HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for Planning Permit

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

If you need help to complete this form, read How to complete the Application for Planning Permit form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Clear Form

The Land

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

Street Address *

Unit No.: | St. No.: 7 | St. Name: STEVENSON ST

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.: 861 ◯ Lodged Plan ◯ Title Plan ◯ Plan of Subdivision No.: 058938

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

⚠ 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

SINGLE STOREY DWELLING BEHIND EXISTING DWELLING

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 $ 550,000

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

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

Existing Conditions

(4) **Describe how the land is used and developed now ***

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

SINGLE RESIDENTIAL DWELLING

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

Title Information

5 **Encumbrances on title** *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on the 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.

Name:

[redacted]

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

Contact person's details *

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

Name:

Title: | First Name: | Surname:

Organisation (if applicable):

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

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | State: | Postcode:

Please provide at least one contact phone number *

Contact information

[redacted]

Owner *

The person or organisation who owns the land

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

Declaration

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

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

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

Signature:

Date: 17.12.25
day / month / year

Need help with the Application?

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

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

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

(✓) No ( ) Yes

Checklist

(9) Have you:

[✓] Filled in the form completely?

[ ] Paid or included the application fee?

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

[✓] Provided all necessary supporting information and documents?

- [✓] A full, current copy of title information for each individual parcel of land forming the subject site
- [✓] A plan of existing conditions.
- [✓] Plans showing the layout and details of the proposal
- [✓] Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- [✓] If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
- [ ] If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

[ ] Completed the relevant Council planning permit checklist?

[✓] Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

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

Print Form

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

Save Form:

Save Form To Your Computer

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

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

VOLUME 08859 FOLIO 242

Security no : 124130830477N
Produced 17/12/2025 11:00 AM

LAND DESCRIPTION

Lot 861 on Plan of Subdivision 058938.
PARENT TITLE Volume 08058 Folio 285
Created by instrument A349620 11/12/1970

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX605756X 27/12/2023
WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE LP058938 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 7 STEVENSON STREET BROADMEADOWS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 27/12/2023

DOCUMENT END

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	**LP058938**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**17/12/2025 11:00**

HOUSING COMMISSION OF VICTORIA

BROADMEADOWS ESTATE

PLAN OF SUBDIVISION

OF PART OF CROWN PORTION 6

PARISH OF WILL WILL ROOK

COUNTY OF BOURKE

VOL. 8058 FOL. 285
VOL. 8792 FOL. 629
VOL. 8792 FOL. 630

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

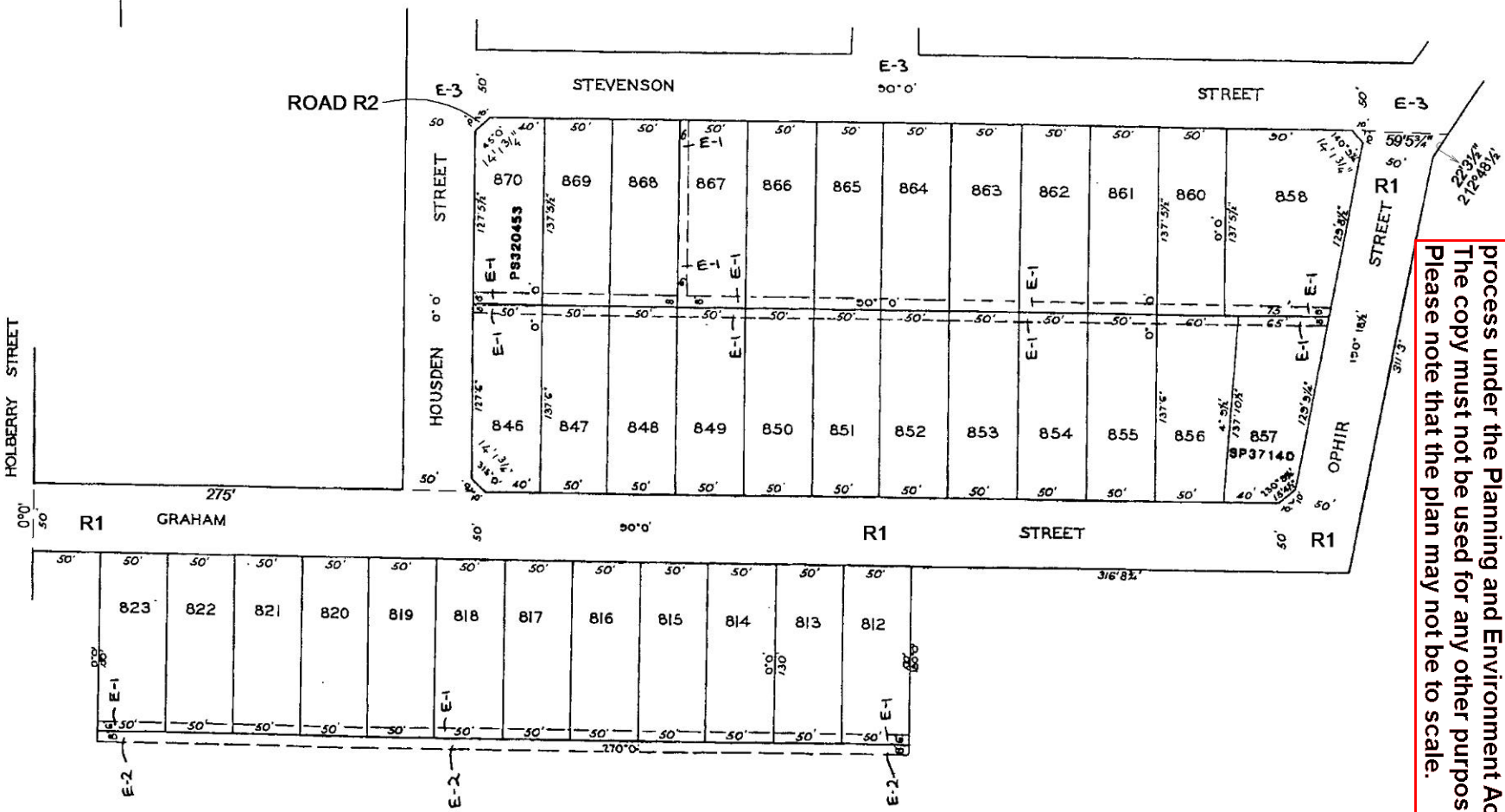
LP58938
EDITION 1
APPROVED 11/3/70

COLOUR CONVERSION
E-1 = BLUE
E-2 = YELLOW
E-3, R1 & R2 = BROWN

APPROPRIATIONS
THE LAND COLOURED BLUE & YELLOW IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE, GAS & SEWERAGE

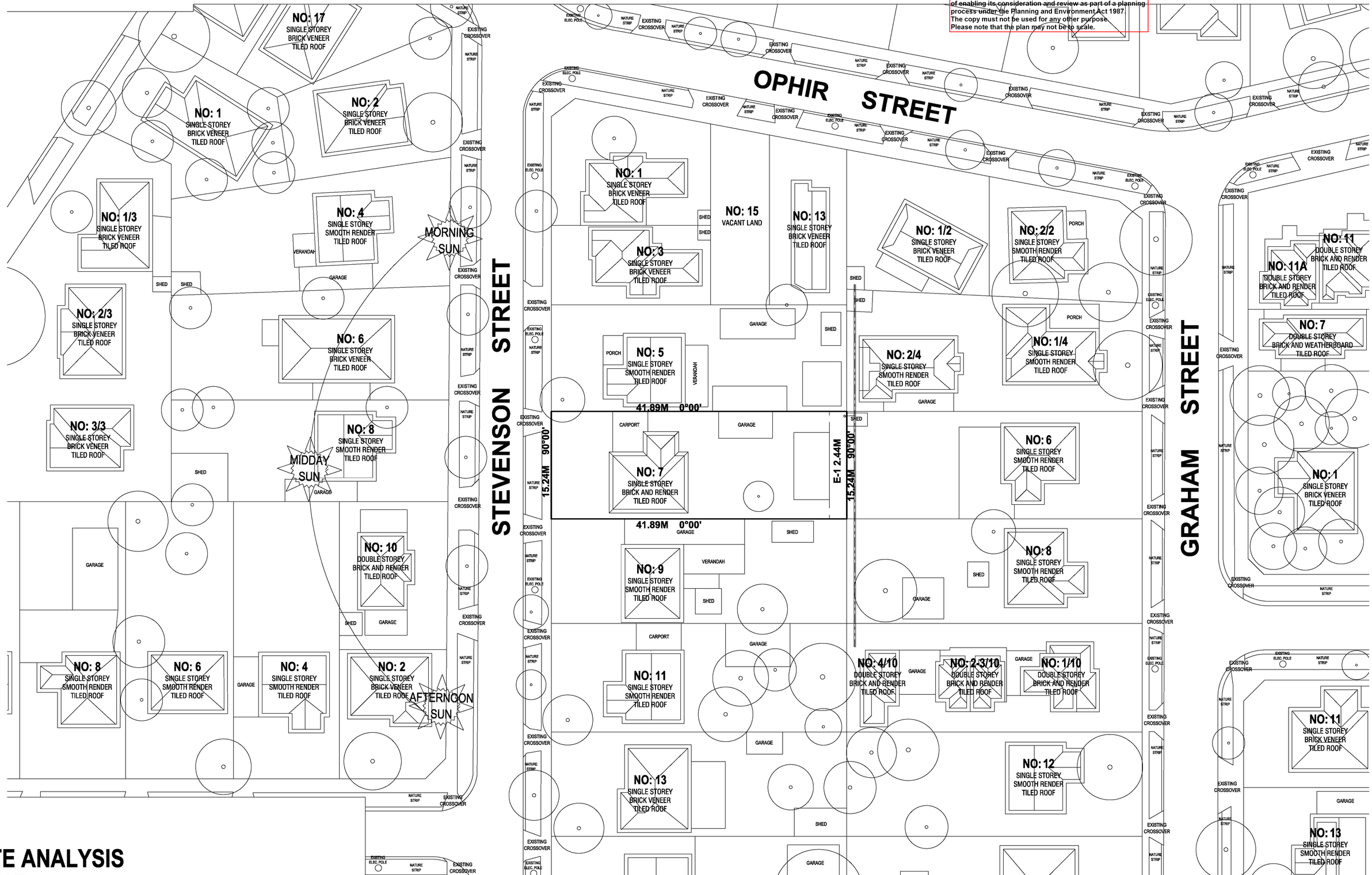
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY

NOTE LOT Nos 859 & 806 OMITTED



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.

EVERY ENDEAVOR IS EMPLOYED FOR THE AS NEAR AS POSSIBLE DEPICTION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES AS SHOWN ON THE NEIGHBORHOOD & SITE DESCRIPTION PLAN MEASURED AND DRAWN BY THIS COMPANY. NOTE THAT ACCESS ON SITE IS RESTRICTED EXCLUSIVELY TO THE SUBJECT SITE, i.e., THE DEVELOPMENT SITE. INFORMATION RELATING TO THE NEIGHBORING PROPERTIES IS SUBJECT TO PHYSICAL AND VISUAL ACCESS FROM THE SUBJECT SITE. IT IS THEREFORE EXPECTED THAT DISCREPANCIES MAY OCCUR IN RELATION TO THE OUTLINE AND LOCATION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES



SITE ANALYSIS

SCALE: 1:250

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

[redacted]

PROPOSED - SITE ANALYSIS

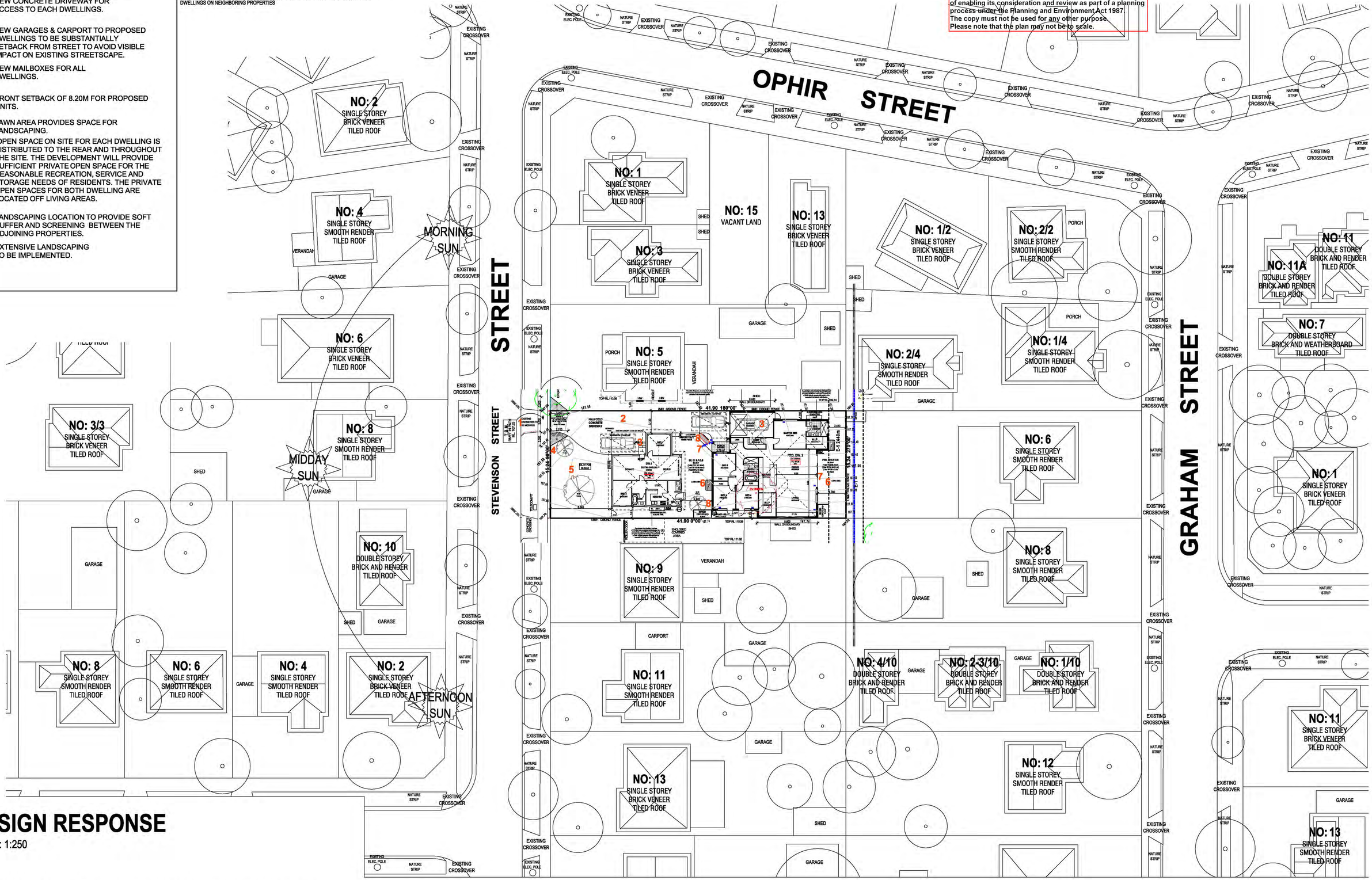
CAD REF: -	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:250 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 1 of 23
	DATE: 16.12.25		

DESIGN RESPONSE

1. EXISTING CROSSOVER TO BE MODIFIED FOR ACCESS TO DWELLINGS 1 AND 2.
2. NEW CONCRETE DRIVEWAY FOR ACCESS TO EACH DWELLINGS.
3. NEW GARAGES & CARPORT TO PROPOSED DWELLINGS TO BE SUBSTANTIALLY SETBACK FROM STREET TO AVOID VISIBLE IMPACT ON EXISTING STREETSCAPE.
4. NEW MAILBOXES FOR ALL DWELLINGS.
5. FRONT SETBACK OF 8.20M FOR PROPOSED UNITS.
6. LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
7. 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 BOTH DWELLING ARE LOCATED OFF LIVING AREAS.
8. LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.

   EXTENSIVE LANDSCAPING TO BE IMPLEMENTED.

EVERY ENDEAVOR IS EMPLOYED FOR THE AS NEAR AS POSSIBLE DEPICTION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES AS SHOWN ON THE NEIGHBORHOOD & SITE DESCRIPTION PLAN MEASURED AND DRAWN BY THIS COMPANY. NOTE THAT ACCESS ON SITE IS RESTRICTED EXCLUSIVELY TO THE SUBJECT SITE, i.e., THE DEVELOPMENT SITE. INFORMATION RELATING TO THE NEIGHBORING PROPERTIES IS SUBJECT TO PHYSICAL AND VISUAL ACCESS FROM THE SUBJECT SITE. IT IS THEREFORE EXPECTED THAT DISCREPANCIES MAY OCCUR IN RELATION TO THE OUTLINE AND LOCATION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES



DESIGN RESPONSE

SCALE: 1:250

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

PROPOSED - DESIGN RESPONSE

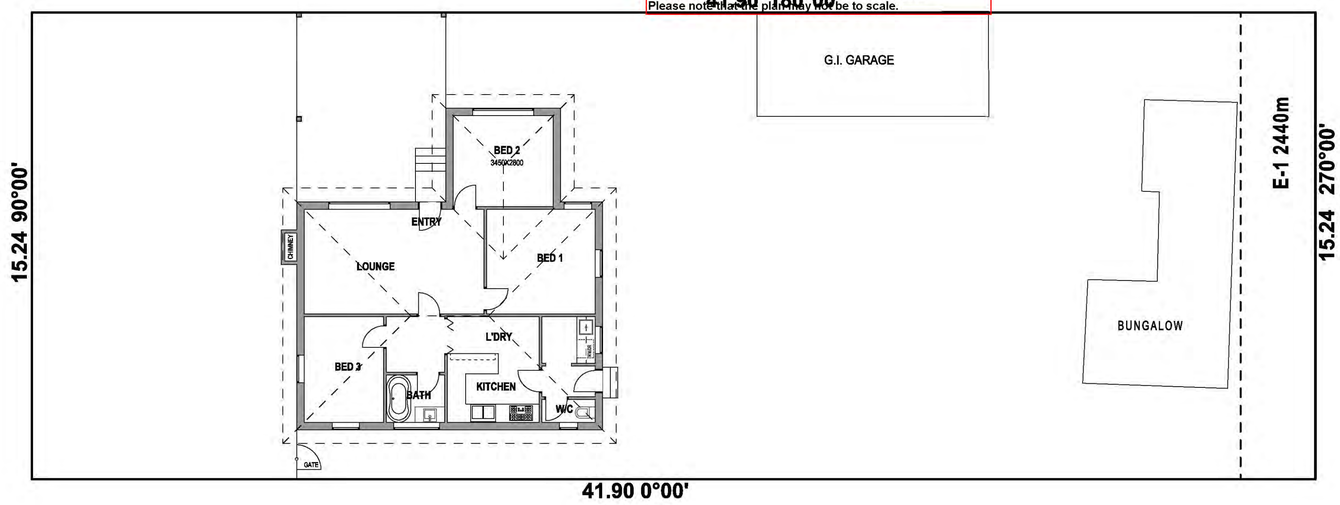
CAD REF: -	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:250 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 2 of 23
	DATE: 16.12.25		

WALL LEGEND

-EXISTING WALL

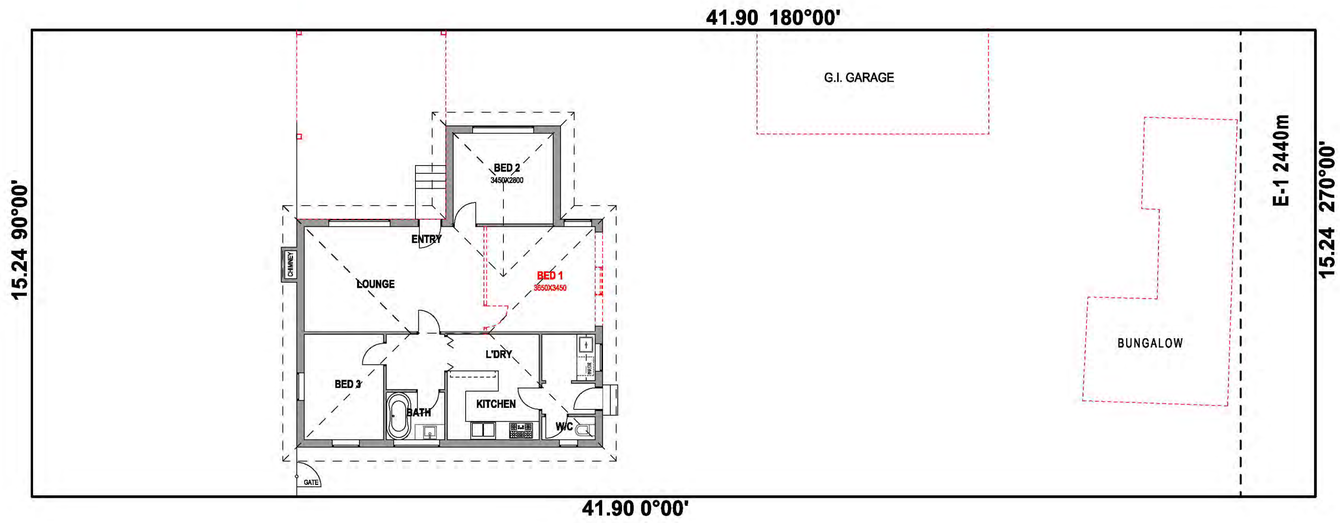
-PROPOSED WALL

-DEMOLISHED WALL



EXISTING GROUND FLOOR PLAN

SCALE: 1:100



DEMOLITION GROUND FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

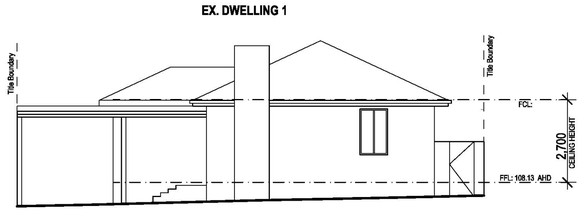
REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

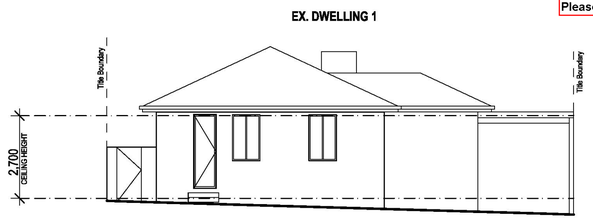
[redacted]

PROPOSED - EX. AND DEMO GROUND FLOOR P

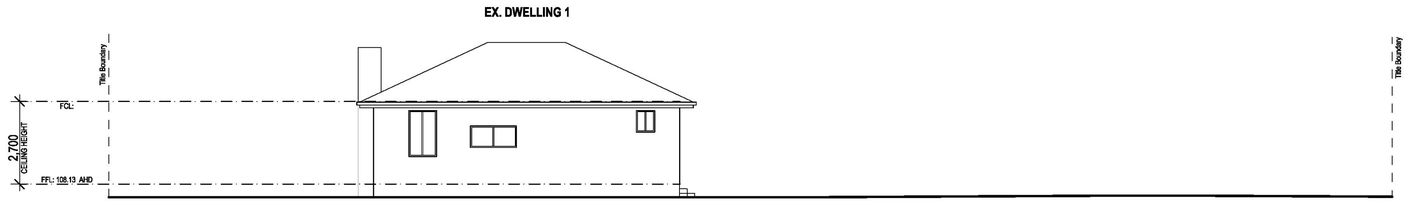
CAD REF: -	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 3 of 23
	DATE: 16.12.25		



EXISTING NORTH ELEVATION
SCALE: 1:100

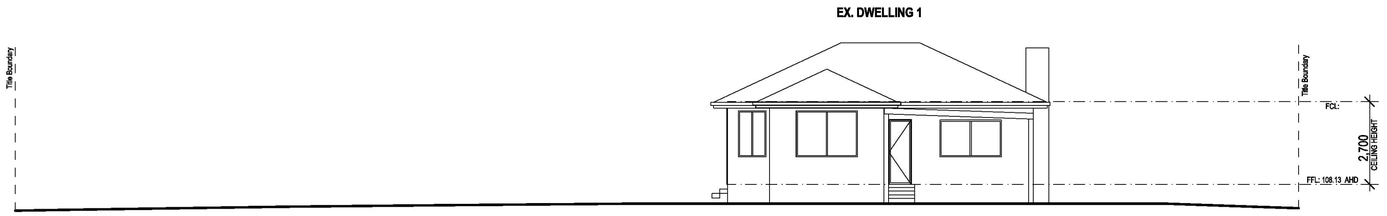


EXISTING SOUTH ELEVATION
SCALE: 1:100



EXISTING WEST ELEVATION
SCALE: 1:100

EXISTING BUILT FORM



EXISTING EAST ELEVATION
SCALE: 1:100

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

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[redacted]

PROPOSED - EXISTING ELEVATIONS

	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
CAD REF: -	SCALE: 1:100 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 4 of 23
	DATE: 16.12.25		

NOTE:

-ALL OBSCURED GLAZING TO BE MANUFACTURED OBSCURED GLASS. OBSCURE FILM BEING APLLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED.

-ALL TREATMENTS TO PREVENT OVERLOOKING MUST NOT INCLUDE 'TRANSLUCENT FILM' ON WINDOWS AND MUST BE IN ACC. WITH STANDARD B22 OF CLAUSE 55.

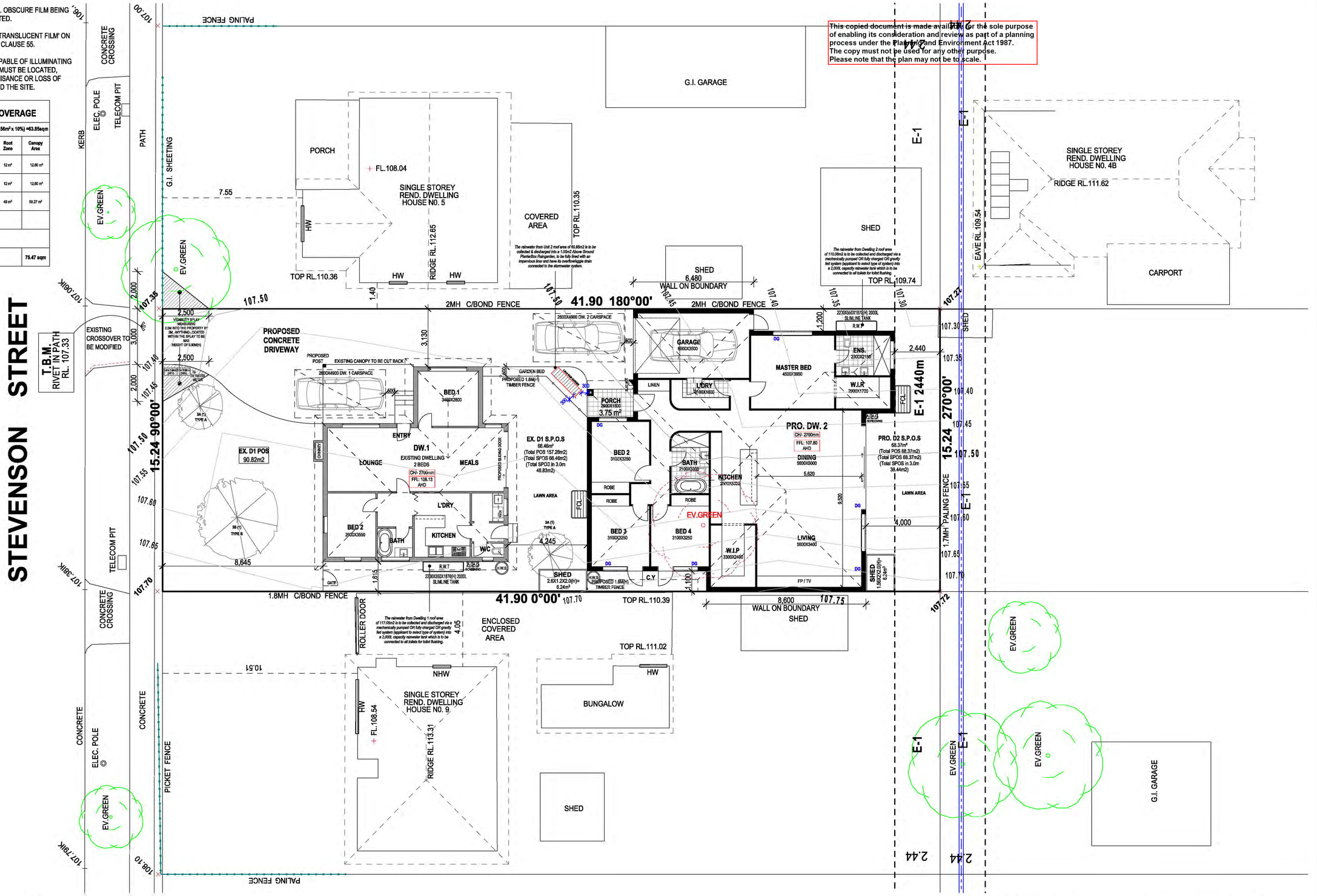
-THE DEVELOPMENT MUST BE PROVIDED W/- EXTERNAL LIGHTING CAPABLE OF ILLUMINATING ACCESS TO EACH GARAGE AND CAR PARKING SPACE. LIGHTING MUST BE LOCATED, DIRECTED AND SHIELDED AND OF LIMITED INTENSITY THAT NO NUISANCE OR LOSS OF AMENITY IS CAUSED TO ANY PERSON WITHIN AND BEYOND THE SITE.

LEGEND	
DENOTES AREA REQUIREMENTS FOR CANOPY TREE LOCATION	
CANOPY AREA: TOTAL	CANOPY AREA: COUNTED

TREE CANOPY SITE COVERAGE

SITE AREA CANOPY REQUIREMENT (638.56m² x 10%) =63.85sqm

Tree No.	Tree Species	Tree type	Root Zone	Canopy Area
3A (1)	Dwarf Yellow Gum	A	12 m²	12.80 m²
3A (2)	Dwarf Yellow Gum	A	12 m²	12.80 m²
3B (1)	Coastal Banksia	B	49 m²	50.27 m²
TOTAL CANOPY AREA				75.47 sqm



GROUND FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

AREA ANALYSIS

SITE AREA	638.56m²	100%
SITE COVERAGE	311.96m²	48.85%
NON-PERMEABLE SURFACES	95.86m²	15.01%
PERMEABLE SURFACES	230.72m²	36.13%
GARDEN AREA	230.72m²	36.13%

EXISTING DWELLING

GROUND FLOOR	85.72m²
CARPORT	15.51m²
TOTAL	**101.23m² 10.89sqr**

PROPOSED DWELLING 2

GROUND FLOOR	183.35m²
GARAGE	23.63m²
PORCH	3.75m²
TOTAL	**210.73m² 22.68sqr**

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

[redacted]

PROPOSED - PRO. GROUND FLOOR PLAN

CAD REF: .	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 5 of 23
	DATE: 16.12.25		

STEVENSON STREET

T.B.M. RIVET IN PATH RL. 107.33

PALING FENCE
CONCRETE CROSSING
ELEC. POLE
TELECOM PIT
KERB
PATH
G.I. SHEETING
EXISTING CROSSOVER TO BE MODIFIED
EV.GREEN
7.55
PORCH
FL.108.04
SINGLE STOREY REND. DWELLING HOUSE N0. 5
HW
RIDGE RL.112.65
COVERED AREA
TOP RL.110.35
TOP RL.110.36
1.40
2MH C/BOND FENCE
41.90 180°00'
G.I. GARAGE
SHED
TOP RL.109.74
E-1
SINGLE STOREY REND. DWELLING HOUSE N0. 4B
RIDGE RL.111.62
EAVE RL.109.54
CARPORT
15.24 90°00'
15.24 270°00'
MODIFIED EX. CARPORT
EX. DWELLING 1
EX. CHIMNEY
EX. FALL
PRO. DWELLING 2
PROVISION OF ROOFTOP SOLAR ENERGY. (SHOWN IN DASHED FILL) AREA REQUIRED AS PER CLAUSE 55.05-3 MIN. 34m²
2200X550X1870(H) 2000L SLIMLINE TANK
R.W.T
FALL 22.5°
FALL 33.5°
FCL
SCREENING
8.77 m²
4.45 m²
6.90 m²
5.28 m²
3.60 m²
ED GREEN
SHED 2.6X1.2X2.0(H)= 8.24m²
SHED 1.6X0.2X2.0(H)= 6.4m²
3A (1) TYPE A
3B (1) TYPE B
1.8MH C/BOND FENCE
41.90 0°00'
TOP RL.110.39
ROLLER DOOR
4.05
ENCLOSED COVERED AREA
TOP RL.111.02
NHW
SINGLE STOREY REND. DWELLING HOUSE N0. 9
FL.108.54
RIDGE RL.113.31
BUNGALOW
SHED
10.51
PICKET FENCE
CONCRETE
ELEC. POLE
1.7MH PALING FENCE
2.44

PROPOSED SITE/ROOF PLAN

SCALE: 1:100

AREA ANALYSIS

SITE AREA	638.56m²	100%
SITE COVERAGE	311.96m²	48.85%
NON-PERMEABLE SURFACES	95.86m²	15.01%
PERMEABLE SURFACES	230.72m²	36.13%
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PROPOSED DWELLING 2

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TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

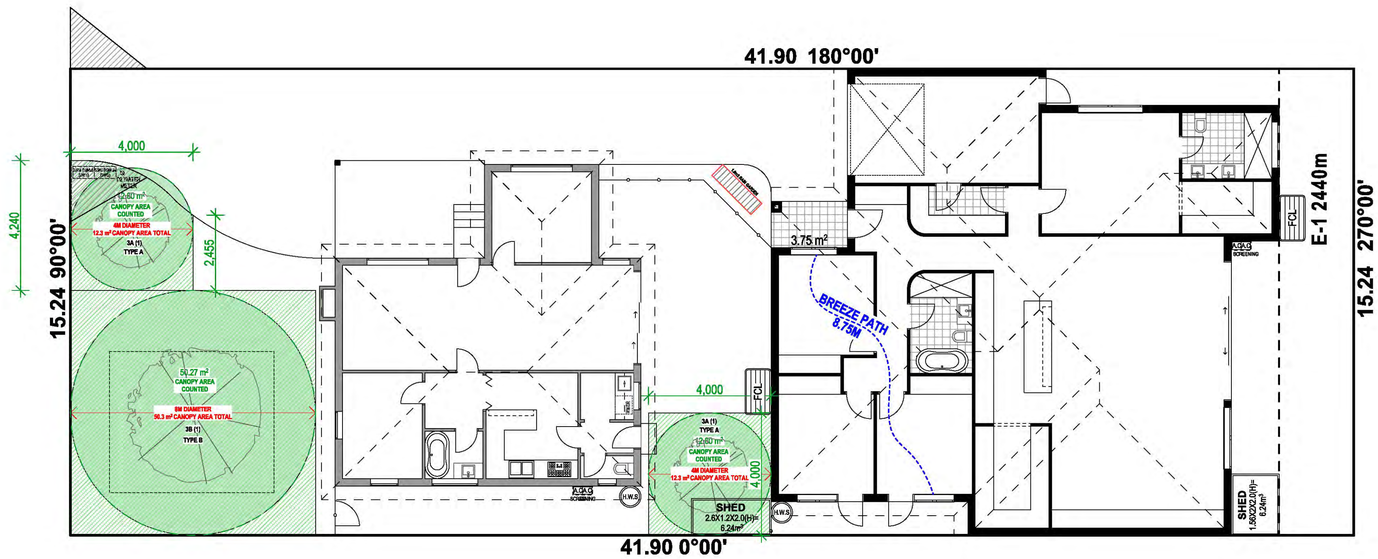
NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

[redacted]

PROPOSED - SITE/ROOF PLAN

CAD REF: -	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 6 of 23
	DATE: 16.12.25		

LEGEND		TREE CANOPY SITE COVERAGE				
DENOTES AREA REQUIREMENTS FOR CANOPY TREE LOCATION		SITE AREA CANOPY REQUIREMENT (638.56m² x 10%) =63.85sqm				
		Tree No.	Tree Species	Tree type	Root Zone	Canopy Area
		3A (1)	Dwarf Yellow Gum	A	12 m²	12.60 m²
		3A (2)	Dwarf Yellow Gum	A	12 m²	12.60 m²
CANOPY AREA: TOTAL	CANOPY AREA: COUNTED	3B (1)	Coastal Banksia	B	49 m²	50.27 m²
		TOTAL CANOPY AREA				75.47 sqm



TREE CANOPY AND BREEZE PATH PLAN

SCALE: 1:100

TOWN PLANNING ONLY

AREA ANALYSIS		
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DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

[redacted]

PROPOSED - TREE CANOPY AND BREEZE PATH

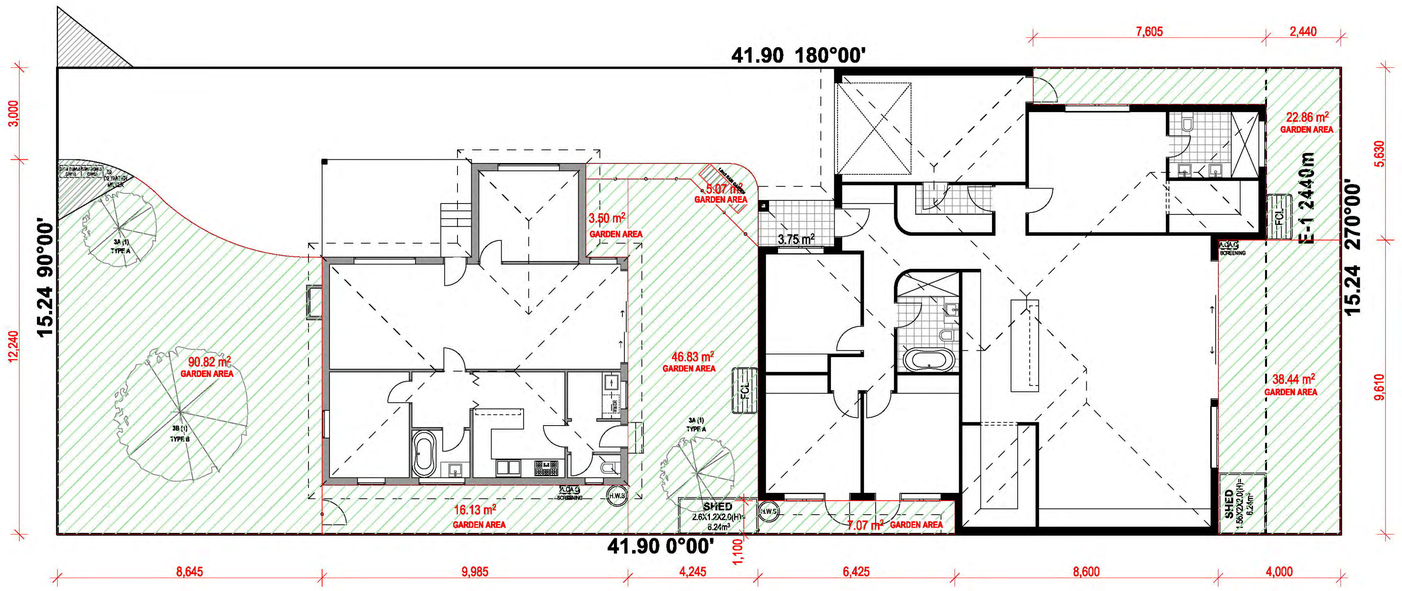
CAD REF: .	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 7 of 23
	DATE: 16.12.25		

LEGEND	
DENOTES AREA REQUIREMENTS FOR CANOPY TREE LOCATION	
CANOPY AREA: TOTAL	CANOPY AREA: COUNTED

TREE CANOPY SITE COVERAGE

SITE AREA CANOPY REQUIREMENT (638.56m² x 10%) =63.85sqm

Tree No.	Tree Species	Tree type	Root Zone	Canopy Area
3A (1)	Dwarf Yellow Gum	A	12 m²	12.60 m²
3A (2)	Dwarf Yellow Gum	A	12 m²	12.60 m²
3B (1)	Coastal Banksia	B	49 m²	50.27 m²
TOTAL CANOPY AREA				75.47 sqm



-NOMINATED GARDEN AREA

GARDEN AREA FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

AREA ANALYSIS

SITE AREA	638.56m²	100%
SITE COVERAGE	311.96m²	48.85%
NON-PERMEABLE SURFACES	95.86m²	15.01%
PERMEABLE SURFACES	230.72m²	36.13%
GARDEN AREA	230.72m²	36.13%

EXISTING DWELLING

GROUND FLOOR	85.72m²	
CARPORT	15.51m²	
TOTAL	**101.23m²**	**10.89sqr**

PROPOSED DWELLING 2

GROUND FLOOR	183.35m²	
GARAGE	23.63m²	
PORCH	3.75m²	
TOTAL	**210.73m²**	**22.68sqr**

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

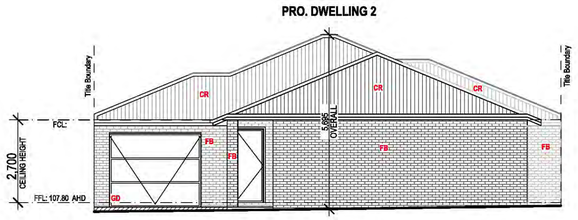
[redacted]

PROPOSED - GARDEN AREA PLAN

CAD REF: .	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 8 of 23
	DATE: 16.12.25		

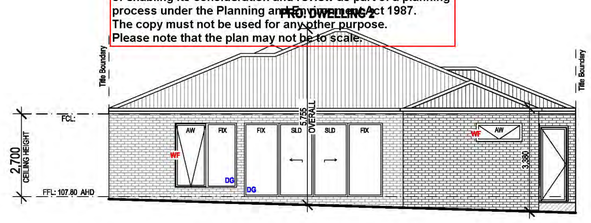
PROPOSED NORTH ELEVATION

SCALE: 1:100



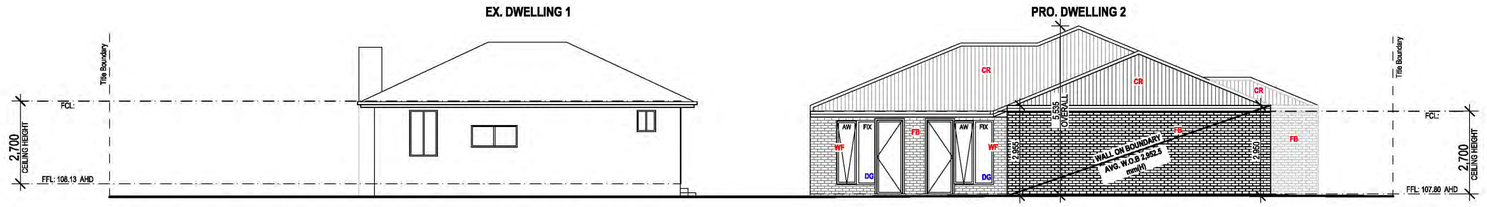
PROPOSED INTERNAL NORTH ELEVATION

SCALE: 1:100



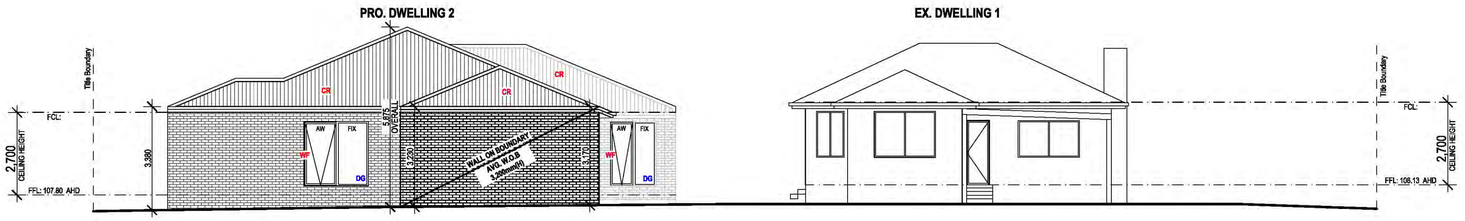
PROPOSED SOUTH ELEVATION

SCALE: 1:100



PROPOSED WEST ELEVATION

SCALE: 1:100



PROPOSED EAST ELEVATION

SCALE: 1:100

EXISTING BUILT FORM

MATERIAL SCHEDULE		
	WF	ALUMINIUM FRAMED WINDOWS & DOORS - MONUMENT COLOUR
	FB	FACE BRICKWORK - DARK CHARCOAL BRICK COLOUR
	CR	SHEET ROOFING - MONUMENT COLORBOND
	DG	DOUBLE GLAZING TO ALL HABITABLE WINDOWS AND DOORS

LEGEND

SLD SLIDING PANEL
SLD/OBS OBSCURE SLIDING PANEL
FIX FIXED GLAZING
F/OBS OBSCURE FIXED GLAZING
AW AWNING WINDOW
AW/OBS OBSCURE AWNING WINDOW

NOTE:
DG : ALL HABITABLE ROOM WINDOWS LABLED "DG" TO BE DOUBLE GLAZED

NOTE:
- PLEASE REFER TO MATERIAL SCHEDULE FOR EXACT MATERIAL FINISH.
- ALL OBSCURE GLAZING WITH NOT MORE THAN 25 PER CENT TRANSPARENCY
- EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION DETECTOR

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

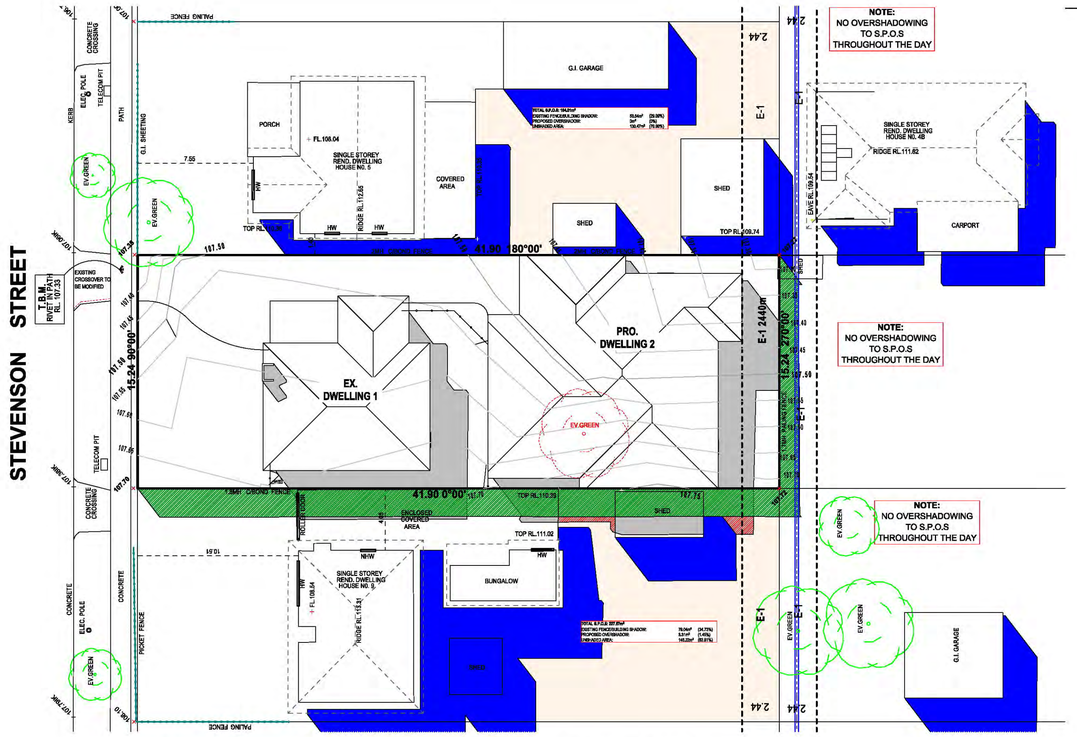
REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

[redacted]

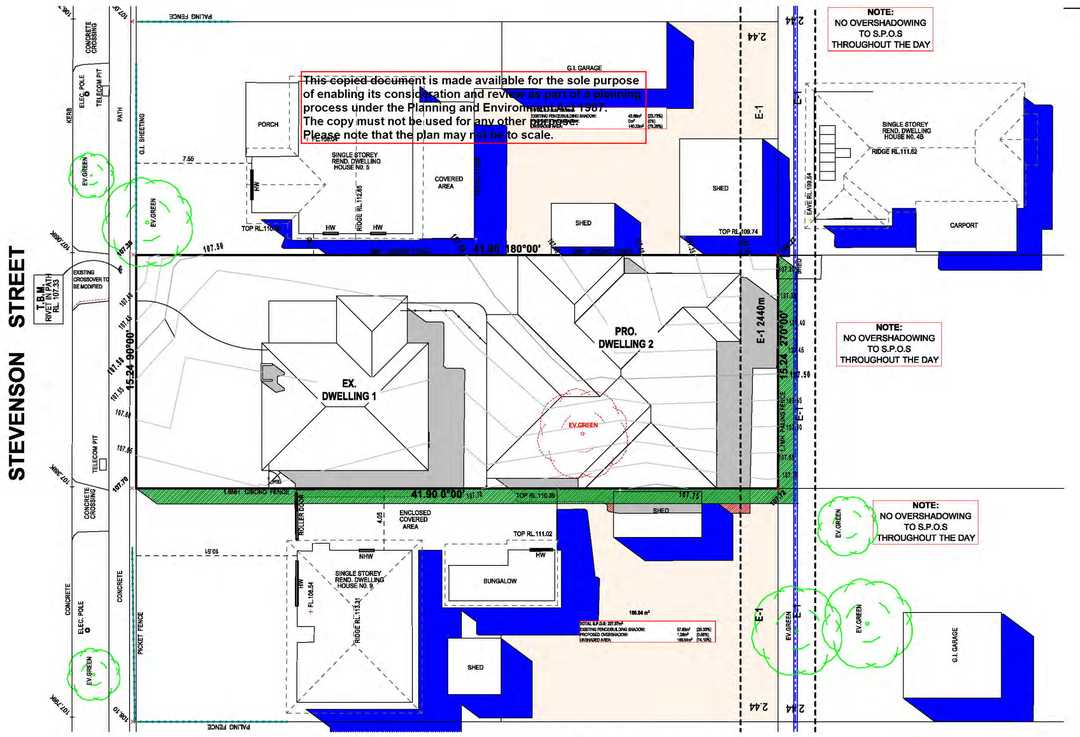
PROPOSED - PROPOSED ELEVATIONS

CAD REF: -	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 9 of 23
	DATE: 16.12.25		



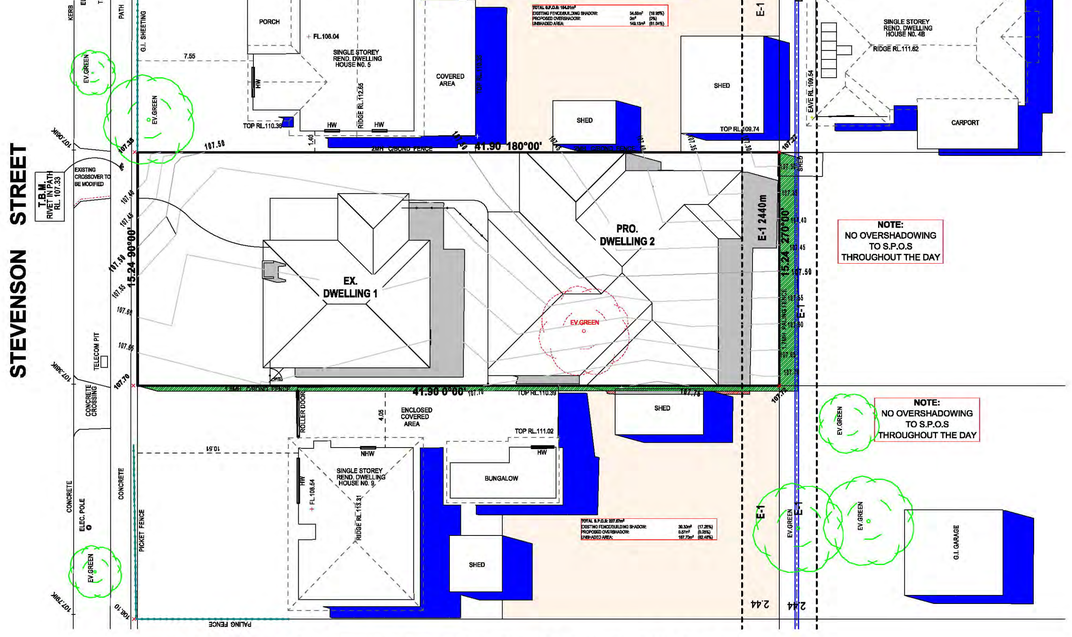
22nd SEPTEMBER 9AM SHADOW DIAGRAM

SCALE: 1:200



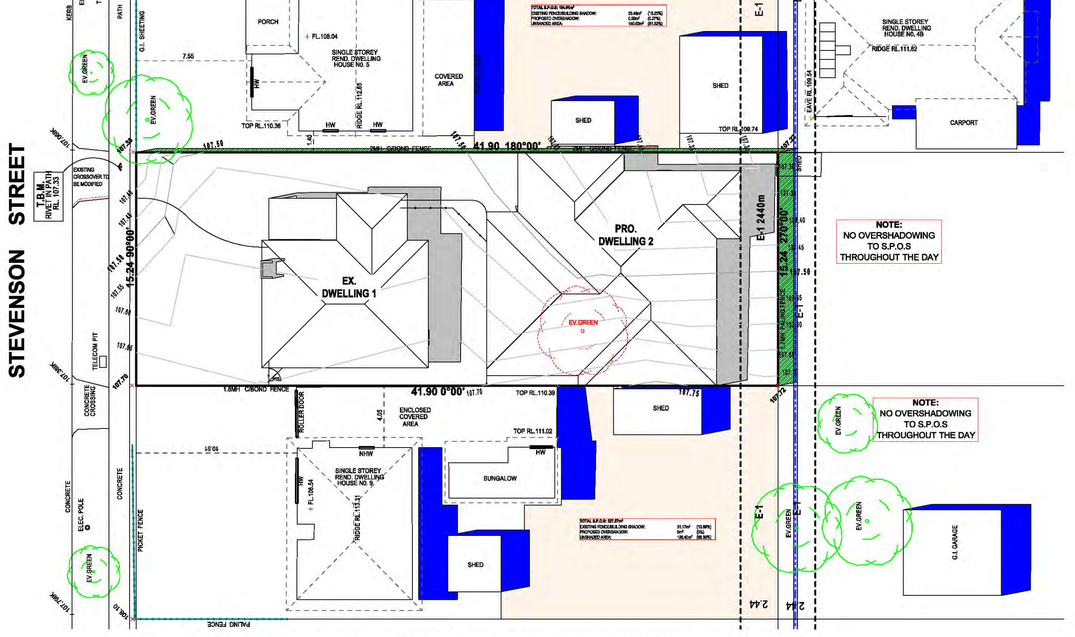
22nd SEPTEMBER 10AM SHADOW DIAGRAM

SCALE: 1:200



22nd SEPTEMBER 11AM SHADOW DIAGRAM

SCALE: 1:200



22nd SEPTEMBER 12PM SHADOW DIAGRAM

SCALE: 1:200

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

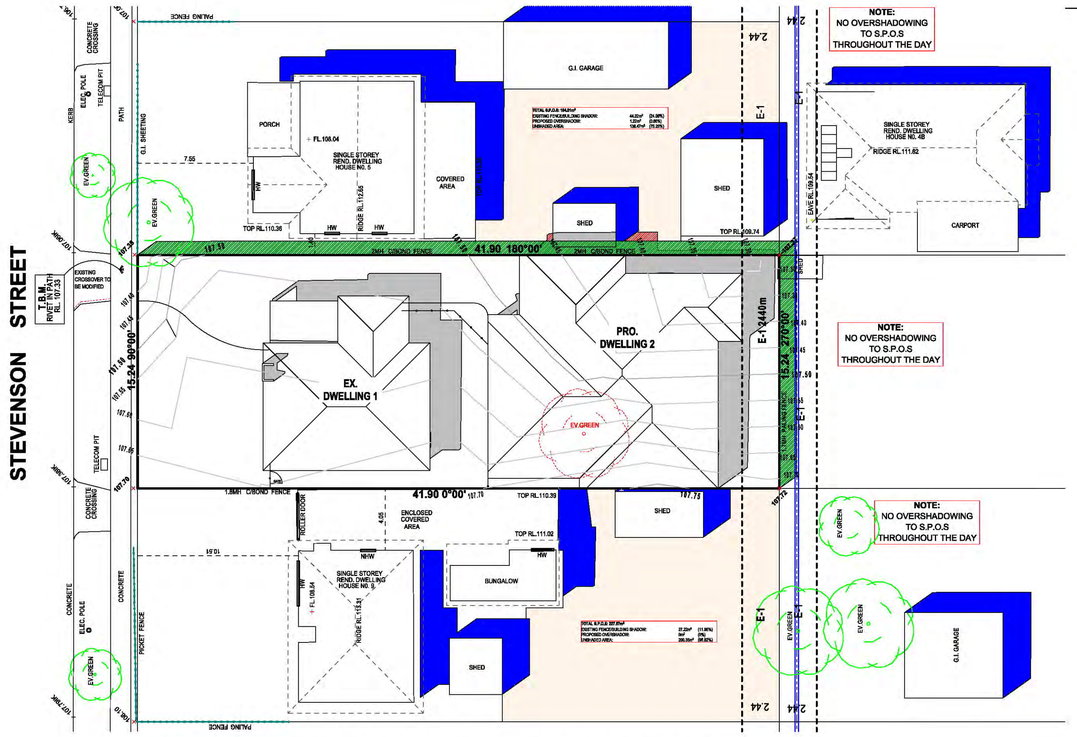
REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

[redacted]

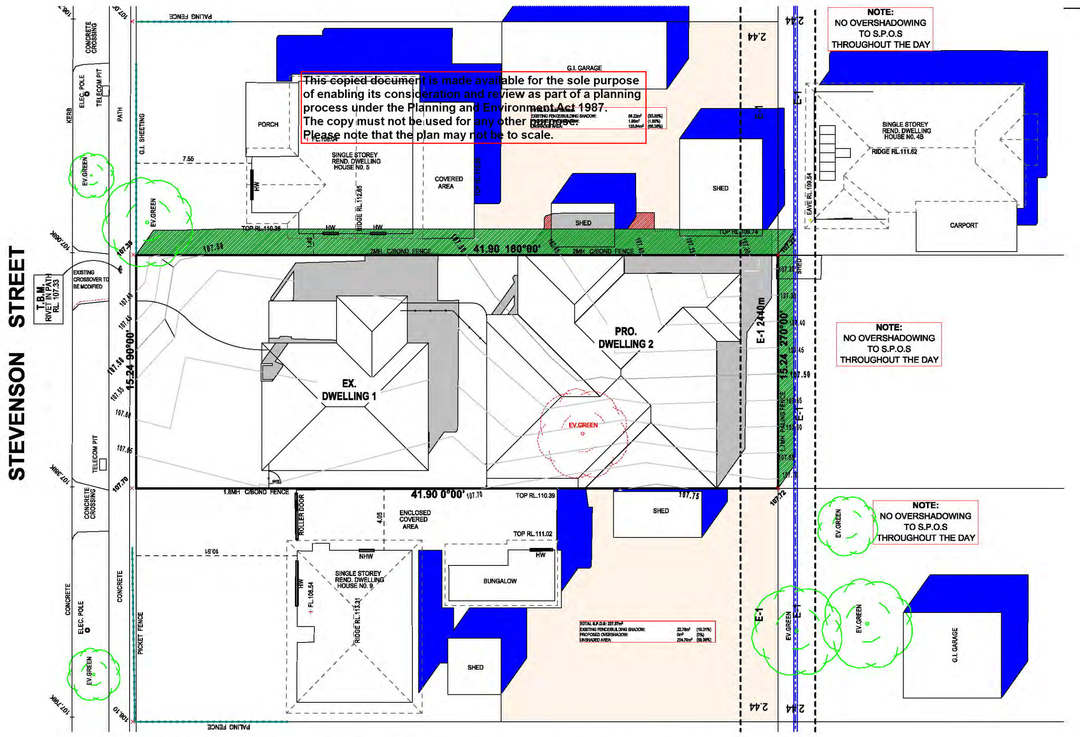
PROPOSED - SHADOW DIAGRAMS

	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
CAD REF: .	SCALE: 1:200 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 10 of 23
	DATE: 16.12.25		



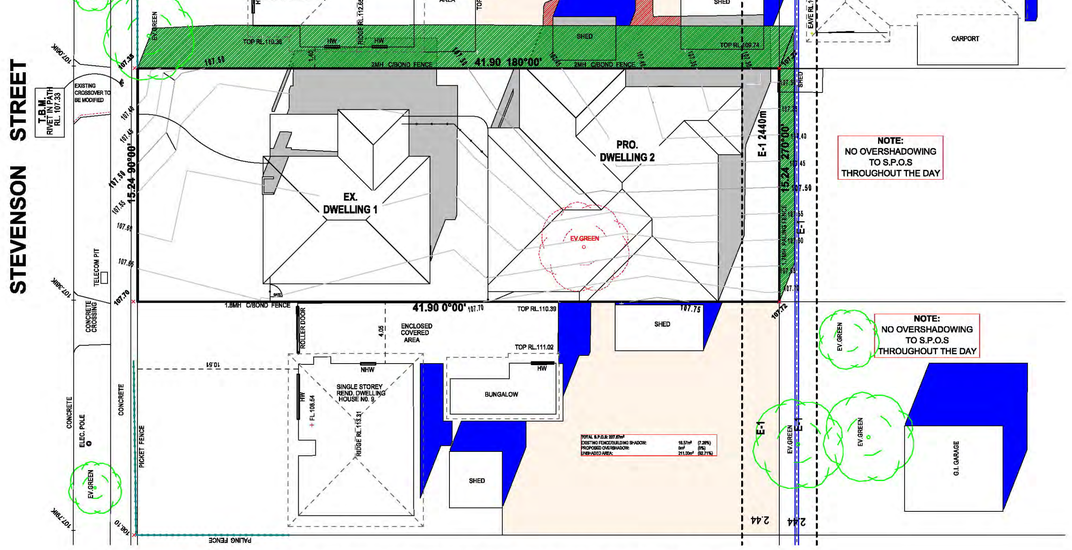
22nd SEPTEMBER 1PM SHADOW DIAGRAM

SCALE: 1:200



22nd SEPTEMBER 2PM SHADOW DIAGRAM

SCALE: 1:200



22nd SEPTEMBER 3PM SHADOW DIAGRAM

SCALE: 1:200

SHADOW LEGEND

- EXISTING FENCE SHADOW
- EXISTING BUILDING SHADOW
- PROPOSED OVERSHADOW
- UNSHADED S.P.O.S AREA
- PROPOSED BUILDING SHADOW

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

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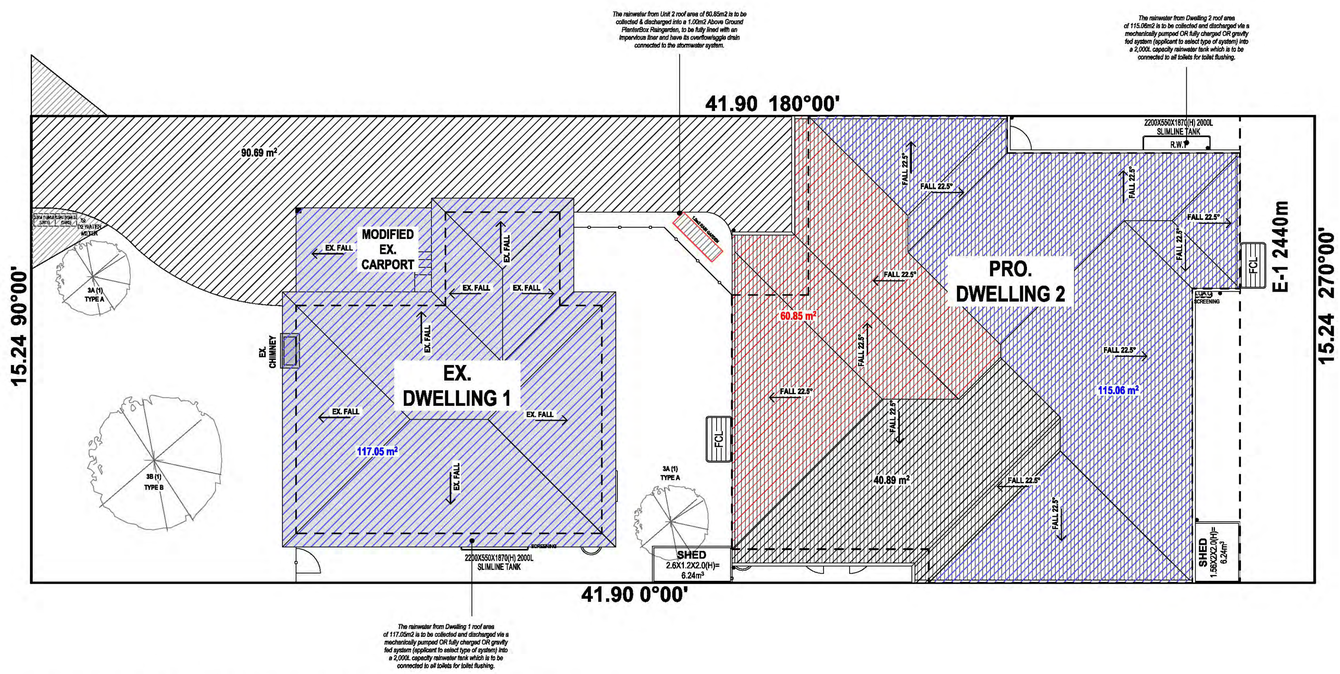
[redacted]

PROPOSED - SHADOW DIAGRAMS

CAD REF: -	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:200 @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 11 of 23
	DATE: 16.12.25		



PROPOSED WSUD ROOF CATCHMENT PLAN

SCALE: 1:100

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

NATHERS STAR RATING:

7.0 STARS

HEATING & COOLING SYSTEMS:

HEATING SYSTEMS:	REVERSE CYCLE SPACE
EFFICIENCY RATING:	6-STAR
COOLING SYSTEMS:	RERIGERATIVE SPACE
EFFICIENCY RATING:	6-STAR

HOT WATER SYSTEMS:

HOT WATER SYSTEMS:	ELECTRIC HEAT PUMP
SOLAR CONTRIBUTION:	0%
EFFICIENCY RATING:	6-STAR

WATER FITTINGS/FIXTURES:

SHOWERHEADS:	4-STAR WELS (>4.5 <=6.0)
BATH TUB STYLE:	MEDIUM
KITCHEN TAPS:	5-STAR WELS
BATHROOM TAPS:	5-STAR WELS
WATER CLOSET (WC):	4-STAR WELS

INTERNAL LIGHTING:

THE PROPOSED DEVELOPMENT TO INCLUDE AN INTERNAL LIGHTING LAYOUT WITH MAXIMUM ILLUMINATION POWER DENSITY OF 4W / M²

ADJUSTABLE SHADING:

ADJUSTABLE EXTERNAL SHADING DEVICES ('DROP DOWN AWNINGS') TO BE PROVIDED TO ALL EAST / WEST FACING HABITABLE ROOM WINDOWS

DOUBLE GLAZING:

DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS LOCATED WITHIN A HABITABLE ROOM

BICYCLE PARKING:

EACH GARAGE TO BE PROVIDED WITH A WALL MOUNTED BIKE RACK -

EACH GARAGE TO BE PROVIDED WITH ELECTRIC VEHICLE CHARGER POINTS

NO GAS CONNECTION:

NO GAS CONNECTION TO ALL PROPOSED DWELLINGS

MOTION SENSOR:

ALL PROPOSED EXTERNAL LIGHTING TO HAVE MOTION SENSOR

WSUD LEGEND/TREATMENT METHOD

-NOMINATED ROOF AREA USED FOR ABOVE GROUND RAIN GARDEN

-NOMINATED ROOF AREA USED FOR RAIN WATER TANKS

-NOMINATED ROOF AREA TO BE UNUSED

R.W.T -MIN. 2000L RAIN WATER TANK TO TREAT NOMINATED ROOF AREA

-NOMINATED NON-PERMABLE CONCRETE DRIVEWAY

-NOMINATED PERMABLE PAVING

-NOMINATED GRASS AREA

MAINTENANCE GUIDELINES

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.

REFER TO TP-13 FOR RAINWATER TANK & RAINGARDEN MAINTENANCE NOTES

Maintenance frequency (Rainwater Tank)

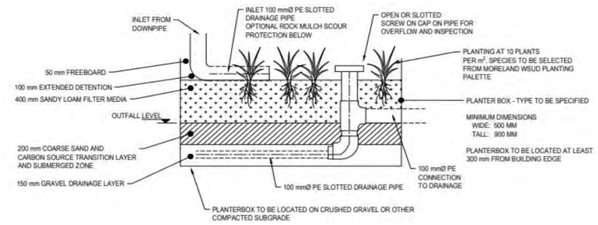
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		

Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

Maintenance frequency (Raingarden)

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
			x						x		

+ after heavy rainfall



PLANTER BOX RAINGARDEN CROSS SECTION

SCALE 1:10

Project # 5E3CD12D - Project 48
7 Stevenson St, Broadmeadows VIC 3047, Australia
11 February 2026 9:45 a.m.

BLUE FACTOR.

Project 48

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.

106% SCORE

Project details

Name	Project 48
Street address	7 Stevenson St, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	638.56 m²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	36%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	56%	>80%
Total phosphorus (%)	48%	>45%
Total nitrogen (%)	47%	>45%
Total gross pollutants (%)	68%	>70%

Water treatment

Catchments

- **U1-Rainwater Tank** Roof, 117.05m2
- **U2-Rainwater Tank** Roof, 115.06m2

- **U2-Raingarden** Roof, 60.85m2
- **Common Driveway** Paved, 90.69m2
- **U2-Untreated area** Roof, 40.89m2
- **LAWN PERMEABLE** Pervious (garden and lawn), 214m2

Treatments

- **Rainwater Tank 1** Rainwater tank retention volume in kilolitres: 2
- **Rainwater Tank 2** Rainwater tank retention volume in kilolitres: 2
- **Raingarden 2** Area: 1.5 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Lined

Buildings & dwellings

- **Building 1** Residential Townhouse, 2 bedroom(s)
- **Building 2** Residential Townhouse, 4 bedroom(s)

Configuration 1

- **U1-Rainwater Tank** Roof, 117.05m2
- **Rainwater Tank 1** Rainwater tank retention volume in kilolitres: 2,
- **Building 1** Residential Townhouse, 2 bedroom(s)

Configuration 2

- **U2-Rainwater Tank** Roof, 115.06m2
- **Rainwater Tank 2** Rainwater tank retention volume in kilolitres: 2,
- **Building 2** Residential Townhouse, 4 bedroom(s)

Configuration 3

- **U2-Raingarden** Roof, 60.85m2
- **Raingarden 2** Area: 1.5 m², Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Lined,

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

PROPOSED - WSUD PLAN

CAD REF: .	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100, 1:122.75 @ A1	REVISION DATE:	DRAWING No: TP 12 of 23
	DATE: 16.12.25	12/02/2026	

RAINWATER TANK MAINTENANCE

Tips for undertaking maintenance

Things to look for and how to fix them.

Leaf litter / debris in gutters	**Pump not working**
Regularly clear your gutters. Make sure you cover the tank inlet if you're rinsing down the gutters to avoid debris entering the tank.	Check operating instructions for your pump. Check that pumps are kept clear of surface water (flooding), vegetation, and have adequate ventilation. Pumps should be serviced every few years to prolong the pump life.
Blocked downpipe	**Mains backup or pump not working**
If you see water spilling from the edge of the gutters check that the downpipe is not blocked, removing any debris.	Have you heard the pump operating? If the mains backup switching device fails many people do not notice for a long time. Consider a manual system if the switching device is problematic and you don't mind operating it manually.
First flush diverter clogging	**Overflow**
To clean out, unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water and the flow restrictor inside the cap.	Check that the overflow is not blocked and that there is a clear path for water to safely spill from the tank through the overflow pipe when full. Check that a clean mesh screen is safely in place to prevent mosquitoes entering the tank.
Debris on the mesh cover over inlets / outlets	**Sediment / debris build-up in tank (more than 20mm thick)**
The fine stainless steel mesh is similar to fly screen mesh. It should be cleaned regularly to ensure it does not become blocked with leaves and other material.	Over time a small amount of fine sediment will collect in the bottom of your tank and this is harmless and natural. It should not be disturbed until it is approx 20 mm thick which may take many years. To clean your tank out simply empty your tank and wash out with a high-pressure washer or hose.
Dirt and debris around the tank base or side.	**Base area**
Keep leaf build-up, sticks, pot plants and other items off the lid of your tank. Use a hose to remove dust and dirt from the outside of the rainwater tank and ensure there is no debris on the base, bottom lip and walls of your tank.	Tanks must be fully supported by a flat and level base. Check for any movement, cracks or damage to the slab or pavers. If damage is observed, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. There is no warranty from suppliers for damage to a rainwater tank if the base has failed.
Smelly water or mosquitos	**Monitoring the water level**
Rainwater tanks can smell if there is debris in the gutters. Check the gutters and leaf strainers are clean. Mosquitos or wrigglers can make their way into your tank if they are small enough to pass through the inlet strainer. A very small amount of chlorine (approx 4 parts per million) can be put in the tank to kill off mosquitos or the bacteria causing odours. The chlorine will disinfect the water and then evaporate. Chlorine tablets from a pool supplier can be used (but check the recommended dose based on your tank capacity).	A range of devices are available to monitor water level. Some simple float systems can be used effectively.

Acknowledgement: Information from PJT Green Plumbing's 'Maintenance Guide for Your Rainwater Tank' was used to develop this fact sheet.

Rainwater tank maintenance

This manual lists the key tasks required to maintain a domestic rainwater tank and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic rainwater tank. Once endorsed, the property owner is responsible for continuous implementation of rainwater tank maintenance, in accordance with the guidance in this manual.

Rainwater tanks are an exceptional tool for environmental protection. They collect and store roofwater for use inside and outside the home. This simultaneously reduces the demand on our precious potable mains water and limits the amount of stormwater pollutants that enter our sensitive Bay.

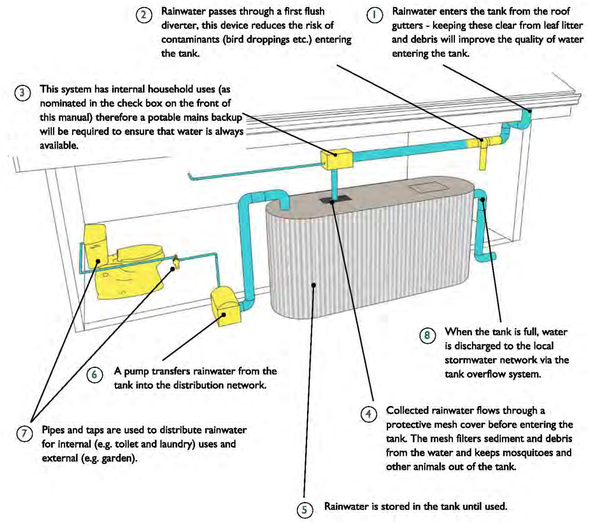
Maintenance of rainwater tanks is relatively easy however it is important to do the following key tasks to ensure the quality of water is high:

- stop leaf litter and debris entering the tank.
- prevent bird droppings and dust building up in the gutters.
- prevent mosquitos and other animals entering the tank.

Maintenance Overview

Rainwater Tank Maintenance

The following diagram identifies the key items which are important for rainwater tanks and their maintenance.



Maintenance Checklist

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task
1	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.
2	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.
3	Potable mains back up device	Is the potable mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.
4	Mesh cover	Has the mesh cover deteroriated or have any holes in it?		Replace mesh cover.
5	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.
6	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the potable mains back up is not permanently on. Repair or replace pump.
7	Pipes and taps	Are pipes and taps leaking?		Repair as needed.
8	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.
9	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.

Maintenance frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		

Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

RAINGARDEN MAINTENANCE

Tips for undertaking maintenance

Things to look for and how to fix them.

Scour or erosion	**Weeds**
Erosion and scour reduce the overall area of treatment by directing flows to certain areas only. Erosion or scour can be re-profiled with hand tools, limiting the damage to adjacent vegetation. If fill material is required to create a flat surface, use an appropriate raingarden planting media mix. If erosion / scour keeps happening at the inlet, place some small rocks where erosion occurs.	Weeds can take over the plants which are needed in the raingarden for treatment. Hand pull weeds and dispose of appropriately. Plant bare patches if needed. Weeding should take place before the plants flower to reduce the likelihood of seed dispersal and further regeneration.
Rubbish, leaf litter or sediment	**Moss or clay on surface**
A lot of rubbish or leaf litter at the inlet or on the surface of the raingarden can affect how well water can enter and filter through the raingarden. This material can be removed easily by hand or with tongs / rakes. Collected litter should be placed into bags or similar for disposal.	Moss or clay on the surface of the raingarden can result in a crust forming which prevents water from filtering and being treated. Use hand tools to scrape off the clay or moss and dispose of appropriately. Check raingarden drains.
Uneven surface	**Raingarden outlets not draining**
An uneven surface may result in some areas not getting wet during rain events, reducing the area of treatment. Depressions or mounds can be flattened with hand tools, limiting the damage to vegetation.	Blockages of outlet pits and pipes can cause a flooding risk for the property as water is unable to leave the raingarden. Blockages are typically caused by sediment, leaf litter and rubbish. Blockages should be removed manually, by hand or with hand tools such as tongs and shovels. Large blockages in pits may require vacuuming or other appropriate machinery.
Elevated surface level / lots of excess sediment on surface	**Impermeable liner**
If sediment has entered the system and has raised the level of the surface, this reduces the amount of water which can be filtered. Use hand tools to remove/scrape sediment from around the plants. Remove sediment from the raingarden and dispose of appropriately.	An impermeable liner (e.g. geotextile or flexible membrane) is sometimes used to ensure water does not move into the surrounding soils. This may be required if the surrounding soils are very sensitive to any added moisture (e.g. sodic soils, shallow groundwater or close proximity to significant structures such as building foundations).
Unhealthy or dying plants / bare patches	**Raingarden holding water on the surface because of blocked planting media**
Good plant cover is critical for raingardens so if plants are looking stressed in dry periods, irrigation may be required. Remove (prune) any areas affected by disease or pests. If the plants are dying and have created bare patches, the plants need to be replaced. If the plants keep struggling, replace with a plant type which is growing well in the raingarden.	Generally raingardens should be able to filter water at a rate of ~100mm per hour. If the surface of the raingarden is clogged (by clay or moss etc.) or the underlying filter media is not appropriate then water will not be able to drain through the system to be treated. If the surface is clogged use hand tools to scrape off the clay or moss. If this doesn't fix the drainage issue remove an area of planting media to expose the filter media. Check that water can pass through the filter media by pouring water on its exposed surface. If the water can drain then replace the top planting media and check for blockages elsewhere. If the water does not drain the filter media will need to be replaced.

Raingarden maintenance

This manual lists the key tasks required to maintain a domestic raingarden and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic raingarden. Once endorsed, the property owner is responsible for continuous implementation of raingarden maintenance, in accordance with the guidance in this manual.

A raingarden is a specially designed garden that uses plants and soil to remove the pollutants from stormwater runoff that is generated from roofs, driveways and paths following rainfall events. These natural treatment systems help protect the environment by reducing the amount of stormwater runoff and pollutants that enter the Bay.

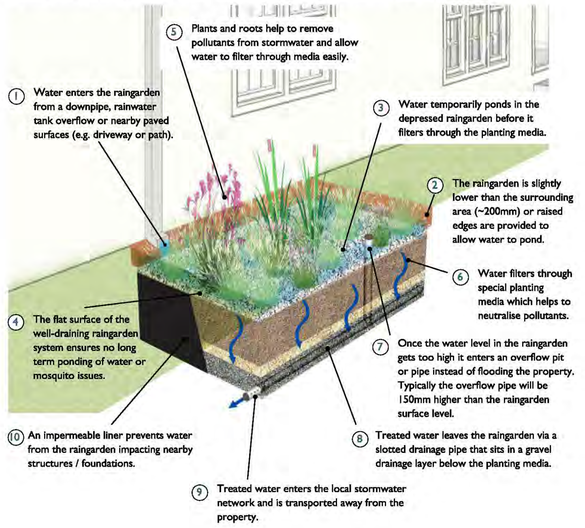
Maintenance of raingardens is essential in order to ensure that they:

- effectively treat stormwater,
- continue to look good, and
- don't cause local flooding.

Maintenance Overview

Raingarden Maintenance

This diagram depicts an in-ground raingarden. Raised bed raingardens are also common (refer to photograph).



Note: It is important not to add fertiliser, compost or floatable mulch to a raingarden as the nutrients will pass through the raingarden and pollute the Bay. The plants best suited to raingardens will grow well in the planting media and take nutrients for their growth from the water entering the raingarden.

Maintenance Checklist

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the raingarden.

Item	Raingarden element	Inspection item	Y/N	Likely maintenance task
1	Raingarden inlet	Is there scour or erosion where water enters the raingarden?		Re-profile with hand tools, place gravel or stones at the inlet.
		Is there rubbish, leaf littter or sediment blocking the inlet?		Remove by hand and dispose responsibly.
2	Raingarden surface level	Is the level of the raingarden surface sitting less than 5 cm below the raingarden edges/borders?		Remove sediment from the surface so it is sitting about 10-20 cm below surrounding areas.
3	Raingarden temporary detention	Is there moss or clay on the surface of the raingarden which seem to be slowing the filtration of flows?		Remove the crust from the top of the raingarden and check water will filter through exposed media.
4	Raingarden surface	Are there areas which appear to be higher and are not getting wet during rain events?		Smooth out surface so it is flat with hand tools.
		Are there areas which have been eroded away or scoured?		
5	Plants	Are the plants looking unhealthy or dying?		Prune diseased sections, irrigate and/or replace dead plants. If plants keep dying, replace with a different type which is doing well. Do not use fertilizer to improve plant health as this will pollute the raingarden.
		Are there bare patches forming between plants?		
		Are there weeds present?		Remove weeds by hand and dispose responsibly.
6	Planting media	Is the raingarden holding water for more than a couple of hours after the rain has stopped?		Remove and replace the top 100 mm of planting material (loamy sand).
7	Overflow pit / pipe	Is there anything blocking the top of the overflow pit / pipe preventing water from entering?		Remove blockages and dispose responsibly.
8	Underdrainage	Is there rain draining to the bottom of the raingarden following heavy rain?		Flush the underdrain or uncover it to check for blockages.
9	Stormwater network connection	Is there water ponding in the overflow pit or pipe and not entering the stormwater network?		Remove blockages and dispose responsibly.

Maintenance frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
				x						x		
+ after heavy rainfall												

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

PROPOSED - RAIN WATERTANK & RAINGARDEN

CAD REF: .	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 13 of 23
	DATE: 16.12.25		

Storm Water Management System

Mitigating Urbanization Effects with Rainwater Management

Urban development dramatically changes local ecosystems, disrupting natural processes like rainwater evaporation and plant absorption. Clearing vegetation and adding impervious surfaces lead to several negative impacts, including:

- Higher levels of pollutant runoff.
- Beaches becoming unsuitable for swimming for 1-2 days following heavy rain.
- Erosion of stream banks and degradation of streams.
- Increased pressure and pollution of local stormwater soon after rainfall.
- Unnatural water flows to local waterways or rivers shortly after rain.

Enhancing Urban Ecosystems and Local Cooling

Incorporating rainwater tanks and raingardens can counteract the negative impacts of urbanization on local environments. These systems provide various benefits:

- Lower water usage in toilets, laundry, and gardens.
- Reduce site runoff and flood peaks.
- Ease the burden on the stormwater drainage system.
- Retain water close to its source.

Potential Benefits of Water Sensitive Urban Design (WSUD)

Social

- Enhanced Visual Appeal: Boosts the aesthetic value of urban and residential landscapes.
- Mitigation of Urban Heat Islands: Helps reduce the urban heat island effect.
- Pleasant Urban Spaces: Creates more enjoyable urban and residential areas.
- Community Connectivity: Provides opportunities to connect community hubs through open spaces.

Economic

- Reduced Capital Expenditures: Lowers the need for extensive off-site piping, drainage, and stormwater systems.
- Savings on Construction Costs: Reduces expenses related to grading and tree removal.
- Lower Developer Contributions: Decreases the financial contributions required from developers for downstream drainage and open space.
- Enhanced Market Appeal: Increases the attractiveness and marketability of developments.
- Water Quality Savings: Cuts costs associated with improving water quality by preserving existing waterways.

Environmental

- Environmental Impact Mitigation: Lessens the adverse effects of urban development on the environment.
- Urban Waterways Enhancement: Aids in the restoration and improvement of urban water bodies.
- Hydrological Equilibrium: Preserves the natural balance of water storage, infiltration, and evaporation.
- Biodiversity Improvement: Enhances the variety of natural habitats and landscapes.
- Protection of Sensitive Areas: Helps safeguard ecologically sensitive regions from urban expansion.

Advantages of Urban Trees and Vegetation

Integrating trees and greenery into urban settings offers numerous benefits beyond reducing urban heat islands, including:

- Enhanced Stormwater Management and Water Quality: Vegetation helps absorb and filter rainwater, reducing runoff and improving water quality.
- Lower Energy Consumption: Shading buildings with trees and vegetation decreases the need for air conditioning.
- Better Air Quality and Reduced Greenhouse Gas Emissions: Lowering energy demand leads to decreased air pollution and greenhouse gas emissions, while trees also capture and store carbon dioxide.
- Decreased Pavement Maintenance: Tree shade can slow the wear and tear on street pavement, reducing maintenance needs.

Integrating Stormwater Management with Development

The stormwater management system must be seamlessly integrated with the overall development plan, including the street layout, public open spaces, and landscape design.

To achieve the stormwater management goals for this development, the stormwater system should:

- Align with the best practice performance objectives for stormwater quality as detailed in the "Urban Stormwater - Best Practice Environmental Management Guidelines" (Victorian Stormwater Committee, 1999).
- Adhere to the guidelines and satisfaction of the relevant drainage authority.
- Comply with the requirements of the water authority when stormwater reuse is proposed.
- Contribute to local cooling, enhance habitats, and create appealing and enjoyable spaces.
- Ensure downstream flows from the development site are restricted to pre-development levels unless increased flows are approved by the relevant authority without causing negative downstream impacts.

For storm events greater than 20% AEP and up to and including the 1% AEP standard:

- Safe and effective passage of stormwater flows must be provided.
- Streets, footpaths, and cycle paths subject to flooding must meet the safety criteria of DA Vavg. < 0.35 m^2/s (where DA = average depth in meters and Vavg. = average velocity in meters per second).
- All new lots should be free from inundation or meet an agreed-upon lesser flood protection standard set by the relevant floodplain management authority.

For storm events up to and including the 20% Average Exceedance Probability (AEP) standard:

- Stormwater flows must be contained within the drainage system as required by the relevant authority.
- Ponding on roads should not exceed one hour after rainfall stops.

Rain Tank

Rain tanks construction schedule

The placement of the rain tank is proposed during the planning phase and shown on the drawings to be approved by Council.

Fall of the roof space to be collected by the rain tanks and collection mechanism will be planned and approved by the building surveyor prior to commencement of construction.

Installation of the rain tank will be done by an approved plumber and in accordance with the manufacturer's guidelines towards the end of the construction phase. See Figure 2 below for a typical rainwater tank installation setup.

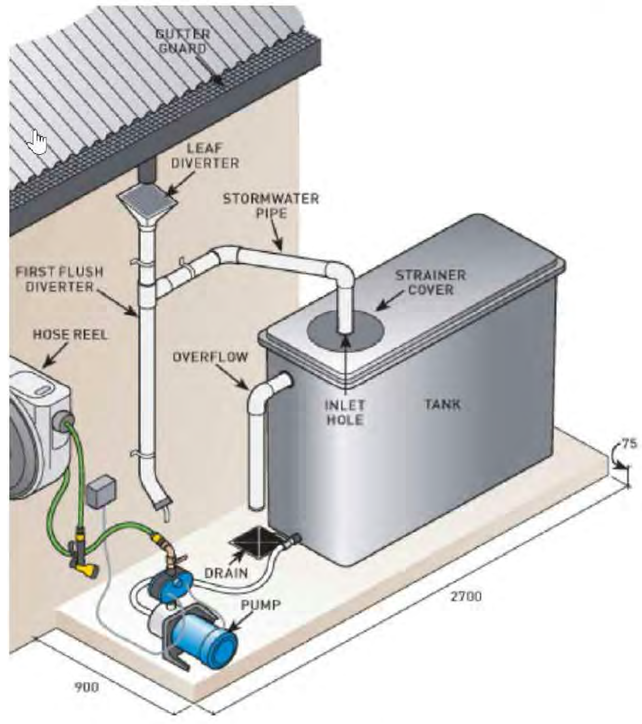


Figure 2: Typical rainwater tank installation.

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS:	DATE:
-	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

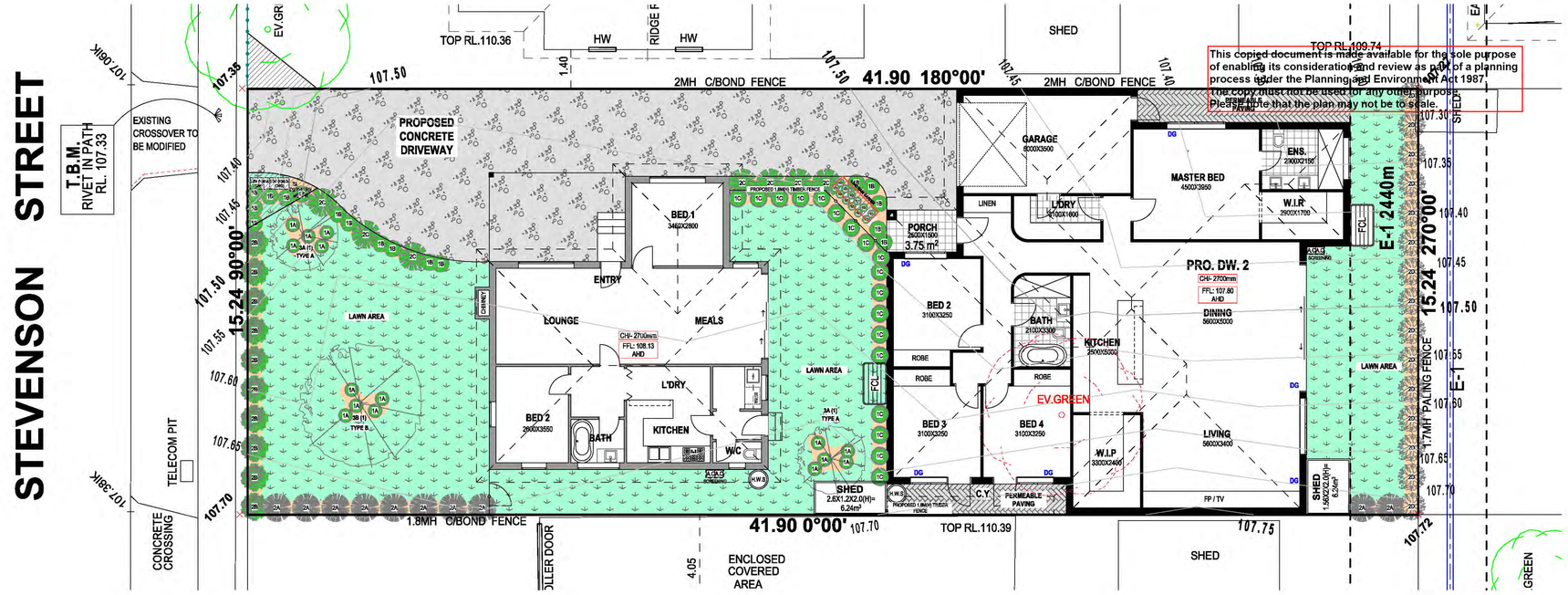
PROPOSED - STORMWATER SYSTEM DETAILS

CAD REF: .	DRAWN BY: R.K, D.F.	PROJECT NO: -	REVISION NO:	
	SCALE: @ A1	REVISION DATE: 12/02/2026	DRAWING No: TP 14 of 23	
	DATE: 16.12.25			

SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.
WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.
SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH.
IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS.
SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:
- FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
- FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
- PH TO BE 6.0-7.0
- TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
- FREE FROM SILT MATERIAL

IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.
MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIPS PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.
PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL - IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY PACKING IN SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/8 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 -50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.
PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING. MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 3/8 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD
IRRIGATION
INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXESIN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS
TIMBER EDGING
TIMBER EDGING TO BE 100MM X 20MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS
DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS
GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES.
CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP
DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION
PLANTS - QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES, TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALLIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH
PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4970-2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.



LEGEND

- PROPOSED GARDEN BED WITH MULCH
- PROPOSED LAWN
- PROPOSED PERMEABLE PAVING
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED EVERGREEN SHRUBS & GROUNDCOVER
- PROPOSED EVERGREEN CANOPY TREE
- REMOVED TREE
- VISIBILITY SPLAYS
- PROPOSED BINS
- SHED 6M3 — PROPOSED SHED
- CL — PROPOSED CLOTHESLINE
- R.W.T — PROPOSED RAIN WATER TANK

PROPOSED PLANT/TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HxW	SUPPLY SIZE	QTY
GROUNDCOVERS					
1A	Dianella 'Silver Streak'	Variegated Flax Lily	0.8x0.8m	140mm	15
1B	Patersonia Occidentalis	Purple Flag	0.8x0.8m	140mm	17
1C	Anigozanthos Bicolor	Little Kangaroo Paw	0.8x0.8m	140mm	18
1D	Carex Appressa	Tall Sedge	0.8x0.8m	140mm	12
SHRUBS					
2A	Syzygium australe 'Bush Christmas'	Lilly Pilly	1.7x1.5m	200mm	10
2B	Colocasia Pulcrum 'Aurea'	Golden Dioma	0.9x1.0m	200mm	10
2C	Hebe 'Inspiration'	Veronica	0.7x0.7m	200mm	07
2D	Correa Alba	Coastal Correa	1.5x2.0m	200mm	15
TREES					
3A	Eucalyptus Leucoxylon 'Euble Dwarf'	Dwarf Yellow Gum	10.0 x 4.0m	45ltr / min 2.0m high	02
3B	Banksia integrifolia	Coastal Banksia	15.0 x 6.0m	45ltr / min 2.0m high	01

LEGEND

DENOTES AREA REQUIREMENTS FOR CANOPY TREE LOCATION

CANOPY AREA: TOTAL | CANOPY AREA: COUNTED

TREE CANOPY SITE COVERAGE

SITE AREA CANOPY REQUIREMENT (838.56m² x 10%) =83.85sqm

Tree No.	Tree Species	Tree type	Root Zone	Canopy Area
3A (1)	Dwarf Yellow Gum	A	12 m²	12.60 m²
3A (2)	Dwarf Yellow Gum	A	12 m²	12.60 m²
3B (1)	Coastal Banksia	B	49 m²	50.27 m²
			TOTAL CANOPY AREA	75.47 sqm

REFER TO TP-13 FOR RAINWATER TANK & RAINGARDEN MAINTENANCE NOTES

Maintenance frequency (Rainwater Tank)

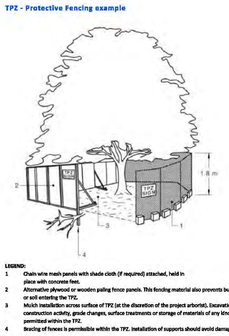
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		

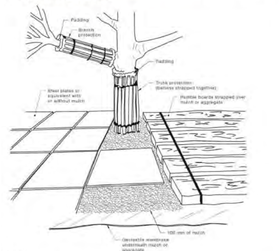
Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

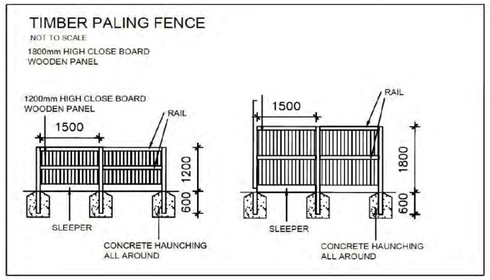
Maintenance frequency (Raingarden)

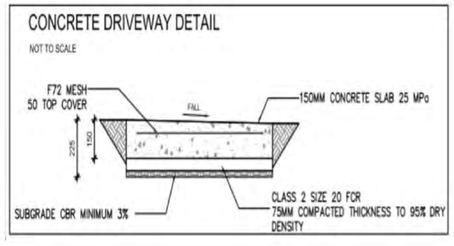
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
			x						x		

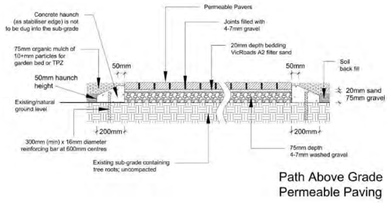
+ after heavy rainfall



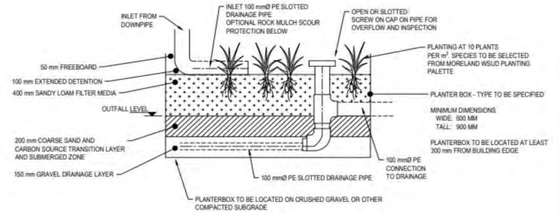




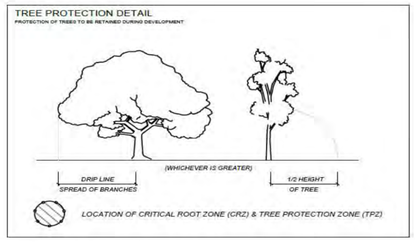


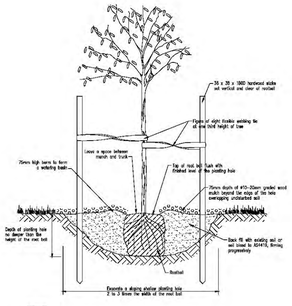


Path Above Grade Permeable Paving

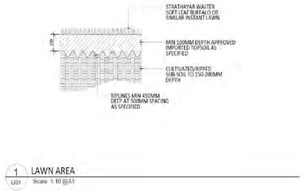


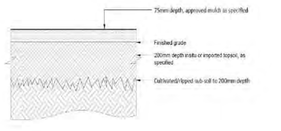
PLANTER BOX RAINGARDEN CROSS SECTION
SCALE 1:10



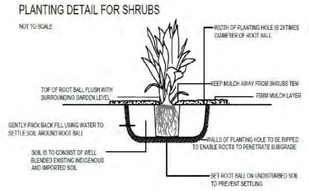


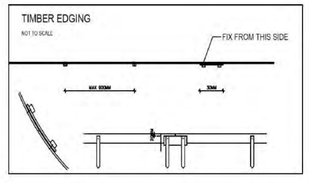
1 LAWN AREA
Scale: 1:10 @A1





1 GARDEND BED WITH MULCH
Scale: 1:10 @A1





LANDSCAPE PLAN

SCALE: 1:100

TOWN PLANNING ONLY

DUAL OCCUPANCY DEVELOPMENT
7 STEVENSON STREET
BROADMEADOWS VIC 3047

REVISIONS: | DATE:
- |

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

PROPOSED - LANDSCAPE PLAN

DRAWN BY: R.K, D.F. | PROJECT NO: - | REVISION NO:
CAD REF: . | SCALE: 1:3.46, 1:156.86 @ A1, 1:200 @ A1 | REVISION DATE: 12/02/2026
DATE: 16.12.25 | DRAWING No: TP 15 of 23

BLUE FACTOR.

Project 48

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.

106% SCORE

Project details

Name	Project 48
Street address	7 Stevenson St, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	638.56 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	36%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	56%	>80%
Total phosphorus (%)	48%	>45%
Total nitrogen (%)	47%	>45%
Total gross pollutants (%)	68%	>70%

Water treatment

Catchments

U1-Rainwater Tank Roof, 117.05m2

U2-Rainwater Tank Roof, 115.06m2

U2-Raingarden Roof, 60.85m2

Common Driveway Paved, 90.69m2

U2-Untreated area Roof, 40.89m2

LAWN PERMEABLE Pervious (garden and lawn), 214m2

Treatments

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2

Raingarden 2 Area: 1.5 m^2, Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Lined

Buildings & dwellings

Building 1 Residential Townhouse, 2 bedroom(s)

Building 2 Residential Townhouse, 4 bedroom(s)

Configuration 1

U1-Rainwater Tank Roof, 117.05m2

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2,

Building 1 Residential Townhouse, 2 bedroom(s)

Configuration 2

U2-Rainwater Tank Roof, 115.06m2

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2,

Building 2 Residential Townhouse, 4 bedroom(s)

Configuration 3

U2-Raingarden Roof, 60.85m2

Raingarden 2 Area: 1.5 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0.3 m, Site soil type: Lined,

Townhouse and Low-Rise Code

Written Statement checklist

7 STEVENSON STREET, BROADMEADOWS 3047

Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by "a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines".

This checklist can be used to complete the written statement.

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

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	☐ ✓ Yes ☐ No	☐ Yes, if standard not met ☐ ✓ No, if standard met	**TP-5** The standard met, the front setback is 8.20m..
Standard B2-2 Building height (Clause 55.02-2)	☐ ✓ Yes ☐ No	☐ Yes, if standard not met ☐ ✓ No, if standard met	**TP-9** The standard met, the max building height is 5.68m north elevation.
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	☐ ✓ Yes ☐ No	☐ Yes, if standard not met ☐ ✓ No, if standard met	**TP-5** The standard met, the min side setback is 1.10m on the ground floor.
Standard B2-4 Walls on boundaries (Clause 55.02-4)	☐ ✓ Yes ☐ No	☐ Yes, if standard not met ☐ ✓ No, if standard met	**TP-5** The standard met. The proposed wall on east boundary (6.48m) & on the west boundary (8.60m).

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-5 Site coverage (Clause 55.02-5)	□ ✓ Yes □ No	□ Yes, if standard not met □ ✓ No, if standard met	**TP-5** The standard met. The proposed site coverage is 49.52%.
Standard B2-6 Access (Clause 55.02-6)	□ ✓ Yes □ No	□ Yes, if standard not met □ ✓ No, if standard met	**TP-5** The standard met. The proposed crossover is less than 40% of the frontage. the crossovers about 18.84% of the frontage.
Standard B2-7 Tree canopy (Clause 55.02-7)	□ ✓ Yes □ No	□ Yes, if standard not met □ ✓ No, if standard met	**TP-7** The standard met. Refer to the tree canopy plan and table. The proposed tree canopy tree is (75.47m2) more than 10% of the site area (638.51m2)
Standard B2-8 Front fences (Clause 55.02-8)	□ ✓ Yes □ No	□ Yes, if standard not met □ ✓ No, if standard met	**TP-5** The standard met. No proposed front fence
Standard B3-1 Dwelling diversity (Clause 55.03-1)	□ ✓ Yes □ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. The existing dwelling has 2 bedrooms and the proposed has 4.
Standard B3-2 Parking location (Clause 55.03-2)	□ ✓ Yes □ No	No, irrespective of whether the standard is met or not.	**TP-5&9** The standard met. There are no windows less than 1.5m(h) on the accessways.
Standard B3-3 Street integration (Clause 55.03-3)	□ ✓ Yes □ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. The existing dwelling's bed 2 on the ground floor has a view to the street.

Standard B3-4 Entry (Clause 55.03-4)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Each unit has a ground level entry door and has a direct line of sight from a street, accessway to the unit.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-5 Private open space (Clause 55.03-5)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Each unit has the P.O.S in the back of the units.
Standard B3-6 Solar access to open space (Clause 55.03-6)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-10** The standard met. The solar can access fully on P.O.S of both units.
Standard B3-7 Functional layout (Clause 55.03-7)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. All the beds are more than 3m width & length.
Standard B3-8 Room depth (Clause 55.03-8)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plan. The all min ceiling height is (2.7m)
Standard B3-9 Daylight to new windows (Clause 55.03-9)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plans. An outdoor space clear to the sky or a light court with a minimum area of 3square metres and minimum dimension of 1 metre clear to the sky,
Standard B3-10 Natural ventilation (Clause 55.03-10)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5&9** The standard met. Refer to plan.
Standard B3-11 Storage (Clause 55.03-11)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plan. Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plan. At least 50 per cent of units has A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	☐ ✔ Yes ☐ No	☐ Yes, if standard not met ☐ ✔ No, if standard met	**TP-5** The standard met. Refer to plans. The existing windows clear to the sky or a light court with a minimum area of 3square metres and minimum dimension of 1 metre clear to the sky,
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	☐ ✔ Yes ☐ No	☐ Yes, if standard not met ☐ ✔ No, if standard met	**TP-5** The standard met. Refer to plan.
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	☐ ✔ Yes ☐ No	☐ Yes, if standard not met ☐ ✔ No, if standard met	**TP-10** The standard met. Refer to plans. The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.
Standard B4-4 Overlooking (Clause 55.04-4)	☐ ✔ Yes ☐ No	☐ Yes, if standard not met ☐ ✔ No, if standard met	**TP-5** The standard met. Refer to plans.
Standard B4-5 Internal views (Clause 55.04-5)	☐ ✔ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plan.

Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	☐ ✓ Yes ☐ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plan.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	□ ✓ Yes □ No	□ Yes, if standard not met □ ✓ No, if standard met	**TP-10** The standard met. Refer to plans. The existing solar panels to the neighbouring property does not be affected by the proposed building.
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	□ ✓ Yes □ No	No, irrespective of whether the standard is met or not.	**TP-6** The standard met. Refer to plan.
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	□ ✓ Yes □ No	No, irrespective of whether the standard is met or not.	**TP-5,9 & 10** The standard met. Refer to plans.
Standard B5-5 Waste and recycling (Clause 55.05-5)	□ ✓ Yes □ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plan. Each unit has min area of 1.8sq , min depth 0.8m and min height 1.8m.
Standard B5-6 Noise impacts (Clause 55.05-6)	□ ✓ Yes □ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plan. The mechanical plans noise storage away from rooms & existing dwellings.
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	□ ✓ Yes □ No	No, irrespective of whether the standard is met or not.	**TP-5** The standard met. Refer to plan.