

Application for Planning Permit

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

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

⚠ 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.

The Land

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

Street Address *

Unit No.:	St. No.: 69	St. Name: BARKLY ST
Suburb/Locality: SUNBURY		Postcode: 3429

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.

⚠ 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.

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: [Redacted]

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.

Name: [Redacted] Same as applicant

T [Redacted]

C [Redacted]

P [Redacted]

U [Redacted]

S [Redacted]

Owner's Signature (Optional): [Redacted] Date: [Redacted]

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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: [Redacted] Date: 17/02/2026
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 <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 08951 FOLIO 009

Security no : 124132227391D
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LAND DESCRIPTION

Lot 3 on Plan of Subdivision 095936.
PARENT TITLE Volume 08882 Folio 350
Created by instrument LP095936 06/11/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP095936 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: 69 BARKLY STREET SUNBURY VIC 3429

ADMINISTRATIVE NOTICES

NIL

eCT Control 23487L ASCOT SOLICITORS (SUNBURY) PTY LTD
Effective from 15/10/2025

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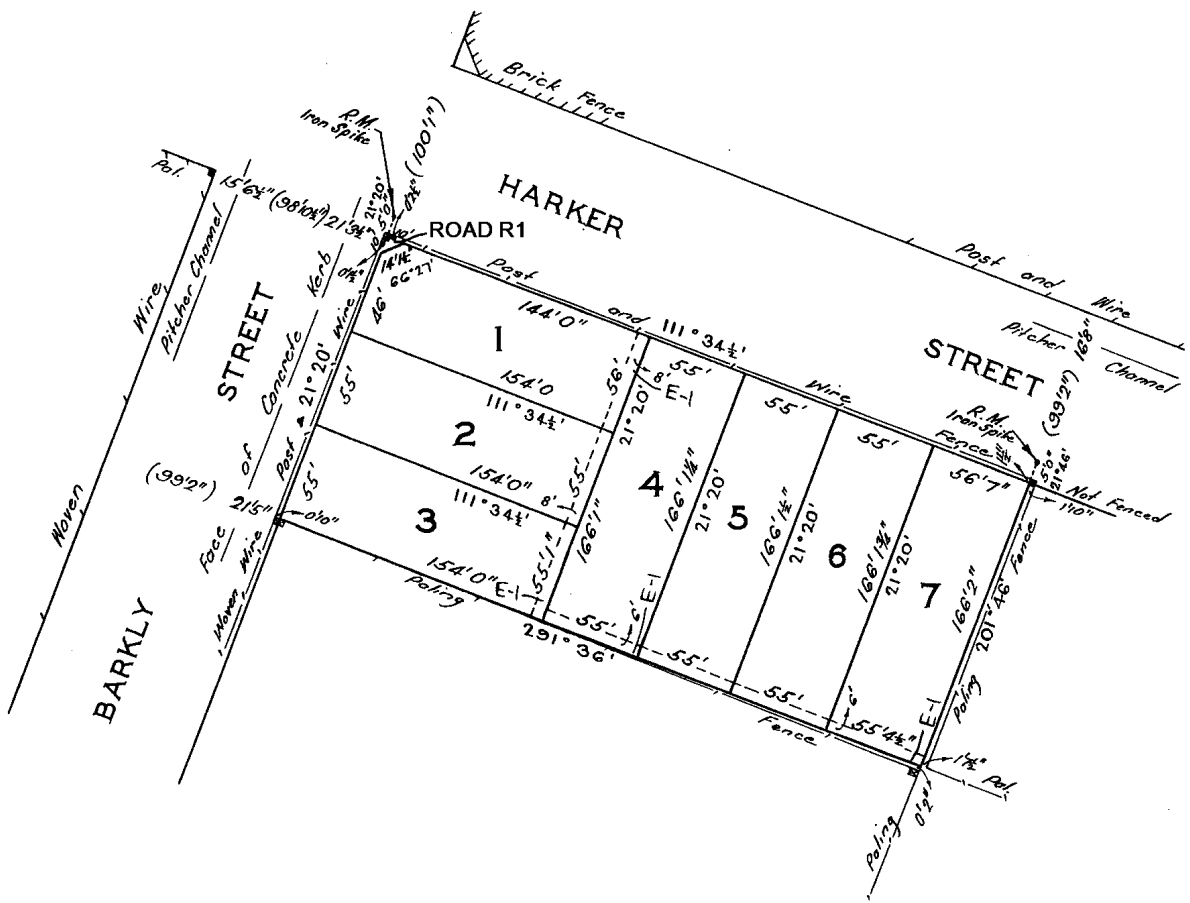
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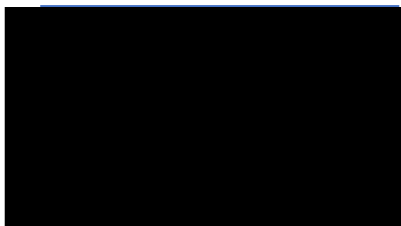
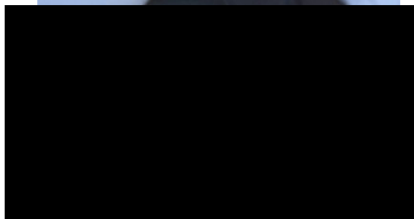
PLAN OF SUBDIVISION CROWN ALLOTMENT 2 SECTION 38 TOWNSHIP OF SUNBURY PARISH OF BUTTLEJORRK COUNTY OF BOURKE VOL. 8882 FOL. 350	APPROPRIATIONS <i>Way & Drainage</i> ----- <i>Brown</i> <i>Drainage & Sewerage</i> ----- <i>Blue</i>	ENCUMBRANCES & OTHER NOTATIONS
	(This area is blank in the original document)	(This area is blank in the original document)

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

COLOUR CONVERSION
 E-1 = BLUE
 R1 = BROWN



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PLANNING REPORT ASSESSMENT

69 Barkly Street, Sunbury

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: 

Dated: 17 February 2026

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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 summarised below:

Dwelling Layout

- Proposed dwellings are sited in tandem with unit 1 to front Barkly Street.
- All dwellings are designed with traditional living configurations featuring open plan living, meals and kitchen area on the ground level.
- All dwellings are designed with three bedrooms.

Vehicle access and car parking

- Existing crossover along Barkly Street is retained and modified for vehicle access to all units.
- Unit 1 is provided with a single car space.
- Unit 2 is provided with a double garage.
- Unit 3 is provided with a single garage and a single car space.

Landscaping

- Comprehensive landscaping is introduced with new plantings.
- Direct access to secluded private open space is provided from the living/meals area.

Setbacks & Building Heights

- Proposed setback is 7.7m from Barkly Street.
- Proposed overall height is 4.6m to the top of the roof ridge.

Other features

- No front fence is proposed for the 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 southeast side of Barkly Street. The site has a total area of 787.2sqm, with a front boundary of 16.76m (northwest), rear boundary of 16.8m (southeast) and two side boundaries of 46.94m (northeast & southwest). The site has a fall 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 7.7 from Barkly Street. The front yard is established in character, with iron fencing along the front boundary. A carport and garage are located to the right rear side of the dwelling with some a covered area and shed located to the rear of the dwelling. The existing dwelling will be retained while all other existing structures are to be demolished to accommodate the proposed development.

A large street tree is 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 and modified to the satisfaction of the responsible authority.



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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:

67 Barkly Street

The property contains a single storey brick dwelling with pitched metal roof. It is setback approximately 7.7m from the street. The front yard is low maintenance, with brick fence along the front boundary. Vehicle access to the site is provided by a crossover located to the right end of the street frontage.



To the right of the site:

71 Barkly Street

The larger property is occupied by a 7-unit development consisting of three double storey brick dwellings with metal roof at the front of the lot and four single storey brick dwellings with pitched metal roof towards the rear of the lot. It is setback approximately 7.4m from the street. The front yard is low maintenance, with iron fencing along the front boundary. Vehicle access is provided via two crossovers located on opposite ends 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. Dwellings around the neighbourhood are mostly detached one storey tall with brick exteriors and pitched tile or metal roofs. Multi-dwelling 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 mostly low maintenance, consisting of lawn cover and various sized native or indigenous trees and shrubs. High canopy trees are present along the nature strips and inside the garden of properties.

The subdivision pattern of the area vary in size and shape, block sizes approximately range from 400-1900sqm. The setbacks of the dwellings along Barkly Street in proximity to the subject site range from approximately 6-22m.

Multi-dwelling developments in the neighbourhood includes:



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Site Opportunities & Constraints

Site opportunities and constraints are identified through an assessment of the site and context. The proposed development is 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 orientation of the site provides opportunities to capitalise on the northern aspect.
- The natural slope of the site will have minimal effect on the development.

Constraints

- An easement is present along the rear boundary.
- Dwellings to the south contain windows in proximity to the common boundary.
- The properties to the north, south and east contain secluded open space areas adjoining 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 787.2sqm in area, and the proposed development provides a garden area of 35%. Therefore, the development achieves the minimum garden area requirement. In accordance with Clause 32.08-8, 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 overlays.

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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. Unit 1 is provided a single car space while unit 2 provides a double garage and unit 3 provides a single garage and a single car space. 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.

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.*

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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.

05 | Appendices

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.

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<p>Street setback Standard B2-1 (Clause 55.02-1)</p>	<p>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 dwellings will have a front setback of 7.7m from Barkly Street.</p>
<p>Building height Standard B2-2 (Clause 55.02-2)</p>	<p>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 4.6m to the top of the roof ridge. This is less than the limit as specified to the zone.</p>
<p>Side and rear setbacks Standard B2-3 (Clause 55.02-3)</p>	<p>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.</p>
<p>Walls on boundaries Standard B2-4 (Clause 55.02-4)</p>	<p>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 south boundary of the site for this development.</p>
<p>Site coverage Standard B2-5 (Clause 55.02-5)</p>	<p>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 47.2%, which is less than the maximum 65%.</p>
<p>Access Standard B2-6 (Clause 55.02-6)</p>	<p>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 retained and modified for vehicle access to all units.</p>
<p>Tree Canopy Standard B2-7 (Clause 55.02-7)</p>	<p>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, four 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.</p>

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	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 Barkly Street while unit 2 & 3 will have indirect integration with Barkly Street.
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 Barkly Street 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	Complies with standard and objective. Each dwelling is designed with bedrooms that meet the minimum internal room

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(Clause 55.03-7)	<p>dimensions specified in Table B3-7.1, with an additional area of at least 0.8sqm for wardrobes.</p> <p>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.</p>
Room depth Standard B3-8 (Clause 55.03-8)	<p>Complies with standard and objective.</p> <p>The proposed single-aspect habitable rooms, with windows on only one wall, are limited to the bedrooms and living area on the first floor.</p> <p>The depth of these rooms, measured from the external surface of the habitable room window, does not exceed 2.5 times the ceiling height.</p>
Daylight to new windows Standard B3-9 (Clause 55.03-9)	<p>Complies with standard and objective.</p> <p>All habitable rooms are provided with at least one window.</p> <p>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.</p>
Natural ventilation Standard B3-10 (Clause 55.03-10)	<p>Complies with standard and objective.</p> <p>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.</p> <p>The proposed development is designed to encourage natural ventilation of the proposed dwelling and to allow occupants to effectively manage natural ventilation of dwellings.</p>
Storage Standard B3-11 (Clause 55.03-11)	<p>Complies with standard and objective.</p> <p>Each dwelling is provided with exclusive access to at least 6m³ of externally accessible storage space in the garage or shed.</p>
Accessibility for apartment developments Standard B3-12 (Clause 55.03-12)	<p>N/A</p> <p>The proposed dwellings are not in or form part of an apartment development.</p> <p>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.</p>
Daylight to existing windows Standard B4-1 (Clause 55.04-1)	<p>Complies with standard and objective.</p> <p>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.</p> <p>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.</p>
Existing north-facing windows Standard B4-2 (Clause 55.04-2)	<p>Complies with standard and objective.</p> <p>The proposed development will be sited appropriately from any existing north-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.

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	<ul style="list-style-type: none"> 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)	Complies with standard and objective. 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. Refer to the proposed Shadow Diagram. 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.
Overlooking Standard B4-4 (Clause 55.04-4)	Complies with standard and objective. All habitable room windows are designed to prevent direct views into the secluded private open space or habitable room windows of adjoining dwellings. Any windows within 9m with potential for overlooking are designed to block views below 1.7m above finished floor level.
Internal views Standard B4-5 (Clause 55.04-5)	Complies with standard and objective. The proposed dwellings are designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.
Permeability and stormwater management Standard B5-1 (Clause 55.05-1)	Complies with standard and objective. The proposed pervious area exceeds the minimum requirement of 20%. 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. The proposed site permeability is 35.2%, 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.
Overshadowing domestic solar energy systems Standard B5-2 (Clause 55.05-2)	Complies with standard and objective. There are existing domestic solar energy systems located on the roofs of dwellings on the adjoining lots. 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. The proposed dwelling will not adversely affect the amenity of the solar panels to the neighbouring properties.
Rooftop solar energy generation area Standard B5-3 (Clause 55.05-3)	Complies with standard and objective. Each dwelling is 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. 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.

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	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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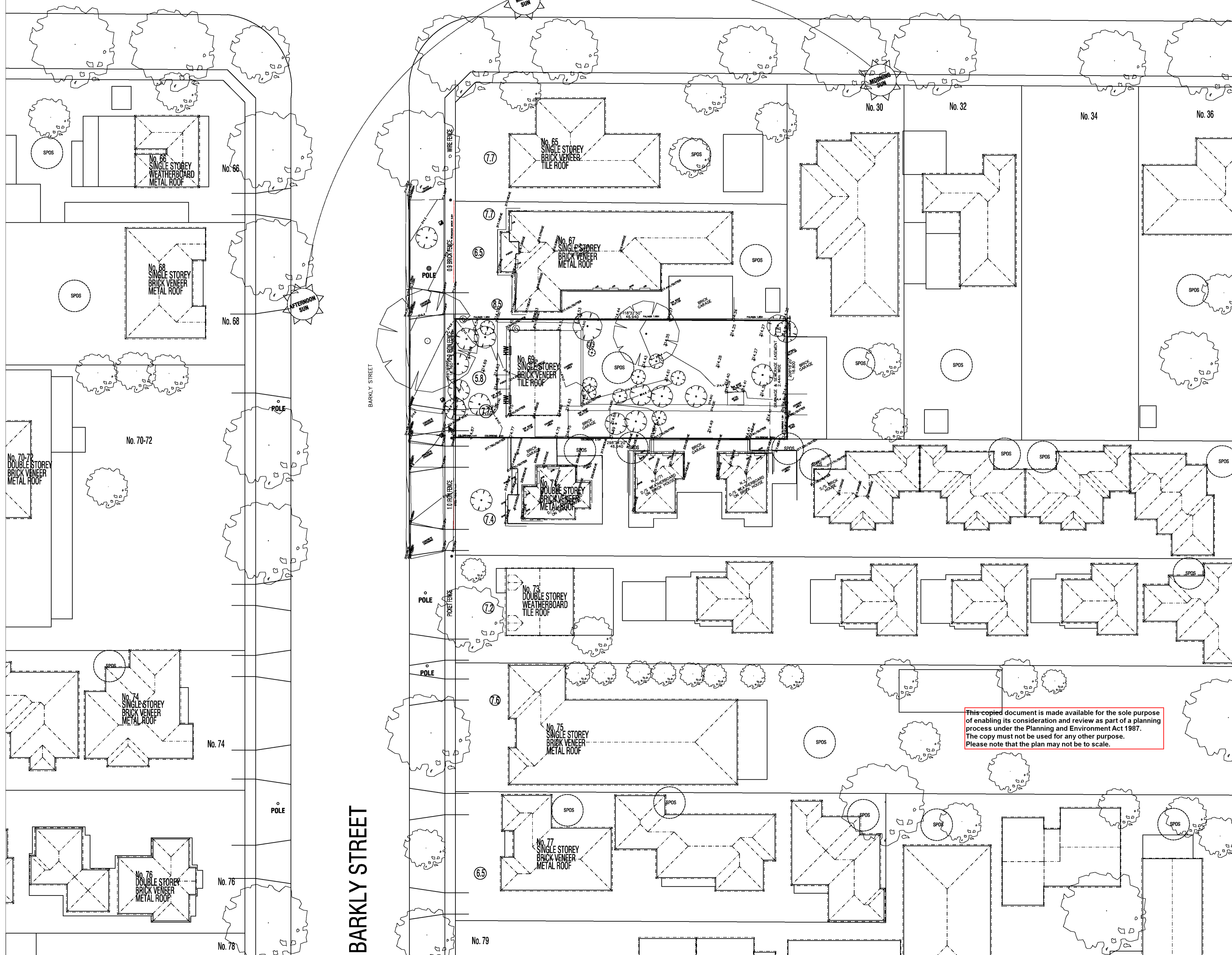
Appendix 2– Car Parking Assessment

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 and objective. The accessways are functional, with a minimum width of 3m, and corner visibility splays. The shared accessway will accommodate four or more vehicles, it will allow for vehicles to change in direction and exit in a forward movement.
Car parking spaces Design standard 2	Complies with standard and objective. A single garage/carport is at least 6m long and 3.5m wide. A double garage is at least 6m long and 5.5m wide.
Gradients Design standard 3	Not applicable. The accessway serves three dwellings or less.
Mechanical parking Design standard 4	Not applicable.
Urban design Design standard 5	Complies with standard and objective. 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 and objective. The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	Complies with standard and objective. 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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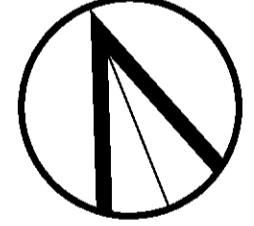
HARKER STREET



- ### 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
 - V1 PHOTO VIEW ANGLE
 - POLE POWER POLE
 - PIT PHONE PIT

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Revisions

Rev-	17.02.2026	TOWN PLANNING SUBMISSION
Rev-A	21.05.2026	ISSUED FOR COUNCIL'S RFI
Rev-B	03.06.2026	ISSUED FOR COUNCIL'S RFI

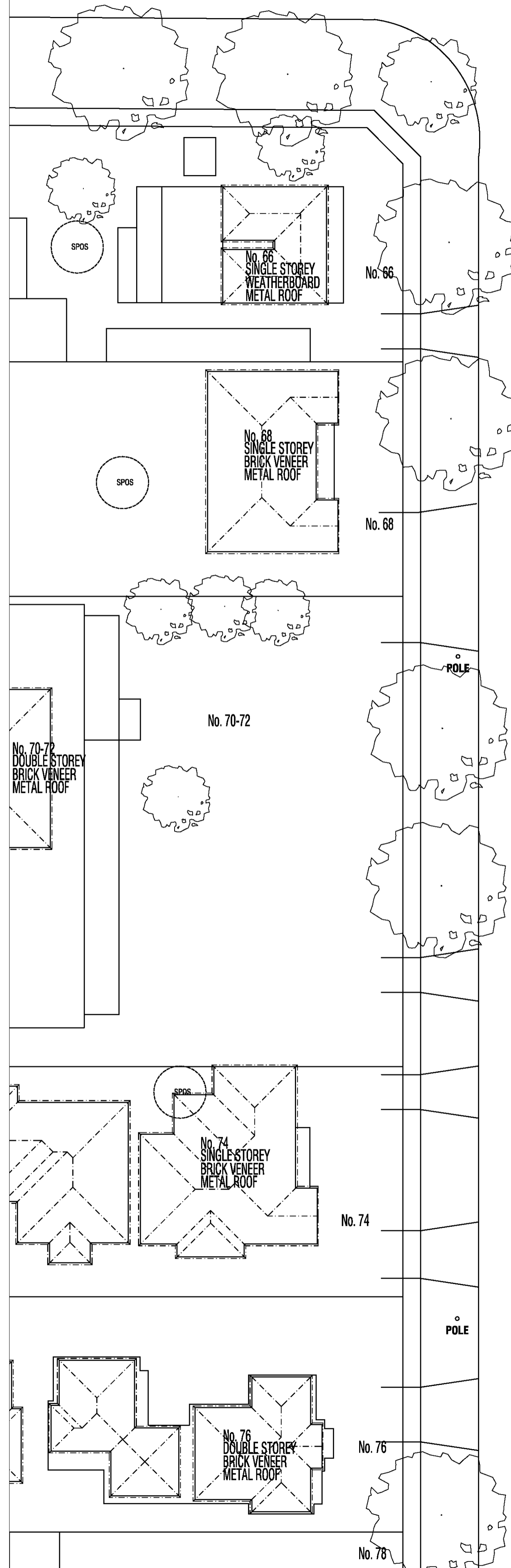
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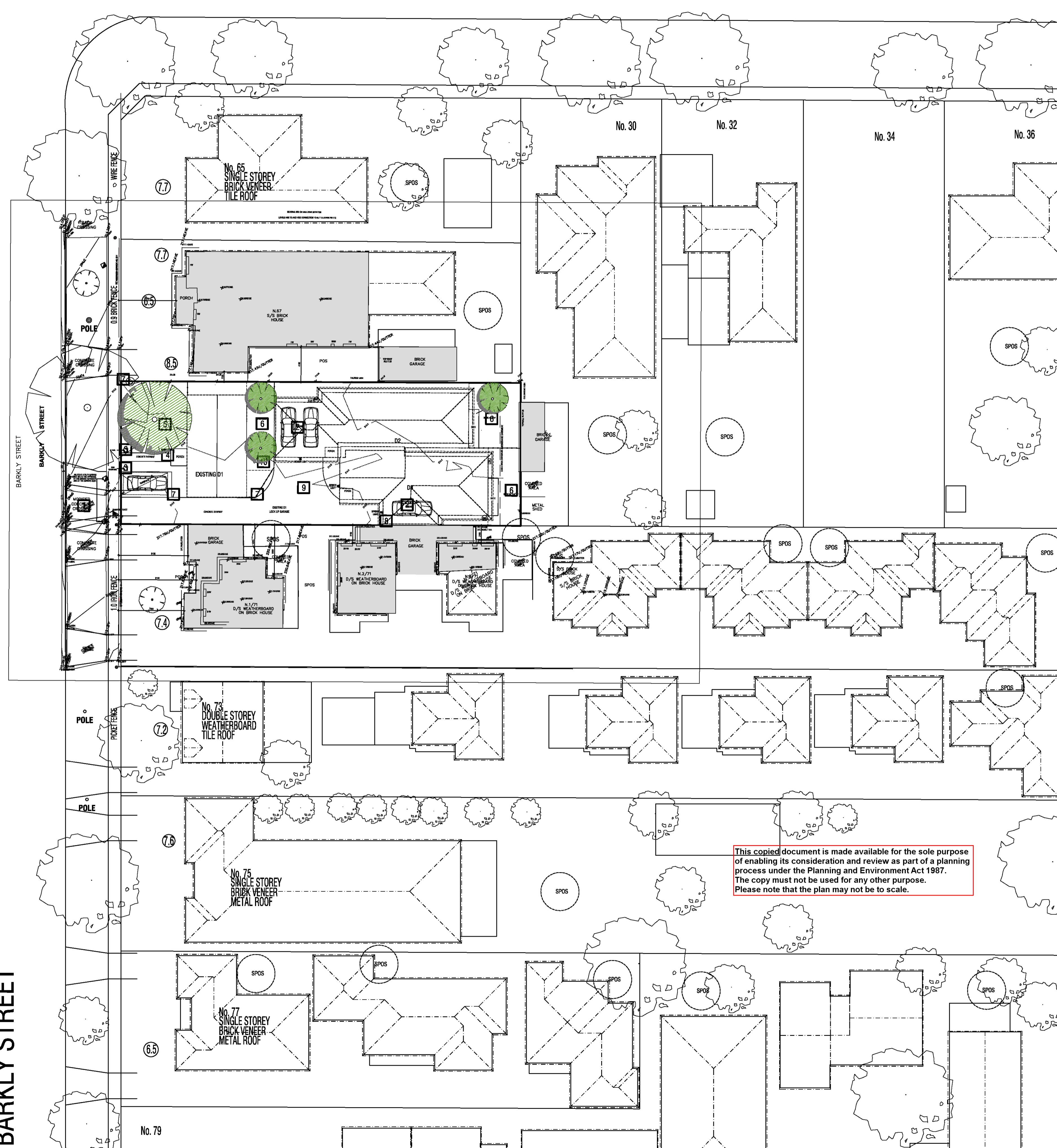
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
69 BARKLY STREET, SUNBURY

HARKER STREET



BARKLY STREET



DESIGN RESPONSE

- 1 EXISTING CROSSOVER TO BE MODIFIED TO SERVICE ALL UNITS.
- 2 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.
- 3 NEW MAILBOXES FOR ALL UNITS.
- 4 PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
- 5 LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 6 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.
- 7 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- 8 ANY PROPOSED WALLS TO BE BUILT TO THE BOUNDARY ARE LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES.
- 9 DRIVEWAYS HAVE BEEN DESIGNED WITH A TURNING CIRCLE TO ALLOW VEHICLES TO EXIT THE SITE IN A FORWARD DIRECTION.
- 10 SETBACKS BETWEEN UNITS AIMS TO RETAIN EXISTING SIGHT LINES WITHIN AND THROUGH THE SITE. THIS WILL ALSO REDUCE VISUAL BULK OF THE NEW DEVELOPMENT.

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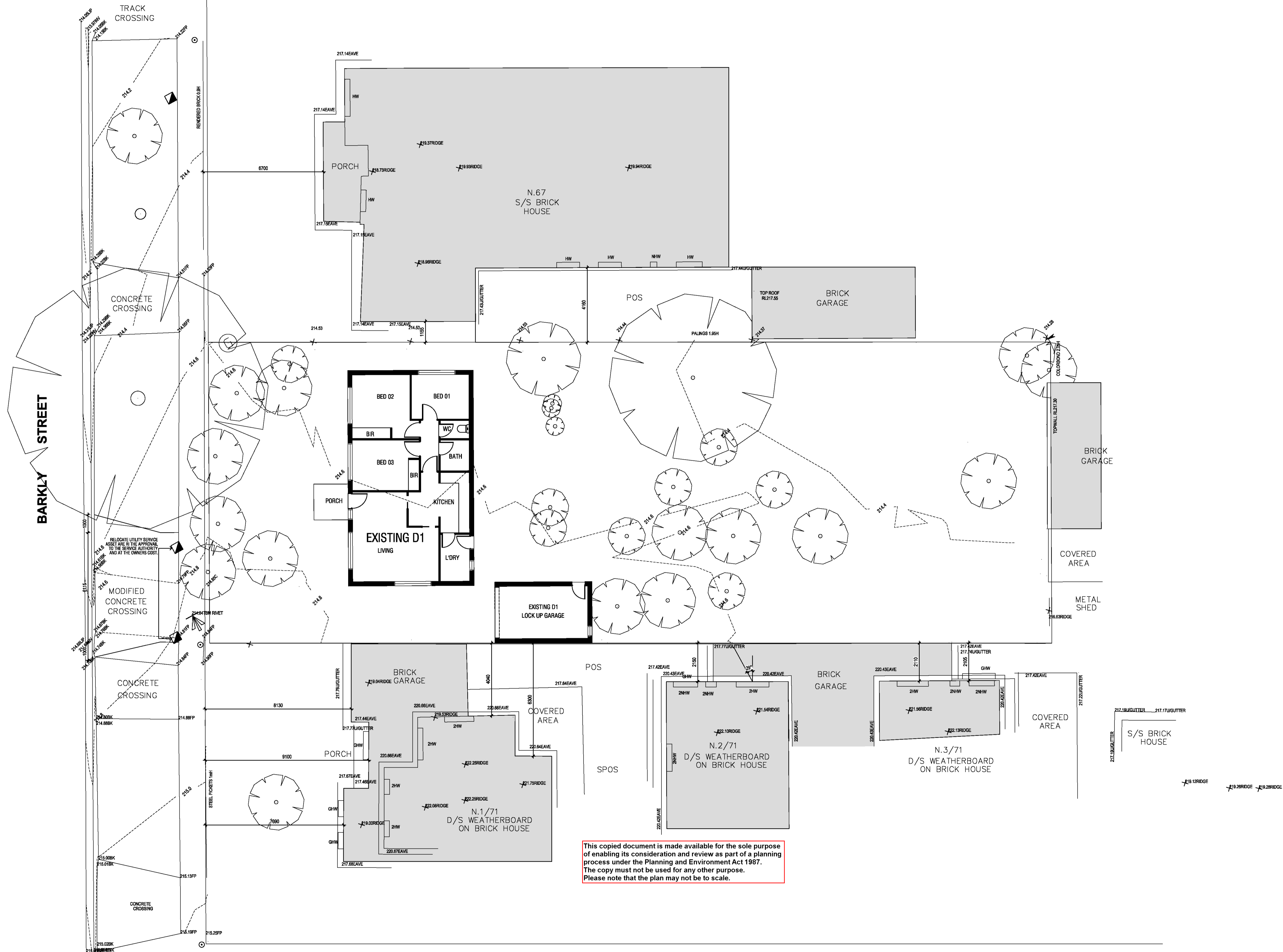
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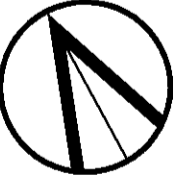
DESIGN RESPONSE

UNIT DEVELOPMENT
69 BARKLY STREET, SUNBURY

BEARING ARE ON MGA ZONE 55 DATUM
LEVELS ARE TO AHD VIDE CONNECTION TO BUTTELEKORR KM 112



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Revisions
 Rev- 17.02.2028 TOWN PLANNING SUBMISSION
 Rev-A 21.03.2028 ISSUED FOR COUNCIL'S 5th
 Rev-B 03.06.2028 ISSUED FOR COUNCIL'S 5th

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EXISTING SITE PLAN

UNIT DEVELOPMENT
 69 BARKLY STREET,
 SUNBURY


TP01
 REV_B


BEARING ARE ON MGA ZONE 55 DATUM
LEVELS ARE TO AHD VIDE CONNECTION TO BUTTELOKORR KM 112


LEGEND

 TO BE DEMOLISHED

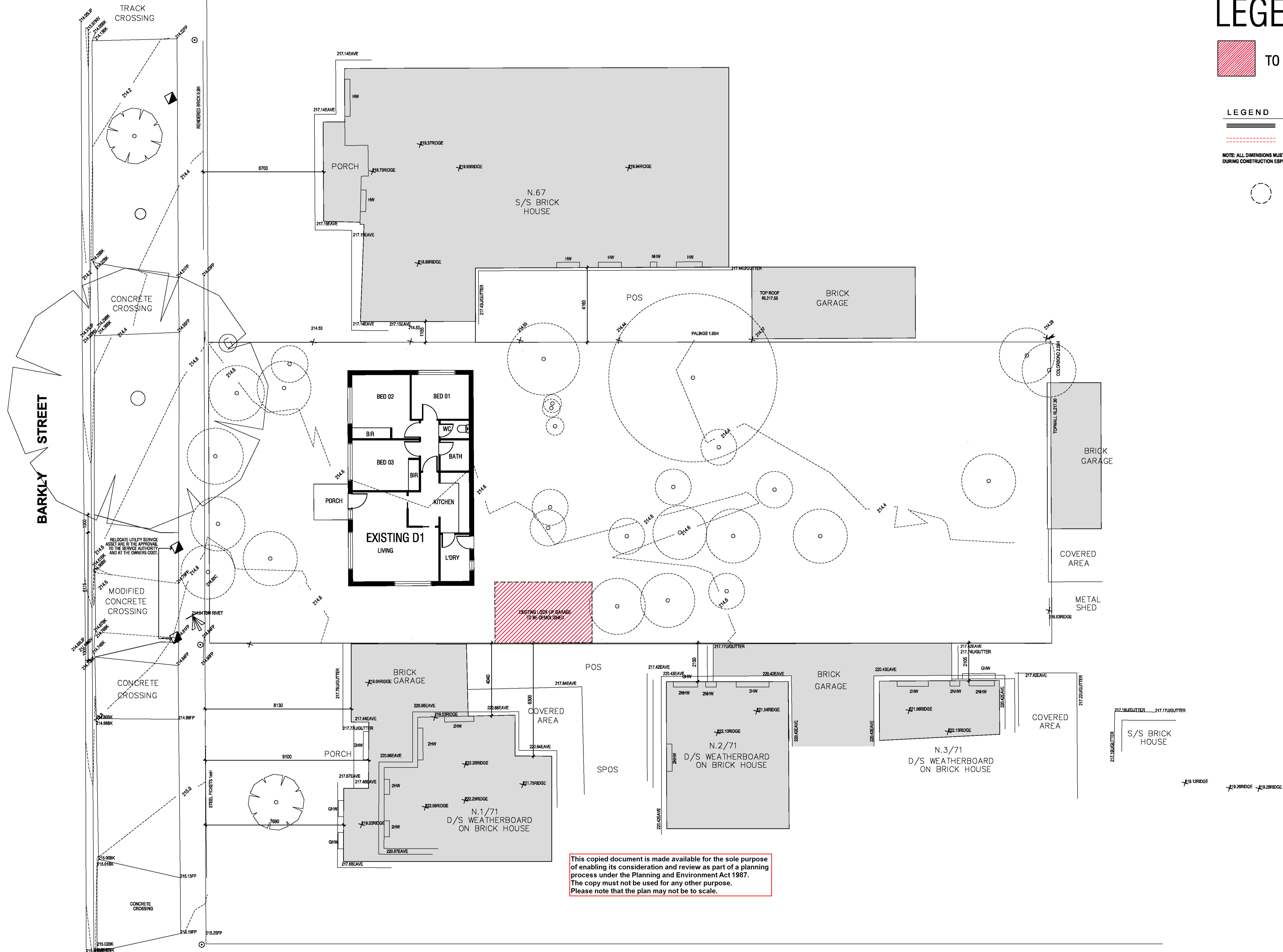
LEGEND

 EXISTING STRUCTURE TO BE RETAINED

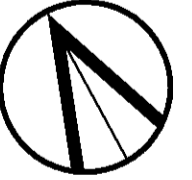
 EXISTING STRUCTURE TO BE DEMOLISHED

 EXISTING TREE TO BE REMOVED

NOTE: ALL DIMENSIONS MUST BE MEASURED ON SITE DURING CONSTRUCTION ESPECIALLY ROOF TRUSS



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Revisions

Rev-	17.02.2025	TOWN PLANNING SUBMISSION
Rev-A	21.03.2025	ISSUED FOR COUNCIL'S 5191
Rev-B	03.06.2025	ISSUED FOR COUNCIL'S 5191

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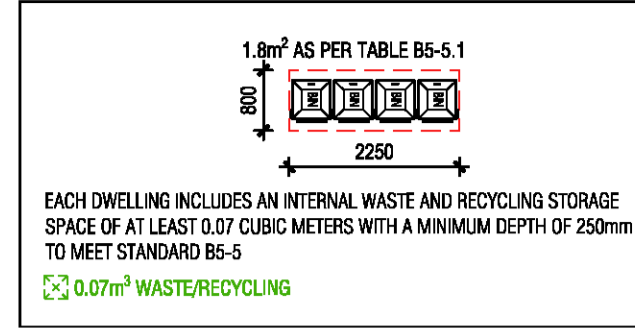
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DEMOLITION PLANS

UNIT DEVELOPMENT
69 BARKLY STREET,
SUNBURY

TP02
REV_B

BEARING ARE ON MGA ZONE 55 DATUM
LEVELS ARE TO AHD VIDE CONNECTION TO BUTTELEKORRKM 112



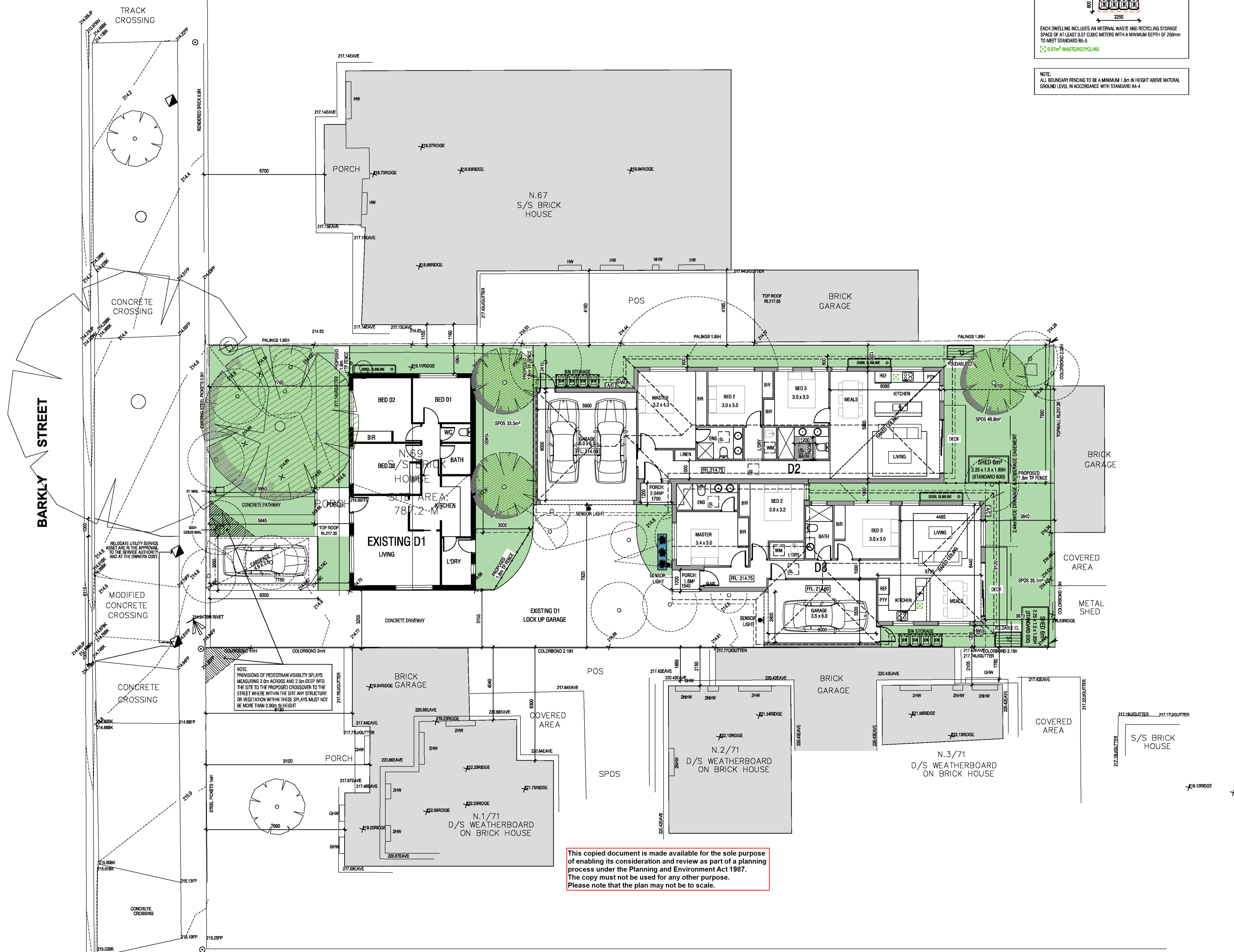
NOTE:
ALL BOUNDARY FENCING TO BE A MINIMUM 1.8m IN HEIGHT ABOVE NATURAL GROUND LEVEL IN ACCORDANCE WITH STANDARD B4-4

AREA SCHEDULE:

EXISTING DWELLING 1	
EXISTING FLOOR AREA:	84.1 m ²
PORCH:	3.8 m ²
TOTAL AREA:	10.5 SQ 87.9 m²
SPOS:	33.5 m ²
DWELLING 2	
GROUND FLOOR AREA:	109.6 m ²
GARAGE:	37.5 m ²
PORCH:	2.0 m ²
TOTAL AREA:	16.0 SQ 149.1 m²
SPOS:	46.8 m ²
DWELLING 3	
GROUND FLOOR AREA:	101.1 m ²
GARAGE:	24.3 m ²
PORCH:	1.9 m ²
TOTAL AREA:	13.7 SQ 127.3 m²
SPOS:	35.1 m ²
SITE	
SITE AREA:	787.2 m ²
SITE COVERAGE:	47.2% 371.0 m ²
SITE PERMEABILITY:	35.2% 277.6 m ²
GARDEN AREA:	35.1% 276.3 m ²

LEGEND:

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE CANOPY TREE
- PROPOSED GREEN AREA INCLUSION (MIN 30%)
- 4 BINS EACH DWELLING
- MAIL BOXES
- PROPOSED FENCE
- CLOTHESLINE
- EXTERNAL LIGHT SENSORS
- RAINWATER TANK AS PER WSUD PLAN
- DOUBLE GLAZING
- TAP WITH FLOOR WASTE
- ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE
- RETAINING WALL WHERE SPECIFIED (HEIGHTS REFER TO ELEVATIONS)
- MIN 1m² RAINGARDEN (REFER TO WSUD PLAN)
- SKYLIGHTS ABOVE



NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO THE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 0.90m IN HEIGHT

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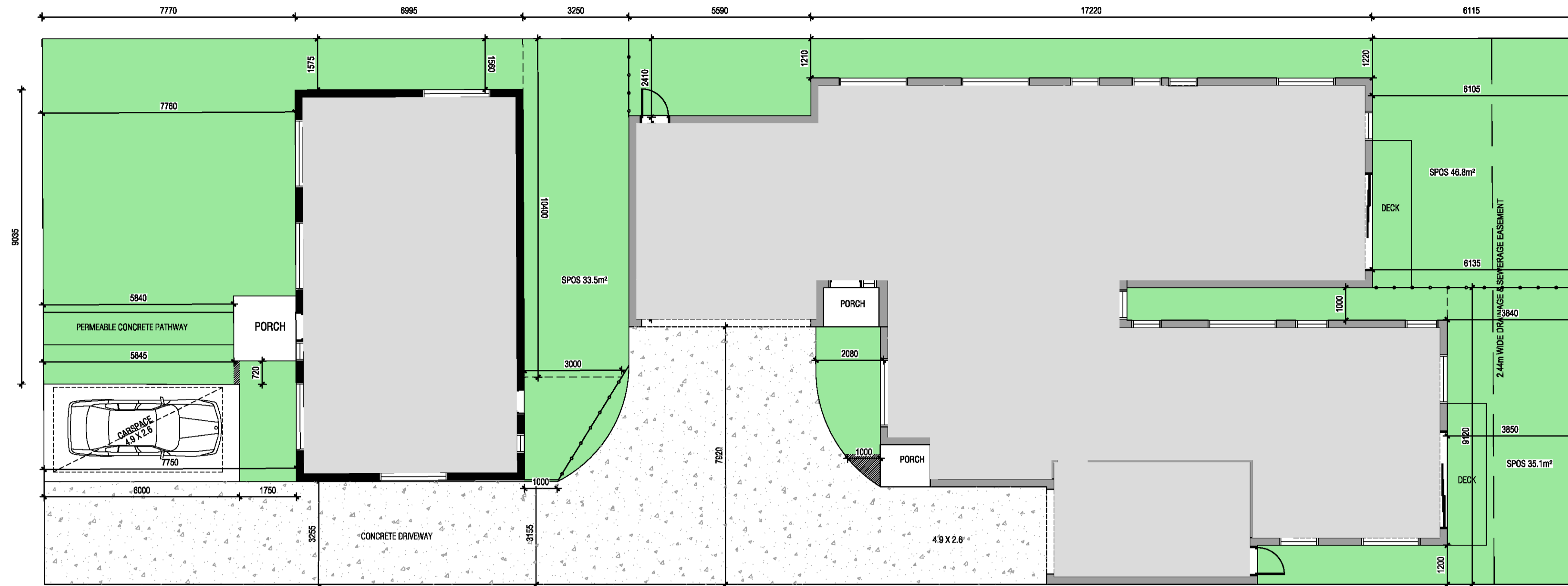
Revisions			
Rev-	17.02.2028	TOWN PLANNING SUBMISSION	
Rev-A	21.03.2028	ISSUED FOR COUNCIL'S 5 TH	
Rev-B	03.06.2028	ISSUED FOR COUNCIL'S 5 TH	

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GROUND FLOOR PLAN

UNIT DEVELOPMENT
69 BARKLY STREET,
SUNBURY

TP03
REV_B

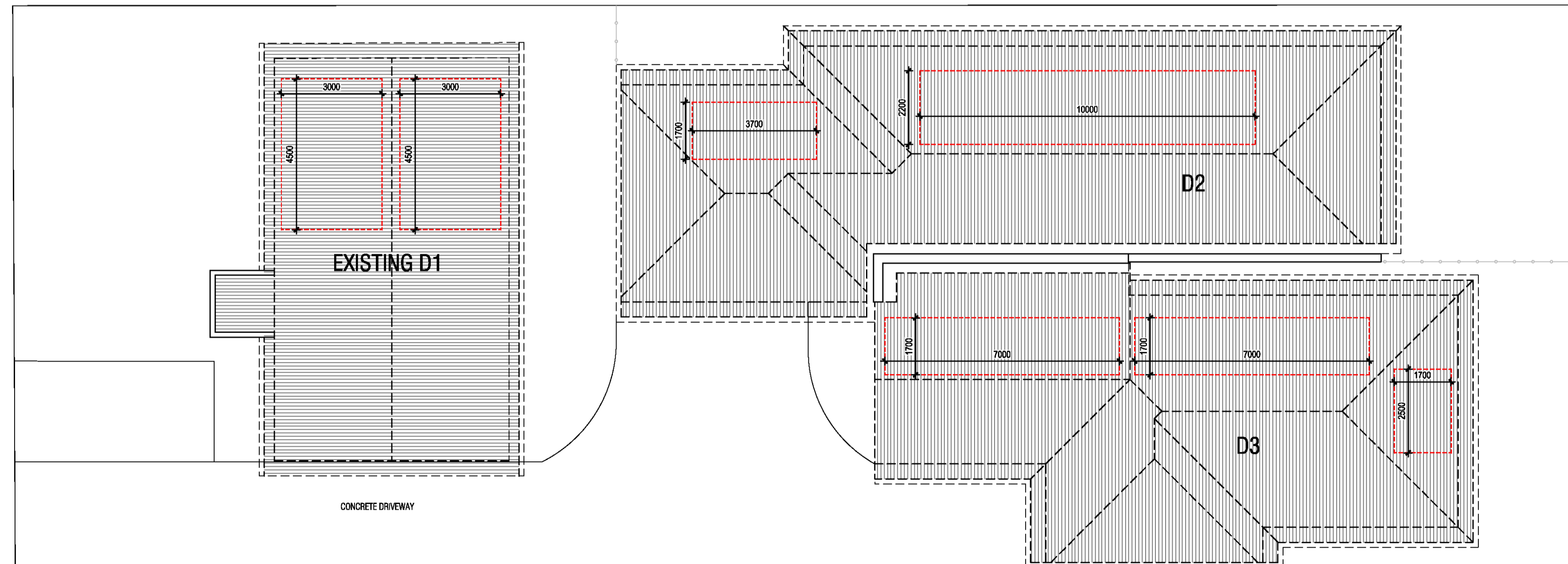


GARDEN AREA PLAN
SCALE 1:100

GARDEN AREA ANALYSIS
SCALE 1:100

SITE	
SITE AREA:	787.2 m ²
SITE COVERAGE:	47.2% 371.0 m ²
SITE PERMEABILITY:	35.2% 277.6 m ²
GARDEN AREA:	35.1% 276.3 m ²

- GARDEN AREA INCLUDED
- GARDEN AREA NOT INCLUDED

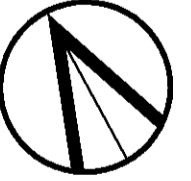


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ROOFTOP SOLAR PANEL REVISION AREA

B5-3 ROOFTOP SOLAR ENERGY AREA ANALYSIS

D1:	BEDROOM NUMBER:	3
	MIN ROOF AREA REQUIRE:	26.0 m ²
	ROOF AREA PROVIDED:	27.0 m ²
D2:	BEDROOM NUMBER:	3
	MIN ROOF AREA REQUIRE:	26.0 m ²
	ROOF AREA PROVIDED:	28.2 m ²
D3:	BEDROOM NUMBER:	3
	MIN ROOF AREA REQUIRE:	26.0 m ²
	ROOF AREA PROVIDED:	28.0 m ²



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Revisions

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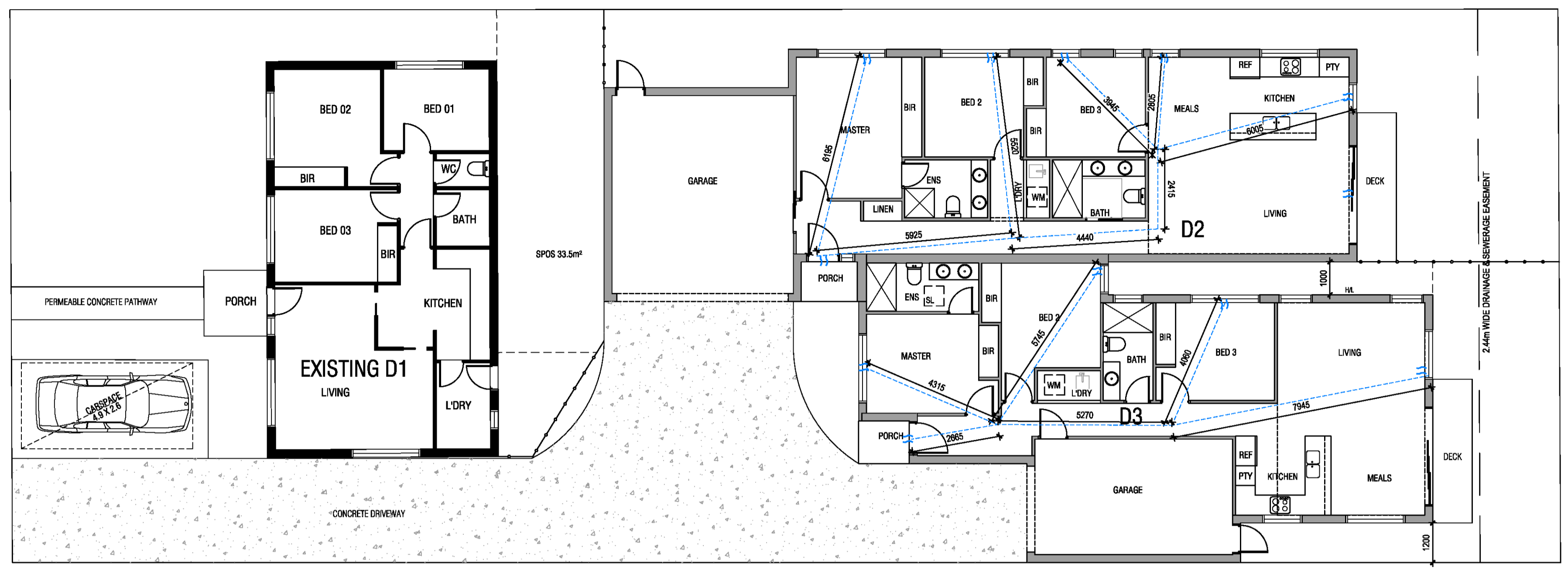
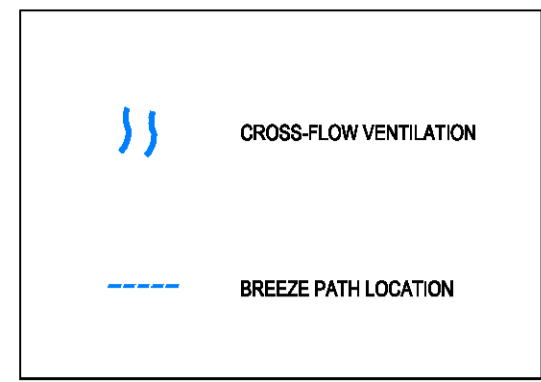
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GARDEN AREA & ROOF PLAN

UNIT DEVELOPMENT
69 BARKLY STREET,
SUNBURY

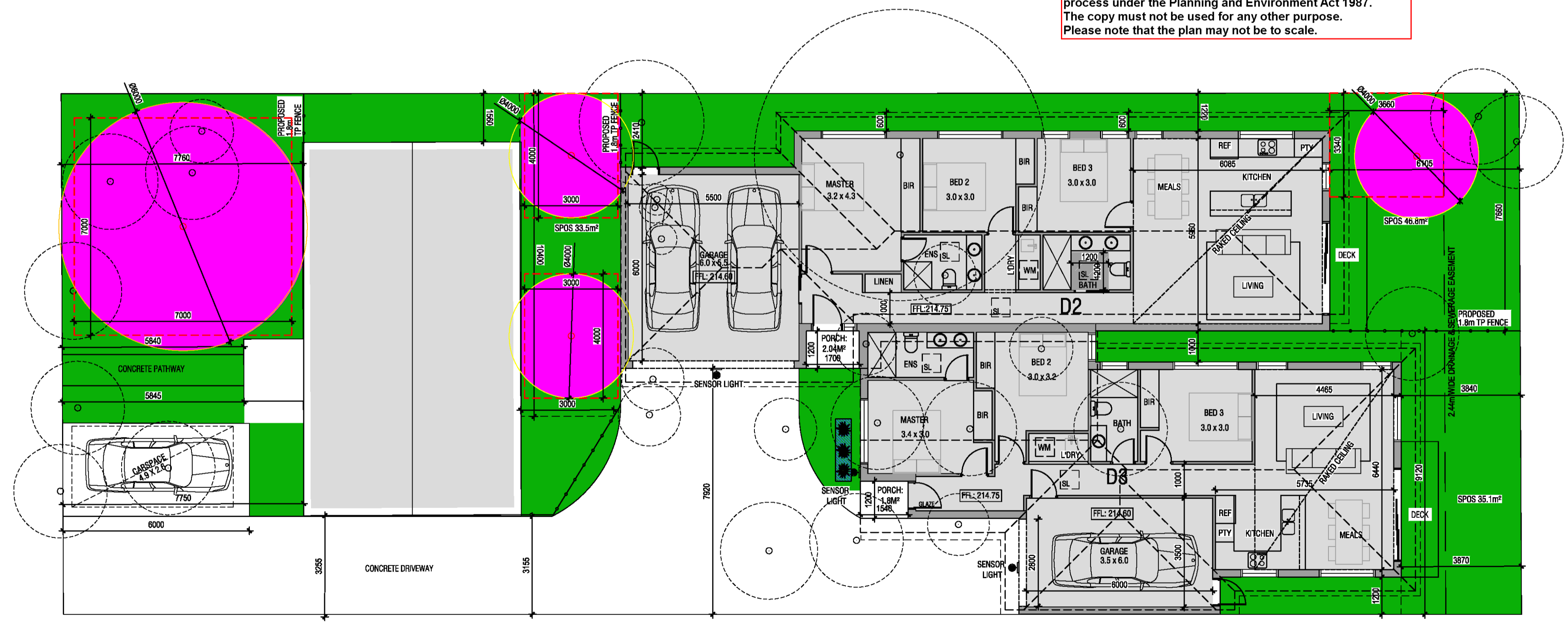
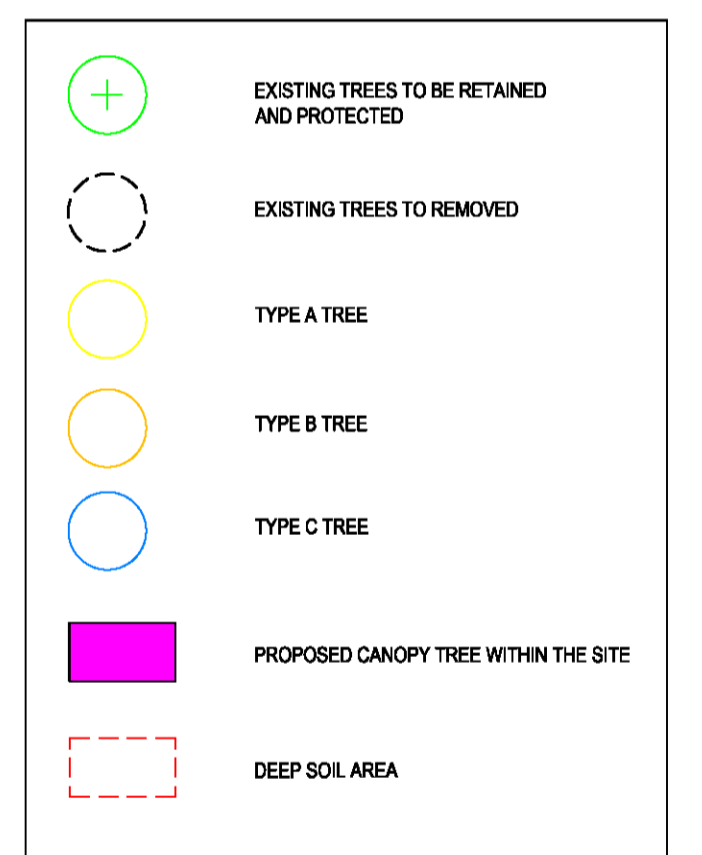
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BREEZE PATHS
SCALE 1:100

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LEGEND



TREE CANOPY AREA DETAILS

SITE AREA:	787.2 m ²	ALL SELECTION OF VEGETATION IS TO BE IN ACCORDANCE AND RESPECTIVE TO THE SITES ENVIRONMENT AND GEOGRAPHIC FACTORS
REQUIRED CANOPY AREA: 10.0%	78.7 m ²	
ELIGIBLE CANOPY AREA: 10.7%	85.0 m ²	ALL SELECTION OF VEGETATION IS TO BE IN ACCORDANCE AND RESPECTIVE TO THE SITES ENVIRONMENT AND GEOGRAPHIC FACTORS
NUMBER OF TYPE A TREES:	4 TREES	
DEEP SOIL AREA REQUIRED:	85.0 m ²	
DEEP SOIL AREA PROVIDED:	85.2 m ²	

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
BD	BRACHYCHITON ACERIFOLIUS X POPULNEUS 'BELLA DONNA'	BRACHYCHITON 'BELLA DONNA'	3	40ltr / MIN 1.8m HIGH	6m X 4m (TYPE A)
EL	EUCALYPTUS LEUCOXYLON 'ROSEA'	PINK FLOWERING YELLOW GUM	1	40ltr / MIN 1.8m HIGH	12m X 8m (TYPE B)

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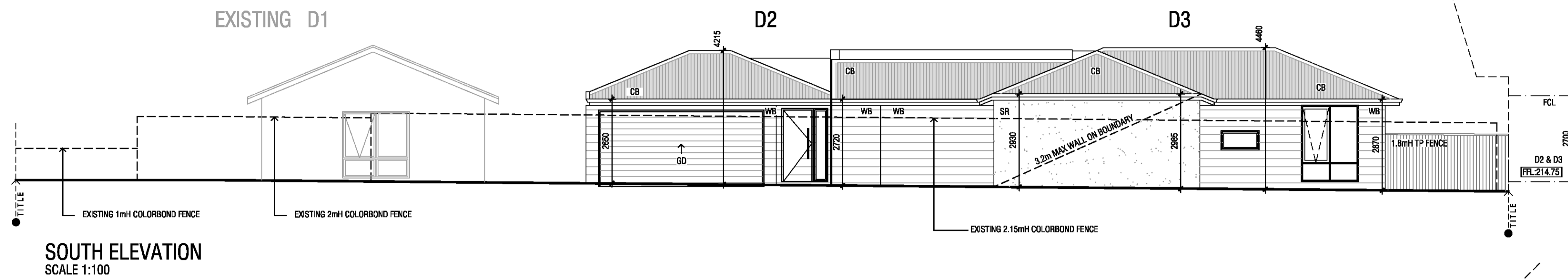
Revisions

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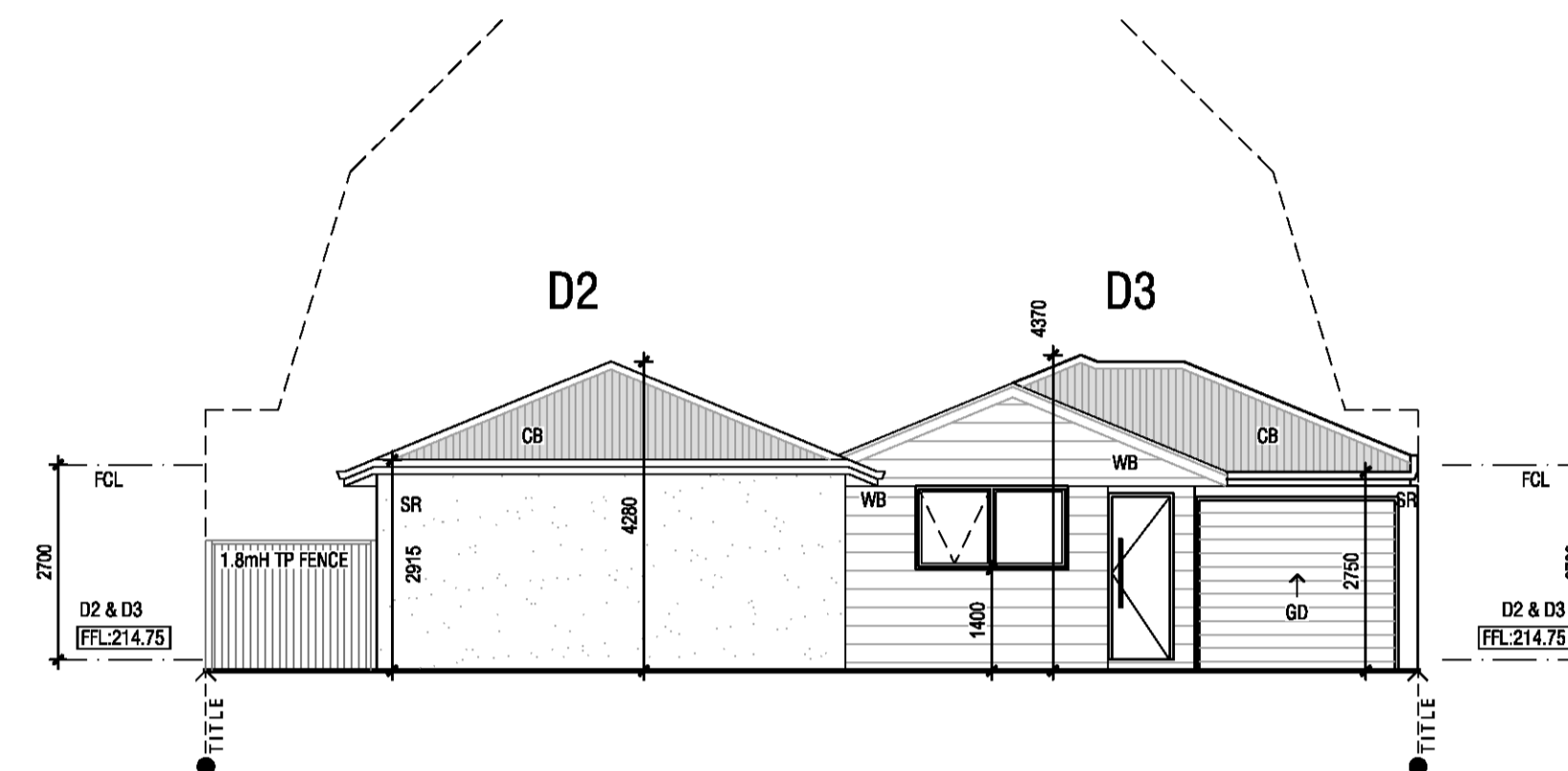
BREEZE PATHS & TREE CANOPY PLAN

UNIT DEVELOPMENT
69 BARBLY STREET,
SUNBURY

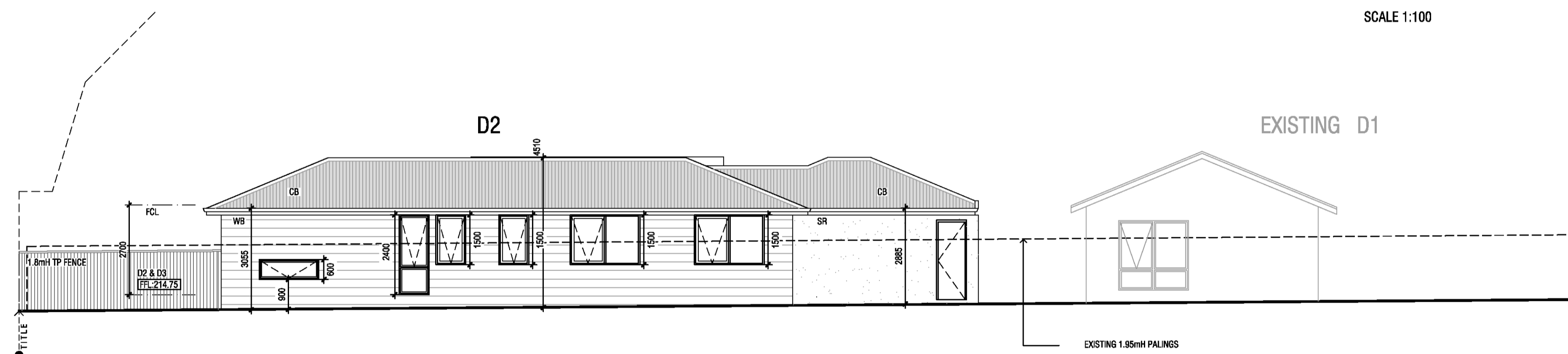
TP05
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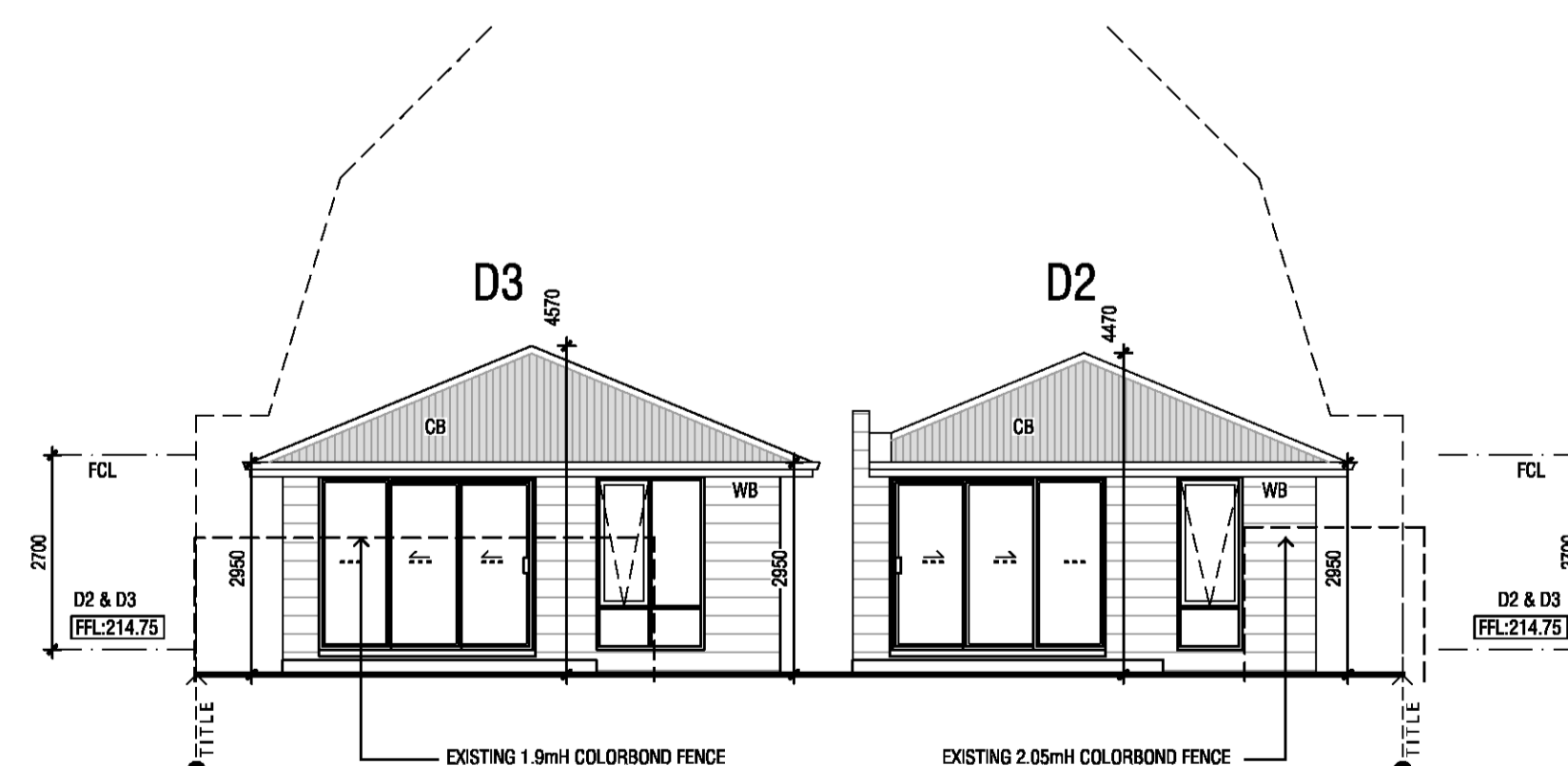
SOUTH ELEVATION
SCALE 1:100




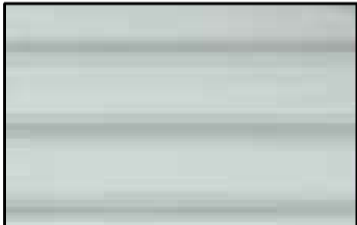
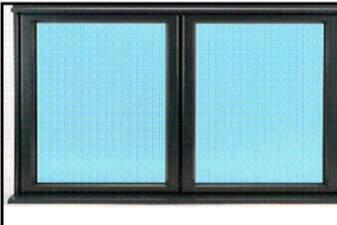

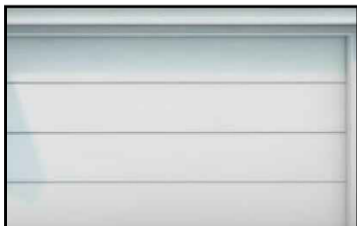



WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

		
COLORBOND ROOF (CB) : LIGHT GREY OR SIMILAR	WEATHERBOARDS (WB) : WHITE OR SIMILAR	WINDOWS: ALUMINIUM MONUMENT FRAME WITH CLEAR GLASS OR SIMILAR
		
SMOOTH RENDER : (SR) DULUX WHITE OR SIMILAR	GARAGE DOOR: (GD) SELECTED GARAGE DOOR OR SIMILAR	TIMBER PALING (TP): 1.8m HIGH TIMBER PALING FENCE
		
DRIVEWAY: CHARCOAL COLOURED CONCRETE OR SIMILAR	FASCIA: ALUMINIUM LIGHT GREY GUTTER & DOWNPIPES OR SIMILAR	

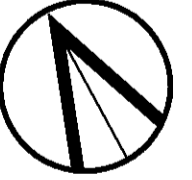
MATERIAL SCHEDULE:

- SR SMOOTH RENDER - WHITE COLOUR
- WB WEATHERBOARDS - WHITE COLOUR
- GD SELECTED GARAGE DOOR
- G1 OBS GLASS FIXED
- G2 OBS GLASS - 125mm RESTRICTED AWNING
- TP 1.8m HIGH TIMBER PALING FENCE
- CB SELECTED COLORBOND ROOF AT 22.5 DEGREE PITCH

ALUMINIUM WINDOWS THROUGH-OUT
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

- DG ALL HABITABLE WINDOWS TO BE DOUBLE GLAZED

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 NORTH
 ALL LEVELS SHOWN ARE TO AHD.

Revisions
 Rev- 17.02.2028 TOWN PLANNING SUBMISSION
 Rev-A 21.03.2028 ISSUED FOR COUNCIL'S 5th
 Rev-B 03.06.2028 ISSUED FOR COUNCIL'S 5th

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DATE	SCALE	DRWN	CHK	PROJECT NO.
FEB 2028	1:100@A1	AW	WM	8641

ELEVATIONS

UNIT DEVELOPMENT
 69 BARKLY STREET,
 SUNBURY

TP06
 REV_B

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 IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB-GRADE TO BE DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATES 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 MULDCH. 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 FROM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR ROCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 10MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACED 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 MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (36 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 WATER LOGGING 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 18 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 - 36 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
IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS.

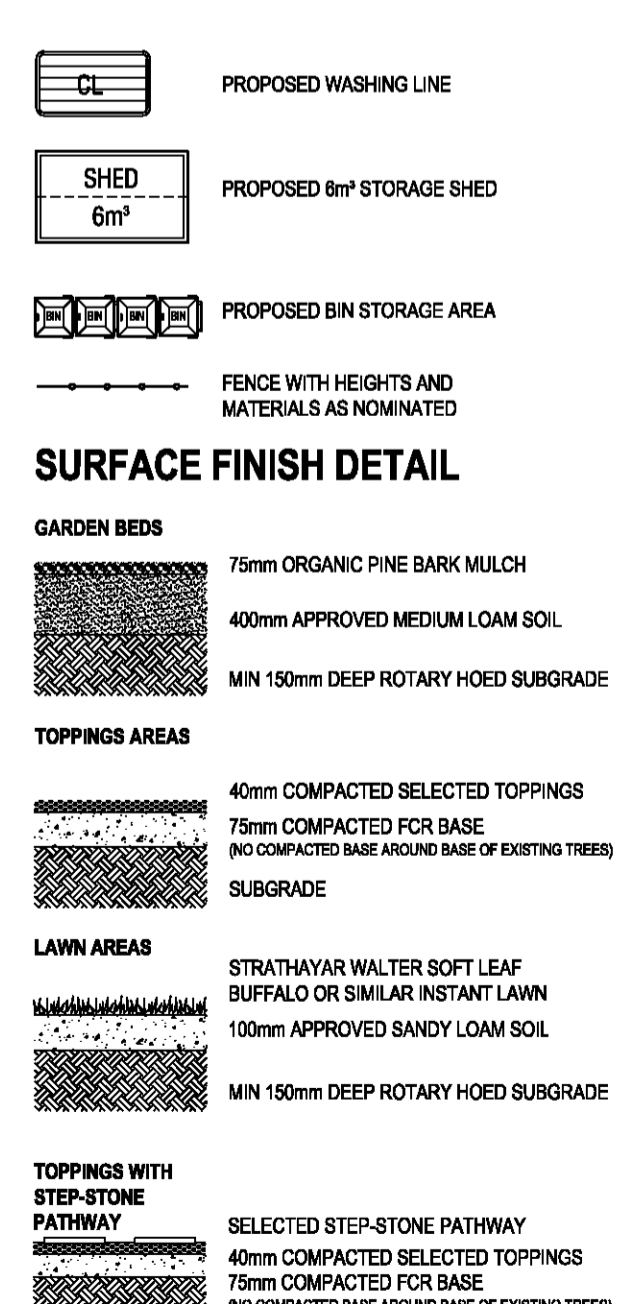
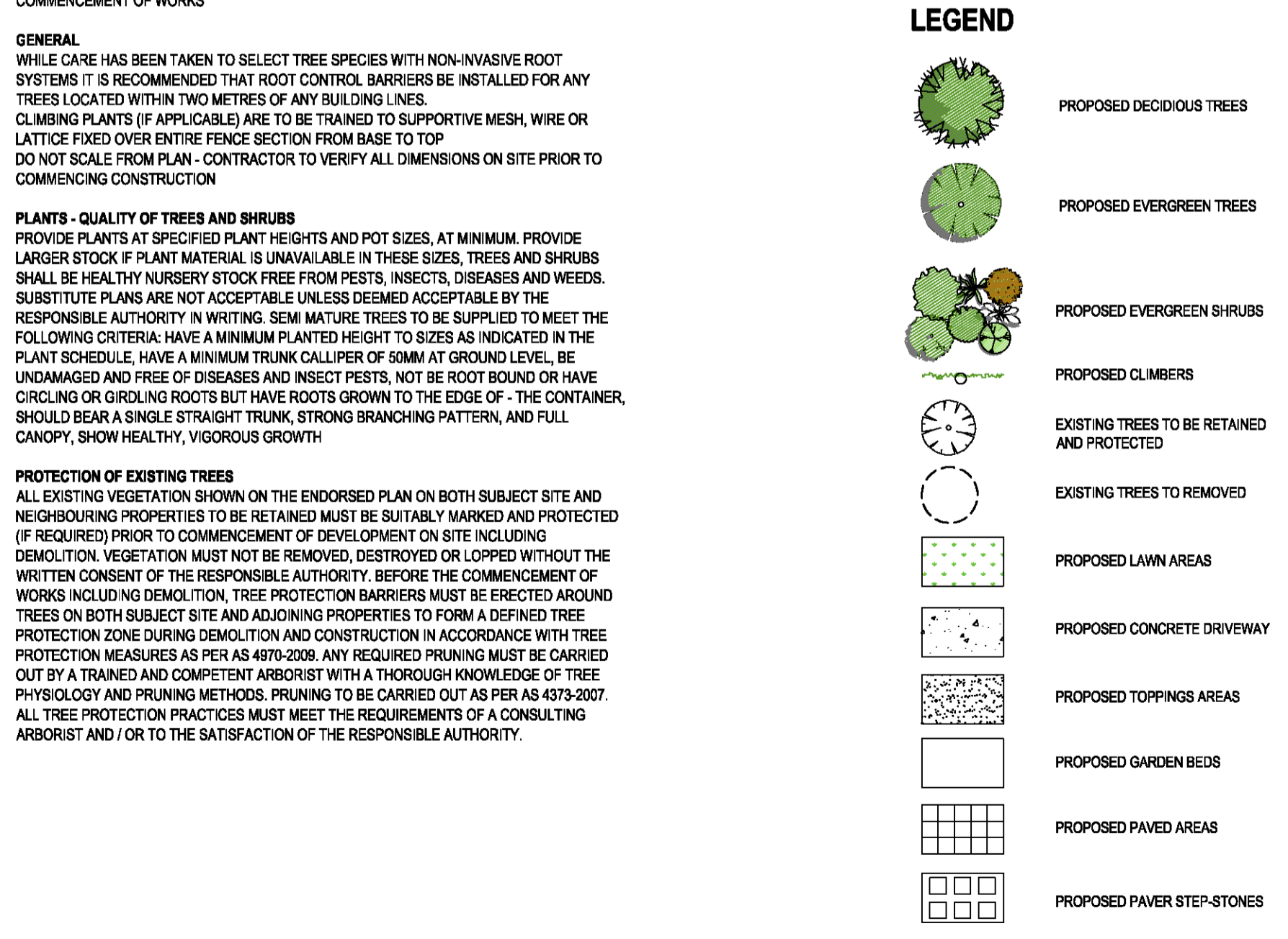
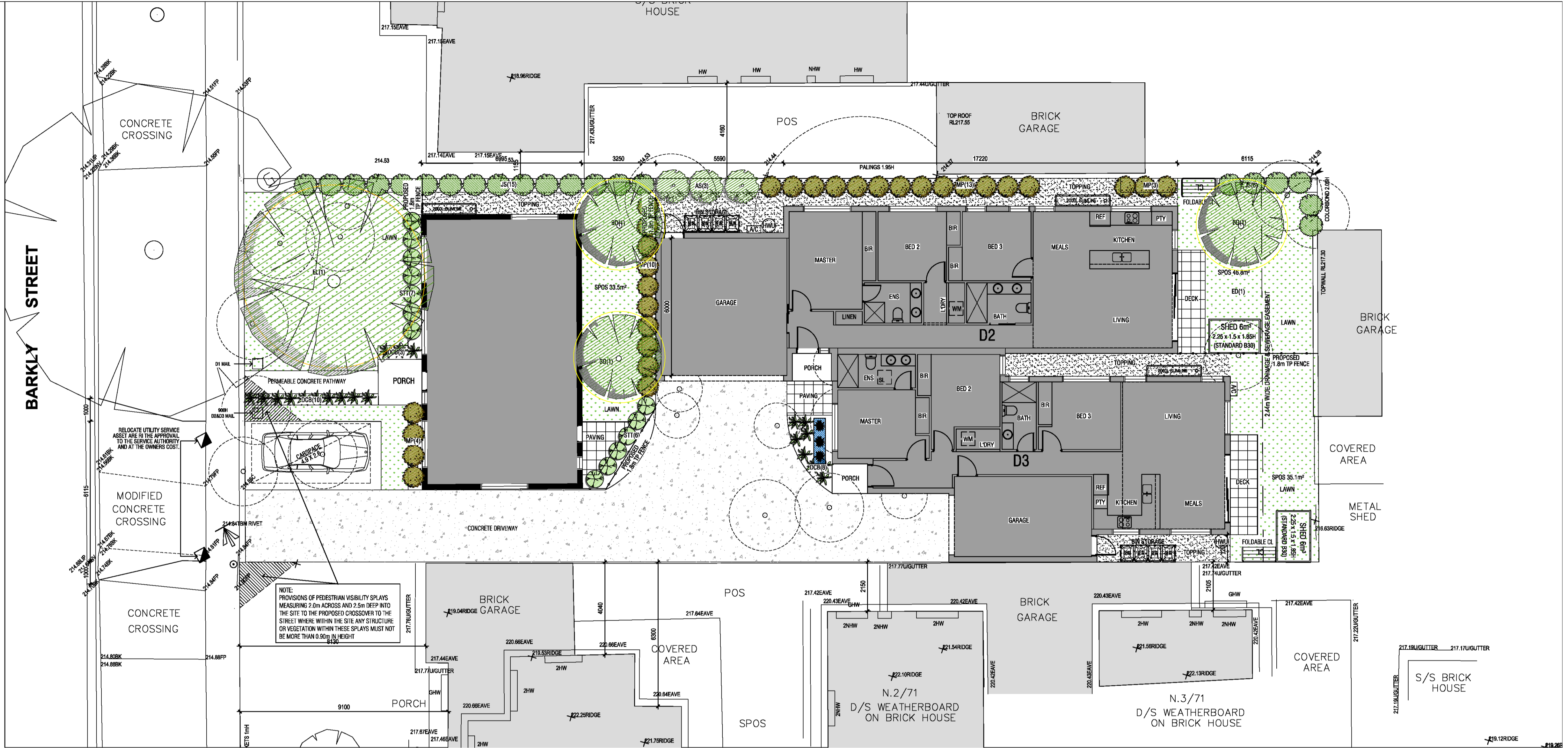
TIMBER EDGING
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS.

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 STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANTS 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 UNDAUNTED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GROUNDING 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 ERRECTED 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.

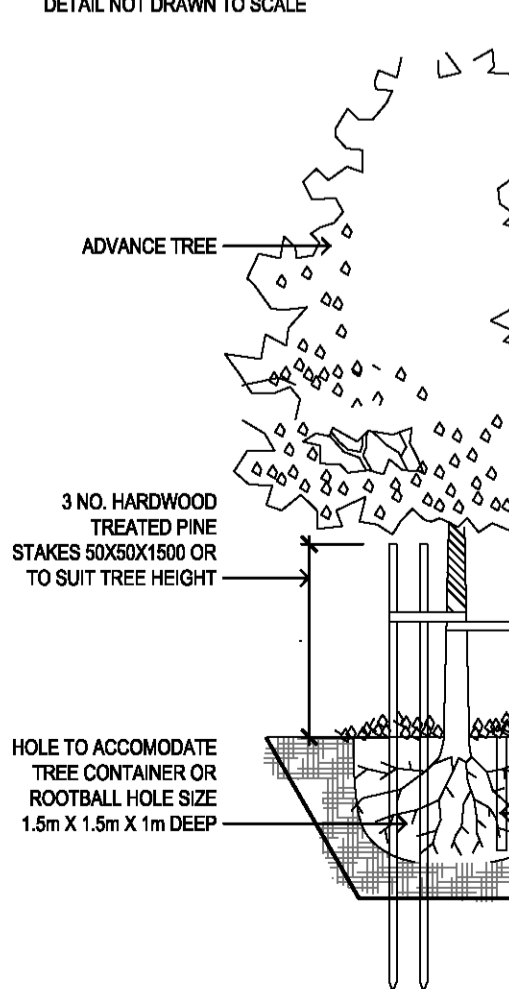


TREE CANOPY AREA DETAILS

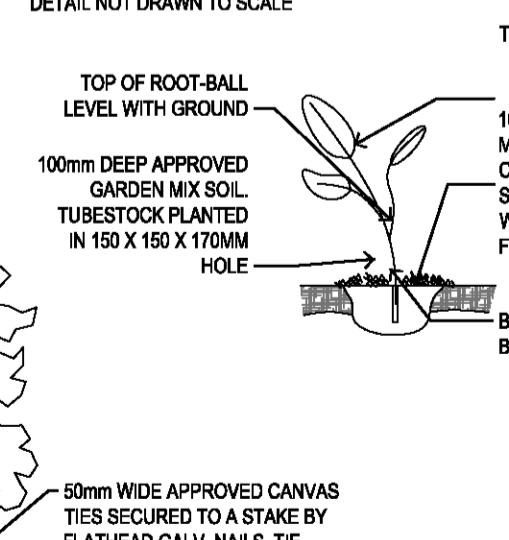
SITE AREA:	787.2 m ²	ALL SELECTION OF VEGETATION IS TO BE IN ACCORDANCE AND RESPECTIVE TO THE SITES ENVIRONMENT AND GEOGRAPHIC FACTORS
REQUIRED CANOPY AREA:	10.0% 78.7 m ²	
ELIGIBLE CANOPY AREA:	10.7% 85.0 m ²	
NUMBER OF TYPE A TREES:	4 TREES	ALL SELECTION OF VEGETATION IS TO BE IN ACCORDANCE AND RESPECTIVE TO THE SITES ENVIRONMENT AND GEOGRAPHIC FACTORS
DEEP SOIL AREA REQUIRED:	85.0 m ²	
DEEP SOIL AREA PROVIDED:	85.2 m ²	

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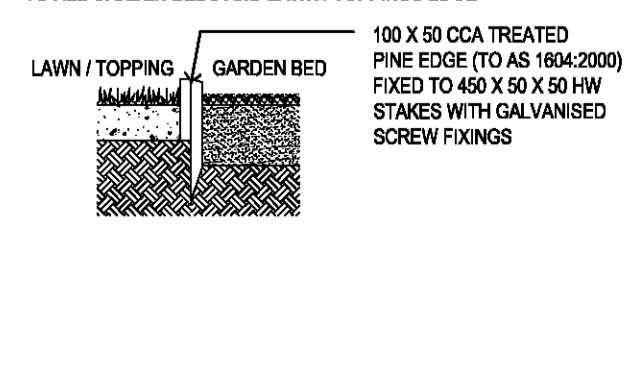
ADVANCE TREE PLANTING



SHRUB PLANTING



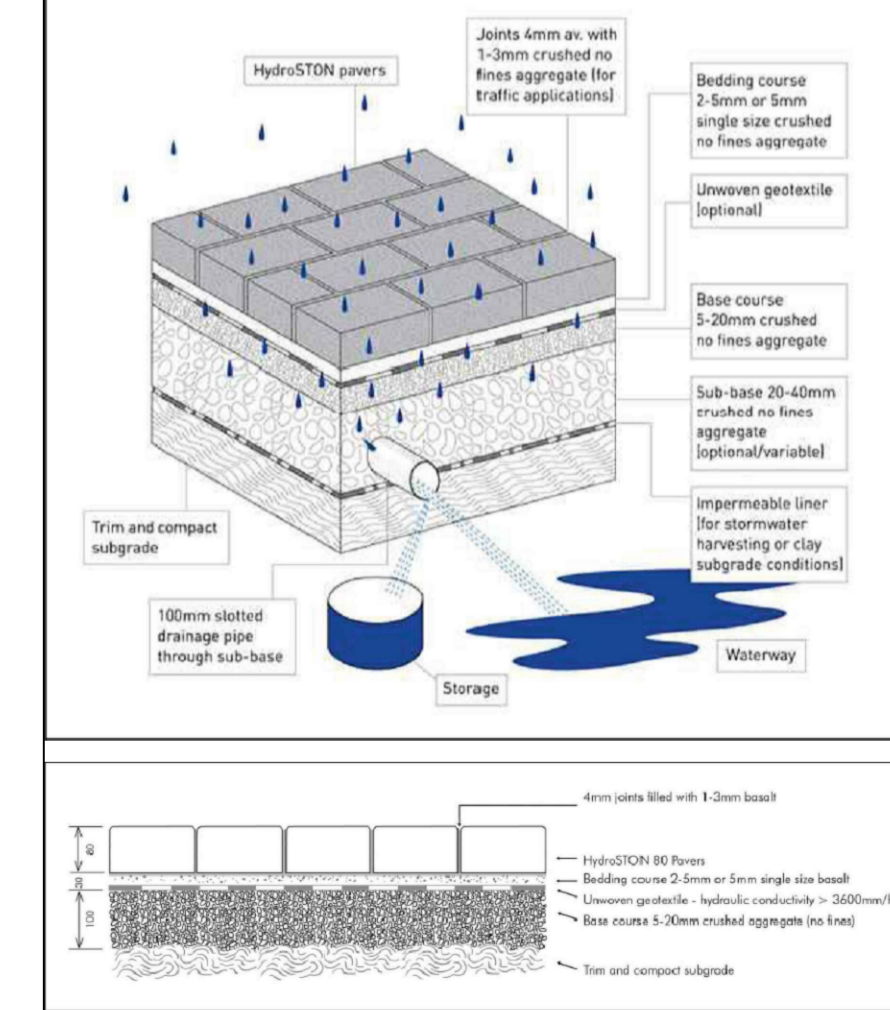
TYPICAL TIMBER EDGE DETAIL



CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
BD	BRACHYCHITON ACERIFOLIUS X POPULINUS 'BELLA DONNA'	BRACHYCHITON 'BELLA DONNA'	3	40ltr / MIN 1.8m HIGH	6m X 4m (TYPE A)
EL	EUCALYPTUS LEUCOXYLON 'ROSEA'	PINK FLOWERING YELLOW GUM	1	40ltr / MIN 1.8m HIGH	12m X 8m (TYPE B)
SHRUBS					
JS	JUNIPERS CHINESE 'SPARTAN'	SPARTAN JUNIPER	21	20cm POT	3m X 1m
AS	ACMENA SMITHII 'MINOR'	COMPACT LILLY PILLY	3	20cm POT	3m X 1.5m
MP	MURRAYA PANICULATA	ORANGE JESSAMINE	32	20cm POT	1m X 1m
STT	SYZIGIUM TINY TREV'	TINY TREV LILLY PILLY	13	14cm POT	.75m X .75m
TUSSOKS/ GRASSES/ EVERGREEN PERENNIALS					
DCB	DIANELLA CAERULA 'BREEZE'	BREEZE FLAX LILLY	21	14cm POT	0.7m X 0.65m

PERMEABLE PAVER DETAILS

REFER TO HYDROSTON FOR SPECS AND INSTALLATION DETAILS



LANDSCAPE PLAN

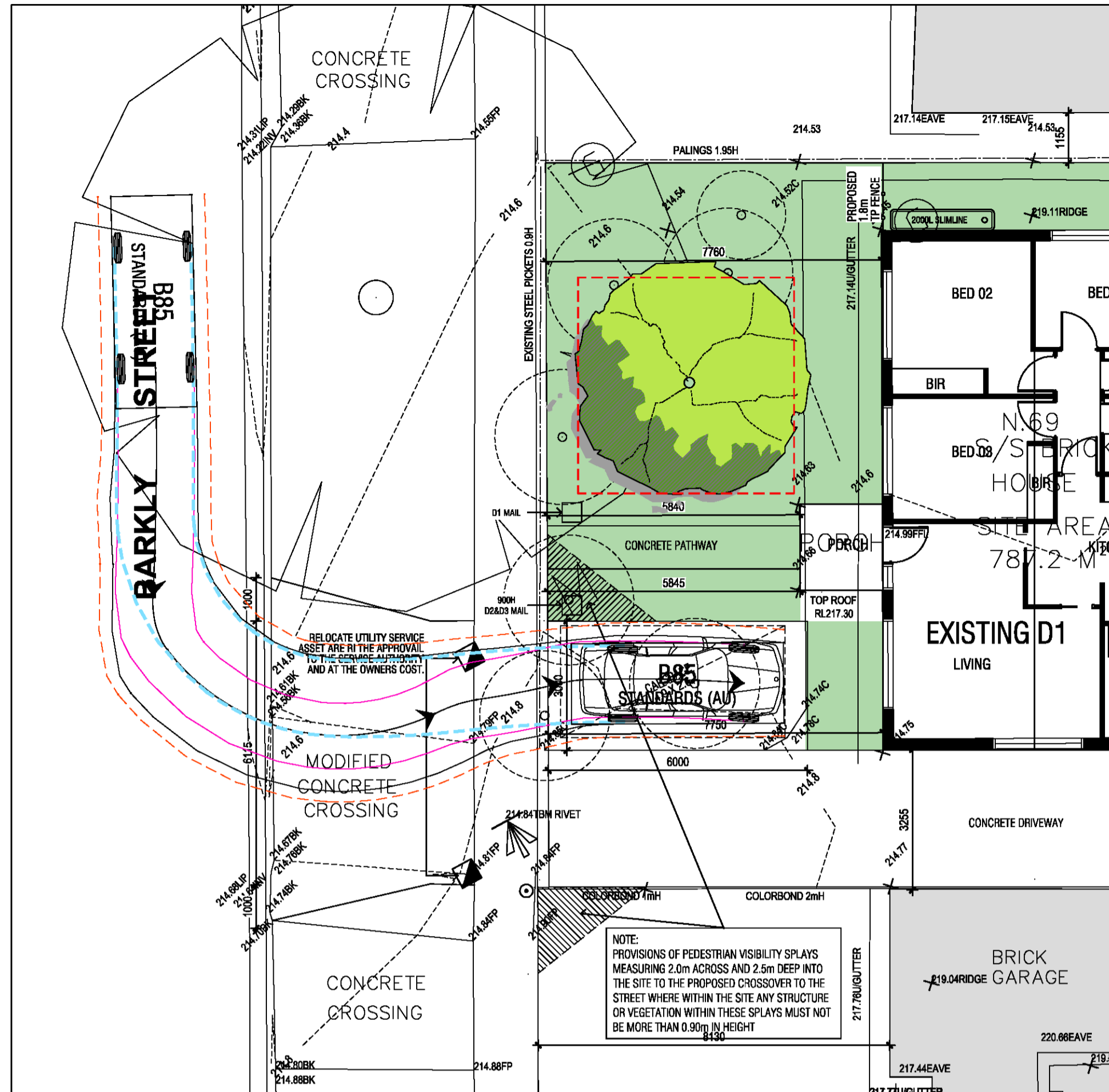
UNIT DEVELOPMENT
69 BARKLY STREET,
SUNBURY

LP
REV. B

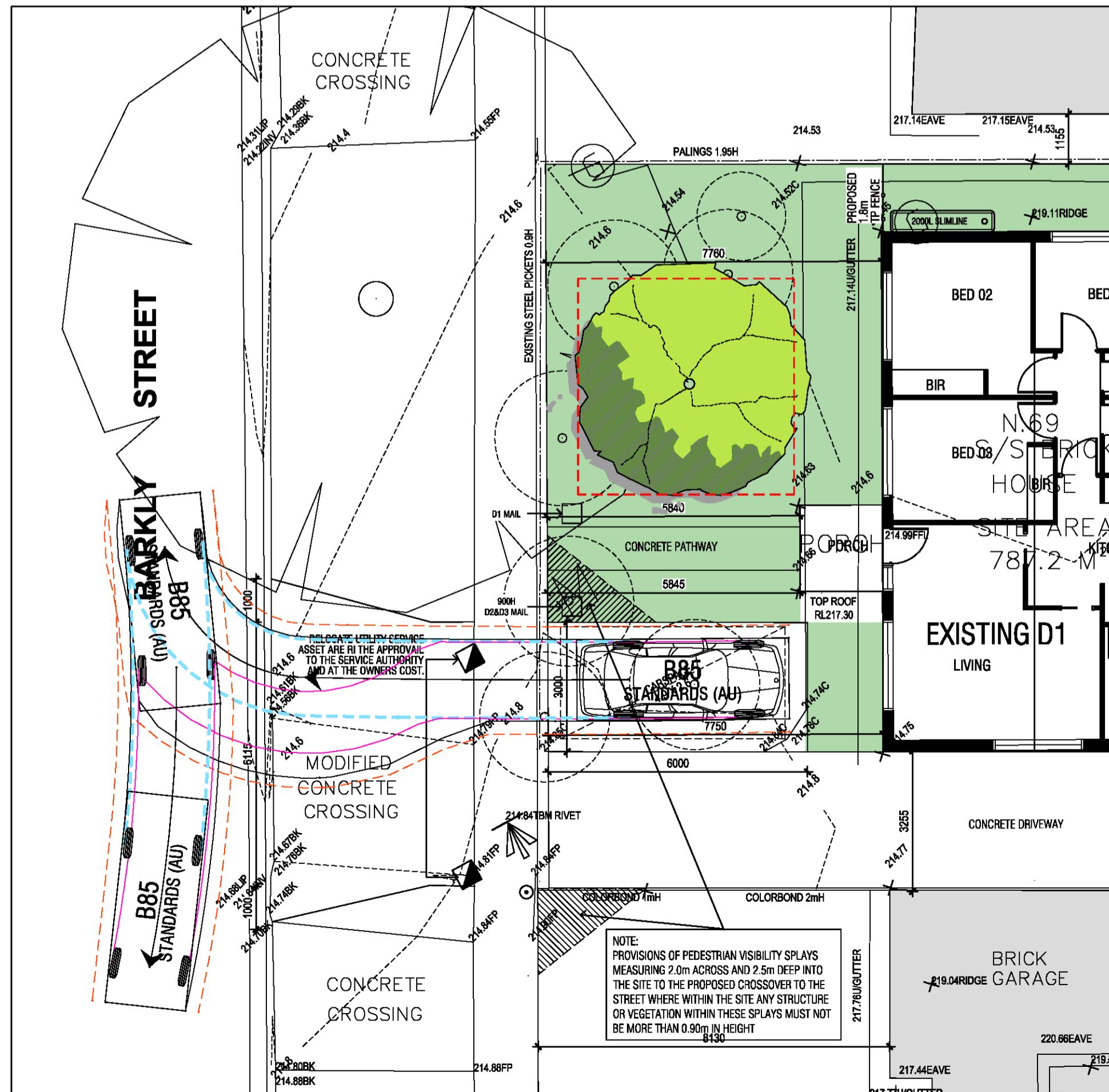
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SCALE: 1:100@A1
DRAWN: AW
CHK: WW
PROJECT NO: 8641

Revisions:
Rev - 17.02.2025 TOWN PLANNING SUBMISSION
Rev-A - 21.03.2025 ISSUED FOR COUNCIL S 91
Rev-B - 03.06.2025 ISSUED FOR COUNCIL S 91

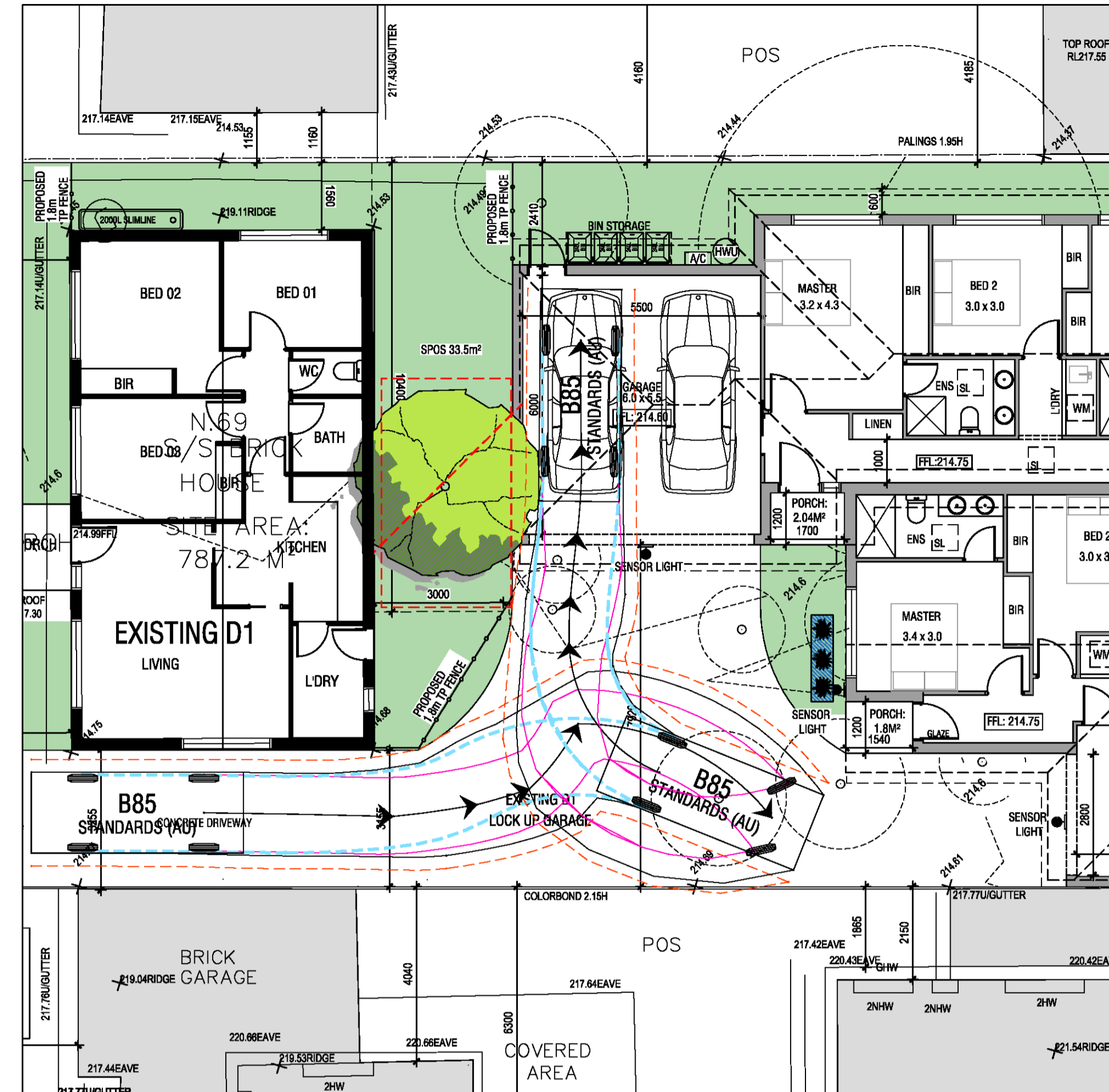
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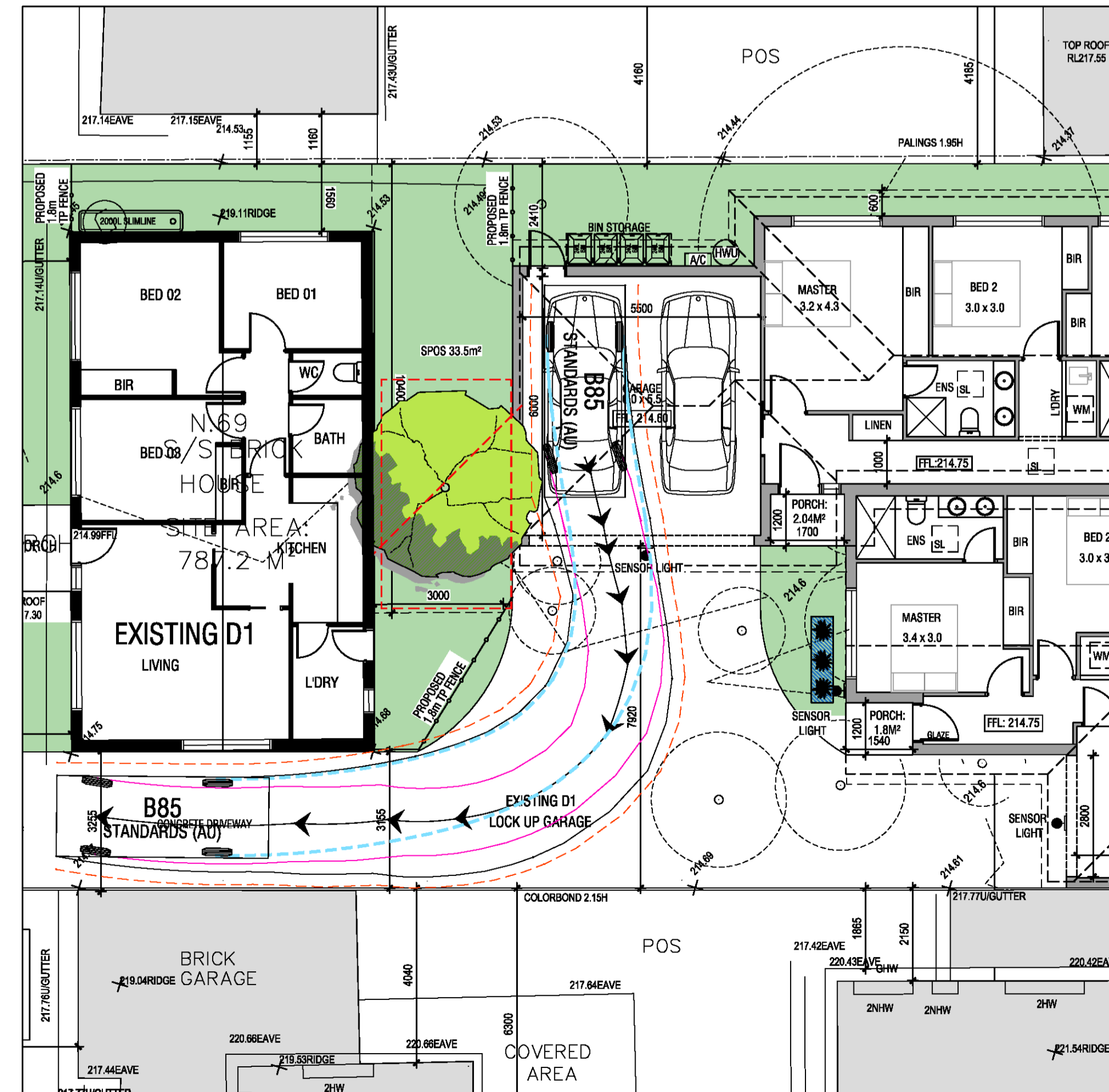
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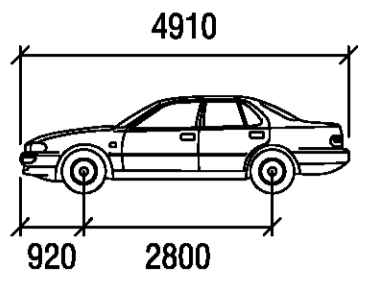
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SCALE 1:100



D2 CAR 01 ENTRY
SCALE 1:100



D2 CAR 01 EXIT
SCALE 1:100

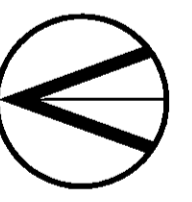


B85 mm
 Width : 1900
 Track : 1550
 Lock to Lock Time : 6.0
 Steering Angle : 24.0

--- 300mm CLEARANCE
 - - - VEHICLE OVERHANG
 --- WHEEL PATH

EXIT
 - FORWARD
 - SINGLE MANOEUVRE

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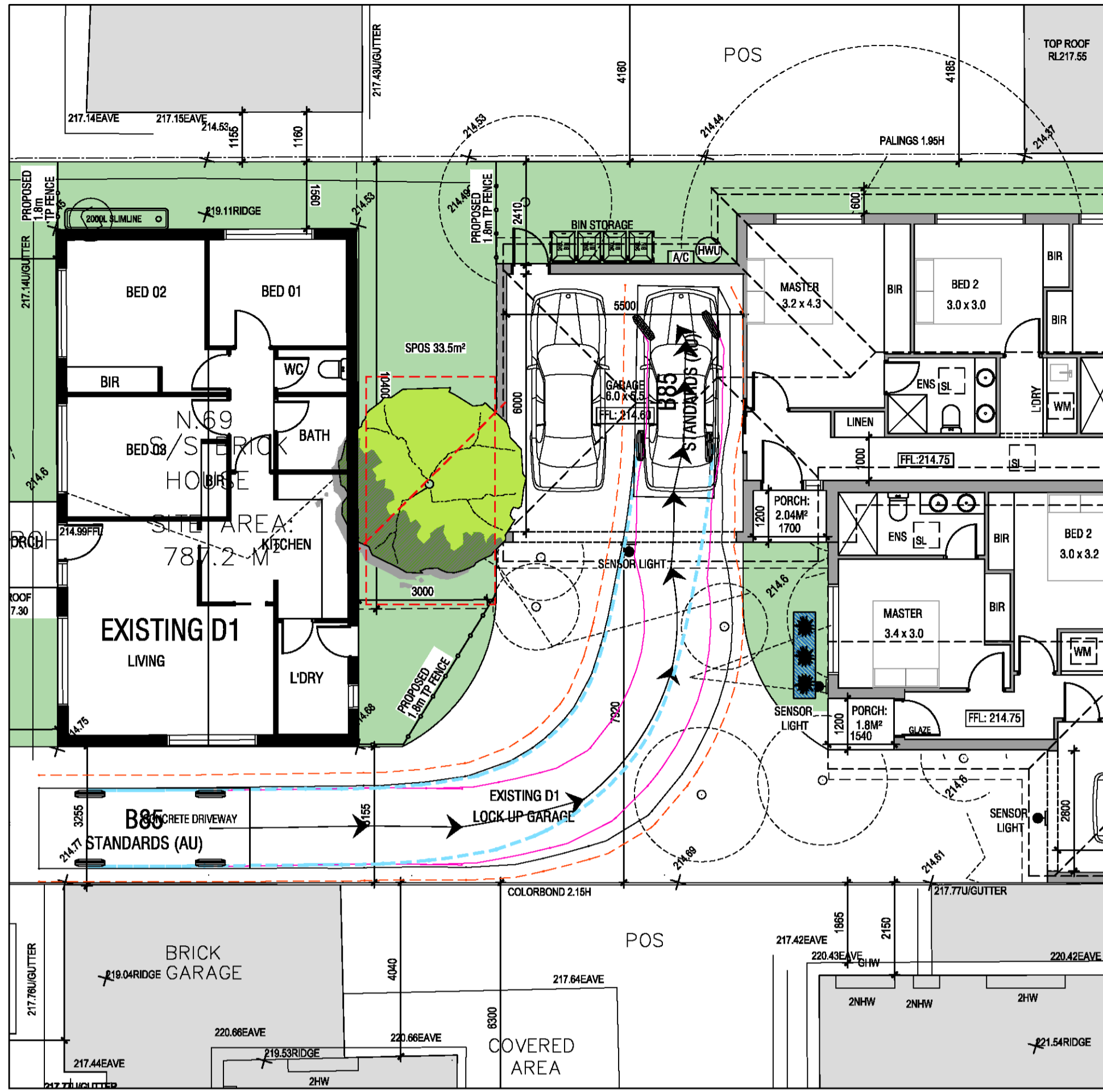
Revisions

Rev-A	17.02.2025	TOWN PLANNING SUBMISSION
Rev-B	21.03.2025	ISSUED FOR COUNCIL'S 5 TH
Rev-C	03.06.2025	ISSUED FOR COUNCIL'S 9 TH

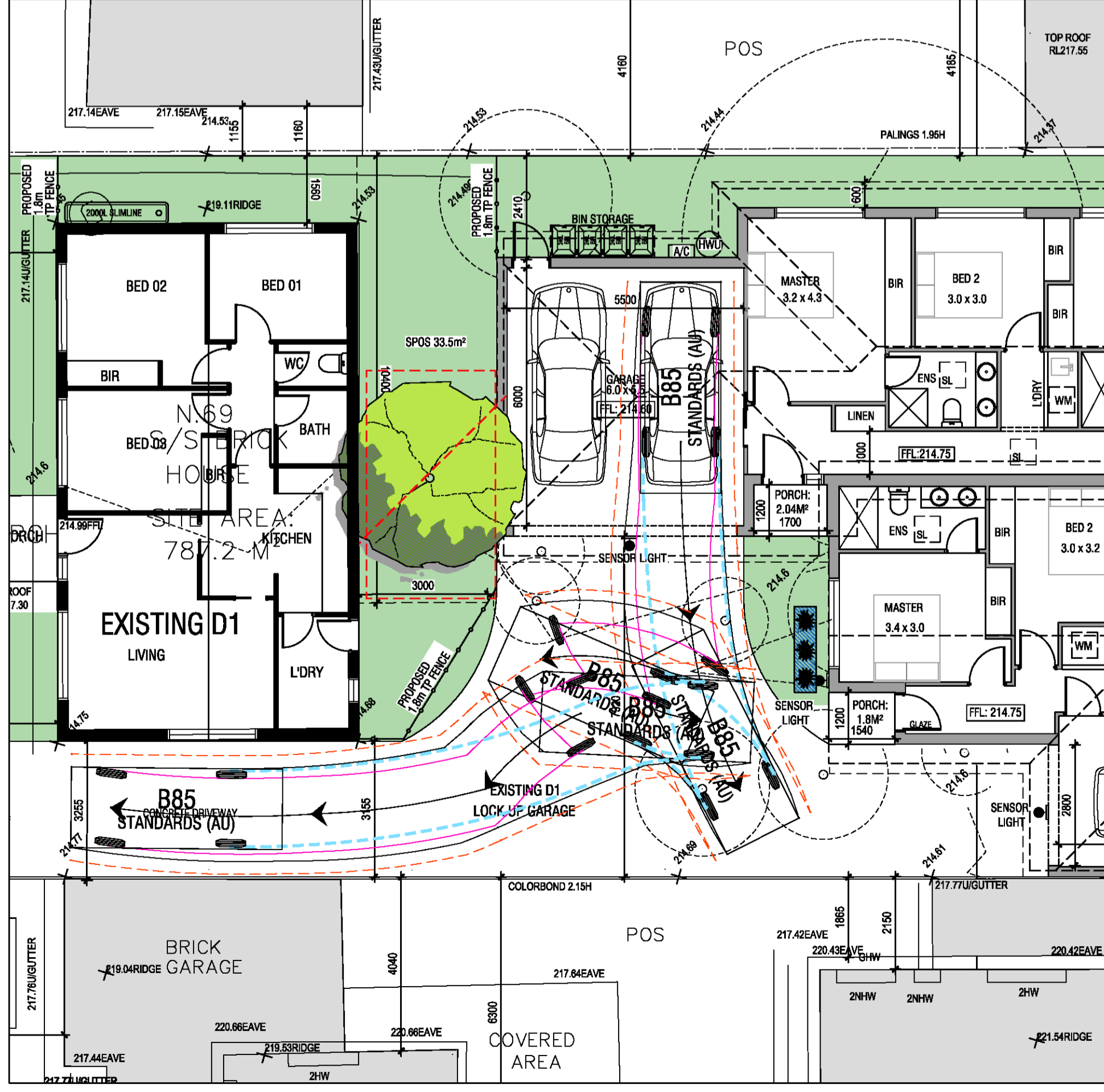
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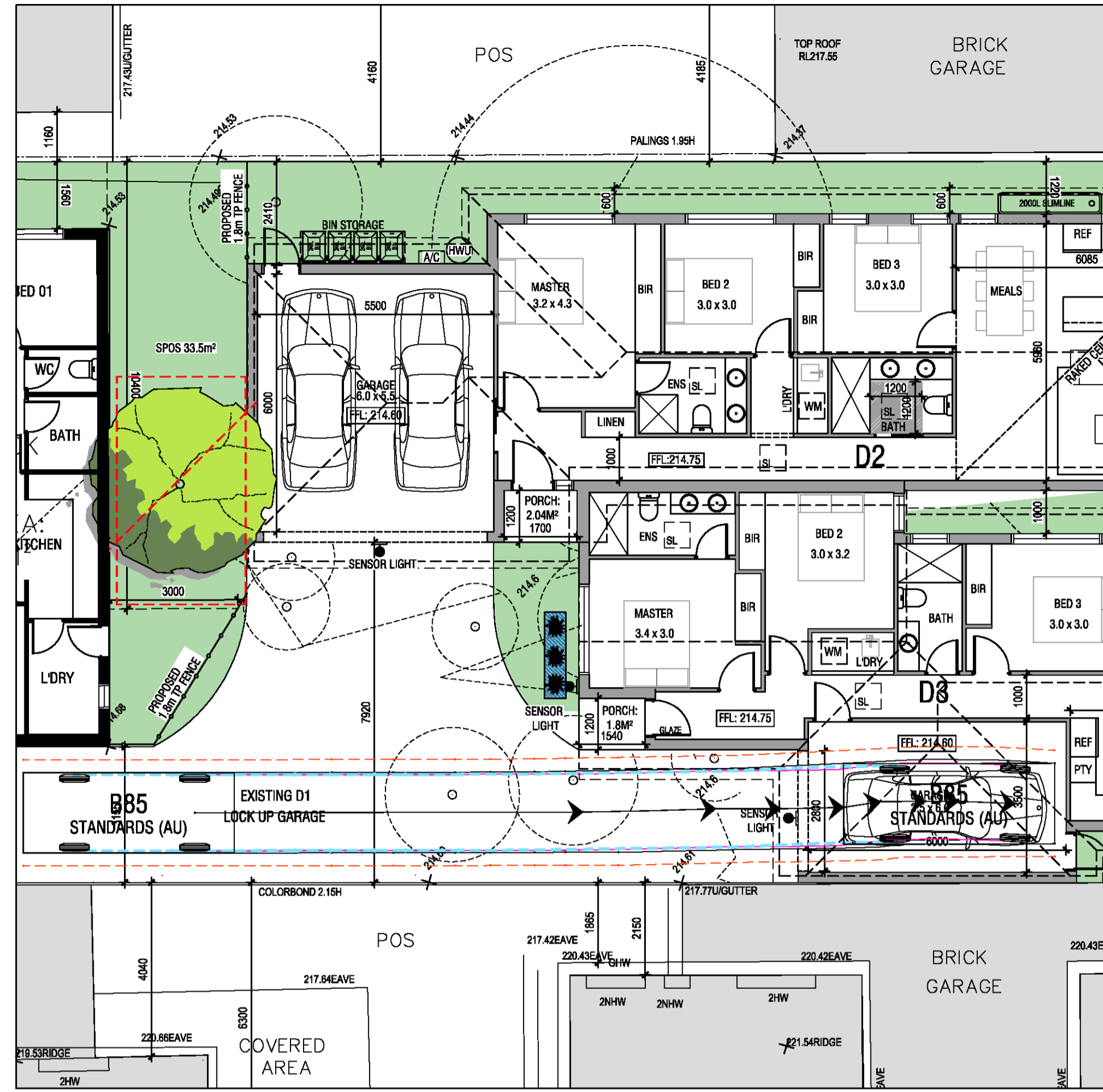
SWEPT PATH DIAGRAMS
 UNIT DEVELOPMENT
 69 BARKLY STREET,
 SUNBURY **SP01**
 REV_B



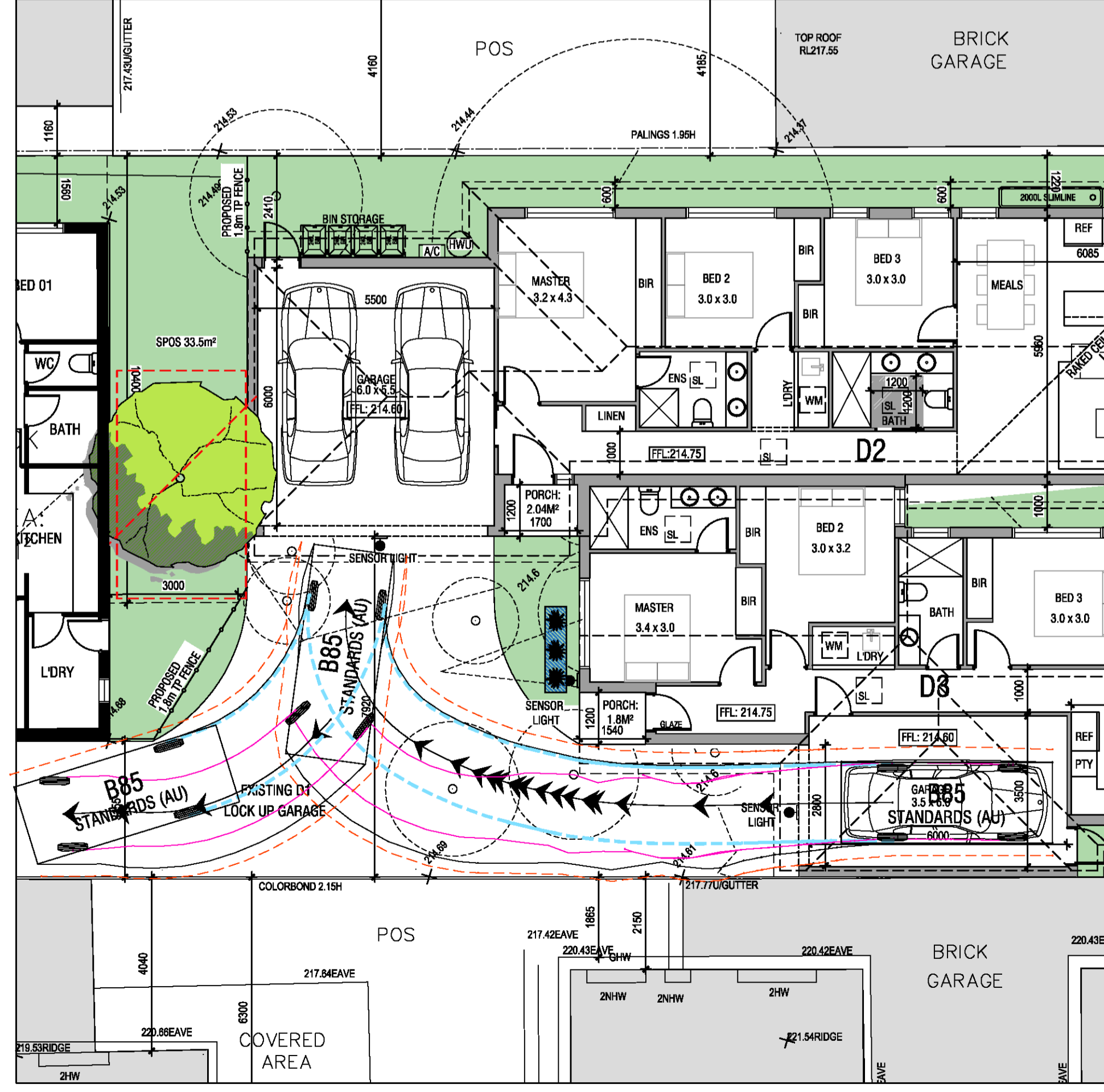
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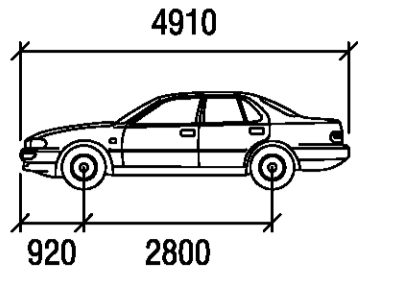
D2 CAR 02 EXIT
SCALE 1:100



D3 CAR ENTRY
SCALE 1:100



D3 CAR EXIT
SCALE 1:100



B85	mm
Width	: 1900
Track	: 1550
Lock to Lock Time	: 6.0
Steering Angle	: 24.0

- - - 300mm CLEARANCE
- - - VEHICLE OVERHANG
- - - WHEEL PATH

EXIT
- FORWARD
- SINGLE MANOEUVRE

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NORTH

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Revisions

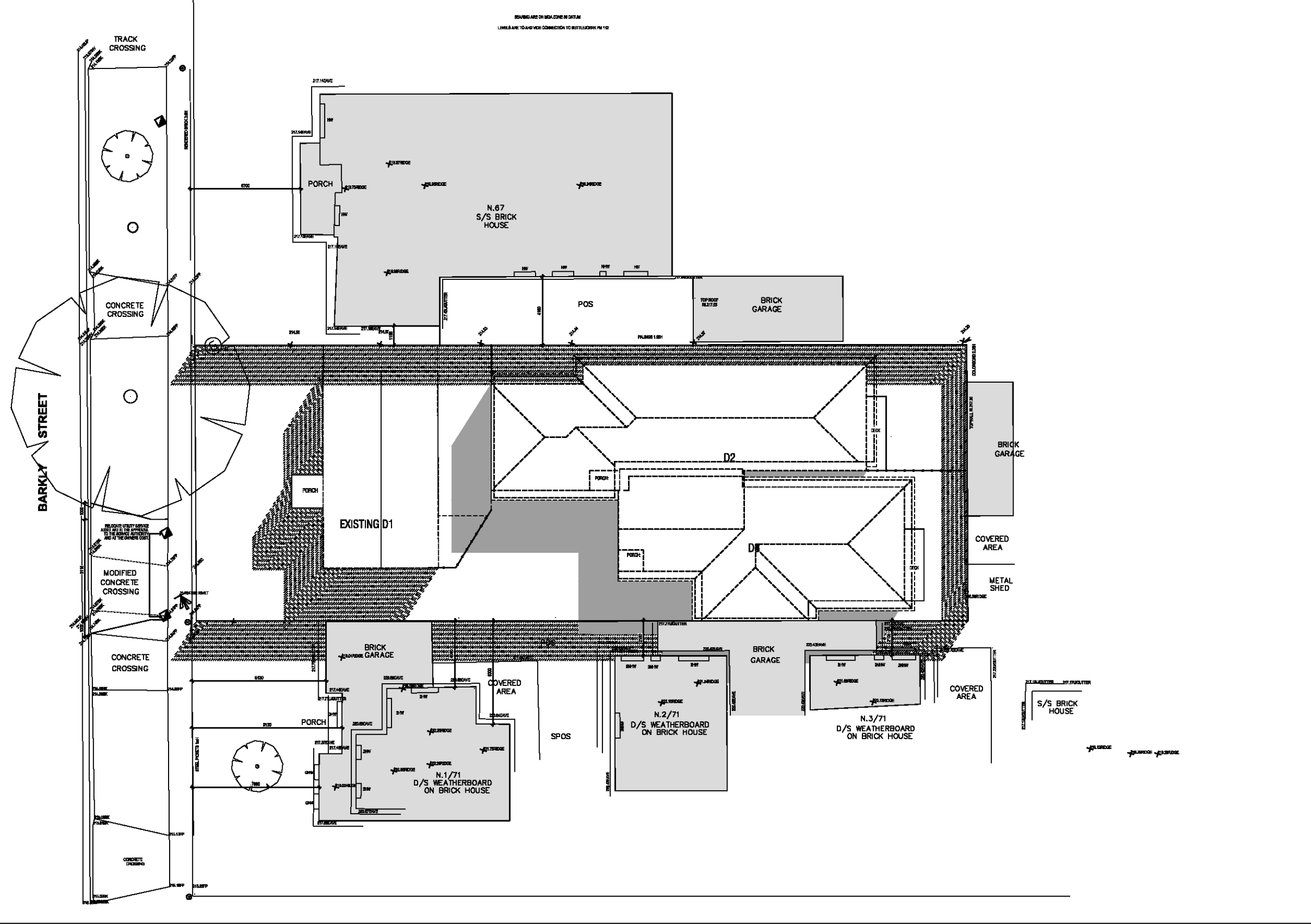
Rev:	17.02.2028	TOWN PLANNING SUBMISSION
Rev-A:	21.03.2028	ISSUED FOR COUNCIL S 91
Rev-B:	03.06.2028	ISSUED FOR COUNCIL S 91

DATE: FEB 2028 SCALE: 1:100@A1 DRAWN: AW CHECKED: WW PROJECT NO: 8641

SWEPT PATH DIAGRAMS

UNIT DEVELOPMENT
69 BARCLAY STREET,
SUNBURY

SP02
REV_B



LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS



NORTH
SHADOW DIAGRAM 9AM
 22nd OF SEPTEMBER

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Revisions	
Rev-	17.02.2026 TOWN PLANNING SUBMISSION
Rev-A	21.05.2026 ISSUED FOR COUNCIL'S RFI
Rev-B	03.06.2026 ISSUED FOR COUNCIL'S RFI

DATE	SCALE	DRAWN BY	PROJECT No.
FEB 2026	1:250@A3	C.M	8641

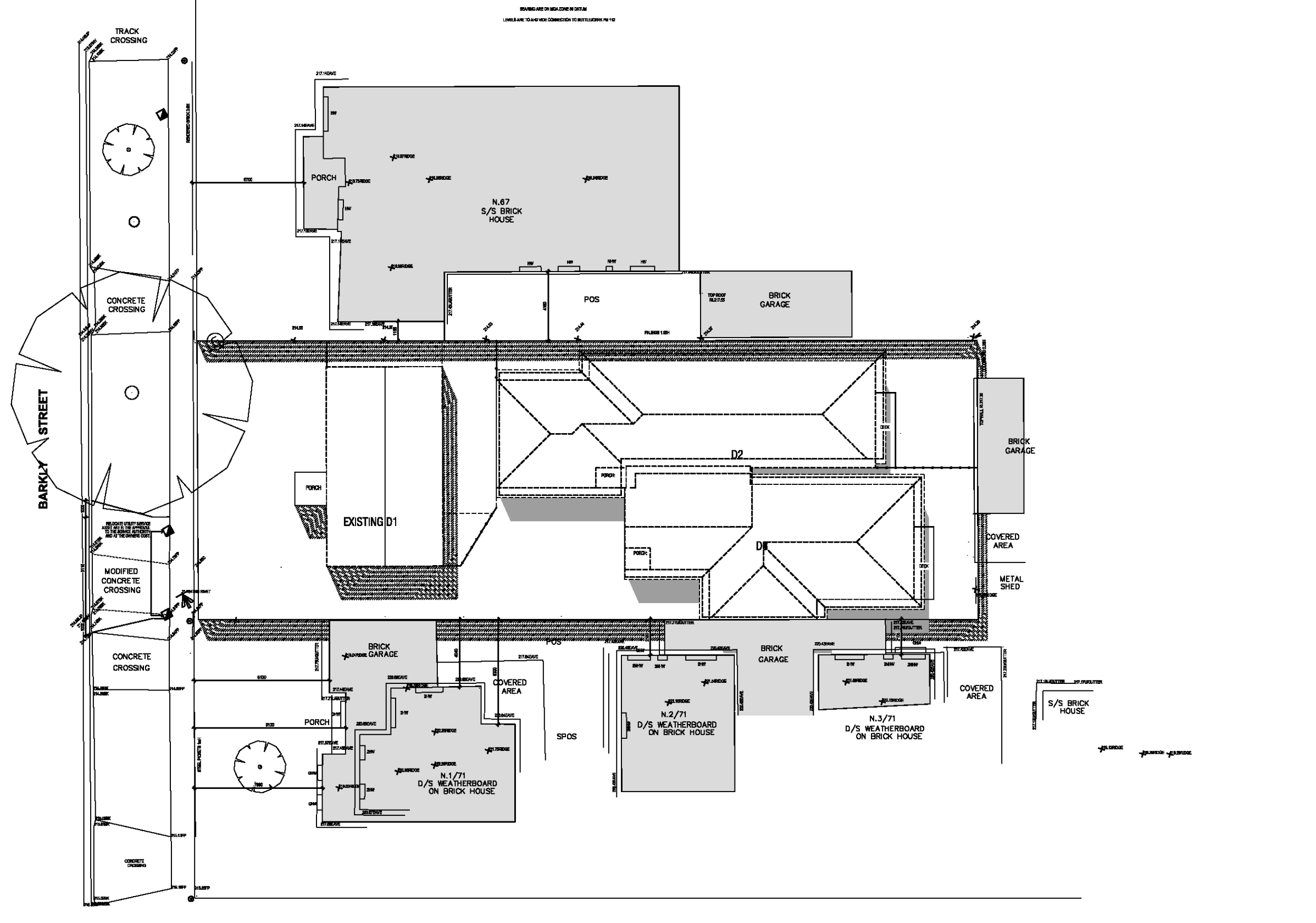
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
 69 BARKLY STREET, SUNBURY

SD01

REV-B

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LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS



NORTH
SHADOW DIAGRAM 12PM
 22nd OF SEPTEMBER

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Rev-A	21.05.2026	ISSUED FOR COUNCIL'S RFI
Rev-B	03.06.2026	ISSUED FOR COUNCIL'S RFI

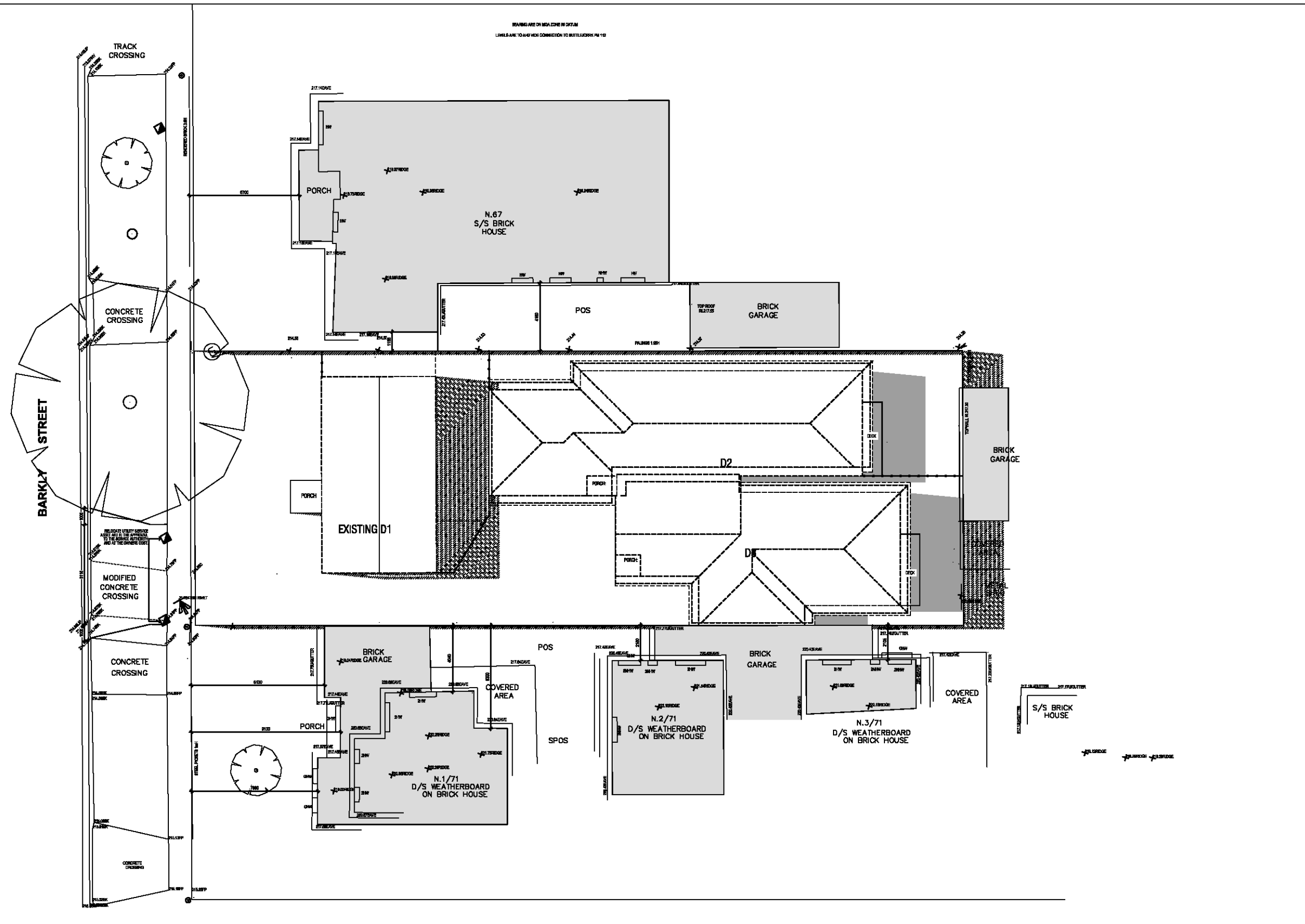
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DATE	SCALE	DRAWN BY	PROJECT No.
FEB 2026	1:250@A3	C.M	8641

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
 69 BARKLY STREET, SUNBURY

SD02
 REV-B



LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS



NORTH
SHADOW DIAGRAM 3PM
 22nd OF SEPTEMBER

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Revisions	
Rev/Rev	17.02.2026 TOWN PLANNING SUBMISSION
Rev-A	21.05.2026 ISSUED FOR COUNCIL'S RFI
Rev-B	03.06.2026 ISSUED FOR COUNCIL'S RFI

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DATE	SCALE	DRAWN BY	PROJECT No.
FEB 2026	1:250@A3	C.M	8641

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
 69 BARKLY STREET, SUNBURY

SD03
 REV-B