



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

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

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

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

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

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

The Land

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

Street Address *

Unit No.:	St. No.: 13	St. Name: WAVERLEY ST
Suburb/Locality: BROADMEADOWS		Postcode: 3047

Formal Land Description *
Complete either A or B.

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

A 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](#)

DUAL OCCUPANCY
CONSTRUCTION OF A NEW DOUBLE STOREY DWELLING TO THE REAR OF 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.

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

*Please provide at least one contact phone number **

Name:		
Title: Mr	First Name: CHINH	Surname: MAI
Organisation (if applicable): PLANNING & DESIGN		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON		State: VIC Postcode: 3072
Contact person's details *		
Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>		
Name:		
Title: Mr	First Name: CHINH	Surname: MAI
Organisation (if applicable): PLANNING & DESIGN		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON		State: VIC Postcode: 3072
Contact information		
Business Phone: 0390181529		Email: ADMIN@PLANNINGANDESIGN.COM.AU
Mobile Phone: 0411758381		Fax:

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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

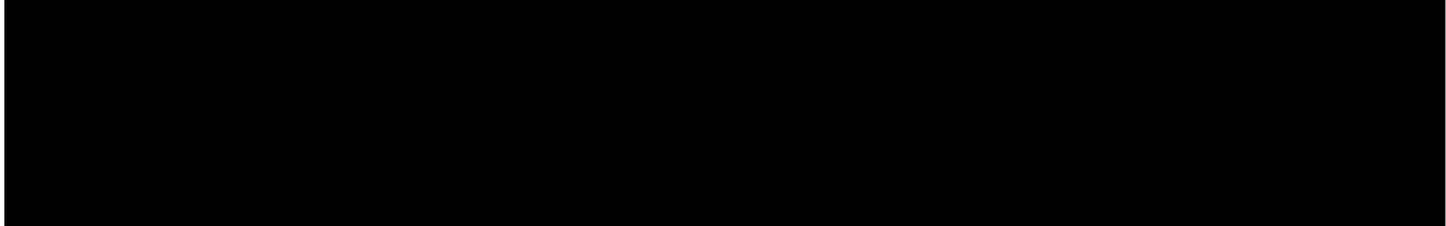
Name: CHINH MAI
Tel.: 0390181529
Address: 31 ENFIELD AVE, PRESTON, VIC

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

13 WAVERLEY ST, BROADMEADOWS VIC 3047

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

FLOOR LEVEL RAISED
CHANGES AS REQUESTED IN RFI. REFER COVER LETTER



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

A	I declare that I am the Applicant 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:
C	I/We the Applicant declare that I/We have notified about this application and that all information given is correct	

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This form is only to be used for a current application NOT once a Planning Permit has issued

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
P O BOX 119, DALLAS 3047 - 1079 PACIFIC WALKERS BROADWAY**

H:\Email Documents\CURRENT FORMS FOR INTERNET\Declaration for

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

Page 1 of 1

VOLUME 08868 FOLIO 471

Security no : 124099327532U
Produced 01/08/2022 10:31 AM

LAND DESCRIPTION

Lot 243 on Plan of Subdivision 058948.

PARENT TITLES :

Volume 08744 Folio 066 Volume 08833 Folio 419

Created by instrument A078333 21/12/1970

REGISTERED 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 LP058948 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: 13 WAVERLEY STREET BROADMEADOWS VIC 3047

DOCUMENT END

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Number of Pages (excluding this cover sheet)	2
Document Assembled	01/08/2022 10:32

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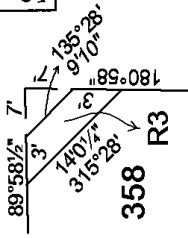
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LP58948

EDITION 1

PLAN MAY BE LODGED 9 111 170

2 SHEETS
SHEET 1



COLOUR CODE

E-1=BLUE

R1, R2, R3, R4, R5, R6 & E-2 = BROWN

HOUSING COMMISSION VICTORIA
 BROADMEADOWS ESTATE
 PLAN OF SUBDIVISION
 PART OF CROWN PORTION 6
 PARISH OF WILL WILL ROCK
 COUNTY OF BOURKE

VOL 8833 FOL 419

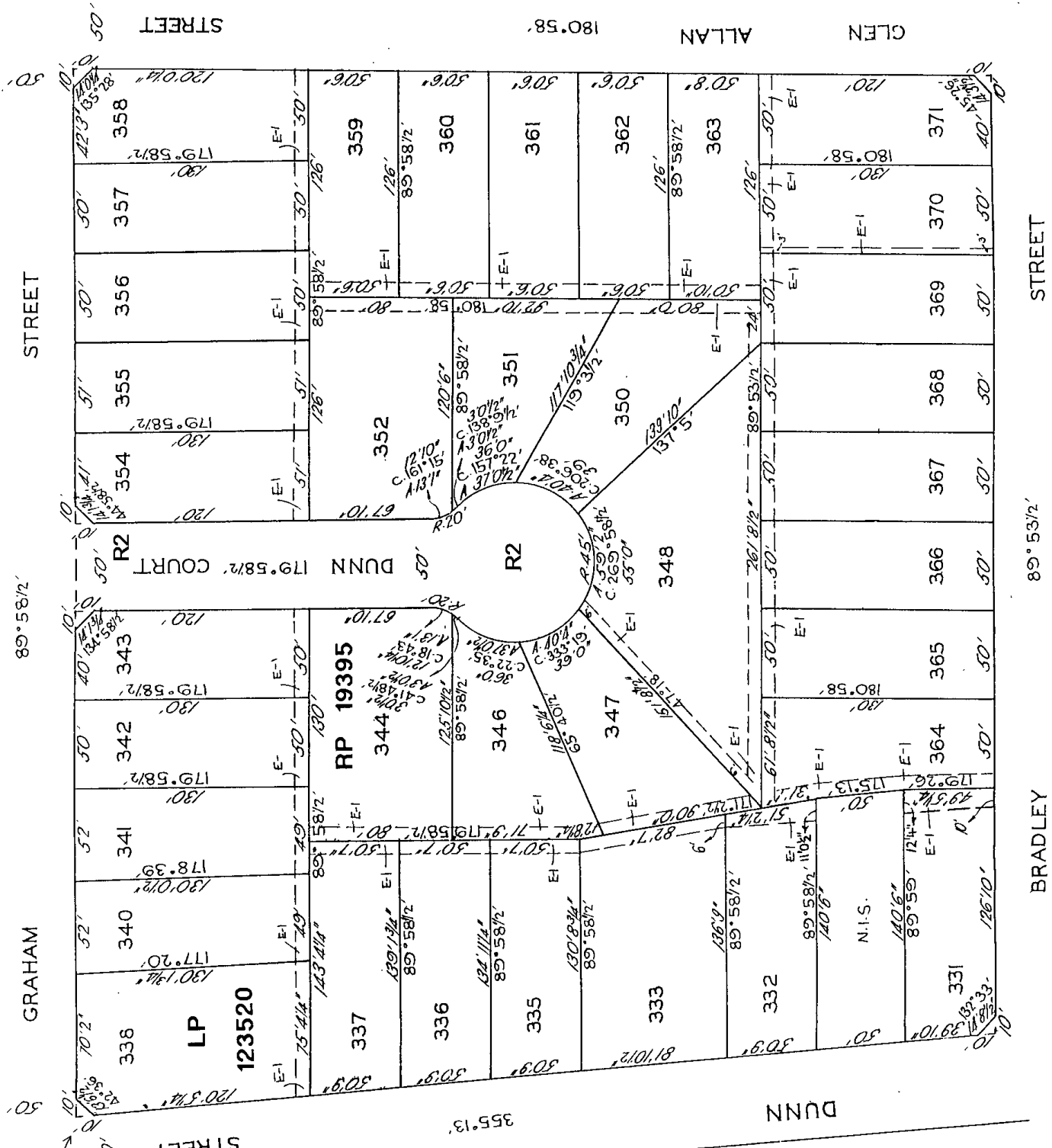
Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

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

THE LAND COLOURED BLUE
 IS APPROPRIATED OR SET
 APART FOR DRAINAGE,
 SEWERAGE AND GAS PURPOSES
 AND IS 8 FEET WIDE EXCEPT
 WHERE OTHERWISE SHOWN



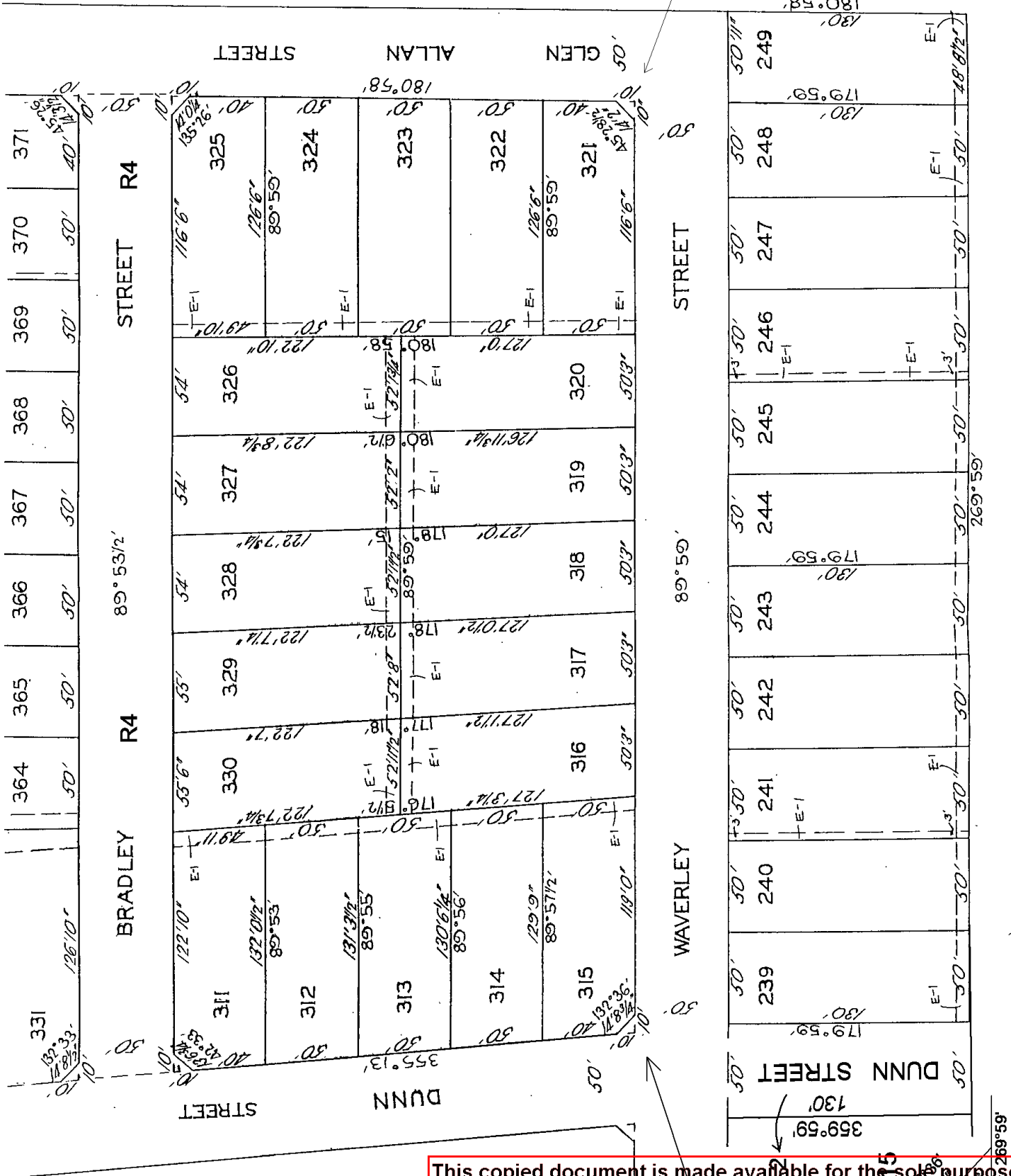
STREET

BRADLEY STREET

89° 53' 1/2"

SEE SHEET 2

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P L A N N I N G &
DESIGN

PLANNING AND DESIGN

31 Enfield Avenue
Preston VIC 3072

T: 03 9018 1529
E: admin@planninganddesign.com.au

PLANNING REPORT ASSESSMENT

13 Waverley Street, Broadmeadows

Proposed development of one dwelling to
the rear of an existing

Municipality: Hume City Council

Planning Application Number: to be
confirmed

Applicant: Planning & Design P/L

Dated: 17 August 2022

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01 | Proposal

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

Dwelling Layout

- Proposed one double storey dwelling (unit 2) is sited to the rear of an existing single storey dwelling (unit 1).
- Unit 1 is renovated to have two bedrooms.
- Unit 2 is designed with traditional living configurations featuring one bedroom on the ground level, and three bedrooms on the first level.

Vehicle access and car parking

- The existing crossover is to be retained for vehicle access to both dwellings.
- Unit 1 is provided with a single car space.
- Unit 2 is provided with a single garage and single carport.

Landscaping

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

Setbacks & Building Heights

- Front setback remains the same, approximately 7.7m from the street.
- The overall height of the proposed dwelling is 7.4m to the top of the roof ridge.

Other features

- No front fence is proposed for this development.

Planning Permit Trigger

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

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02 | Site and Surrounds

Subject Site

The subject site is located on the south side of Waverley Street. The site has a total area of 603.9sqm, with a front and rear boundary of 15.24m and two side boundaries of 39.62m. The site has a fall of approximately 0.6m from north to south. An easement is present along the rear boundary of the site.



The current site contains a detached single storey rendered dwelling with pitched tile roof. The house has a setback of approximately 7.7m from Waverley Street. The front yard is low maintenance, with a 0.5m high front fence of brick piers and metal infill. A wooden ramp is present to the side of the dwelling, connecting to the dwelling entrance. A garage is located to the rear of the dwelling, abutting the eastern boundary. The existing dwelling is to be retained and all other structures, including the rear extension of the dwelling and the wooden ramp are to be demolished to accommodate the proposed development.

No relevant features such as a street tree or power pole are present in the nature strip fronting the site. Vehicle access is available via a crossover located to the east end of the street frontage, this will be retained for the proposed development.



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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 north of the site:

10 Waverley Street

The house is a single storey rendered dwelling with pitched tile roof. It is setback approximately 10.9m from the street. The property is screened by a row of tall trees planted behind the timber front fence. A garage is situated to the rear of the property. Vehicle access is provided via a driveway located along the western boundary.



To the east of the site:

11 Waverley Street

The property is occupied by a single storey weatherboard dwelling with pitched tile roof. It is setback approximately 9.7m from the street. The front yard is low maintenance, brick fencing of 0.6m high is present along the street frontage. A garage is located to the rear of the property, connecting to the street via a crossover located to the west end of the street frontage.



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To the south of the site:

10 Bicknell Court

The house is a single storey brick dwelling with pitched tile roof. The front setback contains a leafy garden, with a row of shrubs planted behind the wired front fence. A carport is located to the side of the dwelling, connecting to the street via a crossover located to the west end of the street frontage.



To the west of the site:

15 Waverley Street

The site is currently vacant, the original dwelling on this property has recently been demolished. A planning permit for the development of three double storey dwellings and the subdivision of 3 lots has been approved for this site.



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Neighbourhood Context

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

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

The subdivision pattern of the area is similar in size and shape, block sizes approximately range from 600-900sqm. The setbacks of the dwellings along Waverley Street in proximity to the subject site range from approximately 5-11m.

Multi-dwelling developments in the neighbourhood includes:



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The Locality

Waverley is a local street connecting to Glen Allan Street (east) and Electric Street (west). The site is located within convenient proximity to various community services and facilities.

Public Transport services

- Bus service 538 – Somerset Estate – Broadmeadows runs nearby on Walsh Street.
- Jacana Station is approximately 500m west (1min drive).

Public open space, sport and recreation facilities

- Anderson Reserve is approximately 200m east (1min drive).
- ATC Cook Reserve is approximately 1km south (2min drive).
- Rupert Wallace Reserve is approximately 1.6km east (3min drive).
- Jack Roper Reserve is approximately 1.7km east (4min drive).
- Johnstone Street Reserve is approximately 1.9km west (4min drive).
- Broadmeadows Town Park is approximately 2.2km north (5min drive).
- Broadmeadows Aquatic and Leisure Centre is approximately 2.2km north (5min drive).

Education services

- Meadows Primary School is approximately 1.6m east (4min drive).
- Glenroy Secondary College is approximately 2.5km south (6min drive).
- Penola Catholic College is approximately 650m north (2min drive).
- St Dominic's School is approximately 1.1km north (3min drive).
- Glenroy Private is approximately 1.8km east (4min drive).

Retail services

- Olsen Place shopping area is approximately 1km east (3min drive).
- Glenroy shopping precinct is approximately 2.1km south (6min drive).
- Broadmeadows Central is approximately 2.3km north (6min drive).
- Dallas shopping area is approximately 2.9km north (6min drive).

Religious services

- The Uniting Church in Australia is approximately 1.1km north (3min drive).

Health services

- Broadmeadows Medical Centre is approximately 1.6km east (4min drive).
- Broadmeadows Hospital is approximately 1.7km north (4min drive).

Community services

- Broadmeadows Community Hub is approximately 950m east (2min drive).
- Broadmeadows Library is approximately 2.2km north (6min drive).

Emergency and government services

- Australia Post is approximately 1km east (3min drive).
- Centrelink and Medicare is approximately 2.3km north (6min drive).
- Hume City Council is approximately 2.3km north (6min drive).

Site Opportunities & Constraints

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

Opportunities

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

Constraints

- An easement is present along the rear boundary.
- The properties to the east, south and west contains secluded open space areas in proximity to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Planning Policy Framework

The Planning Policy Framework (PPF) provides the broad guiding principles to facilitate appropriate land use and development. The following key themes and policies are of particular relevance to this application:

Clause 11 Settlement, including:

- Clause 11.01-1S Settlement
To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1R Settlement – Metropolitan Melbourne
- Clause 11.02-1S Supply of urban land
To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 15 Built Environment and Heritage, including:

- Clause 15.01-1S Urban design
To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Clause 15.01-1S Urban design – Metropolitan Melbourne
To create a distinctive and liveable city with quality design and amenity.
- Clause 15.01-2S Building design
To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

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- Clause 15.01-3S Subdivision design
To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Clause 15.01-4S Healthy neighbourhoods
To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- Clause 15.01-4R Healthy neighbourhoods – Metropolitan Melbourne
- Clause 15.01-5S Neighbourhood character
To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- Clause 15.02-1S Energy and resource efficiency
To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing, including:

- Clause 16.01-1S Housing supply
To facilitate well-located, integrated and diverse housing that meets community needs.
- Clause 16.01-1R Housing supply – Metropolitan Melbourne
- Clause 16.01-2S Housing affordability
To deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport, including:

- Clause 18.01-1S Land use and transport planning
To create a safe and sustainable transport system by integrating land use and transport.

Local Planning Policy Framework

The Municipal Strategic Statement (MSS) and Local Planning Policies outline key objectives and strategies of a given municipality and provide specific guidelines for planning, land use and development. The proposal accords with the following key municipal strategies and local policies:

Clause 21.01 Municipal Profile:

Hume City is one of Melbourne's seven growth area municipalities. It also forms a part of Melbourne's Northern Growth Corridor, which plays a vital role in meeting demands of the growing population. The municipal is a key gateway to the north of Melbourne with great accessibility to the Melbourne CBD, Melbourne Airport and the Port of Melbourne.

Clause 21.02 Urban Structure and Settlement:

Clause 21.02-1 Managing Growth and Increasing Choice focuses on the diversity and mix use of land for the growing population. Key objectives and strategies of relevance include:

- Objective 1 To facilitate large scale change that meets the needs of Hume's growing population and provides choice and equitable access to a range of housing, employment, transport, services and facilities.*

- Strategy 1.2 Identify strategic development sites with good access to public transport that can accommodate increased dwelling densities and provide for smaller housing products.*
- Strategy 1.3 Facilitate high density residential development within and around activity centres and train stations.*
- Objective 2 To ensure that the planning for growth in Hume minimises the impact on the environment and heritage.*
- Strategy 2.1 Ensure biodiversity, landscape, heritage and waterway values are appropriately considered during the planning process.*
- Strategy 2.2 Ensure new development maximises the retention of biodiversity, including scattered trees.*

Clause 21.03 Liveable Neighbourhoods and Housing:

Clause 21.03-2 Housing focuses on housing diversity and the increasing demand for smaller dwellings to accommodate the ageing population. Key objectives and strategies of relevance include:

- Objective 4 To increase the diversity of housing in Hume.*
- Strategy 4.1 Encourage well designed infill residential development that provides smaller housing product.*
- Strategy 4.2 Encourage the development of one and two bedroom dwellings.*
- Strategy 4.3 Encourage housing that is able to be adapted for different life stages or is suitable for the needs of an ageing household.*

Clause 21.04 Built Environment and Heritage:

Clause 21.04-1 Urban Design focuses on the appearance, layout and function of the built environment. Key objectives and strategies of relevance include:

- Objective 1 To improve the image and appearance of Hume Corridor's established areas and deliver high quality development in new growth areas across Hume.*
- Strategy 1.3 Ensure development addresses the street and provides an active interface to the public realm, including open space and creek corridors.*
- Objective 3 To enable well designed medium and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.*
- Strategy 3.6 Encourage and support well designed infill residential development in areas characterised by single and double storey detached dwellings.*
- Strategy 3.8 Encourage front fencing that is low and/or permeable.*

Clause 21.04-2 Environmentally Sustainable Design and Development focuses on the sustainability of new developments to be more resilient to the impacts of climate change and more resource, energy and water efficient. Key objectives and strategies of relevance include:

- Objective 7 To encourage environmentally sustainable design and development.*
- Strategy 7.3 Ensure the design of new subdivisions and the siting of buildings maximises passive solar design principles.*
- Objective 8 To minimise the contribution of new development to the Urban Heat Island effect.*
- Strategy 8.1 Encourage development to maximise the use of permeable surfaces.*

Clause 21.07 Transport Connectivity and Infrastructure:

Clause 21.07-1 Connectivity and Choice focuses on transport connectivity and variety in transport modes. Key objectives and strategies of relevance include:

- Objective 4* *To design high quality, well-connected neighbourhoods which promote sustainable modes of transport.*
- Strategy 4.1* *Ensure the design of subdivisions provides a permeable and legible street network which allows safe and direct pedestrian and cycle access to local destinations and the major road network.*

Statutory Planning Controls

Zone

The land is in a General Residential Zone – Schedule 1. The purpose of this Zone includes

- *To implement the Municipal Planning Strategy and the 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, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Minimum Garden Area requirement

Clause 32.08-4 applies to the construction or extension of a dwelling or residential building. Table below sets out the requirement for the minimum percentage of a lot set aside as garden area:

<i>400-500sqm</i>	<i>25%</i>
<i>Above 500-650sqm</i>	<i>30%</i>
<i>Above 650sqm</i>	<i>35%</i>

Varied Requirements of Clause 55

There are no varied Clause 55/ResCode requirements in Schedule 1 to the General Residential Zone.

Overlay

The land is not affected by any planning overlays.

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:

Clause 52.06 Car Parking

The clause applies for the provision of car parking. 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.*

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- *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.*

Clause 53.18 Stormwater Management in Urban Development

The clause 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.*

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The Clause (ResCode) 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.*

General Provisions

Clause 65 Decision Guidelines establishes a list of considerations prior to deciding on an application or approval of a plan. Relevant matters include:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

04 | Planning Assessment

Planning Policy Considerations

The proposal is in accordance with the overarching objectives within the Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement. The findings are as follows:

Urban consolidation

The subject site is situated in an established and highly accessible area, achieving urban consolidation for the efficient use of existing infrastructures and services. It is located within the Principal Public Transport Network Area, with walking distance to public transportation. Furthermore, it has excellent proximity to activity centres, schools, recreation facilities and other social infrastructure. The high accessibility of the site will encourage residents to use sustainable transport modes such as walking, cycling and public transport. As sought by Clause 11, 18, 21.02 and 21.07 of the planning scheme.

Housing supply, diversity and affordability

The proposed development has been designed to comply with the managing of change and growth in the residential areas of Hume. The proposal brings an additional dwelling to the area, this will vary in size and layout compared to the existing dwelling. Thus, greater housing choice and diversity to the neighbourhood is supported. Housing affordability is also encouraged as multi-unit developments are relatively more affordable in comparison to low density developments (single dwelling on a similar sized land). As sought by Clause 16 and 21.03 of the planning scheme.

Neighbourhood character

The proposed development sensitively responds to the interfaces to Waverley Street and its wider surrounding, making a positive contribution to the locality. The dwelling is a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. Exterior building materials proposed for the dwelling are selected to complement the architectural style and enhance the neighbourhood and streetscape character of the area. Recession of upper floor level footprint from the ground floor envelope is adopted to reduce visual bulk and to create a more gradual transition between the single and double storey built form of the area. The existing landscape character of the area will be enhanced by ensuring sufficient open space is provided to allow for the planting of canopy trees. No front fence is proposed for this development to reinforce the open streetscape character and to allow views to the front yards. As sought by Clause 15 and 21.04 of the planning scheme.

Zoning and Overlay Considerations

General Residential Zone

The proposed development meets the purpose of the General Residential Zone in respecting the neighbourhood character of the area and contributing to the diversity of housing types in a location offering good access to services and transport. The design also complies with the minimum garden area requirement by providing 39.4% of garden area for a block 500-650sqm in size.

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ResCode Considerations

The proposal demonstrates a high level of compliance with the objectives and standards of Clause 55/ResCode as detailed in the assessment in Appendix 1.

Access and Car Parking Considerations

Dwellings will meet the requirements of Clause 52.06-5 of the planning scheme in the provision of one car space for one or two bedroom units and two car space for three or more bedroom units. The existing dwelling is provided with a single car space and the proposed dwelling is provided with a single garage and single carport.

The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The existing crossover located to the east end of the street frontage is to be retained for vehicle access to both dwellings. Please refer to Appendix 2 for a detailed assessment of the objectives and standards in Clause 52.06-9 of the planning scheme.

Stormwater Considerations

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

05 | Conclusion

In summary, the proposed development of one new dwelling to the rear of an existing dwelling accords with the state and local policies in the Planning Scheme. It is an appropriate form of infill development for the site based on existing dwellings in the immediate and surrounding area. Therefore, the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

06 | Appendices

Appendix 1 – ResCode (Clause 55) 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.

<p>Neighbourhood character Clause 55.02-1 Standard B1</p>	<p>Complies with standard and objective.</p> <p>The proposed development is appropriate to the neighbourhood and the site. Refer to the Neighbourhood and Site Description Plan and Design Response.</p> <p>The existing single storey dwelling on site will be retained and a new double storey dwelling is proposed to be built to the rear. This respects the preferred single and double storey character of the area and will bring minimum impact to the existing streetscape.</p> <p>The proposed dwelling is a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. It will maintain the predominant built form in the area.</p> <p>The building materials proposed for the dwelling have the dual purpose of softening the appearance of the development whilst providing different textures that complement the existing architectural style and enhance the neighbourhood and streetscape character of the area.</p> <p>No front fence is proposed for this development to retain the open streetscape character. A spacious front setback is provided to allow for planting of canopy trees and shrubs that contribute to the streetscape.</p>
<p>Residential policy Clause 55.02-2 Standard B2</p>	<p>Complies with standard and objective.</p> <p>The proposed development meets the objectives in aspects such as affordable housing and providing for the needs of residents at various stages of life.</p> <p>The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.</p> <p>The subject site is within close proximity of a number of community facilities and services including open space facilities, schools and shopping facilities are all within proximity of the site. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services.</p> <p>The proposed development complies with the State Government’s initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area.</p>
<p>Dwelling diversity Clause 55.02-3 Standard B3</p>	<p>Not applicable.</p> <p>The development does not meet or exceed ten dwellings.</p>

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Infrastructure Clause 55.02-4 Standard B4	Complies with standard and objective. The dwelling is proposed in an established area with appropriate utility services and infrastructure. It should also not represent any unreasonable burden on existing services and facilities.
Integration with the street Clause 55.02-5 Standard B5	Complies with standard and objective. Existing dwelling will have direct integration with Waverley Street and proposed dwelling will have indirect integration with Waverley Street.
Street setback Clause 55.03-1 Standard B6	Not applicable. Front setback remains unchanged. The existing dwelling is setback 7.7m from the street.
Building height Clause 55.03-2 Standard B7	Complies with standard and objective. The overall total height of the proposed development is 7.4m to the top of the roof ridge. This is less than the limit of 9m as specified to the zone. The development will have minimal visual impact on adjoining properties or when viewed from the street.
Site coverage Clause 55.03-3 Standard B8	Complies with standard and objective. The proposed site coverage is 43.3%, which is less than the maximum 60%.
Permeability Clause 55.03-4 Standard B9	Complies with standard and objective. The proposed site permeability is 39.5%, which is well above the minimum 20%. Hard surfaces have been reduced as much as possible to allow for more permeable areas and for landscaping opportunities. The proposed development will provide good onsite stormwater infiltration and to reduce the impact of increased storm water runoff.
Energy efficiency Clause 55.03-5 Standard B10	Complies with standard and objective. The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage. The proposed dwelling is sited, oriented, and designed to ensure that the energy efficiency of the existing dwellings on abutting properties is not unreasonably reduced.
Open space Clause 55.03-6 Standard B11	Not applicable. The development is not located adjacent to any public and communal open space.
Safety Clause 55.03-7 Standard B12	Complies with standard and objective. The entrances are not obscured or isolated from the street. They will enable casual surveillance of visitors and the street. The private open space for each dwelling will be appropriately designed and sited with the protection of side and rear fences so that it is not used as a public thoroughfare.

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Landscaping Clause 55.03-8 Standard B13	Complies with standard and objective. 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.
Access Clause 55.03-9 Standard B14	Complies with standard and objective. The existing single crossover on will be retained. The width of the accessway does not exceed 40% of the street frontage for a site with a street frontage less than 20m.
Parking location Clause 55.03-10 Standard B15	Complies with standard and objective. New vehicle storages are close and convenient to each dwelling. Garages are also well ventilated.
Side and rear setbacks Clause 55.04-1 Standard B17	Complies with standard and objective. The proposed development complies with the side and rear setback as outlined in the standard: <i>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.</i>
Walls on boundaries Clause 55.04-2 Standard B18	Complies with standard and objective. A wall is proposed to be built along the eastern boundary of the site. The length of the new wall does not exceed 10m plus 25 per cent of the remaining length of the boundary of an adjoining lot as suggested by the standard. The height of the boundary wall does not exceed an average of 3.2m as suggested by the standard.
Daylight to existing windows Clause 55.04-3 Standard B19	Complies with standard and objective. The proposed dwelling is sited with sufficient distance from existing windows of adjoining properties. Habitable room windows of adjoining dwellings will still maintain direct access to daylight. All windows will maintain a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.
North-facing windows Clause 55.04-4 Standard B20	Not applicable. No existing north-facing windows are present within 3m of a boundary.
Overshadowing open space Clause 55.04-5 Standard B21	Complies with standard and objective. 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 Clause 55.04-6 Standard B22	Complies with standard and objective. Windows have been designed to limit overlooking into habitable room windows and secluded open space of adjacent properties.

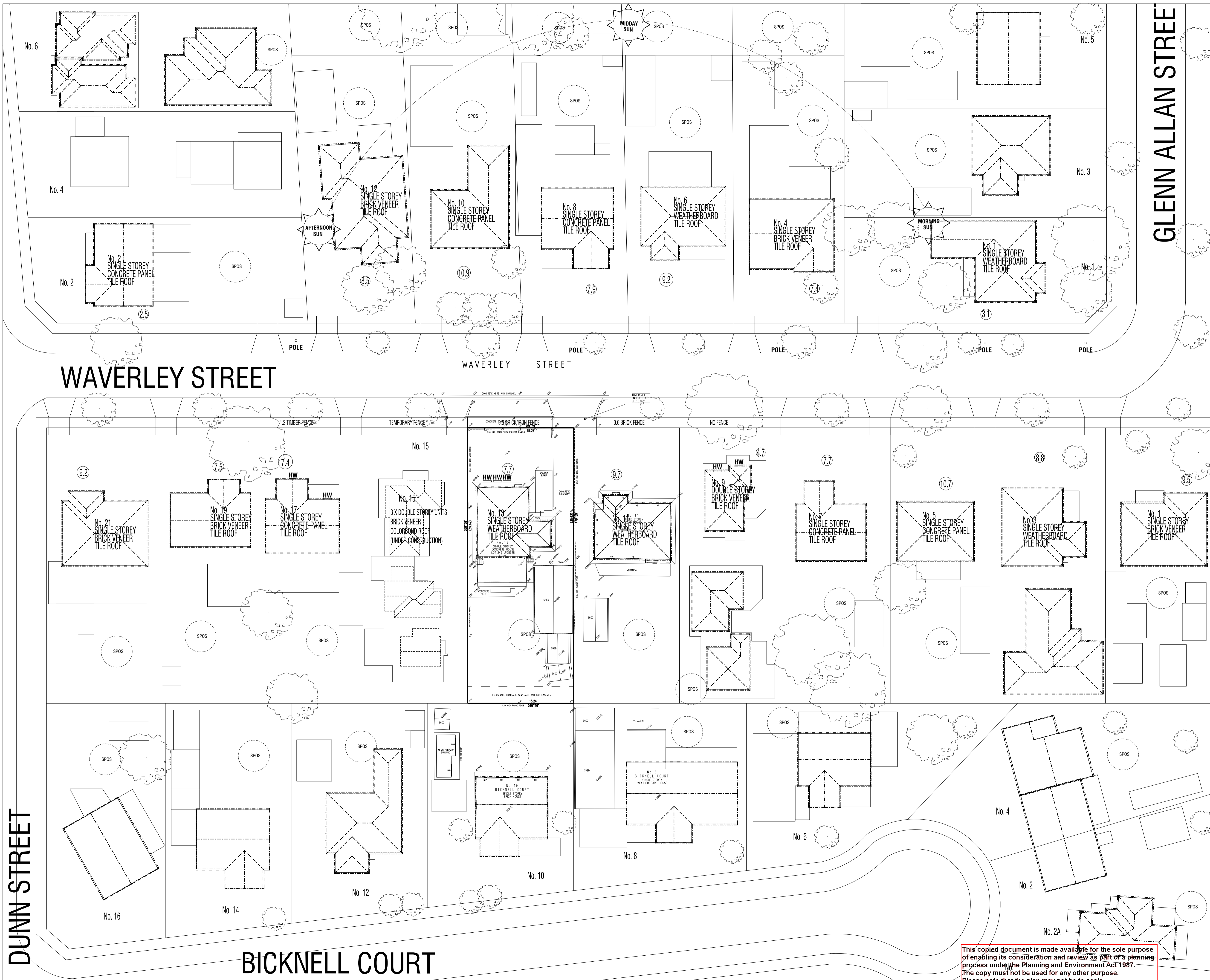
	Views from living areas are orientated towards the private open space where possible.
Internal views Clause 55.04-7 Standard B23	Complies with standard and objective. The proposed dwelling has been designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.
Noise impacts Clause 55.04-8 Standard B24	Complies with standard and objective. The proposed development has been 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 have been designed and sited to take into consideration noise sources on immediately adjacent properties.
Accessibility Clause 55.05-1 Standard B25	Complies with standard and objective. The proposed dwelling has been 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. Each dwelling has access to the entrance from the pedestrian links and accessways.
Dwelling entry Clause 55.05-2 Standard B26	Complies with standard and objective. Each dwelling will have its own sense of identity and address. The entrances for the dwellings are appropriately oriented to front onto Waverley Street and the internal accessway.
Daylight to new windows Clause 55.05-3 Standard B27	Complies with standard and objective. The proposed development has been designed to provide adequate daylight into new habitable room windows. All windows have a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.
Private open space Clause 55.05-4 Standard B28	Complies with standard and objective. 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 proposed design meets the requirement of minimum 40sqm of private open space (POS) and minimum 25sqm of secluded private open space (SPOS) with a minimum dimension of 3m. The private open space for the dwellings is located off living areas, in the rear or side of the dwellings.
Solar access to open space Clause 55.05-5 Standard B29	Complies with standard and objective. The design has sought to orientate the open space areas to capitalize on the northern aspect as far as applicable.

	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.
Storage Clause 55.05-6 Standard B30	Complies with standard and objective. Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space. The storage facilities will not be visible from the street.
Design detail Clause 55.06-1 Standard B31	Complies with standard and objective. Design detail such as façade articulation, window and door proportions, roof forms, verandahs, eaves and exterior finishes are designed to both enhance and integrate with the streetscape. Visual bulk is reduced through articulation, recessed walls, spacing and the variety of materials and colours selected for the dwelling. The garage is designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Front fences Clause 55.06-2 Standard B32	Not applicable. No front fence is proposed for this development.
Common property Clause 55.06-3 Standard B33	Complies with standard and objective. The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments. Vehicle accessways to the dwellings will be functional and capable of efficient management. Car parking, access areas and site facilities are practical, attractive and easily maintained.
Site services Clause 55.06-4 Standard B34	Complies with standard and objective. Adequate and accessible site facilities will be provided to each dwelling, including mailboxes and bins enclosures.

Appendix 2 – Car Parking Assessment

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

Accessways Design standard 1	Complies with standard. The accessways are functional, with a minimum width of 3m, and corner visibility splays.
Car parking spaces Design standard 2	Complies with standard. A single car space is at least 4.9 m long and 2.6m wide and a single garage/carport is at least 6m long and 3.5m 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. The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Safety Design standard 6	Complies with standard. The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	Complies with standard. The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.



- KEY**
- P.O.S PRIVATE OPEN SPACE
 - S.P.O.S SECLUDED PRIVATE OPEN SPACE
 - HW HABITABLE WINDOWS
 - CANOPY TREES
 - 8.2 BUILDING SETBACKS TO BOUNDARY FENCE LINE
 - ↑ PHOTO VIEW ANGLE
 - POLE POWER POLE
 - PIT PHONE PIT

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NORTH

Revisions

Rev-	Description

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DATE	SCALE	DRAWN BY	PROJECT No.
AUG 2022	1:250@A1 1:500@A3	C.M	7296

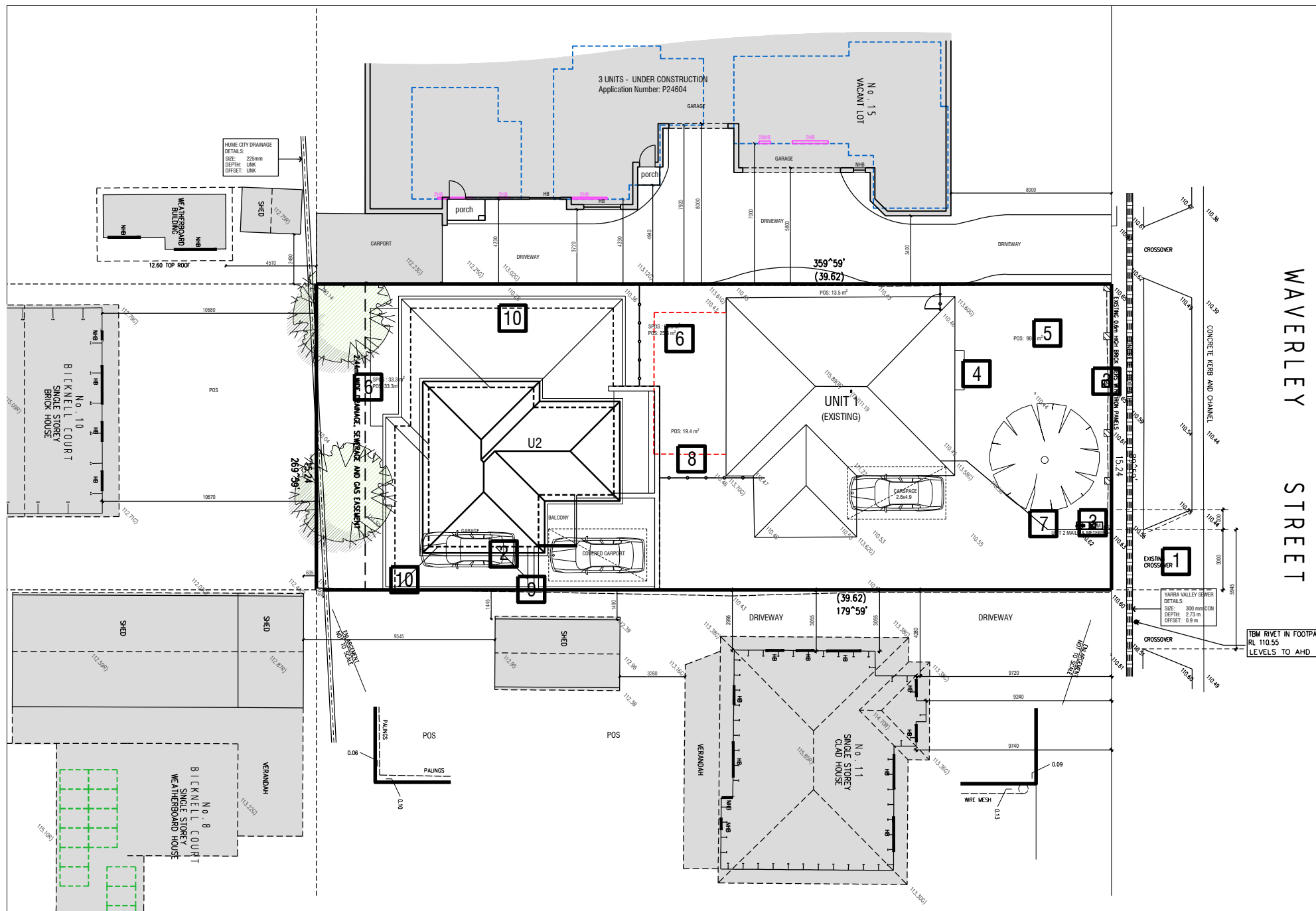
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
 13 WAVERLEY STREET, BROADMEADOWS

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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 SETBACKS BETWEEN UNITS AIMS TO RETAIN EXISTING SIGHT LINES WITHIN AND THROUGH THE SITE. THIS WILL ALSO REDUCE VISUAL BULK OF THE NEW DEVELOPMENT.
- 9 ANY PROPOSED WALLS TO BE BUILT TO THE BOUNDARY ARE LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES.
- 10 UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.



WAVERLEY STREET



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Revisions

Rev- A 01.08.2022	ISSUE FOR TP SUB
Rev- B 25.01.2023	ISSUE FOR RFI SUBMISSION

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DESIGN RESPONSE

UNIT DEVELOPMENT
13 WAVERLEY STREET,
BROADMEADOWS

DR
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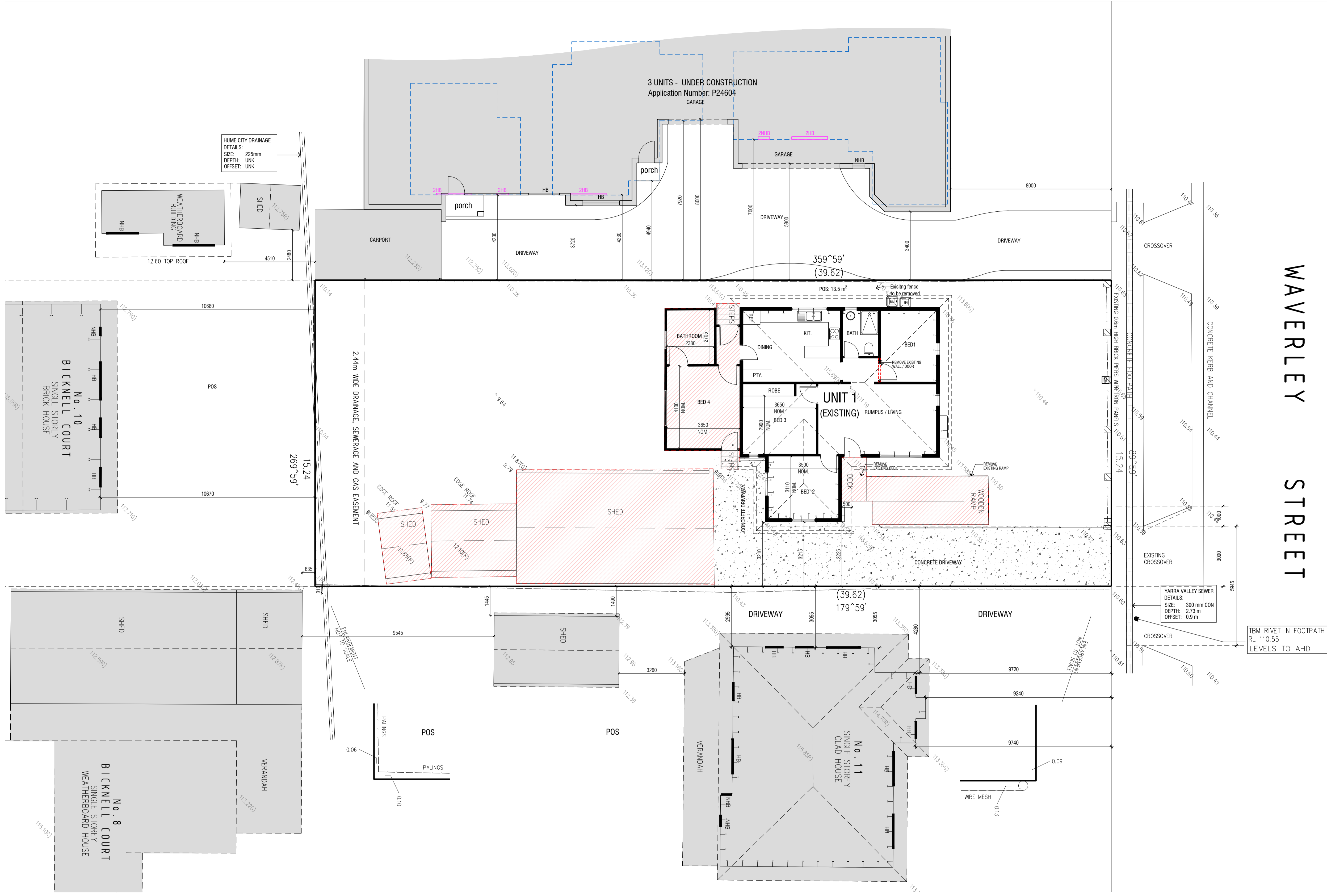
AREA SCHEDULE:

UNIT 1	
GROUND FLOOR AREA:	86.9 m ²
PORCH:	2.3 m ²
GARAGE:	--- m ²
TOTAL AREA:	9.6 SQ 89.2 m²
POS:	148.9 m ²
SPOS:	25.5 m ²
UNIT 2	
GROUND FLOOR AREA:	111.7 m ²
FIRST FLOOR AREA:	59.5 m ²
PORCH:	2.7 m ²
GARAGE:	32.5 m ²
COVERED CARPORT:	24.9 m ²
BALCONY:	4.5 m ²
TOTAL AREA:	25.4 SQ 235.8 m²
POS:	85.6 m ²
SPOS:	66.8 m ²
SITE	
SITE AREA:	603.9 m ²
SITE COVERAGE:	43.3% 261.2 m ²
SITE PERMEABILITY:	39.5% 238.7 m ²
GARDEN AREA:	39.4% 238.2 m ²

LEGEND

	EXISTING AREA TO BE DEMOLISHED
	HABITABLE WINDOW
	NON-HABITABLE WINDOW
	FIRST FLOOR HABITABLE WINDOW
	FIRST FLOOR NON-HABITABLE WINDOW

WAVERLEY STREET



Revisions	PLANNING & DESIGN PT.	DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT No.
Rev. A - 01.08.2022 - TOWN PLANNING SUBMISSION	31 Erindale Ave, Preston 3072 T:9018 1529 www.planninganddesign.com.au	JULY 2022	1:100@A1	H.S.	C.M.	7296

EXISTING GROUND FLOOR PLAN

UNIT DEVELOPMENT
13 WAVERLEY STREET,
BROADMEADOWS

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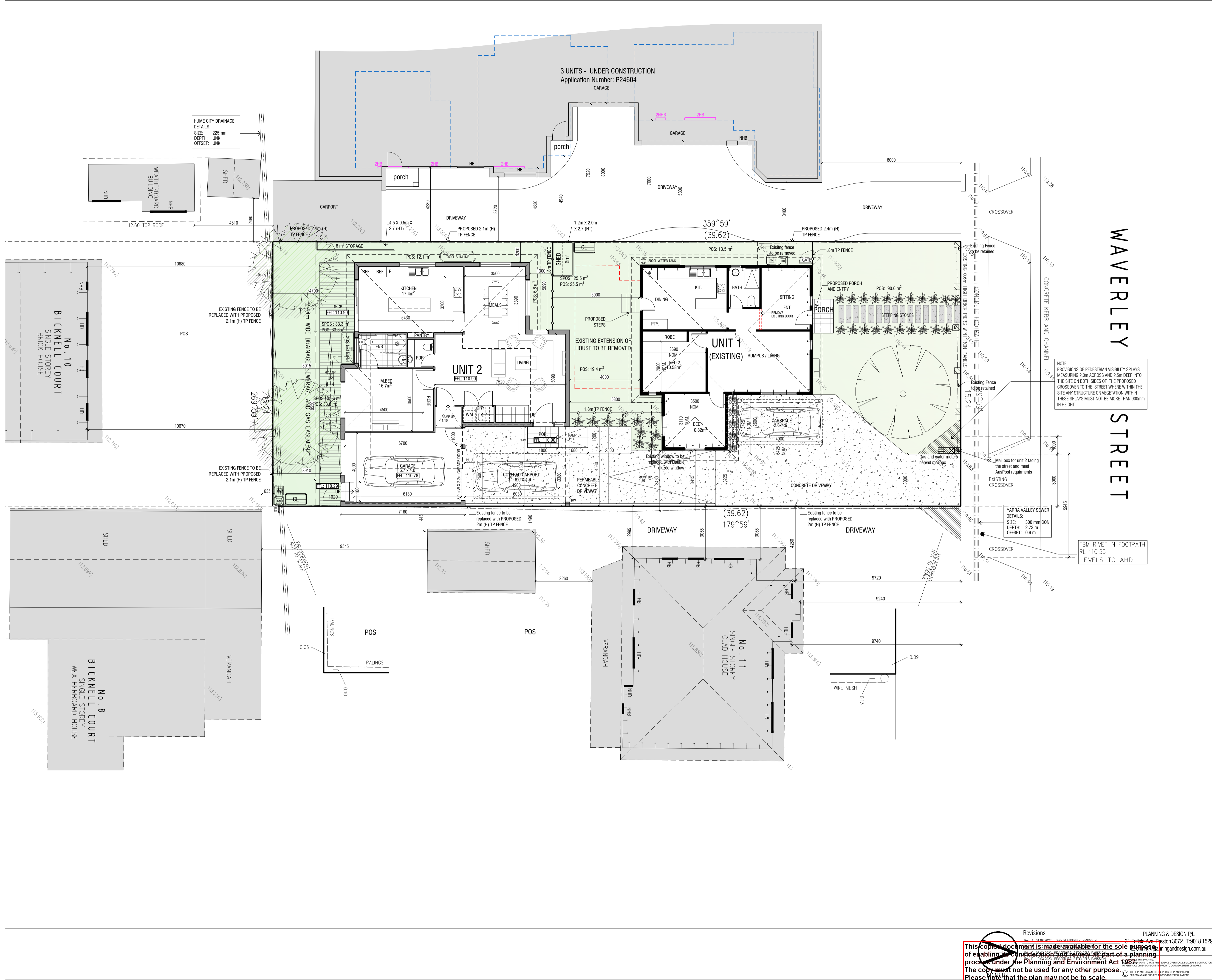
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GARAGE:	32.5 m ²
COVERED CARPORT:	24.9 m ²
BALCONY:	4.5 m ²
TOTAL AREA:	25.3 SQ 235.3 m²
POS:	85.6 m ²
SPOS:	66.8 m ²
SITE	
SITE AREA:	603.9 m ²
SITE COVERAGE:	43.2% 260.7 m ²
SITE PERMEABILITY:	46.3% 279.6 m ²
GARDEN AREA:	39.8% 240.6 m ²

LEGEND

	200L WATER TANK TO TREAT SELECTED ROOF AREA VIA CHARGED SYSTEM. CONNECT WATER TANK TO ALL SANITARY FLUSHING AND GARDEN IRRIGATION.
	PROPOSED 6m ³ EXTERNALLY ACCESSIBLE STORAGE AREA
	PROPOSED CLOTHES LINE
	PROPOSED BIN STORAGE AREA
	GAS, WATER AND ELECTRICITY METER AND MAILBOX
	HABITABLE WINDOW
	NON-HABITABLE WINDOW

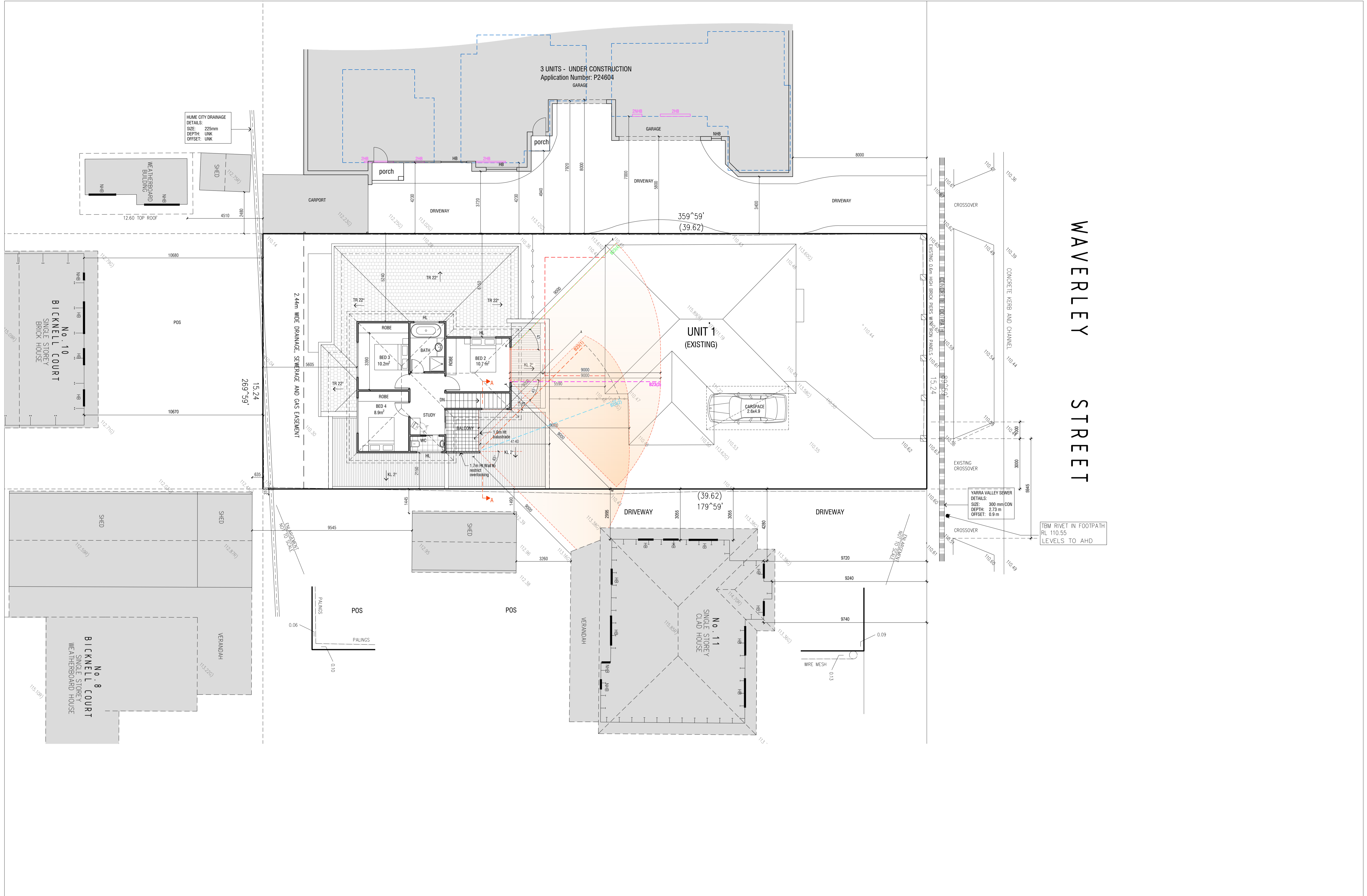


NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE ON BOTH SIDES OF THE PROPOSED CROSSOVER TO THE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 900mm IN HEIGHT

YARRA VALLEY SEWER DETAILS:
 SIZE: 300 mm CON
 DEPTH: 2.73 m
 OFFSET: 0.9 m

TBM RIVET IN FOOTPATH
 RL 110.55
 LEVELS TO AHD

<p>Revisions</p> <p>1. 01/08/2022: STWALTERS ARCHITECTURE</p>	<p>PLANNING & DESIGN P/L</p> <p>31 Erlich Ave, Preston 3072 T:9018 1529</p> <p>www.planninganddesign.com.au</p>	<p>DATE: JULY 2022</p> <p>SCALE: 1:1000(A1)</p> <p>DRAWN BY: H.S.</p> <p>CHECKED BY: C.M.</p> <p>PROJECT No: 7296</p>
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WAVERLEY STREET

HUME CITY DRAINAGE
DETAILS:
SIZE: 225mm
DEPTH: UNK
OFFSET: UNK

YARRA VALLEY SEWER
DETAILS:
SIZE: 300 mm CON
DEPTH: 2.73 m
OFFSET: 0.9 m

TBM RIVET IN FOOTPATH
RL 110.55
LEVELS TO AHD

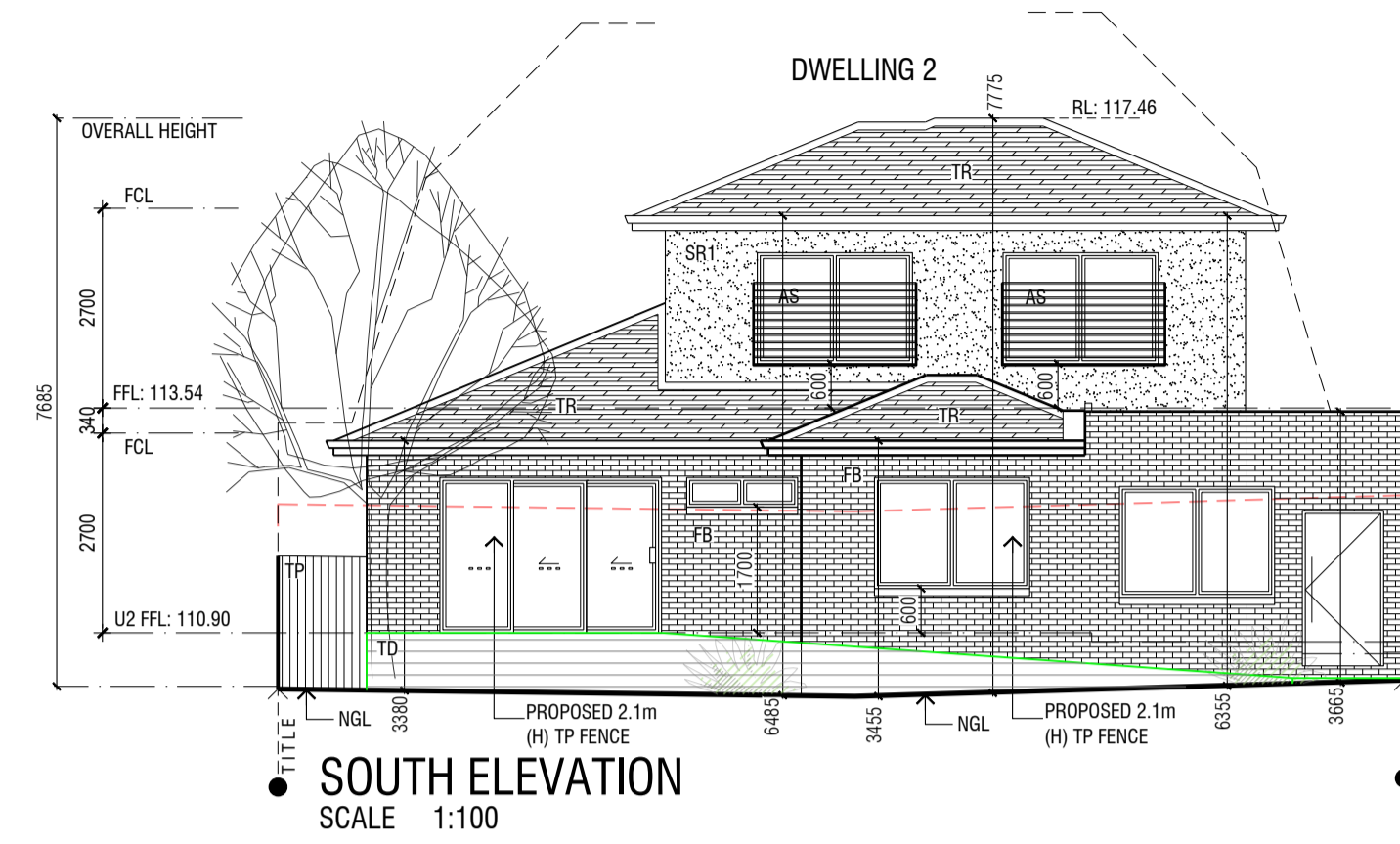
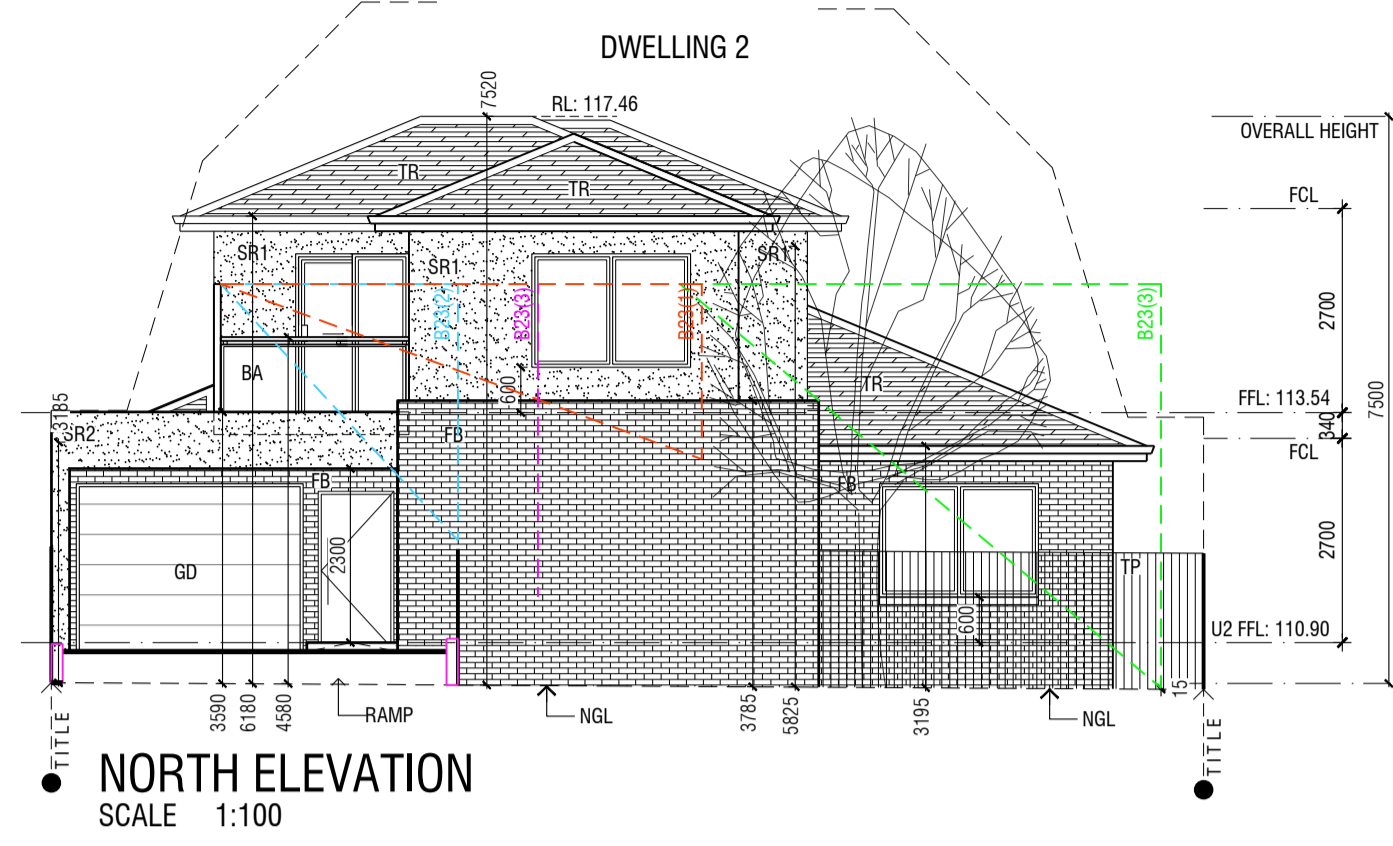
Revisions	PLANNING & DESIGN P/L	DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT No.
Rev. 1 - 01-08-2022 - TOWN PLANNING SUBMISSION	31 Erindale Ave, Preston 3072 T:9018 1529 www.planninganddesign.com.au	JULY 2022	1:100@A1	H.S.	C.M.	7296

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PLANNING & DESIGN

UNIT DEVELOPMENT
13 WAVERLEY STREET,
BROADMEADOWS

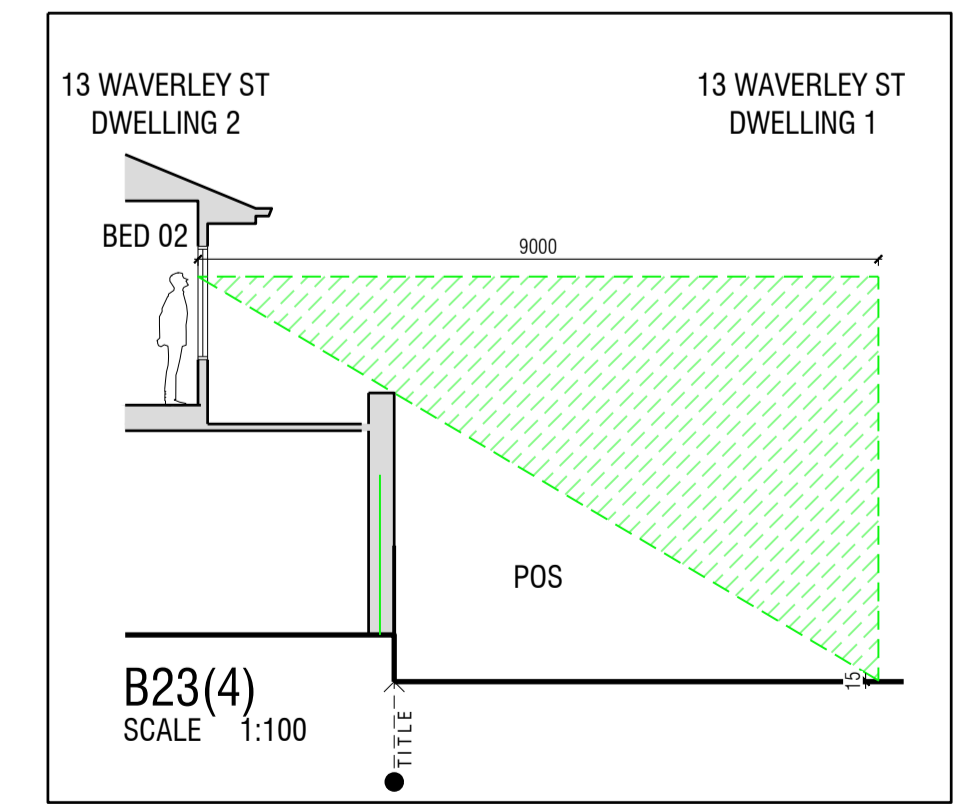
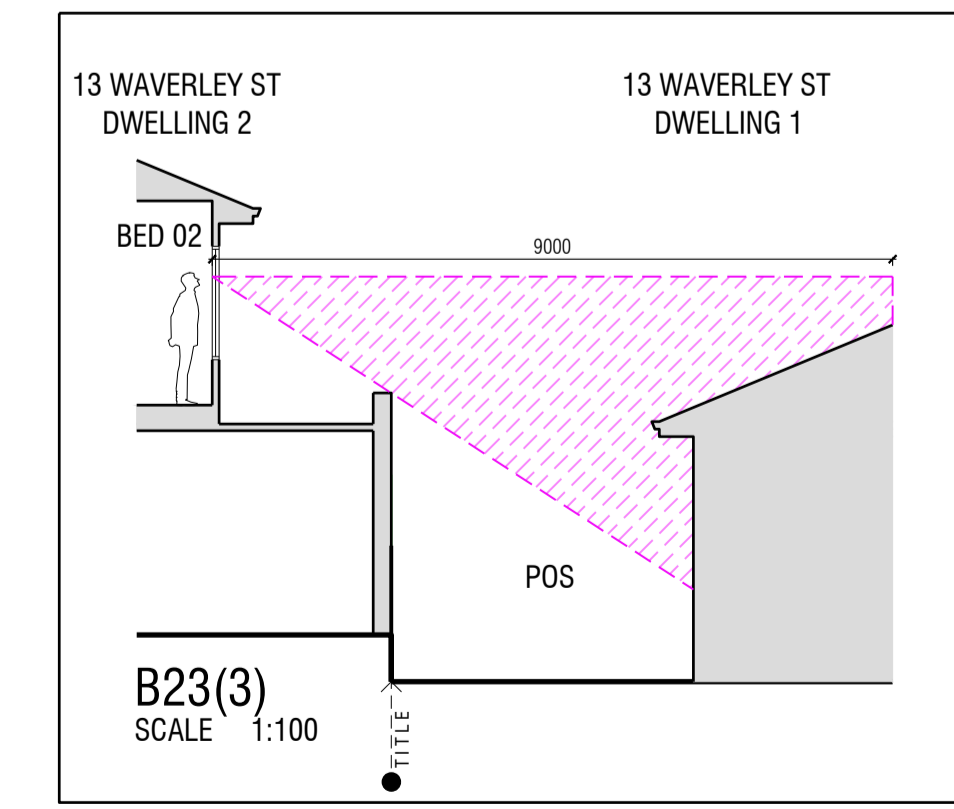
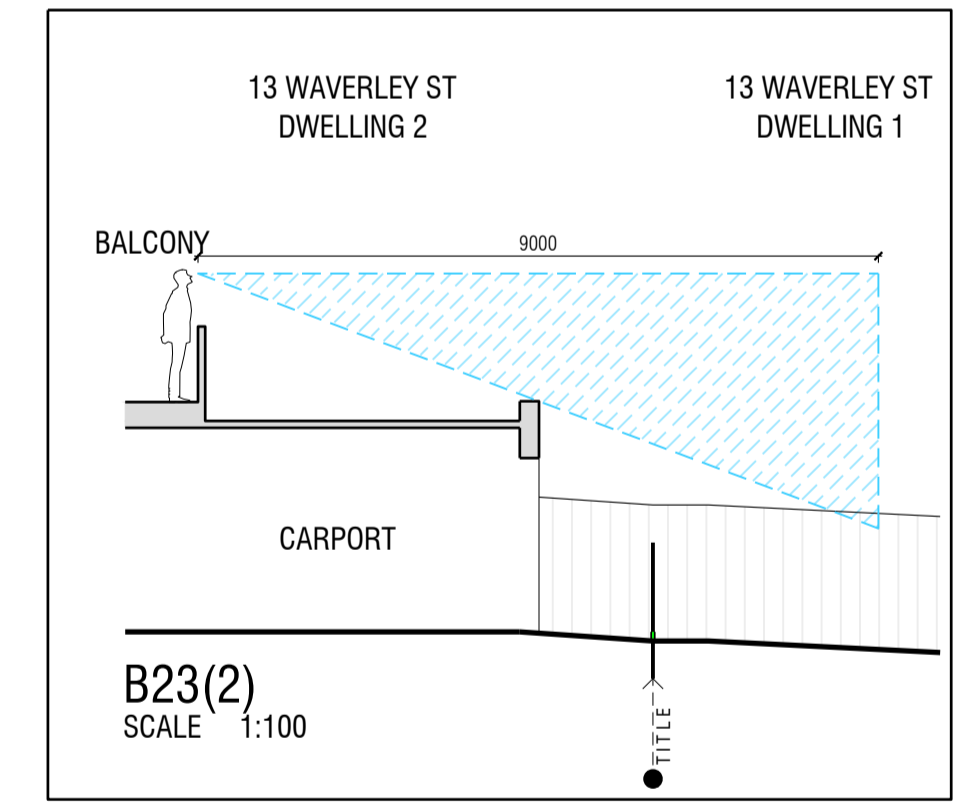
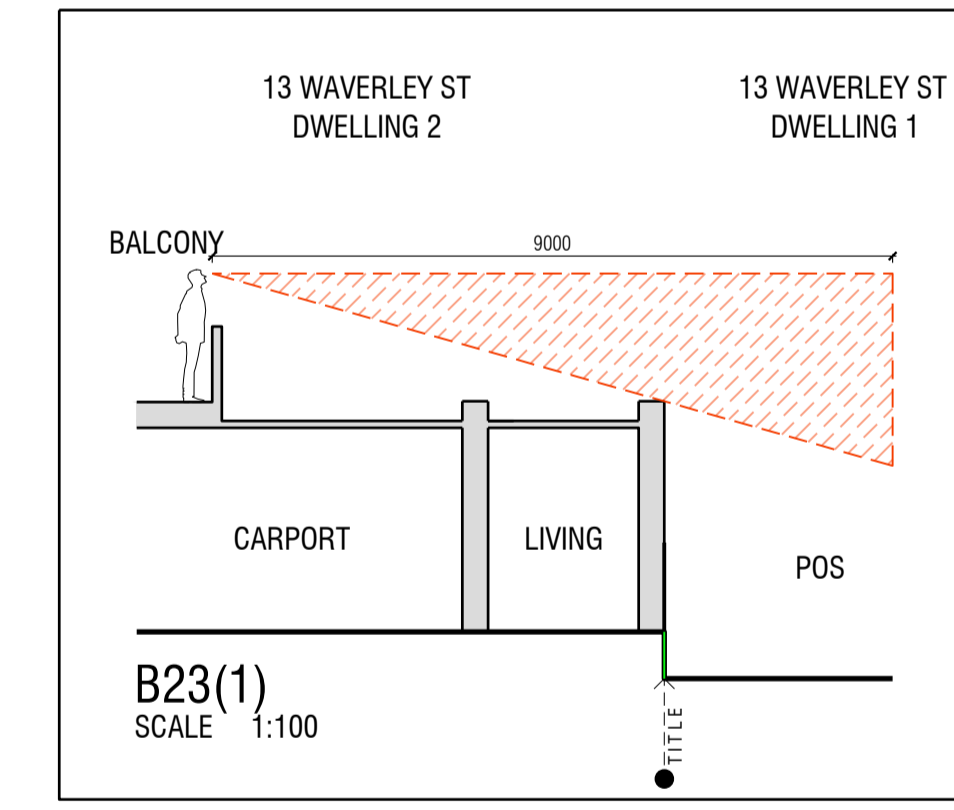
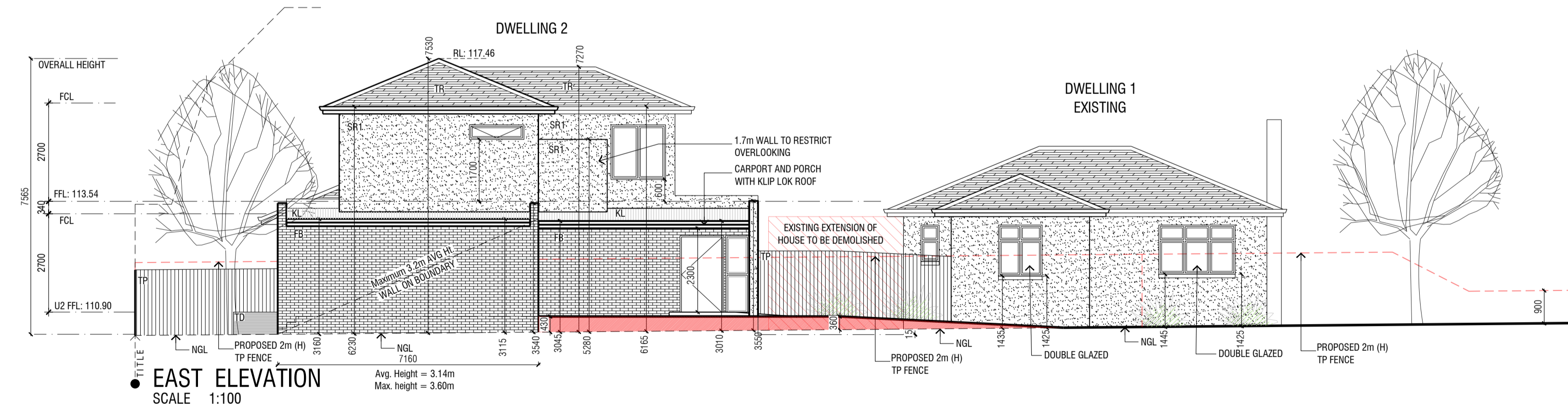
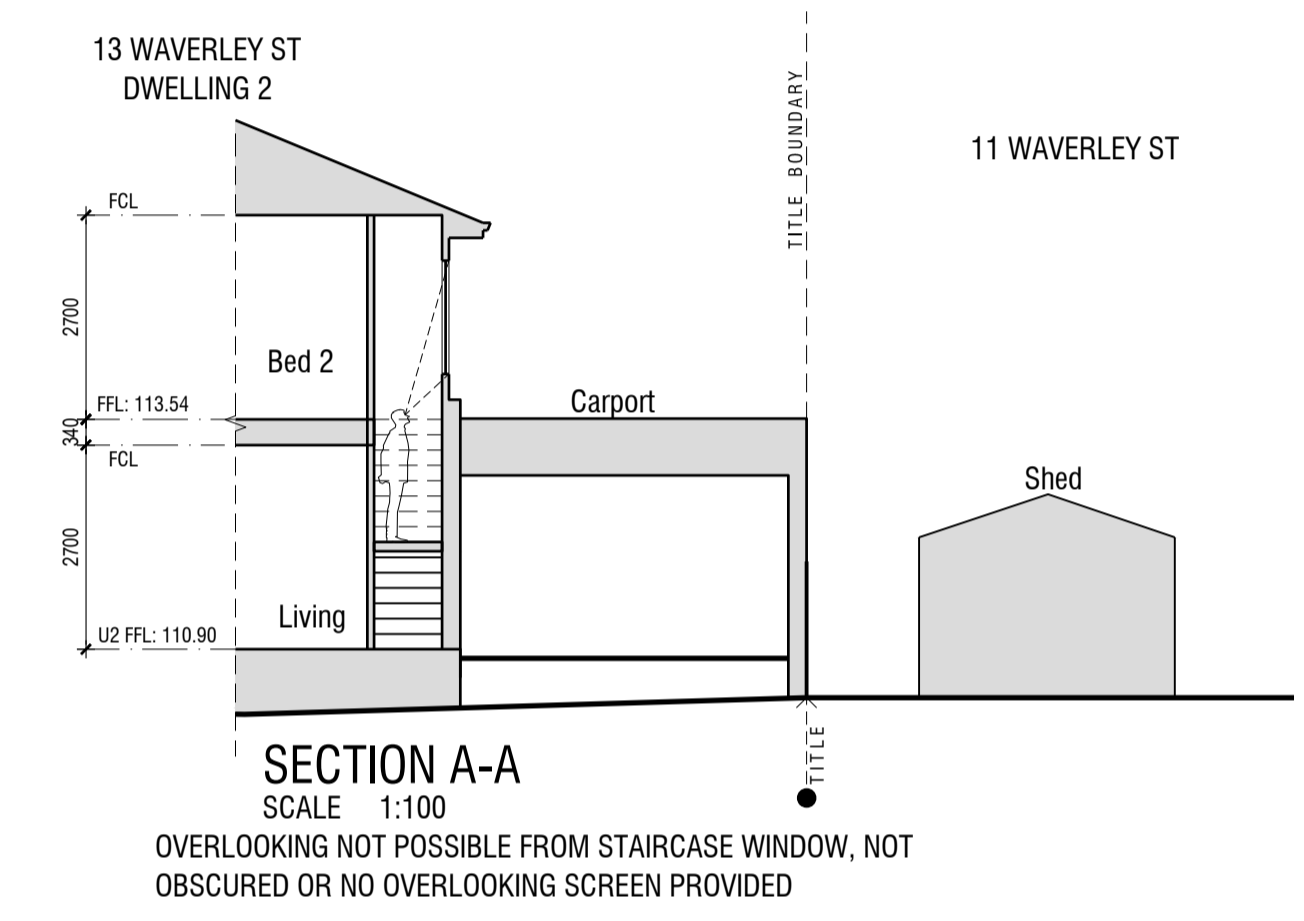
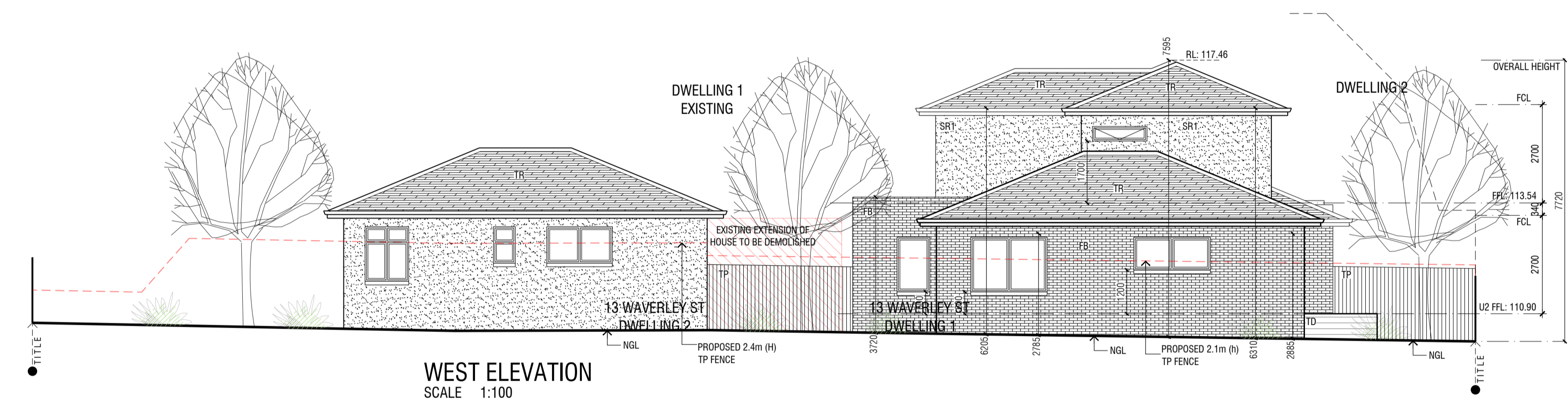
TP02
REV_D

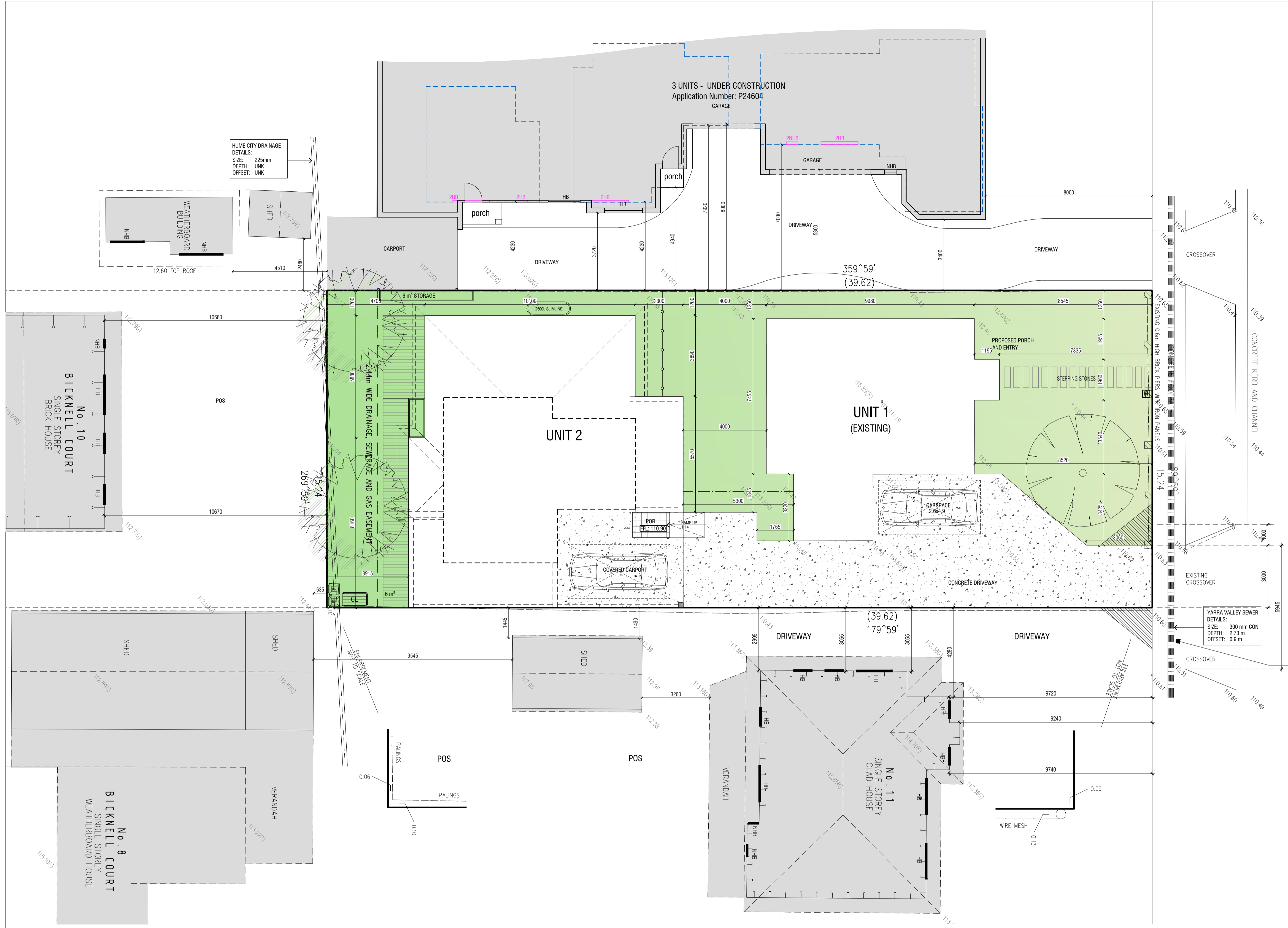


MATERIAL SCHEDULE:

- SR1 SMOOTH RENDER FINISH 1
- SR2 SMOOTH RENDER FINISH 2
- GO SELECTED GARAGE DOOR
- FB FACE BRICK
- G1 OBS GLASS FIXED
- G2 OBS GLASS - 150mm RESTRICTED AWNING 1.7m ABOVE FINISHED FLOOR LEVEL
- AS 1.7m HIGH SELECTED ALUMINIUM SCREEN
- TP 1.8m HIGH TIMBER PALING FENCE
- KL KLIP-LOK ROOF AT 2 DEGREE PITCH
- TR SELECTED TILED ROOF AT 22.5 DEGREE PITCH

ALUMINIUM WINDOWS THROUGH-OUT
COLORBOND GUTTERS, FASCIAS AND DOWNPIPES





WAVERLEY STREET

GARDEN AREA
 TOTAL GARDEN AREA: 240.6m²
 GARDEN PERCENTAGE: 39.8%
 SITE AREA: 603.9 m²

TOTAL AREA OF GARDEN SPACE EXCLUDING TERRACES WHERE BAGSCREENS EXISTENCE ABOVE N.G.L. PERCENTAGE OF GARDEN DIVIDED BY TOTAL SITE AREA

HUME CITY DRAINAGE DETAILS:
 SIZE: 225mm
 DEPTH: UNK
 OFFSET: UNK

YARRA VALLEY SEWER DETAILS:
 SIZE: 300 mm CON
 DEPTH: 2.73 m
 OFFSET: 0.9 m

TBM RIVET IN FOOTPATH
 RL 110.55
 LEVELS TO AHD

Revisions	PLANNING & DESIGN P/L	DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT No.
Rev. 1 - 01-08-2022 - 100% PLANNING SUBMISSION	31 Enfield Ave, Preston 3072 T: 9018 1529 www.planninganddesign.com.au	JULY 2022	1:1000(A1)	H.S.	C.M.	7296

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PLANNING & DESIGN

UNIT DEVELOPMENT
 13 WAVERLEY STREET,
 BROADMEADOWS

TP04
 REV_D

LEGEND

- CONCRETE SURFACE
- ROOF AREA TO RAINWATER TANK
- ROOF AREA UNTREATED
- PERMEABLE SURFACE
- PROPOSED DOWNPIPE LOCATION
- WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING AND LAUNDRY USAGE.
- PROPOSED SITE AREA: 267.59m²

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

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

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

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

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

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

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

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

MAINTENANCE OF RAINGARDENS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

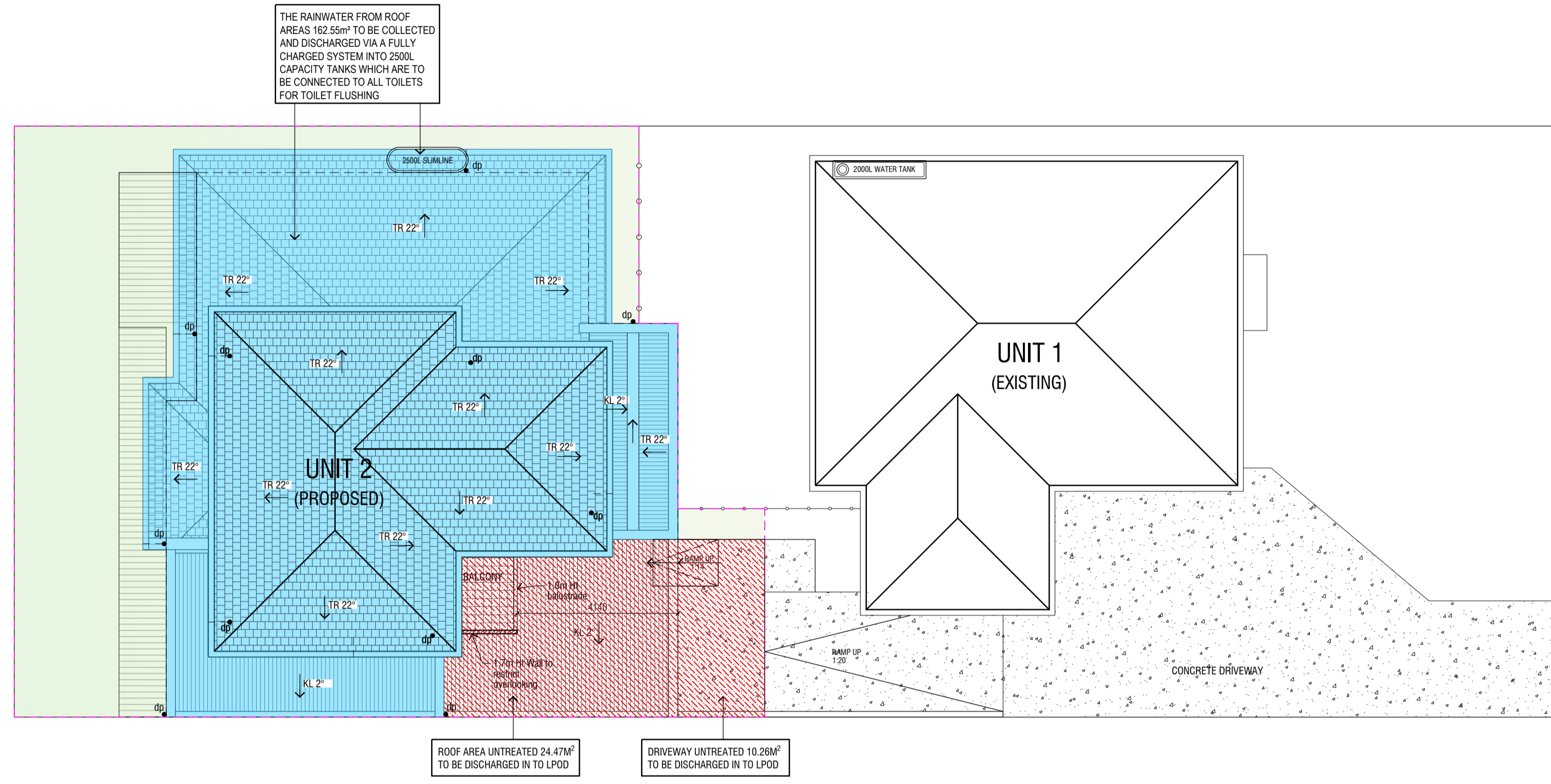
THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS: TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED

GUTTERS AND DOWNPIPES: TO BE INSPECTED AND CLEANED REGULARLY.

FIRST FLUSH DEVICES: IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.



PERMEABLE PAVER MAINTENANCE

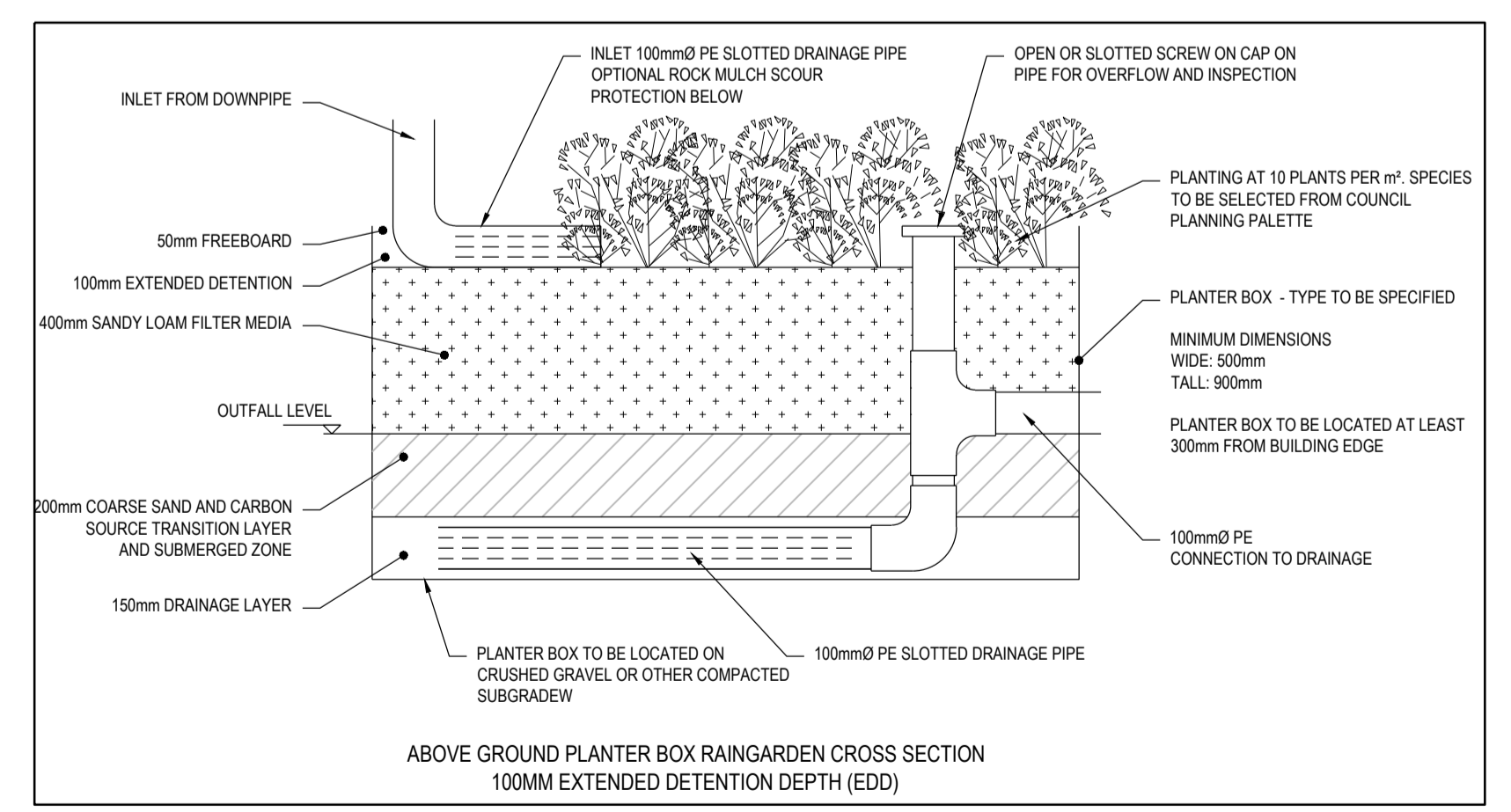
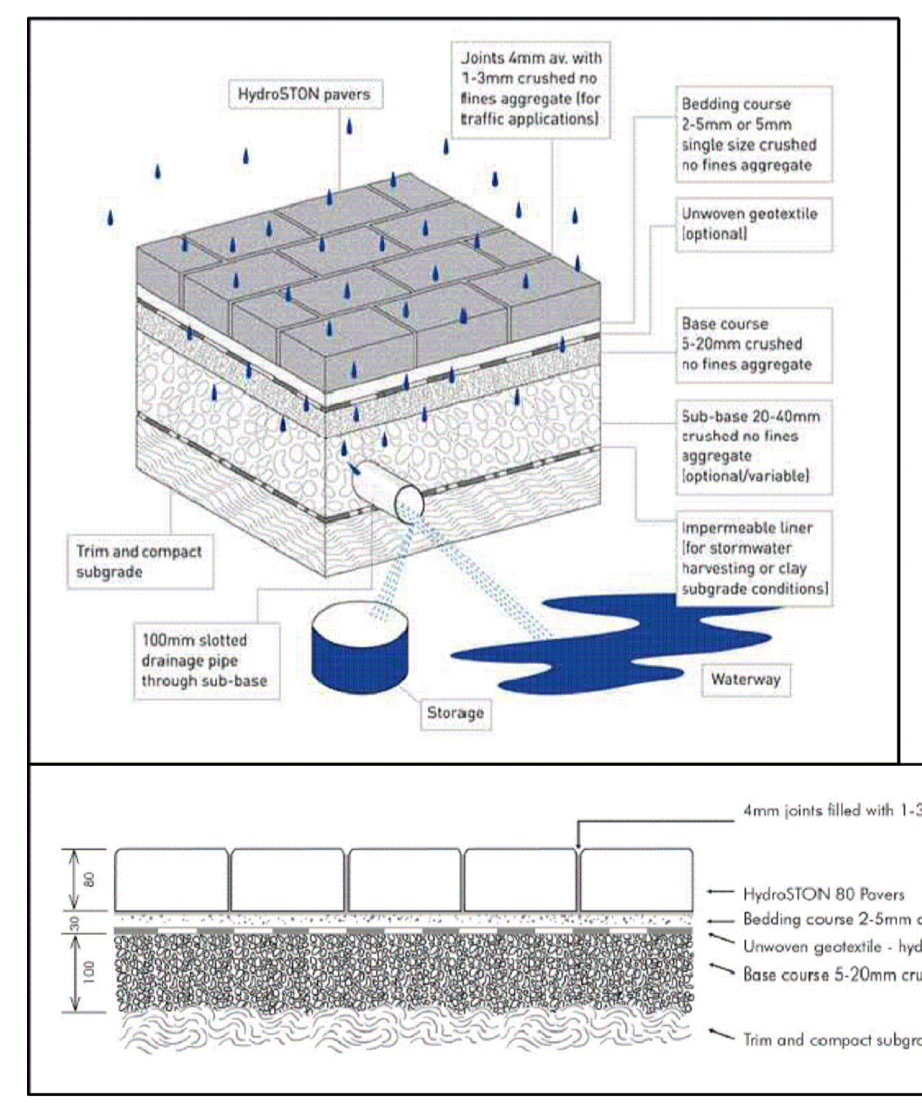
ACTIVITY SCHEDULE AVOID SEALING OR REPAVING WITH IMPERVIOUS MATERIALS. IN PARTICULAR, NEVER USE ASPHALT OR OTHER TAR-TYPE SEALERS ON PERVIOUS CONCRETE.	N/A
VISUALLY INSPECT PERVIOUS PAVEMENT AREA TO ENSURE THAT IT: • IS CLEAN OF DEBRIS • DE-WATERS BETWEEN STORMS • IS CLEAN OF SEDIMENTS	MONTHLY
• MAINTAIN UPLAND AND ADJACENT GRASSY AREAS. • SEED UPLAND AND ADJACENT BARE AREAS. • KEEP THE PERVIOUS PAVEMENT SURFACE FREE OF SEDIMENT BY BLOWING, SWEEPING OR VACUUMING. • EXCESSIVE WATER FLOW CARRYING DEBRIS TOWARD THE PAVEMENT SHOULD BE DIVERTED.	AS NEEDED
INSPECT THE PERVIOUS PAVEMENT SURFACE FOR DETERIORATION OR SPALLING.	ANNUALLY

RAINGARDEN MAINTENANCE

- WATER TO PROMOTE PLANT GROWTH AND SURVIVAL, ESPECIALLY DURING THE FIRST TWO YEARS AND DURING DRY SPELLS. - INSPECT SITE FOLLOWING RAINFALL EVENTS. ADD/REPLACE VEGETATION IN ANY ERODED AREAS.	AS NEEDED (FOLLOWING CONSTRUCTION)
- PRUNE AND WEED SWALE TO MAINTAIN APPEARANCE. - REMOVE ACCUMULATED TRASH AND DEBRIS. - REPLACE MULCH AS NEEDED.	REGULARLY (MONTHLY)
- INSPECT INFLOW AREA FOR SEDIMENT ACCUMULATION. REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS. - INSPECT SITE FOR EROSION AS WELL AS SEDIMENT AND MULCH WHICH HAVE BEEN MOVED AROUND IN THE GARDEN. ADD/REPLACE VEGETATION IN ANY ERODED AREAS. - INSPECT RAIN GARDEN FOR DEAD OR DYING VEGETATION. REPLACE VEGETATION AS NEEDED. - TEST PLANTING BED FOR PH. IF THE PH IS BELOW 5.2, LIMESTONE SHOULD BE APPLIED. IF THE PH IS ABOVE 8.0, IRON SULFATE AND SULFUR SHOULD BE APPLIED.	ANNUALLY (SEMI-ANNUALLY DURING FIRST YEAR)
- REMOVE AND REPLACE MULCH.	EVERY 2 TO 3 YEARS

PERMEABLE PAVER DETAILS

REFER TO HYDROSTON FOR SPECS AND INSTALLATION DETAILS



Melbourne Water STORM Rating Report

TransactionID: 1523581
Municipality: HUME
Rainfall Station: HUME
Address: 13 Waverley Street
Broadmeadows VIC 3047
Assessor: Brandon Tran
Development Type: Residential - Subdivision
Allotment Site (m2): 603.90
STORM Rating %: 102

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U2 Roof to RWT	162.55	Rainwater Tank	2,500.00	5	124.20	84.00
U2 Roof Untreated	24.47	None	0.00	0	0.00	0.00
Driveway Untreated	10.26	None	0.00	0	0.00	0.00

Date Generated: 06-Feb-2023 Program Version: 1.0.0

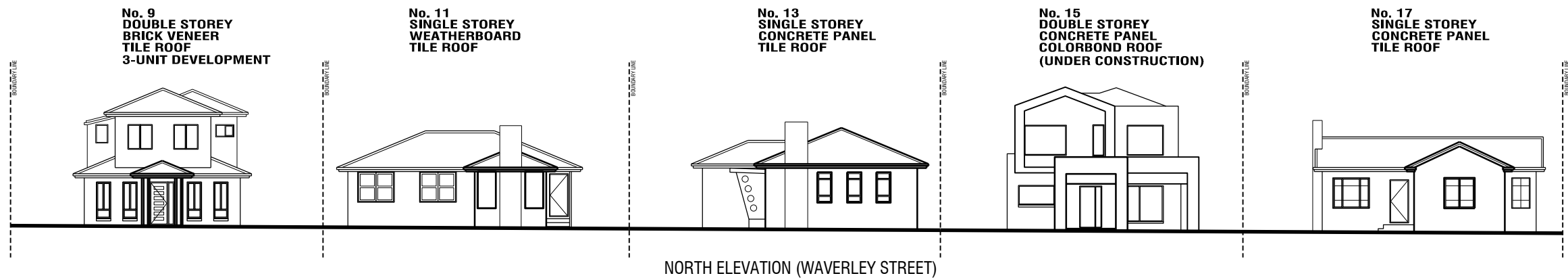
Revisions: Rev. A - 01.08.2022 - TOWN PLANNING SUBMISSION

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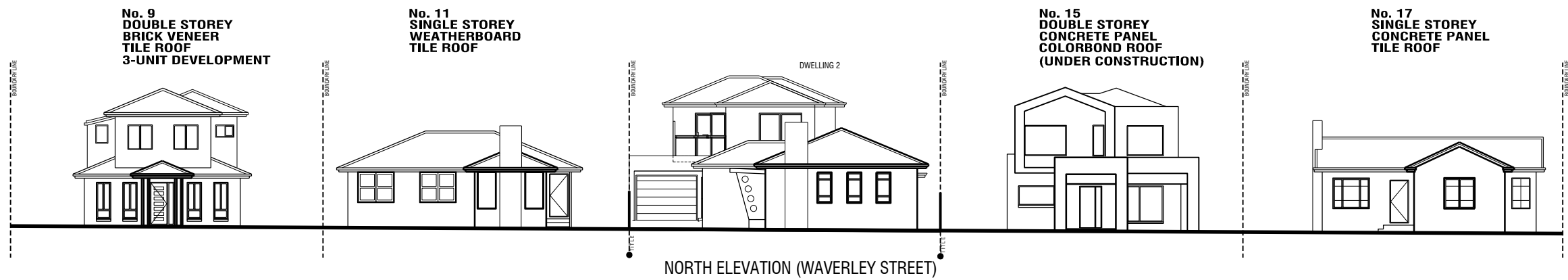
DATE: JULY 2022 SCALE: 1:100 DRAWN BY: H.S. CHECKED BY: C.M. PROJECT NO: 7296

WSUD
UNIT DEVELOPMENT
13 WAVERLEY STREET,
BROADMEADOWS
WSUD REV_D

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EXISTING ELEVATIONS



PROPOSED ELEVATIONS

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FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON
SITE PRIOR TO COMMENCEMENT OF WORKS.

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Revisions

- Rev- A 01.08.2022 ISSUE FOR TP SUB
- Rev- B 25.01.2023 ISSUE FOR RFI SUBMISSION
- Rev- C 10.03.2023 ISSUE FOR RFI SUBMISSION

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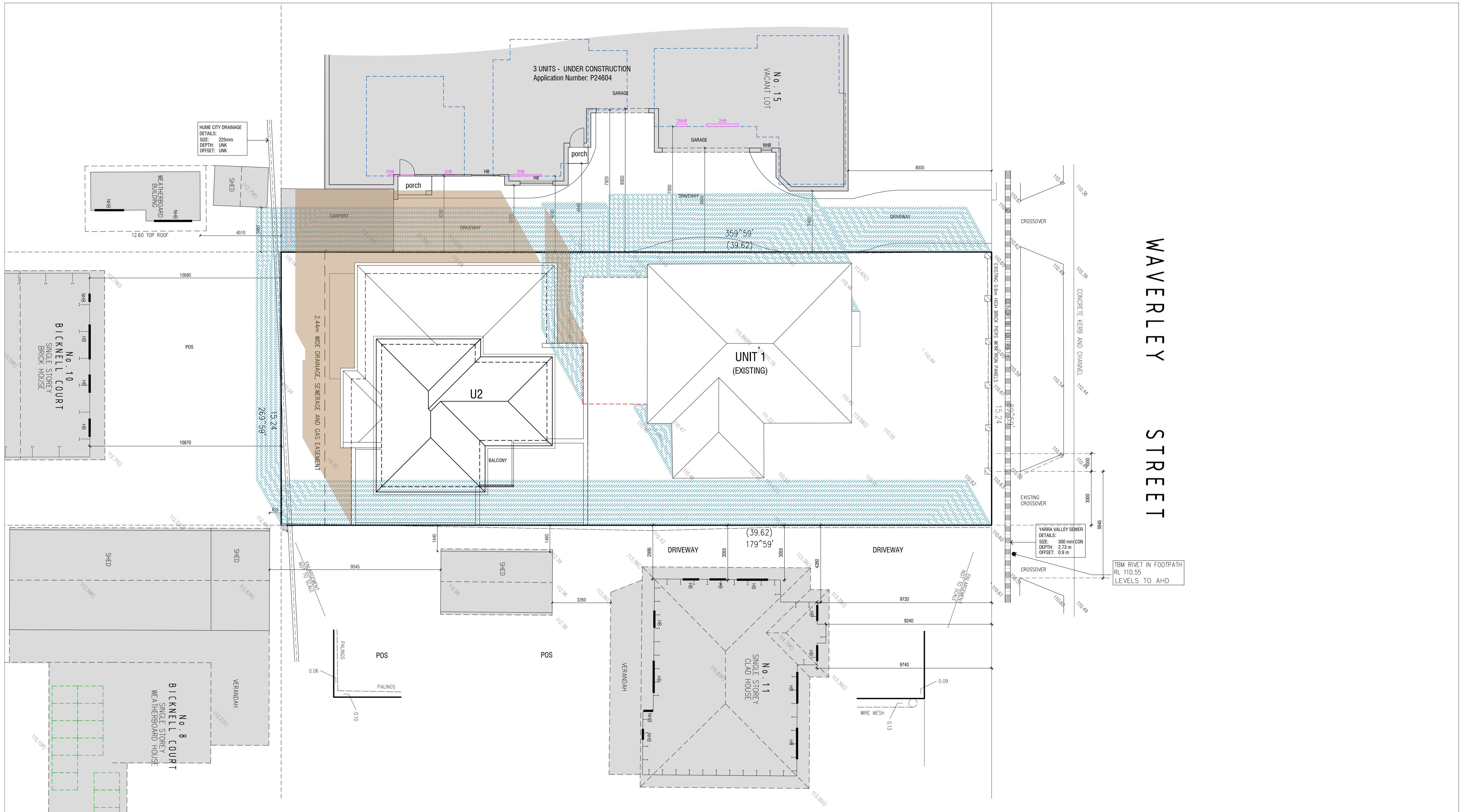
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AUG 2022	1:250@A3	C.M	7296

STREET ELEVATIONS

3-UNIT DEVELOPMENT
13 WAVERLEY STREET,
BROADMEADOWS

SE
REV-C

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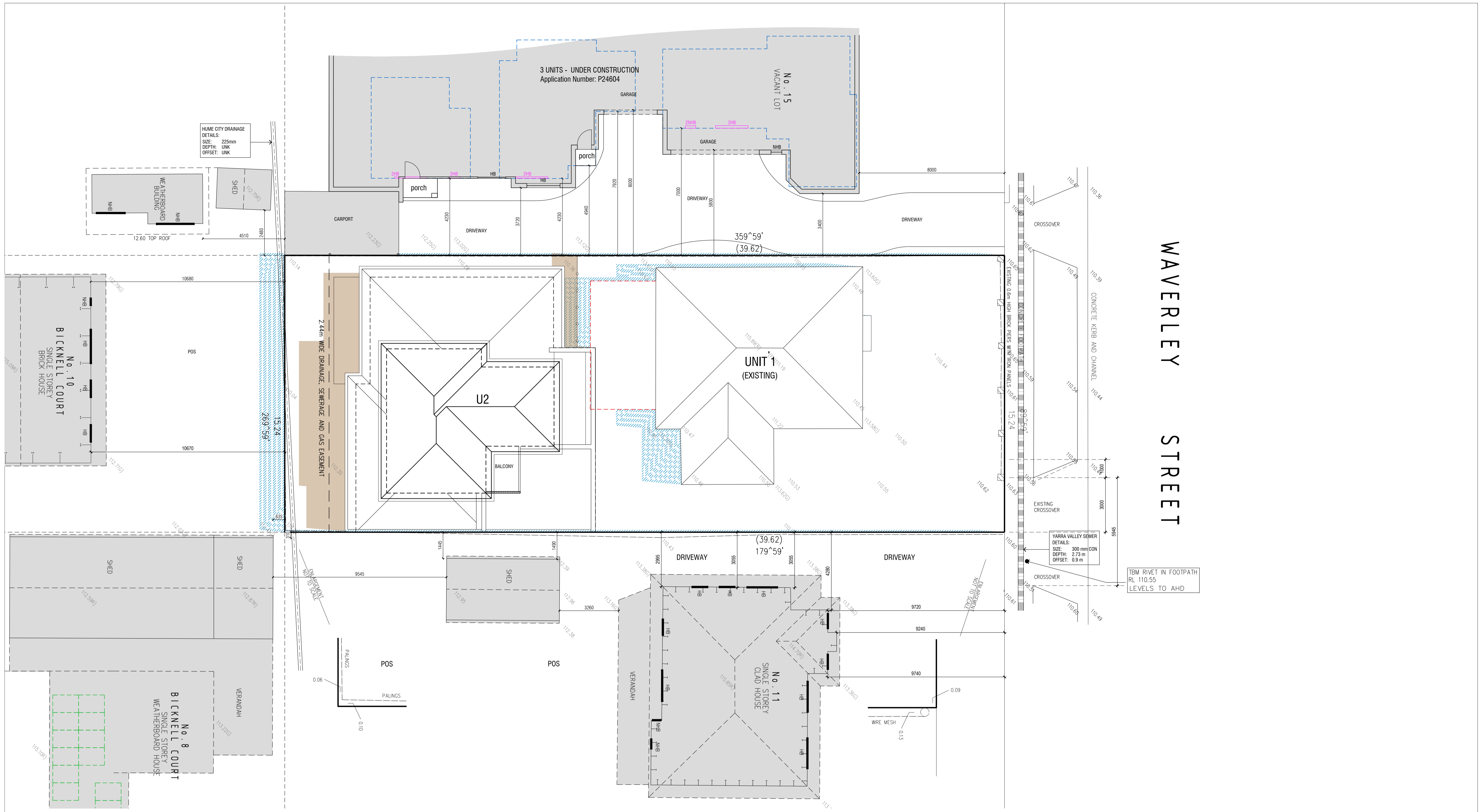
WAVERLEY STREET

SHADOW DIAGRAM 9AM
22nd OF SEPTEMBER

- SOLAR PANELS OF NEIGHBOURING PROPERTY
- EXISTING SHADOWS
- PROPOSED SHADOWS

<p>Revisions</p> <p>Rev. A - 01/08/2022 - TOWN PLANNING SUBMISSION</p>	<p>PLANNING & DESIGN PT.</p> <p>31 Enfield Ave, Preston 3072 T:9018 1529</p> <p>planninganddesign.com.au</p>	<p>DATE: JULY 2022</p> <p>SCALE: 1:100@A1</p> <p>DRAWN BY: H.S.</p> <p>CHECKED BY: C.M.</p> <p>PROJECT No: 7296</p>	<p>DESIGN</p> <p>SHADOW DIAGRAMS</p> <p>UNIT DEVELOPMENT</p> <p>13 WAVERLEY STREET, BROADMEADOWS</p> <p>SD01 REV_C</p>
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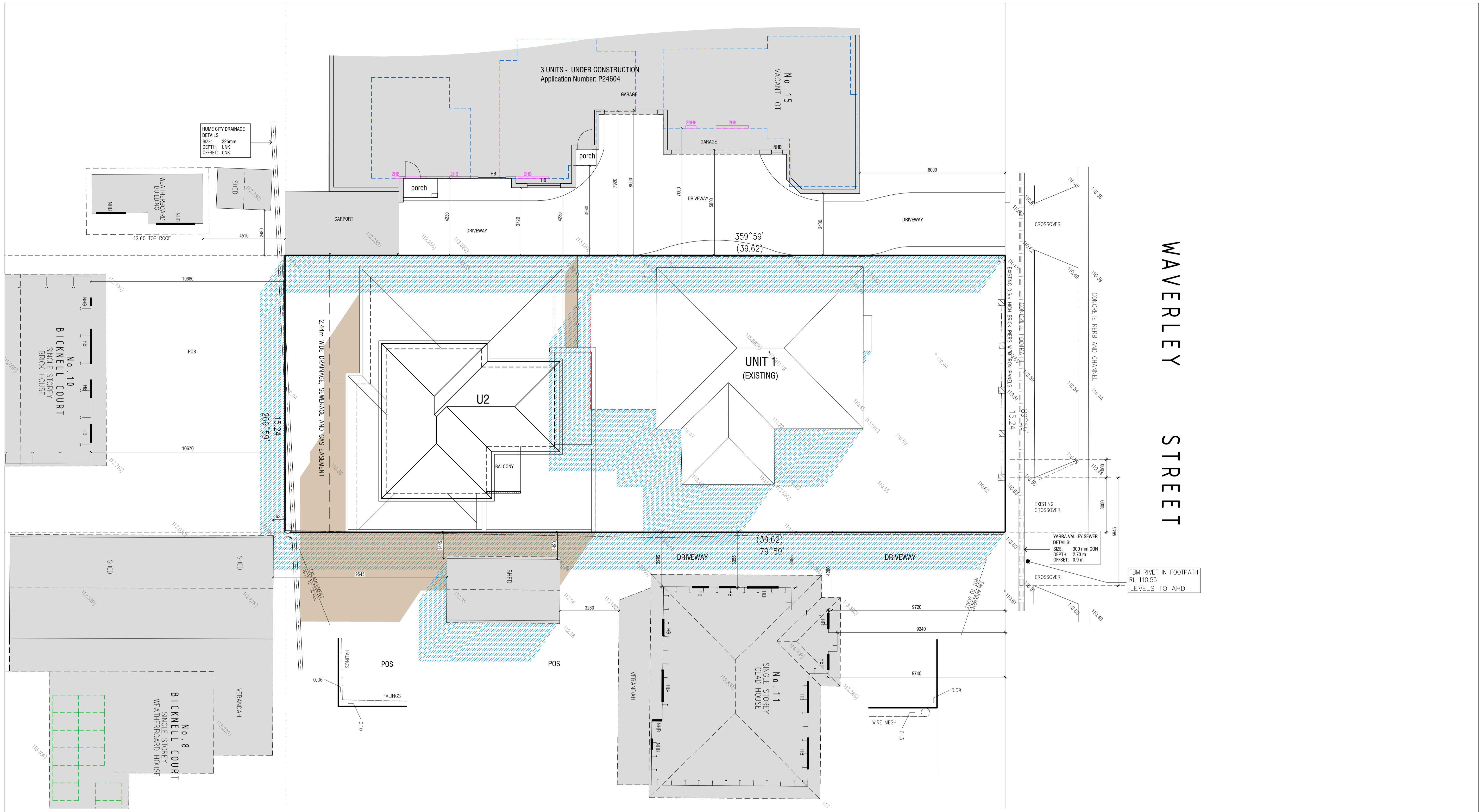
WAVERLEY STREET

- SOLAR PANELS OF NEIGHBOURING PROPERTY
- EXISTING SHADOWS
- PROPOSED SHADOWS

SHADOW DIAGRAM 12PM
22nd OF SEPTEMBER

<p>Revisions</p> <p>Rev: A, 01/08/2022 TOWN PLANNING SUBMISSION</p>	<p>PLANNING & DESIGN PT</p> <p>31 Erfield Ave, Preston 3072 T:9018 1529</p> <p>www.planninganddesign.com.au</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">DATE</td> <td style="width: 10%;">SCALE</td> <td style="width: 10%;">DRAWN BY</td> <td style="width: 10%;">CHECKED BY</td> <td style="width: 10%;">PROJECT No.</td> </tr> <tr> <td>JULY 2022</td> <td>1:100@A1</td> <td>H.S.</td> <td>C.M.</td> <td>7296</td> </tr> </table> <p style="text-align: center;">SHADOW DIAGRAMS</p> <p style="text-align: center;">UNIT DEVELOPMENT</p> <p style="text-align: center;">13 WAVERLEY STREET, BROADMEADOWS</p> <div style="float: right; text-align: right;"> <p>SD02</p> <p>REV. C</p> </div>	DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT No.	JULY 2022	1:100@A1	H.S.	C.M.	7296
DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT No.								
JULY 2022	1:100@A1	H.S.	C.M.	7296								

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WAVERLEY STREET

SHADOW DIAGRAM 3PM
22nd OF SEPTEMBER

- SOLAR PANELS OF NEIGHBOURING PROPERTY
- EXISTING SHADOWS
- PROPOSED SHADOWS

<p>Revisions</p> <p>Rev. A 01/08/2022 TOWN PLANNING SUBMISSION</p>	<p>PLANNING & DESIGN PT</p> <p>31 Erindale Ave, Preston 3072 T:9018 1529</p> <p>www.planninganddesign.com.au</p>	<p>DATE: JULY 2022</p> <p>SCALE: 1:100@A1</p> <p>DRAWN BY: H.S.</p> <p>CHECKED BY: C.M.</p> <p>PROJECT No: 7296</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">PLANNING & DESIGN</p> <p style="text-align: center; font-weight: bold;">SHADOW DIAGRAMS</p> <p style="text-align: center; font-weight: bold;">UNIT DEVELOPMENT</p> <p style="text-align: center; font-weight: bold;">13 WAVERLEY STREET, BROADMEADOWS</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">SD03</p> <p style="text-align: center; font-weight: bold;">REV_C</p>
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