



Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

Office Use Only

Application No.:

Date Lodged: / /

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

Street Address *

Unit No.:	St. No.:	St. Name:
	19	Cuthbert Street
Suburb/Locality: Broadmeadows		Postcode: 3047

Formal Land Description *

Complete either A or B.

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

A	Lot No.: 454	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 059115
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

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

Add Address

The Proposal 2 ⚠ 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: Other

Develop the site for two (2) double storey attached dwellings

📎 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 \$ 985000

⚠ 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.


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

Existing Conditions

4 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant lot

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

Title Information


5 Encumbrances on title *

If you need help about the title, read:

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

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

- ☐ Yes: (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☒ Not applicable (no such encumbrance applies).

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Name:

Title:

First Name:

Surname:

Contact person's details *

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

Name:

Contact information

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

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 <input type="checkbox"/>
Title:	First Name:	Surname:
<div style="background-color: black; height: 80px; width: 100%;"></div>		
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.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature:	Date: 18/9/25
<div style="background-color: black; height: 40px; width: 100%;"></div>	day / month / year

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

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

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

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

☒ No

☐ Yes

If 'yes', with whom?:

Date:


day / month / year

Checklist

- 9 Have you:

☐ Filled in the form completely?

☐ Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

☐ A full, current copy of title information for each individual parcel of land forming the subject site

☐ A plan of existing conditions

☐ Plans showing the layout and details of the proposal

☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist

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

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

☐ Completed the relevant Council planning permit checklist?

☐ Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

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

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

 Print Form

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

Save Form:

 Save Form To You

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

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

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

Page 1 of 1

VOLUME 08728 FOLIO 683

Security no : 124128208048E

Produced 18/09/2025 01:03 PM

LAND DESCRIPTION

Lot 454 on Plan of Subdivision 059115.
PARENT TITLE Volume 08644 Folio 850
Created by instrument A866766 26/06/1968

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP059115 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: 19 CUTHBERT STREET BROADMEADOWS VIC 3047

DOCUMENT END

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

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP059115
Number of Pages (excluding this cover sheet)	5
Document Assembled	05/08/2024 14:12

Copyright and disclaimer notice:

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

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

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

HOUSING COMMISSION VICTORIA
BROADMEADOWS ESTATE
PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT A SECTION II
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE

LP59115
EDITION 5

APPROVED 22/4/68

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

VOL. 8644 FOL. 850

Measurements are in Feet & Inches

Conversion Factor

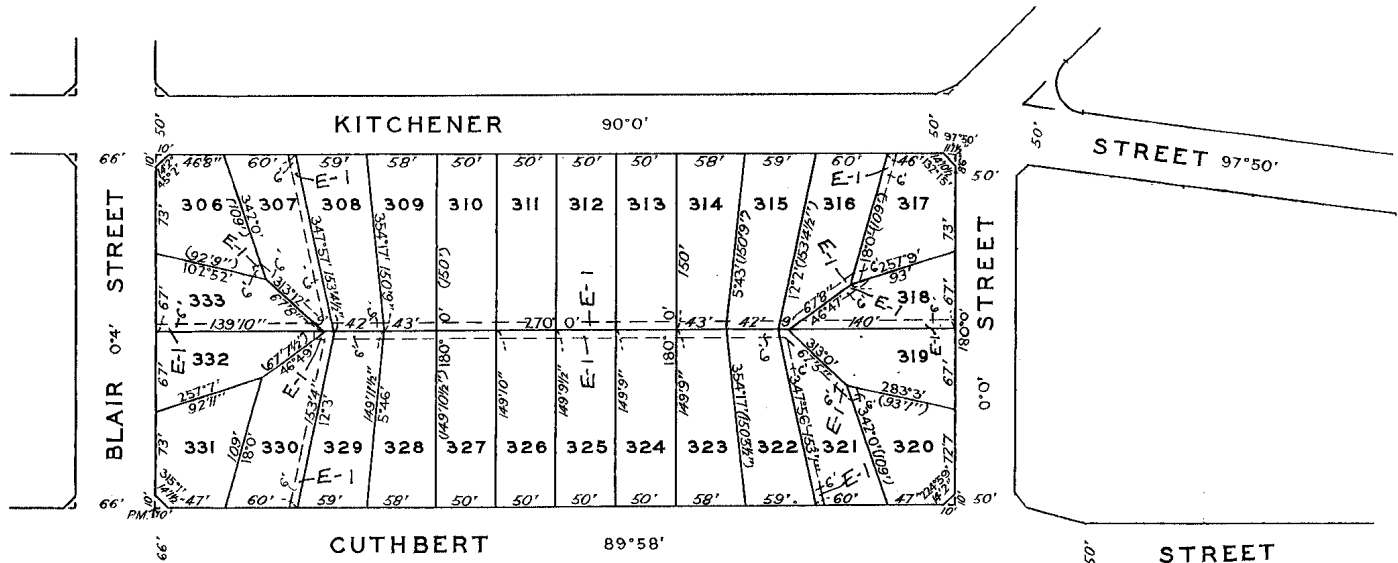
FEET X 0.3048 = METRES

APPROPRIATIONS

The land coloured Blue is set apart for Drainage,
Sewerage and Gas supply purposes and is 6 feet
wide except where otherwise shown.

NOTATIONS

LOTS 528 TO 578, BOTH INCLUSIVE, IN THE NAMES —
OF REGISTERED PROPRIETORS OTHER THAN THE
HOUSING COMMISSION ARE INCLUDED IN THIS
PLAN PURSUANT TO SECTION 23 OF ACT 6275



ENCUMBRANCES

THE LAND MARKED E-2 IS ENCUMBERED FOR
DRAINAGE & SEWERAGE PURPOSES VIDE L.P. 10178

AS TO THE LAND MARKED E-3, THE EASEMENT TO
THE M.M.B.W. CREATED BY A 859811

AS TO THE LAND MARKED E-4, THE EASEMENT TO
THE M.M.B.W. CREATED BY A 743693

AS TO THE LAND MARKED E-5, THE EASEMENT TO
THE M.M.B.W. CREATED BY A 821422

AS TO THE LAND MARKED E-6, THE EASEMENT TO
THE M.M.B.W. CREATED BY B 282147

THE LAND MARKED E-7, IS ENCUMBERED VIDE
THE RELATIVE CERTIFICATES OF TITLE

AS TO THE LAND MARKED E-8
THE EASEMENT TO M.M.B.W. CREATED BY A743695

AS TO THE LAND MARKED E-9
THE EASEMENT TO M.M.B.W. CREATED BY A776403

AS TO THE LAND MARKED E-10
THE EASEMENT TO M.M.B.W. CREATED BY A776396

AS TO THE LAND MARKED E-11
THE EASEMENT TO M.M.B.W. CREATED BY A757055

AS TO THE LAND MARKED E-12
THE EASEMENT TO M.M.B.W. CREATED BY A787336

SEE SHEET TWO

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

FOUR SHEETS
SHEET ONE

LP59115

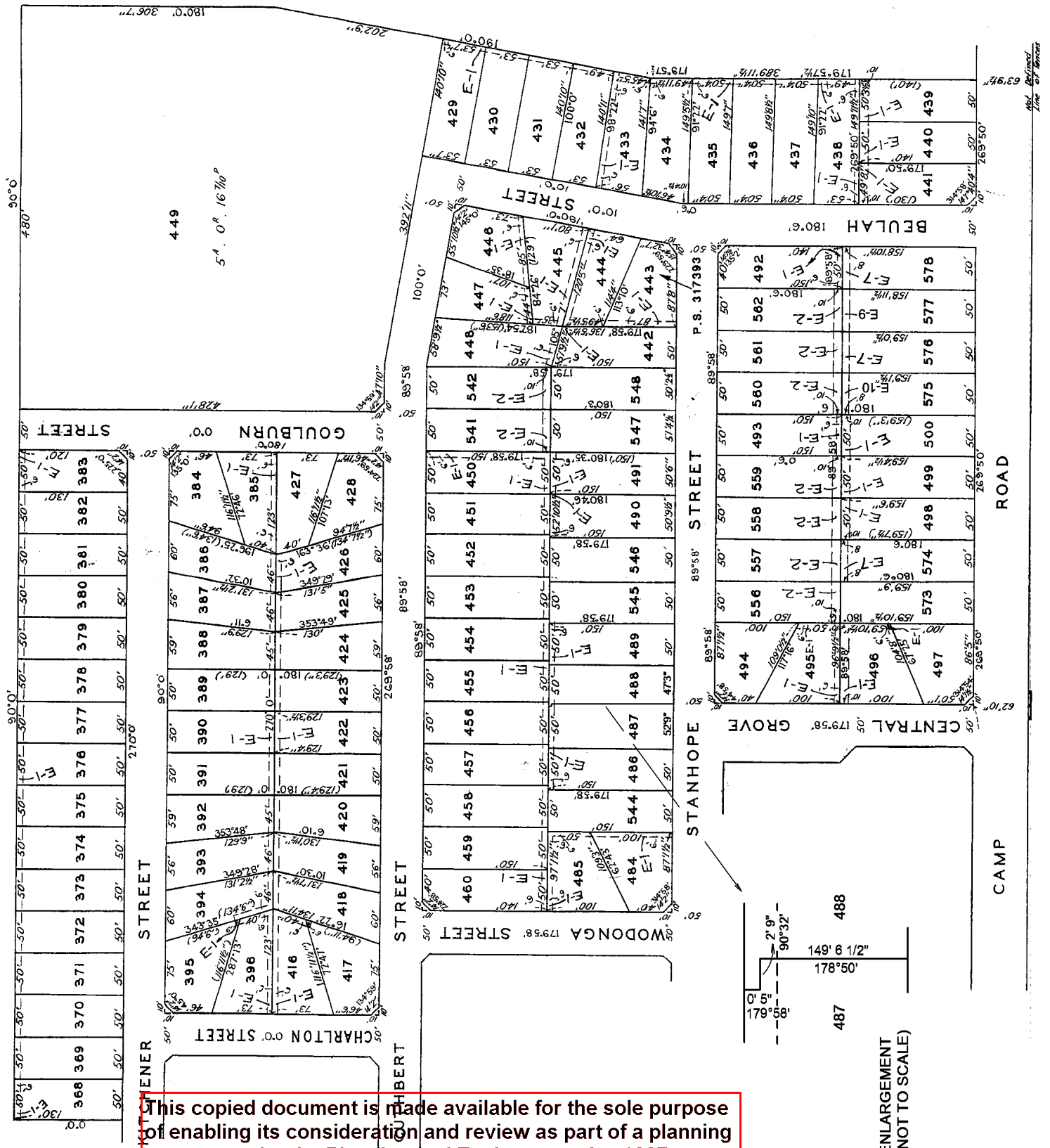


This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

FOUR SHEETS
SHEET TWO

LP59115

FOUR...SHEETS
SHEET...THREE



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

SEE SHEET TWO

ENLARGEMENT
(NOT TO SCALE)

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 59115

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

AFFECTED LAND/ PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 566	E-3	CREATION OF EASEMENT	A 859811			2	AD.
	E-4	CREATION OF EASEMENT	A 743693			3	AD.
	E-5	CREATION OF EASEMENT	A 821422			3	AD.
	E-6	CREATION OF EASEMENT	B 282147			3	AD.
	E-2	EASEMENTS ENHANCED				3	AD.
LOT 565	E-8	CREATION OF EASEMENT	A743695			4	AD
	E-9	CREATION OF EASEMENT	A776403			4	AD
LOT 577	E-10	CREATION OF EASEMENT	A776396			4	AD
LOT 575	E-11	CREATION OF EASEMENT	A757055			4	AD
LOT 570	E-12	CREATION OF EASEMENT	A787336			4	AD

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

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP59115

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

[illegible]

[REDACTED]

LAND SURVEYORS

TOWN PLANNERS

PROJECT MANAGERS

[REDACTED]

Town Planning Assessment
for a Dual Dwelling Development
at
19 Cuthbert Street, Broadmeadows
Hume City Council
on behalf of

[REDACTED]

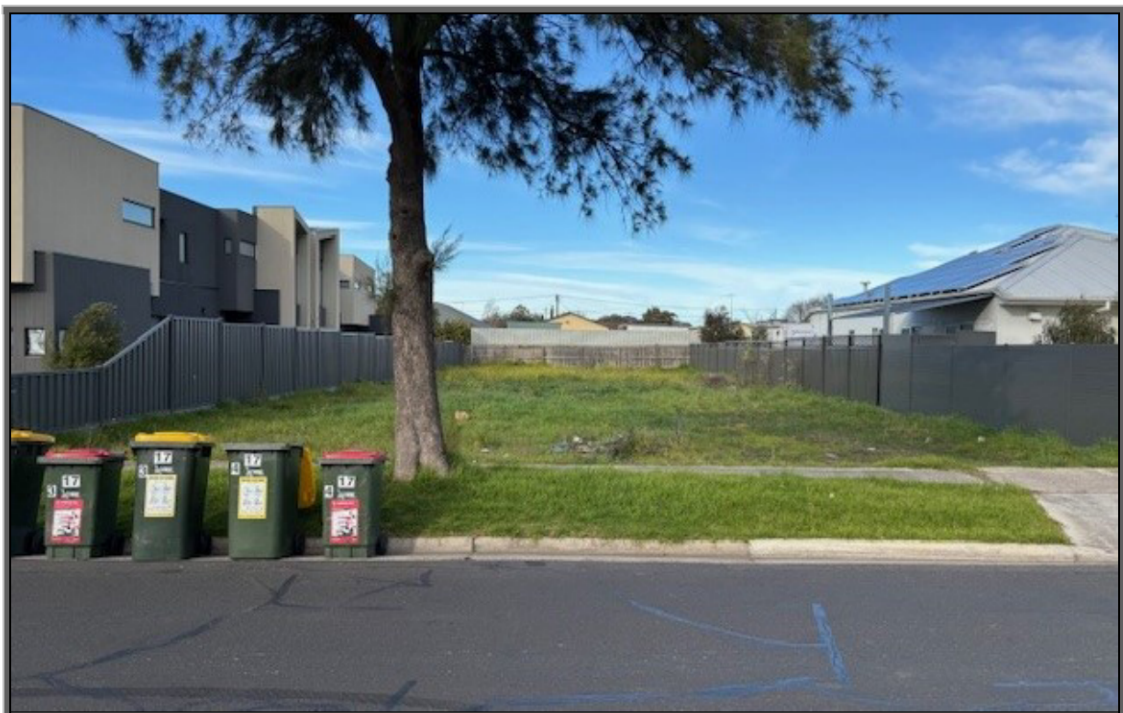
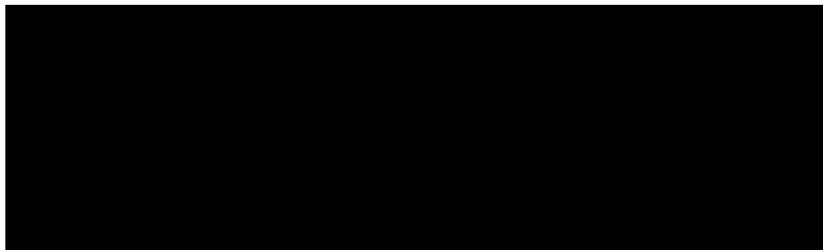


TABLE OF CONTENTS

1.	INTRODUCTION.....	3
2.	THE PROPOSAL.....	3
3.	SITE AND NEIGHBOURHOOD DESCRIPTION	3
4.	PLANNING SCHEME CONTROLS	9
5.	CLAUSE 55 ASSESSMENT.....	12
6.	OPPORTUNITIES AND CONSTRAINTS.....	18
7.	DESIGN RESPONSE.....	19
8.	CONCLUSION.....	20



Certified Quality Management System – ISO 9001: 2015
Member of the Association of Consulting Surveyors Australia
Member of the Planning Institute of Australia

File Reference: 11936/01	Date: 14 th November 2025
Disclaimer: This document has been prepared for the sole use and benefit of the client as per the terms of engagement. It may not be modified or altered, copied, reproduced, sold or transferred in whole or in part in any format to any person other than by agreement. Peyton Waite PL does not assume responsibility or liability to any third party arising out of use or misuse of this document.	

1. INTRODUCTION

This town planning assessment has been prepared by [REDACTED] Town Planning Consultants. The report addresses the zone, overlay and policy requirements of the Hume Planning Scheme as applicable for the proposed dual dwelling development at 19 Cuthbert Street, Broadmeadows.

2. THE PROPOSAL

The application proposes to develop two (2), attached, double storey dwellings on the lot, each with a frontage to Cuthbert Street. The proposed dwellings shall each consist of the following:

At the ground floor (from front to rear) shall consist of one, single garaged car space, with tandem parking space in front. Internally the buildings shall consist of an Entry Area, Study with small Store accessible from within the Garage and a Powder Room (Toilet). Beyond this will be a Laundry, Theatre Room leading into a Kitchen, Meals and Living Room with direct access to the rear Secluded Open Space.

Both dwellings garages are attached to the side boundaries.

At the first-floor level, the layout shall consist of a Master Bedroom with En-suite and Walk-in Robe, a Second and Third bedroom, a separate Toilet and Bathroom and a Retreat Area.

Each dwelling will have a rear secluded open space area of approximately 137m².

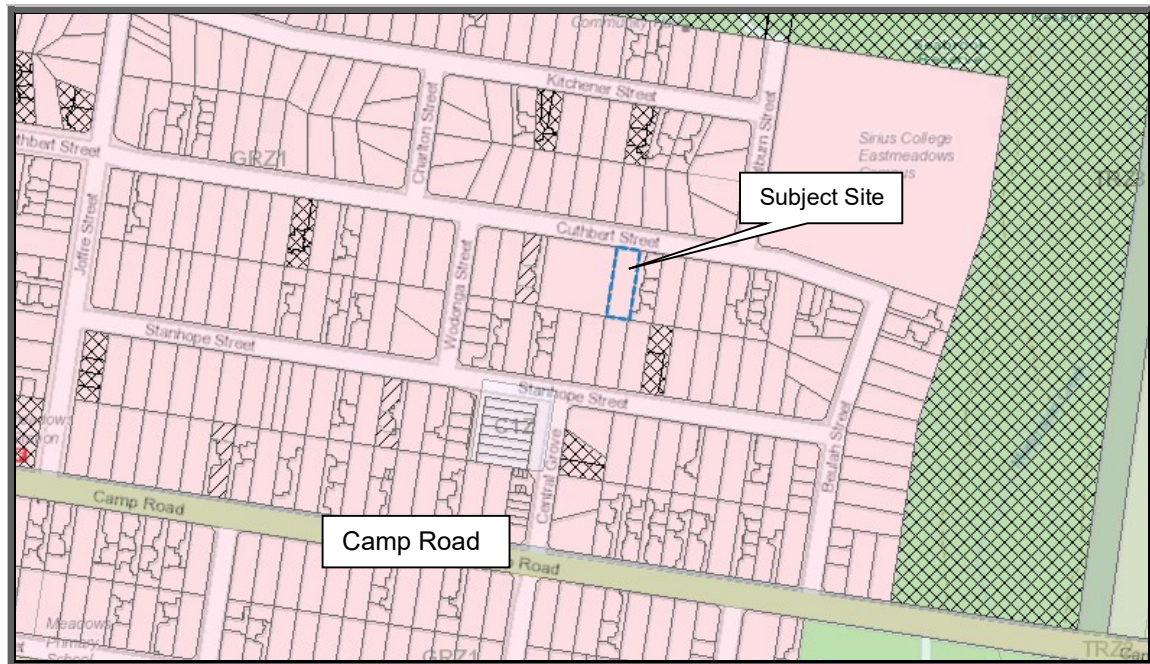
3. SITE AND NEIGHBOURHOOD DESCRIPTION

The subject site is located on the South side of Cuthbert Street, located half way between Wodonga Street (West) and Beulah Street (East). The property is approximately 180metres North of Camp Road, Broadmeadows.

Cuthbert Street is a local street, approximately 1.5kms long running from Beulah Street in the East up to Broadmeadows Railway Station (Railway Crescent) to the West. Cuthbert Street has no dedicated bicycle lane, however it is part of the Principal Public Transport Network (PPTN), see image page 6.

On street linear parking is available and appears unrestricted.

The subject site is a rectangular lot with an area of 696m². The subject site is vacant with an established street tree located centrally at the front of the site.



Locality Plan

The wider subdivision pattern is a grid subdivision, with lots generally running either North-South. The property is bound by residentially zoned land with conventional detached and medium density housing. In Cuthbert Street, the street kerbing is a mountable concrete kerb, with relatively wide, grassed nature strips with established and mature street tree planting of varying heights. The subject site has an established street tree. Footpaths are provided to both sides of the street, and these are concrete in construction, worn, but in fair to good condition. The Cuthbert Street, road pavement is bitumen and in fair condition.

Power is provided overhead along the North side of the street. Front fencing is mostly low galvanized pipe and cyclone wire fencing which is typical of the original housing. Many sites have no fencing or only low fencing in this location in a range of materials. There are no identified noise sources. The housing in this location has experienced some dwelling change in more recent years with more contemporary, medium density housing developed in the years since the original development of the area as evidenced by the adjacent development at 17 Cuthbert Street.

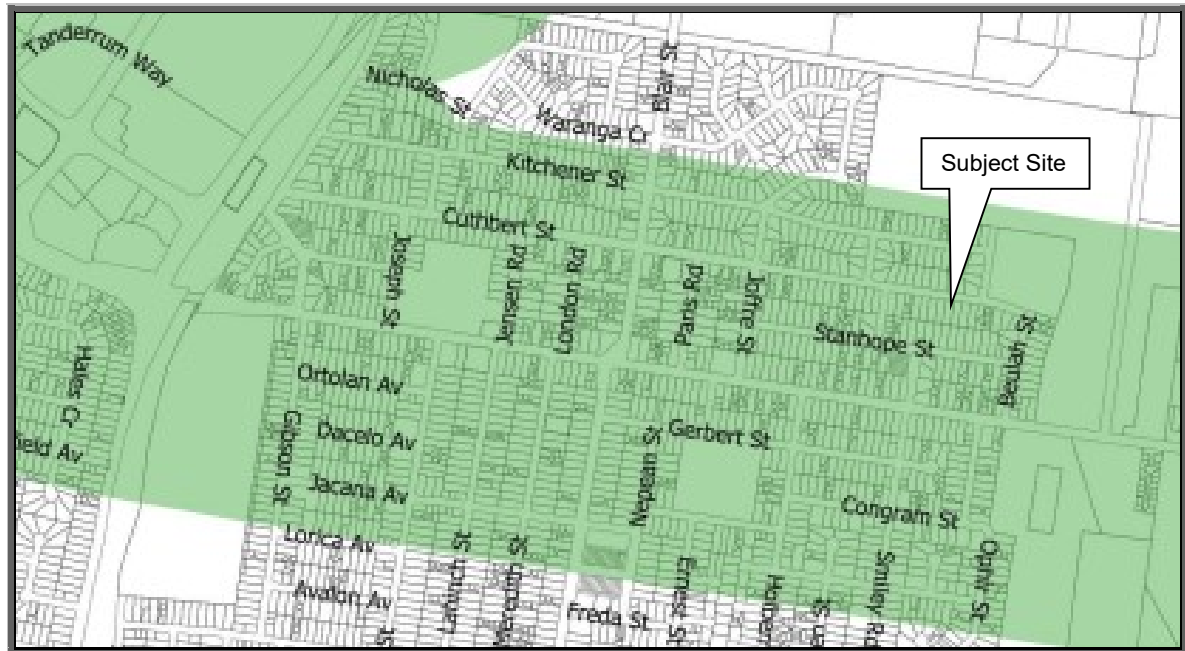
The original housing tends to be detached, mostly single storey, double fronted concrete housing with weatherboard and brick dwellings from the 1950 – 60's, utilising hip and gable roof profiles often running across the blocks.

Housing in the area is experiencing change with a variety of contemporary, medium density housing developments being completed in the years since the original development of the area. Building materials tend to be rendered cladding or combination brick/rendered cladding. Gardens tend to be informal and sparsely landscaped, with limited tree canopy cover. Canopy tree cover is therefore not a distinct characteristic of the area.



Perspective view looking East along Cuthbert Street

It is noted that the subject site is located approximately 1.4kms East from Broadmeadows Major Activity Centre. The site is located within the Principle Public Transport Network (PPTN) it has good access to the Western Ring Road, Sydney Road and Pascoe Vale Road. The site is located about 1.2kms from Broadmeadows Railway Station.



Principal Public Transport Network Area Map (Hume Planning Scheme East)

Amenities and facilities within proximity (500m radius) of the subject site are varied and include:

- Parklands/Public Open Space: Seabrook Reserve/ Jack Roper Reserve 200m North
- Main Road: - Camp Road 200m South
- Education: Sirius College (Eastmeadows Campus) 200m North- East
- Meadow Bank Primary School 500m South-West
- No. 538 Bus Service on Camp Road

Further afield within approximately 1000m radius of the subject site, amenities and facilities include:

- Broadmeadows Railway Station 1.2km West
- Access to the Western Ring Road (West bound) 1.9 kms South - West
- Access to the Western Ring Road (East bound) 2.3 kms East
- Broadmeadows Shopping Centre 1.4kms West
- Broadmeadows Primary School 900m North-West
- Campmeadows Primary School 900m South-West
- St Dominics Catholic Primary School on Camp Road 1km South-West



Adjacent medium density built form to the East side of the Subject Site



Adjacent built form to the West side of the Subject Site



Views of the form of development opposite and typical to the locality



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

4. PLANNING SCHEME CONTROLS

The subject land is zoned General Residential Zone (Schedule 1) with the Melbourne Airport Environs Overlay (MAE2).

Under Clause 32.08-7 of the Hume Planning Scheme, a planning permit is required for the development of two or more dwellings on a lot.

Under the provisions of all zones and overlays, the first purpose is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*

Under the provisions of the Residential Growth Zone 2, the remaining purposes are as follows:

- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Under the provisions of the Melbourne Airport Environs Overlay, the remaining purposes are as follows

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

Schedule 2 to the Melbourne Airport Environs Overlay has the following specific purpose:

Purpose

To identify areas that are or will be subject to moderate levels of aircraft noise based on the 20-25 Australian Noise Exposure Forecast (ANEF) contours and to limit use and development to that which is appropriate to that level of exposure.

Use of land

Dwelling

- *A permit is required to use land for a Dwelling.*
- *The development of a single lot for two or more Dwellings must not exceed a density of one dwelling per 300 square metres.*

The density required will not be exceeded in this instance

Clause 02.01 Context

Hume's population will grow by more than fifty percent from just under 245,000 in 2021 to nearly 395,000 by 2041. When all current growth area land is developed the population will be around 420,000.

Broadmeadows, Sunbury and Donnybrook (Cloverton) Town Centres are existing and future Metropolitan Activity Centres. Broadmeadows will strengthen its role as a key centre in the north, supporting the growing population of Hume and the wider Northern Subregion.

One and two person households make up more than 47% of Hume's households, another 10% are one parent families and 33% of households are couples with children.

Hume is a key gateway to the north of Melbourne and has excellent access to freeways and arterial roads, providing good accessibility to the Melbourne CBD, Melbourne Airport (which is located within the municipal boundary) and the Port of Melbourne. Hume has commuter rail links through the Upfield, Craigieburn and Sunbury lines, and freight links via the national rail line running from Melbourne to Sydney.

Clause 02.03 Strategic Directions

Settlement

- *Broadmeadows Metropolitan Activity Centre will provide a regional hub for offices and services supported by a mix of retail, leisure, commercial educational, cultural, community, leisure and transport facilities.*

Strategic Directions

- *Protect Melbourne Airport's curfew free status from encroachment by development.*

- *Facilitate high density residential development within and around activity centres and Broadmeadows, Craigieburn and Sunbury train stations.*

Clause 02.03-5 Built environment and heritage

Building design

There is significant opportunity to ensure that new buildings and development in Hume set high environmental standards and are designed to be more resilient to the impacts of climate change and to be more resource, energy and water efficient. This will also improve the long-term affordability of housing in the region, particularly in light of anticipated increasing utility costs.

Clause 02.03-6 Housing

Hume's housing stock is overwhelmingly dominated by large, detached dwellings with limited provision of one- and two-bedroom dwellings. This creates a mismatch between Hume's current housing supply and the demand for different types of housing generated by an increase in smaller, older, and more diverse households.

The Hume housing market is primarily aimed at delivering homes for family households and this creates a uniformity of new subdivisions and limited opportunities for people to access different forms of housing as their housing needs change.,there is a need for greater housing diversity including smaller dwellings, to house an ageing population and allow people to age in their local community.

Being an outer metropolitan municipality, and given large areas across the southern end of the Hume Corridor include development restrictions associated with the Melbourne Airport, the appetite and opportunity for medium and high density development is considerably less than inner or middle metropolitan municipalities. Nevertheless, pressure for increased densities will change over time and considerations for the retention of unique neighbourhood character will need to be balanced against the need for urban consolidation and the demand and need for greater housing diversity.

The strategic directions for housing are:

- ***Increase the diversity of housing in Hume.***
- ***Encourage well-designed infill residential development that provides housing options for smaller households.***
- *Encourage housing that can be adapted for different life stages or is suitable for the needs of an ageing household.*
- *Encourage the development of attractive, well-designed accommodation for older people that meets the needs of future occupants, in appropriate locations throughout the residential areas.*
- *Locate and design aged accommodation to be accessible to a range of community facilities.*

5. CLAUSE 55 ASSESSMENT

TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that responds to the site and the surrounding area.*

Requirements

A development must meet all of the applicable objectives contained in this clause.

If a development meets a standard:

- *The corresponding objective is deemed to be met;*
- *The responsible authority is not required to consider the corresponding decision guidelines.*

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Clause 55.01 - APPLICATION REQUIREMENTS

An application to which this clause applies must be accompanied by:

- *A site description.*
- *A design response.*
- *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.*

The development has been assessed against the applicable requirements of Clause 55 of the Hume Planning Scheme i.e. Rescode Provisions as follows:

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

Clause 55.02 - Neighbourhood	
Standard/ Objective	Compliance/ Response
<p>B2-1 Street Setback</p> <p><i>To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</i></p>	<p>Complies.</p> <p>The proposed buildings are to be setback at 8.13 metres which exceeds the minimum setback evident on the adjacent site of 7.9 metres.</p> <p>There is no minimum setback specified in the Schedule to the zone</p>
<p>B2-2 Building Height</p> <p><i>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</i></p>	<p>Complies.</p> <p>The buildings will not exceed a height of 9 metres</p> <p>There is no maximum building height specified in the Schedule to the zone</p>
<p>B2-3 Side and Rear Setbacks</p> <p><i>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</i></p>	<p>Complies.</p> <p>All side and rear setbacks comply with the standard. Only a small amount of on-boundary construction is proposed, where the garages are to be built to the boundaries (both sides).</p>
<p>B2-4 Walls on Boundaries</p> <p><i>To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</i></p>	<p>Complies.</p> <p>On-boundary construction is proposed to each garage for a distance of 6.47 metres. This represents only 14.1% of the total boundary length of 45.72 metres</p>
<p>B2-5 Site Coverage</p> <p><i>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</i></p>	<p>Complies.</p> <p>Building site coverage for the development stands at 331.28m² which is 47.9% of site area. As no minimum specified in schedule to the Residential Growth Zone, this figure complies with the standard.</p>
<p>B2-6 Access</p> <p><i>To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</i></p>	<p>Complies</p> <p>The development proposes to incorporate a new 3.0m wide single vehicle crossover. The existing 3.5m wide single crossover will be reduced to 3.0m in width to ensure that the width of the two accessways combined for this 15.24 metre wide site will be 6.0 metres which constitutes 39.37% of the site's street frontage and will comply with the standard</p>

<p>B2-7 Tree Canopy</p> <p><i>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</i></p> <p><i>To preserve existing canopy cover and support the provision of new canopy cover.</i></p> <p><i>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</i></p>	<p>Complies</p> <p>A 10% tree canopy cover is required for a site of this size. The landscape plan prepared details the extent of canopy tree planting proposed, which exceeds the 10% requirement</p> <p>The site is already vacant and no existing canopy trees are evident on site</p> <p>The landscape design details the new canopy trees proposed within the site, i.e.:</p> <ul style="list-style-type: none"> • White Crepe Myrtle • Willow Myrtle • Lightwood – (Acacia Implexa)
<p>B2-8 Front Fence</p> <p><i>To encourage front fence design that responds to the existing or preferred neighbourhood character.</i></p>	<p>Not Applicable</p> <p>No front boundary fence is proposed at this time. A potential low fence up to 1.2m in height could be considered as typical in this instance and would still provide good street integration.</p>

Clause 55.03 - Liveability	
Standard/ Objective	Compliance/ Response
<p>B3-1 Dwelling Diversity</p> <p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></p>	<p>Not Applicable</p> <p>Development does not constitute ten (10) or more dwellings. Development introduces two, three (3) bedroom dwellings into the locality.</p>
<p>B3-2 Parking</p> <p><i>To minimise the impact of vehicular noise within developments on residents.</i></p>	<p>Complies.</p> <p>Parking provided to each of the three (3) bedroom dwellings consists of one (1) garaged space and two (2) tandem driveway spaces.</p> <p>Each of these driveways and garages directly serve the relevant dwelling and therefore do not represent a potential noise source and therefore comply with the standard</p> <p>These spaces shall also be convenient to the dwellings and for the garaged spaces, lockable and secure.</p>
<p>B3-3 Street Integration</p> <p><i>To integrate the layout of development with the street to support the safety and amenity of residents.</i></p>	<p>Complies.</p> <p>Both dwellings present directly to the street. This provides direct pedestrian and vehicle connectivity. The proposed development does not intend to provide a front fence at this time. The frontages will be open to the street.</p>

<p>B3-4 Entry</p> <p><i>To provide each dwelling, apartment development or residential building with its own sense of identity.</i></p> <p><i>To provide entries with weather protection, safe design, natural light and ventilation.</i></p>	<p>Complies.</p> <p>Entries are clearly visible from the street and provide clear identity and shelter to the entrance of each dwelling.</p>
<p>B3-5 Open Space</p> <p><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></p>	<p>Complies.</p> <p>The secluded private open space areas are more than the minimum area specified. They are provided to the rear (South) of the dwellings. Each area is provided with good Northern light access due to the size of the area proposed.</p> <p>Each area is self-contained, located to the rear of the dwelling and conveniently accessible from main living areas.</p>
<p>B3-6 Solar Access</p> <p><i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i></p>	<p>Complies.</p> <p>The subject site is a North facing lot and so each Secluded Private Open is located to the South side (rear) of the dwellings. Despite this, each open space area will receive direct Northern light access due to the size of the open space area proposed.</p>
<p>B3-7 Functional Layout</p> <p><i>To ensure dwellings provide functional areas that meet the needs of residents.</i></p>	<p>Complies.</p> <p>The main bedrooms are 5.60m x 3.65m in dimension. All other bedrooms are 3.1m x 3.2m or 3.0m x 3.2m in dimension respectively</p> <p>The living areas are 10.7m x 6.42m in dimension with a total area of 68.69m² which exceeds 12m² in area as required</p>
<p>B3-8 Room Depth</p> <p><i>To allow adequate daylight into single aspect habitable rooms.</i></p>	<p>Complies.</p> <p>The main living areas are 10.7m x 6.42m in dimension</p>
<p>B3-9 Daylight to new Rooms</p> <p><i>To allow adequate daylight into new habitable room windows.</i></p>	<p>Complies</p> <p>All habitable room windows are clear to sky</p>
<p>B3-10 Natural Ventilation</p> <p><i>To encourage natural ventilation of dwellings.</i></p> <p><i>To allow occupants to effectively</i></p>	<p>Complies.</p> <p>Based on a ceiling height of 3.2m for the living areas the living areas length should be 8.0m min based on 3.2m ceiling height x 2.5 times = 8.0m</p>

<i>manage natural ventilation of dwellings.</i>	The main living areas are 10.7m in length
---	---

<p>B3-11 Storage</p> <p><i>To provide adequate storage facilities for each dwelling.</i></p>	<p>Complies.</p> <p>Externally accessible storage areas of 6m³ are provided for both dwellings and there is also storage space within the garages</p>
<p>B3-12 Apartment Accessibility</p> <p><i>To ensure the design of dwellings meets the needs of people with limited mobility.</i></p>	<p>Not Applicable to this form of development</p> <p>Despite this, each dwelling as a Theatre Room specified at ground level that could serve as a bedroom for people of limited mobility</p>

Clause 55.04 – External Amenity	
--	--

Standard/ Objective	Compliance/ Response
<p>B4-1 Daylight to existing windows</p> <p><i>To allow adequate daylight into existing habitable room windows.</i></p>	<p>Not Applicable</p> <p>Construction not within 1m of existing habitable room windows.</p>
<p>B4-2 Existing North Facing Windows</p> <p><i>To allow adequate solar access to existing north-facing habitable room windows.</i></p>	<p>Not Applicable</p> <p>No North facing windows within three (3) metres of the subject site. The dwelling to the rear appears to be setback a significant distance to the rear boundary of the subject site.</p>
<p>B4-3 Over shadowing</p> <p><i>To ensure buildings do not significantly overshadow existing secluded private open space.</i></p>	<p>Complies.</p> <p>The buildings proposed are double storey. Due to the site's North-South orientation, some shadow will be cast South-West, South and South-East from the 9am through to 3pm periods.</p> <p>To the West the adjacent Child Care Building presents a blind side and a pedestrian path in this position. This is not secluded private open space and shadow will be cast over this location in the morning period only.</p> <p>The adjacent site to the East has its common driveway along its abuttal with the subject site. Shadow will be cast over that driveway area. This is not secluded private open space</p>
<p>B4-4 Overlooking</p> <p><i>To limit views into existing secluded private open space and habitable room windows.</i></p>	<p>Complies.</p> <p>Bedrooms are no longer considered habitable rooms and therefore the "Retreat" Area windows constitute the only habitable room windows at the upper level. These rooms do not have a view towards any neighbouring secluded private open space or habitable rooms and therefore they are not screened in this instance.</p> <p>The rear upper level bedroom windows have been screened here because they are perceived to be an overlooking issue for the rear open space areas</p>

<p>B4-5 Internal Views</p> <p><i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i></p>	<p>Not Applicable</p> <p>No internal views evident from habitable rooms at the upper level</p>
---	--

Clause 55.05 – Sustainability	
Standard/ Objective	Compliance/ Response
<p>B5-1 Permeability</p> <p><i>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</i></p> <p><i>To facilitate on-site stormwater infiltration.</i></p> <p><i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i></p> <p><i>To contribute to urban cooling.</i></p>	<p>Complies</p> <p>Pervious area on site exceeds 20% of site area – 365m² (52.4%)</p>
<p>B5-2 Overshadow Solar Systems</p> <p><i>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</i></p>	<p>Not Applicable</p> <p>There are Solar Panels evident on the adjacent Child Care Centre immediately to the West. The Child Care building itself is setback approximately 3.1 metres from the common boundary with the subject site and this combined with the proposed setback of 1.285m will be adequate distance to not impact the solar panels. The Child Care Centre is not a residential building.</p>
<p>B5-3 Rooftop solar energy</p> <p><i>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</i></p>	<p>Complies</p> <p>An area has been defined (dotted) on the upper roof area of each dwelling to demonstrate a potential solar panel area</p>
<p>B5-4 Solar Protection to new North facing windows</p> <p><i>To encourage external shading of north facing windows to minimise summer heat gain.</i></p>	<p>Complies</p> <p>North facing windows have solar shading at the upper level as required.</p>

<p>B5-5 Waste and Recycling</p> <p><i>To ensure dwellings are designed to facilitate waste recycling.</i></p> <p><i>To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.</i></p> <p><i>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</i></p>	<p>Complies</p> <p>An area has been specified behind both garages to accommodate up to four bins (ie Red, Green. Yellow and Purple) as detailed on the site plan</p>
<p>B5-6 Noise Impacts</p> <p><i>To minimise the impact of mechanical plant noise located in the development.</i></p>	<p>Not applicable.</p> <p>No significant noise sources identified. The subject site is located within the MAE 2 Airport Overlay where noise attenuation requirements will apply via the building permit process.</p>
<p>B5-7 Energy Efficiency</p> <p><i>To achieve energy efficient dwellings and buildings.</i></p> <p><i>To ensure dwellings achieve adequate thermal efficiency.</i></p>	<p>Not Applicable</p> <p>Applies to apartment developments only</p>

6. OPPORTUNITIES AND CONSTRAINTS

Some of the identified opportunities and constraints of this site are as follows:

Opportunities:

- Property has access to a range of local and regional services.
- Minimal on boundary construction proposed.
- No on site and minimal adjacent planting within proximity to contend with
- Site length at 45.72 metres provides capacity to capitalise on Northern orientation.

Constraints:

- Rear easement on site
- North-South orientation of this North facing lot limits natural solar orientation opportunities to the rear open space and living areas proposed.

7. DESIGN RESPONSE

The proposal represents a carefully designed form of attached, double storey infill development that has minimal interface with abutting properties. The proposed layout utilises the depth of the site available, whilst providing usable private open space areas of good dimension, orientation and size.

The layouts proposed enable the dwellings to achieve a presentation to a street. This design has sought to utilize the space available, whilst capitalizing on the solar orientation opportunities available.

The designs achieve the following parameters considered applicable in this instance: -

- Useable and suitably sized open space areas with direct access from living areas,
- Efficient use of the site,
- Minimal on boundary construction,
- Minimal interface for adjacent properties habitable windows,

This proposed development would not detract from the establishing medium density housing styles being developed in this locality. Any overshadowing concerns have been reduced here by the proposed built form. The shadow to be cast will not encroach significantly into the neighbouring properties and not at all into any secluded private open space. The shadow diagrams prepared details the level of impact proposed.

The open plan habitable living area of the dwellings and separated sleeping areas incorporating one potential bedroom at ground level and three bedrooms at the first-floor level provide an opportunity for a diversity of household types.

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

8. CONCLUSION

The subject site is in a good location for increased residential redevelopment given the position within proximity of the Broadmeadows Activity Centre and the accessibility to public services and facilities such as schools, commercial areas and the range of open space options.

This application represents a suitable response to the design requirements of Clause 55 of the Hume Planning Scheme. The establishing precedence for contemporary forms of development on nearby sites also lends supports to this application.



LAND SURVEYORS

TOWN PLANNERS

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

TOWN PLANNING APPLICATION

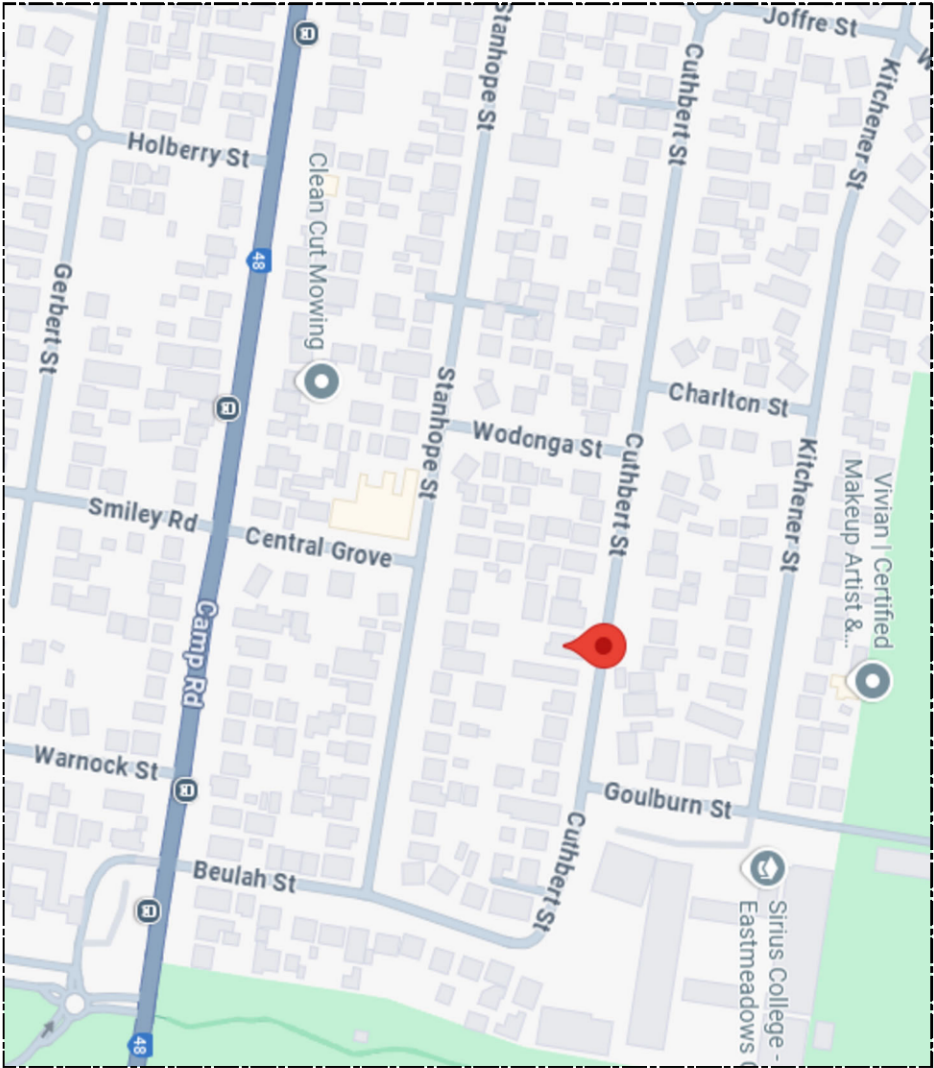
19 CUTHBERT STREET BROADMEADOWS, VIC

CONSTRUCTION OF DUAL OCCUPANCY

LIST OF PAGES

- 1. COVER SHEET
- 2. NEIGHBORHOOD & SITE DESCRIPTIONS PLAN - PROPOSED
- 3. DESIGN RESPONSE PLAN
- 4. PROPOSED SITE PLAN/ FLOOR PLAN - GROUND FLOOR
- 5. PROPOSED FIRST FLOOR
- 6. GARDEN AREA
- 7. ELEVATIONS
- 8. STREETSCAPE
- 9. SHADOW DIAGRAM

AREAS - UNIT 1		
SITE AREA	34m ²	
SITE COVERAGE	69 % APPROX	
PERMEABILITY	34 % APPROX	
GARDEN AREA	45 % APPROX	
AREAS - UNIT 2		
SITE AREA	34m ²	
SITE COVERAGE	69 % APPROX	
PERMEABILITY	34 % APPROX	
GARDEN AREA	45 % APPROX	



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

DR-11-0100
PO BOX 290 WALLAN, 3780 VIC
CONTACT NUMBER: 083844008

CLIENT:
[REDACTED]

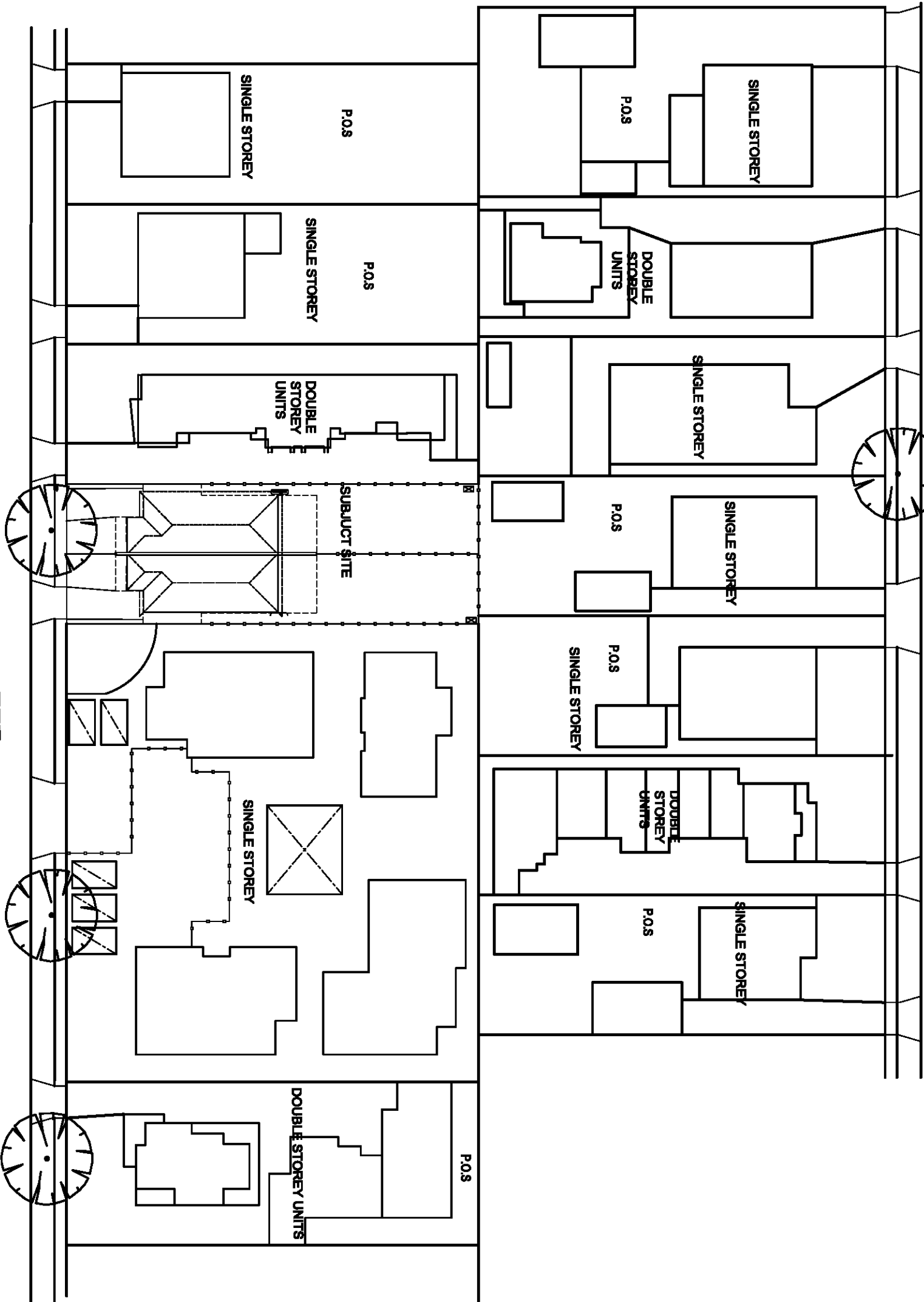
PROJECT:
PROPOSED UNIT DEVELOPMENT

ADDRESS:
19 CUTHBERT STREET
BROADMEADOWS

DRAWING COVER PAGE

DATE: 2/8/2025
SCALE: 1/4"=1'-0"
JOB NO.:
DRAWN BY:
PAGE NUMBER: 1 OF 9
REV:

STANHOPE STREET



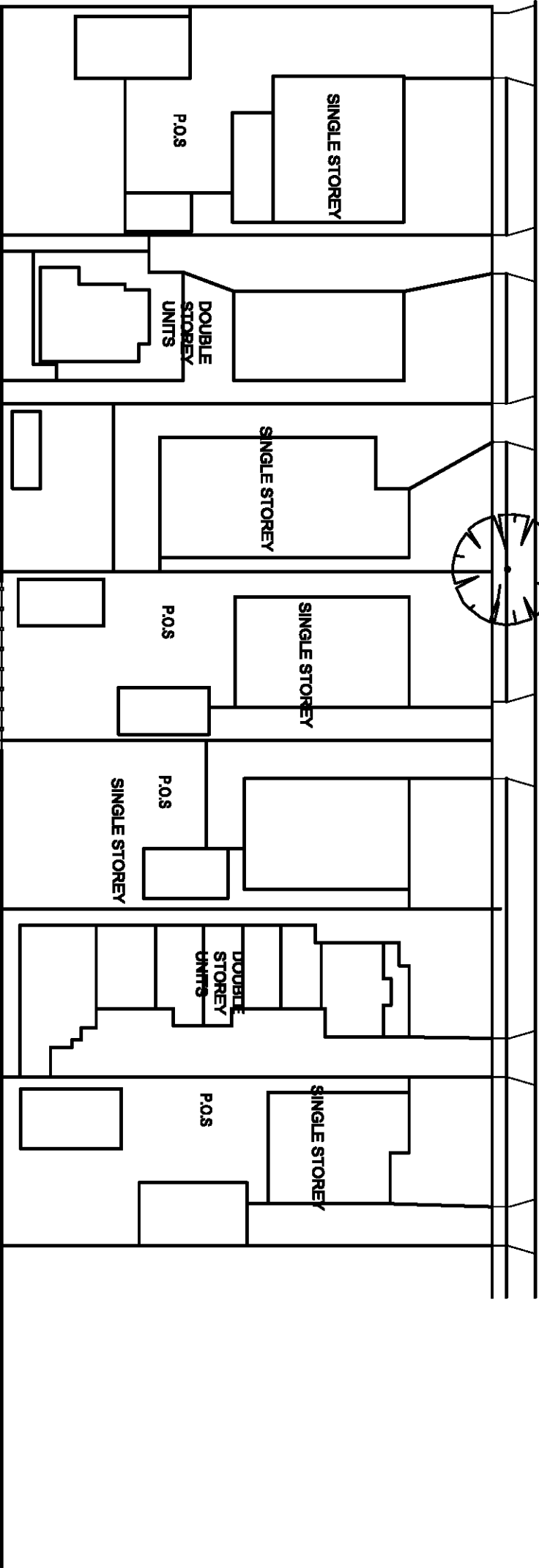
CUTBERT STREET

- 1.9M - GIBBS COLLEGE CAREER DEVELOPMENT
- 2.18M - BUS STOP
- 2M - BEAROOK RESERVE
- 6.2M - MEADOWS PRIMARY SCHOOL/RECREATION
- 5.2M - MEADOWS PRIMARY SCHOOL
- 5.8M - BROADMEADOWS FAMILY HEALTH CARE
- 1.9M - BROADMEADOWS SHOPPING CENTER
- 1.8M - BROADMEADOWS AQUATIC AND LEISURE CENTRE
- 1.8M BROADMEADOWS HOSPITAL

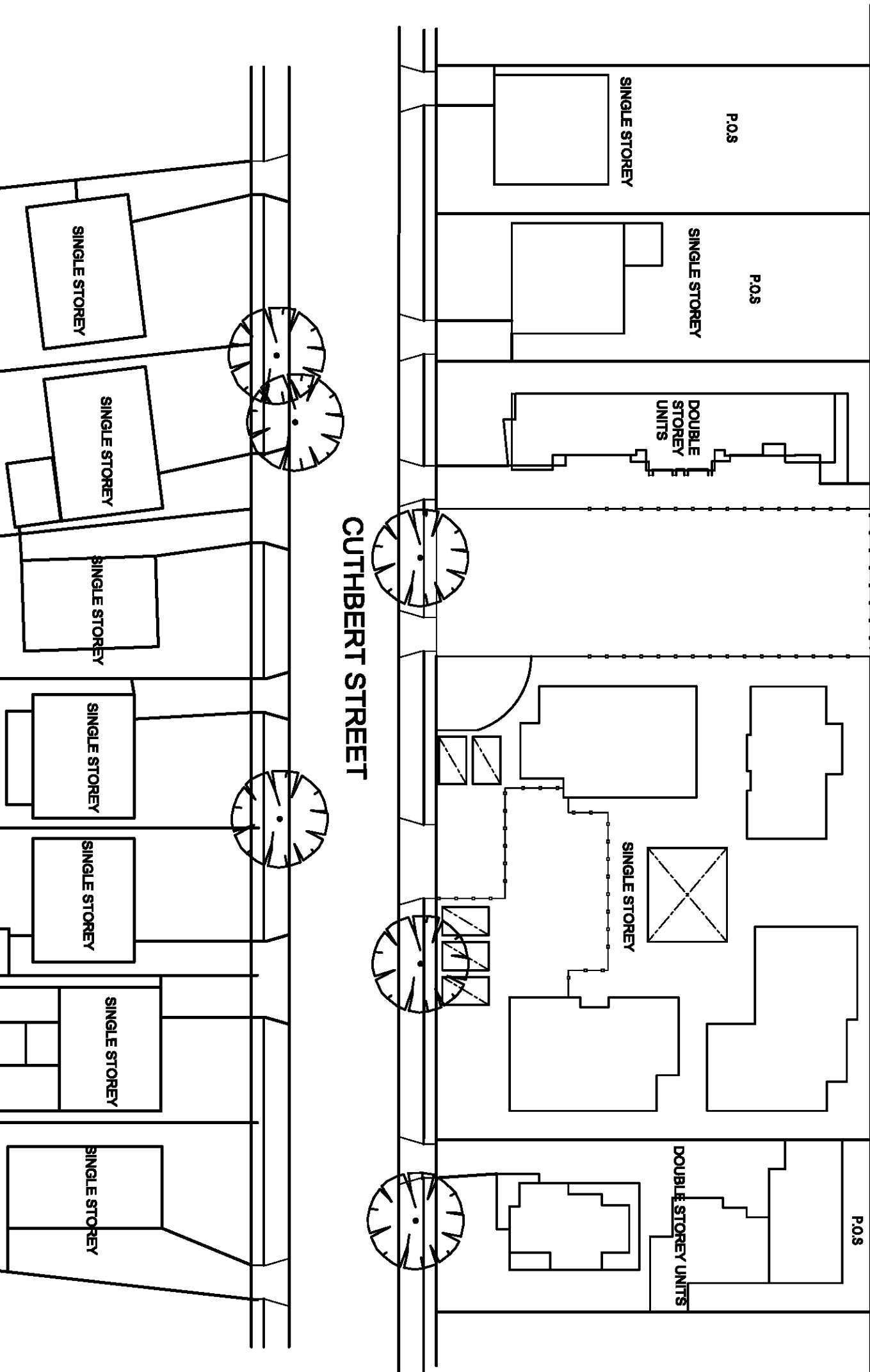
DB-11-0110 P.O. BOX 210 WALLAN, 3780 VIC CONTACT NUMBER: 0359444005	
PROJECT: PROPOSED UNIT DEVELOPMENT	
ADDRESS: 19 CUTBERT STREET BROADMEADOWS	
DRAWING COVER PAGE	
DATE: 2/8/2008	
SCALE: 1/4" = 1'-0"	
JOB NO.:	
DRAWN BY:	
PAGE NUMBER: 2 OF 6	
REV:	

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

STANHOPE STREET



CUTHBERT STREET



- 1.8M - BRISBANE COLLEGE GREEN DEVELOPMENT
- 2.18M - BUS STOP
- 2M - BEARCOCK RESERVE
- 6.5M - MEADOWS PRIMARY SCHOOL/UNDERGARTEN
- 6.5M - MEADOWS PRIMARY SCHOOL
- 6.5M - BROADMEADOWS FAMILY HEALTH CENTRE
- 1.9M - BROADMEADOWS SHOPPING CENTER
- 1.8M - BROADMEADOWS AQUATIC AND LEISURE CENTRE
- 1.8M BROADMEADOWS HOSPITAL

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

DB - U-6/100 P.O BOX 290 WALLAN, 3780 VIC CONTACT NUMBER: 036844006	
CLIENT:	
PROJECT:	
PROPOSED UNIT DEVELOPMENT	
ADDRESS:	
19 CUTHBERT STREET BROADMEADOWS	
DRAWING COVER PAGE	
DATE: 2/8/2020	
SCALE: 1/4" = 1' 0"	
JOB NO:	
DRAWN BY:	
PAGE NUMBER: 3 OF 6	
REV:	

AREAS - UNIT 1	
SITE AREA	349m2
DWELLING	138.42
PERST	98.78
GARAGE	23.95
PORCH	5.87
TOTAL	266.42 (26.57m)
P.O.S	85.05504

AREAS - UNIT 2	
SITE AREA	349m2
DWELLING	138.42
PERST	98.78
GARAGE	23.95
PORCH	5.87
TOTAL	266.42 (26.57m)
P.O.S	85.05504

DEVELOPMENT SUMMARY AREA (m2)		%
SITE AREA	698m2	
BUILDING	165.64m2 PER UNIT	47.05
SITE COVERAGE	331.28m2 TOTAL	
2ND FLOOR	136.4m2 PER UNIT	38%
1ST FLOOR	98.78m2 PER UNIT	28%
GARAGE	23.95m2 PER UNIT	4%
PORCH	5.87m2 PER UNIT	0.8%
PRIVATE OPEN SPACE	95.05m2 PER UNIT	27.3%
PERMEABILITY	343m2	49%
GARDEN AREA	293.82m2	42.2%

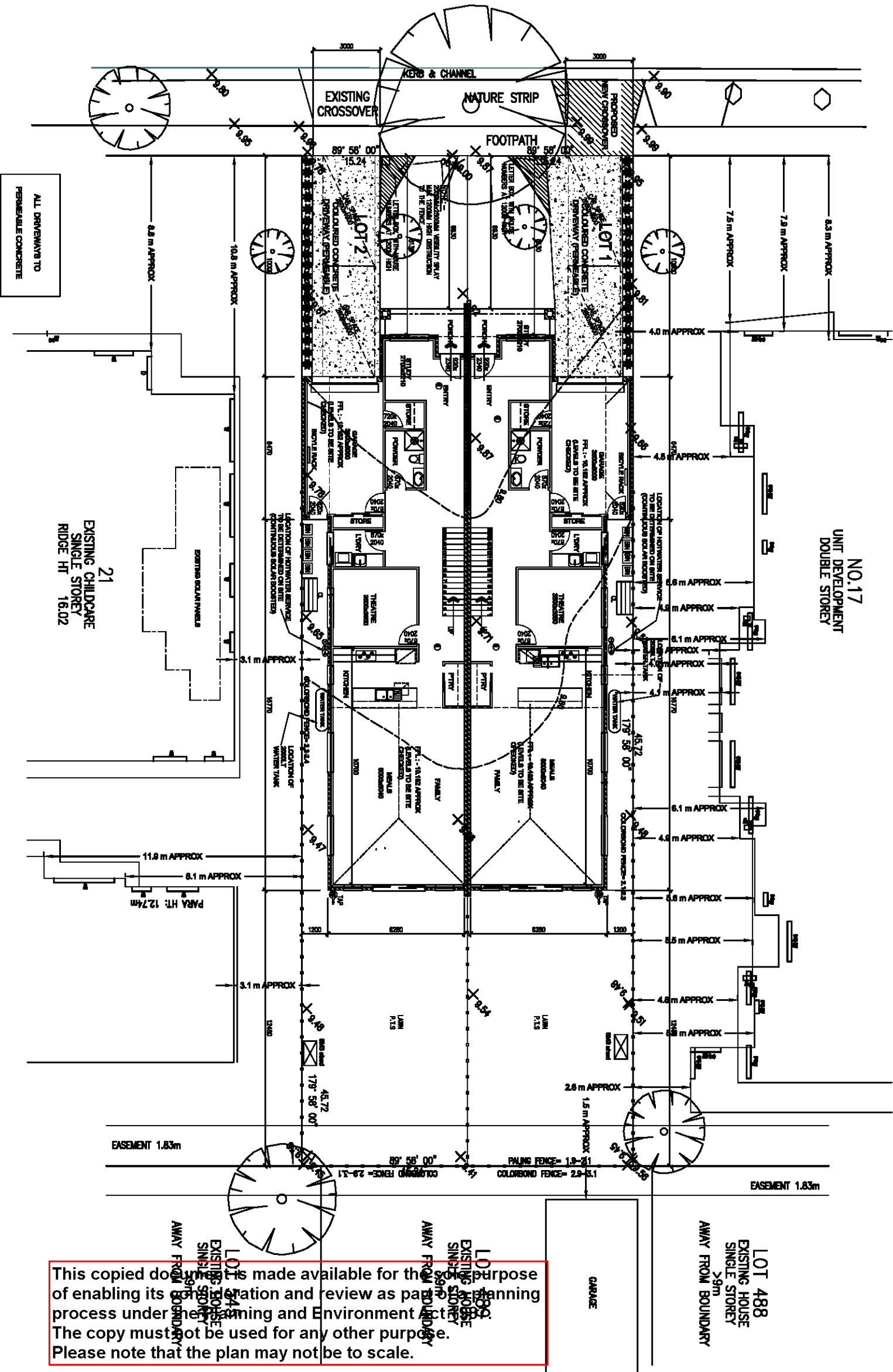
CUTHBERT STREET



ELEVATIONS

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE OF WALLS AND JOINTS IN CONCRETE SHALL BE TO THE FACE OF THE CONCRETE.

NOTE: NO FRONT FENCES TO BE CONSTRUCTED.



This copied document is made available for the purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 2000. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

DR-11-0110
P.O. BOX 210 WALLAN, 3780 VIC
CONTACT NUMBER: 0368444005

CLIENT:

PROJECT:

PROPOSED UNIT DEVELOPMENT

ADDRESS:

18 CUTHBERT STREET

BROOKLYN

DRAWING COVER PAGE

DATE: 2/2/2020

SCALE: 1/4"=1'

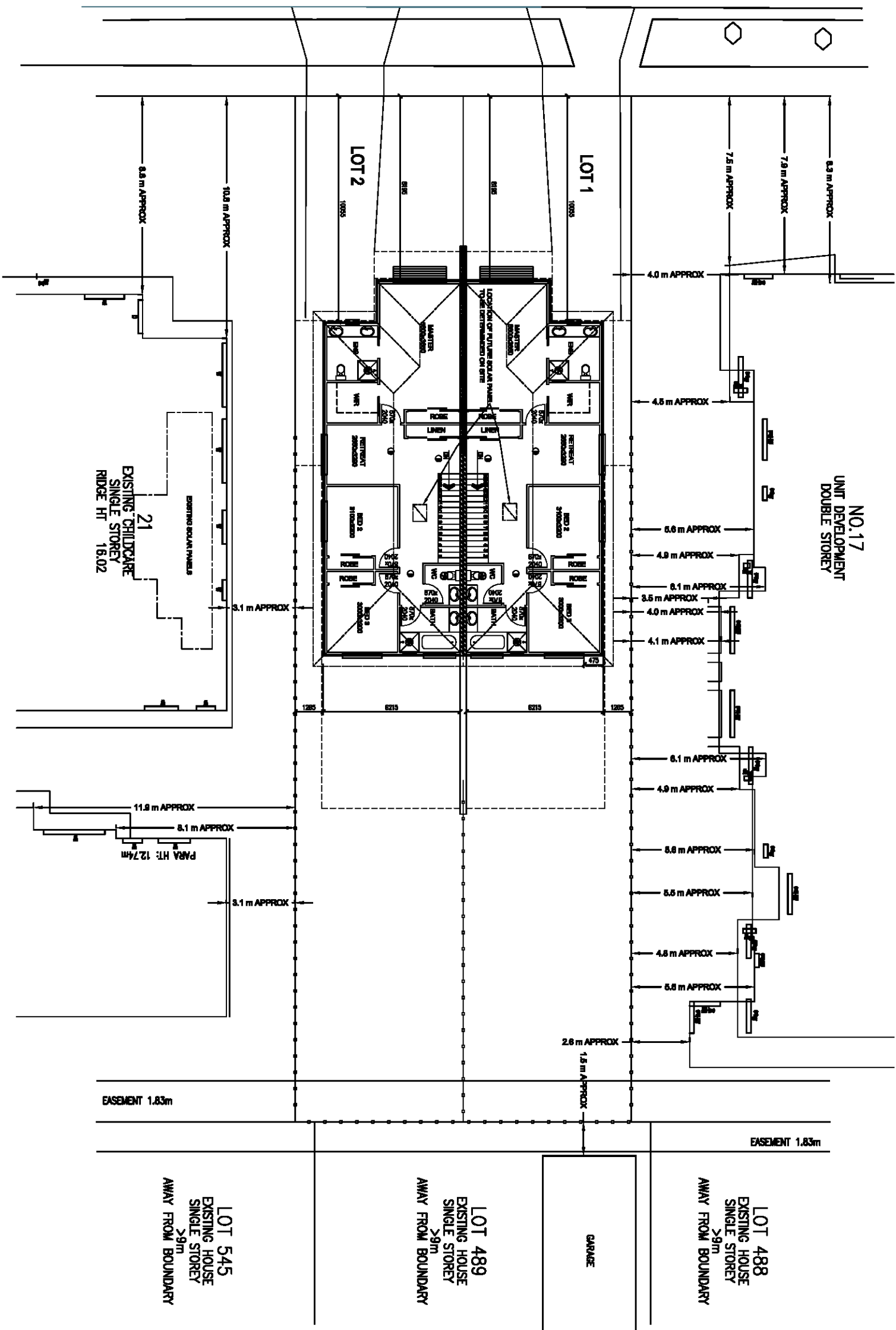
JOB NO:

DRAWN BY:

PAGE NUMBER: 4 OF 6

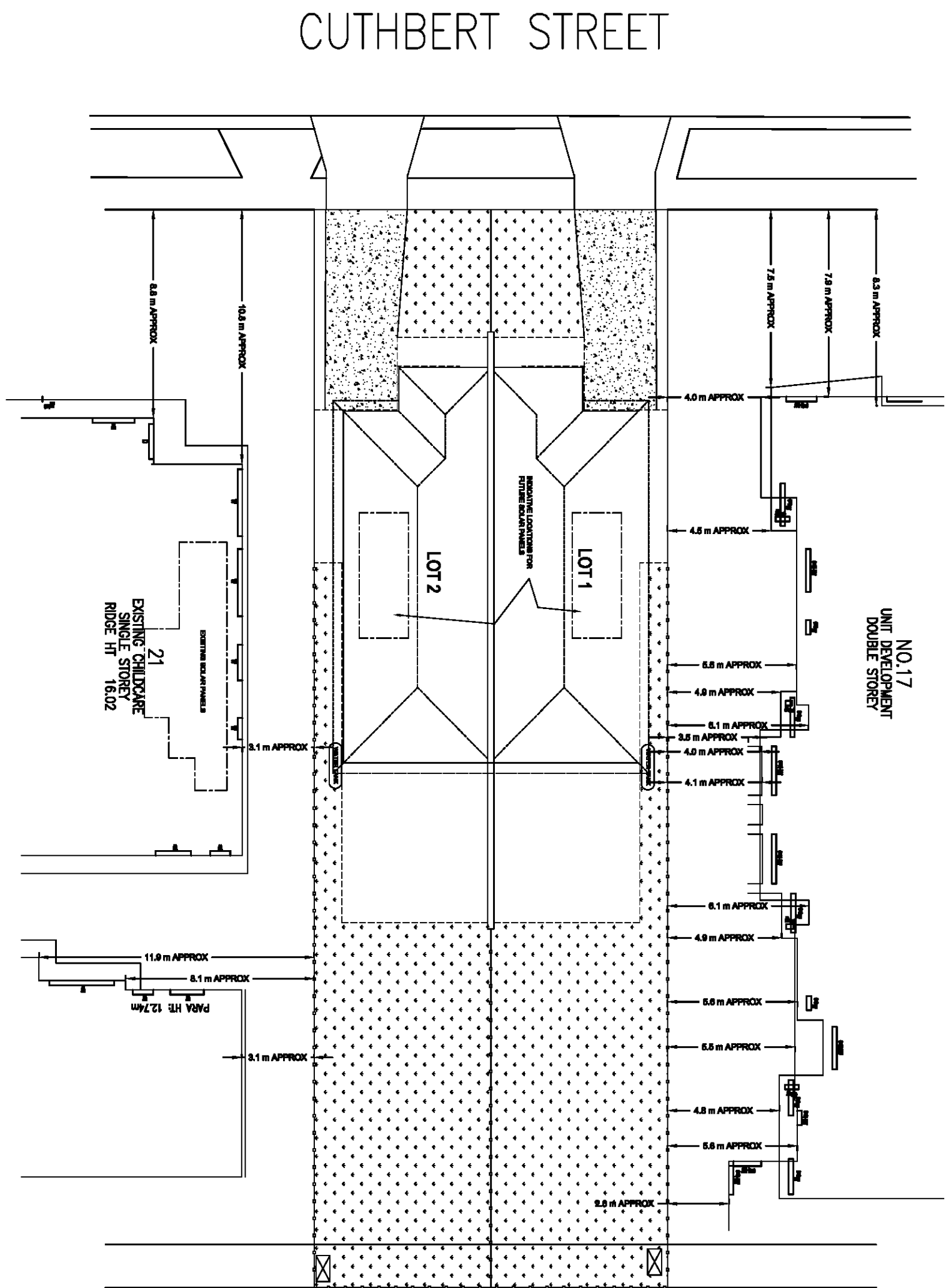
REV:

CUTHBERT STREET

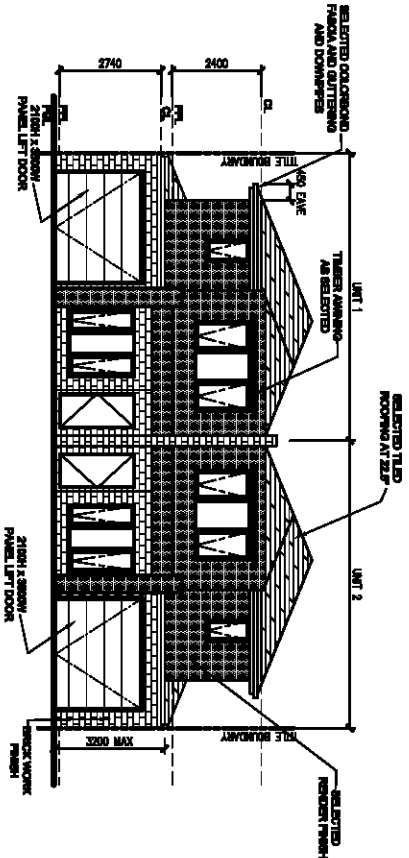


This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

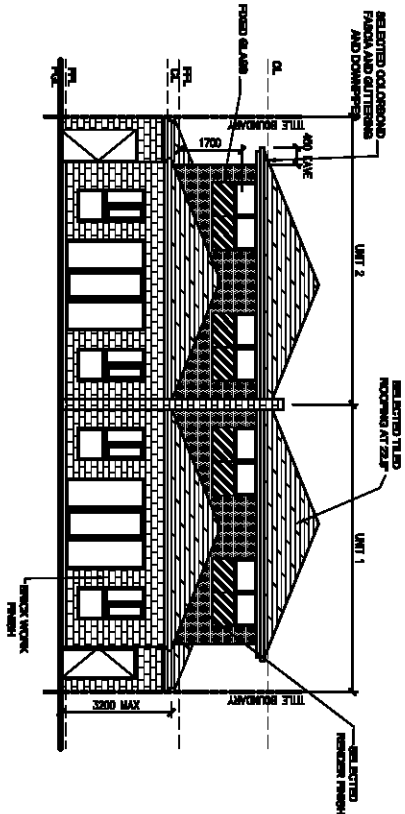
PROJECT: PROPOSED UNIT DEVELOPMENT		DRAWING COVER PAGE
ADDRESS: 18 CLINTON STREET BROOKLYN, NY 11201		
CLIENT: [REDACTED]		
DATE: 11/20/10 PROJECT: 210 WALLMAN AVE W/C CONTRACT NUMBER: 03864008		
DATE: 1/20/10 SCALE: 1/4" = 1'-0" JOB NO.: DRAWN BY: PAPER NUMBER: 6 OF 9		
[REDACTED]		[REDACTED]



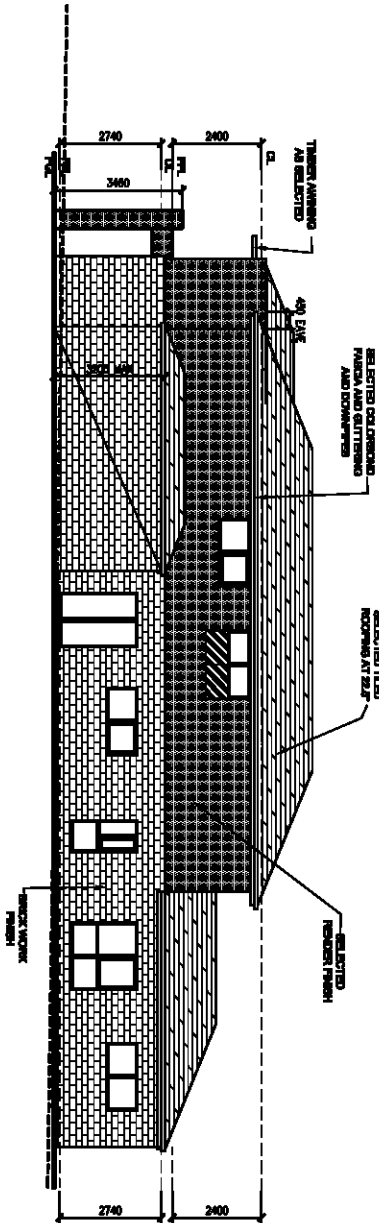
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.



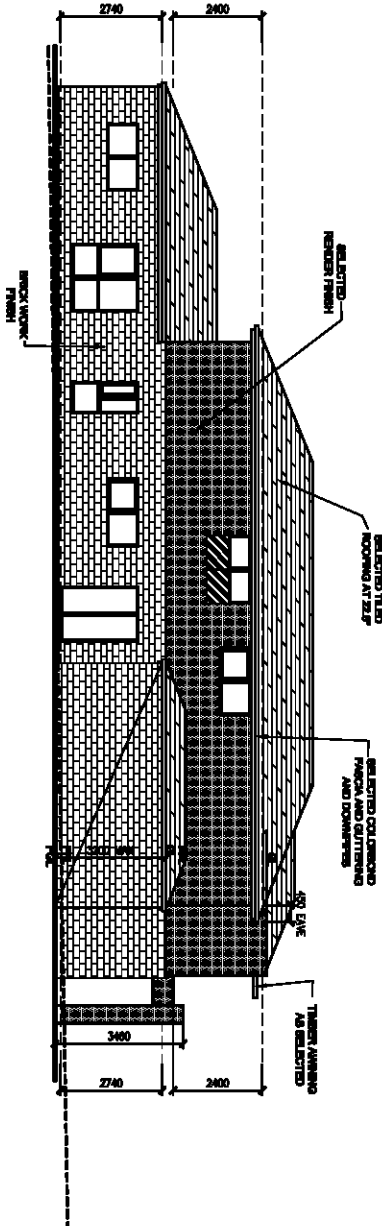
1
1:100
ELEVATION 1



2
1:100
ELEVATION 2



1
1:100
ELEVATION 3



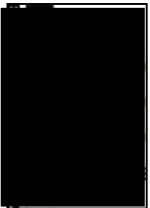
2
1:100
ELEVATION 4

EXTERNAL COLOURS
FACE BRICKS - ALBERTAL INDUSTRIAL STEEL
PIER & PORCH RENDER - SURFPLAST
AXON CLADDING & ENTRY AREA RENDER -
MONUMENT
ROOF TILING - MONIER ELABAYA BARRAMUNDI
FRONT DOOR - VERN SHALE GREY
GARAGE DOOR - FLATLINE MONUMENT
FASCA - SURFPLAST
GUTTER - MONUMENT

MATERIAL LEGEND	
	SELECTED BRICK WORK FINISH
	SELECTED RENDER FINISH
	SELECTED COLOURED ROOFING
	CERAMIC GLAZING
	WEATHERBOARD

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

DB-11-0100 PO BOX 290 WALLA, 5501 VIC CONTACT NUMBER: 088444005	
CLIENT:	
PROJECT:	PROPOSED UNIT DEVELOPMENT
ADDRESS:	19 CLYBURN STREET BROOKLYN
DRAWING COVER PAGE	
DATE: 2/2/2025	
SCALE: 1/4" = 1'-0"	
JOB NO:	
DRAWN BY:	
PAGE NUMBER: 7 OF 9	
REV:	



DB-1149780
P.O. BOX 210 WALLA, 97146 NC
CONTACT NUMBER: 00844488



PROJECT :
PROPOSED UNIT DEVELOPMENT
ADDRESS :
19 CLINTON STREET
BROOKLYN

DRAWING COVER PAGE



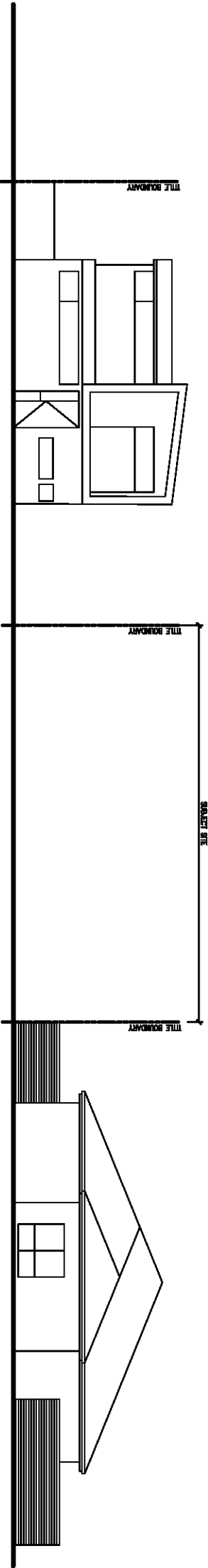
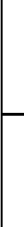
DATE: 1/20/2018
SCALE: 1/8" = 1'-0"

JAN 10:

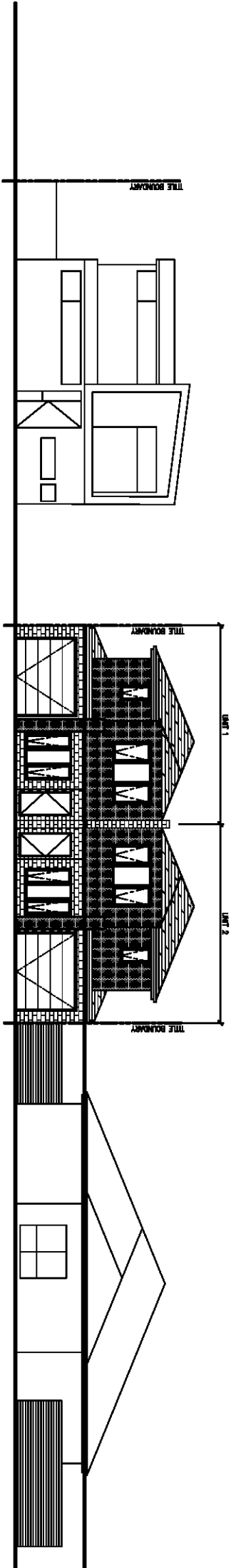
DRAWN BY:

PAGE NUMBER: 8 OF 9

REV:

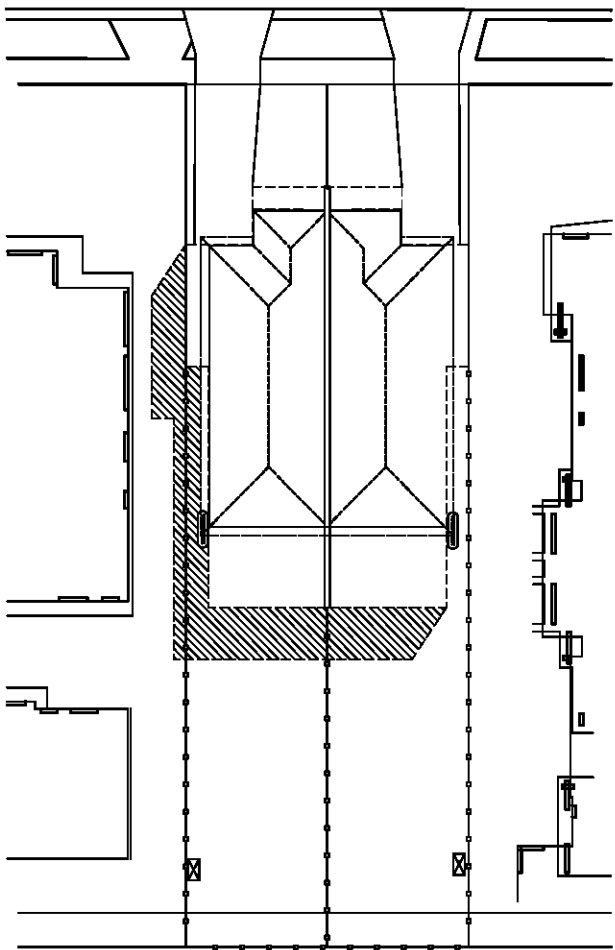


1
1/8" = 1'-0" EXISTING STREETSCAPE

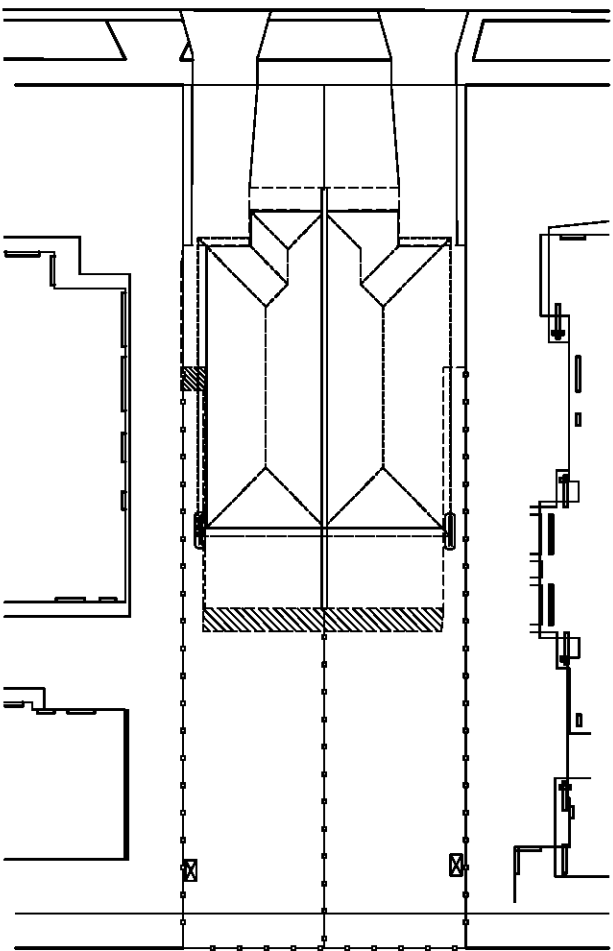


2
1/8" = 1'-0" PROPOSED STREETSCAPE

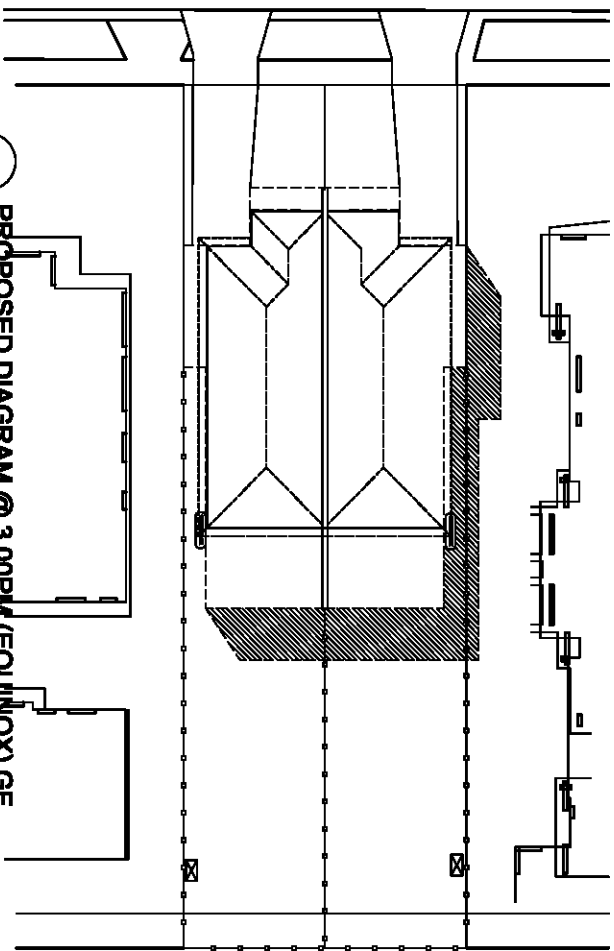
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.



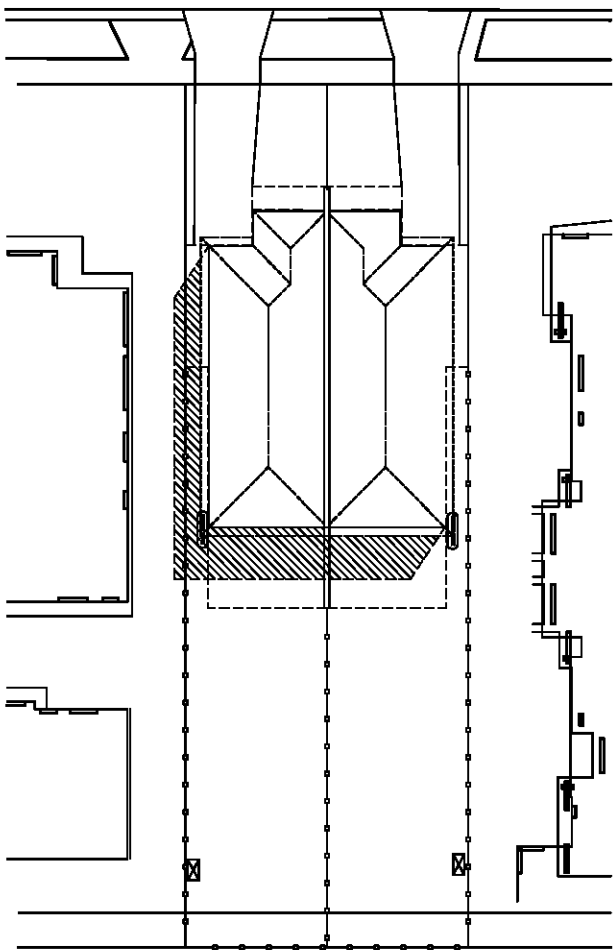
1
1:100
PROPOSED DIAGRAM @ 9.00AM (EQUINOX) GF



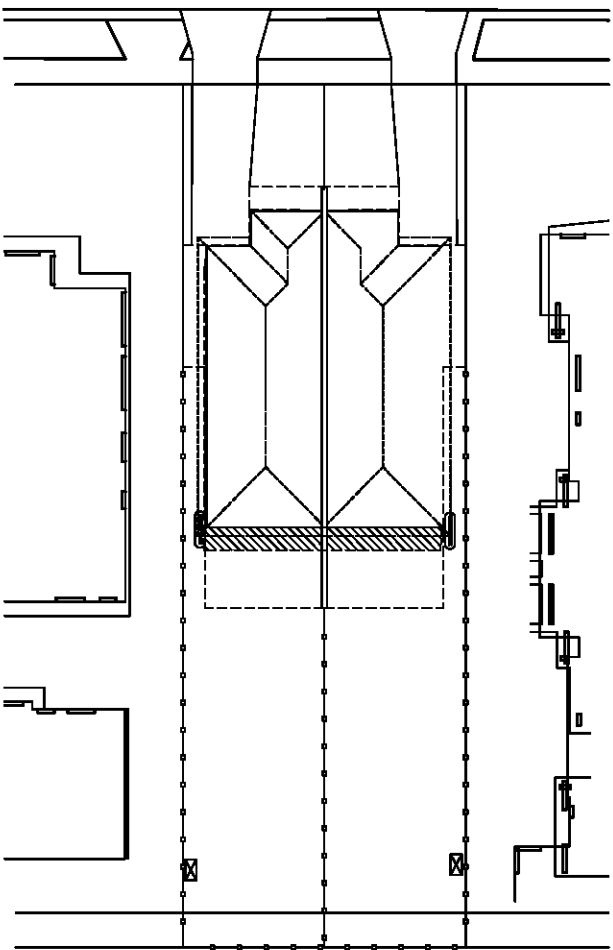
1
1:100
PROPOSED DIAGRAM @ 12.00PM (EQUINOX) GF



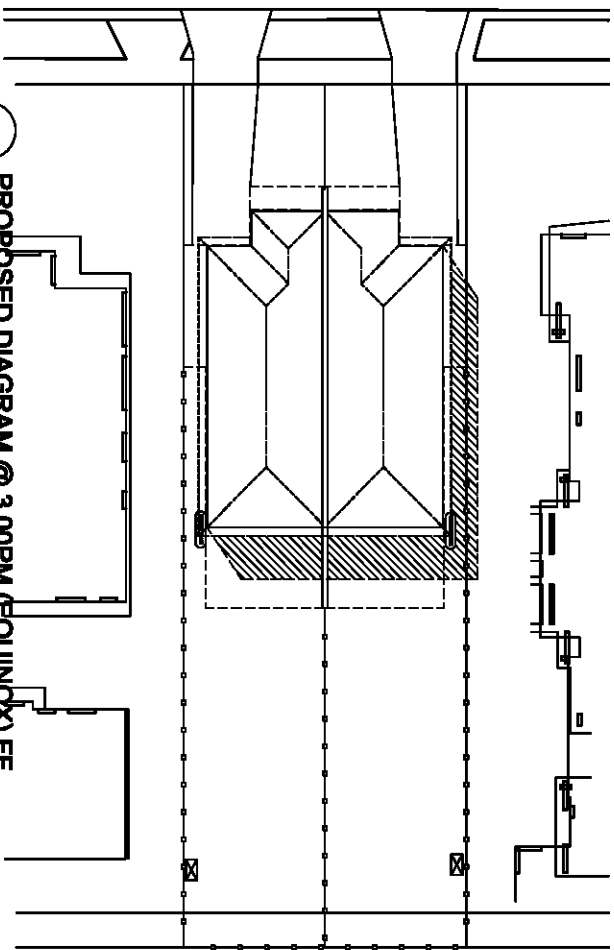
1
1:100
PROPOSED DIAGRAM @ 3.00PM (EQUINOX) GF



1
1:100
PROPOSED DIAGRAM @ 9.00AM (EQUINOX) FF



1
1:100
PROPOSED DIAGRAM @ 12.00PM (EQUINOX) FF



1
1:100
PROPOSED DIAGRAM @ 3.00PM (EQUINOX) FF

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

DB-11-01100 POLICE TWO WALLING, 5700 VIC CONTACT NUMBER: 088444008		CLIENT: [REDACTED] Y	
PROJECT: PROPOSED UNIT DEVELOPMENT			
ADDRESS: 18 CLINTON STREET BROOKLYN			
DRAWING COVER PAGE			
DATE: 2/20/20			
SCALE: 1/4" = 1'-0"			
JOB NO.:			
DRAWN BY:			
PAGE NUMBER: 3 OF 5			
REV:			