

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.

Planning Enquiries

Phone:

Web: <http://www.hume.vic.gov.au>

The Land

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

Street Address *

Unit No.:	St. No.: 54	St. Name: MALMSBURY DR
Suburb/Locality: MEADOW HEIGHTS		Postcode: 3048

Formal Land Description *

Complete either A or B.

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

A ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision

OR

B

The Proposal

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

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

If you need help about the proposal, read:

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

3-UNIT DEVELOPMENT
CONSTRUCTION OF 2 NEW DWELLINGS TO THE REAR OF THE EXISTING DWELLING ON SITE

📎 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ Estimated cost of development for which the permit is required *

⚠ You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

④ Describe how the land is used and developed now *

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

SINGLE DWELLING

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

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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 *

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:

Suburb/Locality: PRESTON

State: VIC

Postcode: 3072

Contact person's details *

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

Name:

Suburb/Locality: PRESTON

State: VIC

Postcode: 3072

Contact Information

Name:

Same as applicant ☐

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 the information provided in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date: 27/11/2025

day / month / year

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Need help with the Application?

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

General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

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

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

☐ No

☐ Yes

If 'yes', with whom?:

Date:

day / month / year

Checklist

9 Have you:

☒ Filled in the form completely?

☒ Paid or included the application fee?



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



Provided all necessary supporting information and documents?



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



A plan of the existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit check list.



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



Completed the relevant Council planning permit checklist?



Signed the declaration (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047

Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Fax: 61 03 93090109

Email: email@hume.vic.gov.au

DX: 94718

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

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

Page 1 of 1

VOLUME 10380 FOLIO 058

Security no : 124130312315H
Produced 28/11/2025 09:53 AM

LAND DESCRIPTION

Lot 551 on Plan of Subdivision 127522.
PARENT TITLE Volume 09339 Folio 453
Created by instrument V332053Q 23/03/1998

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor



ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AJ932968C 26/09/2012

Caveator



Grounds of Claim
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
MERHI & ASSOCIATES
Notices to
MERHI & ASSOCIATES of 675 SYDNEY ROAD BRUNSWICK VIC 3056

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 LP127522 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 54 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048

DOCUMENT END

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PLAN OF SUBDIVISION
OF PART OF
CROWN PORTIONS 10 & 14
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE
VOL. 8864 FOL. 869, VOL. 8950 FOL. 934
MEASUREMENTS ARE IN
METRES

ENCUMBRANCES & OTHER NOTES

LOT Nos 1 TO 411 (B.I.) & 461 - 508 BOTH INCLUSIVE,
HAVE BEEN OMITTED FROM THIS PLAN OF SUBDIVISION
R.M.'s SHOWN THUS ■ ARE IRON BARS 0.02 x 0.02 x 1 m
SET IN CONCRETE
PART OF LOT T IS ENCUMBERED VIDE
Cs/T VOL. 8864 FOL. 869 & VOL. 8950 FOL. 934

COLOUR CODE

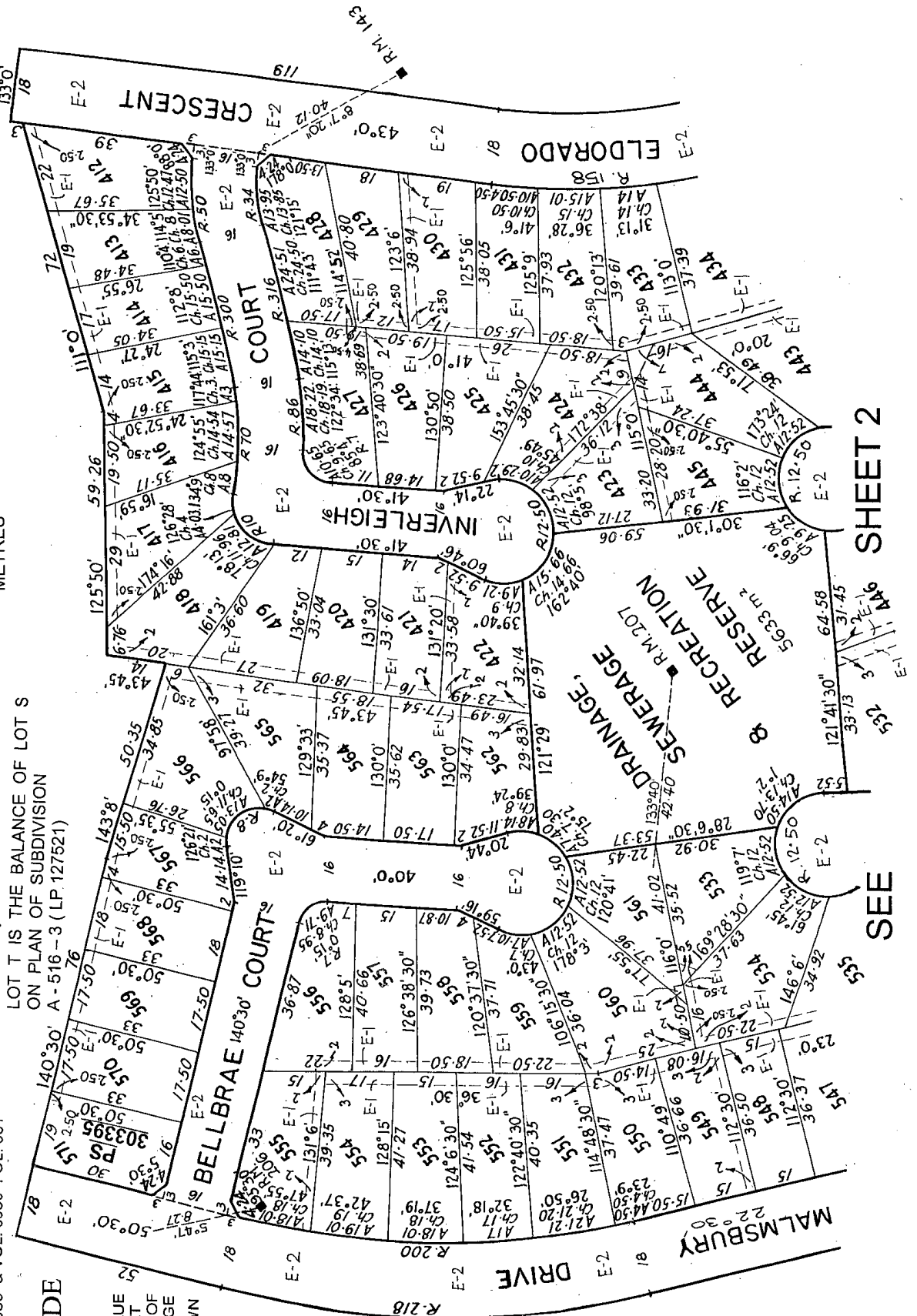
E-1=BLUE

E-2=BROWN

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

LOT T IS THE BALANCE OF LOT S
ON PLAN OF SUBDIVISION
A-516-3 (LP 127521)

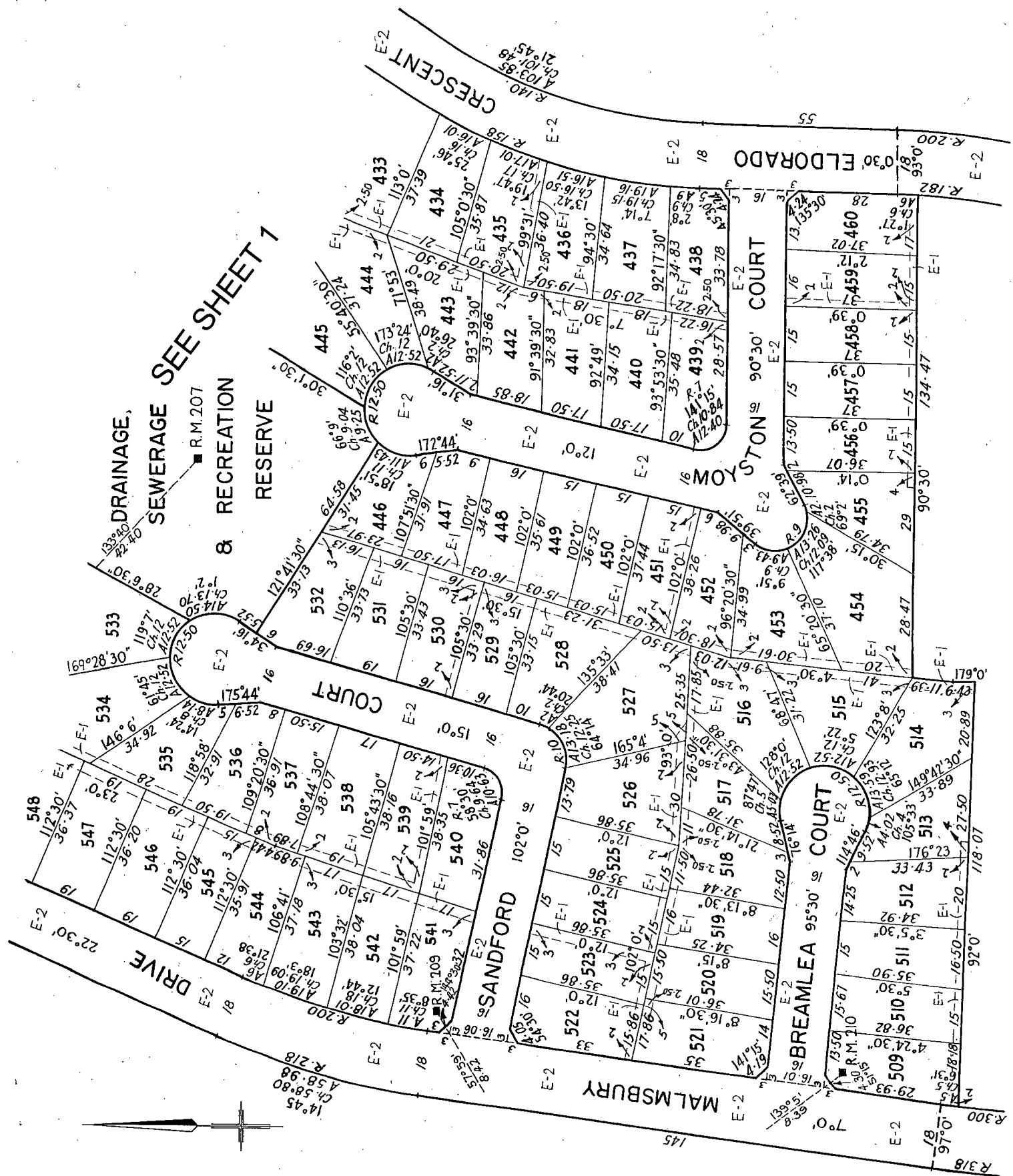


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LP 127522

2 SHEETS
SHEET 2

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Caveat

Section 89 Transfer of Land Act 1958

AJ932968C

26/09/2012

\$72.80

Page 89



Lodged by

Name:

Phone:

Address:

Reference: SM:MK:3390

Customer Code: 125 27N

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: (volume and folio, and if applicable mortgage, charge or lease)

VOLUME: 07672 FOLIO: 153 AND VOLUME: 10380 FOLIO: 058

Caveator: (full name)

Estate or Interest claimed:

AN ESTATE IN FEE SIMPLE

Grounds of claim:

PURSUANT TO AN EQUITABLE INTEREST ARISING FROM A CONSTRUCTIVE TRUST AS A RESULT OF A MARRIAGE BETWEEN THE CAVEATOR AND AZIZ AZIZ

Extent of prohibition: (if not ABSOLUTELY delete and insert desired text)

ABSOLUTELY

Address for service of notice: (full name and address, include postcode)

Dated: 26 SEPTEMBER 2012

Signature of Australian Legal Practitioner (under the Legal Profession Act 2004 for caveator)

30800812A

Duty Use Only

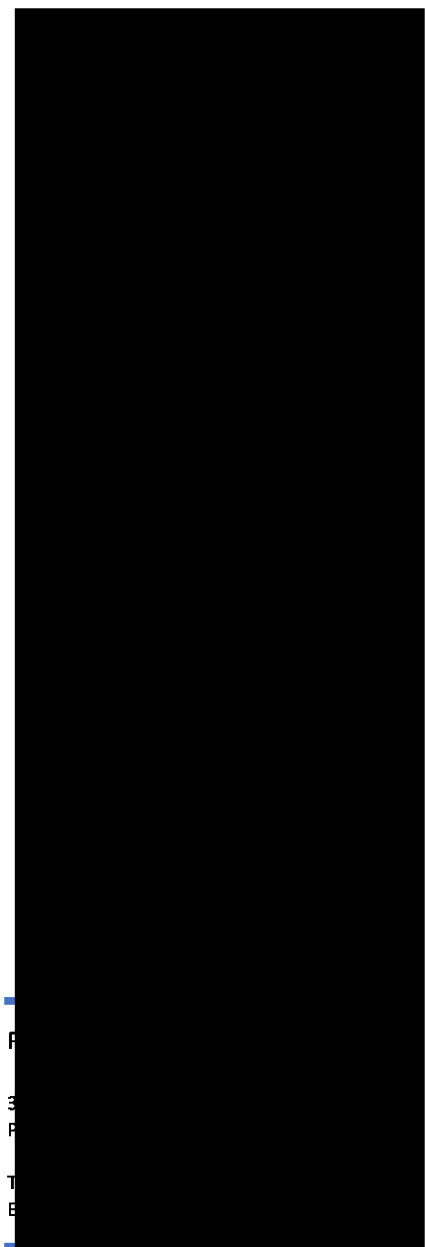
C

Page of

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THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



PLANNING REPORT ASSESSMENT

54 Malmsbury Drive, Meadow Heights

Proposed development of two new dwellings
to the rear of the existing dwelling on site

Municipality: Hume City Council

Planning Application Number: to be
confirmed

Applicant: [REDACTED]

Dated: 27 November 2025

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01 | Proposal

The proposal involves the development of two new dwellings to the rear of the existing dwelling in a General Residential Zone (GRZ1). Key features of the development are summarized below:

Dwelling Layout

- Proposed two double storey dwellings are sited in side by side to the rear of unit 1 fronting the street.
- All dwellings are designed with traditional living configurations featuring open plan living, meal and kitchen area on the ground level.
- Unit 1 & 3 provides two bedrooms.
- Unit 2 provides four bedrooms.

Vehicle access and car parking

- The existing crossover is to be retained and modified for vehicle access to all units.
- Unit 1 is provided with a single car space.
- Unit 2 is provided with a single garage and a single car space.
- Unit 3 is provided with a single garage.

Landscaping

- Existing vegetation to the rear of the site will be removed.
- Comprehensive landscaping will be introduced with new plantings.
- All dwellings will have direct access to secluded private open space from the living/meals area.

Setbacks & Building Heights

- The front setback remains unchanged, at approximately 8.4m from the street.
- The overall height of the proposed dwelling is 6.7m to the top of the roof ridge.

Other features

- No front fence is proposed for this development.

Planning Permit Trigger

Planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

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02 | Site and Surrounds

Subject Site

The subject site is located on the west side of Malmsbury Drive. The site has a total area of 723.2sqm, with a front boundary of 21.21m (northwest), rear boundary of 16.0m (southeast) and two side boundaries of 40.35m (northeast) & 37.47m (southwest). The site has a slope of approximately 0.5m across the site. An easement is present along the rear boundary of the site.



The current site contains a detached single storey brick dwelling with pitched tile roof. It has a setback of approximately 8.4m from Malmsbury Drive. The front garden is low maintenance, with brick fencing along the front boundary. There is a garage located to the rear right side of the dwelling with a covered area to the rear of the dwelling. The existing dwelling is to be retained and all other existing structures are to be removed to accommodate the proposed development.

There is a street tree present in the nature strip fronting the site. Vehicle access is available via a crossover located to the right end of the street frontage, this will be retained for the proposed development.



Surrounding Properties

The Neighbourhood and Site Description Plan provides details on the site and surrounding context. The immediate interfaces to the subject site are illustrated below:

To the left of the site:

56 Malmsbury Drive

The property is occupied by a single storey brick dwelling with pitched tile roof. It is setback approximately 8.3m from the street. The front garden is low maintenance, with no fencing along the front boundary. Vehicle access is provided via a crossover located on the left end of the street frontage.



To the right of the site:

50 Malmsbury Drive

The property is occupied by a single storey brick dwelling with pitched tile roof. The dwelling is setback approximately 7.9m from the street. The front garden is low maintenance with iron fencing along the street frontage. Vehicle access to the site is via a crossover located to the right end of the street frontage.



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Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of post war period dwellings and newer developments. Houses around the neighbourhood are mostly detached one to two storey tall brick dwellings with pitched tile roofs. Infill developments are emerging in the area. They are generally detached or semi-detached townhouse developments, diverse in architectural style and form.

Garages and carports are commonly recessive in the streetscape, situated to the side or rear of the dwellings. Front fences when present, are generally of varying styles and heights. Front gardens of adjoining properties are a combination of low maintenance and fully established, consisting of lawn cover and various sized native or indigenous trees and shrubs. High canopy trees are frequently present along the nature strips and inside the garden of properties.

The subdivision pattern of the area varies in size and shape, block sizes approximately range from 400-900sqm. The setbacks of the dwellings along Malmsbury Drive in proximity to the subject site range from approximately 7-10m.

Multi-dwelling developments in the neighbourhood includes:



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Site Opportunities & Constraints

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

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The natural slope of the site will have minimum effect on the development.

Constraints

- The site has an easement running along the rear boundary.
- The dwelling to the north contains windows in proximity to the common boundary.
- The properties to the north, south and east contain secluded open space areas in proximity to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Planning Policy Framework

In accordance with the exemptions outlined in Clause 55, the responsible authority is exempt from and is not required to consider the Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.

Zone

General Residential Zone – Schedule 1

A planning permit is required under Clause 32.08-7 to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

However, pursuant to the exemptions set out in Clause 55, the responsible authority is exempt from and is not required to consider the purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.

Clause 32.08-4 establishes the minimum garden area requirement for the construction or extension of a dwelling or residential building. The table below outlines the required minimum percentage of a lot to be set aside as garden area:

400-500sqm	25%
Above 500-650sqm	30%
Above 650sqm	35%

The subject site measures 723.2sqm in area, and the proposed development provides a garden area of 38.3%. Therefore, the development achieves the minimum garden area requirement.

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

Overlay

The land is not affected by any planning overlay.

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Permit Trigger

As identified earlier in this report, a planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

Particular Provisions

The following particular provisions are relevant to the consideration of the application:

Car Parking

Clause 52.06 Car Parking applies to a new use or an increase in the floor area or site area of an existing use. Purpose of this clause is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The proposal satisfies the requirements of Clause 52.06-5, which mandates the provision of two car spaces for each three or more bedroom dwelling. Unit 1 is provided a single car space while unit 3 is provided a single garage. Unit 2 provides two car spaces, with at least one space sheltered.

Additionally, the proposed parking design complies with the design standards for the safe and efficient movement of vehicles and pedestrians, in accordance with the requirements of Clause 52.06-9.

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Stormwater Management in Urban Development

Clause 53.18 Stormwater Management in Urban Development applies to an application to construct a building. Purpose of this clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

The proposed development provides an appropriate stormwater management system on site to mitigate the impacts of stormwater on the environment, property and public safety.

Two or More Dwellings on a Lot and Residential Buildings

Clause 55 (ResCode) Two or More Dwellings on a Lot and Residential Buildings applies as a standard guideline to the proposal. Purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

The proposal achieves compliance with all applicable objectives under Clause 55 and demonstrates a high level of adherence to the standards of Clause 55, as outlined in the in deemed to comply assessment in Appendix 1.

All the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 have been met. As a result, the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, in accordance with Clause 32.08-13 of the General Residential Zone.

General Provisions

Decision Guidelines

Per the exemptions of Clause 55, the responsible authority is exempt from and is not required to consider the decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.

04 | Conclusion

In summary, the proposed development of two new dwellings to the rear of the existing dwelling on a lot achieves a high level of compliance with the applicable zone, overlay provisions, and Clause 55 requirements. Given the above, it is submitted that the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

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05 | Appendices

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Appendix 1 – ResCode (Clause 55) Amended Assessment

The proposal demonstrates a high level of compliance with the ResCode standards and meets the objectives of Clause 55 of the Planning Scheme as per the assessment below.

Street setback Standard B2-1 (Clause 55.02-1)	Complies with standard and objective. The walls of the dwellings are set back from the street in accordance with the 6m requirement specified in Table B2-1. The front porches, which encroach into the setback, are no wider than 2.5m and no higher than 3.6m. The proposed development will retain the existing front setback of 8.4m from Malmsbury Drive.
Building height Standard B2-2 (Clause 55.02-2)	Complies with standard and objective. The proposed dwellings do not exceed the maximum height specified in the zone, 9m and 2 storeys. The overall total height of the proposed development is 6.6m to the top of the roof ridge. This is less than the limit as specified to the zone.
Side and rear setbacks Standard B2-3 (Clause 55.02-3)	Complies with standard and objective. The proposed dwelling walls, where not located on or within 200mm of a boundary, are set back from the side and rear boundaries in accordance with B2-3.1: at least 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. The proposed sun blinds and verandahs do not encroach into the minimum required side and rear setbacks.
Walls on boundaries Standard B2-4 (Clause 55.02-4)	Complies with standard and objective. The proposed new wall, constructed on or within 200mm of a side or rear boundary, does not exceed the maximum length of 10m plus, 25% of the remaining length of the adjoining lot boundary. Furthermore, the height of the boundary wall does not exceed the maximum height of 3.6m and an average of 3.2m. There are proposed walls to be built along the northeast and southwest boundary of the site.
Site coverage Standard B2-5 (Clause 55.02-5)	Complies with standard and objective. The proposed site coverage area does not exceed the percentage specified in Table B2-5, 65% for the General Residential Zone. The proposed site coverage is 43.5%, which is less than the maximum 65%.
Access Standard B2-6 (Clause 55.02-6)	Complies with standard and objective. The width of the proposed accessways does not exceed 40% of the street frontage, as required when the frontage is less than 20m. The subject site does not adjoin a road in a Transport Zone 2 or Transport Zone 3. The accessways do not encroach on the tree protection zone of the existing street tree by more than 10%. The existing crossover to the right end of the street frontage will be modified. A new crossover to the left end of the street frontage is proposed.

Tree Canopy Standard B2-7 (Clause 55.02-7)	Complies with standard and objective. The proposal meets the 10% canopy cover requirement for sites under 1000sqm, as outlined in Table B2-7.1. While no existing trees are retained, three Type A trees are provided within the required deep soil areas, as specified in Table B2-7.2. Additionally, at least one new tree is included in the front and rear setbacks. Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.
Front fences Standard B2-8 (Clause 55.02-8)	Complies with standard and objective. No front fence is proposed for this development.
Dwelling diversity Standard B3-1 (Clause 55.03-1)	Not applicable. The development does not meet or exceed ten dwellings.
Parking location Standard B3-2 (Clause 55.03-2)	Complies with standard and objective. No habitable room windows are proposed within proximity of the accessways and car parks. New vehicle storages are proposed close and convenient to each dwelling. Garages are also well ventilated. Habitable room windows are setback from the shared accessway or car parks of other dwellings at least 1.5m away or 1m away if the window is 1.5m high above ground level.
Integration with the street Standard B3-3 (Clause 55.03-3)	Complies with standard and objective. Passive surveillance is provided through direct views from habitable room windows on the first floor of the dwellings to both the street and vehicle accessway. The subject site does not abut public open space. Site services located within 3m of the street, occupy no more than 20% of the frontage width, and are appropriately screened. External lighting is installed for the accessways and individual mailboxes are provided for each dwelling. Unit 1 will have direct integration with Malmsbury Drive while unit 2 & 3 will have indirect integration with Malmsbury Drive The dwellings will enable casual surveillance of visitors and pedestrians through maximising windows to face the street or internal accessway.
Entry Standard B3-4 (Clause 55.03-4)	Complies with standard and objective. Each dwelling is designed with a ground level entry door that offers a direct line of sight from the street, accessway, or shared walkway, and is not accessed through a garage. Additionally, each entry features an external covered area of at least 1.44sqm, with a minimum dimension of 1.2m over the entry door. The entrances for the dwellings are appropriately oriented to front onto Malmsbury Drive and the internal accessway.
Private open space Standard B3-5 (Clause 55.03-5)	Complies with standard and objective. Each dwelling is provided with a minimum of 25sqm of secluded private open space, with a minimum dimension of 3m. The space has direct access from a living, dining, or kitchen area. Additionally, an

	area for clothes drying is included.
Solar access to open space Standard B3-6 (Clause 55.03-6)	Complies with standard and objective. The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)m$, where 'h' is the height of the wall.
Functional layout Standard B3-7 (Clause 55.03-7)	Complies with standard and objective. Each dwelling is designed with bedrooms that meet the minimum internal room dimensions specified in Table B3-7.1, with an additional area of at least 0.8sqm for wardrobes. The living areas are designed to meet the minimum internal room dimensions outlined in Table B3-7.2, with a minimum width of 3.6m and a minimum area of 12sqm for a two or more-bedroom dwelling.
Room depth Standard B3-8 (Clause 55.03-8)	Complies with standard and objective. The proposed single-aspect habitable rooms, with windows on only one wall, are limited to the bedrooms and living area on the first floor. The depth of these rooms, measured from the external surface of the habitable room window, does not exceed 2.5 times the ceiling height.
Daylight to new windows Standard B3-9 (Clause 55.03-9)	Complies with standard and objective. All habitable rooms are provided with at least one window. The window faces either an outdoor space clear to the sky or a light court with a minimum area of 3sqm and a minimum dimension of 1m on its own site, or a verandah that is open for at least one third of its perimeter.
Natural ventilation Standard B3-10 (Clause 55.03-10)	Complies with standard and objective. The windows proposed for each dwelling are appropriately sized and openable, where applicable, to facilitate breeze paths with a maximum distance of 18m and a minimum of 5m. The proposed development is designed to encourage natural ventilation of the proposed dwelling and to allow occupants to effectively manage natural ventilation of dwellings.
Storage Standard B3-11 (Clause 55.03-11)	Complies with standard and objective. Each dwelling is provided with exclusive access to at least 6m ³ of externally accessible storage space in the garage or shed.
Accessibility for apartment developments Standard B3-12 (Clause 55.03-12)	N/A The proposed dwellings are not in or form part of an apartment development. The proposed dwelling is designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwelling can be altered to accommodate people with limited mobility.
Daylight to existing windows Standard B4-1 (Clause 55.04-1)	Complies with standard and objective. The proposed dwellings are positioned to ensure adequate distance from existing windows of adjoining properties, maintaining a light court with a minimum area of 3sqm and a minimum dimension of 1m clear to the sky. Additionally, walls or carports over 3m in height, located opposite habitable room windows, are set back by at least 50% of the new wall's height.
Existing north-facing windows	Complies with standard and objective. The proposed development will be sited appropriately from any existing north-

Standard B4-2 (Clause 55.04-2)	<p>facing windows with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east are present within 3m of a boundary on an abutting lot.</p> <ul style="list-style-type: none"> • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
Overshadowing secluded open space Standard B4-3 (Clause 55.04-3)	<p>Complies with standard and objective.</p> <p>The proposed dwellings will not overshadow the secluded private open space of surrounding dwellings by more than 50% for a minimum of five hours between 9 am and 3 pm on 22 September.</p> <p>Refer to the proposed Shadow Diagram.</p> <p>Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwelling will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.</p>
Overlooking Standard B4-4 (Clause 55.04-4)	<p>Complies with standard and objective.</p> <p>All habitable room windows are designed to prevent direct views into the secluded private open space or habitable room windows of adjoining dwellings.</p> <p>Any windows within 9m with potential for overlooking are designed to block views below 1.7m above finished floor level.</p>
Internal views Standard B4-5 (Clause 55.04-5)	<p>Complies with standard and objective.</p> <p>The proposed dwellings are designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.</p>
Permeability and stormwater management Standard B5-1 (Clause 55.05-1)	<p>Complies with standard and objective.</p> <p>The proposed pervious area exceeds the minimum requirement of 20%.</p> <p>A stormwater management system is designed to meet best practice performance objectives for stormwater quality and to direct flows into onsite stormwater infiltration to reduce the impact of increased stormwater runoff.</p> <p>The proposed site permeability is 38.4%, which is well above the minimum 20%. Hard surfaces are reduced as much as possible to allow for more permeable areas and for landscaping opportunities.</p>
Overshadowing domestic solar energy systems Standard B5-2 (Clause 55.05-2)	<p>Complies with standard and objective.</p> <p>There are existing domestic solar energy systems located on the roofs of dwellings on the adjoining lots.</p> <p>The proposed development has been designed to ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p> <p>The proposed dwelling will not adversely affect the amenity of the solar panels to the neighbouring properties.</p>

Rooftop solar energy generation area Standard B5-3 (Clause 55.05-3)	Complies with standard and objective. Unit 1 & 3 are designed with an area of 26sqm on the roof for rooftop solar energy systems, as specified under Table B5-3 for a 2 or 3 bedroom dwelling. Unit 2 is designed with an area of 34sqm on the roof for rooftop solar energy systems, as specified under Table B5-3 for a 4 or more bedroom dwelling. The area has a minimum dimension of 1.7m, is oriented to the north, west, or east, and is positioned on the top two-thirds of a pitched roof, free of overshadowing by other structures. The proposed development has been designed to ensure that it will allow for the future installation of appropriately sited rooftop solar energy systems for a dwelling.
Solar protection to new north-facing windows Standard B5-4 (Clause 55.05-4)	Complies with standard and objective. All north-facing windows are shaded by eaves, fixed horizontal shading devices, or fixed awnings with a minimum horizontal depth of 0.25 times the window height. The proposed development has been designed to ensure that it will allow for the future installation of external shading of north facing windows to minimize summer heat gain.
Waste and recycling Standard B5-5 (Clause 55.05-5)	Complies with standard and objective. Each dwelling is provided with an individual bin storage area, measuring a minimum of 1.8sqm in area, 0.8m in depth, and 1.8m in height, as specified in Table B5-5.1. Council waste collection is intended to be utilized. Each dwelling includes an internal waste and recycling storage space of at least 0.07m3 with a minimum depth of 250mm.
Noise impacts Standard B5-6 (Clause 55.05-6)	Complies with standard and objective. Mechanical plants are not located immediately adjacent to bedrooms of new or existing dwellings. The proposed development is designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling are designed and sited to take into consideration noise sources on immediately adjacent properties.
Energy efficiency for apartment developments Standard B5-7 (Clause 55.05-7)	N/A The proposed dwellings are not in or form part of an apartment development.

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Appendix 2 – Car Parking Assessment

The proposal satisfies the design standards for car parking in Clause 52.06-9 of the Planning Scheme as per the assessment below.

Accessways Design standard 1	Complies with standard. The accessways are functional, with a minimum width of 3m, and corner visibility splays.
Car parking spaces Design standard 2	Complies with standard. A single car space is at least 4.9m long and 2.6m wide and a single garage is at least 6m long and 3.5m wide and a double garage is at least 6m long and 5.5m wide.
Gradients Design standard 3	Complies with standard. The site is relatively flat and accessway grades are not steeper than 1:10 within 5m of the frontage.
Mechanical parking Design standard 4	Not applicable.
Urban design Design standard 5	Complies with standard. The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Safety Design standard 6	Complies with standard. The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	Complies with standard. The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.

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SITE PHOTOS
PROJECT ADDRESS: 54 MALMSBURY DRIVE, MEADOW HEIGHTS

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

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



KEY

P.O.S

PRIVATE OPEN SPACE

S.P.O.S

SECLUDED PRIVATE OPEN SPACE

HW

HABITABLE WINDOWS

CANOPY TREES

8.2

BUILDING SETBACKS TO BOUNDARY FENCE LINE

PHOTO VIEW ANGLE

POLE

POWER POLE

PIT

PHONE PIT

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NORTH

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NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT

54 MALMSBURY DRIVE, MEADOW HEIGHTS



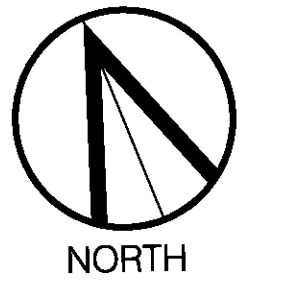
DESIGN RESPONSE

- EXISTING CROSSOVER TO BE MODIFIED TO SERVICE UNIT 2 & 3.
- PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
- NEW MAILBOXES FOR ALL UNITS.
- PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
- LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
- LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- SETBACKS BETWEEN UNITS AIMS TO RETAIN EXISTING SIGHT LINES WITHIN AND THROUGH THE SITE. THIS WILL ALSO REDUCE VISUAL BULK OF THE NEW DEVELOPMENT.
- ANY PROPOSED WALLS TO BE BUILT TO THE BOUNDARY ARE LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES.
- PROPOSED CROSSOVER TO THE LEFT OF THE SITE TO PROVIDE VEHICLE ACCESS TO UNIT 1.
- UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.



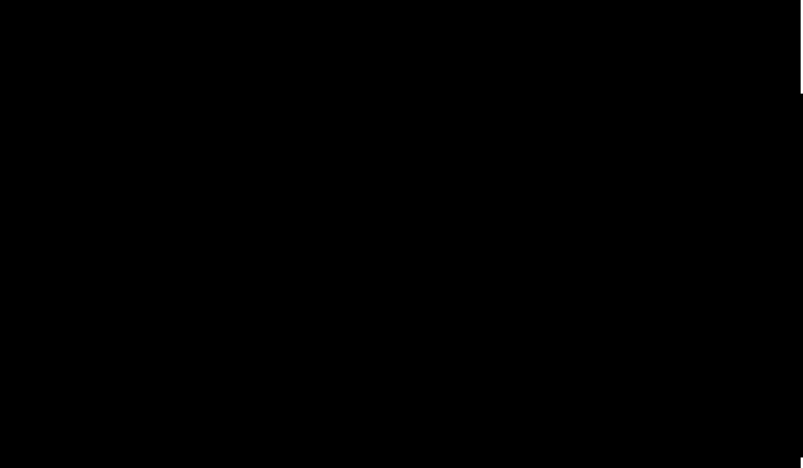
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DESIGN RESPONSE

UNIT DEVELOPMENT
54 MALMSBURY DRIVE, MEADOW HEIGHTS



AREA SCHEDULE:

UNIT 1 (EXISTING)	
GROUND FLOOR AREA:	79.1 m ²
PORCH:	4.2 m ²
TOTAL AREA:	13.4 SQ 124.7 m ²
POS:	200.9 m ²
SPOS:	65.9 m ²

UNIT 2	
GROUND FLOOR AREA:	80.3 m ²
FIRST FLOOR AREA:	95.2 m ²
GARAGE:	27.8 m ²
PORCH:	1.8 m ²
TOTAL AREA:	22.1 SQ 205.1 m ²
POS:	41.3 m ²
SPOS:	27.9 m ²

UNIT 3	
GROUND FLOOR AREA:	52.1 m ²
FIRST FLOOR AREA:	59.8 m ²
GARAGE:	26.3 m ²
PORCH:	1.8 m ²
TOTAL AREA:	15.0 SQ 140.0 m ²
POS:	28.5 m ²
SPOS:	25.1 m ²

SITE	
SITE AREA:	723.2 m ²
SITE COVERAGE:	47.8% 346.2 m ²
SITE PERMEABILITY:	38.4% 278.1 m ²
GARDEN AREA:	38.3% 277.1 m ²

LEGEND:

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED CANOPY TREE
- PROPOSED SHRUBS & PLANTS (USED TO SCREEN METERS)
- PROPOSED GARDEN AREA/PERMEABILITY INCLUSION (MIN 55%)
- MAIL BOXES
- LOCATION OF METERS
- PROPOSED FENCE
- CLOTHESLINE
- EXTERNAL LIGHT SENSORS
- DOUBLE GLAZING
- H/L HIGHLIGHT WINDOW (SILL HEIGHT 1.8m FROM RL)
- BIN STORAGE 1.8m² AS PER TABLE BS-5.1
- FIXED SHADING DEVICE (REFER TO ELEVATIONS FOR DETAIL)
- RAINWATER TANK AS PER WSUD PLAN

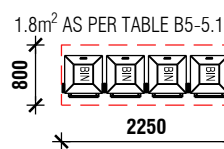
NOTES:

- SITE SUBJECT TO TERMITE PRONE AREA. BUILDER TO COMPLY WITH AS 3660 TERMITE MANAGEMENT

CANOPY TREE SCHEDULE:

REQUIRED CANOPY TREE:	10.0% 72.32m ²
PROPOSED CANOPY TREE:	10.3% 74.90m ²

WASTE REQUIREMENTS:



EACH DWELLING INCLUDES AN INTERNAL WASTE AND RECYCLING STORAGE SPACE OF AT LEAST 0.07 CUBIC METERS WITH A MINIMUM DEPTH OF 250mm TO MEET STANDARD BS-5

INTERNAL BIN PER DWELLING (WITHIN KITCHEN BENCH)
REQUIREMENT: 0.25 x = 0.07m³
PROPOSED: 0.60 x 0.60 x 0.80 = 0.288m³

Revisions
Rev: 27.11.2025 TOWN PLANNING SUBMISSION
Rev: 08.01.2026 RESPONSE TO COUNCIL'S RFL LETTER

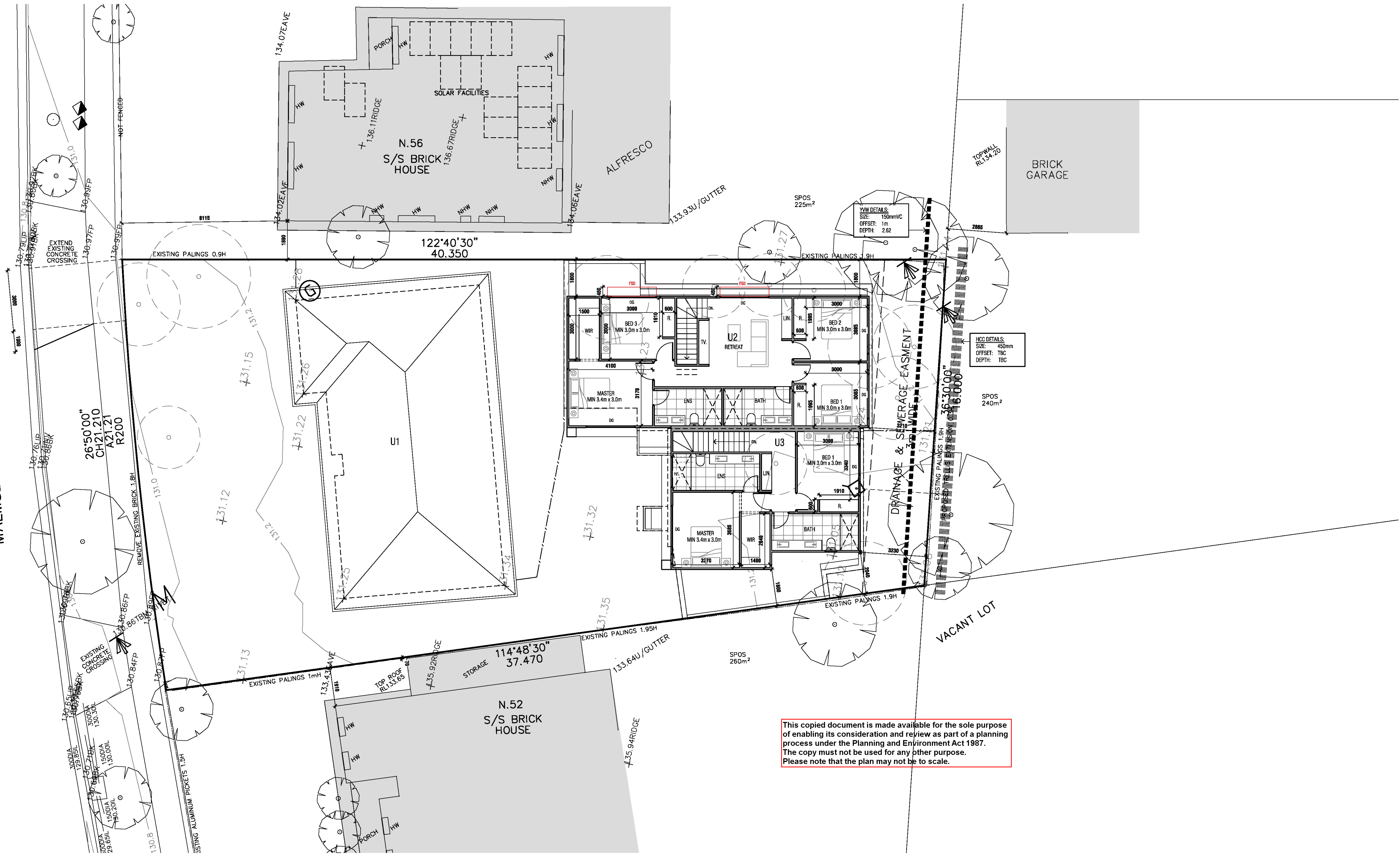
PLANNING & DESIGN PT
31 Enfield Ave, Preston 3072 T-9018 1529
E: admin@planninganddesign.com.au

PLANNING & DESIGN
DESIGN

DATE: 27.11.2025 SCALE: 1:100 (@ A1) DRAWN BY: LC PROJECT NO: 8365
GROUND FLOOR PLAN

UNIT DEVELOPMENT
54 MALMSBURY DRIVE, MEADOW HEIGHTS
TP01
REV.

MALMSBURY DRIVE



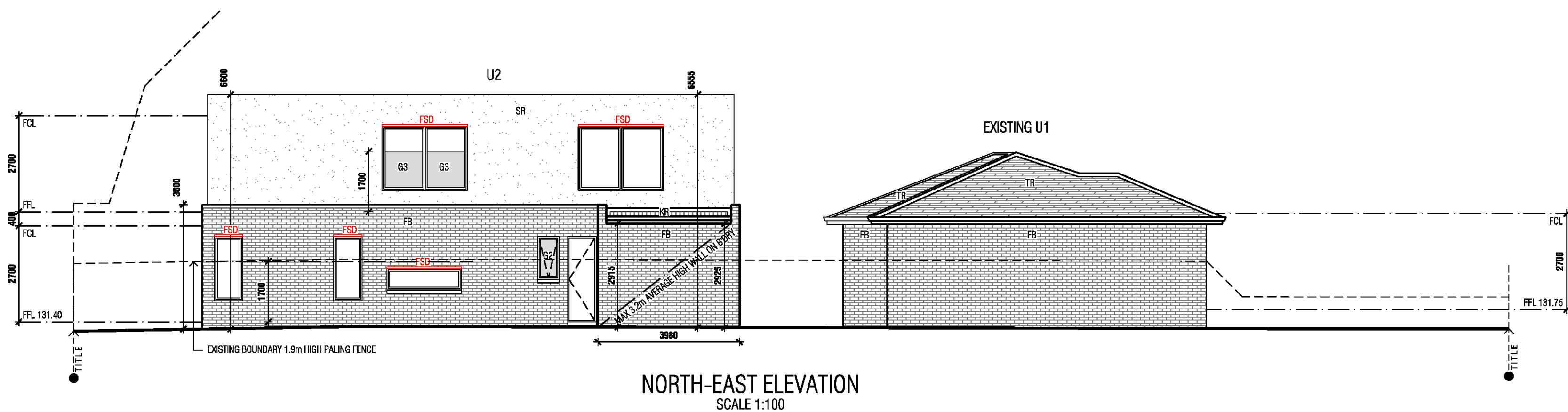
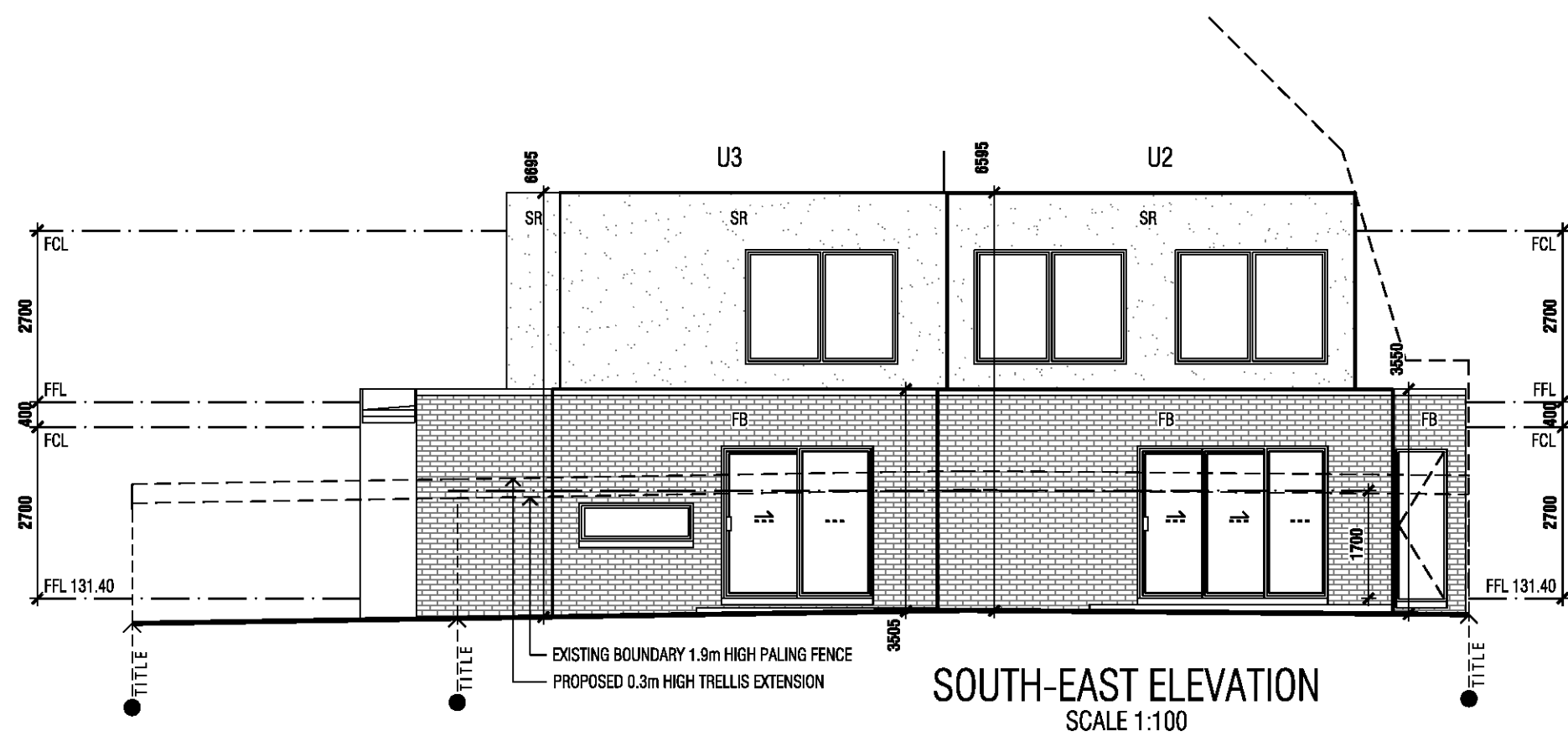
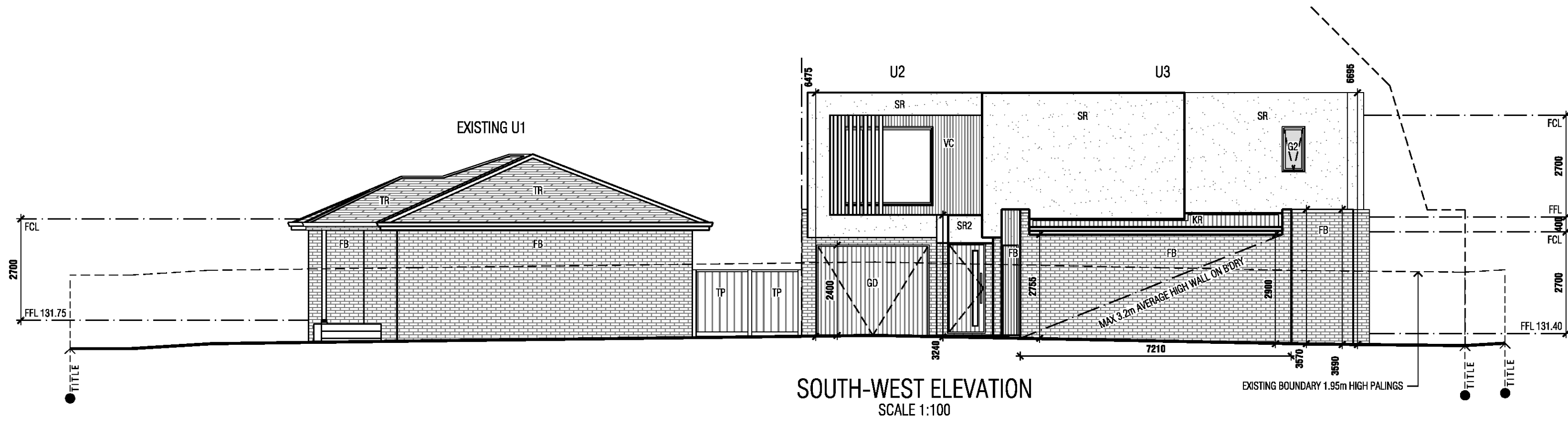
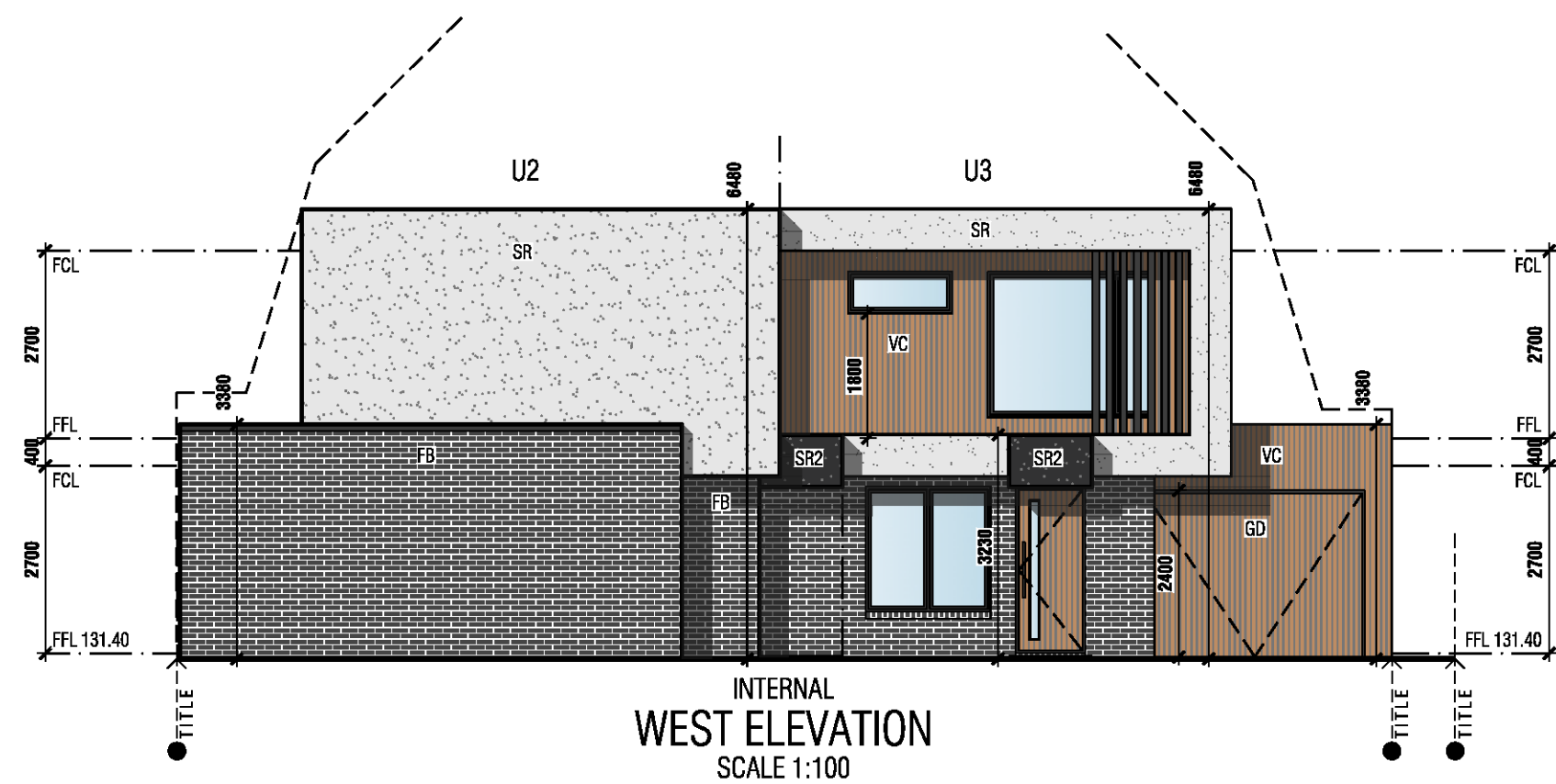
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Revisions	
Rev: 27.11.2025	TOWN PLANNING SUBMISSION
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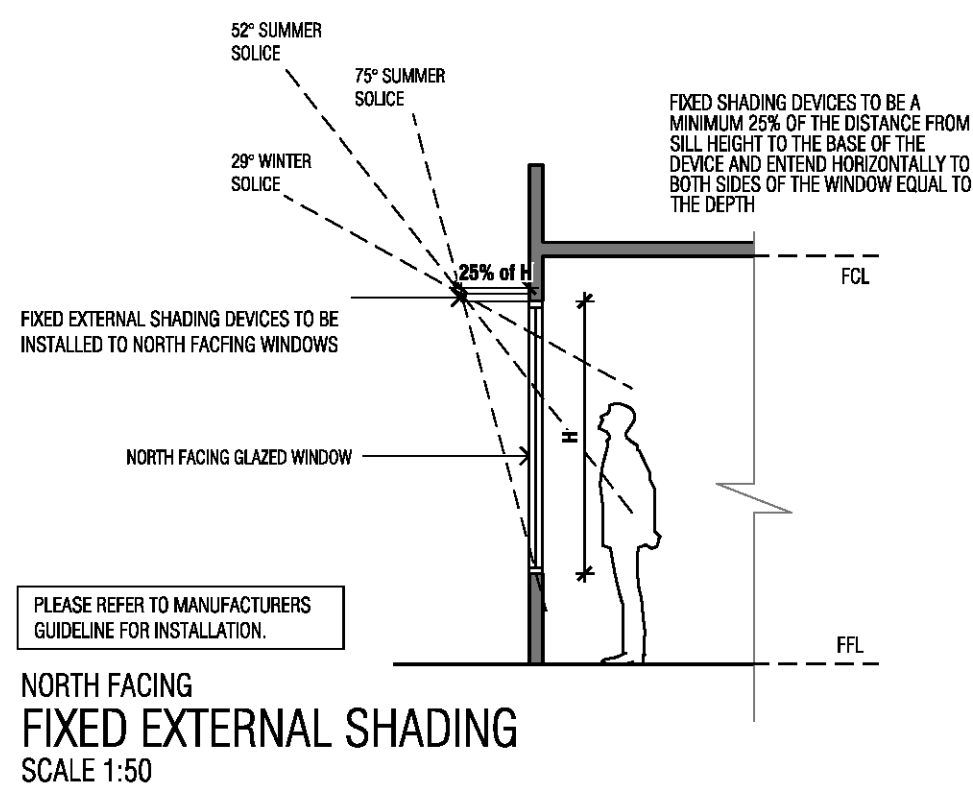
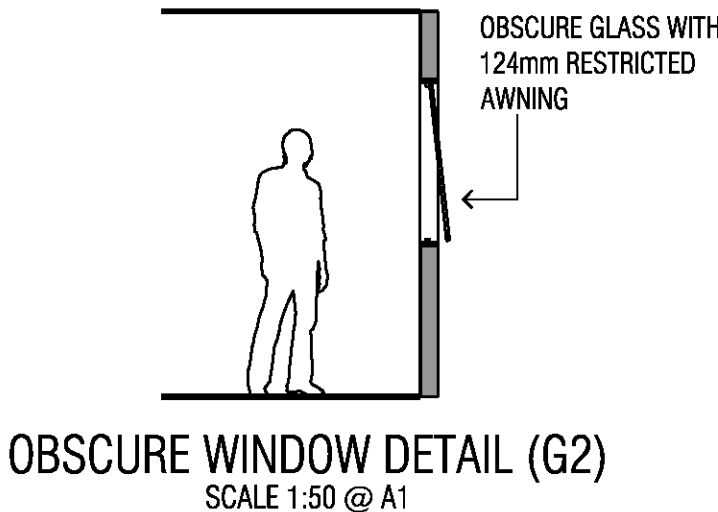
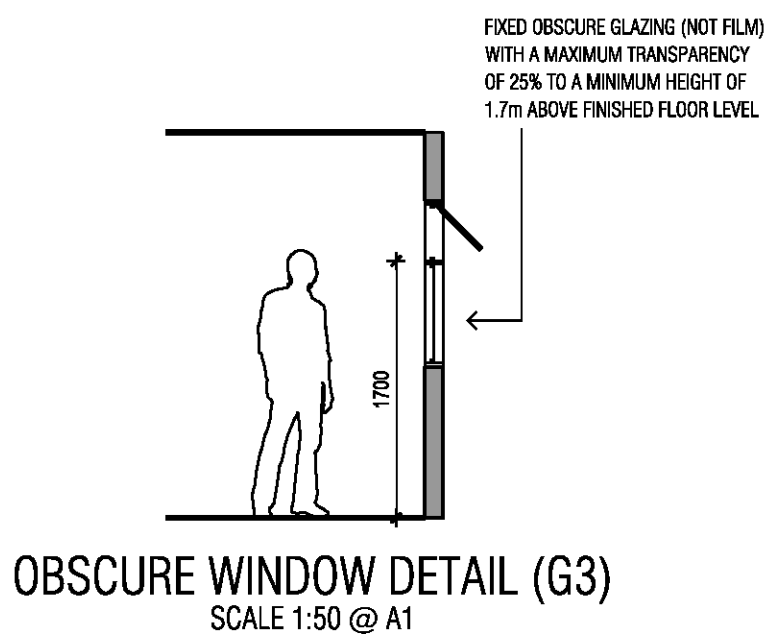
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FIRST FLOOR PLAN			
UNIT DEVELOPMENT 54 MALMSBURY DRIVE, MEADOW HEIGHTS			TP02 REV. 1

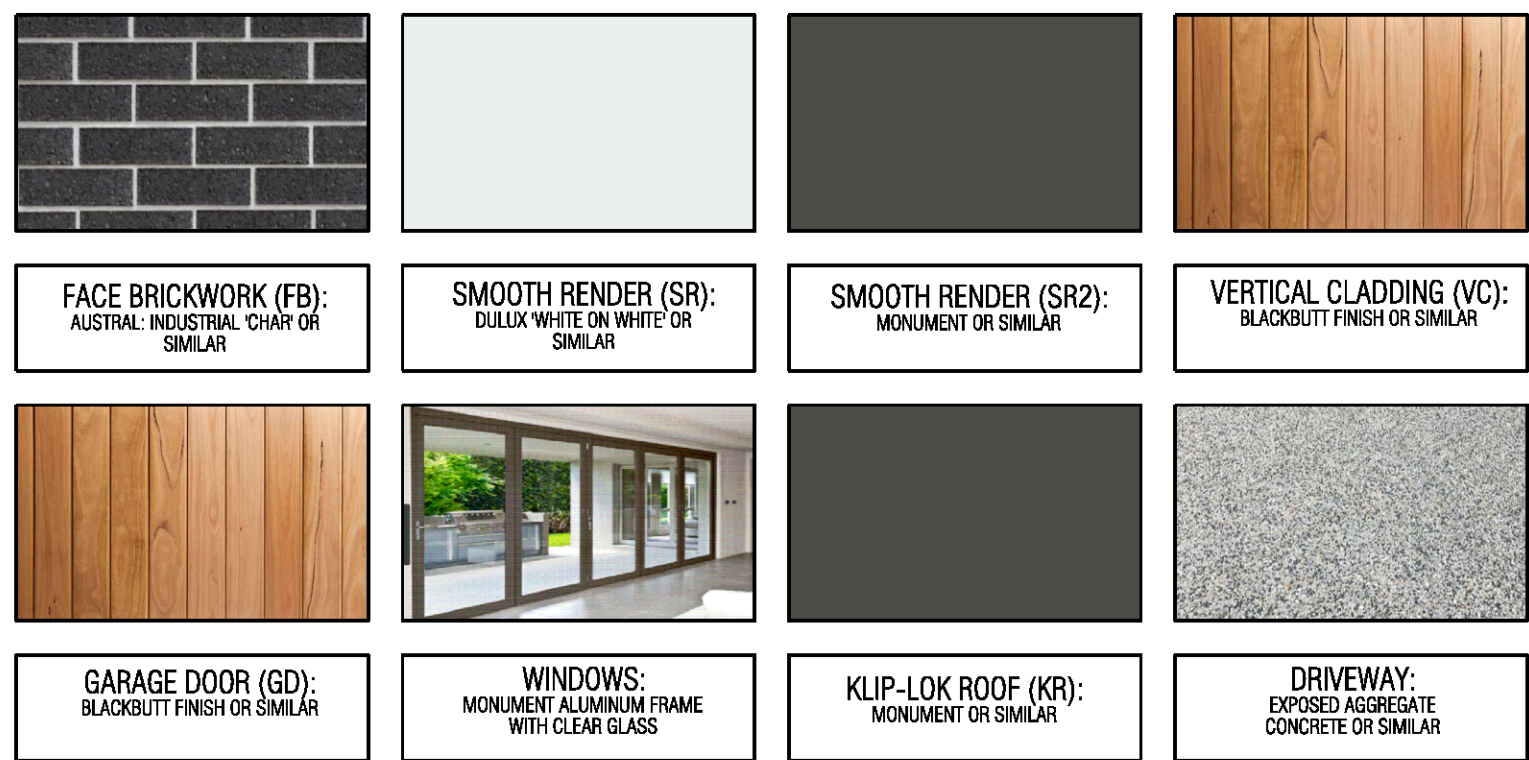


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DETAILS:

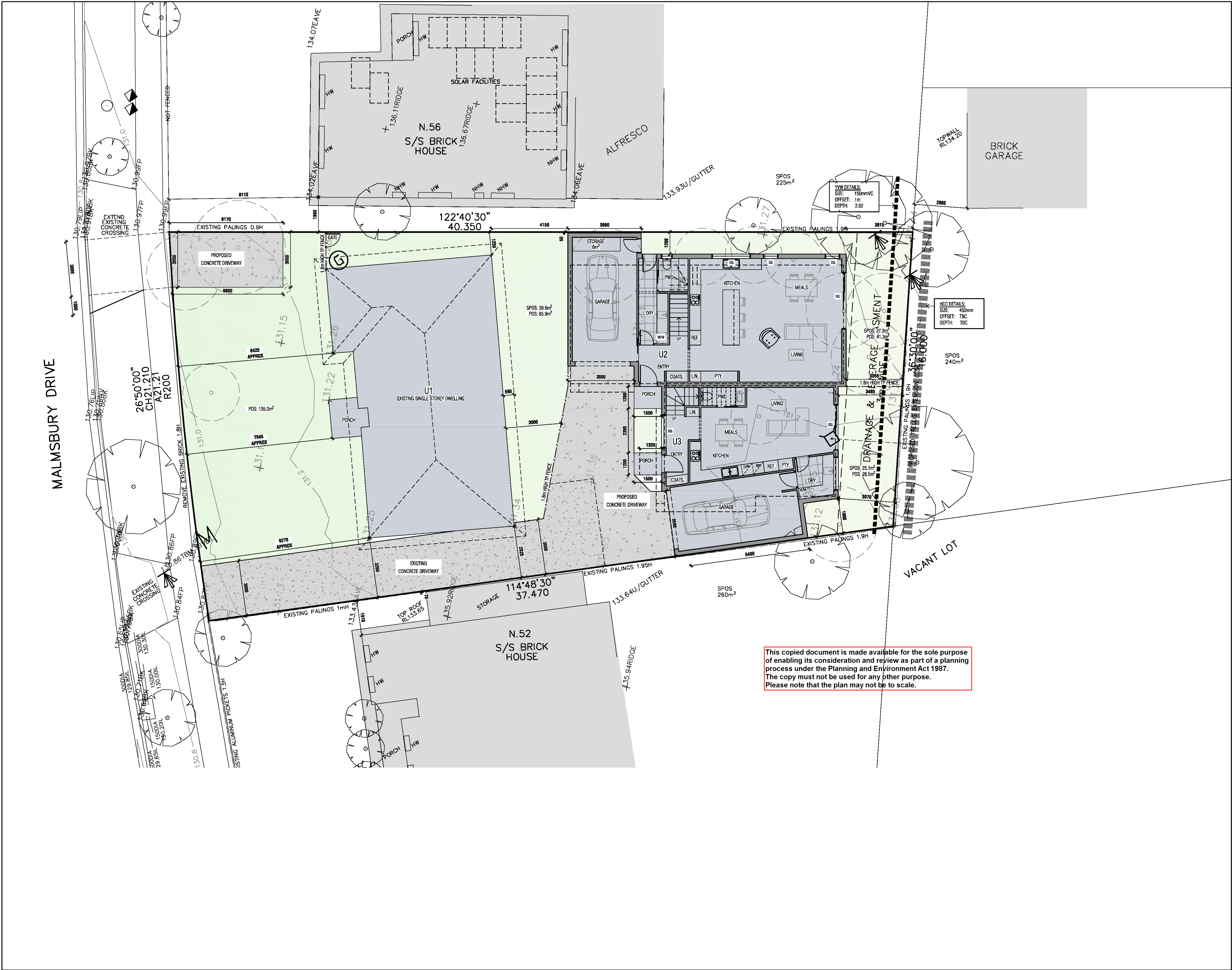


COLOUR SCHEDULE:



MATERIAL SCHEDULE:

- FB FACEBRICK WALL
- SR SELECTED SMOOTH RENDER
- VC SELECTED VERTICAL CLADDING (TIMBER FINISH)
- GD SELECTED GARAGE DOOR
- G1 OBS GLASS FIXED
- G2 OBS GLASS - 124mm RESTRICTED AWNING
- G3 FIXED OBSCURE GLAZING WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
- TP 1.8m HIGH TIMBER PAILING FENCE
- KR KLIP-LOK ROOF AT 2 DEGREE PITCH
- DG DOUBLE GLAZED WINDOWS TO ALL HABITABLE WINDOWS AS PER BESS REPORT
- ALUMINIUM WINDOWS THROUGH-OUT
- COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES



The minimum garden area requirement

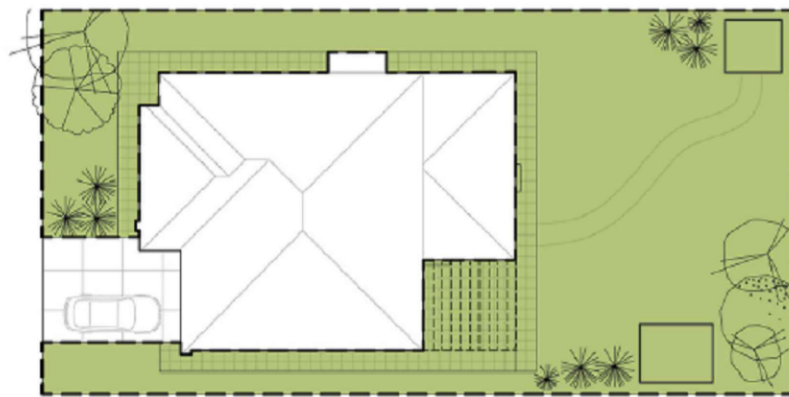
The minimum garden area requirement specifies the percentage of a lot that must be set aside to ensure the open garden character of suburbs is protected.

A dwelling, residential building or small second dwelling, including any associated driveway and car parking cannot be included in the area set aside as garden area.

Where the minimum garden area applies

The minimum garden area requirement applies to land in the Neighbourhood Residential Zone and General Residential Zone and must be met when:

- constructing or extending a dwelling, a residential building or a small second dwelling or
- subdividing land to create a vacant residential lot less than 400 square metres in area.



Garden area

How much garden area must be provided?

When subdividing land that creates a vacant lot that is capable of being developed for a dwelling or a residential building in the Neighbourhood Residential Zone or General Residential Zone, 25% must be set aside as garden area on each vacant lot created that is less than 400 square metres in area.

When constructing or extending a dwelling, residential building or small second dwelling in the Neighbourhood Residential Zone or General Residential Zone, the size of the existing lot determines the minimum percentage of the lot that must be set aside as garden area.

Lot size	Minimum percentage of a lot set aside as garden area
400 – 500 sqm	25%
Above 500 – 650 sqm	30%
Above 650 sqm	35%

Defining garden area

Garden area is defined in clause 73 of all planning schemes as:

Garden area

Any area on a lot with a minimum dimension of 1 metre that does not include:

- a dwelling, residential building or small second dwelling, except for:
 - an eave, fascia or gutter that does not exceed a total width of 600mm;
 - a pergola
 - unroofed terraces, patios, decks, steps or landings less than 800mm in height
 - a basement that does not project above ground level
 - any outbuilding that does not exceed a gross floor area of 10 square metres; and
 - domestic services normal to a dwelling, residential building or small second dwelling
- a driveway; or
- an area set aside for car parking

Buildings, works and hard surface areas included in the garden area

The minimum garden area requirement allows the construction of buildings and works that are typically associated with the use and enjoyment of the outdoor areas of a dwelling, residential building or small second dwelling.

Consequently, outbuildings and structures such as garden sheds, covered barbecue areas, swimming pools, tennis courts and paved areas including pathways and outdoor entertaining areas can be included in the garden area.

GARDEN AREA PLAN PLAN
SCALE 1:100

SITE	
SITE AREA:	723.2 m ²
SITE COVERAGE:	47.8% 346.2 m ²
SITE PERMEABILITY:	38.4% 278.1 m ²
GARDEN AREA:	38.3% 277.1 m ²

- GARDEN PERMEABLE AREA
- CONCRETE AREAS
- SITE COVERAGE
- GARDEN AREA NOT INCLUDED



Revisions

Rev: 27.11.2025 TOWN PLANNING SUBMISSION
Rev: 08.01.2026 RESPONSE TO COUNCIL'S REPLY LETTER

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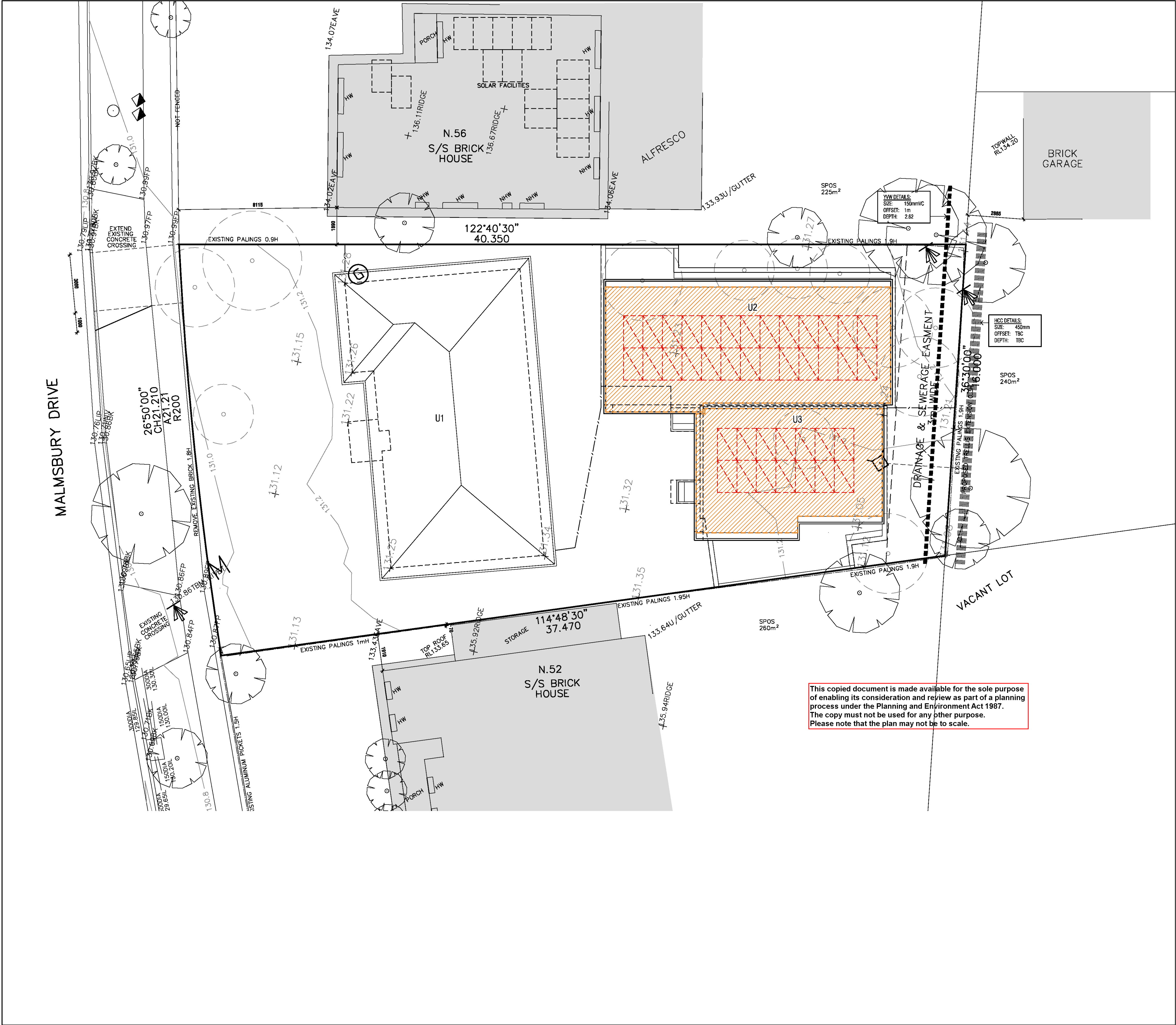
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GARDEN AREA PLAN

UNIT DEVELOPMENT
54 MALMSBURY DRIVE,
MEADOW HEIGHTS

TP04
REV_



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Table B5-3 Minimum rooftop solar energy generation area

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

This standard does not apply to apartments and residential buildings.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size and orientation of the building.
- The availability of solar access to the rooftop.
- The extent to which the rooftop solar energy generation area is overshadowed by existing buildings, other permanent structures or equipment on the rooftop.

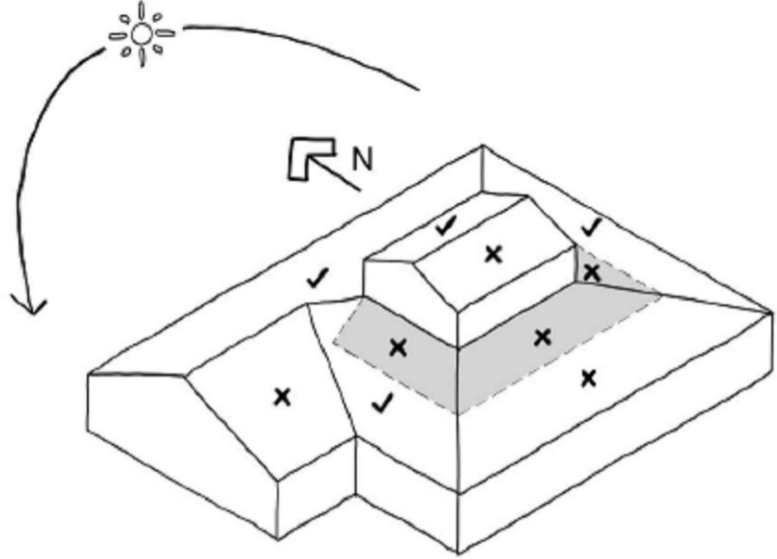
Applying the standard

A rooftop solar energy generation area must be provided with a minimum area specified in Table B5-3 and minimum dimension of 1.7 metres.

The rooftop solar energy generation area must be:

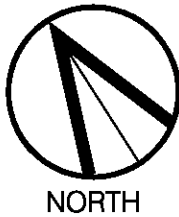
- Orientated north, west or east.
- Positioned high on the roofline.
- Free of obstructions.

If an existing building overshadows the building from the North, the East and West will be better locations for energy generation.

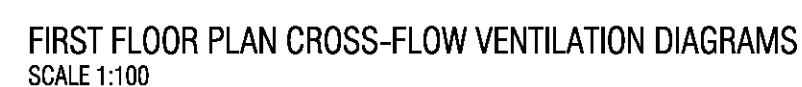


ROOF SOLAR GENERATION SCHEDULE:

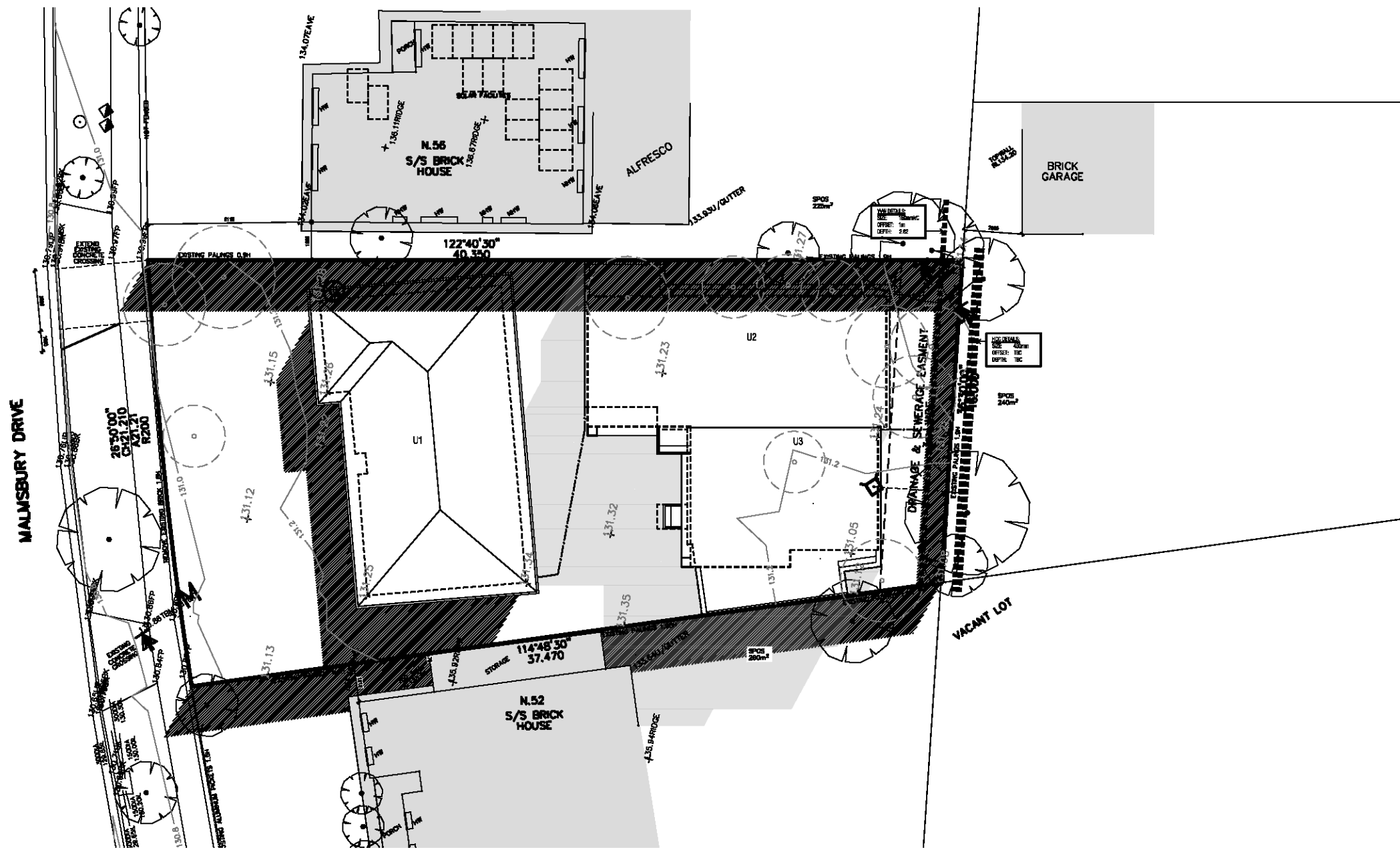
UNIT 2			
REQUIRED AREA:	34.0 m ²		
PROPOSED AREA:	89.3 m ²		AREA INCLUSION
UNIT 3			
REQUIRED AREA:	26.0 m ²		
PROPOSED AREA:	57.0 m ²		POTENTIAL SOLAR PANEL GENERATION LOCATIONS (NOT PROPOSED)



Revisions	DATE	SCALE	DRAWN BY	PROJECT NO.
Rev: 27.11.2025 TOWN PLANNING SUBMISSION	JAN 2026	1:100 @ A1	LC	8365
Rev: 08.01.2026 RESPONSE TO COUNCIL'S RFL LETTER				
ROOF PLAN				
UNIT DEVELOPMENT 54 MALMSBURY DRIVE, MEADOW HEIGHTS				
TP06 REV.				





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LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



SHADOW DIAGRAM 9AM
22nd OF SEPTEMBER

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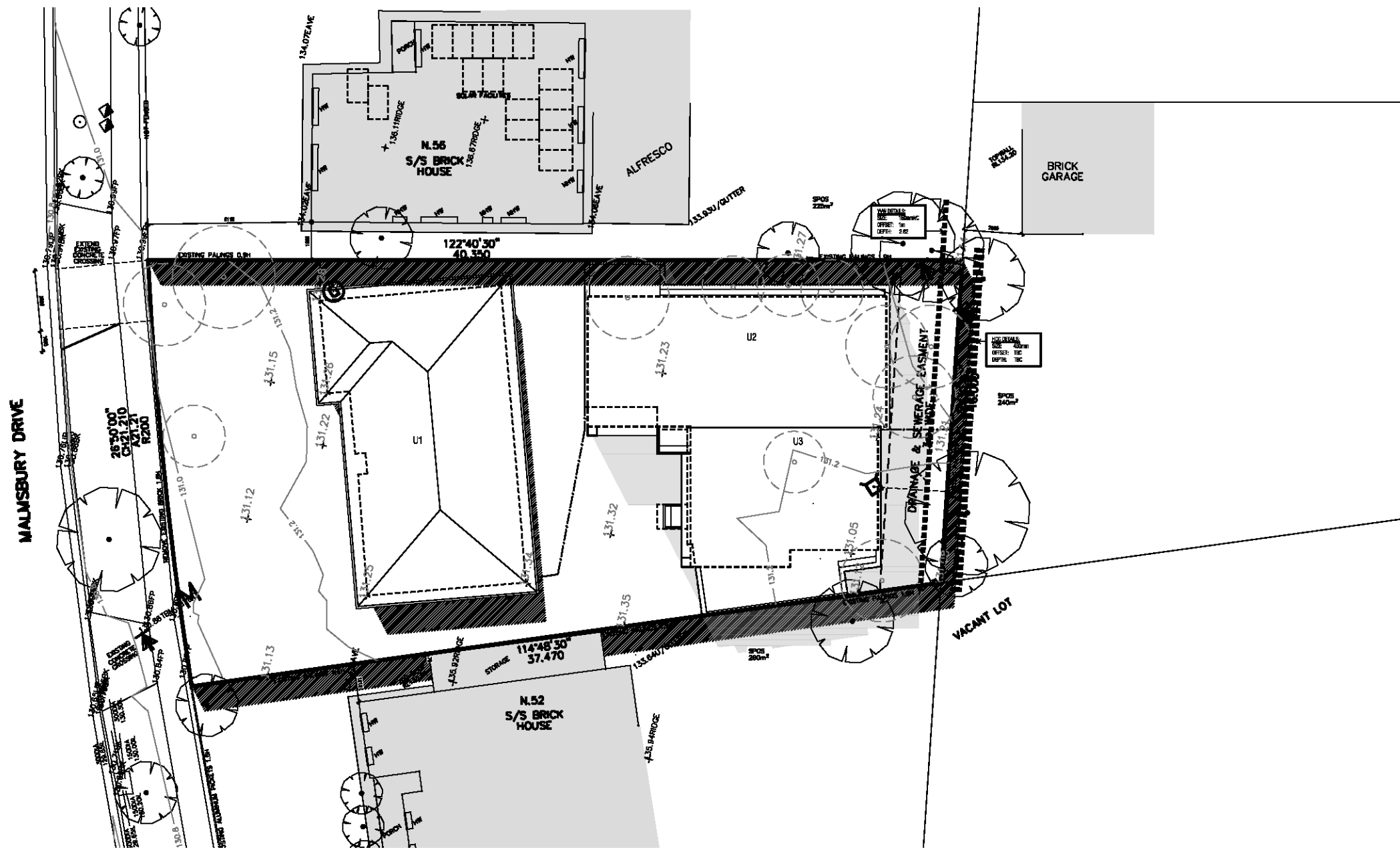
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Revisions	
Rev	

DATE	SCALE	DRAWN BY	PROJECT No.
JAN 2026	1:250@A3	C.M	8965



PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT 54 MALMSBURY DRIVE, MEADOW HEIGHTS	SD01 REV-
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LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



SHADOW DIAGRAM 12PM
22nd OF SEPTEMBER

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Revisions

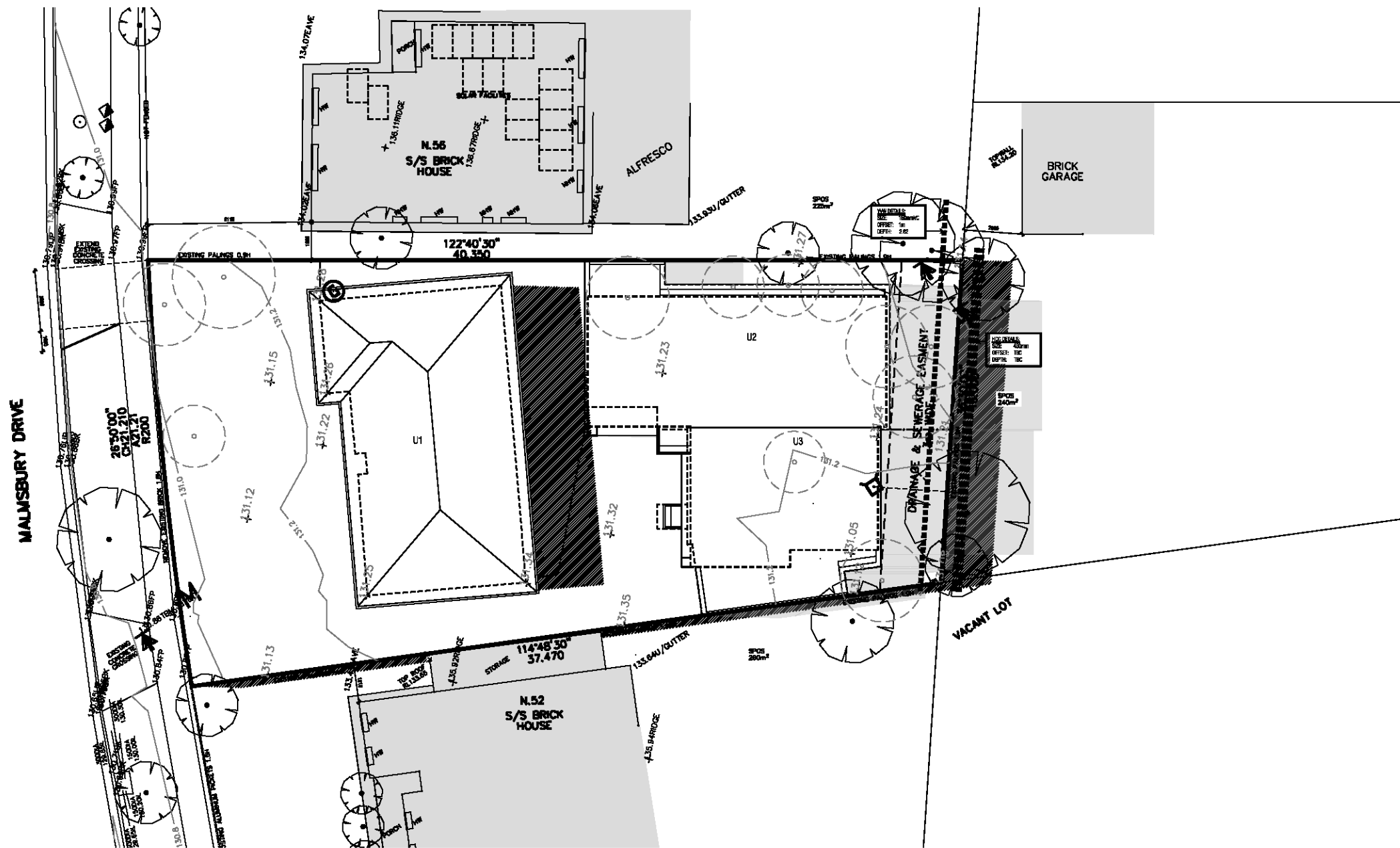
Rev

DATE	SCALE	DRAWN BY	PROJECT No.
JAN 2026	1:250@A3	C.M	8965

PROPOSED SHADOW DIAGRAM



UNIT DEVELOPMENT
54 MALMSBURY DRIVE,
MEADOW HEIGHTS

SD02
REV-



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LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



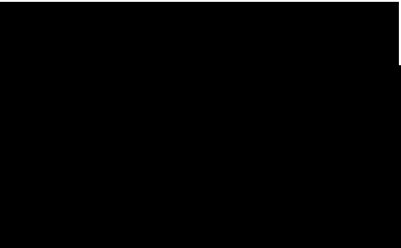
SHADOW DIAGRAM 3PM
22nd OF SEPTEMBER

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Rev

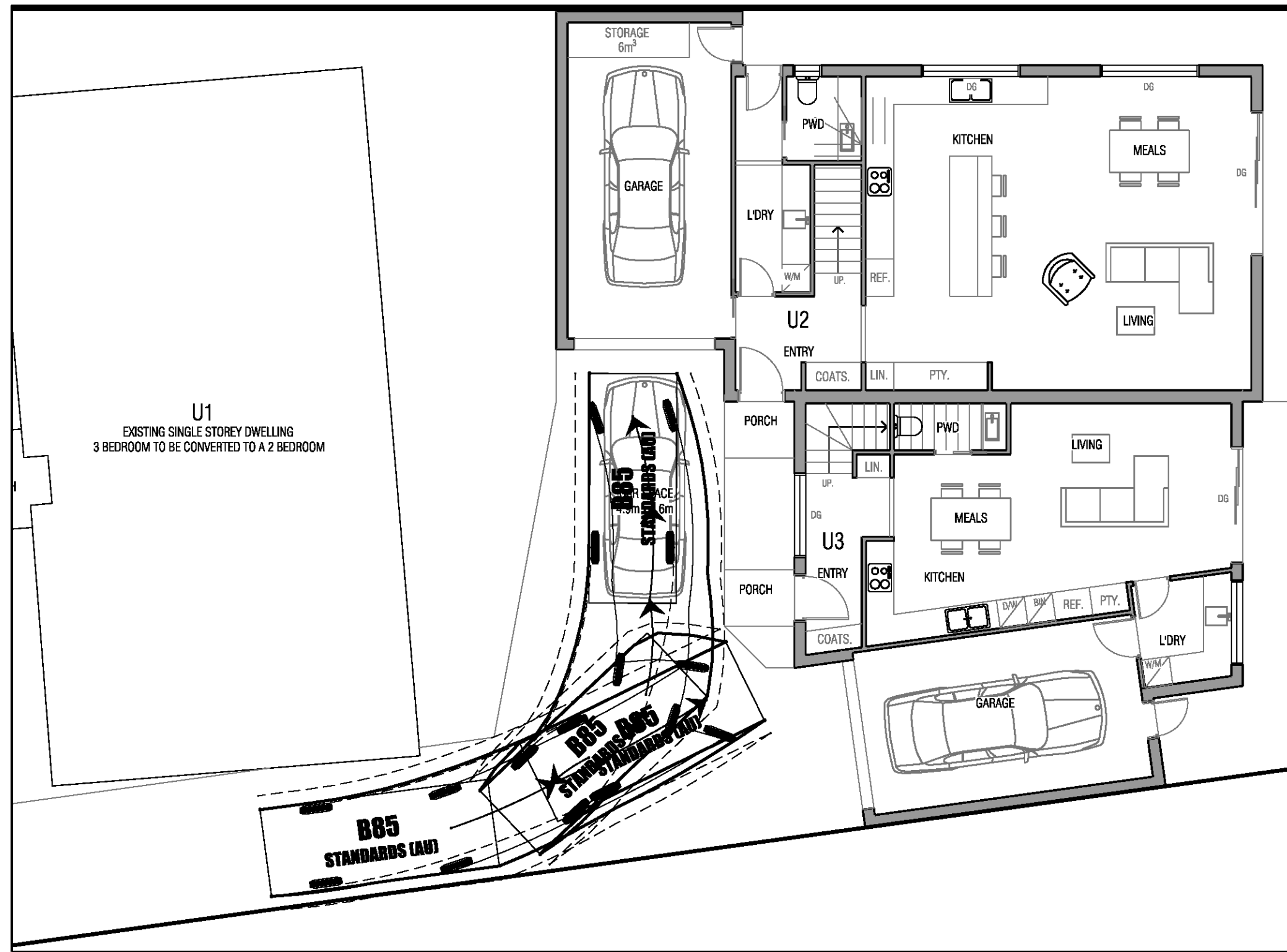


DATE	SCALE	DRAWN BY	PROJECT No.
JAN 2026	1:250@A3	C.M	8965

PROPOSED SHADOW DIAGRAM

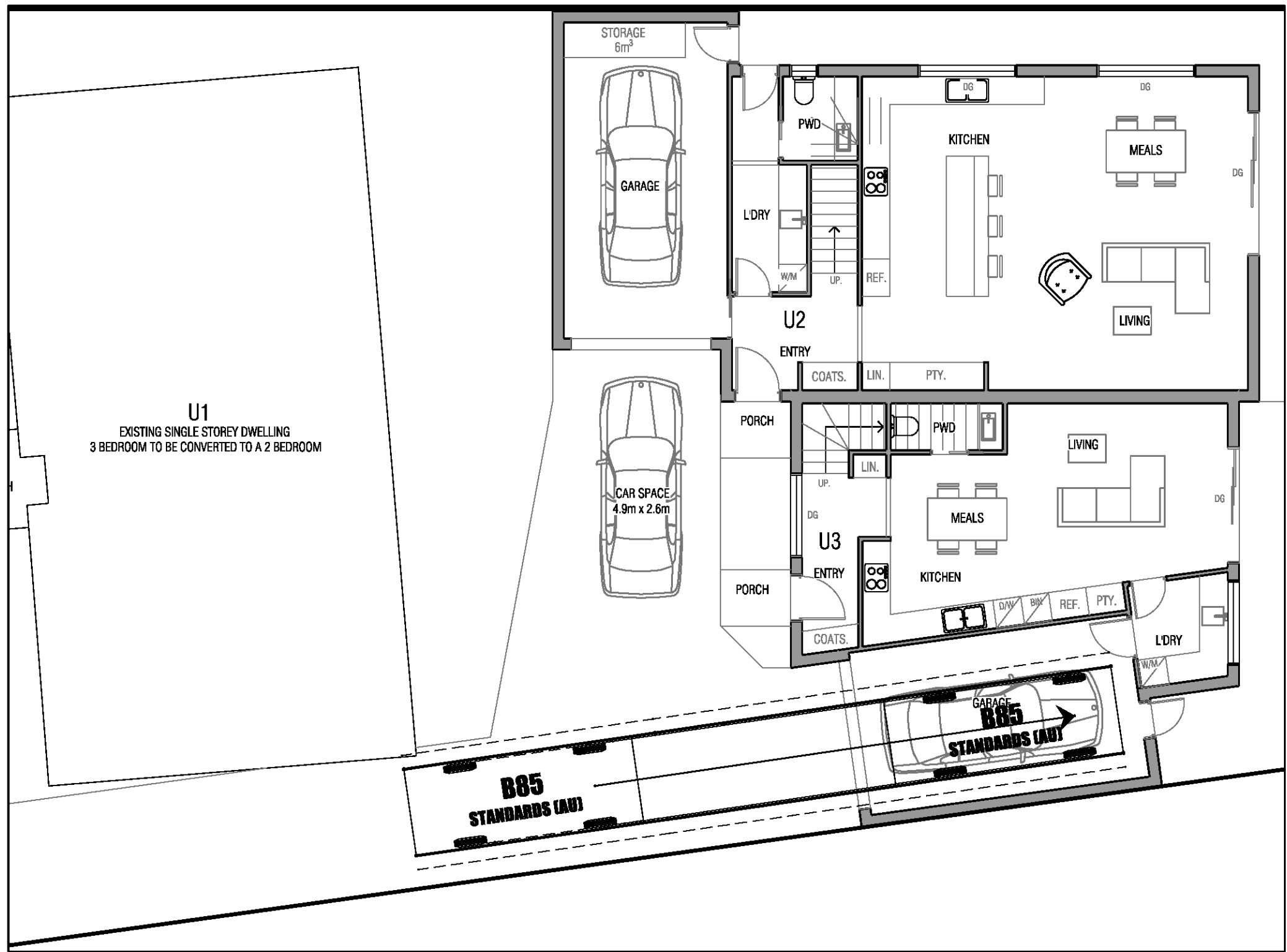
UNIT DEVELOPMENT
54 MALMSBURY DRIVE,
MEADOW HEIGHTS

SD03
REV-



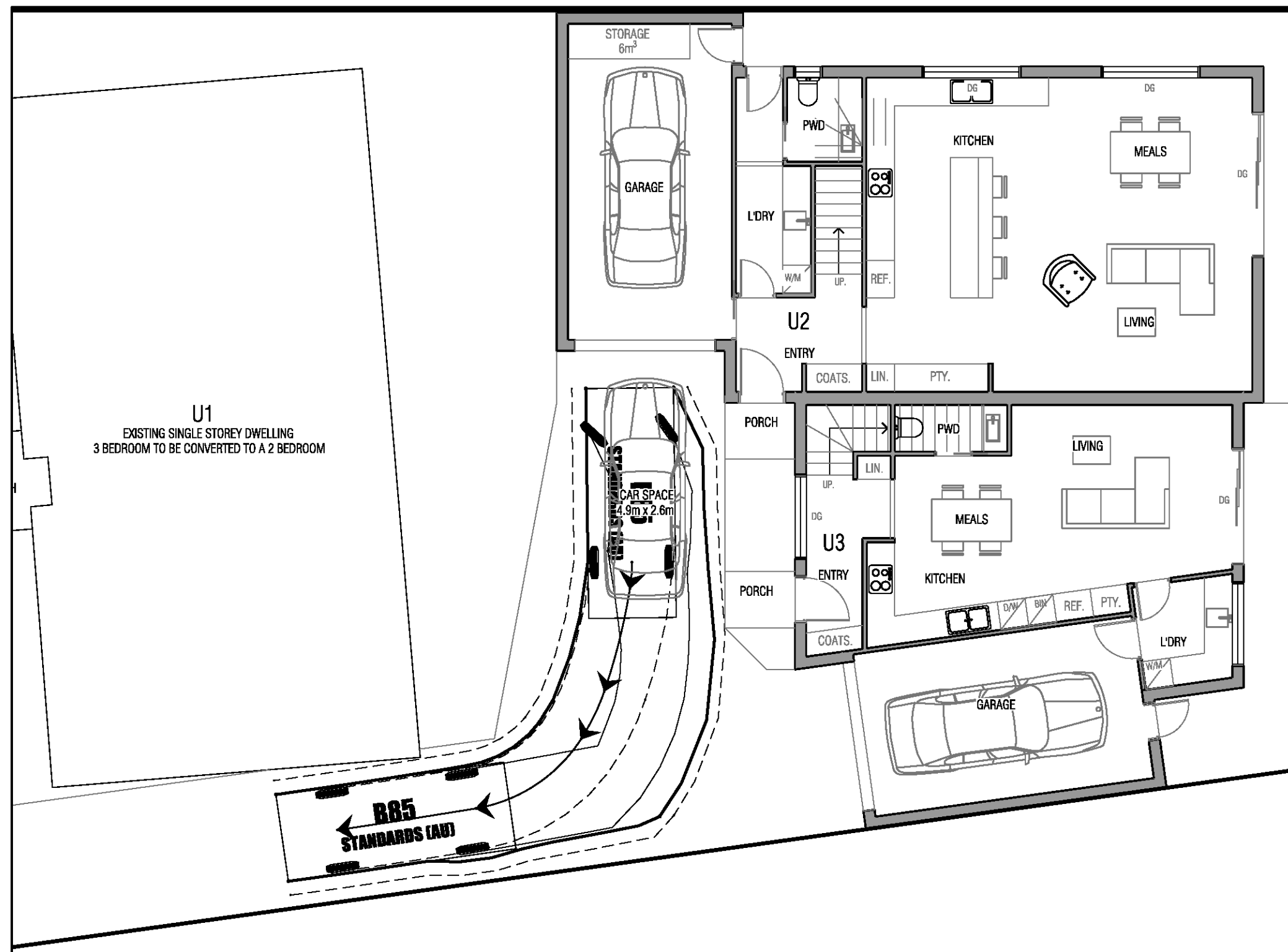
U2 CAR 1 ENTER
SCALE 1:100

1 CORRECTION



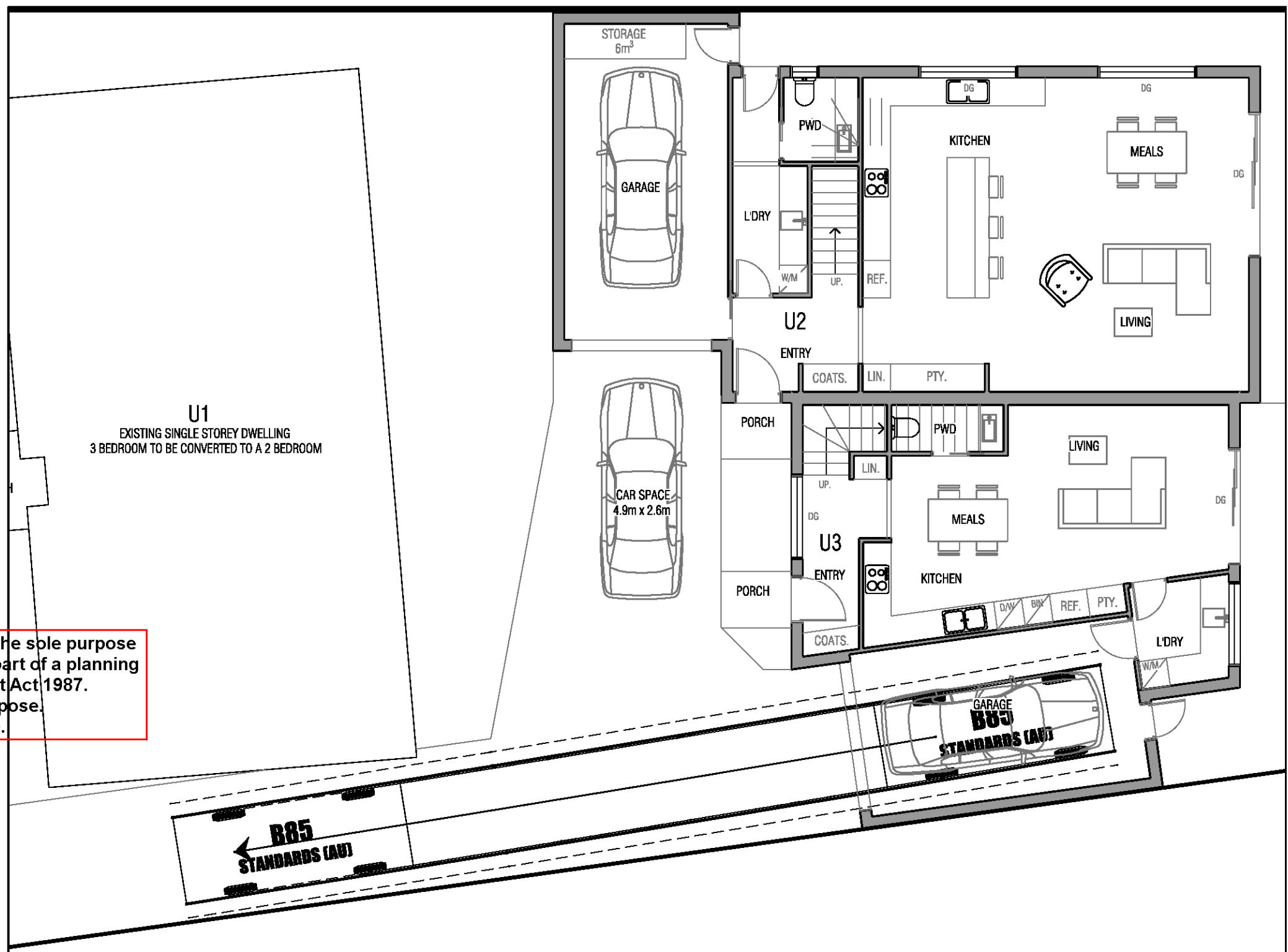
U3 CAR 1 ENTER
SCALE 1:100

NO CORRECTION



U2 CAR 1 EXIT
SCALE 1:100

NO CORRECTION



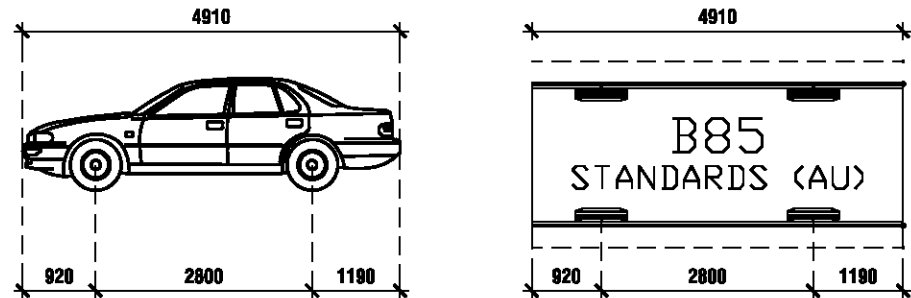
U3 CAR 1 EXIT
SCALE 1:100

NO CORRECTION

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STANDARD B85 DETAIL:

SCALE 1:100



ALL TURNING CIRCLES PROVIDED BY AutoTURN

B85

Width : 1870
Track : 1770
Lock to Lock Time : 6.0 s
Steering Angle : 34.0 DEG

----- 300mm CLEARANCE
———— VEHICLE OVERHANG

SWEPT PATH NOTES:

SWEPT PATH DIAGRAMS HAVE BEEN PREPARED USING THE AUTO-TURN PROGRAM AND UTILISING THE STANDARD B85 TEMPLATE (AS PER DETAIL). THE B85 VEHICLE REPRESENTS A TYPICAL PASSENGER CAR, WITH DIMENSIONS REFLECTING THE SIZE OF MOST VEHICLES ON THE ROAD. IT IS USED AS THE PRIMARY DESIGN VEHICLE FOR PARKING SPACES AND AISLES, ENSURING THAT MOST VEHICLES WILL HAVE SUFFICIENT SPACE TO MANEUVER AND PARK COMFORTABLY. THE DIAGRAMS DEMONSTRATE THAT EACH SPACE IS ACCESSIBLE IN A SINGLE MANEUVER AND/OR IN A SINGLE CORRECTION. VEHICLES CAN ENTER AND EXIT THE SITE IN A FORWARD DIRECTION, THEREFORE COMPLIES AS PER AS2890.1 - 2004. ANY DRIVEWAYS WITH LESS THAN 3 VEHICLES UTILISING THE DRIVEWAY IS ALLOWED TO REVERSE OUT ONTO THE STREET AND WILL NOT NEED TO ENTER AND EXIT IN A FORWARD DIRECTION. PROPOSED DIAGRAMS SHOW A 300mm CLEARANCE FROM THE EDGE OF THE VEHICLE TO STRUCTURES TO ENSURE SAFE AND EASE OF VEHICLE MANEUVERABILITY. VEHICLE OVERHANG WHILE MANEUVERING OVER LANDSCAPE AREAS/GARDEN BEDS IS APPROPRIATE AS LONG AS THE VEHICLE WHEELS ARE NOT TRAVERSING OVER VEGETATION. RESIDENTS THAT FEEL UNCOMFORTABLE MANEUVERING OVER GARDEN BEDS OR ENCROACHING THE 300mm CLEARANCE CAN PERFORM ADDITIONAL VEHICLE MOVEMENTS TO RESOLVE THIS CONCERN. PLEASE NOTE THAT VEHICLES TODAY COMMONLY HAVE FRONT & REAR SENSORS, AND REVERSE CAMERAS, THEREFORE GIVING DRIVERS/RESIDENTS TO FEEL MORE AT EASE TO ENCROACH THE 300mm CLEARANCE WITHOUT CAUSING DAMAGE TO THE VEHICLE OR BUILDING.



Revisions

Rev: 27.11.2025 TOWN PLANNING SUBMISSION

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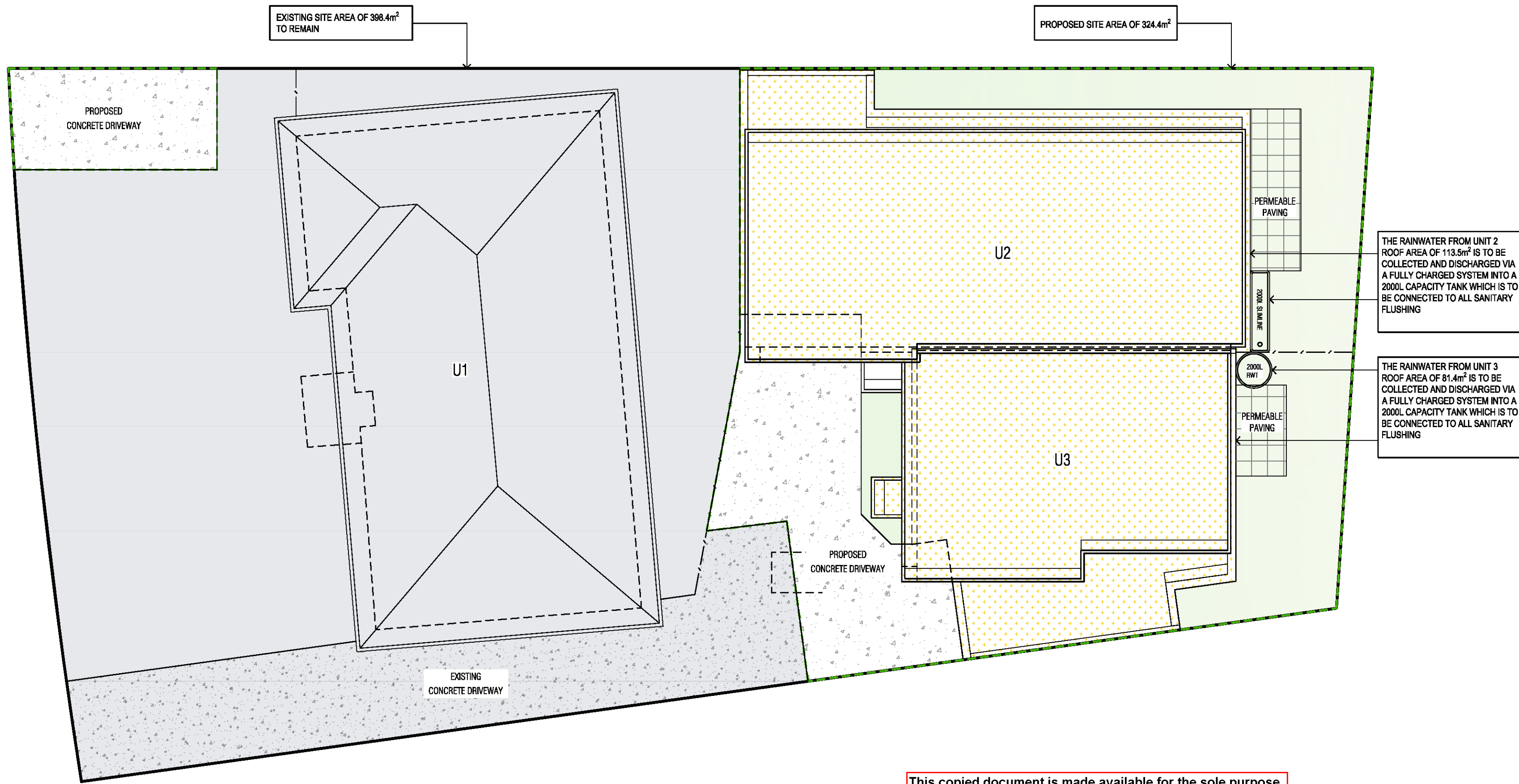
DATE	SCALE	DRAWN BY	PROJECT NO.
NOV 2025	1:100 @ A1	LC	B85

SWEPT PATH DIAGRAMS

UNIT DEVELOPMENT
54 MALMSBURY DRIVE,
MEADOW HEIGHTS

SP
REV.

WSUD PLAN
SCALE 1:100



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WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

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

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

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

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

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

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

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

Project # A49C3D73 - 54 Malmsbury Drive, Meadow Heights
54 Malmsbury Dr, Meadow Heights VIC 3048, Australia
13 November 2025 11:30 a.m.

54 Malmsbury Drive, Meadow Heights

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

128%
SCORE

Project details

Name	54 Malmsbury Drive, Meadow Heights
Street address	54 Malmsbury Dr, Meadow Heights VIC 3048, Australia
Municipality	Hume
Site area	324.4 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	56%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	63%	>80%
Total phosphorus (%)	61%	>45%
Total nitrogen (%)	57%	>45%
Total gross pollutants (%)	77%	>70%

NOTE:

THE SITE AREA COVERED BY THE PERVIOUS SURFACES OF AT LEAST 20% OF THE SITE

THE DEVELOPMENT INCLUDES A STORMWATER MANAGEMENT SYSTEM DESIGNED TO:

- SUSPENDED SOLIDS 80% REDUCTION IN MEAN ANNUAL LOAD
- TOTAL PHOSPHORUS AND TOTAL NITROGEN 45% REDUCTION IN MEAN ANNUAL LOAD
- LITTER 70% REDUCTION OF MEAN ANNUAL LOAD

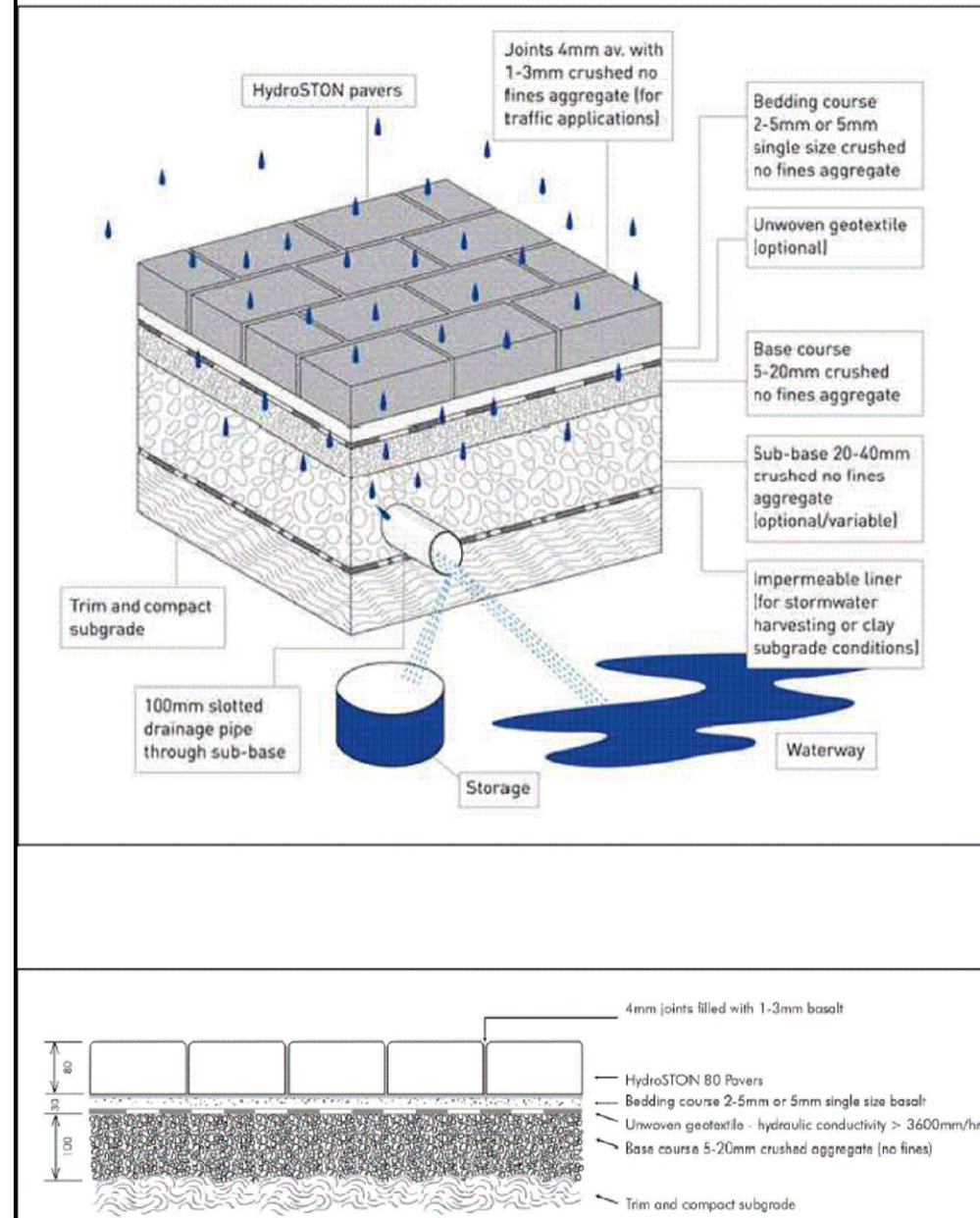
THE ABOVE MEETS THE REQUIREMENTS IF STORM RATING IS AT MIN 100%

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

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

PERMEABLE PAVER DETAILS

REFER TO HYDROSTON FOR SPECS AND INSTALLATION DETAILS



LEGEND:

- CONCRETE SURFACE - UNTREATED
- ROOF AREA TO RAINWATER TANK
- PERMEABLE PAVING - TREATED
- PERMEABLE SURFACE
- PROPOSED SITE AREA LAYOUT
- EXISTING SITE ARE TO REMAIN
- RAINWATER TANKS TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING

AREA SCHEDULE:

UNIT 1 (EXISTING)

GROUND FLOOR AREA:	79.1 m ²
PORCH:	4.2 m ²
TOTAL AREA:	13.4 SQ 124.7 m ²
POS:	200.9 m ²
SPOS:	65.9 m ²

UNIT 2

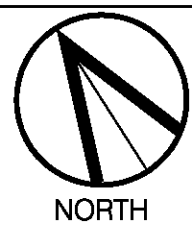
GROUND FLOOR AREA:	80.3 m ²
FIRST FLOOR AREA:	95.2 m ²
GARAGE:	27.8 m ²
PORCH:	1.8 m ²
TOTAL AREA:	22.1 SQ 205.1 m ²
POS:	41.3 m ²
SPOS:	27.9 m ²

UNIT 3

GROUND FLOOR AREA:	52.1 m ²
FIRST FLOOR AREA:	59.8 m ²
GARAGE:	23.7 m ²
PORCH:	1.8 m ²
TOTAL AREA:	14.8 SQ 137.4 m ²
POS:	28.5 m ²
SPOS:	25.1 m ²

SITE

SITE AREA:	723.2 m ²
PROPOSED SITE AREA:	324.4 m ²
SITE COVERAGE:	47.8% 346.2 m ²
SITE PERMEABILITY:	38.4% 278.1 m ²
GARDEN AREA:	38.3% 277.1 m ²



Revisions

Rev: 27.11.2025 TOWN PLANNING SUBMISSION

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DATE	SCALE	DRAWN BY	PROJECT NO.
NOV 2025	1:100 @ A1	LC	8365

WSUD PLAN

UNIT DEVELOPMENT
54 MALMSBURY DRIVE,
MEADOW HEIGHTS

WSUD
REV_