

Application for Planning Permit

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

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

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

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

Planning Enquiries

Phone:

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

The Land

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

Street Address *

Unit No.:	St. No.: 2	St. Name: PARIS RD
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.: 33	☐ Lodged Plan	☐ Title Plan	☒ Plan of Subdivision	No.: 007022
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

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](#)

CHANGE OF USE DEVELOPMENT CHANGE OF USE FROM A SINGLE DWELLING TO A MEDICAL CENTER
📎 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 \$50K	⚠ 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 *

SINGLE DWELLING
📎 Provide details of the existing conditions. Photos are also helpful.

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Title Information

⑤ Encumbrances on title *

If you need help about the title, read:

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

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

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



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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

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

Name:

Title: Mr

First Name: CHINH

Surname: MAI

Organisation (if applicable): PLANNING & DESIGN

Postal Address:

Unit No.:

St. No.: 31

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

St. Name: ENFIELD AVE

Suburb/Locality: PRESTON

State: VIC

Postcode: 3072

Contact person's details *

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

Name:

Title: Mr

First Name: WAIMAN

Surname: YAU

Organisation (if applicable): PLANNING & DESIGN

Postal Address:

Unit No.:

St. No.: 31

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

St. Name: ENFIELD AVE

Suburb/Locality: PRESTON

State: VIC

Postcode: 3072

Contact Information

Business Phone: 0390181529

Email: waiman@planninganddesign.com.au

Mobile Phone: 0411758381

Fax:

Declaration

⑦ This form must be signed by the applicant *

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I declare that I am the applicant and that all the information in this application is true and correct and that I have been notified of the permit application.

Date: 05/05/2026

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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DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: \$

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

Name: CHINH MAI

Tel.: 0390181529

Address: 31 ENFIELD AVE, PRESTON VIC 3072

THE LAND: Give the address and title particulars of the land.

2 PARIS RD, BROADMEADOWS

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

APPLY FOR USE AND DEVELOPMENT OF LAND AFFECTED BY A MELBOURNE AIRPORT ENVIRONS OVERLAY (MAEO2).

To amend the application to include signage as an additional planning permit trigger.

Tel. Bus. hours:

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS

This form must be signed. Please complete A, B or C

A I declare that I am the Application and Owner of this land that all information given is true and correct

Owner/Applicant Signature:

Date:

B I am the Owner of the land. I have seen this application

Owner Signature:

Date:

I/We the Applicant declare that all information given is true and correct

Applicant Signature:

Date:

Applicant Signature

Date: 15/07/2026

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HOW TO AMEND AN APPLICATION FOR A PLANNING PERMIT

Section 50. Amendment to application at request of applicant before notice

- (1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) A request under this section must—
 - (a) be accompanied by the prescribed fee (if any); and
 - (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
 - (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.
- (4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
- (5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
- (6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (7) On the amendment of an application under this section, the amended application is to be taken—
 - (a) to be the application for the purposes of this Act; and
 - (b) to have been received on the day that the request for amendment was received by the responsible authority.

50A. Amendment of application by responsible authority before notice

- (1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) The responsible authority may require the applicant—
 - (a) to notify the owner under subsection (1); and
 - (b) to make a declaration that that notice has been given.
- (4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (5) On the amendment of an application under this section, the amended application is to be taken—
 - (a) to be the application for the purposes of this Act; and
 - (b) to have been received on the day that the applicant agreed to the amendment.

57A. Amendments to application after notice of application is given

- (1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) A request under this section must—
 - (a) be accompanied by the prescribed fee (if any); and
 - (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
 - (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.
- (4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
- (5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
- (6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (7) On the amendment of an application under this section—
 - (a) the amended application is to be taken—
 - (i) to be the application for the purposes of this Act; and
 - (ii) to have been received on the day that the request for amendment was received by the responsible authority; and
 - (b) all objections made in relation to the original application are to be taken to be objections to the amended application.

(8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.

(9) Sections 52 and 55 do not apply to an amended application.

Send your completed form and all documents to the Responsible Authority:

HUME CITY COUNCIL – STATUTORY PLANNING

1079 PASCOE VALE RD. BROADMEADOWS

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

Page 1 of 1

VOLUME 12606 FOLIO 763

Security no : 124133474307K
Produced 01/04/2026 02:10 PM

LAND DESCRIPTION

Lot 33 on Plan of Subdivision 007022.
PARENT TITLE Volume 07932 Folio 192
Created by instrument AZ047301J 11/04/2025

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

DIAGRAM LOCATION

SEE LP007022 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		NOMINATION OF ECT TO LC	STATUS	DATE
BA095778P (E)			Completed	06/02/2026
BA107724E (E)		TRANSFER	Registered	10/02/2026
BA107725C (E)		MORTGAGE	Registered	10/02/2026

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

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

Street Address: 2 PARIS ROAD BROADMEADOWS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 10/02/2026

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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT A, SEC. 11
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE
VOL.4000 FOL.875
Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

LP 7022

EDITION 5
PLAN MAY BE LODGED
13/12/16

COLOUR CODE

E-1 = BLUE
R1 & E-2 = BROWN

ROADS COLOURED BROWN

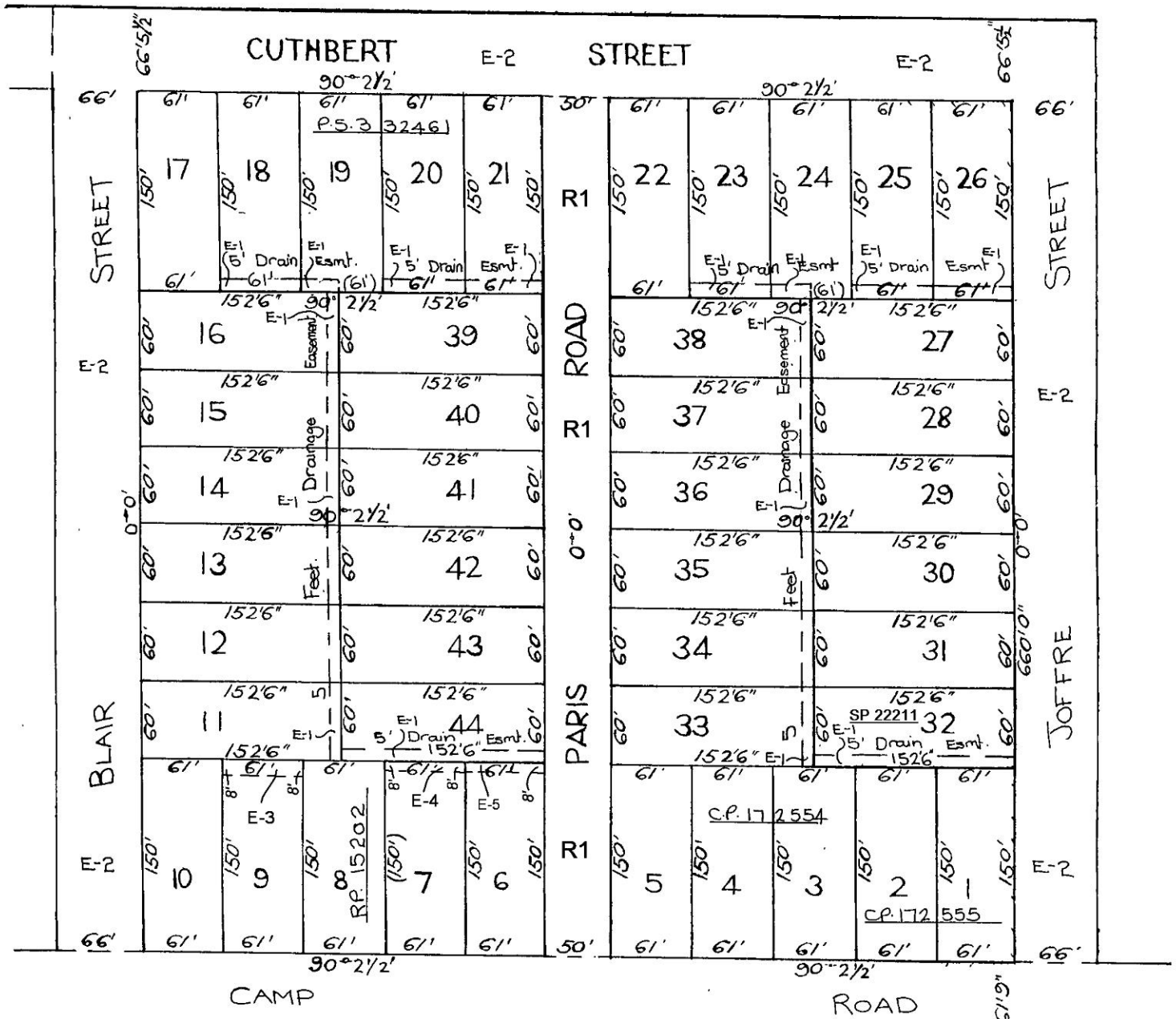
STREET NAME AMENDED
FROM CUTHBERT ROAD
TO CUTHBERT STREET
VIDE CORR.28/19643 & 30/31324

STREET NAME AMENDED
FROM BROADMEADOWS ROAD
TO CAMP ROAD
VIDE GOV.GAZ.84 P.3654

ENCUMBRANCES

AS TO THE LAND MARKED E-3
THE EASEMENT TO THE MBW
CREATED IN C/E A743692

AS TO THE LAND MARKED E-4 & E-5
THE EASEMENT TO THE MBW
CREATED BY A983353



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 7022

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EXISTING LAND/PARCEL IDENTIFIER	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 2		REMOVAL OF EASEMENT SHOWN IN ERROR	AD77465X	27/8/04		2	RH
LOT 6	E-3	CREATION OF EASEMENT	C/E A743692			3	MLB
LOT 7	E-4	CREATION OF EASEMENT	A983353			4	AD
LOT 6	E-5	CREATION OF EASEMENT	A983353			5	AD

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P L A N N I N G &
DESIGN

aaron@planninganddesign.com.au

Preliminary Concerns	Assessment
Further Information required Please provide the following information: 1. A completed Declaration to Amend a Planning Application form to apply for use and development of land affected by a Melbourne Airport Environs Overlay (MAEO2). 2. An amended written statement which includes the following details: a) Type of medical centre proposed (General Practice, Physiotherapy etc.); b) Proposed operating hours; c) Proposed number of staff; and d) Estimated number of patients per day.	Respond: Please refer to the section 50 Form. Respond: GP / Cosmetic Clinic Respond: 9:00-17:00 (Mon-Sun) Respond: 3 – 4 staff max. Respond: 20 Patrons max.
copied document is made available for the sole purpose of enabling its consideration and review as part of a planning application under the Planning and Environment Act 1987 by a suitably qualified person and a copy must not be used for any other purpose including the following details: a) Note that the plan may not be to scale. a) Specify that collection is to be by way of private contractor or Council;	Respond: Please refer to the Waste Management Plan from Frater Consultant.

b) How general waste, medical waste and recycling materials are to be managed within the site and collected from the subject site including location of storage area, collection point;

c) How fully laden bins will be taken to and from the collection point(s);

d) Anticipated frequency, hours and duration of collection(s);

e) Demonstrate that the waste collection vehicle will be able to enter and exit the waste collection point in a forwards direction at all time (if required); and

f) How bin storage areas will be maintained to ensure there is no unreasonable emission of odour or noise.

4. An assessment of the proposal against Clauses 53.18-5 (Stormwater management objectives for buildings and works) and 53.18-6 (Site management objectives) of the Hume Planning Scheme.

5. Modified ground floor plan indicating:
a) Location of waste bin storage and collection areas in accordance with the requested Waste Management Plan.

Concerns identified

As part of our review, we have identified the following concerns with your proposal:

1. No details have been included about business identification signage. It is recommended that the following details of any proposed signage be included on amended plans:

- i) Location on the site plan;
- ii) Text and logos to be displayed;
- iii) Colours;
- iv) Dimensions; and
- v) Illumination details.

2. Please be advised signage could form

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Respond: Please refer to the Water Sensitive Urban Design (WSUD) report from Frater Consultant.

Respond: Please refer to the amended ground floor plan.

Respond: Please refer to the amended plans.

Respond: Please refer to the Section 50 Form.

CHANGE OF USE REPORT: 2 PARIS ROAD, BROADMEADOWS

GENERAL RESIDENTIAL ZONE (GRZ)

Shown on the planning scheme map as GRZ1.

Purpose

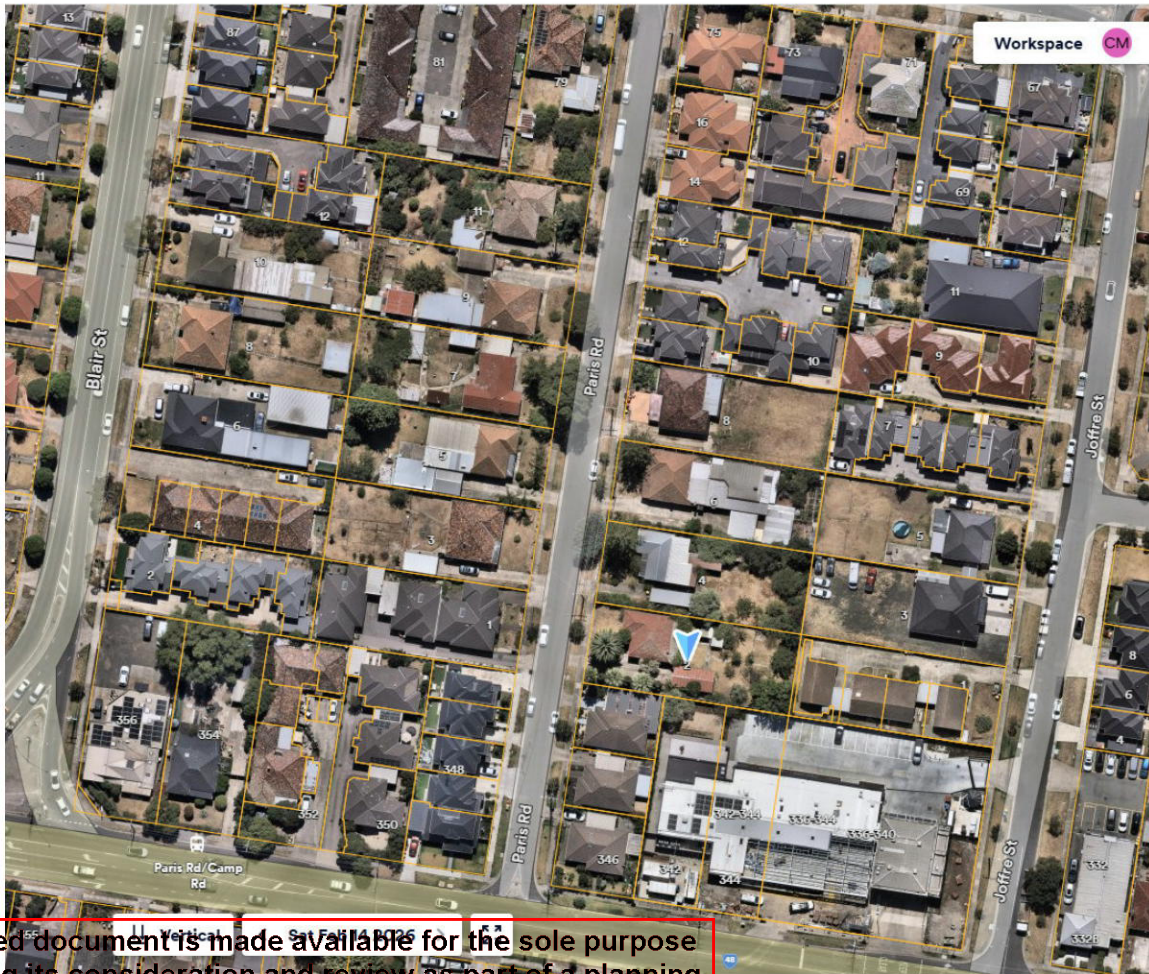
To implement the Municipal Planning Strategy and the Local Planning Policy Framework.

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

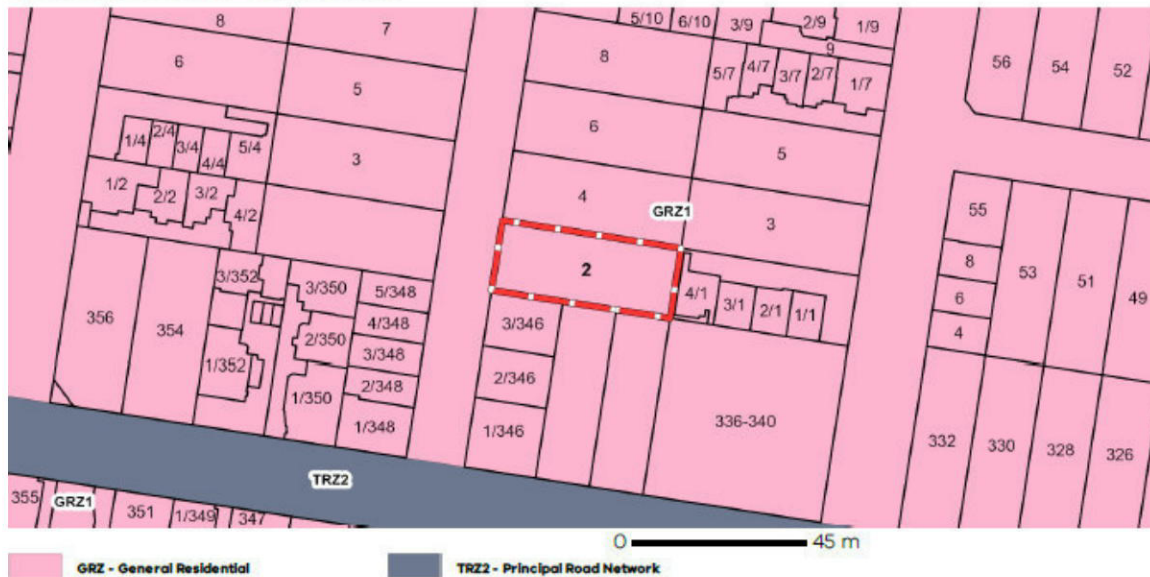
Site Location: The site is located on the eastern side of Paris Road.



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GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



MELBOURNE AIRPORT ENVIRONS OVERLAY (MAEO)

MELBOURNE AIRPORT ENVIRONS OVERLAY - SCHEDULE 2 (MAEO2)



Current Use of land

The current use of the land is for an existing single storey residential dwelling. The proposed development is a change of use development from a residential dwelling to a proposed medical center. The existing dwelling has three bedrooms.

Proposed Use of land

The proposed medical center will operate between the hours of 09:00 to 17:00 Monday to Sunday. There will be only four staff on site which will be able to perform procedures and one employee. There will be 6 seats available in the waiting area on site during these business hours.

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The site will allow for three car spaces along with a disabled car space and a loading bay/shared area. There is more than sufficient car parking available for staff and customers on site.

The types of goods and materials to be transported to and from the site will be general medical goods such as gloves, nappies, bed rolls, cleaning products, etc. These materials and goods will also be stored on site.

The proposed development to change the use of an existing dwelling into a medical center will not be out of character in the neighbourhood and streetscape. The built form, landscape treatment and interface with residential areas for this development is very similar to other medical centers in the neighbourhood and will not have a negative visual impact on the streetscape. Adequate parking and site access along with loading and service areas have been designed for this development to allow ease of access to the site.

52.06 CAR PARKING

Purpose

To ensure that car parking facilities are provided in accordance with:

- The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.
- Any parking precinct plan.

To provide the opportunity to use parking precinct plans in appropriate locations.

To promote the efficient use of car spaces through the consolidation of car parking facilities.

To ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality.

To ensure that the design and location of car parking areas:

- Does not adversely affect the amenity of the locality, in particular the amenity of pedestrians and other road users.
- Achieves a high standard of urban design.
- Creates a safe environment for users, particularly at night.
- Enables easy and efficient use.
- Protects the role and function of nearby roads.
- Facilitates the use of public transport and the movement and delivery of goods.

The medical center development will have a total of 3 parking spaces and 1 loading bay/shared area which is sufficient for the development of this size. We believe this is acceptable as there will only be around 4 staff members working there between the hours of 09:00 to 17:00 Monday-Sunday and a majority of the spaces will be readily available. There will be little need for visitor parking as the medical center is only for customers with scheduled appointments.

Clause 45.08 Melbourne Airport Environs Overlay (MAEO)

Purpose: To implement the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To ensure that land use and development are compatible with the operation of Melbourne Airport in accordance with the relevant airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.

To assist in shielding people from the impact of aircraft noise by requiring appropriate noise attenuation measures in dwellings and other noise sensitive buildings.

To provide for appropriate levels of noise attenuation depending on the level of forecasted noise exposure.

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Clause 45.08-1 Melbourne Airport Environs Overlay (MAE02)

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

The proposed development will be a change of use development from an existing residential dwelling to a proposed medical center therefore this development will not be affected by this overlay.

CONCLUSION

The proposed development to change the use of an existing dwelling to a medical center meets the objectives and standards of the Hume City Council Planning Scheme. The proposed development is an appropriate form of infill for the site based on existing developments in the immediate and surrounding area.

I trust this meets Council requirements and look forward to your approval of amended plan.

Extension of time:

We have provided all information requested as best as we can. If any other further information is required, we request for an extension of time until the 24th September 2026 to enable us to provide additional information (only if any required) and to ensure that the application will not lapse.

If you wish to discuss any issues further, please feel free to contact the office

Yours sincerely,

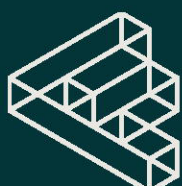
Aaron Wu

WSUD Report

2 Paris Road

Broadmeadows, VIC

08/07/2026



**Framer
Consulting
Services** Pty Ltd

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admin@framerconsultingservices.com.au
framerconsultingservices.com.au



a part of
**Sustainability
Tech Partners** TM

Water Sensitive Urban Design (WSUD) Report

Proposed Medical Centre

Table of Contents

Initiatives to be Marked on Drawings	3
Introduction.....	4
Site Description	5
Proposed Development	5
Stormwater Management Objectives.....	6
Development Characteristics	7
Stormwater Management Initiatives	8
Stormwater Assessment Results.....	10
Stormwater Management At Construction Site	15
Conclusion	16
Appendix A – WSUD Maintenance & Installation.....	17

DOCUMENT VERSION

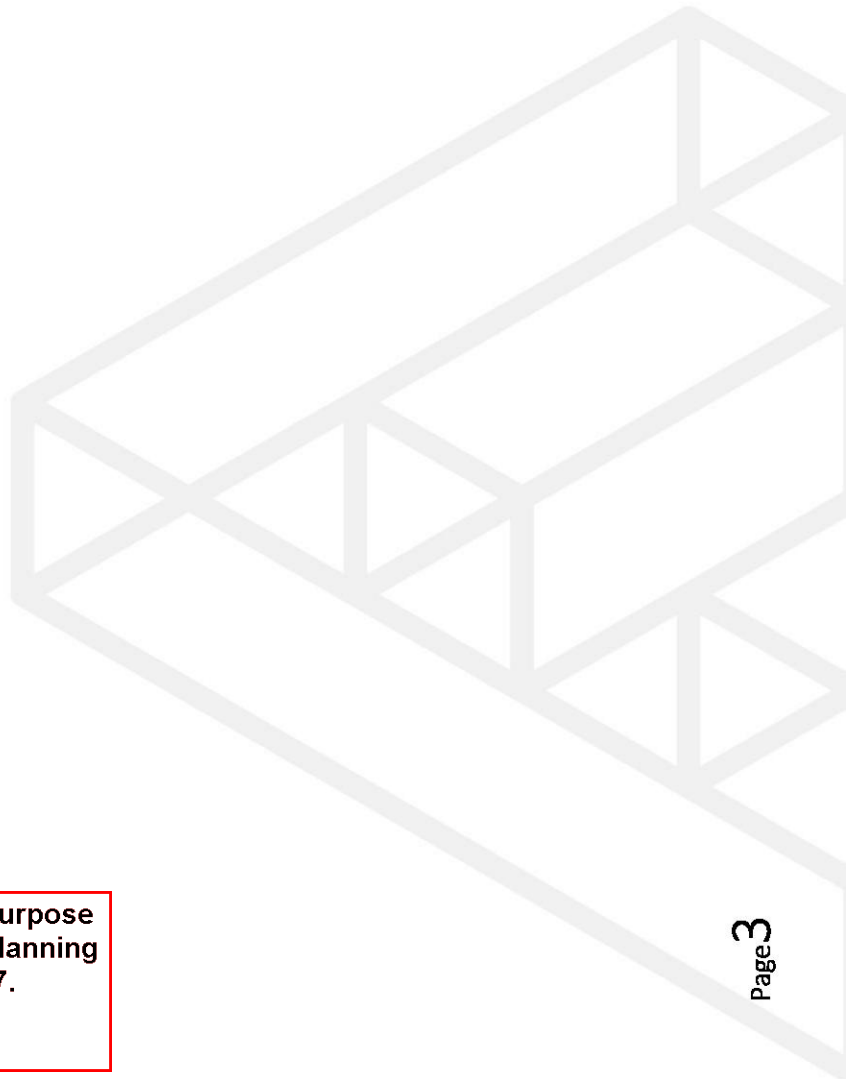
Version	Date	Changelog	Author	Review
0	08/07/26	Issued for Client Review (FCS 70458)	PS	JC

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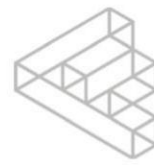


INITIATIVES TO BE MARKED ON DRAWINGS

- ☐ Mark-up showing the roof catchment area to be diverted to the rainwater tank for the medical centre. If required, the use of charged pipe system will be explicitly acknowledged on the drawings and charged pipes will not be running underneath the building footprint
- ☐ Location and size of Rainwater tank proposed
- ☐ Note showing connection to toilets and laundry
- ☐ Mark-up showing minimum of 170m² of driveway catchment area to be diverted to raingarden and type of raingarden selected (in-ground)
- ☐ Location of the proposed 4.0m² of raingarden(s) treating the driveway. The raingardens can be separated, and the location should be chosen in accordance with the civil/drainage engineer and landscape consultant (minimum 300mm away from boundary or structural footings and LPOD location consideration)



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INTRODUCTION

Framer Consulting Services has been engaged to undertake a Water Sensitive Urban Design Report (WSUD) for the proposed medical centre located at 2 Paris Road, Broadmeadows. This has been prepared to address the requirements of the City of Hume especially Clauses 53.18-5 (*Stormwater management objectives for buildings and works*), 53.18-6 (*Site management objectives*), and 55.05-1 (*Permeability and stormwater management objective*).

This report includes an assessment of the proposed development, to determine the potential impacts as a result of stormwater runoff from the site during rainfall events. The report identifies several initiatives that will be implemented into the development to minimise these stormwater impacts. These initiatives are appropriate and practical for the site to ensure the proposed development meets the target water quality objectives required by the City of Hume council.

This site has been assessed using the Blue Factor Calculator. New developments are required to meet planning requirements including stormwater management objectives. Blue Factor can help assess how much stormwater runoff and pollutants are created from a development and what treatment measures are needed to comply with these objectives and planning requirements including stormwater management quality objectives in the Urban stormwater management guidance (EPA, 2021).

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SITE DESCRIPTION

The proposed site is located at 2 Paris Road, Broadmeadows. The 850.1m² site is currently occupied by a house which is proposed to be retained and repurposed. The development is located 19 km north of the Melbourne CBD.

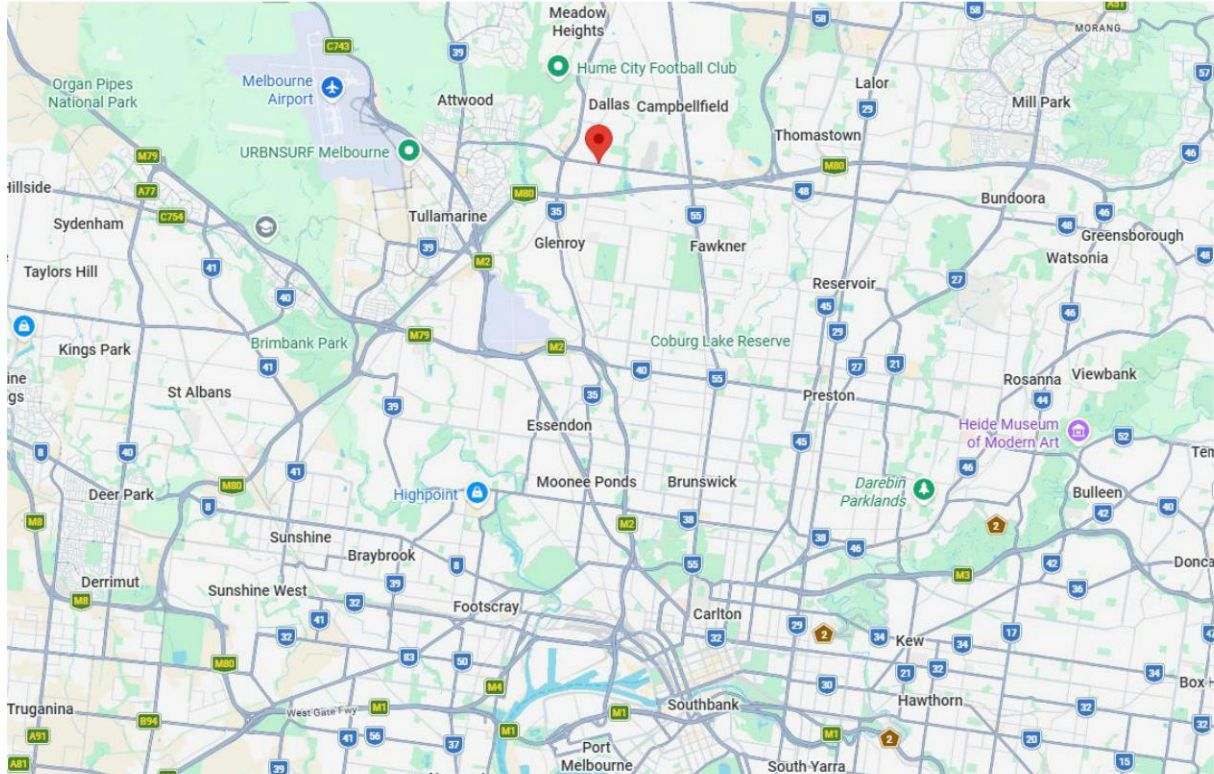


Figure 1: Location of the proposed development in Broadmeadows in relation to Melbourne CBD
(Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal consists of repurposing the existing dwelling into a medical centre (3 consultation rooms). The area of the site is 850.1m².

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STORMWATER MANAGEMENT OBJECTIVES

The City of Hume Council has recognised the importance of stormwater management and its effects on the surrounding environment. As a result, a local planning policy, Clauses 53.18-5 (*Stormwater management objectives for buildings and works*), 53.18-6 (*Site management objectives*), and 55.05-1 (*Permeability and stormwater management objective*), has been introduced into the City of Hume council. New developments, or extensions to existing buildings that are 50m² in floor area or greater, must adhere to the local policy.

The objectives that form part of the Stormwater Management Policy include:

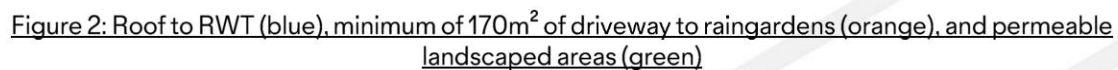
- To achieve the best practice water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999 (as amended). Currently, these water quality performance objectives are:
 - Suspended Solids - 80% retention of typical urban annual load
 - Total Nitrogen - 45% retention of typical urban annual load
 - Total Phosphorus - 45% retention of typical urban annual load
 - Litter - 70% reduction of typical urban annual load
- To promote the use of water-sensitive urban design, including stormwater reuse.
- To mitigate the detrimental effect of development on downstream waterways by the application of best practice stormwater management through water-sensitive urban design for new development.
- To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.
- To reintegrate urban water into the landscape to facilitate a range of benefits, including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.

To assess these initiatives, the Blue Factor tool – which is an industry-accepted tool – is used to comply with these initiatives. The results are presented in this report.

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Site Delineation

- Site area of approximately 850.1m²;
- Entire roof area runoff of 98.1m² which will be diverted into rainwater tank(s);
- Part of the driveway runoff of minimum of 170m² which will be diverted into raingarden(s);
- Permeable area of 540.7m² comprised of landscaped area and other pervious surfaces in the backyards;
- Remainder of impervious areas of 41.3m² comprised of untreated paving





STORMWATER MANAGEMENT INITIATIVES

The following section presents the stormwater management initiatives identified for the proposed development.

Rainwater Tank

(Rainwater tank for toilet flushing and laundry)

The roof catchment area (as described above) will be directed to a 4,000 L rainwater tank. The rainwater collected will be used for toilet flushing and laundry.

The remainder of impervious areas will be directly released at the legal point of discharge on site.

It should be noted that permeable areas have been maximised in the development, which will reduce the overall stormwater outflows from the site. Vegetated areas are provided in the proposed development, reducing the heat island effect and improving the local habitat.

Raingarden

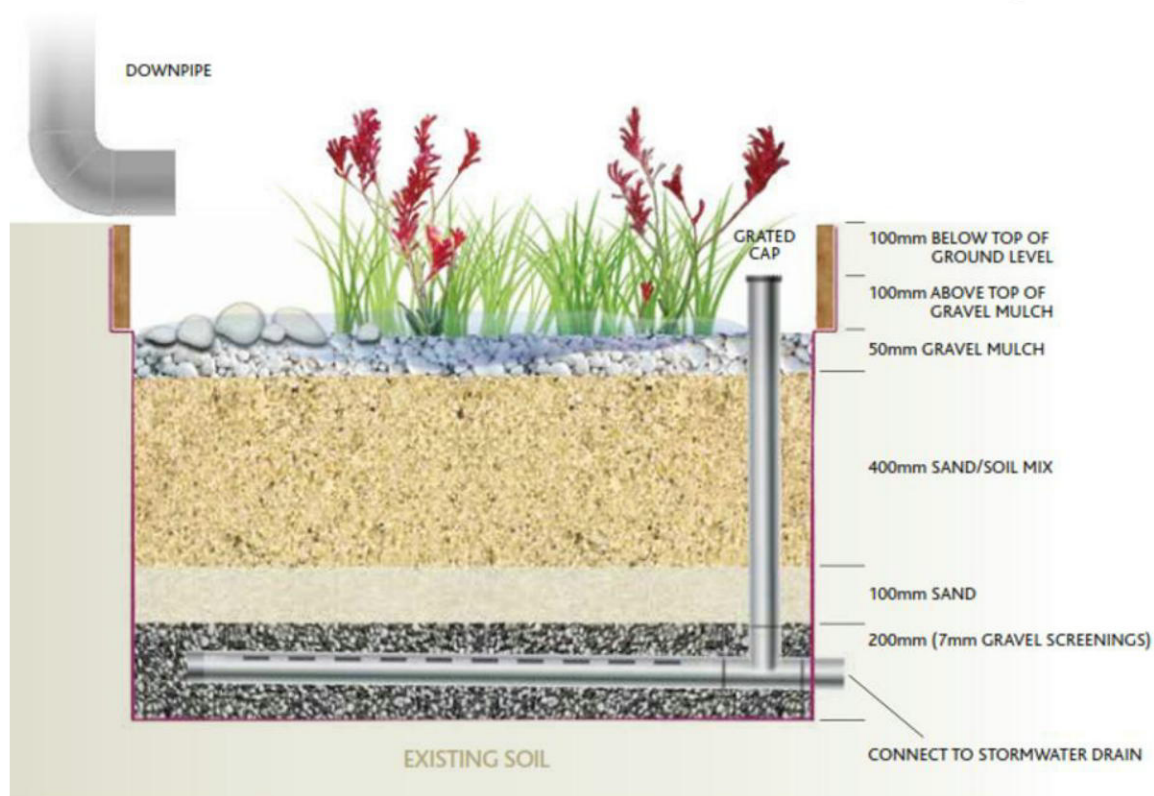
Part of the driveway area runoff will be diverted towards a minimum of 4.0m² of raingarden before being released at the legal point of discharge.

The raingarden(s) will be implemented within the landscaped areas adjacent to the driveway and will be installed at least 300mm away from the boundary or structural footings. The raingarden(s) treating the driveway areas can be installed in-ground.

Outflows from the raingardens will be released at the legal point of discharge on site. The raingarden will help reduce the coarse and fine sediment levels in the outflows. For more information on how to build raingarden, please visit

<https://www.melbournewater.com.au/sites/default/files/INGROUND.pdf>

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STORMWATER ASSESSMENT RESULTS

The initiatives and areas described above have been applied to the Blue Factor calculator for the development and have achieved a score of 160%.

The STORM calculator had only required compliance for Total Nitrogen (TN). Blue Factor will continue to base the final score on TN. Please refer to Blue Factor results for details.

The 7 occupants used on Bluefactor has been based on InSite's building occupancy estimator.

Building Spaces

Building Type (as per the Building Code of Australia)

Health care - BCA Class 9a

Add the building types in the development or select the option to manually enter a known occupancy

Internal floor area (m2) *

81.3

Please enter the total internal floor area of this type of building (e.g. 3 x 100m2 apartments would be 300)

Estimated Building Occupancy

6.5

Building internal area x Occupancy Profile

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Project # 42F76C80
2 Paris Road, Broadmeadows
Philip Sioson - philip@fraterconsultingservices.com.au
2 Paris Rd, Broadmeadows VIC 3047, Australia
07 July 2026 11:24 a.m.



2 Paris Road, Broadmeadows

The proposed stormwater treatments comply with all the relevant objectives for management of stormwater flows on-site.



Project details

Name	2 Paris Road, Broadmeadows
Project ID	42F76C80
Street address	2 Paris Rd, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	850.1 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	31%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	6%	>6%	✓
Total suspended solids (%)	82%	>80%	✓
Total phosphorus (%)	62%	>45%	✓
Total nitrogen (%)	72%	>45%	✓
Total gross pollutants (%)	85%	>70%	✓

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Water treatment

Configuration 1	
	Roof to RWT 98.1m ²
	Rainwater Tank 1 Rainwater tank retention volume in kilolitres: 4

Configuration 2	
	Driveway to raingarden Paved, 170m ²
	Raingarden 1 Area: 4 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay

Catchments	
	Roof to RWT 98.1m ²
	Driveway Paved, 41.3m ²
	Landscape Pervious (garden and lawn), 540.7m ²
	Driveway to raingarden Paved, 170m ²



Treatments



Rainwater Tank 1

Rainwater tank retention volume in kilolitres: 4

194%



Raingarden 1 Area: 4 m², Extended detention depth: 0.3 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

180%

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Buildings & dwellings



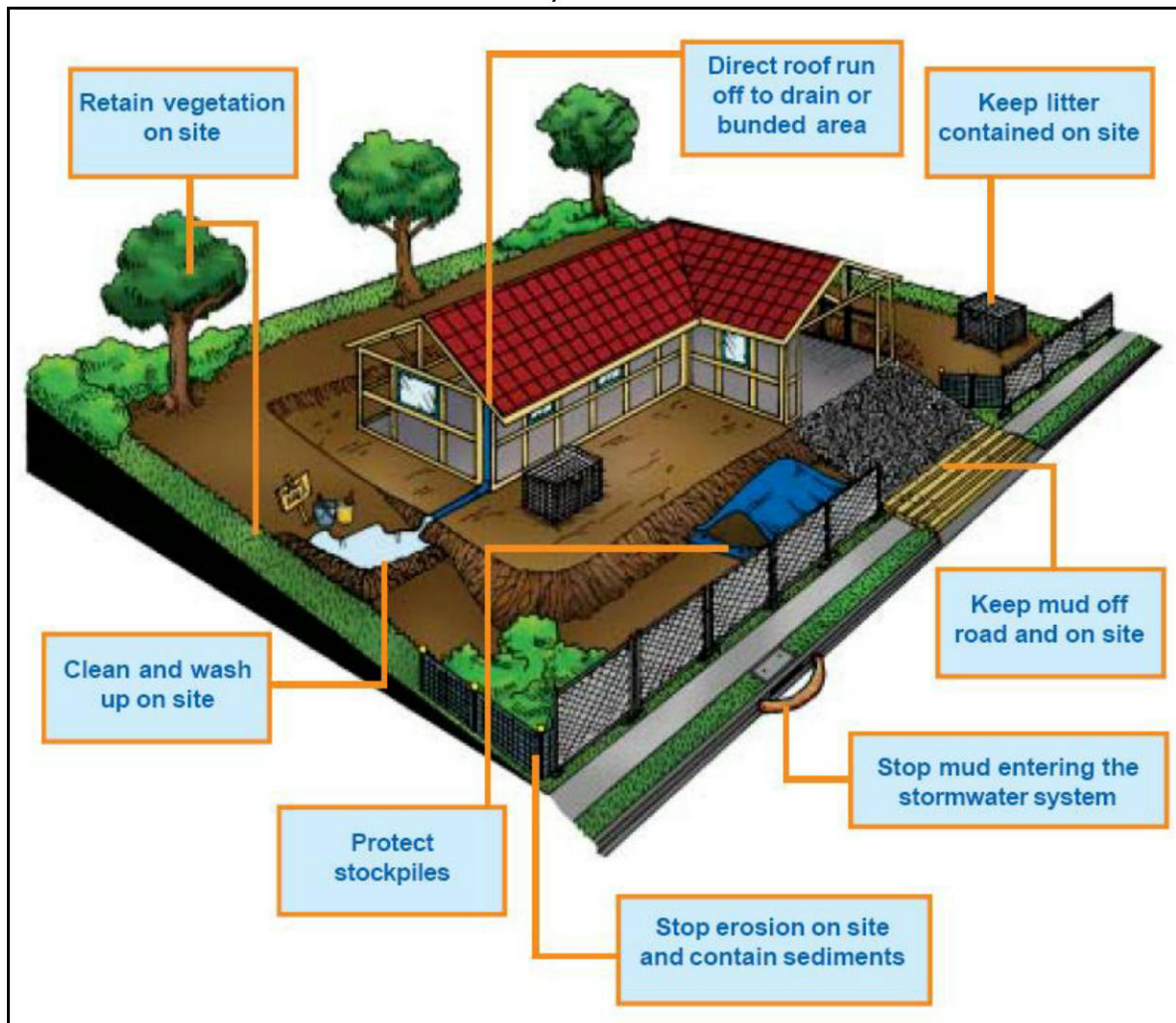
Building 1 Non-Residential Mixed Use, 7 employee(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Urinal - Primary water source	
Urinal - Efficiency	
Toilets connected to mains water	0
Toilets connected to rainwater	1
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use

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STORMWATER MANAGEMENT AT CONSTRUCTION SITE

To manage stormwater management in the construction stage, measures will be put in place to minimise the likelihood of contaminating stormwater. This will mean ensuring buffer strips are in place, sediment traps are installed, and the site will be kept clean from any loose rubbish. The builder will follow the process outlined in "Keeping Our Stormwater Clean – A Builder's Guide" by Melbourne Water.



Copies of "Keeping Our Stormwater Clean – A Builder's Guide" booklet can be downloaded from the following website:

<https://www.clearwatervic.com.au/resource-library/guidelines-and-strategy/keeping-our-stormwater-clean-a-builders-guide.php>

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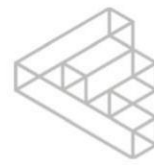


CONCLUSION

With the proposed stormwater treatment measures incorporated into the development at 2 Paris Road, Broadmeadows, the design will achieve a score of 160%, meeting the minimum performance standards of the City of Hume Council Planning Scheme. The medical centre will incorporate a 4kL rainwater tank connected to toilets, laundry, and in-ground raingarden(s) treating part of the driveway.

The development has managed the outflows and quality of stormwater runoff from the site by achieving more than 45% reduction in the typical annual load of total nitrogen, thus achieving best practice objectives. The builder will also be required to adhere to Melbourne Water's stormwater management guidelines during the construction stage.

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APPENDIX A – WSUD MAINTENANCE & INSTALLATION

Installation

Rainwater Tank(s)

The rainwater tank(s) will be installed above ground. Its manufacturer or material has not been nominated. It will be installed with a mesh insect cover over the inlet pipe to ensure the tank does not become a breeding ground for pests. Mesh needs to be installed over overflow pipes and if a manhole is present it needs to be properly sealed.

Please refer to the architectural drawings for the location of the rainwater tank.

Pumps

The pumps required either to divert the stormwater runoff to the rainwater tank or to distribute the collected water to the end use (toilets) will be required to be installed as per the chosen manufacturer specifications.

Raingarden

The building of a raingarden should be designed by the landscape architect and in accordance with the Melbourne Water “Building an inground raingarden”, “Building an infiltration raingarden”

<https://www.melbournewater.com.au/sites/default/files/INGROUND.pdf>.

Inspection Requirements

Rainwater Tanks

Inspections of roof areas and gutters leading to the tank should take place every 6 months. Rainwater in the tanks should be checked every 6 months for mosquito infestation.

The rainwater tank should be examined every 2 years for sludge buildup.

Ensure the monitoring system (be it digital or a simple float system) is functioning properly by checking the water level in the rainwater tanks.

Pumps

The pumps required will be required to be routinely inspected by listening for the day-to-day operation of the pumps. Unusual noise or no noise should be investigated. Inspection should occur as per the chosen manufacturer’s specifications.

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Raingarden

Raingardens should be inspected for damage after large storm events (48.2mm in one hour is considered a large storm event in Melbourne – 1 in a 100-year storm) and should be inspected when garden maintenance occurs onsite (e.g. 3-monthly).

A full inspection of the raingarden should occur annually for a flow test, to identify any plant replacement requirements and whether silt build-up has occurred.

Inspections of driveway leading to the raingarden should take place every 6 months.

Clean Out / Maintenance Procedure

Rainwater Tank, Roof and Gutters

Rainwater tanks will require the roof and gutters onsite to be maintained; gutters should be checked, maintained and cleaned every six months to avoid blockages from occurring. If a leaf-blocking system is installed this can be completed annually.

Any trees onsite should be maintained every 6 months with branches overhanging the roof removed.

Water ponding in gutters should be avoided as this provides a breeding ground for mosquitos; tanks should also not become breeding grounds for mosquitoes. If mosquitoes are detected in the tank remedial steps need to occur to prevent breeding. If mosquitoes or other insects are found in rainwater tanks, the point of entry should be located and repaired. As well as preventing further access, this will prevent the escape of emerging adults. Gutters should be inspected to ensure they do not contain ponded water and be cleaned if necessary.

Please refer to <https://www.health.vic.gov.au/sites/default/files/2022-11/Keeping-your-rainwater-tank-safe-from-mosquitos.pdf> for more information on mosquito control.

Rainwater tanks should be checked by a regular maintenance person every 3-6 months to ensure that connection to the building is maintained and there are no blockages.

A simple way to ensure the tank is operating as intended would be through the installation of a smart monitoring device (e.g. OneBox®). These systems allow users to operate tanks remotely from the internet or smartphone, monitor and control the tanks in real time, allow the automatic release of stored water prior to storm events, alert users if there is any blockage and view tank history and usage patterns.

Alternatively, onsite tank gauges can help those familiar with the tank know if the tank is not working correctly.

Pumps

Maintenance should occur as per the chosen manufacturer's specifications. All strainers and filters should be cleaned every 6 months. Good quality pumps should provide trouble-free service for up to 10 years.

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Raingarden

The following maintenance schedule for raingarden has been sourced from *WSUD Maintenance Guidelines* by Melbourne Water.

Item	What to check for	Action	Frequency
Civil components – Raingarden			
Inlet	No evidence of erosion, blockage, damage or standing water.	Clear inlet of accumulated sediment or debris. Eroded areas should be locally re-profiled or reinforced, and re-planted if necessary. Refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> if the erosion is either recurring or severe.	Storm events 3 months
Outlet	No evidence of erosion, blockage, damage or standing water Outlet freely draining.	Clear outlet of accumulated sediment or debris. Refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> if standing (backwatering into the raingarden) is present.	Storm events 3 months
Other structures	No evidence of erosion and damage to other structures, e.g. pits, pipes, access ramps, walls and rock protection.	Repair minor damage to structures. Eroded areas should be repaired (reinforced). This may involve minor re-profiling or re-planting works. For severe damage, i.e. where flows have scoured down the side of a structure refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> .	3 months
Batters and bunds	No evidence of erosion.	Eroded areas should be locally re-profiled or reinforced, and re-planted if necessary.	Annually
Hydraulic conductivity	Filter media is draining freely. No water ponded on the surface of the raingarden for more than 12 hours after rainfall.	If water is ponded on the surface of the raingarden for more than 12 hours after rainfall, refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> . Note: the disposal of raingarden filter material must comply with EPA Victoria guidelines for the disposal of contaminated soil (Appendix C).	Storm events
accumulation	No major sediment accumulation on surface of the raingarden.	Accumulated sediment to be removed from the surface of the raingarden and the system replanted as required.	
Filter media surface	No surface scour, depressions.	Filter surface to be repaired. This may involve evening out the surface, importing additional filter media and replanting.	3 months
Fine sediment surface crust	No impermeable or clayey surface on the filter media. No major surface crusting (<3mm depth across less than 10% of the filter area is permissible).	Repair surface layer by scarify filter media surface, re-profiling and re-establishing vegetation, if required. If the problem persists refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> .	3 months
Mulch layer	Even depth and distribution of the mulch layer. Surface of the mulch layer is at least 100 mm below the top of the outflow pit. Mulch is not touching the plant stems	Re-distribute or replace mulch that has been washed out or displaced. This may involve retaining mulch using jute mats or nets. Remove mulch that is touching plant stems.	3 months
Algal or moss growth	No major algal growth (less than 10% of raingarden area is permissible). No moss growth.	If significant patches of algal growth or moss persist across the surface of the raingarden (i.e. greater than 10% of the surface) then refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> .	3 months
Inspection opening	Water level is below filter media layer. No sediment accumulation in underdrain system.	Refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> if standing water is present in the filter media layer. Flush the underdrain system using low pressure water jet to remove accumulated sediment.	Annually

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Vegetation cover – filter media	Greater than 90% vegetation cover. Plants healthy, free from disease and vigorously growing.	Remove any dead or diseased vegetation. Replant individual bare patches (greater than 5% of the area) using either new plants or by dividing and translocating existing plants.	3 months
Vegetation cover – batters	Continuous vegetation cover along the lower batter. Greater than 90% vegetation cover. Plants healthy, free from disease and vigorously growing.	If bare areas represent greater than 30% of the raingarden area, refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> .	Annually
Weeds – filter media – batters	Less than 10% of the filter media surface area and batters covered in weeds.	Physically remove weeds from filter media surface and batters. Do not use herbicides as these may harm the desirable raingarden vegetation and contaminate the filter media. Refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> if weed ingress is a persistent problem (i.e. weed coverage is persistently greater than 30%).	3 months
Litter	Filter media surface and batters free of litter (i.e. less than 1 piece litter per 4m ²).	Remove all litter and excessive debris	3 months
Pests	No damage by pest animals and insects.	Seek specialist advice if persistent insect damage is observed. Refer to Water by Design (2012) <i>Rectifying Vegetated Stormwater Treatment Assets</i> if there is evidence of pest animal damage.	3 months

Please note that the Water by Design documents “*Maintaining Vegetated Stormwater Assets*” and “*Rectifying Vegetated Stormwater Assets*” can be accessed online at <http://waterbydesign.com.au/>. An “Inspection and Maintenance form” has been added as Appendix C and should be copied and used on-site.

Commissioning

Rainwater Tank

All rainwater tanks should be washed or flushed out prior to use. All inlets and outlets should be correctly sealed to prevent insects from entering. Connection to all toilets and laundry in the development should be tested (dye test or equivalent).

Please note if new roof coating or paint is to be installed then the first few run-offs after installation need to be discarded.

Pumps

Commissioning should occur as per the chosen manufacturer’s specifications.

Raingarden

A flow test which equates to running water through the raingarden needs to occur to ensure underdrainage works correctly and the raingarden drains within 24 hours. A maintenance manual for the raingarden must be provided by the designer of the rain garden if any requirements differ from those outlined above. A full inspection including a flow test must be undertaken annually.

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Summary

The following needs to occur onsite to ensure compliance with WSUD requirements and maintain the operation of the rainwater tank and connections onsite.

Task	When?	Requirement
Inspect Rainwater tanks	Every 6 months	• Check for any damage/compression • Mosquitoes infestation
	Every 2 years	• Sludge Build up – if sludge build-up occurs a vacuum tank needs to be called out to the site.
Inspect roofs & gutters	Every 6 months	• Clean out of leaves/debris. • Remove any overhanging branches onsite.
Inspection of Raingardens	3-Monthly	• Check slit levels • Check pollutants • Check for blockages • Check plant health • Overflow? Flooding?
	Following a large storm event	
	Annually	• Flow test needs to be undertaken to ensure underdrainage works properly • Silt and sediment build-up • Plant replacement requirement

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Waste Management Plan

2 Paris Road

Broadmeadows, VIC

08/07/2026



**Framer
Consulting
Services** Pty Ltd

(03) 8681 3928

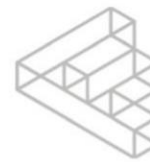
admin@framerconsultingservices.com.au

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Waste Management Plan (WMP)

Proposed Medical Centre

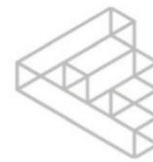
Table of Contents

Purpose of the Waste Management Plan.....	3
Introduction.....	4
Site Description	4
Proposed Development	4
Types of Waste Generated	5
Waste Generation Rates	5
Bin Types.....	7
Signage	8
Waste Storage	9
Waste Collection & Disposal	10
Other Waste Types.....	12
Waste Reduction Suggestion	13
Preventative Measures	13
Summary.....	14

DOCUMENT VERSION

Version	Date	Changelog	Author	Review
0	08/07/26	Issued for Client Review (FCS 70458)	PS	JC

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PURPOSE OF THE WASTE MANAGEMENT PLAN

The purpose of the waste management plan (WMP) is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of development (residential or commercial) and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfill, and maximises recycling.
- Provide a waste management system that is supported by scaled drawings to ensure the final design and construction is compliant with the WMP and is verifiable.
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation.
- Stakeholders are defined (but not limited to): owners, occupiers, body corporate, property managers/real estate agents, Council, neighbours, and collection contractors.

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INTRODUCTION

Fraters Consulting Services has been engaged to undertake a Waste Management Plan for the proposed medical centre at 2 Paris Road, Broadmeadows. We have reviewed the plans of the proposed development and have, where necessary, undertaken research in the relevant field of waste management.

SITE DESCRIPTION

The proposed site is located at 2 Paris Road, Broadmeadows. The 850.1m² site is currently occupied by a house, which is proposed to be retained and repurposed. The development is located 19 km north of the Melbourne CBD.

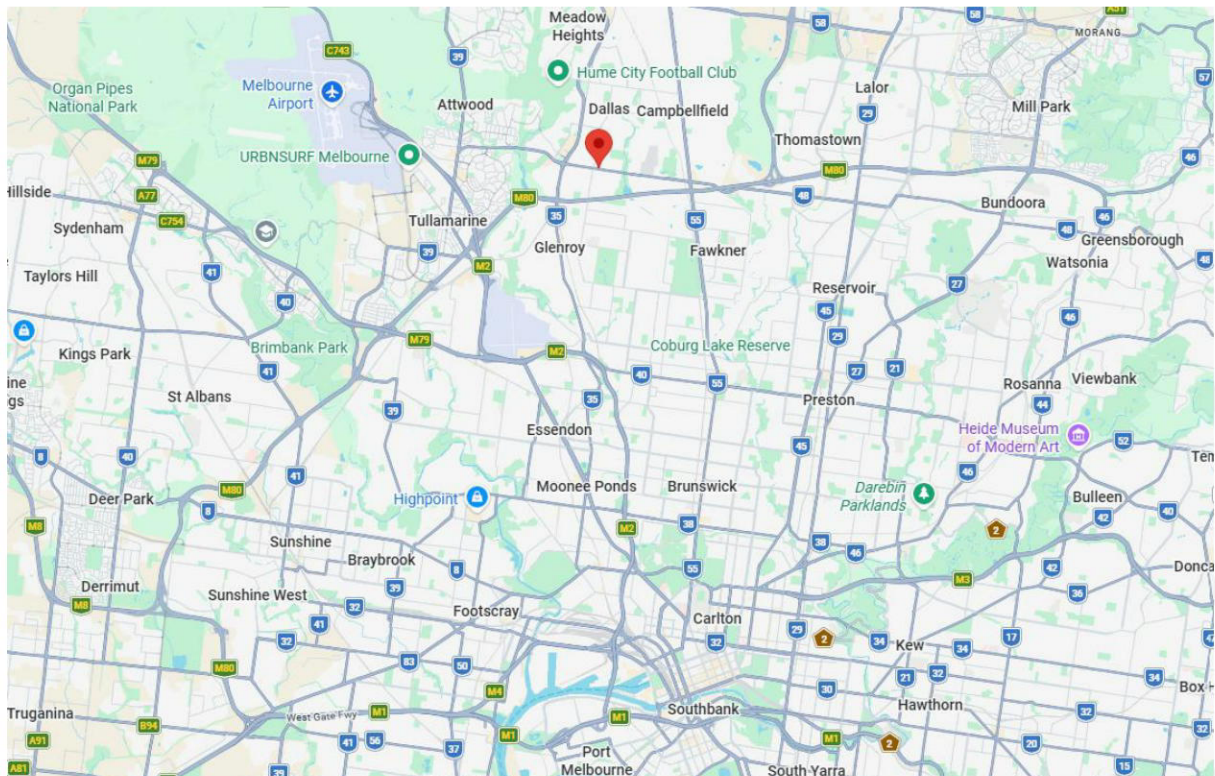


Figure 1: Location of the proposed development in Broadmeadows with relation to Melbourne CBD (Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal consists of repurposing the existing dwelling into a medical centre (3 consultation rooms). The area of the site is 850.1m².

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TYPES OF WASTE GENERATED

The following types of waste are most commonly generated within a medical facility development:

- General landfill rubbish;
- Recyclables such as glass, paper, cardboard, cartons, plastics with ID Codes 1 to 7, steel & aluminium cans;
- Compostable organic material (food scraps);
- Sundry waste types such as electronic waste; and
- Medical and cytotoxic waste.

WASTE GENERATION RATES

Listed below are the waste generation estimates for each component of the development in accordance with the Sustainability Victoria guidelines based on Melbourne City generation rates.

The general rubbish and comingled recyclables waste generation rates for a medical centre are assumed to be similar to office waste generation rates:

- Rubbish Generation Rate – 10L/100m²/day
- Comingled Recyclables Generation Rate – 10L/100m²/day

Based on the total medical centre floor area of 81.3m² and 7 days per week operation, the total waste generated by the medical centre is therefore:

	Rubbish Generation	Comingled Recyclables	Clinical Waste	Cytotoxic Waste
Medical Centre (333m ²)	57 L/week	57 L/week	N/A**	N/A**
Proposed Bin Type	80 L	80 L	80 L	80 L
Number of Bins required	1 per type	1 per type	1 per type	1 per type
Collection Frequency	Once per week (Private collection)	Once per week (Private collection)	Once per week (Private collection)	Once per week (Private collection)

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Clinical and Cytotoxic Waste

Private contractor will be engaged to collect clinical and cytotoxic waste in a medical clinic. However, no waste generation rates are available for clinical and cytotoxic wastes. Therefore, it has been assumed that two (2) 80L bins (one for clinical and one for cytotoxic waste) collected weekly will be sufficient to handle the clinical and cytotoxic waste streams for the medical centre.

Should the estimated bin(s) capacity be deemed insufficient, there is an option for substitution with larger capacity bins or more frequent collection of the proposed bins.

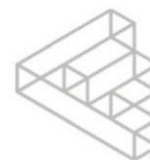
Hard Waste

The private contractor will provide hard waste collection for the entire development. Method and frequency of collection will be confirmed once the private contractor is engaged.

FOGO and Glass Waste

The Medical Centre will not generate enough organic and glass waste to provide a separate collection for these streams. There are no separate waste generation for food and glass wastes provided from Sustainability Victoria as well.

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BIN TYPES

Below are the types of bins that the private contractor will provide with the common dimensions:

Bin Storage Type	Capacity	Colour	Waste Type	Comments
	80L x 1 (1 for Medical Centre)	Purple Body with matching lid	Cytotoxic Waste	The average dimensions are: Height 0.84m, Width 0.45m, Depth 0.51m Total floor area required: 0.23m ² /bin
	80L x 1 (1 for Medical Centre)	Yellow Body with matching lid	Clinical Waste	The average dimensions are: Height 0.84m, Width 0.45m, Depth 0.51m Total floor area required: 0.23m ² /bin
	80L x 1 (1 for Medical Centre)	Dark Green Body with red lid	General Garbage	The average dimensions are: Height 0.84m, Width 0.45m, Depth 0.51m Total floor area required: 0.23m ² /bin
	80L x 1 (1 for Medical Centre)	Dark Green Body with yellow lid	Commingled recyclables	The average dimensions are: Height 0.84m, Width 0.45m, Depth 0.51m Total floor area required: 0.23m ² /bin

The private waste contractor once engaged will provide the bins for the development.

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SIGNAGE

Signage is required at the bin storage area to encourage correct recycling and reduce waste going to landfill. Appropriate signage will be made available by the private contractor for the Owners Corporation to install (such as on the underside of the bin's lid). These visual prompts (such as Figure 2 below) will assist in the proper disposal of the different types of waste.



Additional educational signage in relation with clinical and cytotoxic wastes will be made available by the private contractor. The signage will be installed in accordance with EPA's guidelines.



Figure 2: Example signage from the Sustainability Victoria waste signage library.

Printable signage can be found on Sustainability Victoria's website:

<http://www.sustainability.vic.gov.au>.

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WASTE STORAGE

Medical Centre

A waste storage area is located beside the car park area. The storage area will be screened to protect the visual amenities of the common areas.

1x 80L bin for general rubbish, 1x 80L bin for recycling, 1x 80L bin for clinical waste, and 1x 80L bin for cytotoxic waste will be provided for the development by the Private contractor.

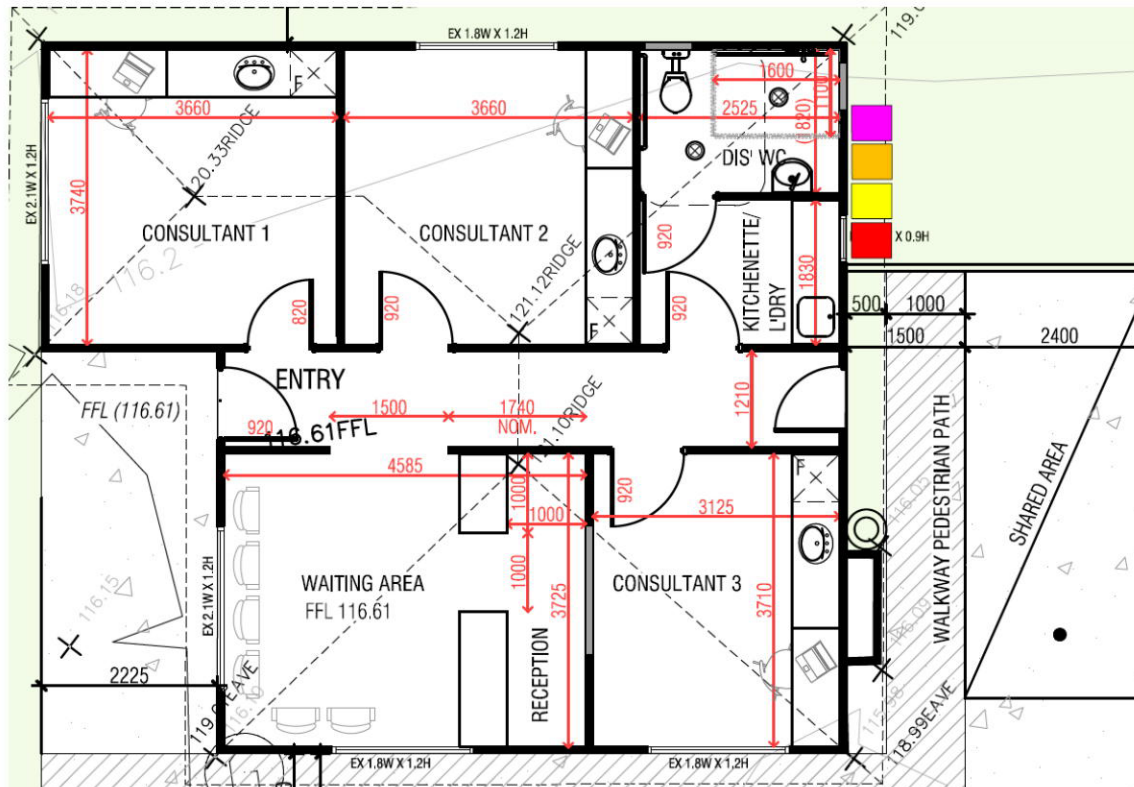


Figure 3: Example of bin storage area for all bin types

The building manager/cleaner will ensure that the bin storage areas remain clean and clear to avoid attracting vermin and maintain easy access.

Access to a hose for the bin wash-down will be provided in the storage areas. Drainage outlets in the storage areas must be connected to the **sewer** and fitted with a litter trap/filter installed to trap litter, which can then be disposed of responsibly. The trap/filter is to be included on a regular cleaning and sanitising schedule and must be emptied regularly.

The staff and cleaner will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

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WASTE COLLECTION & DISPOSAL

Private on-site collection is proposed for the Medical Centre.

The building manager/cleaner will ensure that the bins are ready for collection prior to the scheduled collection day. To access the bins, the private contractor will reverse into the development from Paris Road, park close to the bins, as shown below, empty the bins onto the truck, and return them to the storage location once empty. The truck will exit the site in a forward direction. The car space will require adequate signage to prevent vehicles from parking in it during collection periods.

Please note that due to insufficient manoeuvring space, the truck cannot enter and exit in a forward direction.

The collection will require four separate trucks, one each for general rubbish, recyclables, clinical, and cytotoxic waste.

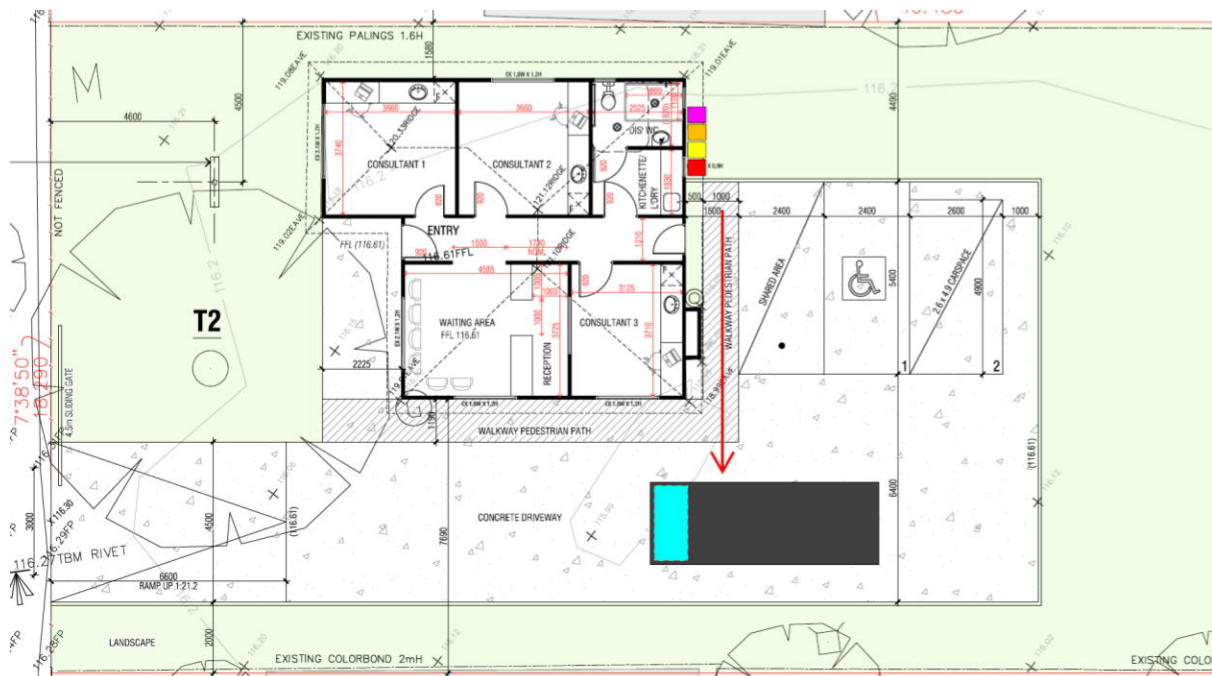
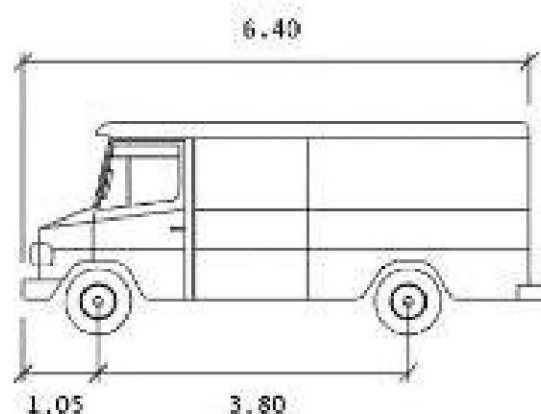
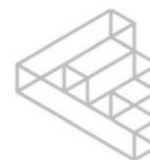


Figure 4: Example of collection method and location.

As the collection of the bins is to be made on-site, it is proposed that a Small Rigid Vehicle (SRV) or similar vehicle be used for collection. The SRV is approximately 3.5m high, 6.4m long and 2.3m wide.

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deg

	Meters
width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0 s
steering Angle	: 38.0 deg

The collection will occur outside of peak traffic hours and will be in accordance with EPA and the Hume Council requirements, to minimise any traffic disturbance for staff or visitors entering or exiting the site.

Collection of each waste stream will be once a week.

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OTHER WASTE TYPES

E-Waste

E-Waste is banned from landfill from 1st July 2019. Occupants will be required to dispose of their E-waste at their nearest drop-off point. Nearest e-waste recycling drop-off point can be found on Planet Ark's *Recycling Near You* at <https://recyclingnearyou.com.au/electrical>.

Other Recycling Options

The following recycling options may also be useful:

Waste Exchange Database: Allows communication between generators of waste and potential recyclers.

Ziilch: Simple online recycling of unwanted goods.

Freecycle: A non-profit portal for exchanging unwanted goods for free.

Reverse Art Truck Inc.: A non-profit organisation that collects seconds and factory off cuts for reuse as art materials. Free pick up.

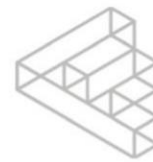
Ozrecycle: Another way to give and get things for free instead of sending them to landfill.

FreeTreasure: Free Treasure is developing to become one of Australia's best communities to find free stuff.

The Sharehood: Helps you share resources within your neighbourhood.

Other recycling services such as St Vincent de Paul, Brotherhood of St Laurence, The Smith Family and The Salvation Army accept a range of household items.

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WASTE REDUCTION SUGGESTION

Reduction of plastic bag

Up to four billion or 20,000 tonnes of plastic bags are sent to landfill each year in Australia. There are some ways to reduce the plastic bag usage of the household:

- Use re-useable bags, cardboard boxes or baskets when shopping; and
- Use supermarkets and shops that endorse re-usable bags, or provide recycling outlet for plastic bags.

Recycling

In order to minimise the waste production of the household, it is important to recycle effectively and try to select recycled products when possible. There is a range of practical things easy to do at home to improve recycling:

- Remove lids and empty bottles when recycling;
- Recycle newspapers;
- Buy product with minimal packaging or/and with recycled material content;
- Buy recycled products (e.g. toilet paper); and
- Ensure recycling materials is not spoiled (e.g. food scraps) before recycling.

PREVENTATIVE MEASURES

Disposal Procedures

Tenants/Cleaner/Building Manager are to ensure that all internal general rubbish bin bags are tied up securely before being placed in the bins. They will also ensure that recyclables are placed in the yellow lidded bins in a way that minimises potential litter and overflow (for example crushing boxes, cans, and plastic bottles).

Maintenance

As a minimum, Tenants/Building Manager/Cleaner will be required to keep the bins neatly placed in their POS or dedicated storage areas. To further reduce the risk of litter, residents/Tenants/Building Manager/Cleaner will be asked to make sure bins are not overfilled and to keep the lids closed. The above measures will minimise the dispersion of site litter and risk of vermin. residents/Tenants/Building Manager/Cleaner will be required to conduct periodic maintenance of their bins such as wash-downs and any necessary repairs/replacements will need to be organised with the Private contractor.

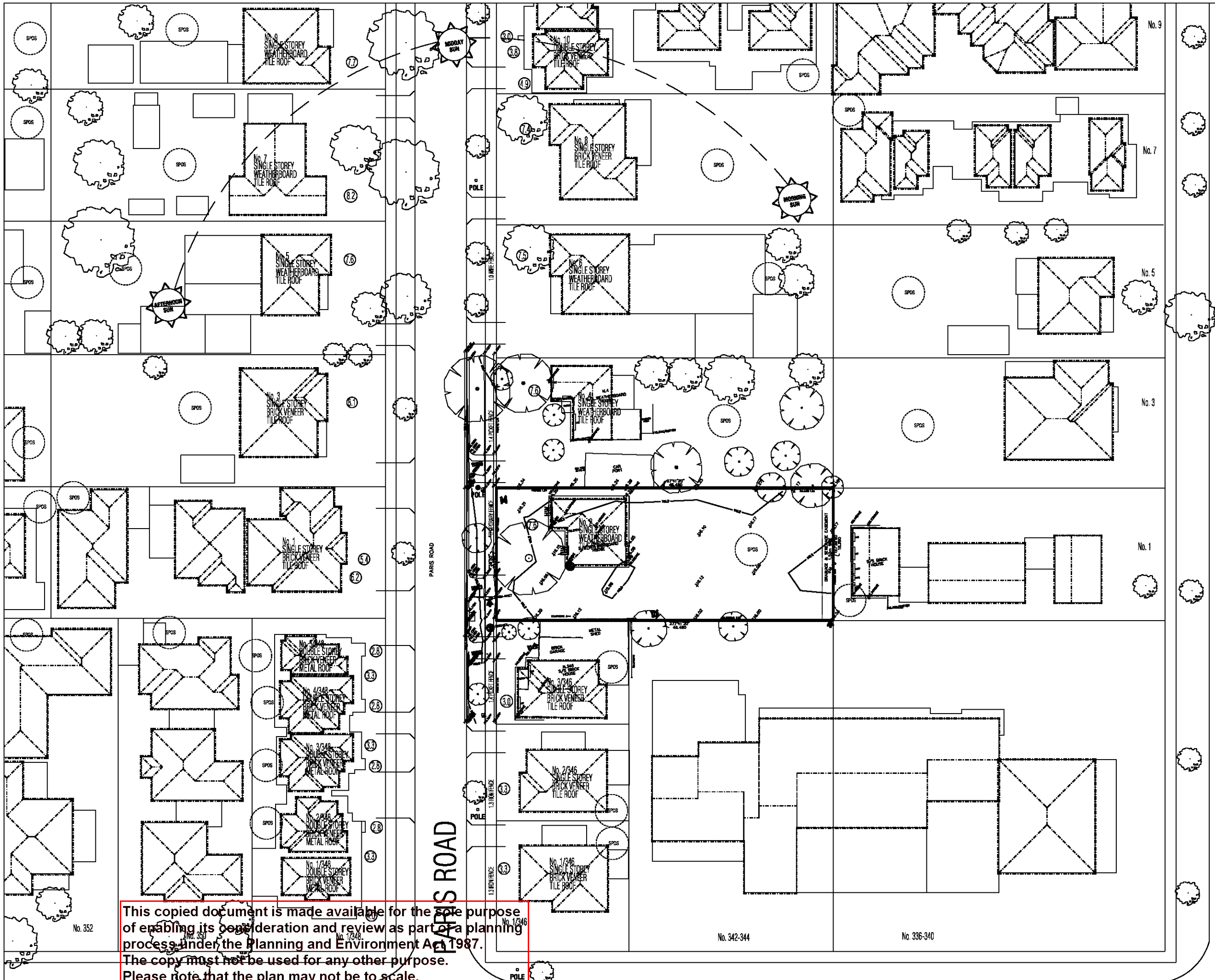
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SUMMARY

Correct implementation and resident induction to the WMP will ensure that all waste streams are correctly disposed of and sorted into their proper bins. Proper bin management will ensure that all waste is stored & collected efficiently and effectively without compromising the amenity, capacity, and tidiness of the storage areas. The private contractor will supply the bins and will be responsible for bin collection.

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KEY

P.O.S PRIVATE OPEN SPACE
S.P.O.S SECLUDED PRIVATE OPEN SPACE

HW HABITABLE WINDOWS
 CANOPY TREES

(8.2) BUILDING SETBACKS TO BOUNDARY FENCE LINE
 PHOTO VIEW ANGLE

POLE POWER POLE
PIT PHONE PIT

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E: admin@planninganddesign.com.au

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NORTH

Revisions			
Rev-			

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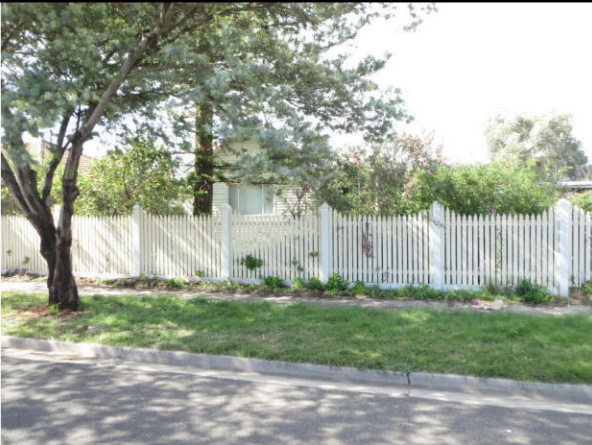
DATE	SCALE	DRAWN BY	PROJECT No.
MAY 2026	1:250@A1 1:500@A3	C.M	8974

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

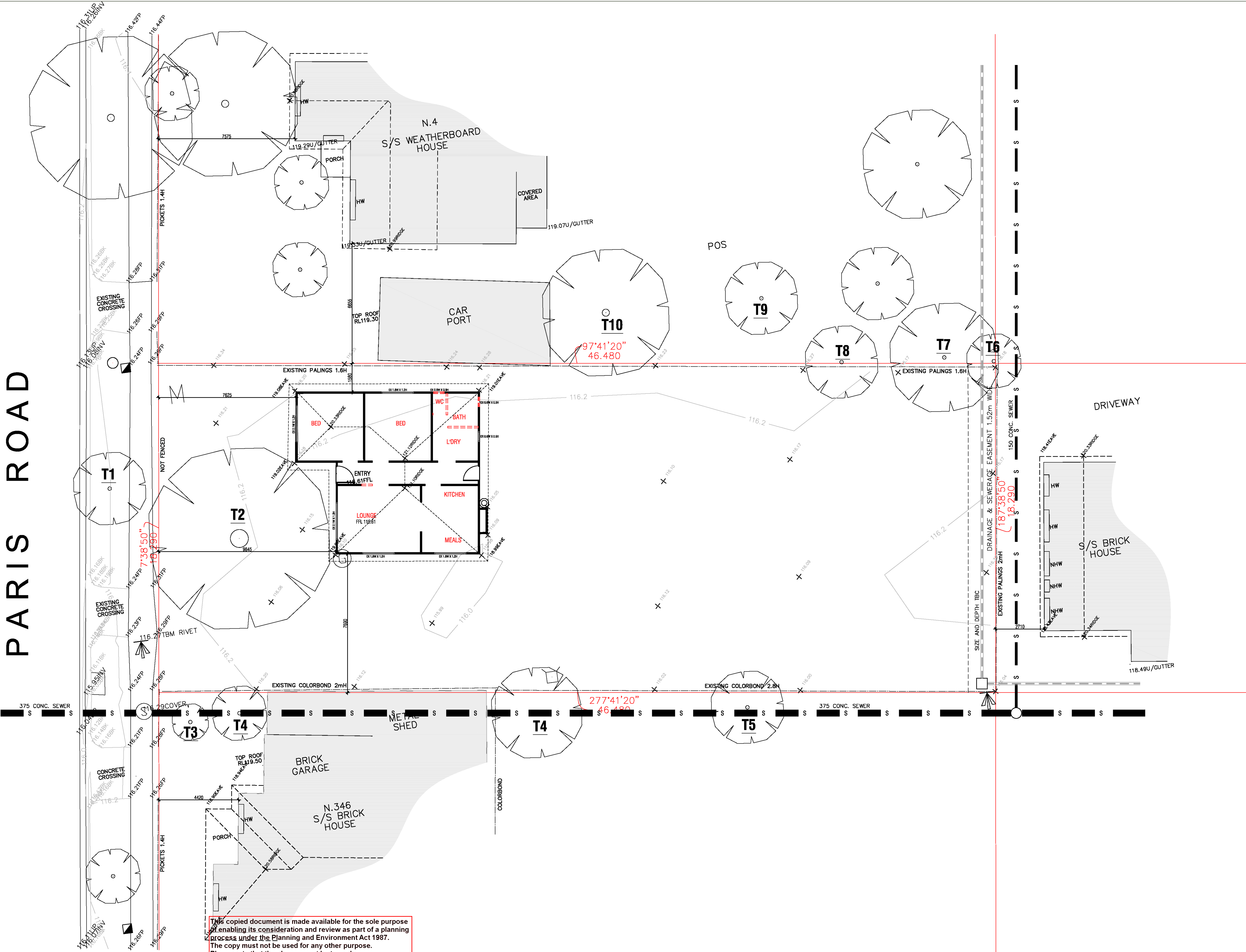
CHANGE OF USE DEVELOPMENT
2 PARIS ROAD, BROADMEADOWS

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SITE PHOTOS
PROJECT ADDRESS: 2 PARIS ROAD, BROADMEADOWS

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

PARIS ROAD



LEGEND:
- DENOTE STRUCTURE TO BE REMOVED

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Revisions			
Rev-A	2024.05.09	FOR TOWN PLANNING SUBMISSION	
Rev-B	2024.07.15	RESPOND TO COUNCIL'S RF1	

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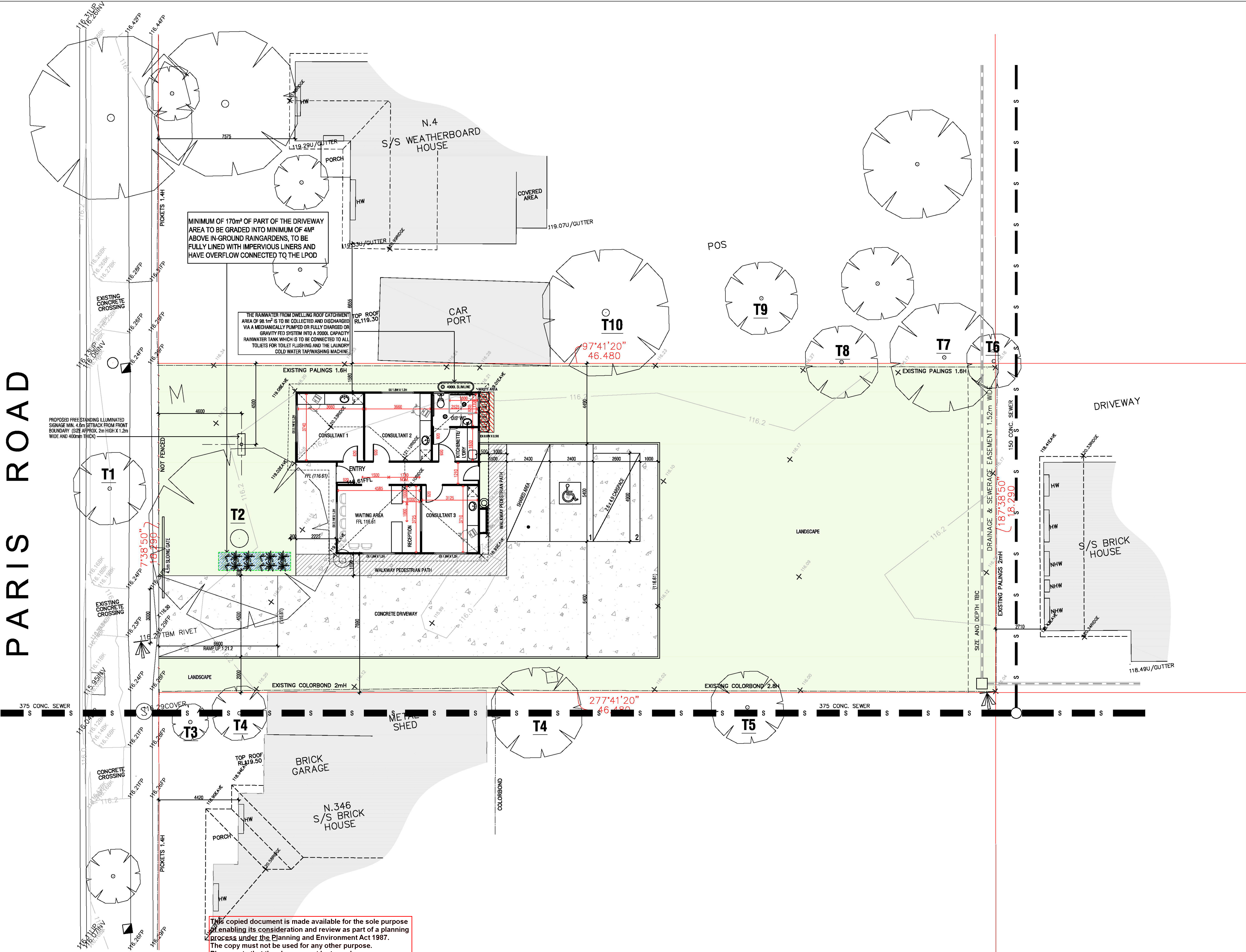
EXISTING SITE AND DEMOLITION PLAN

CHANGE OF USE TO MEDICAL CENTRE
2 PARIS RD BROADMEADOWS

TP01
REV-B

DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.
APRIL 2024	1:100@A1	WM	C.M	8974

PARIS ROAD



AREA SCHEDULE:

MEDICAL CENTRE	
LEASABLE AREA:	81.3m²
CAR SPACE:	2 No.
(CATEGORY 2)	
TOTAL AREA:	106.7m² (11.4sq)
POS:	68.1m²

SITE

SITE AREA:	850.1m²
SITE COVERAGE:	81.3m² (9.5%)
SITE PERMEABILITY:	--m² (--%)

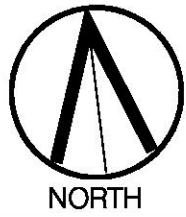


4000L WATERTANK TO TREAT
SELECTED ROOF AREA.
CONNECT WATER TANK TO
ALL SANITARY FLUSHING AND
THE LAUNDRY COLD WATER
TAP/WASHING MACHINE.



RAINGARDEN AREA

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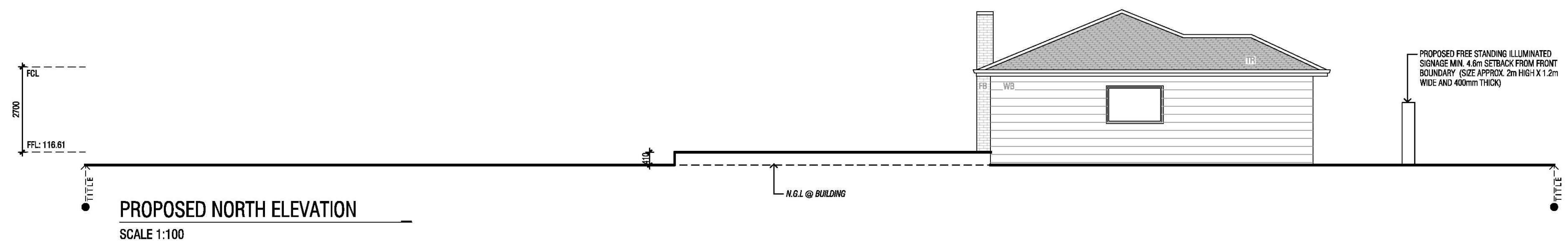
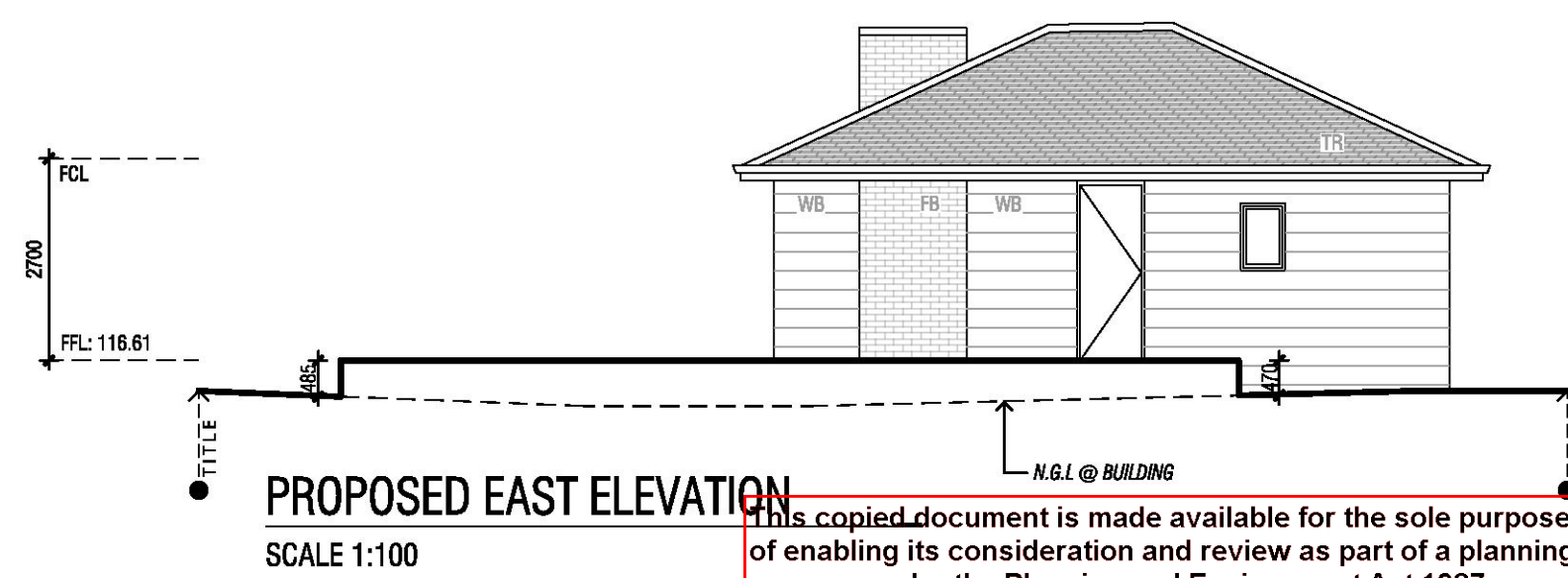
Revisions			
Rev-A	2024.05.09	FOR TOWN PLANNING SUBMISSION	
Rev-B	2024.07.15	RESPOND TO COUNCIL'S RF1	

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DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.
APRIL 2024	1:100@A1	WM	C.M	8974
GROUND FLOOR PLAN				
CHANGE OF USE TO MEDICAL CENTRE				
2 PARIS RD BROADMEADOWS				

TP02
REV-B



Revisions Rev-A 2026.05.05 FOR TOWN PLANNING SUBMISSION Rev-B 2026.07.15 RESPOND TO COUNCIL'S RFI		PLANNING & DESIGN P/L 31 Entfield Ave Preston 3072 T: 93018 1629 E: admin@planninganddesign.com.au		P L A N N I N G & DESIGN		DATE: APRIL 2026 SCALE: 1:1000(A1) DRAWN BY: VM CHECKED BY: CM PROJECT NO: 8074
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01

NAME

COLOUR

IMAGE

MATERIAL

LOGO

BLACK

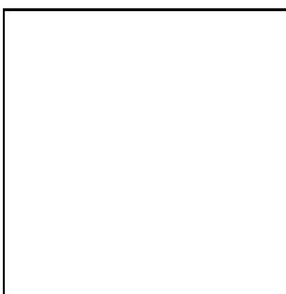


PRINT

02

LOGO

WHITE

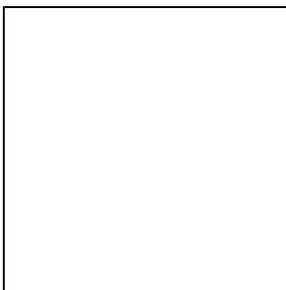


PRINT

03

WRITING

WHITE

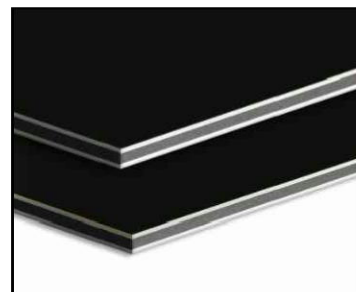


PRINT

04

SIGNAGE

BLACK

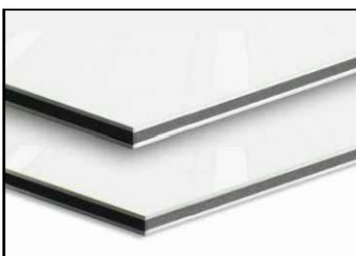


COMPOSITE
PANEL

05

SIGNAGE

WHITE



COMPOSITE
PANEL

04 COMPOSITE PANEL IN BLACK COLOR

01 INTEGRATED LED STRIP LIGHTING AROUND THE LOGO

03 WHITE PRINTED COLOUR AS SHOWN IN HERE
(ILLUMINATED PUSH-THROUGH LETTER)

02 WHITE PRINTED COLOUR AS SHOWN IN HERE
(ILLUMINATED PUSH-THROUGH LETTER)

INTEGRATED LED STRIP LIGHTING AROUND THE SIGN

05 COMPOSITE PANEL IN WHITE COLOR

1200

2000
APPROX.



PROPOSED FREESTANDING ILLUMINATED SIGNAGE
DETAIL

TOTAL AREA: 2.4 M²

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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 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 2223-1876, 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 REVEGETATION / 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 BACKFILLING 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 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 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 - 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 BUILDINGS 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 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 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 4375-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CLIMBERS
- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED LAWN AREAS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED TOPPING AREAS
- PROPOSED GARDEN BEDS
- PROPOSED PAVED AREAS

SHRUB PLANTING

DETAIL NOT DRAWN TO SCALE

TOP OF ROOTBALL
This copied plan is made available for the sole purpose of enabling its consideration and review as part of the planning process in relation to the proposed development. The copy must not be used for any other purpose. Please note that the plan may not be scaled.

- PROPOSED WASHING LINE
- PROPOSED PAVER STEP-STONES
- PROPOSED 6m² STORAGE SHED
- PROPOSED BIN STORAGE AREA
- FENCE WITH HEIGHTS AND MATERIALS AS NOMINATED

SURFACE FINISH DETAIL

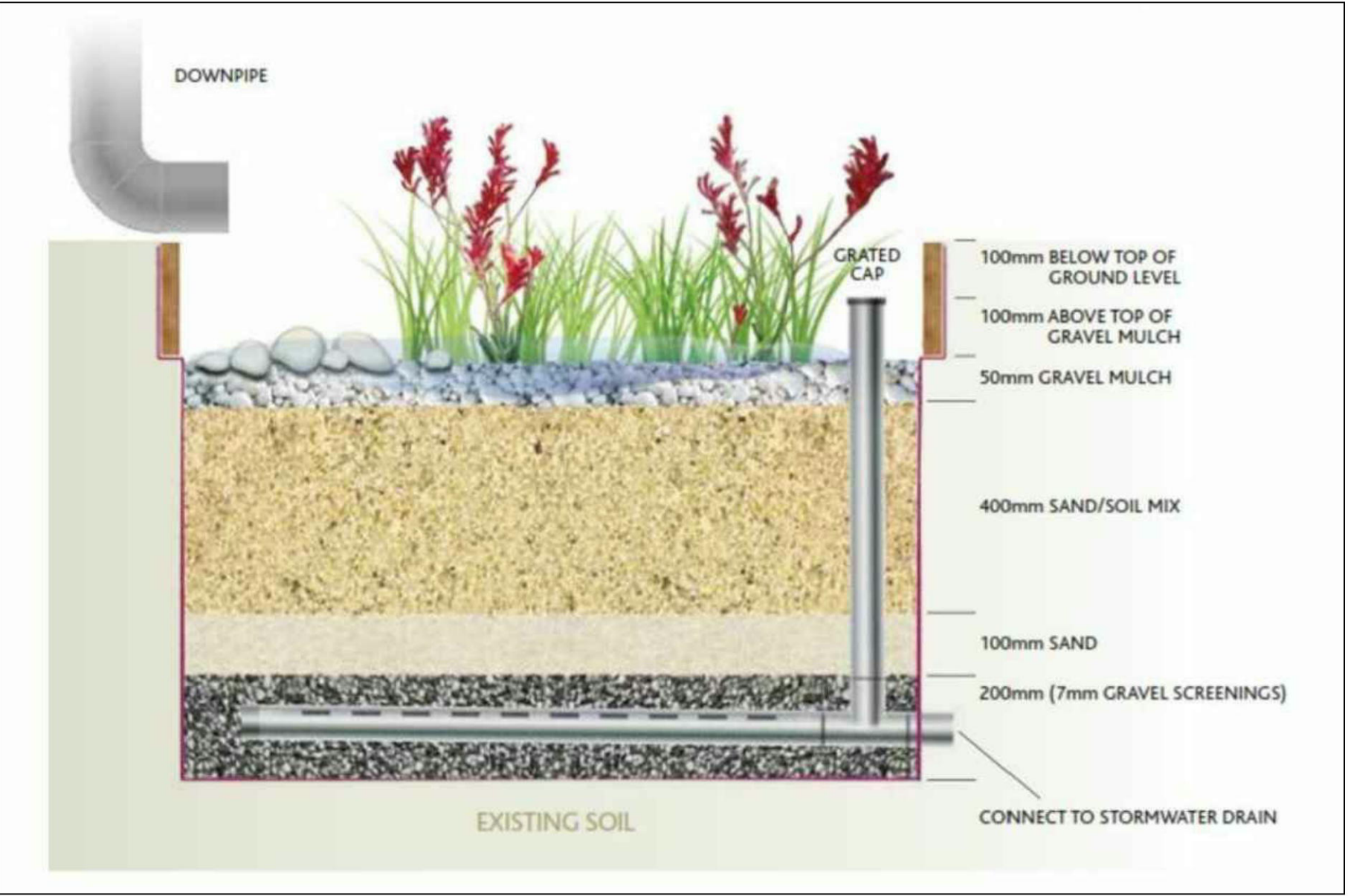
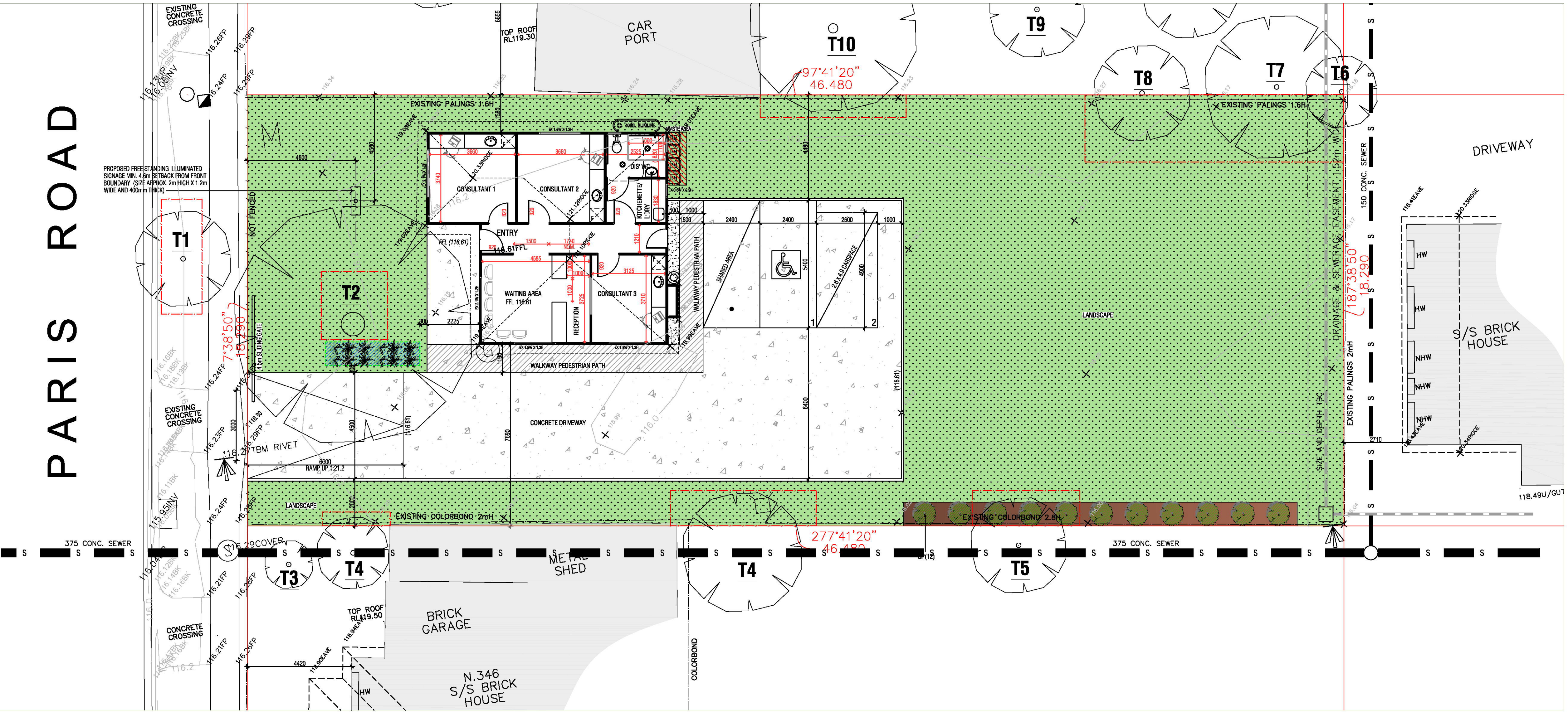
- GARDEN BEDS**
75mm ORGANIC PINE BARK MULCH
400mm APPROVED MEDIUM LOAM SOIL
MIN 150mm DEEP ROTARY HOED SUBGRADE
- TOPPING AREAS**
40mm COMPACTED SELECTED TOPPING
75mm COMPACTED FOR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES)
SUBGRADE
- LAWN AREAS**
STRATHAYAR WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN
100mm APPROVED SANDY LOAM SOIL
MIN 150mm DEEP ROTARY HOED SUBGRADE

TYPICAL TIMBER EDGE DETAIL

TO ALL GARDEN BEDS AND LAWN / TOPPING EDGE

- LAWN / TOPPING
100 X 50 CCA TREATED PINE EDGE (TO AS 1804:2000) FIXED TO 450 X 50 X 50 HW STAKES WITH GALVANISED SCREW FIXINGS
- GARDEN BED

PARIS ROAD



INGROUND RAINGARDEN DETAIL

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H X W
SHRUBS					
SP	SYZYGium 'PINNACLE'	LILLY PILLY	11	25cm POT	3m X 1m



Revisions
Rev-A 2024.05.09 FOR TOWN PLANNING SUBMISSION
Rev-B 2024.07.15 RESPOND TO COUNCIL'S RF1

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DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.
APRIL 2024	1:100@A1	WM	CJM	8974
LANDSCAPE PLAN				
CHANGE OF USE TO MEDICAL CENTRE				
2 PARIS RD BROADMEADOWS				

LP REV-8