

Application to AMEND a Planning Permit

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

If you need help to complete this form, read [How to Complete the Application to Amend a 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.

⚠ This form cannot be used to amend a permit issued at the direction of VCAT.

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

The Land

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

Street Address *

Unit No.:	St. No.:	St. Name:
	15	NORCAL CRT
Suburb/Locality: GREENVALE		Postcode: 3059

Formal Land Description *

Complete either A or B.

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

A Lot No.: 7 Lodged Plan Title Plan Plan of Subdivision No.: 637207A

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

Planning Permit Details

② What permit is being amended? *

Planning Permit No.: P20704

The Amended Proposal

⚠ You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

③ What is the amendment being applied for? *

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

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

This application seeks to amend:

what the permit allows plans endorsed under the permit

current conditions of the permit other documents endorsed under the permit

Details: Major changes to the design of the proposed five dwellings as per attached drawings

📎 Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost

④ Estimate cost of development *

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development	Cost of the permitted development	Cost difference (+ or -):
\$ 1,000,000.00	\$ 900,000.00	\$ 100,000.00

Insert 'NA' if no development is proposed by the permit (eg. change of use, subdivision, removal of covenant)

⚠ You may be required to verify this estimate.

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Existing Conditions

5 Describe how the land is used and developed now *

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

Have the conditions of the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions.

EXISTING VACANT SITE

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

6 Encumbrances on title *

If you need help about the title, read:

[How to Complete the Application to Amend a 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

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

Applicant *

The person who wants the permit.

Name:			
Title: MR.	First Name: SAUAR	Surname: ROFEO	
Organisation (if applicable): ENTIRE DESIGN & CONSTRUCTION			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name: P.O. BOX 4	
Suburb/Locality: BULLFIN		State: VIC	Postcode: 3105

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

Contact person's details *			Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:

Please provide at least one contact phone number *

Contact information	
Business Phone: 03 9028 8484	Email: info@entiredesign.com.au
Mobile Phone: 04 111 8949	Fax:

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.

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dd / mm / yyyy

Declaration

8 This form must be signed by the applicant *

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

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amendment proposal at Question 3 of this form; and that the owner (if not myself) has been notified of the permit application.

Signature:



Date:

11/11/21
dd / mm / yyyy

Need help with the Application?

If you need help to complete this form, read [How to complete the Application to Amend a Planning Permit Form](#) or contact Council's planning department. 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 checklist. Insufficient or unclear information may delay your application.

9 Has there been a pre-application meeting with a council planning officer?

No

Yes

If 'yes', with whom?:

Date:


dd / mm / yyyy

Checklist

10 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.

Attached all necessary supporting information and documents?

Completed the relevant council planning permit checklist?

Signed the declaration (section 8)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047

1079 Pascoe Vale Road, Broadmeadows VIC 3047

Contact information:

Telephone: 03 9205 2200

Fax: 03 9309 0109

Email: email@hume.vic.gov.au

DX: 94718

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

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

Page 1 of 1

VOLUME 11588 FOLIO 654

Security no : 124093620182L
Produced 09/11/2021 05:36 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 637207A.

PARENT TITLES :

Volume 10421 Folio 533 Volume 10869 Folio 112

Created by instrument PS637207A 07/08/2015

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 5 equal undivided shares

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS637207A 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: 15 NORCAL COURT GREENVALE VIC 3059

DOCUMENT END

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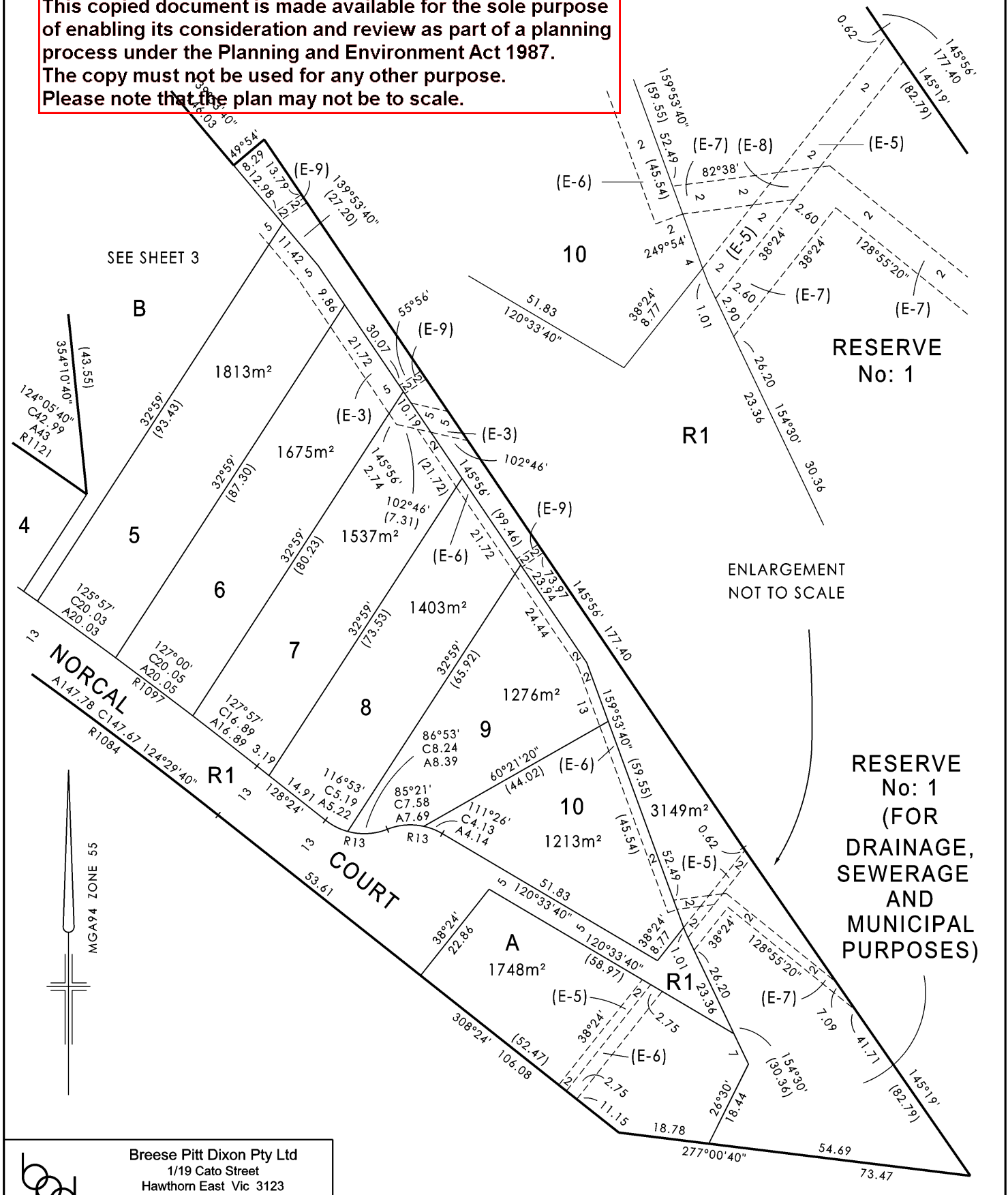
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	PLAN OF SUBDIVISION	STAGE No. --	LRS USE ONLY EDITION 1	PLAN NUMBER PS 637207A
LOCATION OF LAND PARISH: YUROKE TOWNSHIP: SECTION: 3 CROWN ALLOTMENT: CROWN PORTION: F (PART) TITLE REFERENCES: VOL 10421 FOL 533 VOL 10869 FOL 112 LAST PLAN REFERENCE: LOT A PS414000T LOT A PS508506L POSTAL ADDRESS: BARRYMORE ROAD (at time of subdivision) GREENVALE 3059 MGA CO-ORDINATES: E: 314600 ZONE: 55 (of approx. centre of plan) N: 5830600 DATUM: GDA94		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: HUME CITY COUNCIL REF:		
VESTING OF ROADS OR RESERVES		This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1 RESERVE No: 1 RESERVE No: 2	HUME CITY COUNCIL HUME CITY COUNCIL HUME CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY		STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.		
NOTES: TANGENT POINTS ARE SHOWN THUS:		THIS IS A SPEAR PLAN FURTHER PURPOSE OF PLAN TO REMOVE THAT PART OF EASEMENT (E-5) WITHIN ROAD R1 ON THIS PLAN AUTHORITY TO EXPUNGE EASEMENT: BY AGREEMENT. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). IN PROCLAIMED SURVEY AREA No.		
EASEMENT INFORMATION				NOTATIONS
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				ESTATE: -- STAGE: N/A AREA: 3.352ha No. OF LOTS: 10 MEL: 179:D:12
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1) (E-1)	DRAINAGE & SEWERAGE SEWERAGE	SEE PLAN SEE PLAN	PS 414000T PS 414000T	LOTS ON PS 414000T YARRA VALLEY WATER LTD.
(E-2)	ELECTRICITY SUPPLY	SEE PLAN	PS 414000T	SOLARIS POWER LTD
(E-3) (E-3)	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS 414000T THIS PLAN	LOTS ON PS 414000T YARRA VALLEY WATER CORPORATION.
(E-4) (E-4)	DRAINAGE ELECTRICITY SUPPLY	SEE PLAN SEE PLAN	PS 414000T PS 414000T	LOTS ON PS 414000T SOLARIS POWER LTD
(E-5)	SEWERAGE	SEE PLAN	PS 342756H	YARRA VALLEY WATER LTD.
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN AND HUME CITY COUNCIL
(E-6)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
(E-7)	DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN AND HUME CITY COUNCIL
(E-8)	DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN AND HUME CITY COUNCIL
(E-8)	SEWERAGE	SEE PLAN	PS 342756H	YARRA VALLEY WATER LTD.
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION
Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au				LICENSED SURVEYOR: GEOFF W HUMPHREY SIGNATURE: DIGITALLY SIGNED REF: 6595/1 VERSION: 13LR
CHECKED N.O	DATE: 06/08/15	DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3		

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
	--	PS 637207A

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ORIGINAL		SCALE	
SHEET SIZE A3	SCALE 1:750	<p>LENGTHS ARE IN METRES</p>	

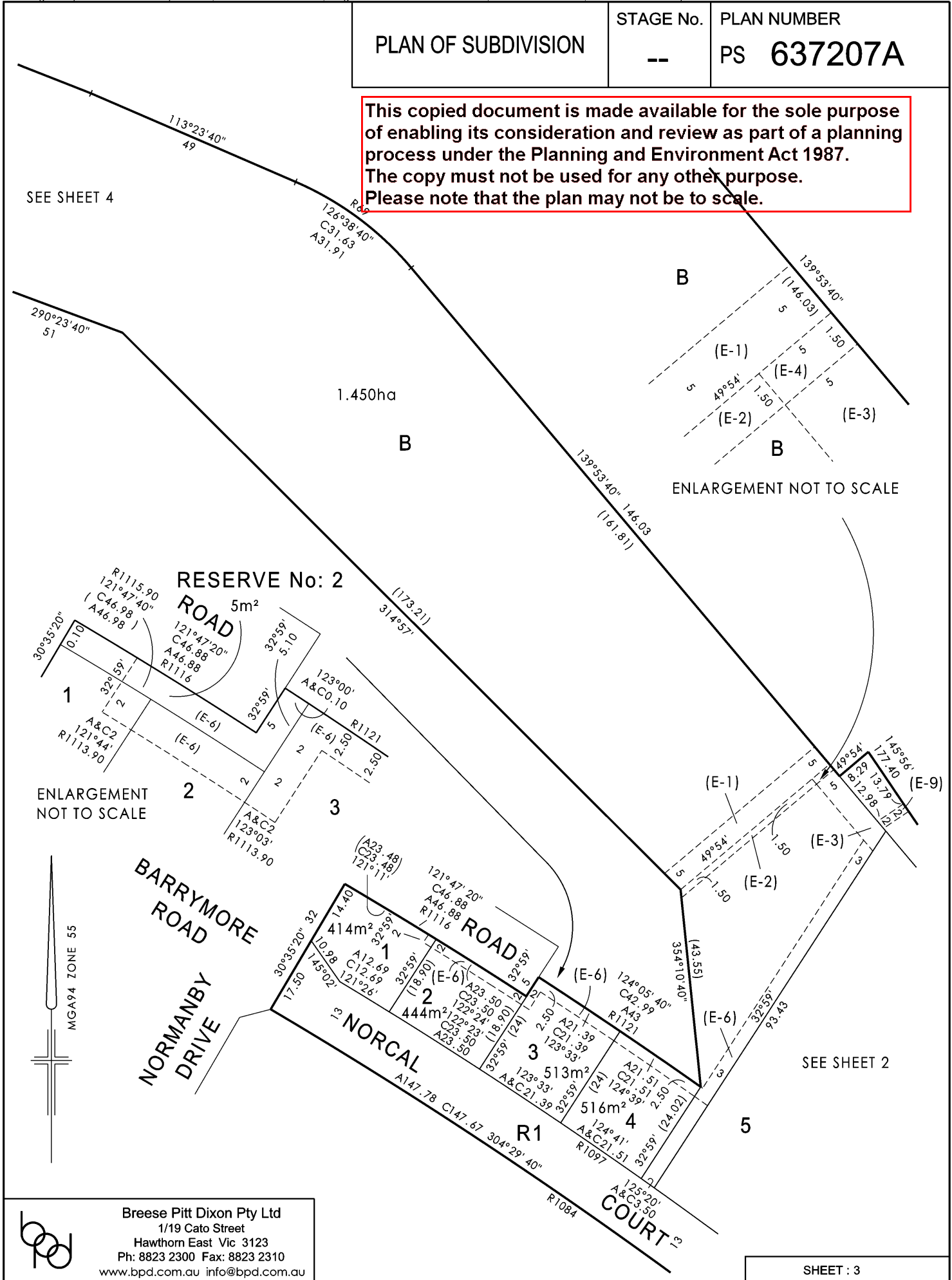
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 SIGNATURE: DIGITALLY SIGNED
 REF: 6595/1
 VERSION: 13LR

SHEET : 2

DATE / /
 COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION	STAGE No. --	PLAN NUMBER PS 637207A
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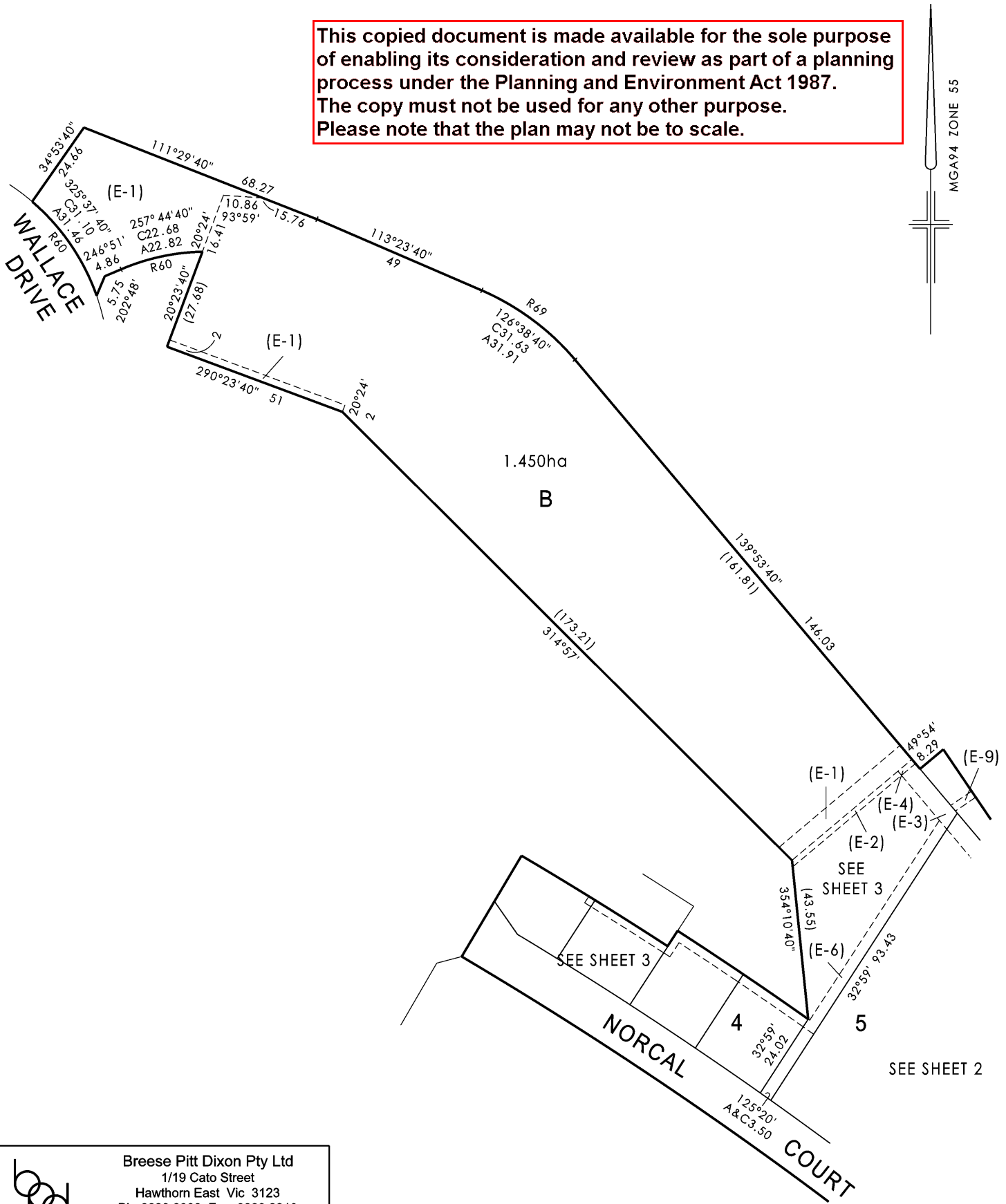
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SHEET SIZE A3	SCALE 1:750	 LENGTHS ARE IN METRES	

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ORIGINAL	SCALE
SHEET SIZE A3	SCALE 1:1000
<p>LENGTHS ARE IN METRES</p>	

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 SIGNATURE: DIGITALLY SIGNED
 REF: 6595/1
 VERSION: 13LR

SHEET : 4
DATE / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION	STAGE No. --	PLAN NUMBER PS 637207A
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SUBDIVISION ACT 1988

CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

For the purposes of these restrictions:

- (a) A "dwelling" means a building that contains self contained living accommodation.
- (b) A "building" means any structure except a fence.
- (c) "Front Boundary" means the boundary to which the front facade of the dwelling is facing
- (d) Site coverage includes all buildings and ancillary structures (including all outbuildings, tennis courts and swimming pools)
- (e) All distances shown are in metres.
- (f) If a conflict shall exist between any provision in this restriction and Rescode or any instrument replacing it then the provisions of the latter shall apply.

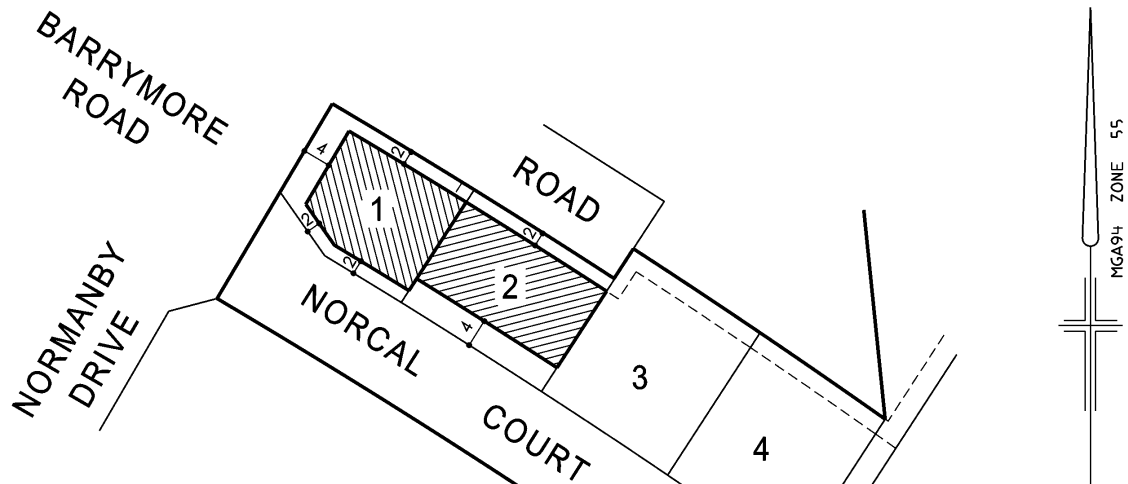
Restriction Number : 1

Land to benefit : Lots 1 to 10 (both incl).

Land to be burdened : Lots 1 and 2.

Description of Restriction : The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened shall not construct or permit to be constructed :

1. Any more than one dwelling on any allotment.
2. Any garage that is closer than 5.5 metres to any street alignment.
3. Any dwelling outside the area shown hatched on the diagram below.



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 Hawthorn East Vic 3123
 Ph: 8823 2300 Fax: 8823 2310
 www.bpd.com.au info@bpd.com.au

SHEET : 5

ORIGINAL	SCALE	LICENSED SURVEYOR: GEOFF W HUMPHREY	
SHEET SIZE A3	SCALE 1:750	SIGNATURE: DIGITALLY SIGNED . . .	DATE / / .
		REF: 6595/1	VERSION: 13LR
	LENGTHS ARE IN METRES		COUNCIL DELEGATE SIGNATURE

Plan of Subdivision PS637207A
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S009389A
Plan Number: PS637207A
Responsible Authority Name: Hume City Council
Responsible Authority Reference Number 1: S006068
Surveyor's Plan Version: 13

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Tony Magazzu
Organisation: Hume City Council
Date: 12/08/2014

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TRANSFER OF LAND

Lot 38
GREENUM

Section 45 Transfer of Land Act 1958

Lodged by: Commonwealth Bank of Australia
 Name: ABN 48 123 123 124
 Phone: 385 Bourke Street, Melbourne
 Address: Phone: 1300 137 762
 Ref.: Name: SL5264106
 Customer Code: Customer Code 20S

Privacy Collective
 The information f
 statutory authorit
 maintaining publ
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AG596042G
 29/06/2009 \$658 45

OFFICE OF TITLES
 VICTORIA
 MADE AVAILABLE

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed —

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Volume 11089 Folio 511

Estate and Interest: (e.g. "all my estate in fee simple")

All its estate in fee simple

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Consideration:

\$220,000.00 ✓

Transferor: (full name)

CANTAC PTY LTD (A.C.N. 006 203 461) pb

Transferee: (full name and address including postcode)

GORAN OBRADOVIC OF 138 Garden Grove Drive, Mill Park, 3082

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

And the Transferee with the intent that the benefit of these covenants shall be attached to and run at law and in equity with each and every lot on the Plan of Subdivision No. 602801J (other than the lot hereby transferred) and that the burden of these covenants shall be annexed to and run at law and in equity with the said lot hereby transferred and each and every lot on the Plan of Subdivision DOES HEREBY for himself and his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred COVENANTS with the Transferor its administrators and transferees the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and every part or parts thereof (other than the lot hereby transferred):-

1. that the transferee shall not erect or cause or permit to be erected or remain erected on the lot hereby transferred or any part thereof any building other than one single dwelling house which:-

Continued on T2 page 2

Approval No: 18170711L

ORDER TO REGISTER

Please register and issue title to

Signed

Cust. Code:

T2



STAMP DUTY USE ONLY	
Commonwealth Bank of Australia	
This stamp is	ARN 48 123 123 124 AP 184
SRO Property	Victorian Duty \$..... Consideration / Advance \$..... 220,000 Victorian Assets %..... Section.....
NOT TO BE COPIED	Original / Counterpart / Collateral / Unstamp Transaction No:..... 171051209 Endorsing Date: 25/06/09 pb Signature..... No.4

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Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

- (a) shall have less than 70% of all external walls including garages and outbuildings constructed of brick or brick veneer or glass and;
- (b) shall have a roof constructed of any material other than tiles slate or Colorbond
- 2. That the Transferee shall not erect or cause or permit to be erected or remain erected on any part of the lot hereby transferred whose boundaries adjoins any land owned by the said Transferor any fence unless such fence shall be erected at no cost to the said Transferor.
- 3. That the Transferee shall not use or permit to be used any dwelling house erected on the said lot hereby transferred for display house purposes or for the purpose of public inspection without the written consent of the Transferor.
- 4. That the Transferee shall not erect on the lot hereby transferred any notice sign-board or other display advertising indicating that the lot hereby transferred is or may be for sale unless there has first been erected thereon as single dwelling.

AND it is intended that these covenants shall appear as an encumbrance affecting the same and every part thereof on the Certificate of Title issued or to issue in respect to the Lot hereby transferred and further that these covenants shall run with the land.

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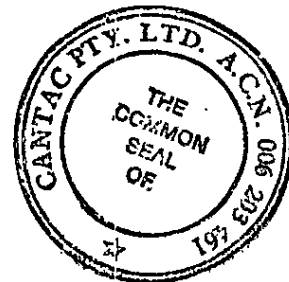
Dated: 15/06/09

Execution and attestation:

EXECUTED by CANTAC PTY. LTD. (A.C.N. 006 203 461) by)
Being signed by those persons who are authorised to sign for
The Company:)

Director.....)
Full Name and address. ALAN TREVOR WHITTENBURY
119 ELIZABETH ST DONCASTER EAST 3109)

Secretary.....)
Full Name and address. GLENN BRODBECK WHITTENBURY
9 AREYLE RD. KEE W. VICTORIA 3101)



SIGNED By the Transferee in the presence of:)

Witness.....)

Glenn Brodbek
Alan

AG596042G

29/06/2009 \$658 45



Approval No. 18170511L

T2 Page 2



THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

**TOWN PLANNING SUBMISSION
APPLICATION FOR PLANNING PERMIT**

**PROPOSED UNITS DEVELOPMENT
15 NORCAL COURT, GREENVALE**

ASSESSMENT AND WRITTEN RESPONSE

DECEMBER 2021

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Introduction

This report is made in support of a proposed amendments to a planning permit for five split storey units development at 15 Norcal Court , Greenvale.
The subject site has an area of 1538 square metres.

32.08-4 Min Garden Area Requirements

An application to construct or extend a dwelling requires a min garden area of 35% when the area of the site is over between 650m²

The subject site area is 1538m², therefore a min garden area of 538m² is required. An area of 636m² has been provided for the garden.

CLAUSE 55 – RESCODE 2001 ASSESSMENT.

55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

55.01-1 Neighbourhood and Site Description

The properties immediately to the west of the subject site contains a double storey dwelling. The adjacent property to the east is vacant. there is a reserve along the north side from the subject site.

55.01-2 Design Response

The design response for the form of the proposed buildings is driven by the emerging trends of new developments around the area. The proposed dwellings are modern split double/triple storey with render finish and some feature timber and metal cladding. The proposed finishes being aligned with current residential trends, seeks to compliment the neighbourhood character and will blend with the existing surrounding buildings and also add the value to the surrounding area by proposing building of high quality finishes.

The design has taken into consideration and accommodates for off site impact and provides sound living environment for prospective occupants. Private open spaces have been provided and are reasonably sized. Overshadowing on adjacent windows does not occur. Very minimal over shadowing on adjoining properties should exist.

The proposed development will maintain the open garden character of the area and will plant additional canopy trees and shrubs of dominant species.

55.02 02 NEIGHBOURHOOD CHARACTER

55.02-1 Neighbourhood Character And Infrastructure Standard B1:

The design and layout of the proposed new dwelling are respectful of the housing in the area and the emergent form of building.

The proposed new dwellings will provide a suitable contribution to the area. This type of development will be sympathetic to the area, as the design is oriented to avoid any direct views into and from the proposed new dwellings. The private open spaces are oriented as best as possible to avoid overlooking into the neighbors open space.

Visual mass and bulk of the proposed new dwellings are broken by articulation in the elevation. Other design features such as windows placement, break in wall planes, setback and general surface treatment of proposed new dwelling invite the eye to move around the building.

The proposed dwellings will be a suitable contribution to the area, with new native landscaping and by working with the existing ground level and the fall on site to minimise excavations and limit the height to under 10 metres.

The proposed development has been designed to be respectful of the character of the surrounding neighbourhood. The proposal maintains the character of this area, by proposing a dwelling style and form which is similar in scale and massing to other houses in the local neighbourhood

55.02-2 Residential Policy Objective Standard B2:

It is expected that the "state planning Policy Framework and the local Planning Policy Framework, do not have any restriction on such a development.

55.02-3 Dwelling Diversity Objective Standard B3

The development proposes the construction of five dwellings and as such this objective is not relevant.

**55.02-4 Infrastructure Objective
Standard B4:**

It is expected that the infrastructure within Greenvale area will be more than capable to accommodate such a development.

**55.02-5 Integration with the street Objective
Standard B5:**

Adequate vehicle and pedestrian links to maintain and enhance local accessibility have been provided.

The front entrance of the proposed dwellings are prominent and accentuated by porches.

The proposed site layout will enables all dwellings to have ease of vehicular access,. The layout provides for buildings that directly address the public street and are relatively consistent with the existing building stock.

55.03 SITE LAYOUT AND BUILDING MASSING

**55.03-1 Street setback objective
Standard B6:**

The proposed front setback is more than the setback of the adjoining building. The proposed front setback of 5.8m to the front walls is very respectful of the existing front setback in the surrounding area.

**55.03-2 Building Height Objective
Standard B7:**

The proposed building heights for the dwellings respects the existing or preferred neighbourhood character.

The max heights of the top parapet wall is around 9m at the highest point.

**55.03-3 Site Coverage Objective
Standard B8:**

The proposed site coverage for the dwellings respects the existing or preferred neighbourhood character. Building site coverage of approximately 38% is well below the 60% achievable under this objective.

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**55.03-4 Permeability Objective
Standard B9:**

The proposed dwellings are designed to reduce the impact of stormwater run off on the drainage system and facilitate on-site stormwater infiltration. Permeability of the site is approximately 56.5% and is well above the 20% minimum as described in this objective.

**55.03-5 Energy Efficiency Protection Objective
Standard B10:**

The buildings have been designed to provide optimum levels of solar/daylight penetrations and energy efficiency for the proposed dwellings, whilst at the same time having little effect to solar/daylight penetration to adjoining properties.

Solar access to adjoining dwellings and their principal open space will not be compromised.

The dwellings have been designed in such a way as to maximise on natural ventilation and solar energy.

The internal configurations of the dwellings were designed to be unique without compromising on energy efficiency.

The living and meals area in particular have easy access to open space and oriented for daylight enjoyment.

The main living areas are placed along the north where possible to maximise on private open space enjoyment and achieve good all day solar access.

Windows have been positioned for natural cross ventilations.

**55.03-6 Open Space Objective
Standard B11:**

Designated open space (access way and associated landscape) abuts the dwellings.

Adequate daylight is allowed into all habitable room windows.

Good size secluded private open space is provided for each dwelling with good access from living areas.

**55.03-7 Safety Objective
Standard B12:**

The proposed layout of the dwellings have been designed to accentuate safety and security.

The entrances are not obscured or isolated from the street and any access way. there is a direct line of view from the dining, kitchen and stair to the entry area.

No unsafe planting will be planted in front of and around dwellings.

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The development designed to promote good lighting, visibility and surveillance of car parks and internal access ways.
Private open spaces are sealed off from the public areas with privacy fencing and will not be used as thoroughfare for the public.

**55.03-8 Landscaping Objective
Standard B13:**

A detailed landscape drawings will be provided for the development.
The proposed development respects the landscape character of the neighborhood and will allow for canopy trees in the front yard and the rear yard.

**55.03-9 Access Objective
Standard B14:**

The proposed access ways allow convenient, safe and efficient vehicle movement and connections within the development and the street network
The drive way connects to the street in a street zone.
Access ways have achieved a 3 metre minimum width.
The access way does not take up more than 33% or 40% of the street frontage.

**55.03-10 Parking Location Objective
Standard B15:**

The car parking provided is adequate for the need of residents.
The proposed new dwellings have each been provided with a min of two parking spaces as a double garage. The car parking has been designed to allow for safe and efficient movement within the development.

**55.03-11 Parking Provision Objective
Standard B16 or Clause 52.06:**

Two car spaces have been provided for all dwellings to comply with Clause 52.06.

55.04 Amenity Impacts

**55.04-1 Side and rear setbacks Objective
Standard B17:**

The proposed side and rear setbacks for the dwelling respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.
The proposed building is within the side and rear setback as stated in Standard B17.

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Any sunblind, porches, eaves, fascias, gutters chimneys, flues, pipes, and heating or cooling equipment are within the allowable distance of encroachment as stated in Standard B17.

**55.04-2 Walls on Boundaries Objective
Standard B18:**

Not applicable.

**55.04-3 Daylight To Existing Windows Objective
Standard B19:**

The proposed dwelling has been designed to allow for adequate daylight into any existing habitable room windows.

**55.04-4 North facing windows Objective
Standard B20:**

Not applicable

**55.04-5 Overshadowing Open Space Objective
Standard B21:**

The proposed dwellings has a minimal impact on adjoining and do not overshadow existing secluded private open space of the surrounding properties. Conforming to Standard B21, open space to the adjoining land will be unaffected by overshadowing caused by the proposed dwelling.

**55.04-6 Overlooking Objective
Standard B22:**

The design of the proposed dwellings limit views into existing secluded private open space and habitable room windows. Overlooking concerns outlined in Standard B22 have been referenced and addressed in the design of the dwelling. All the upper floor windows has either a sill height of 1.7m high or a privacy screen to 1.7m high above FFL. Of the upper floor

**55.04-7 Internal Views Objective
Standard B23:**

Views have been limited to the secluded private open space and habitable room window area of the dwellings within the development

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55.04-8 Noise Impacts Objective Standard B24:

The proposed dwelling will be provided with insulation, hence improving acoustics. Noise sources such as driveway are not located near bedrooms of immediate or adjacent dwellings.

Noise sensitive rooms and secluded private open space areas of new dwellings and adjacent dwellings have taken into account noise sources from immediately adjacent properties.

High privacy fencing will insure acoustic protection to the private open space area.

55.05 ON SITE AMENITY AND FACILITIES

55.05-1 Accessibility Objective Standard B25:

The topography of the land makes it hard to access and egress for people with limited mobility.

The main entry of a dwelling is able to be made accessible for people with limited mobility.

55.05-2 Dwelling Entry Objective Standard B26:

Entry point of new dwellings is visible and easily identifiable from the street and other public areas.

Entry points provide shelter, a sense of personal address and a transitional space around the entry.

55.05-3 Daylight to New Windows Objective Standard B27:

All habitable windows face an outdoor space with a minimum area of 3 square metres and a minimum dimension of 1 metre clear to the sky.

The proposed dwellings have been designed to allow adequate daylight into new habitable room windows.

Ample windows have been provided for each habitable room to ensure adequate solar/daylight access with adequate separation open to the sky from any other building in accordance with Standard B27

**55.05-4 Private Open Space Objective
Standard B28:**

The proposed dwelling have been designed to provide adequate private open space for the reasonable recreation and services needs of residents as per table below.

Private Open Space Provision:

Dwelling	Private Open Space	Secluded POS.
1	150 m ²	60 m ²
2-4	102m ²	78 m ²
5	177m ²	147 m ²

The open spaces have a convenient access from the living/meals areas, it is only half a stair down from the living spaces which is very common in areas where there is ab ig fall on the site.

The amount of open space for each dwelling achieves the requirement set out in Standard B28

**55.05-5 Solar Access to Open Space Objective
Standard B29:**

The proposed dwellings setout has been designed to provide adequate solar access into the secluded open space.

Good solar access to secluded open space allowed a good exposure to northern sun and direct sunlight throughout most parts of the day.

**55.05-5 Storage Objective
Standard B30:**

Each dwelling has been equipped with a 6 cubic metre minimum external storage area inside the garages as per the requirement of Standard B30

55.06 DETAILED DESIGN

**55.06-1 Design detail Objective
Standard B31:**

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The proposed dwelling uses design detail that respects the existing or preferred neighborhood character. The proposed materials being aligned with current residential trends, seeks to revitalize the neighborhood character.

The new dwelling has used articulation in the elevations, windows placement, verandahs, eaves, setbacks and general surface treatment invite the eye to move around the building

Roof forms used respect the existing or preferred neighbourhood character.

The garages are visually compatible with the development and the existing or preferred neighbourhood character.

55.06-2 Front Fence Objective

Standard B32:

Open front garden will be maintained without front fence; therefore respect the preferred neighbourhood character. And will comply with Standard B32 and Table B3

55.06-3 Common Property Objective

Standard B33:

The proposed dwellings will have a small and manageable common property areas. All access areas and site facilities are designed to be practical, attractive and common property will be easily managed and maintained.

55.06-4 Site Services Objective

Standard B34:

All site services can be installed that if not already existing, and easily maintained.

All site facilities are accessible, adequate and attractive.

Bin and recycling enclosure, mailboxes and other facilities are adequate in size and blend with the development

Bin and recycling enclosures are located for convenient by the residents.

Mailboxes are provided and located for convenient access by Australia post.

The dwellings will have a separate letter box facility at the frontage of the site, whilst sufficient outdoor area is proposed to allow for the provision of outdoor clothes drying facilities for each dwelling

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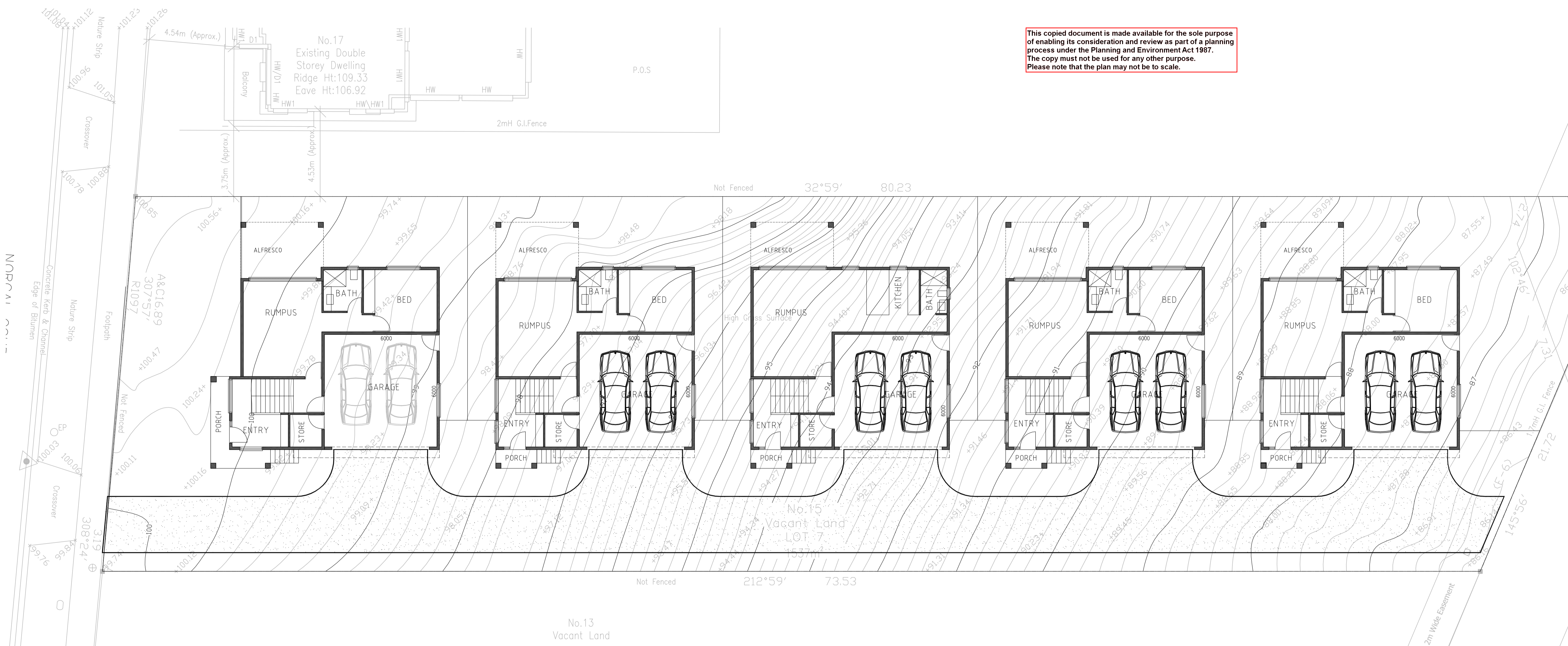
CONCLUSION

The proposal will enhance the character and amenity of the neighbourhood by means of providing a well designed and attractive development that will suit the site and is consistent with the existing or preferred neighbourhood character.

The proposed amendments will make a positive contribution to the character of the area and neighbourhood.

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PROPOSED BUILDING AREA SCHEDULE:				SITE AREA SCHEDULE:	
UNIT 1	UNIT 2-4	UNIT 5		SITE AREA	1538 SQ.M
LOWER FLOOR (EXCL GARAGE)	63 SQ.M	LOWER FLOOR (EXCL GARAGE)	61 SQ.M	LOWER FLOOR (EXCL GARAGE)	587 SQ.M
MAIN FLOOR	107 SQ.M	MAIN FLOOR	105 SQ.M	SITE COVERAGE (BUILDING FOOTPRINT)	38% (OF SITE AREA)
UPPER FLOOR	75 SQ.M	UPPER FLOOR	72 SQ.M	UPPER FLOOR COVERAGE	24% (OF SITE AREA)
GARAGE	39 SQ.M	GARAGE	39 SQ.M	HARD PAVED AREA (INCL DRIVEWAY)	18% (OF SITE AREA)
PORCH	7 SQ.M	PORCH	3 SQ.M	IMPERVIOUS COVERAGE (BUILDING FOOTPRINT + HARD PAVED AREA)	56.5% (OF SITE AREA)
BALCONY	12 SQ.M	BALCONY	12 SQ.M	MIN GARDEN AREA REQUIRED	538 SQ.M (OF SITE AREA)
ALFRESCO	13 SQ.M	ALFRESCO	13 SQ.M	MIN GARDEN AREA PROVIDED	636 SQ.M (OF SITE AREA)
SECLUDED OPEN SPACE	60 SQ.M	SECLUDED OPEN SPACE	78 SQ.M		
SECLUDED OPEN SPACE WIDER THAN 3 METRES	48 SQ.M	SECLUDED OPEN SPACE WIDER THAN 3 METRES	55 SQ.M		
PRIVATE OPEN SPACE	150 SQ.M	PRIVATE OPEN SPACE	102 SQ.M		
LOWER FLOOR COVERAGE INCLUDING GARAGE, ENTRY, PORCH & ALFRESCO	123 SQ.M	LOWER FLOOR COVERAGE INCLUDING GARAGE, ENTRY, PORCH & ALFRESCO	116 SQ.M		
		LOWER FLOOR COVERAGE INCLUDING GARAGE, ENTRY, PORCH & ALFRESCO	116 SQ.M		

PROPOSED LOWER FLOOR

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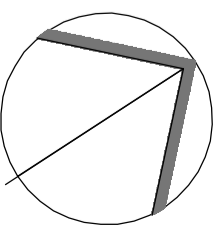
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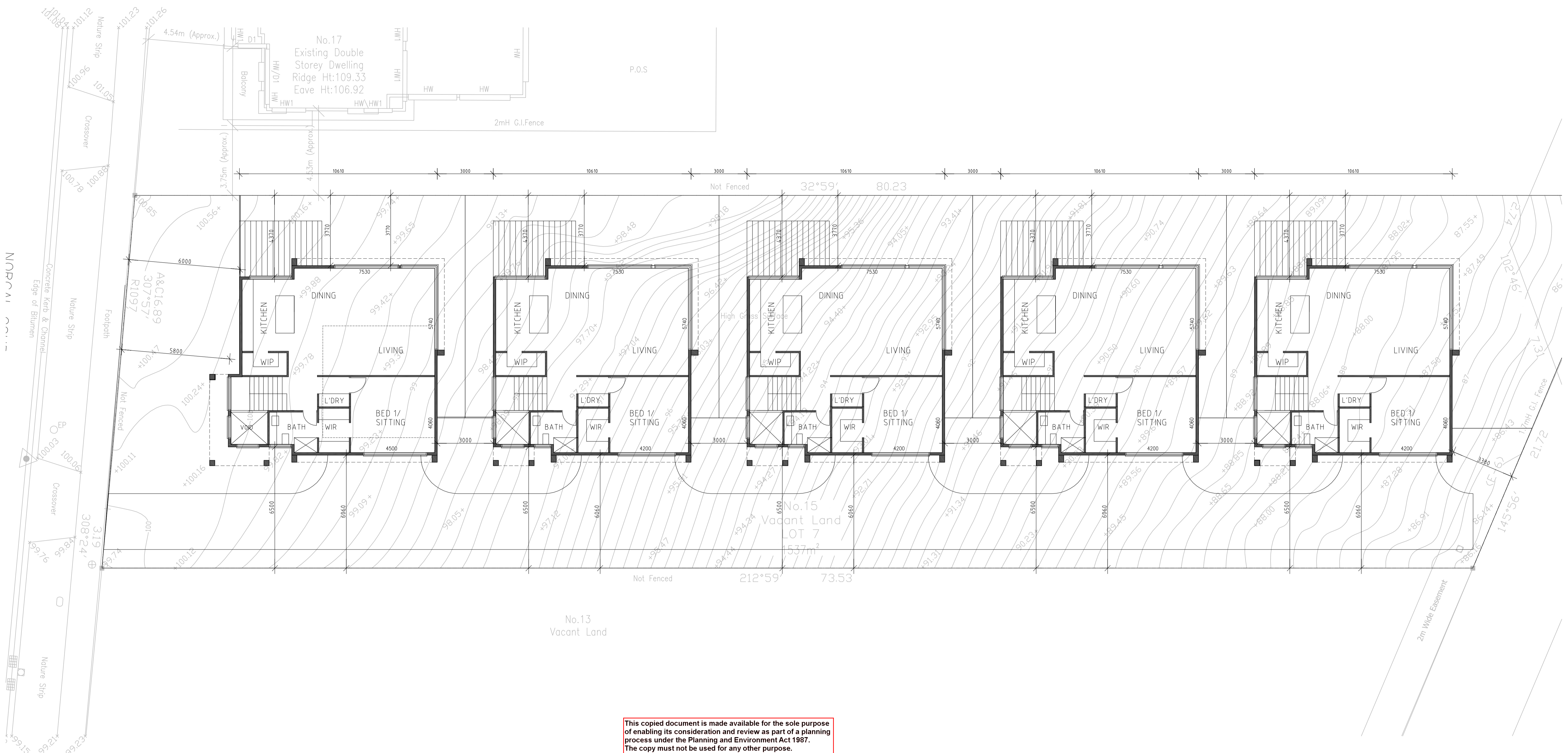
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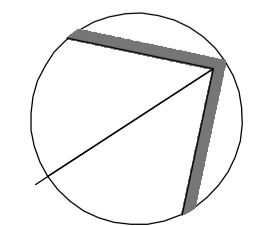
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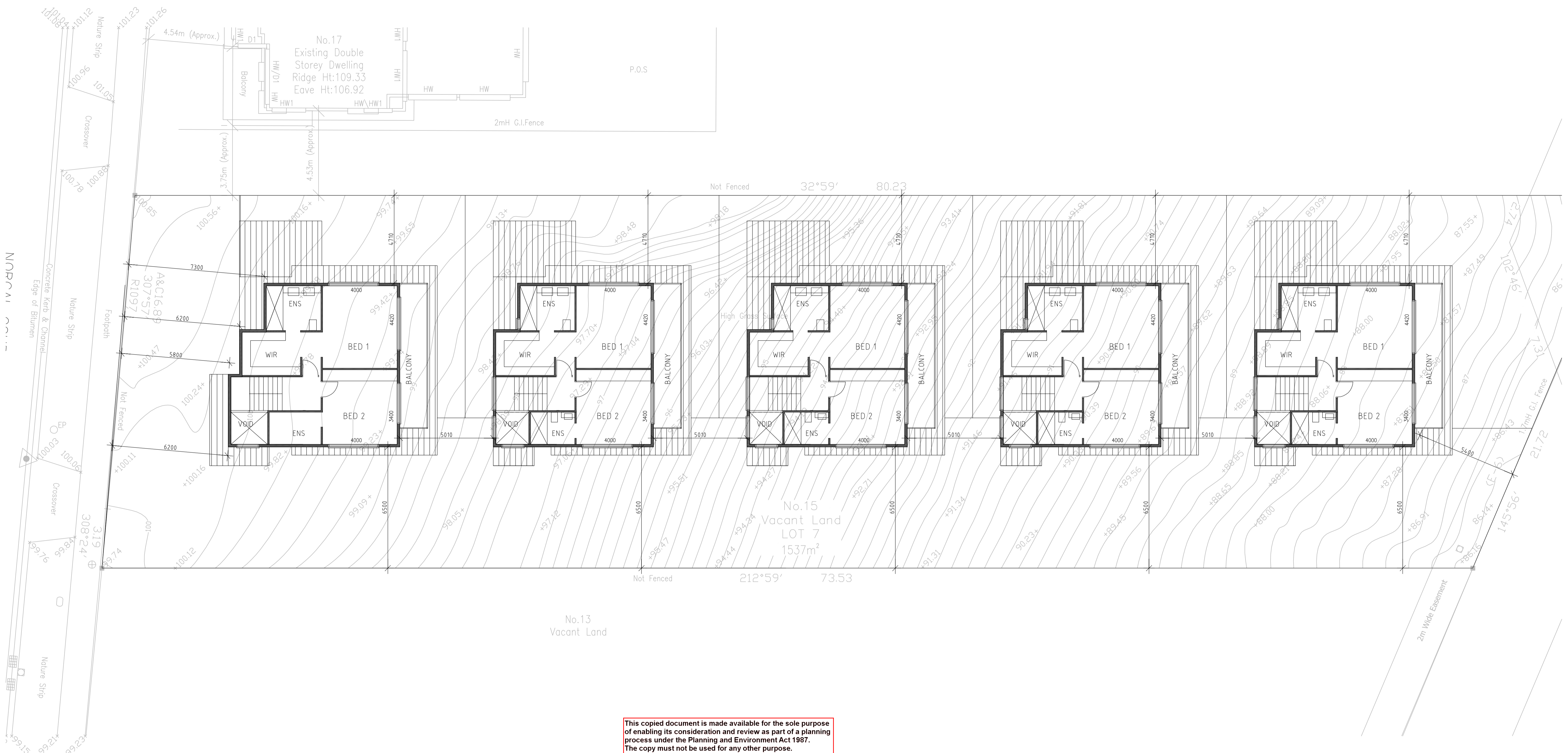
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PROPOSED UPPER FLOOR

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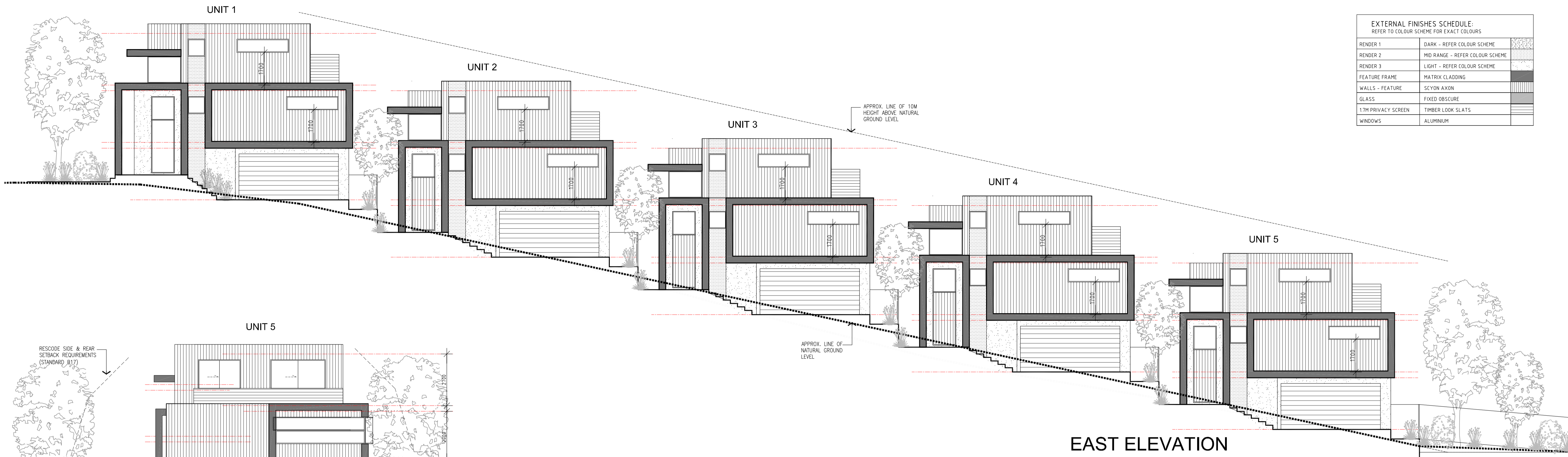
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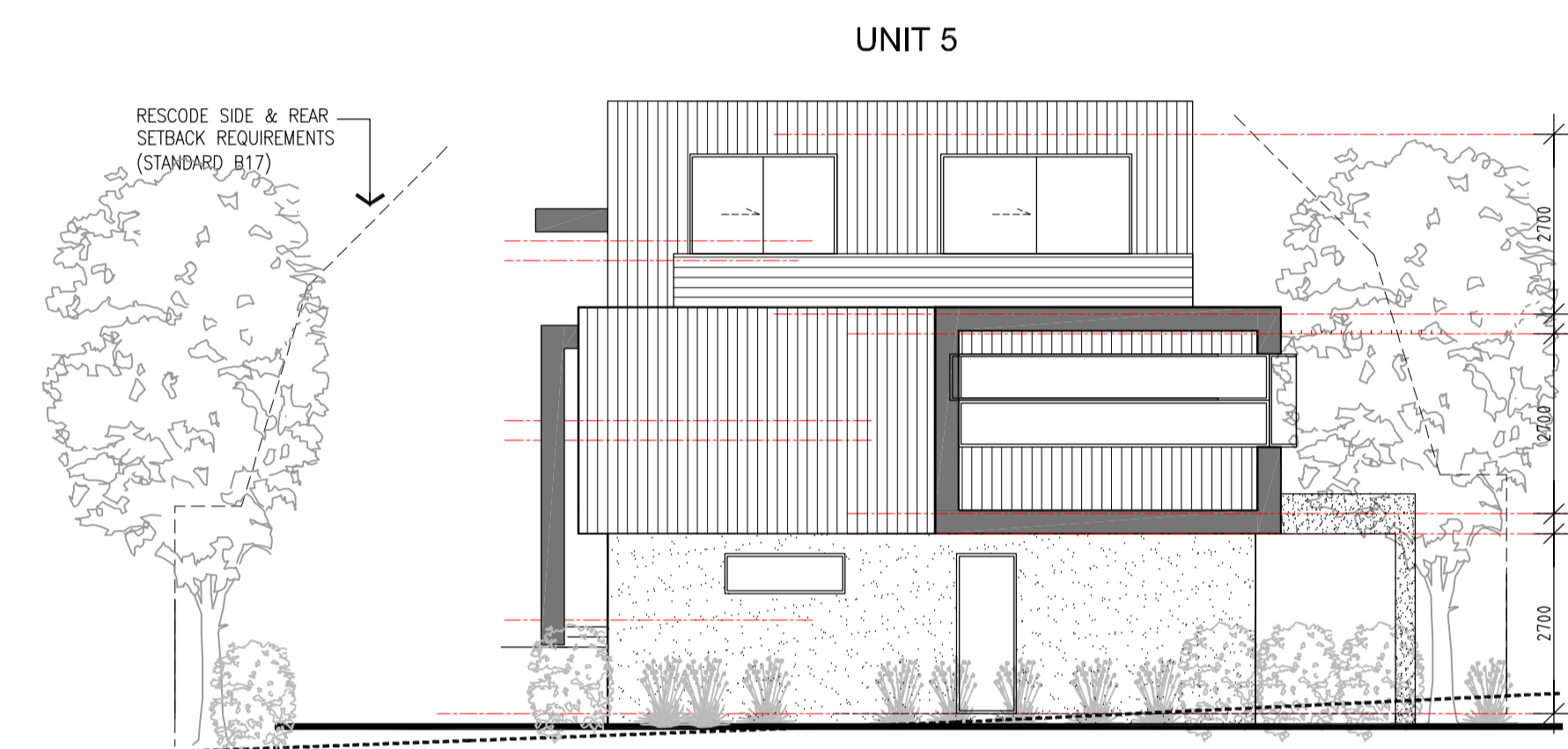
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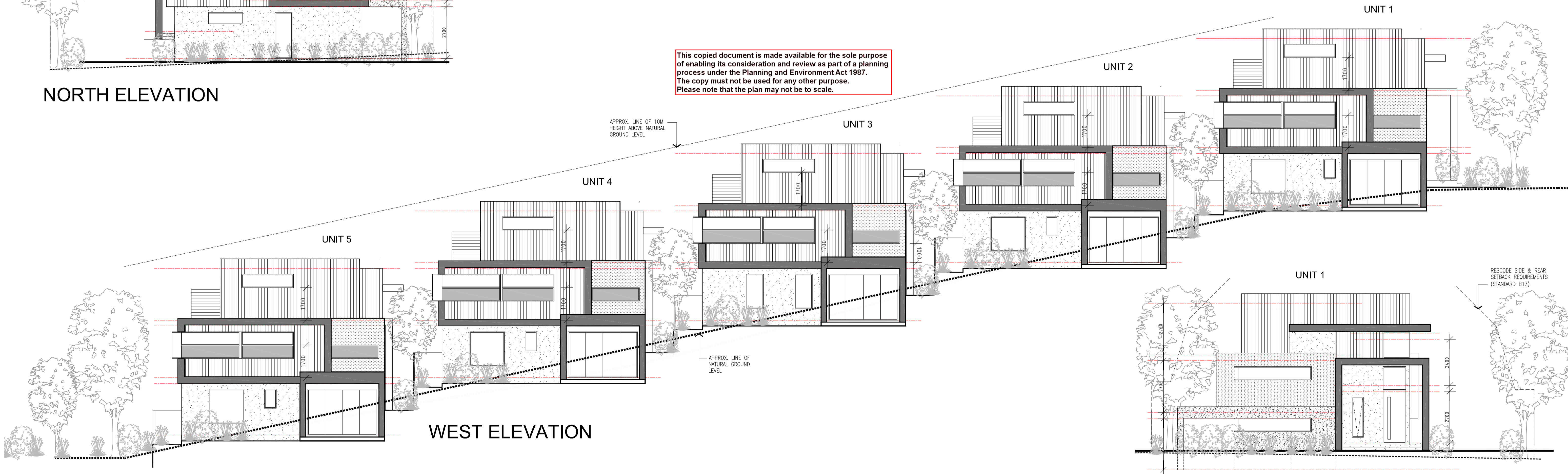
EXTERNAL FINISHES SCHEDULE:
REFER TO COLOUR SCHEME FOR EXACT COLOURS

RENDER 1	DARK - REFER COLOUR SCHEME	
RENDER 2	MID RANGE - REFER COLOUR SCHEME	
RENDER 3	LIGHT - REFER COLOUR SCHEME	
FEATURE FRAME	MATRIX CLADDING	
WALLS - FEATURE	SCYON AXON	
GLASS	FIXED OBSCURE	
1.7M PRIVACY SCREEN	TIMBER LOOK SLATS	
WINDOWS	ALUMINIUM	



NORTH ELEVATION

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WEST ELEVATION

SOUTH ELEVATION

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ELEVATIONS

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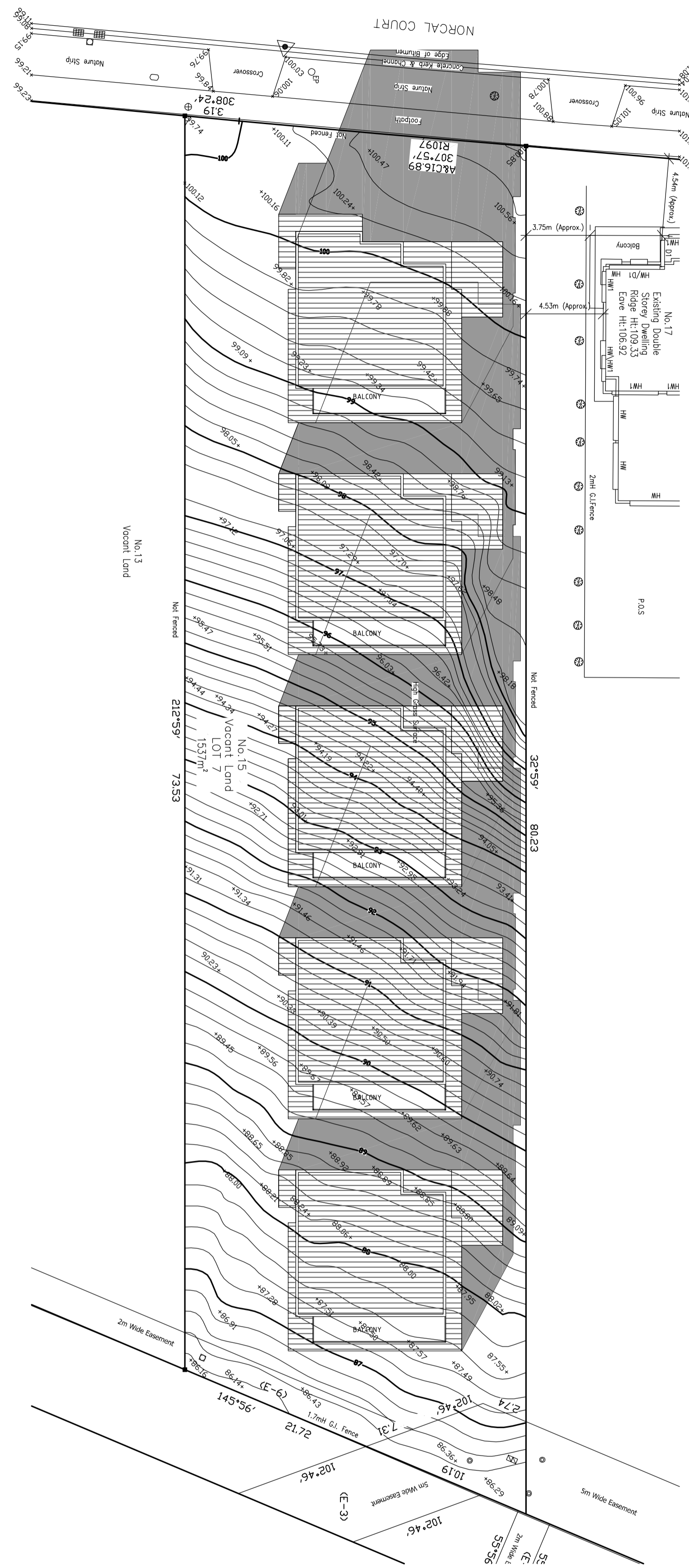
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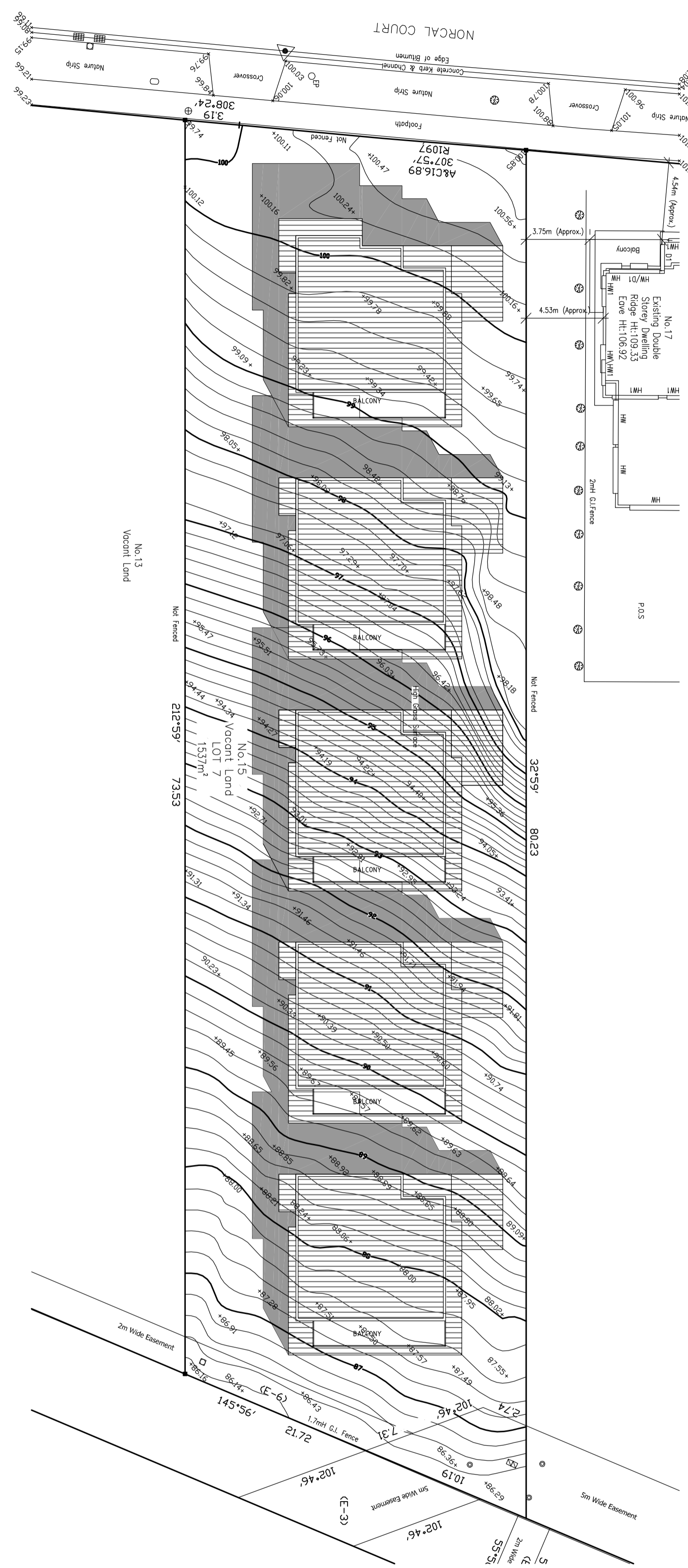
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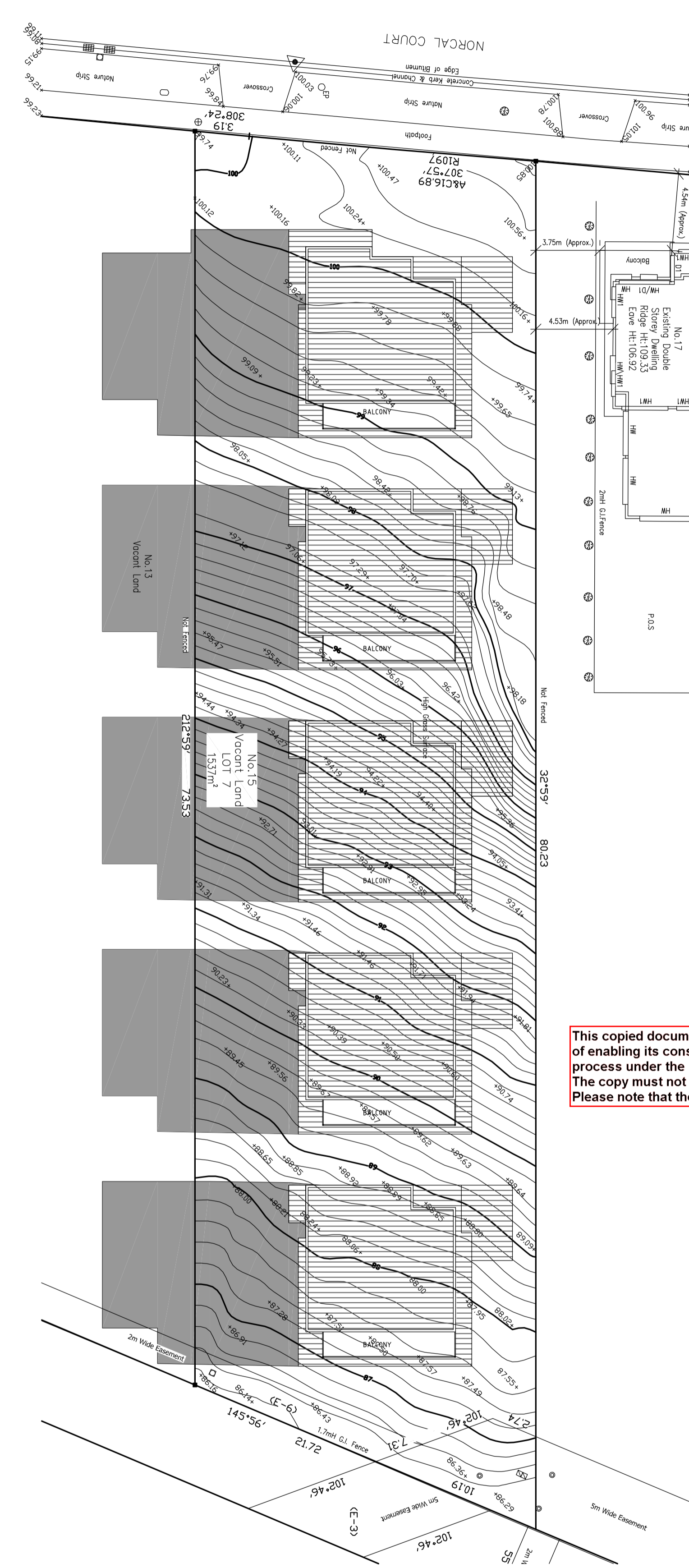
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EQUINOX SHADOW DIAGRAM (9AM) 1:200



EQUINOX SHADOW DIAGRAM (12PM) 1:200



EQUINOX SHADOW DIAGRAM (3PM) 1:200

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PROPOSED BUILDING SHADOW
 EXISTING FENCE SHADOW
PLANNING ISSUE

SHADOW DIAGRAM

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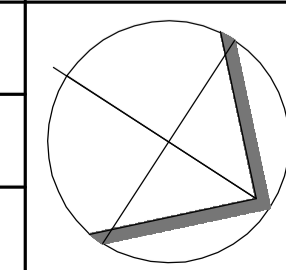
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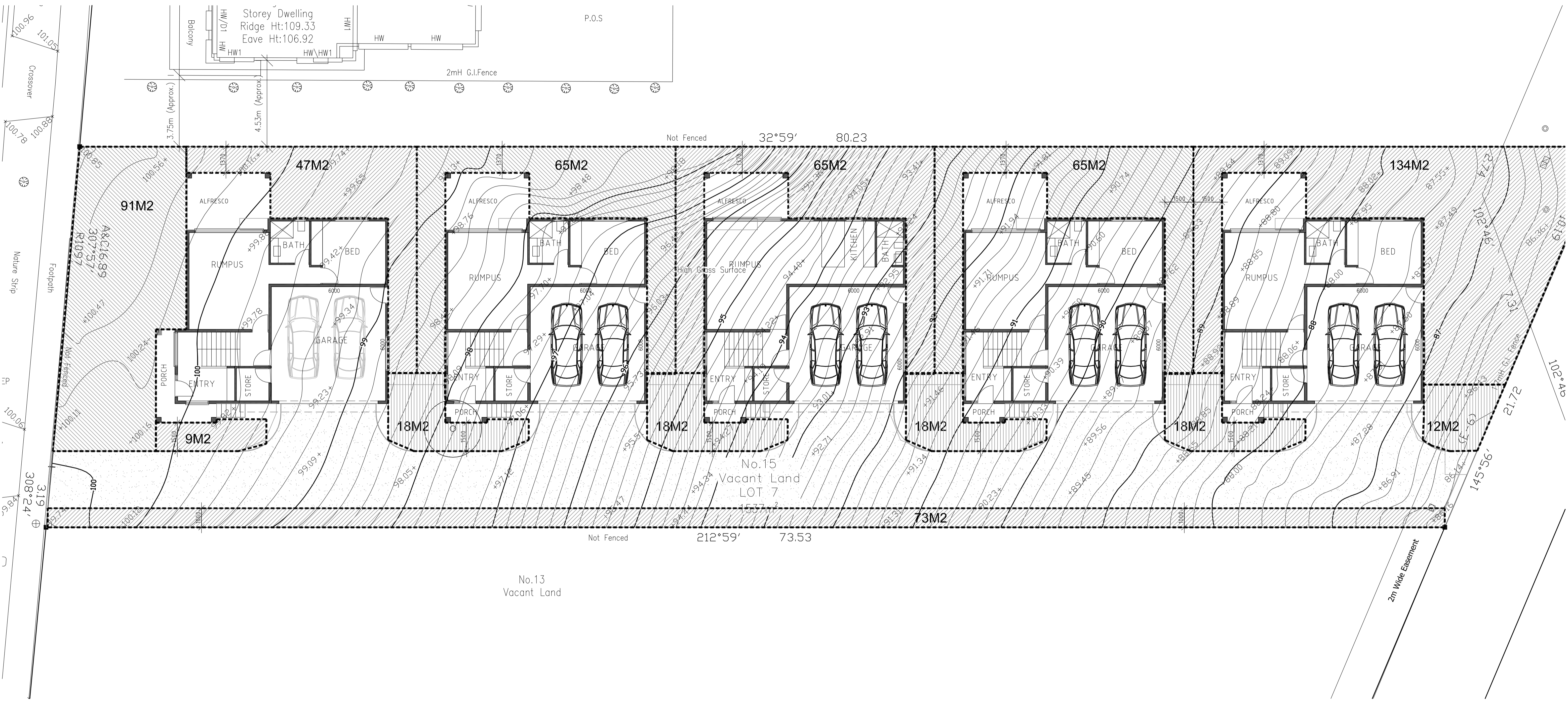
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GARDEN AREA PLAN

GARDEN AREA - MIN 1M WIDE
TOTAL GARDEN AREA - 636M2

PLANNING ISSUE

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