal hospital
- Main Road Restaurant Strip Highlands
- Main roads: within 1.0km 5.0km radius
- Mickleham Road
- Hume Freeway
- Somerton Road - Mt Ridley Road
- Public Transport & infustructure within 0.2 5.0 km radius
- Cragieburn Train Station
- Bus Route 532 Cragieburn BroadmeadowsBus Route 537 Cragieburn Station Cragieburn West
- Bus Route 544 Cragieburn Roxburgh Park

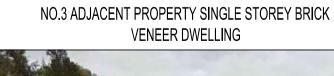


AERIAL IMAGE



NO.1B ADJACENT PROPERTY SINGLE STOREY BRICK VENEER DWELLING

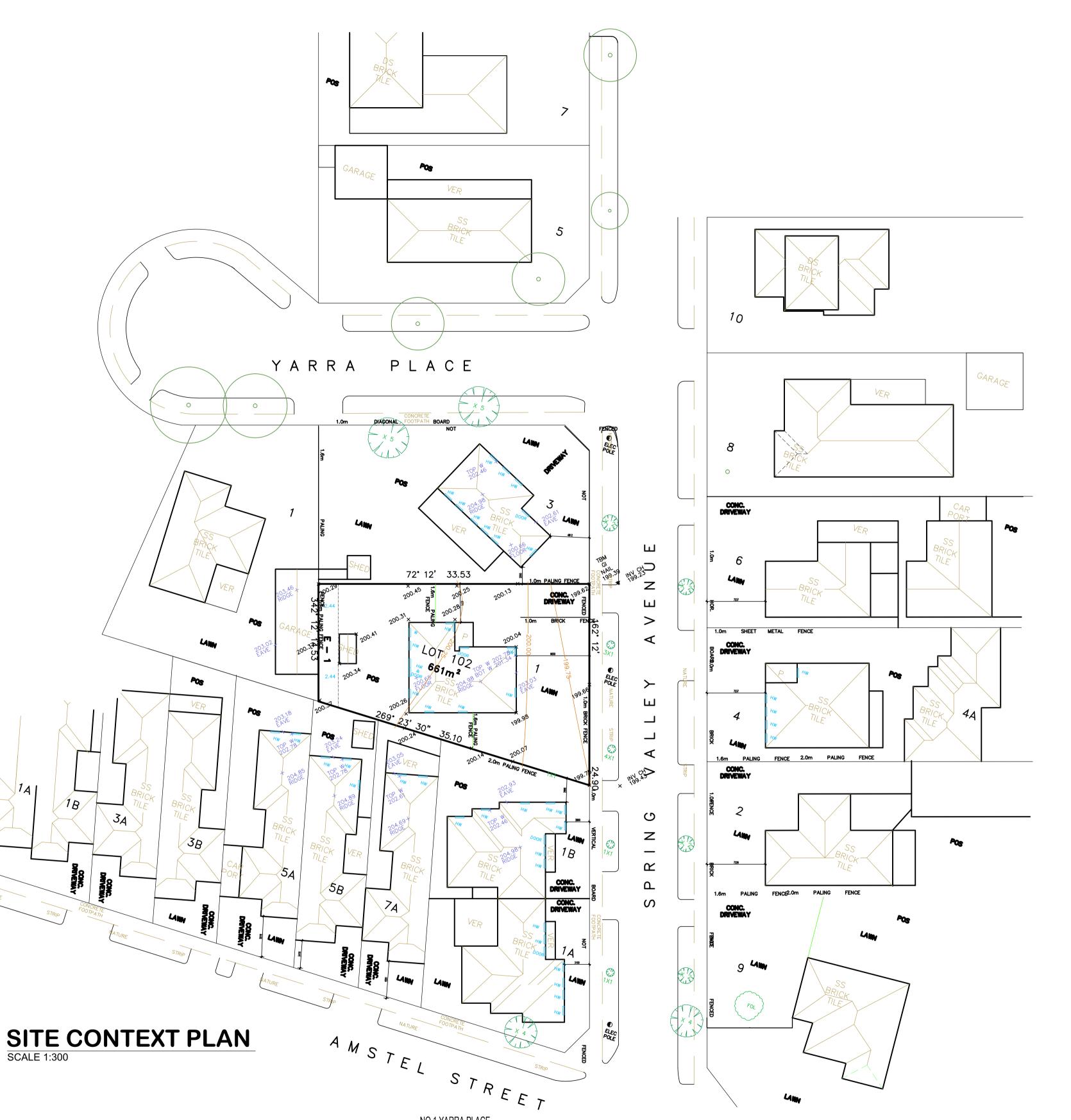






NO.1 YARRA PLACE REAR ADJACENT PROPERTY SINGLE STOREY BRICK VENEER DWELLING







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REVISIONS

NO		DATE	AMENDMENTS	
1	Α	27/05/25	REV A TPA TOWN PLANNING DRAWINGS	BD
2	В	22/09/25	REV B COUNCIL RFI 1 DATED 30TH JULY 2025	BD

LEGEND

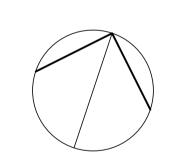
SS : SINGLE STOREY DS : DOUBLE STOREY WB : WEATHERBOARD

CTR : CONCRETE TILE ROOF P : PORCH
HW : HABITABLE WINDOW
POS : PRIVATE OPEN SPACE

X # HEIGHT X SPREAD FOL ": FOLIAGE V : VERANDAH : GALVANIZED IRON

SEP : SIDE ENTRY PIT FP : FIRE PLUG

DIMENSIONS SHOWN TO 0.1 ARE APPROXIMATE ONLY

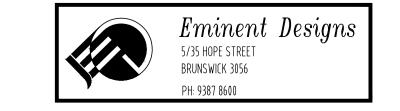




PROPOSED 3 DWELLING DEVELOPMENT AT: 1 SPRING VALLEY AVENUE, CRAIGIEBURN VIC 3064

SITE CONTEXT PLAN

drawn BD	CAD FILE NO.	
1:100	CHECKED	VC
DRAWN DATE NOV' 24	PLOT DATE / TIME	
PROJECT NO.	DRAWING NO.	REVISION
24-032	l 1	l B
21 002	1 '	



LOCALITY

THE FOLLOWING ARE WITHIN A 5 KM RADIUS OF THE SUBJECT SITE:

- Public Open Space and Recreational facilities: 0.5 4.0 km radius
- Waterside Reserve
- Aitken Creek
- Grosvenor Square Reserve
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 Cragieburn Health Services
- Cragieburn Sporting Club
- Greenvale Reservoir
- Schools & Educational facilities: 1.0 5.0 km radius
- 123 Play Centre
- Our Lady's Primary School - Aitken Secondary College
- Aitken Creek Primary School
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- Hume Freeway
- Somerton Road - Mt Ridley Road
- Public Transport & infustructure within 0.2 5.0 km radius
- Cragieburn Train Station
- Bus Route 532 Cragieburn Broadmeadows
- Bus Route 537 Cragieburn Station Cragieburn West - Bus Route 544 Cragieburn - Roxburgh Park

DESIGN RESPONSE

- FACADES OF DWELLING IS WELL ARTICULATED TO CREATE INTERESTING ELEVATIONS. REF: TO STREETSCAPE ELEVATION.
- 2 1.8 METRE HIGH TIMBER FENCES PROVIDE PRIVACY TO OUTDOOR SPACES. ADDITIONAL PROPOSED FENCING HAS BEEN PROVIDED BETWEEN THE PRIVATE OPEN SPACE OF EACH DWELLING
- TYPE & POSITIONING OF DWELLING MINIMIZES VISUAL BULK

THE ARTICULATION AND SETBACKS OF BOTH FLOORS.

- 4 FAMILY/LIVING WINDOWS HAVE NORTHERN ASPECTS
- LANDSCAPING HAS BEEN PROVIDED TO SIDE OF PROPOSED DRIVEWAYS TO SOFTEN THE HARD SURFACE.
- GENEROUS AMOUNTS OF LANDSCAPING INCORPORATING LARGE SHRUBS HAS BEEN PROVIDED IN ORDER TO ENHANCE THE OVERALL DEVELOPMENT.
- GENEROUS SETBACKS FROM BOUNDARIES MAINTAINS GOOD
- OVERLOOKING ON TO NEIGHBOURING PROPERTIES HAS BEEN PREVENTED BY THE USE OF OBSCURE GLAZING





AERIAL IMAGE



DESIGN RESPONSE PLAN

STREETSCAPE ELEVATION

NO.1A SINGLE STOREY BRICK VENEER DWELLING

NO.1B ADJACENT PROPERTY SINGLE STOREY BRICK VENEER DWELLING

SCALE 1:300

NO.1 SUBJECT SITE PROPOSED DEVELOPMENT

NO.3 ADJACENT PROPERTY SINGLE STOREY BRICK VENEER DWELLING

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NO DATE AMENDMENTS 1 A 27/05/25 REV A TPA TOWN PLANNING DRAWINGS 2 B 22/09/25 REV B COUNCIL RFI 1 DATED 30TH JULY 2025

LEGEND

SS : SINGLE STOREY
DS : DOUBLE STOREY
WB : WEATHERBOARD : SINGLE STOREY : DOUBLE STOREY

CTR : CONCRETE TILE ROOF

: PORCH

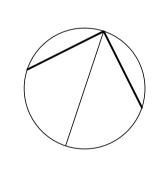
HW : HABITABLE WINDOW POS : PRIVATE OPEN SPACE

X # HEIGHT X SPREAD FOL ": FOLIAGE

V : VERANDAH GI : GALVANIZED IRON SEP : SIDE ENTRY PIT

FP : FIRE PLUG DIMENSIONS SHOWN TO 0.1 ARE

APPROXIMATE ONLY

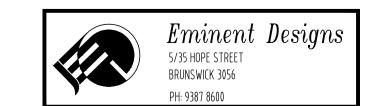


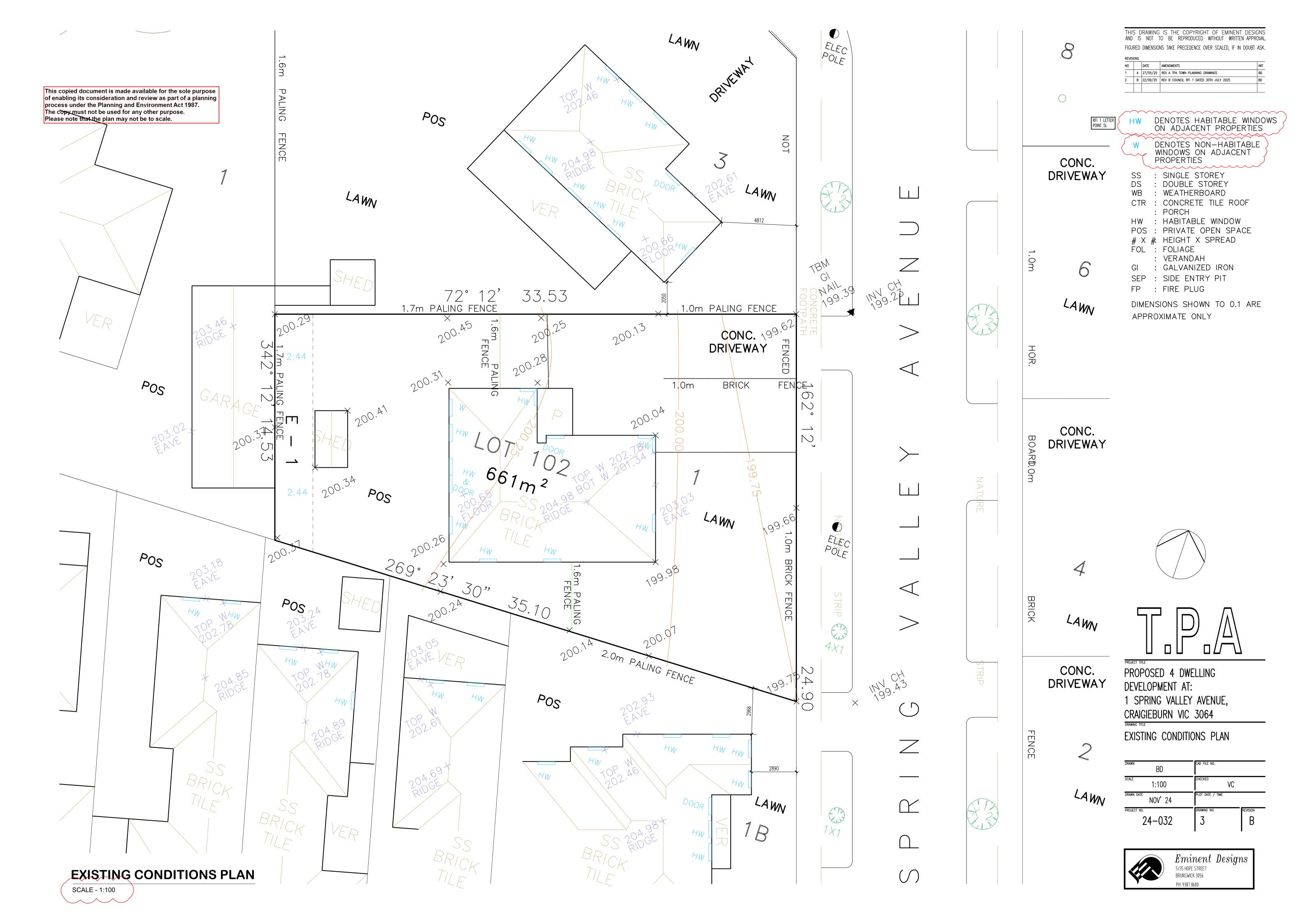


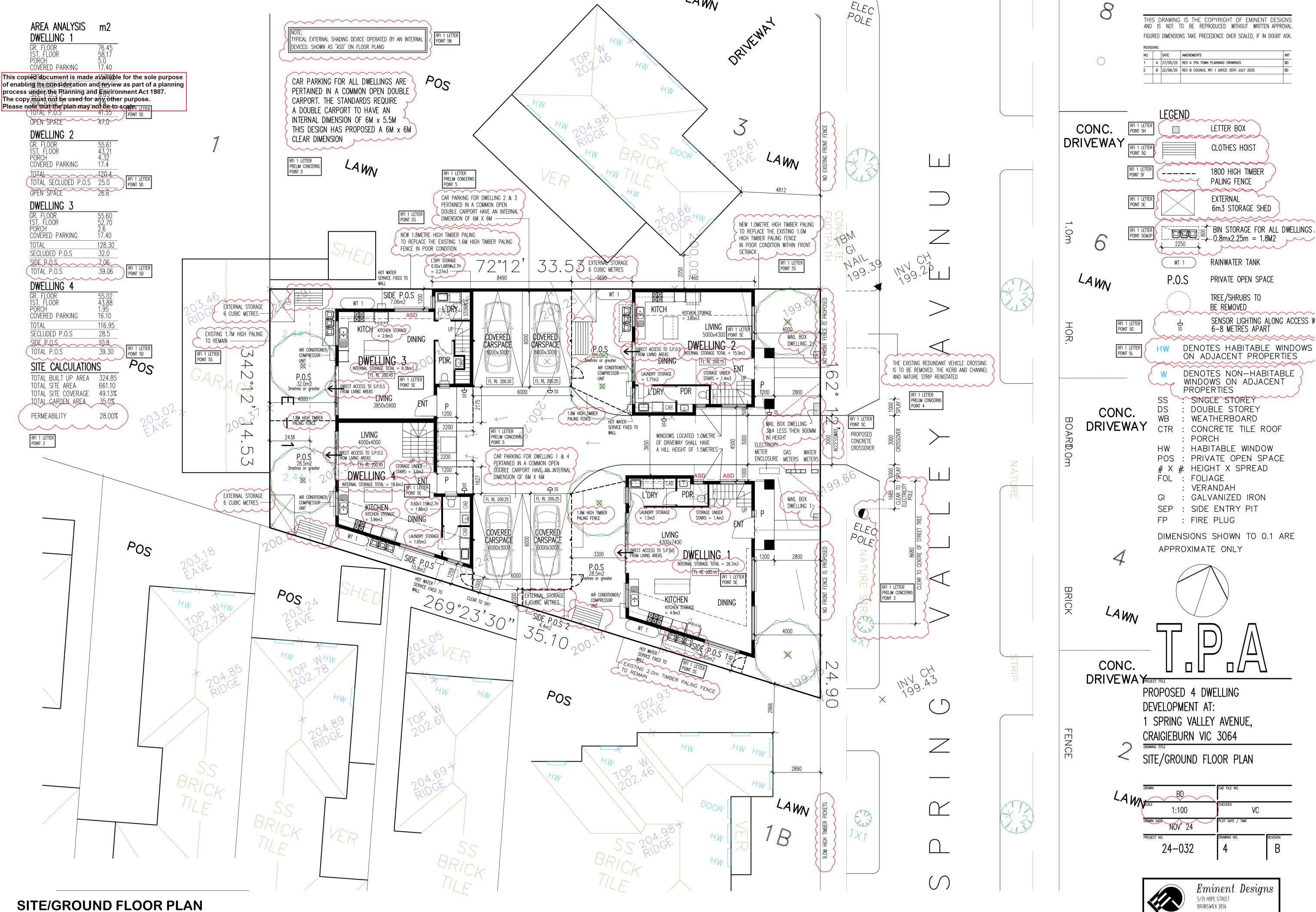
PROPOSED 3 DWELLING DEVELOPMENT AT: 1 SPRING VALLEY AVENUE, CRAIGIEBURN VIC 3064

DESIGN RESPONSE PLAN

DRAWN BD	CAD FILE NO.	
1:100	CHECKED	
DRAWN DATE NOV' 24	PLOT DATE / TIME	
PROJECT NO.	DRAWING NO.	REVISION
24-032	2	В

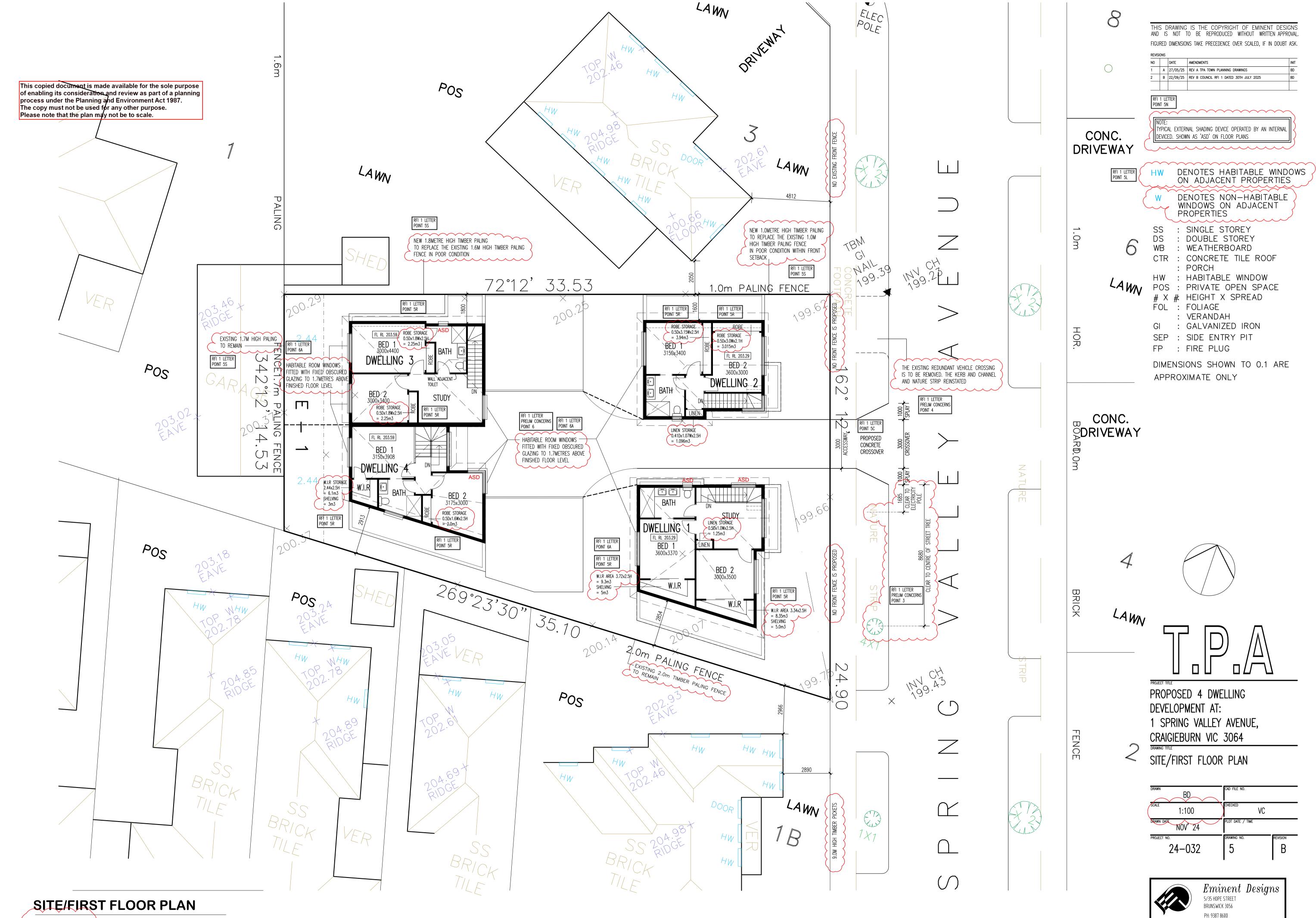






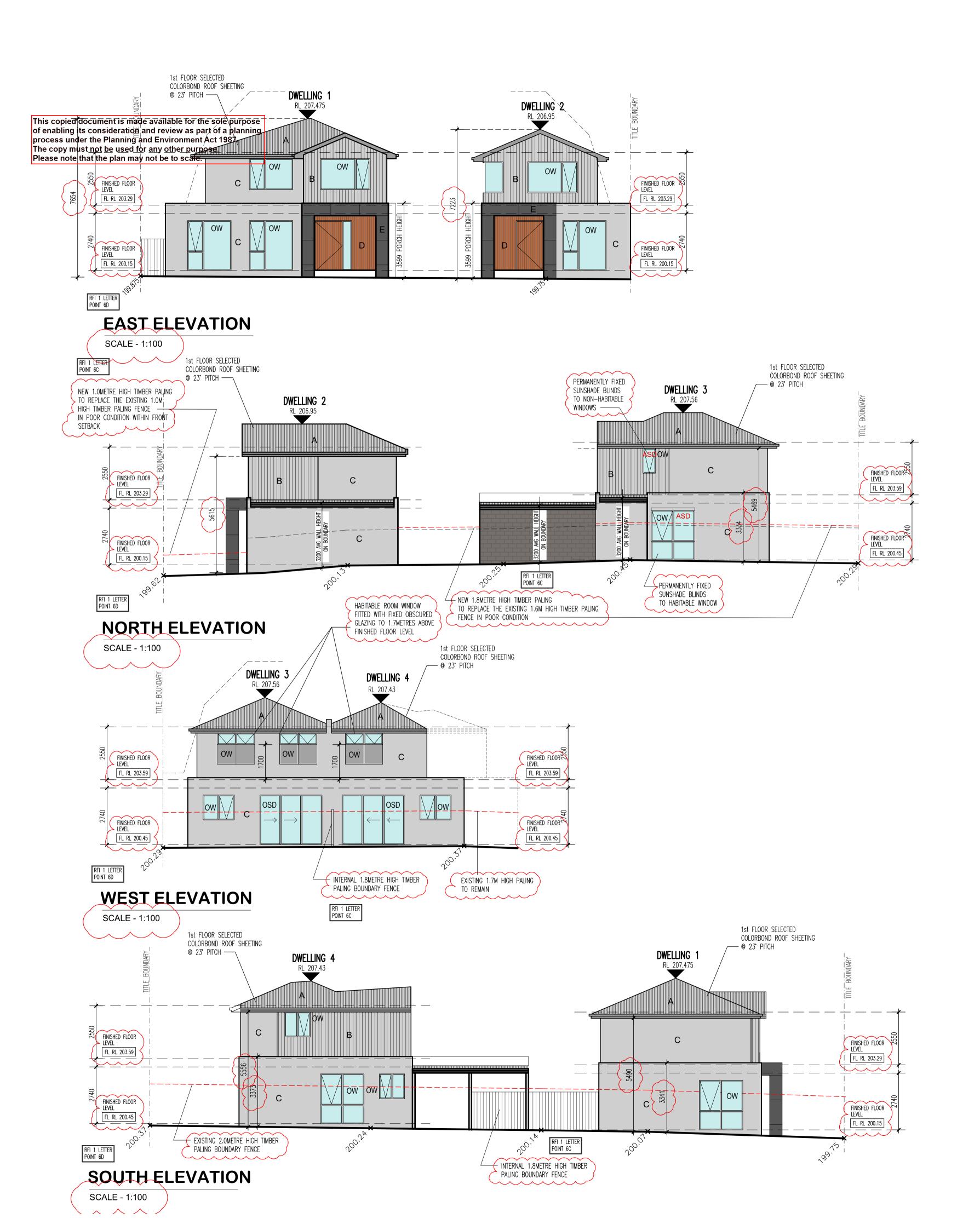
PH: 9387 8600

SITE/GROUND FLOOR PLAN



SCALE - 1:100





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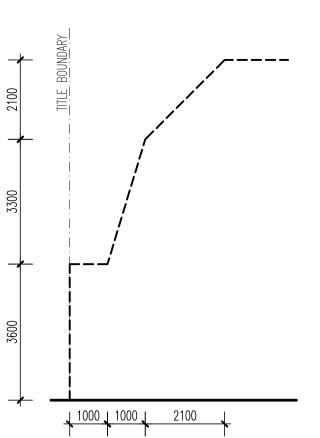
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

REVISIONS

NO DATE AMENDMENTS INIT

1 A 27/05/25 REV A TPA TOWN PLANNING DRAWINGS BD

2 B 22/09/25 REV B COUNCIL RFI 1 DATED 30TH JULY 2025 BD



SIDE AND REAR SETBACKS

CLAUSE 55.04-1 STANDARD B17

SHEDULE MATERIALS, COLOURS & FINISHES					
SYMBOL	MATERIALS	COLOURS & FINISHES			
Α	COLORBOND METAL ROOF SHEETING	"SHALE GREY" BY COLORBOND			
В	JAMES HARDIE LINEA BOARD	"SHALE GREY" BY COLORBOND			
С	RENDERED AREAS 1	"SHALE GREY" BY COLORBOND			
D	VERTICAL IMITATION TIMBER	"NATURAL"			
E	MATRIX CLADDING	"MONUMENT" BY COLORBOND			
-	ALUM. WINDOW FRAMES	"WINDSPRAY" BY COLORBOND			
-	FASCIA & GUTTERING	"WINDSPRAY" BY COLORBOND			
-	CONCRETE DRIVEWAY	"CHARCOAL GREY" BY BORAL			

<u>LEGEND</u>

OW = OPENABLE WINDOW
OSD = OPENABLE SLIDING DOOR

D = OPENABLE DOOR

RFI 1 LETTER POINT 5N

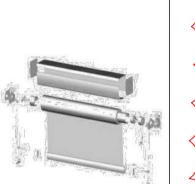
ASD denotes external sunshade devives to north facing windows



The colour of the blind shown in the photo above is the colour that will be used. Colour Used- IRON STONE

The Luxaflex Evo Cable Awning is a great contemporary straight drop option for sun/UV protection, air flow and where channels are not suitable. The cables are made of high tensile 2.5mm 316 grade marine stainless steel.

The Luxaflex Evo cable tensioner set has been designed for adjusting at the bottom of the awning thereby reducing the need to be up a ladder. Simply install the universal bracket to the floor or parallel to the top cable bracket. Loosely attached the cable swage at the bottom, carry the cable to the top cable bracket and lock off. Return to the bottom of the awning and

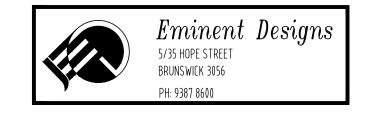


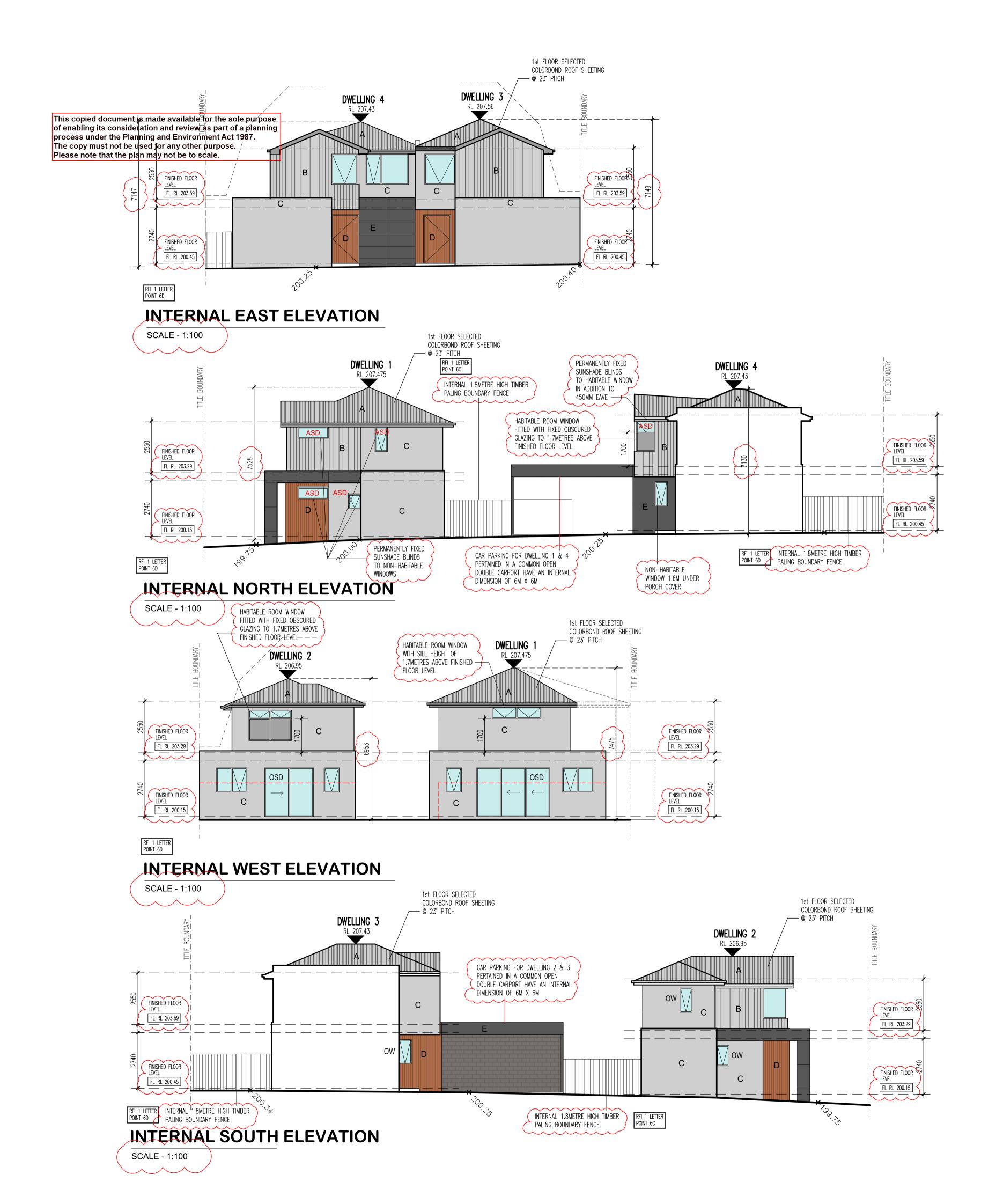


PROPOSED 4 DWELLING
DEVELOPMENT AT:
1 SPRING VALLEY AVENUE,
CRAIGIEBURN VIC 3064

ELEVATIONS 1

DRAWN	CAD FILE NO.		
1:100	CHECKED	VC	
DRAWN DATE NOV' 24	PLOT DATE / TIME		
PROJECT NO. 24-032	DRAWING NO.		REVISION B





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1 A 27/05/25 REV A TPA TOWN PLANNING DR	RAWINGS	E
2 B 22/09/25 REV B COUNCIL RFI 1 DATED 3	30TH JULY 2025	E

SIDE AND REAR SETBACKS

CLAUSE 55.04-1 STANDARD B17

SHEDULE MATERIALS, COLOURS & FINISHES					
SYMBOL	MATERIALS	COLOURS & FINISHES			
Α	COLORBOND METAL ROOF SHEETING	"SHALE GREY" BY COLORBOND			
В	JAMES HARDIE LINEA BOARD	"SHALE GREY" BY COLORBOND			
С	RENDERED AREAS 1	"SHALE GREY" BY COLORBOND			
D	VERTICAL IMITATION TIMBER	"NATURAL"			
E	MATRIX CLADDING	"MONUMENT" BY COLORBOND			
-	ALUM. WINDOW FRAMES	"WINDSPRAY" BY COLORBOND			
-	FASCIA & GUTTERING	"WINDSPRAY" BY COLORBOND			
-	CONCRETE DRIVEWAY	"CHARCOAL GREY" BY BORAL			

LEGEND

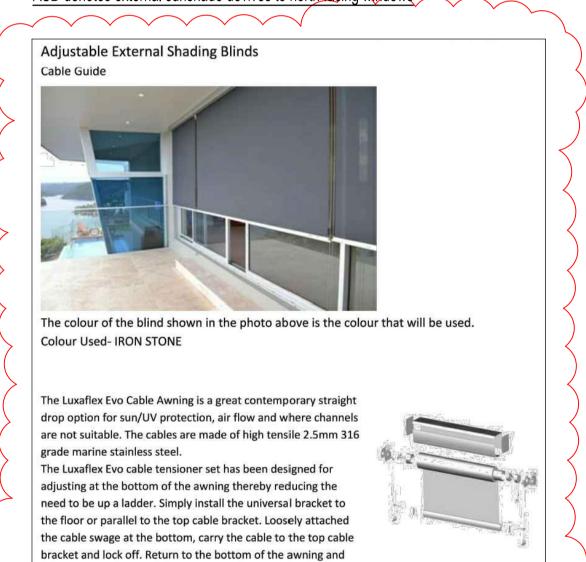
OW = OPENABLE WINDOW

OSD = OPENABLE SLIDING DOOR

D = OPENABLE DOOR

POINT 5N

ASD denotes external sunshade devives to north facing windows





PROPOSED 4 DWELLING DEVELOPMENT AT: 1 SPRING VALLEY AVENUE, CRAIGIEBURN VIC 3064

ELEVATIONS 2

DRAWN	CAD FILE NO.		
1:100	CHECKED	VC	
DRAWN DATE NOV 24	PLOT DATE / TIME		
PROJECT NO.	DRAWING NO.		REVISION
24-032	⁸		B



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GARDEN AREA CALCULATION PLAN

SCALE - 1:100

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NO		DATE	AMENDMENTS	INIT
1	Α	27/05/25	REV A TPA TOWN PLANNING DRAWINGS	BD
2	В	22/09/25	REV B COUNCIL RFI 1 DATED 30TH JULY 2025	BD

LEGEND



GARDEN AREA



BUILDING



DRIVEWAYS



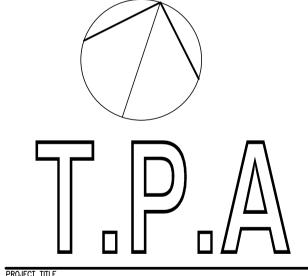
AREAS LESS THAN 1m

GARDEN AREA ANALYSIS m2

TOTAL SITE AREA	661.10m2
DWELLING 1	81.40m2
DWELLING 2	59.90m2
DWELLING 3	58.17m2
DWELLING 4	56.90m2
COVERED PARKING 1	33.6m2
COVERED PARKING 2	35.70m2
TOTAL DRIVEWAY TOTAL AREAS LESS THAN 1M	95.30m2 9.00m2

GARDEN AREA ACHIEVED 35.00% GARDEN AREA REQUIRED 35.00%

THE GARDEN AREA
CALCULATION EXCLUDES
THE DWELLINGS, GARAGES,
DRIVEWAYS AND AREAS
LESS THAN 1 IN DIMENSION



PROPOSED 4 DWELLING DEVELOPMENT AT:

1 SPRING VALLEY AVENUE, CRAIGIEBURN VIC 3064

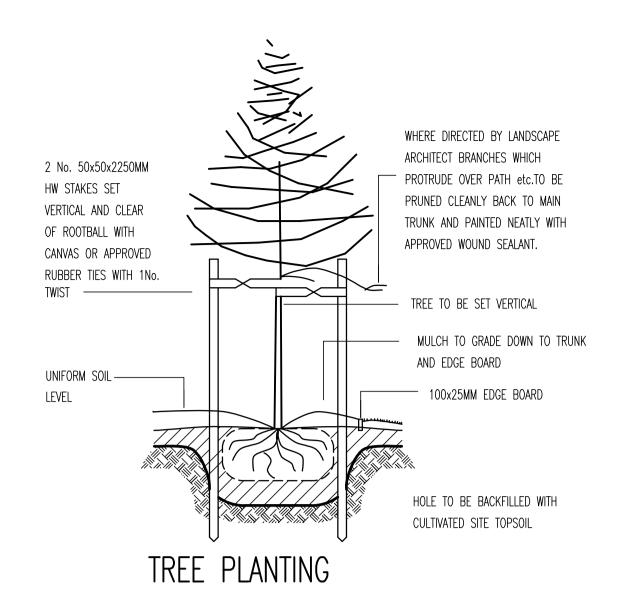
GARDEN AREA CALCULATION PLAN

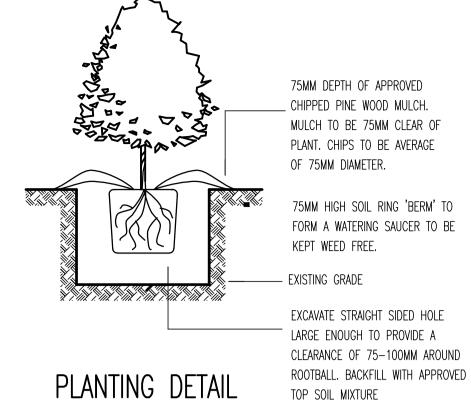
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DRAWN DATE NOV 24	PLOT DATE / TIME	
PROJECT NO.	DRAWING NO.	REVISION
24-032	9	В



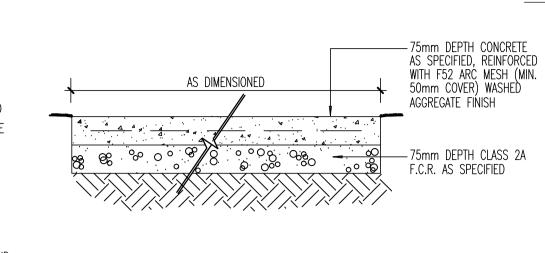
PLANT SCHEDULE FOR HUME

						Ī
	В0	TANICAL NAME	COMMON NAME	MATURE HEIGHT x WIDTH	PLANTING SIZE	QUANTITY
of enabling i process und The copy mu	ts &c er th ist2n	Interest is made available for the sole purpose on side later and cubic wild part of a planning and Environment Act 1987. of the used for lany other purpose. the plan may not be to scale.	YELLOW GUM LAGERSTROEMIA HYBRID	10x 6m 6x 4m	1.5m @ planting 1.8m @ planting	- 6
	7	SHRUBS	OOMMON ENERGY ACTING	0.5	100MM DOT	F.4
	3	CHRYSOCEPHALUM	COMMON EVERLASTING	0.5x 0.5m	100MM POT	54
	4	GREVILLEA 'PEACHES & CREAM'	GREVILLEA	1.2x 1.5m	200MM POT	22
	5	LEUCOPHYTA BROWN	CUSHION BUSH	1.0x 1.0m	200MM POT	4
		GROUNDCOVERS & TUSSOCK PLANTS				
	6	KENNEDIA PROSTRATA	RUNNING POSTMAN	0.1x 1.0m	150MM POT	_
	7	DIANELLA LONGIFOLIA	SMOOTH FLAX LILY	0.75x 0.75m	150MM POT	31
	8	LOMANDRA TANIKA	LOMANDRA	0.5x 0.5m	150MM POT	_
	9	LOMANDRA LITTLE CON	DWARF LOMANDRA	0.3x 0.3m	150MM POT	48





LEGEND



EUCALYPTUS LEUCOXYLON

YELLOW GUM

2 BANKSIA INTEGRIFOLA

COASTAL BANKSIA

3 CHRYSOCEPHALUM

GREVILLEA

5 LEUCOPHYTA BROWN CUSHION BUSH

7 DIANELLA LONGIFOLIA SMOOTH FLAX LILY

9 LOMANDRA LITTLE CON DWARF LOMANDRA

LILYDALE TOPPING

GRASSED AREAS

BARK AREAS

CHARCOAL GREY CONCRETE

COMMON EVERLASTING

4 GREVILLEA 'PEACHES & CREAM'

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK. NO DATE AMENDMENTS 1 A 27/05/25 REV A TPA TOWN PLANNING DRAWINGS

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2 B 22/09/25 REV B COUNCIL RFI 1 DATED 30TH JULY 2025

LEGEND

LETTERBOX

CLOTHES HOIST STORAGE SHED

1800 HIGH TIMBER PALING FENCE

6 CUBIC METRES-6m3

P.0.S PRIVATE OPEN SPACE

WT 1 2500LT RAINWATER TANK

BIN STORAGE

CONCRETE PAVERS

HABITABLE ROOM WINDOWS

TREE/SHRUBS TO BE REMOVED

BIN STORAGE 0.8mx2.25m

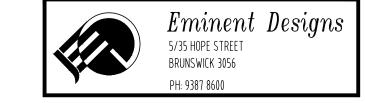
DENOTES 12M2 OF 800MM DEEP SOIL PROVIDED TO TREES UP TO 6M HIGH

DENOTES 6M HIGHX 4M WIDTH TREE EACH PROVIDED WITH 12.5M2 OF SHADE

PROPOSED 4 DWELLING DEVELOPMENT AT: 1 SPRING VALLEY AVENUE, CRAIGIEBURN VIC 3064

LANDSCAPE PLAN

DRAWN	CAD FILE NO.	
1:100	CHECKED	
DRAWN DATE NOV 24	PLOT DATE / TIME	
PROJECT NO.	DRAWING NO.	REVISION
24-032	10	В



ALL TREES ARE TO MEET AS2303: 2015 TREE STOCK FOR LANDSCAPE USE. ALL VEGETATION ILLUSTRATED ON PLAN IS

BASED ON A 75% EXPECTED GROWTH

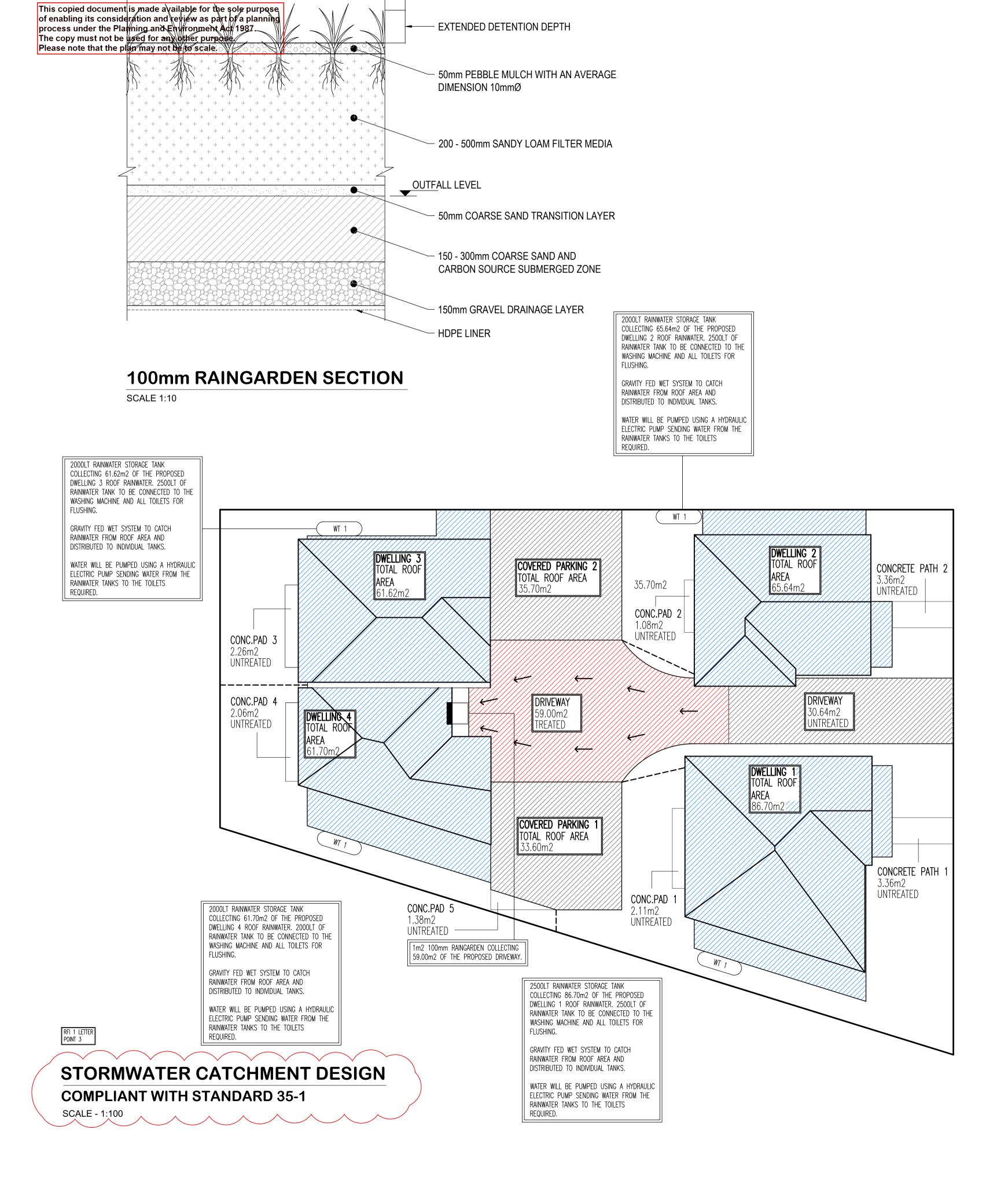
NOTE: DRIP WATER SYSTEM TO BE USED FOR IRRIGATION OF LANDSCAPED AREAS





LANDSCAPE PLAN

SCALE - 1:100



Nelbourne STORM Rating Report

TransactionID: 0

Municipality: HUI

Rainfall Station: HUME
Address: 1 SPRING VALLEY AVENUE

CRAIGIEBURN

Assessor: BRENDAN DARRINGTON

Development Type: Residential - Multiunit

Alletment Site (m2): 664.10

Allotment Site (m2): 661.10
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
DWELLING 1 ROOF AREA	86.70	Rainwater Tank	2,500.00	2	124.00	97.30
DWELLING 2 ROOF AREA	65.64	Rainwater Tank	2,000.00	2	139.00	92.10
DWELLING 3 ROOF AREA	61.62	Rainwater Tank	2,000.00	2	143.00	90.70
DWELLNG 4 ROOF AREA	61.70	Rainwater Tank	2,000.00	2	143.00	90.70
COVERED PARKING 1	33.60	None	0.00	0	0.00	0.00
COVERED PARKING 2	35.70	None	0.00	0	0.00	0.00
DRIVEWAY TREATED	59.00	Raingarden 100mm	1.00	0	125.10	0.00
DRIVEWAY UNTREATED	30.64	None	0.00	0	0.00	0.00
CONCRETE PATH 1	3.36	None	0.00	0	0.00	0.00
CONCRETE PATH 2	3.36	None	0.00	0	0.00	0.00
CONCRETE PAD 1	2.11	None	0.00	0	0.00	0.00
CONCRETE PAD 2	1.08	None	0.00	0	0.00	0.00
CONCRETE PAD 3	2.26	None	0.00	0	0.00	0.00
Date Generated:	17-Sep-2025				Program Version:	1.0.0

Nelbourne STORM Rating Report

TransactionID: 0
Municipality: HUME

Rainfall Station: HUME
Address: 1 SPRING VALLEY AVENUE

CRAIGIEBURN VIC 3064 BRENDAN DARRINGTON

Assessor: BRENDAN DARRINGTO
Development Type: Residential - Multiunit
Allotment Site (m2): 661.10

Allotment Site (m2): 661.10
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
CONCRETE PAD 4	2.06	None	0.00	0	0.00	0.00
CONCRETE PAD 5	1.38	None	0.00	0	0.00	0.00

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REVIS	IONS			
NO		DATE	AMENDMENTS	INIT
1	Α	27/05/25	REV A TPA TOWN PLANNING DRAWINGS	BD
2	В	22/09/25	REV B COUNCIL RFI 1 DATED 30TH JULY 2025	BD

LEGEND



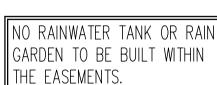
DENOTES ROOF AREA TREATED TO RAINWATER TANK



DENOTES AREA TREATED TO 100mm RAIN GARDEN

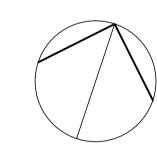


DENOTES AREA NOT TO BE TREATED



RAINWATER STORAGE TANK. ALL TOILETS TO BE CONNECTED AND USE COLLECTED WATER FOR THE FLUSHING OF 3 TOILETS

WATER WILL BE PUMPED USING A HYDRAULIC ELECTRIC PUMP SENDING WATER FROM THE RAINWATER TANKS TO THE TOILETS REQUIRED.



T.P.A

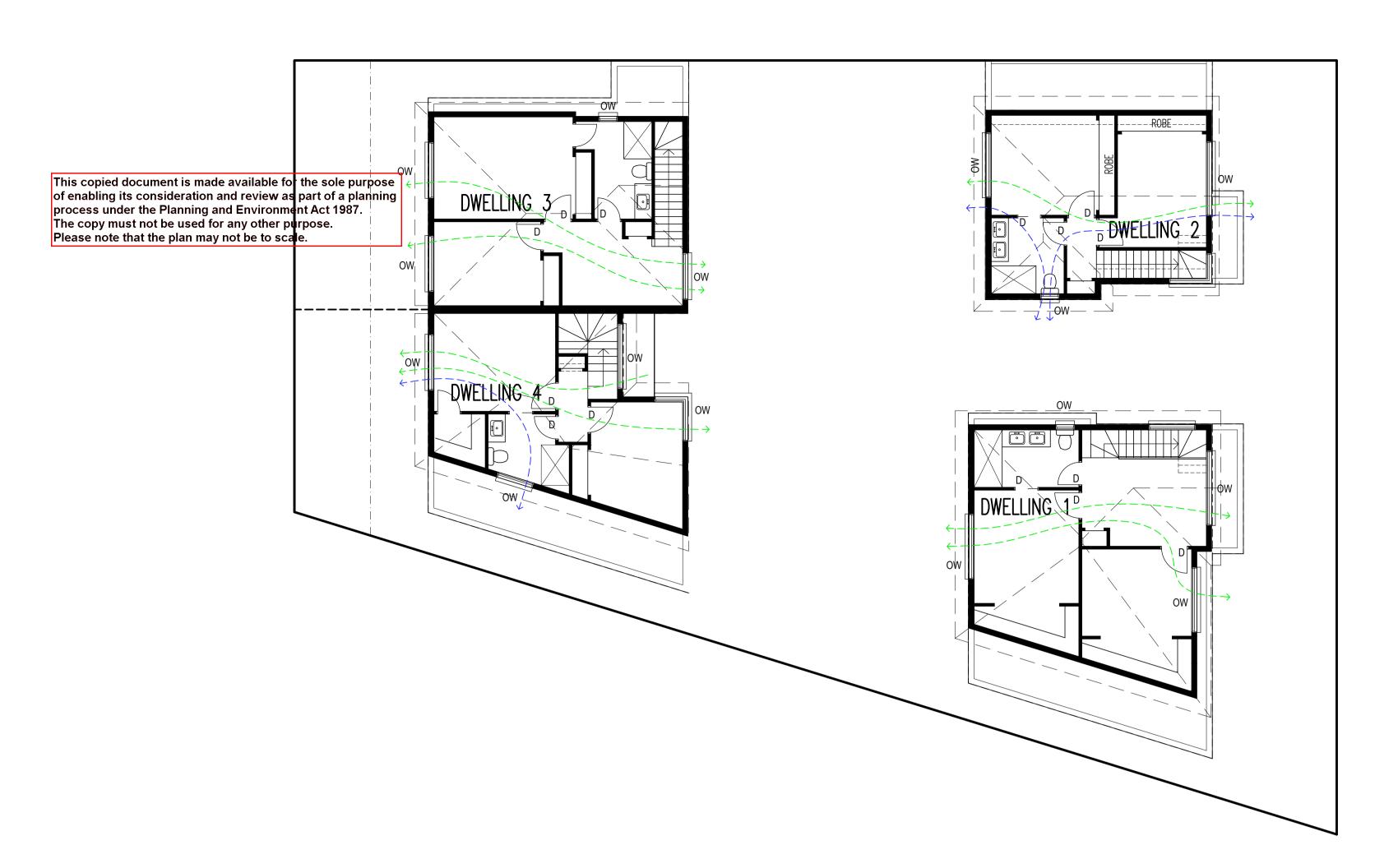
PROPOSED 4 DWELLING
DEVELOPMENT AT:
1 SPRING VALLEY AVENUE,

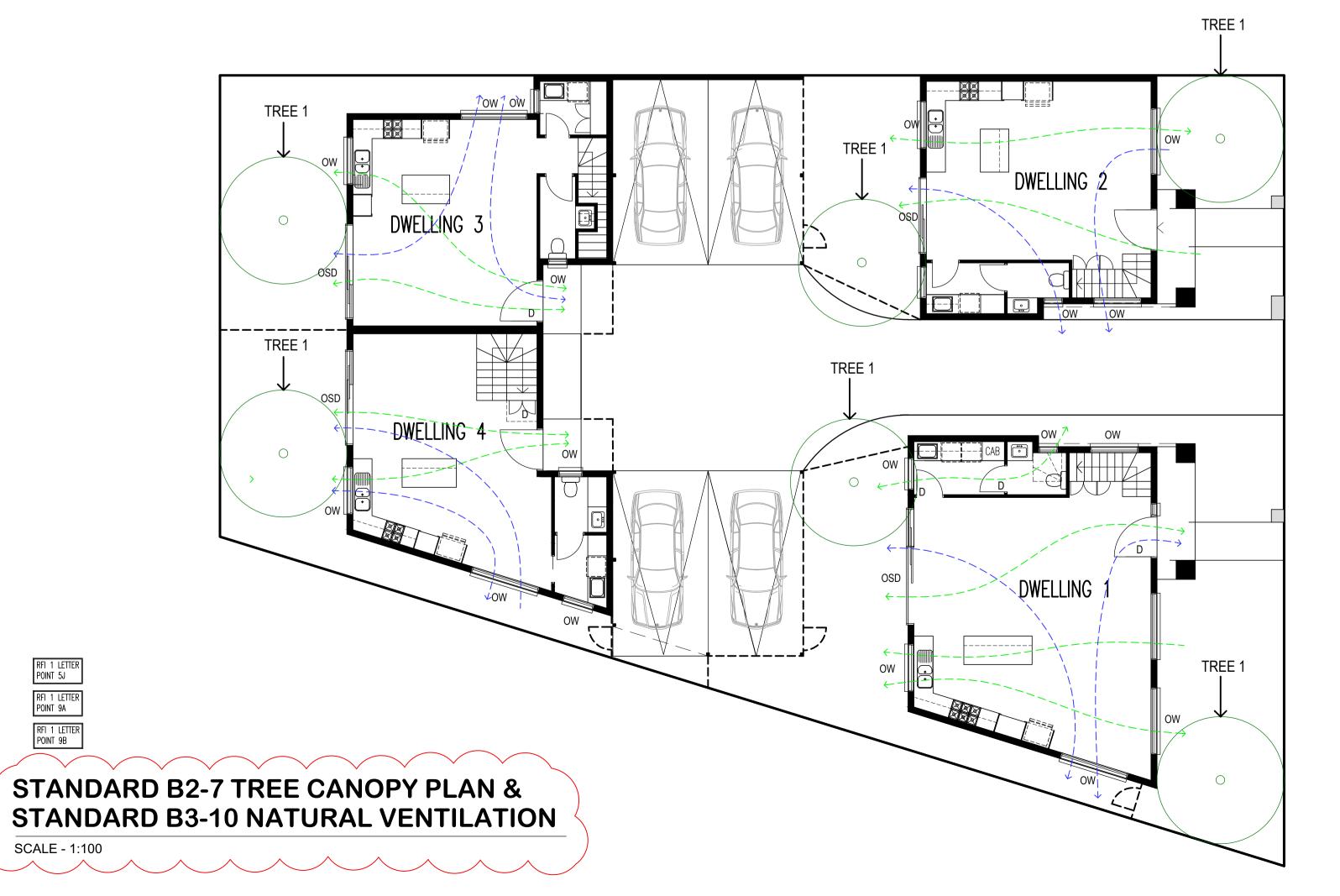
CRAIGIEBURN VIC 3064
DRAWING TITLE

STORMWATER CATCHMENT DESIGN

DRAWN	CAD FILE NO.	
1:100	CHECKED	
DRAWN DATE NOV 24	PLOT DATE / TIME	
PROJECT NO. 24-024	DRAWING NO.	REVISION







RFI 1 LETTER POINT 5J

RFI 1 LETTER POINT 9A

RFI 1 LETTER POINT 9B

SCALE - 1:100

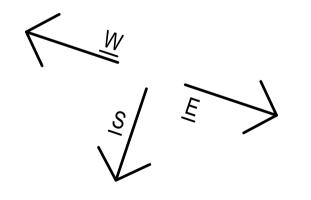
<u>LEGEND</u>

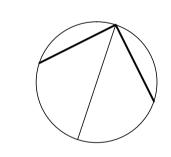
TREE 1 - CREPE MYRTLE TREE HEIGHT = 6M x WIDTH = 4M SHADE PROVIDED BY EACH TREE = 12.5m2 TOTAL COMBINE SHADE PROVIDE BY TREES = 75m2 (REQUIRED 66.1m2) OW = OPENABLE WINDOW OSD = OPENABLE SLIDING DOOR

D = OPENABLE DOOR

CROSS VENTILATION SOUTH TO EAST, EAST TO SOUTH SOUTH TO WEST, WEST TO SOUTH

CROSS VENTILATION WEST TO EAST, EAST TO WEST

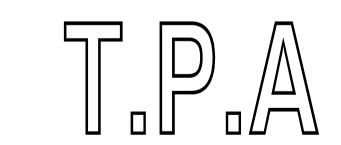




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NO DATE AMENDMENTS

1 A 27/05/25 REV A TPA TOWN PLANNING DRAWINGS 2 B 22/09/25 REV B COUNCIL RFI 1 DATED 30TH JULY 2025

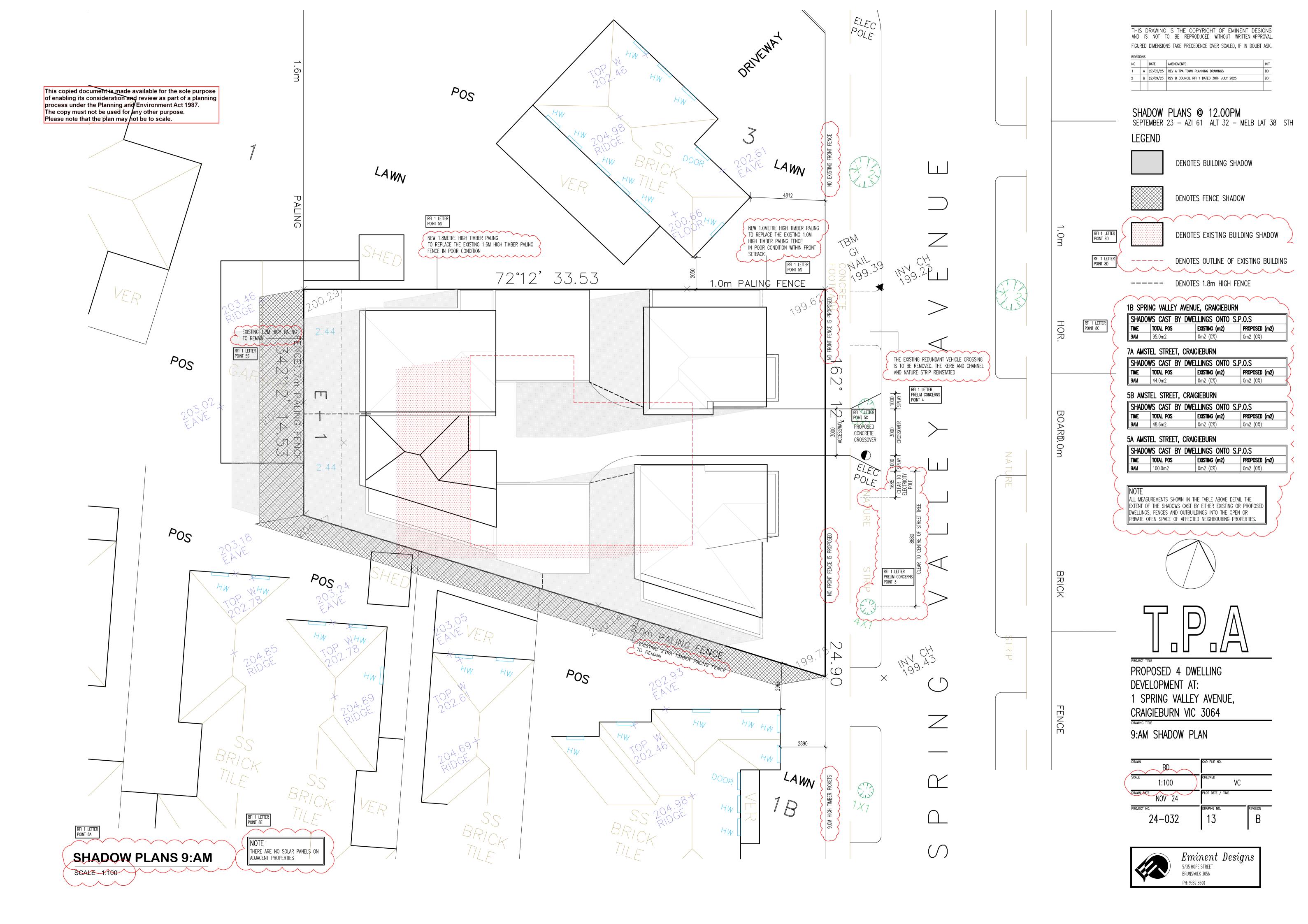


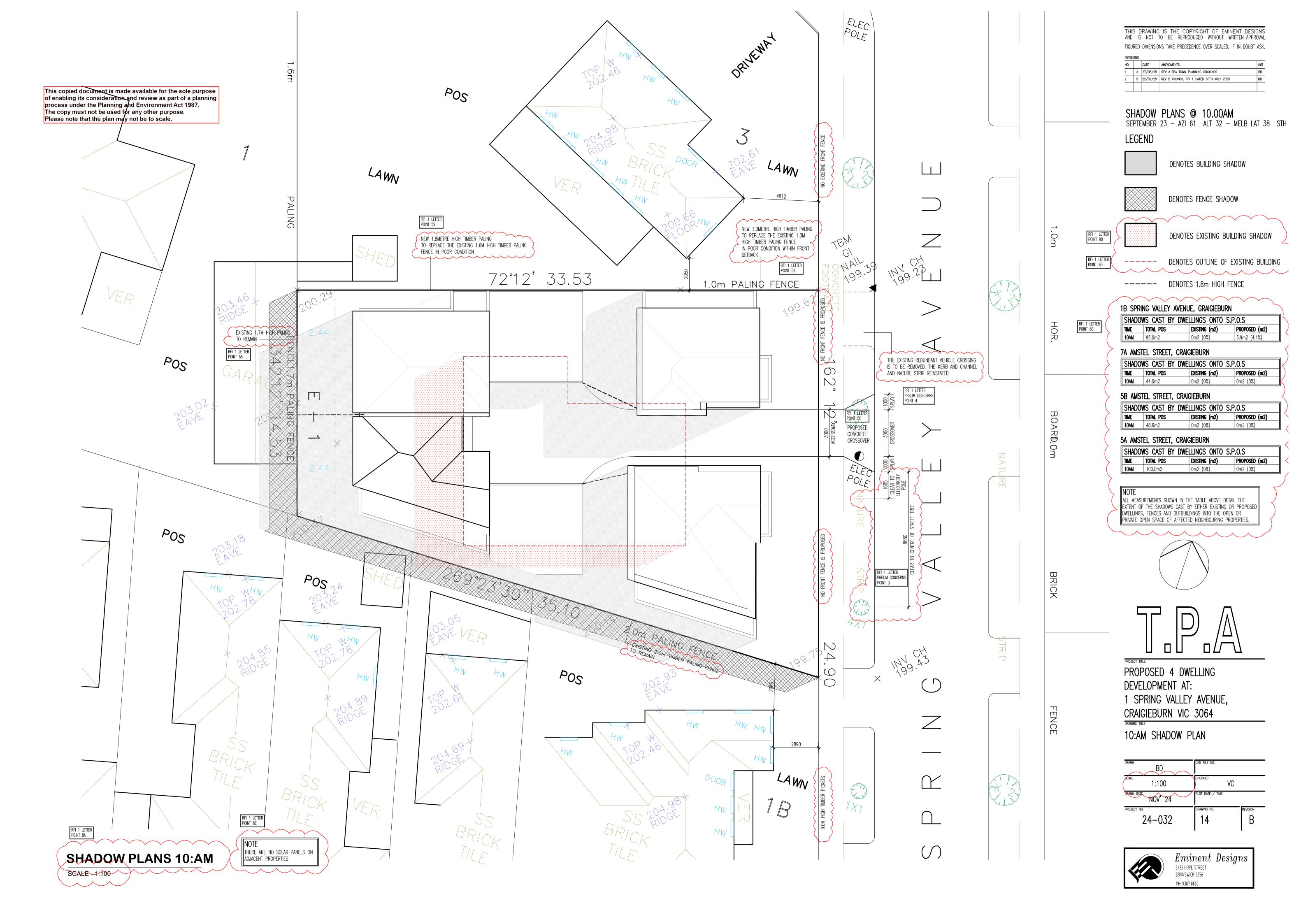
PROPOSED 4 DWELLING DEVELOPMENT AT: 1 SPRING VALLEY AVENUE, CRAIGIEBURN VIC 3064

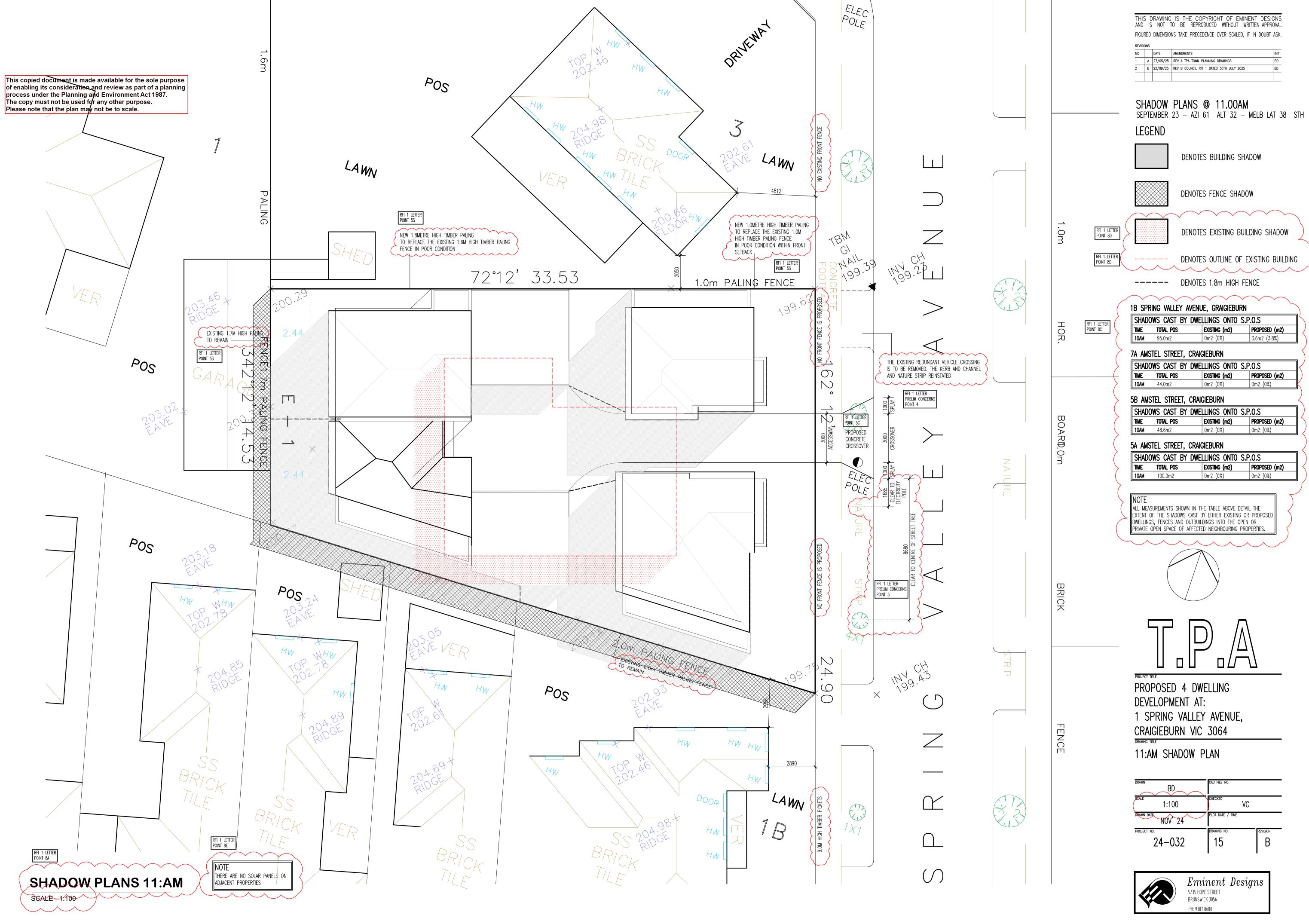
STORMWATER CATCHMENT DESIGN

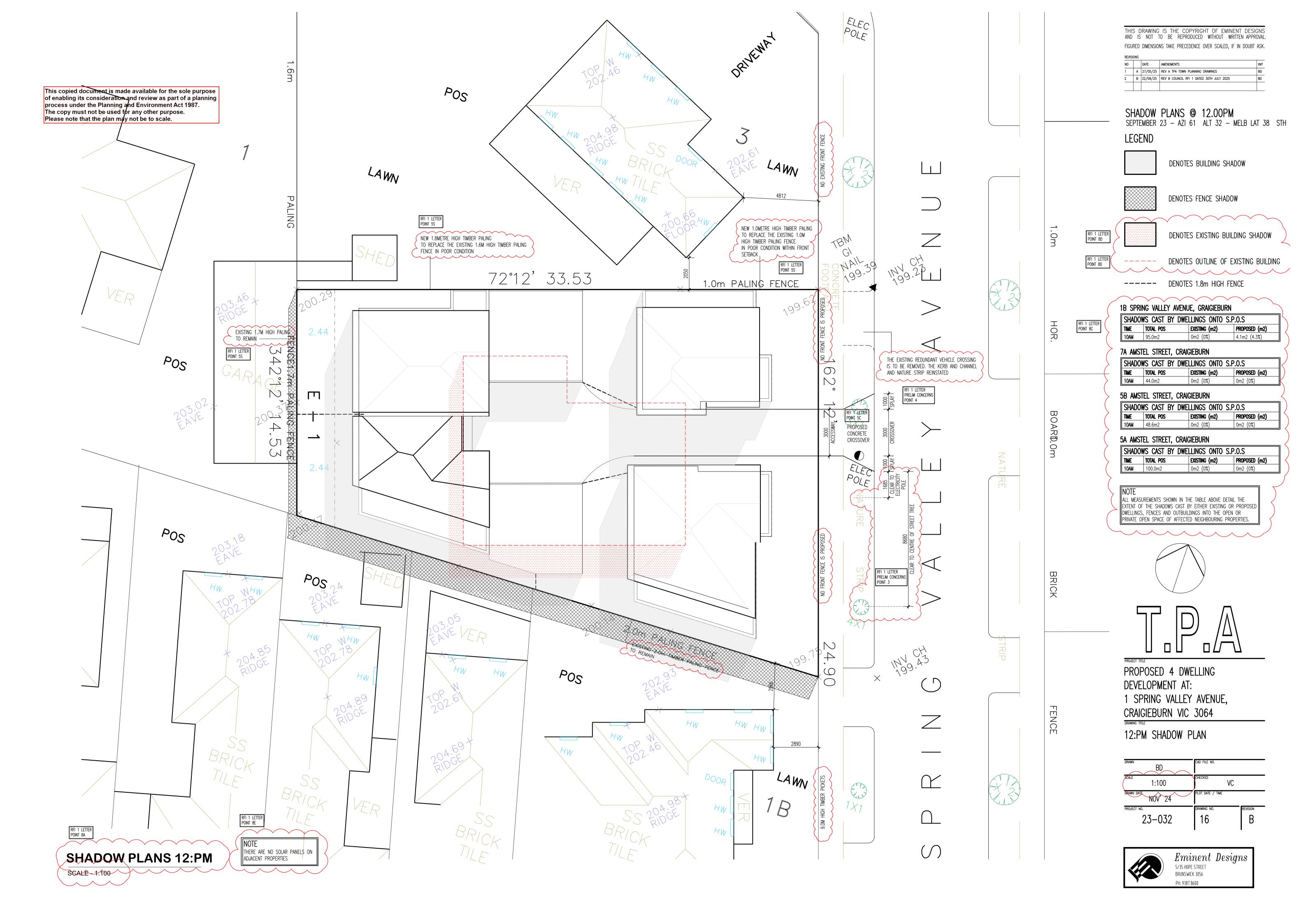
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1:100	CHECKED	
DRAWN DATE NOV 24	PLOT DATE / TIME	
PROJECT NO.	DRAWING NO.	REVISION
24-032	12	В

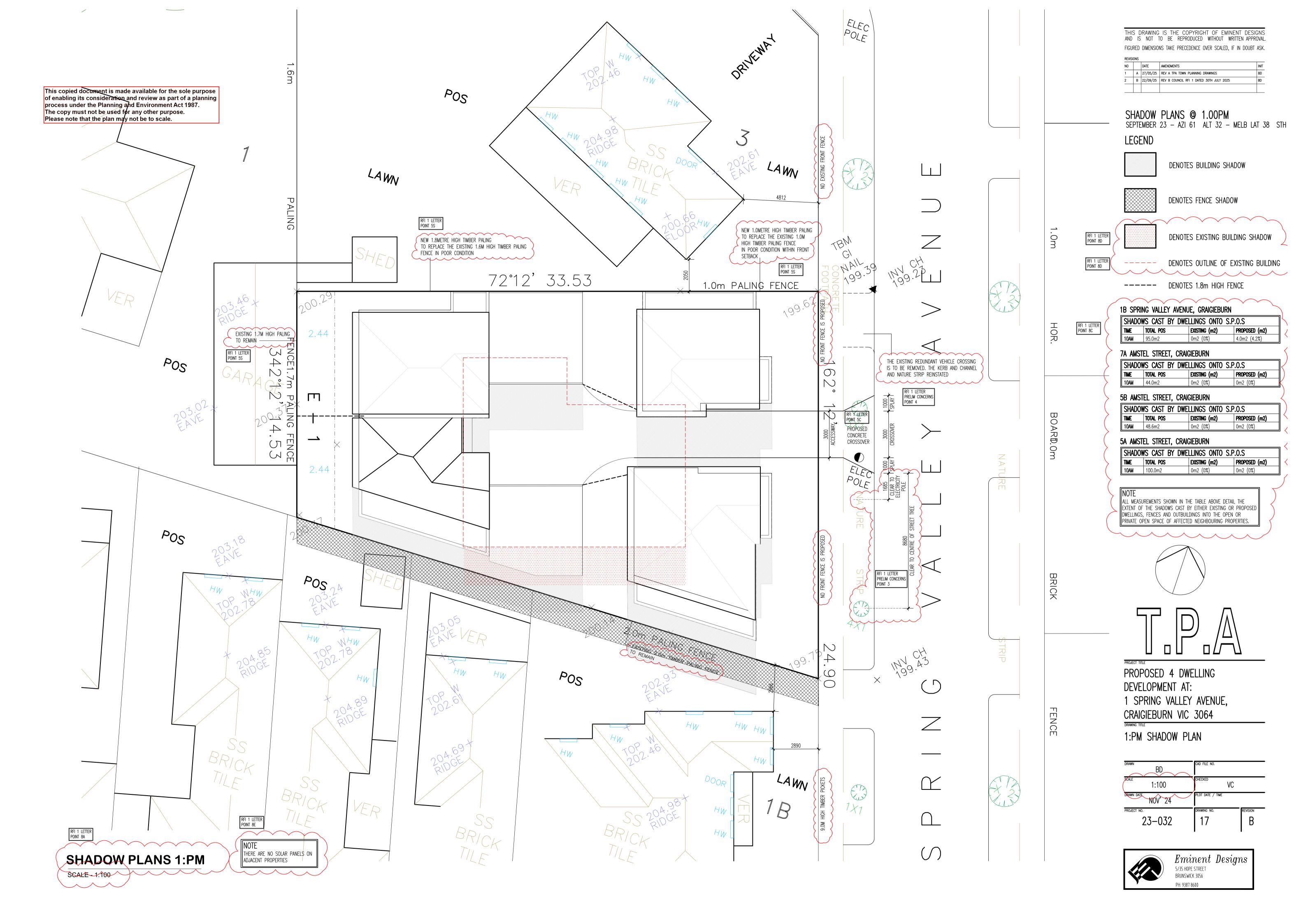


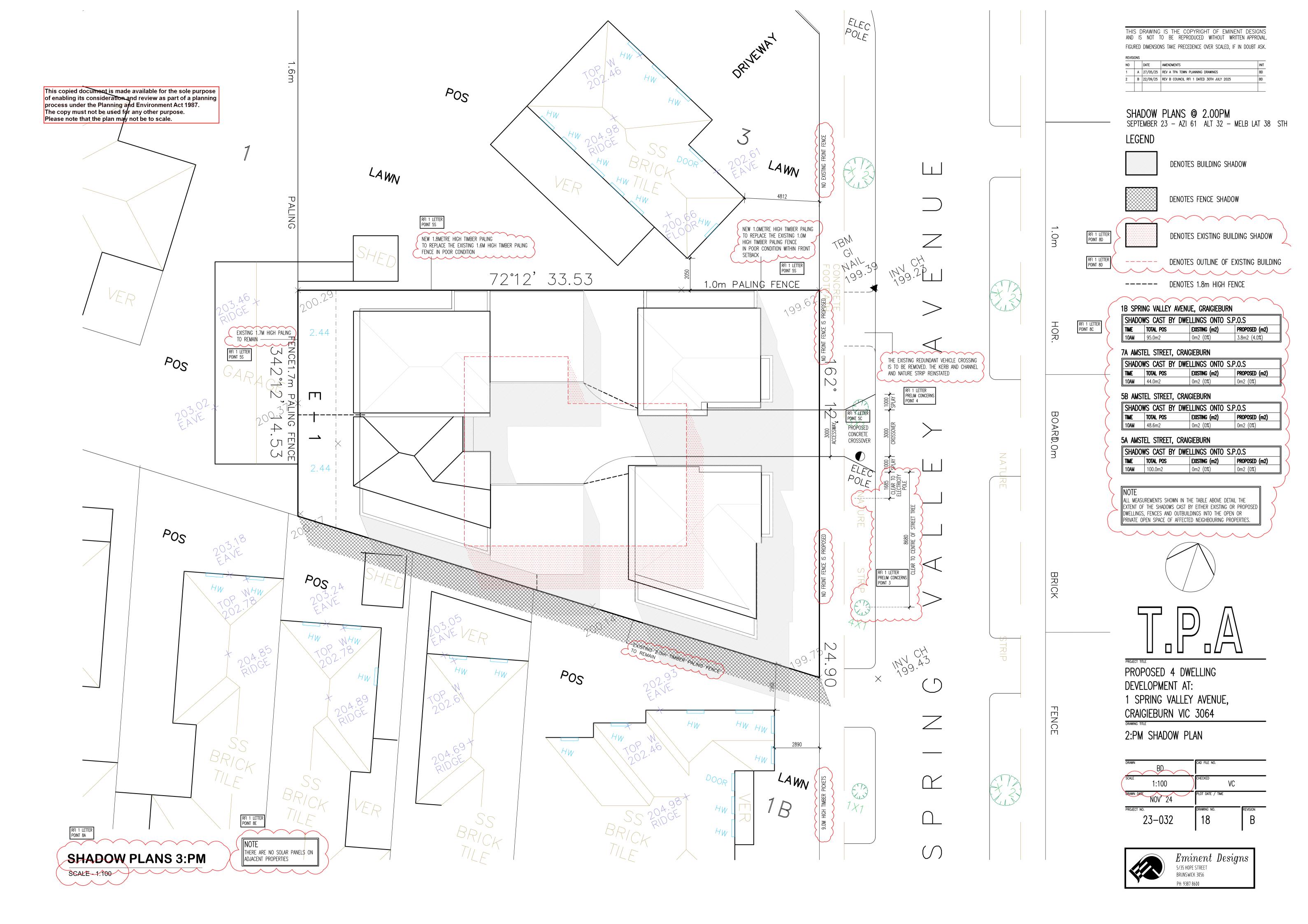


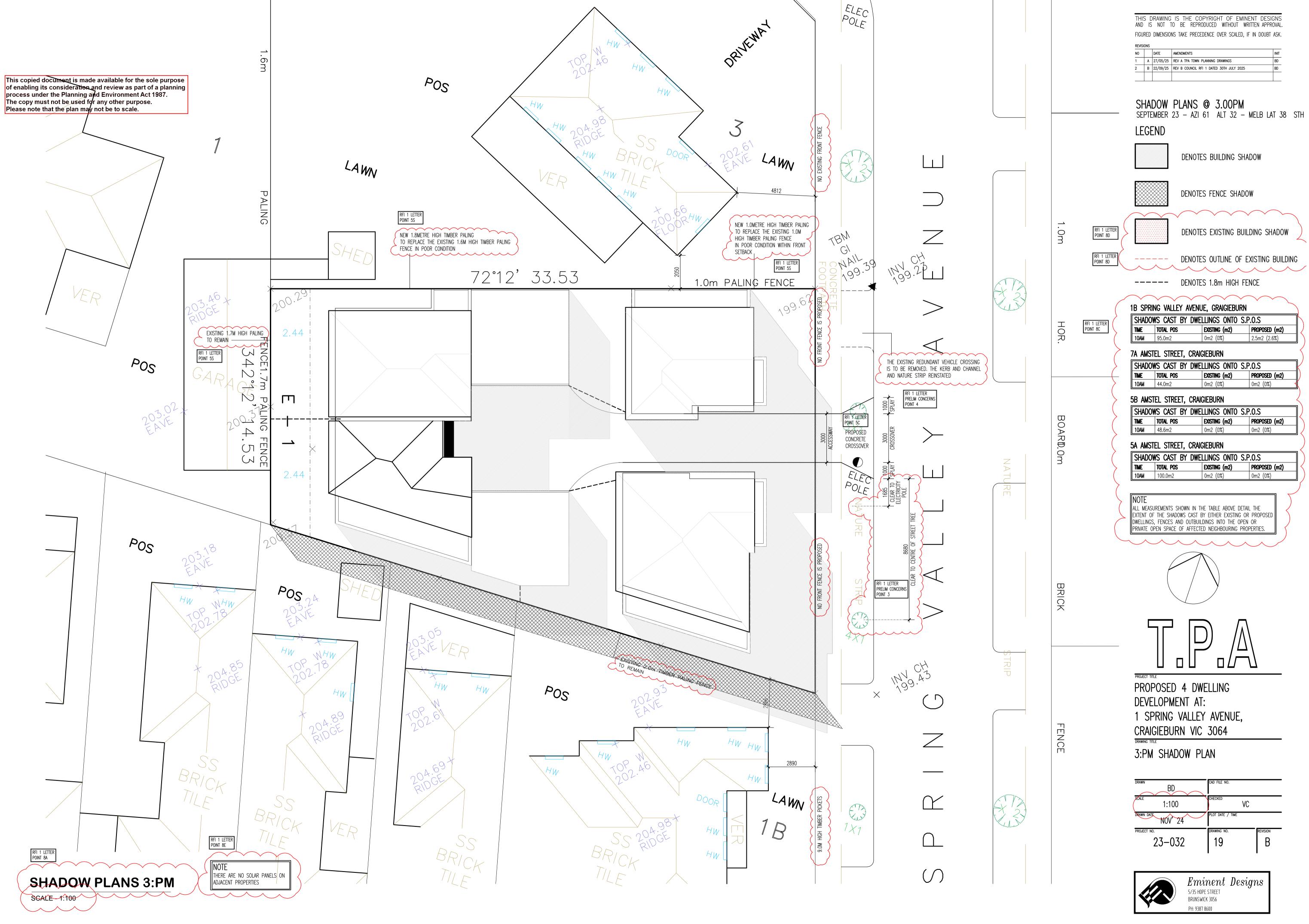


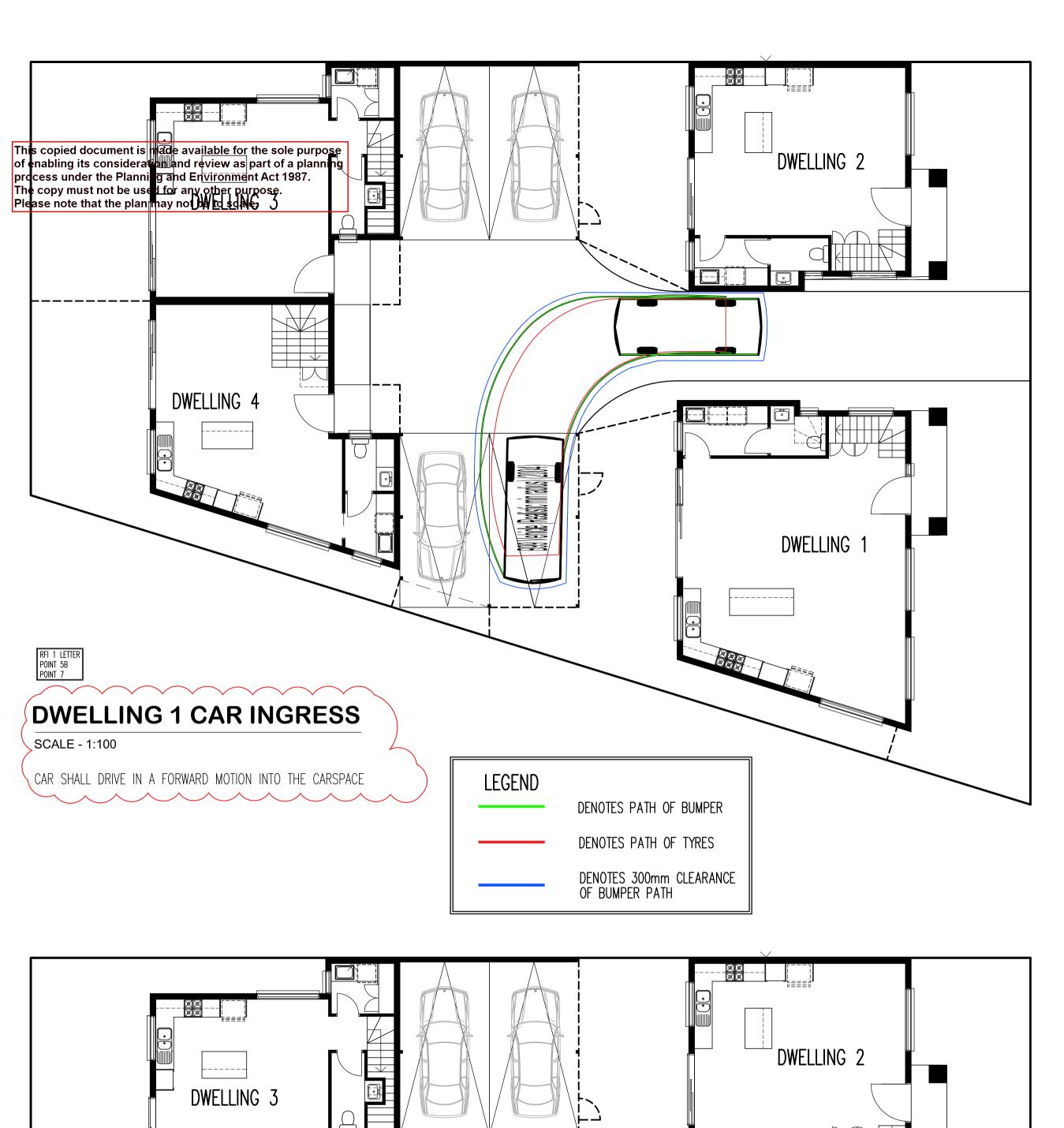


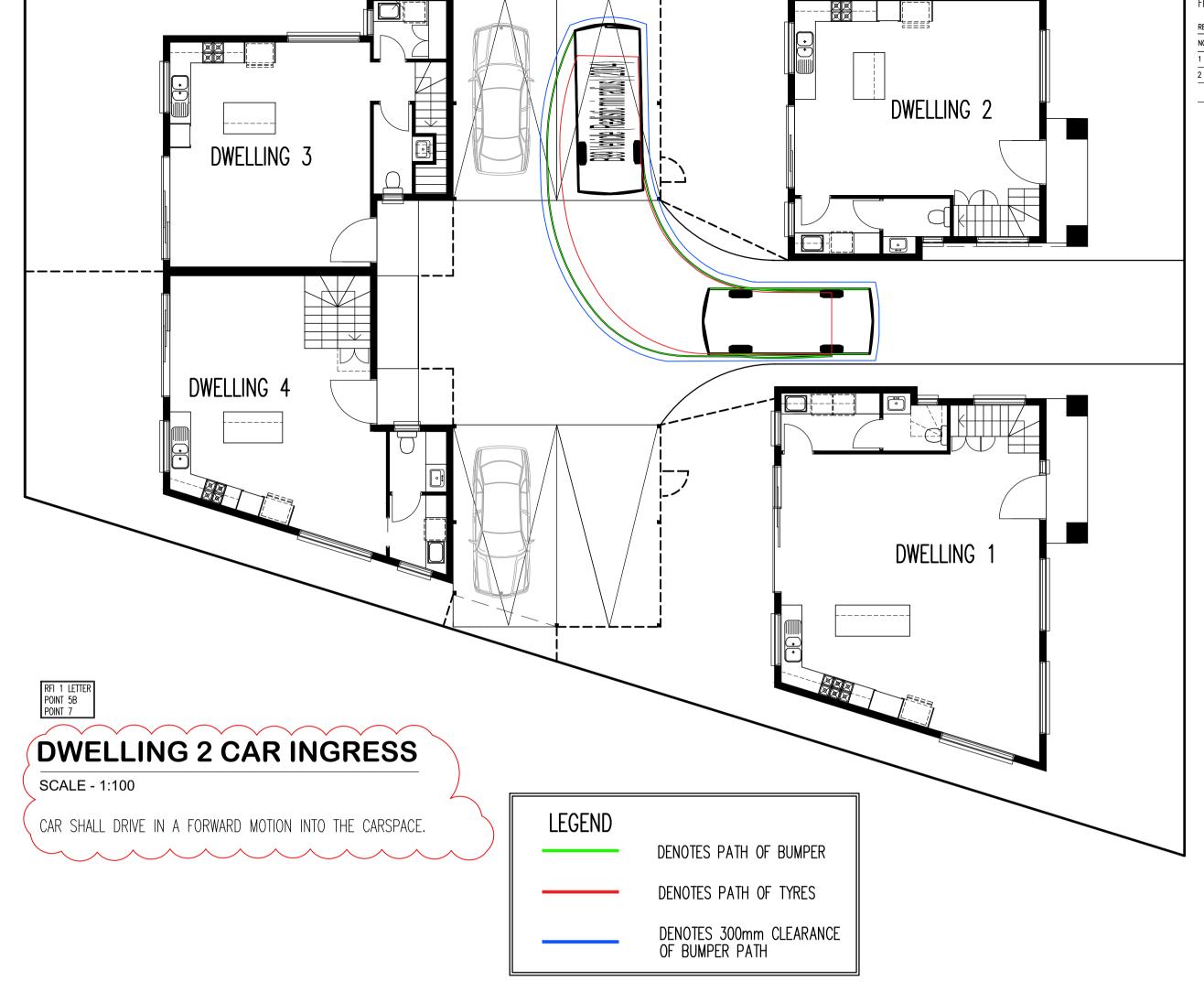


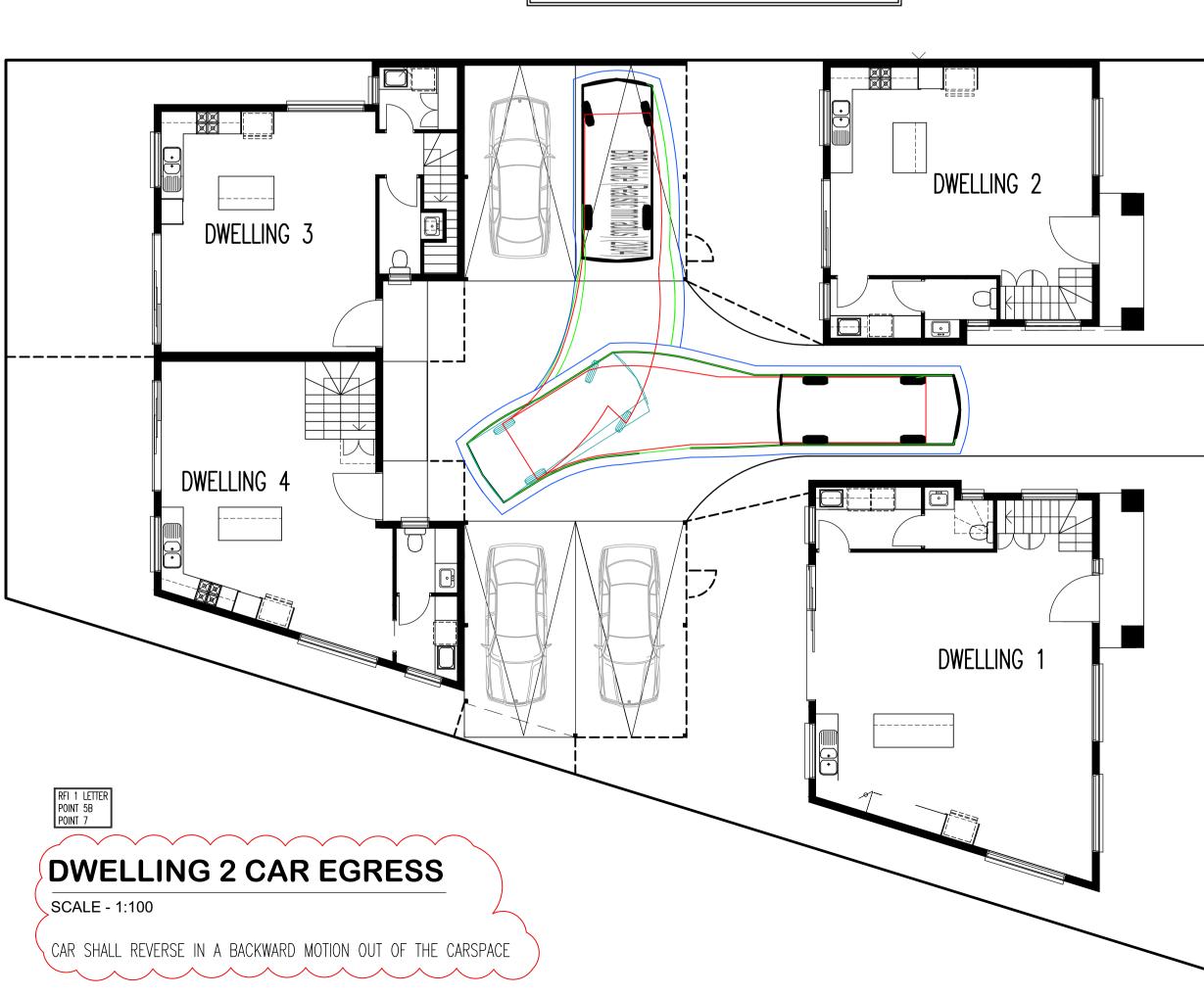


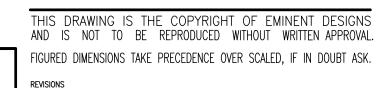












	NO		DATE	AMENDMENTS	INIT
ı	1	Α	27/05/25	REV A TPA TOWN PLANNING DRAWINGS	BD
	2	В	22/09/25	REV B COUNCIL RFI 1 DATED 30TH JULY 2025	BD
ı					

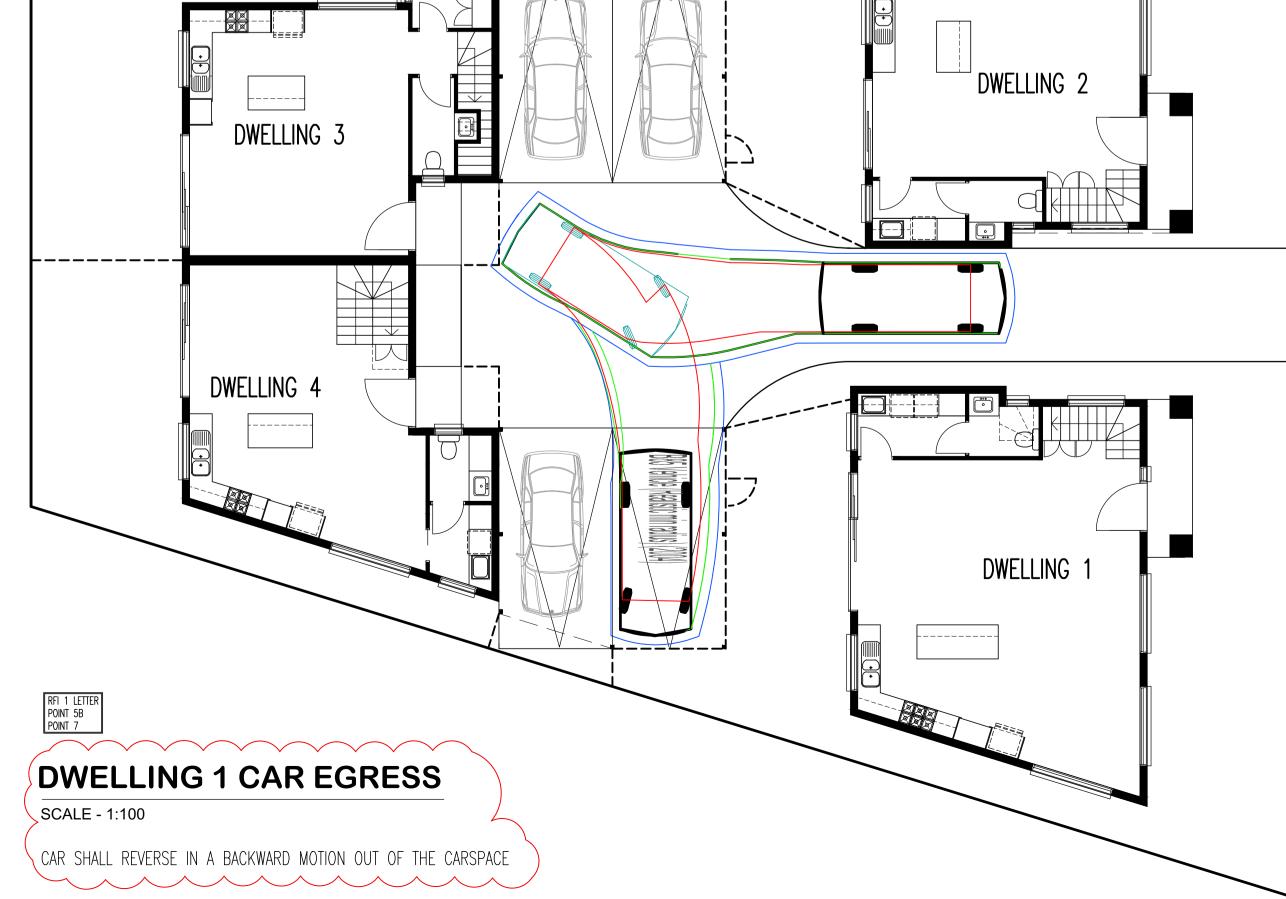


PROPOSED 4 DWELLING
DEVELOPMENT AT:
1 SPRING VALLEY AVENUE,
CRAIGIEBURN VIC 3064

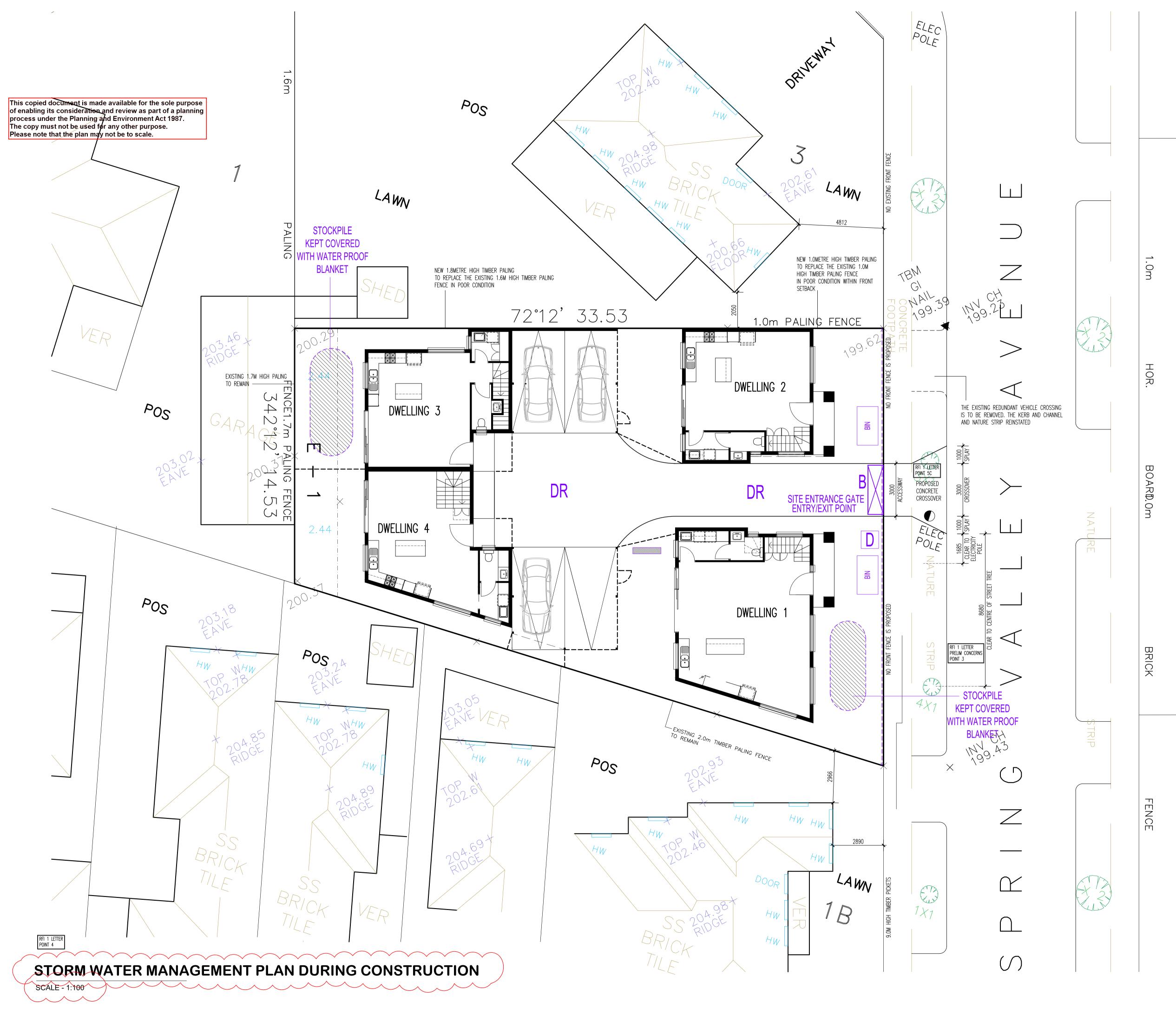
SWEPT PATH DIAGRAMS FOR DWELLING 1 AND 2

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23-032	20	В





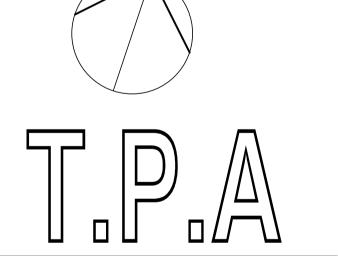




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DRIVEWAY AREA COVERED WITH CLEAN CRUSHED ROCK	DR
TEMPORARY CYCLONE FENCE WITH ATTACHED SILT CLOTH	
RUMBLE GRID/GRAVEL ACCESS POINT	
LOCATION OF STOCK PILE COVERED AND KEPT FROM LOWEST POINT OF SITE	(0)
SECURED WASTE BIN	D
SKIPS	BIN
WASH UP AREA: WATER SHALL BE CONTAINED ON SITE AND DISCHARGED OVER THE OPEN DRIVEWAY	
Water run—off from cleaning rumble grid or any other cleaning must be filtered prior to entering the legal point of discharge. Natural rainwater run—off must be controlled to prevent sediment draining into the storm water system. Upslope water must be diverted to prevent it from travelling through the site. Downpipes must be connected as soon as the roof is installed on the site. Waste material, including liquid waste such as paint, concrete slurries and chemicals, must not be discharged into a stormwater drain.	
SEDIMENT TRAP (DURING CONSTRUCTION)	
INWARD OPENING GATE	
TOILET	

THE SITE WILL NOT RETAIN ANY VEGETATION.



PROPOSED 4 DWELLING
DEVELOPMENT AT:
1 SPRING VALLEY AVENUE,
CRAIGIEBURN VIC 3064

WSUD MANAGEMENT PLAN DURING CONSTRUCTION

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Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by "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".

This checklist can be used to complete the written statement.

Where all the applicable standards shaded in grey are met, an objector has no right of appeal.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	☐ Yes	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B2-2 Building height (Clause 55.02-2)	☐ Yes ☐ No	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	☐ Yes ☐ No	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B2-4 Walls on boundaries (Clause 55.02-4)	☐ Yes ☐ No	☐ Yes, if standard not met☐ No, if standard met☐	

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e note that the plan may not be to	scale is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-5 Site coverage (Clause 55.02-5)	□ Yes	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B2-6 Access (Clause 55.02-6)	☐ Yes	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B2-7 Tree canopy (Clause 55.02-7)	☐ Yes ☐ No	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B2-8 Front fences (Clause 55.02-8)	☐ Yes ☐ No	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B3-1 Dwelling diversity (Clause 55.03-1)	☐ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-2 Parking location (Clause 55.03-2)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-3 Street integration (Clause 55.03-3)	☐ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-4 Entry (Clause 55.03-4)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	

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e note that the plan may not be to	scale. Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-5 Private open space (Clause 55.03-5)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-6 Solar access to open space (Clause 55.03-6)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-7 Functional layout (Clause 55.03-7)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-8 Room depth (Clause 55.03-8)	□ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-9 Daylight to new windows (Clause 55.03-9)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-10 Natural ventilation (Clause 55.03-10)	□ Yes □ No	No, irrespective of whether the standard is met or not.	
Standard B3-11 Storage (Clause 55.03-11)	□ Yes	No, irrespective of whether the standard is met or not.	

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	fully met?	right of appeal?	explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	☐ Yes☐ No	No, irrespective of whether the standard is met or not.	
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	☐ Yes ☐ No	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B4-2 Existing north- facing windows (Clause 55.04-2)	□ Yes □ No	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	□ Yes □ No	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B4-4 Overlooking (Clause 55.04-4)	☐ Yes	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B4-5 Internal views (Clause 55.04-5)	☐ Yes	No, irrespective of whether the standard is met or not.	
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	□ Yes □ No	No, irrespective of whether the standard is met or not.	

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	☐ Yes☐ No	☐ Yes, if standard not met☐ No, if standard met☐	
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-5 Waste and recycling (Clause 55.05-5)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-6 Noise impacts (Clause 55.05-6)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	