

# Application for Planning Permit

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

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

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

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

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

## The Land

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

**Street Address \***

Unit No.:	St. No.: 27	St. Name: CASSINIA CRES
Suburb/Locality: MEADOW HEIGHTS		Postcode: 3048

**Formal Land Description \***  
Complete either A or B.

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

A  Lot No.: 2349     Lodged Plan     Title Plan     Plan of Subdivision    No.: 218257M

OR

B  Crown Allotment No.:

Section No.:

Parish/Township Name:

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

② **For what use, development or other matter do you require a permit? \***

If you need help about the proposal, read:  
[How to Complete the Application for Planning Permit Form](#)

DUAL OCCUPANCY CONSTRUCTION OF A 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 \***

Cost \$215K    **⚠** 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 parking spaces, tennis court, grazing

SINGLE DWELLING

**📎** 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 \*

### Owner \*

The person or organisation who owns the land

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

Name:		
Title: Mr	First Name: CHINH	Surname: MAI
Organisation (if applicable): PLANNING & DESIGN		
Postal Address:		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: LE@PLANNINGANDESIGN.COM.AU	
Mobile Phone: 0411758381	Fax:	



# Declaration

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

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

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

Signature:

Date: 12/07/2021

day / month / year

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## Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit Form](#)  
General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

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

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

No  Yes

If 'yes', with whom?:

Date:


day / month / year

## Checklist

9 **Have you:**

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

A Full, current copy of title information for each individual parcel of land, forming the subject site.

A plan of the existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit check list.

If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

## Lodgement

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

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

**Contact information:**

Fax: 61 03 93090109

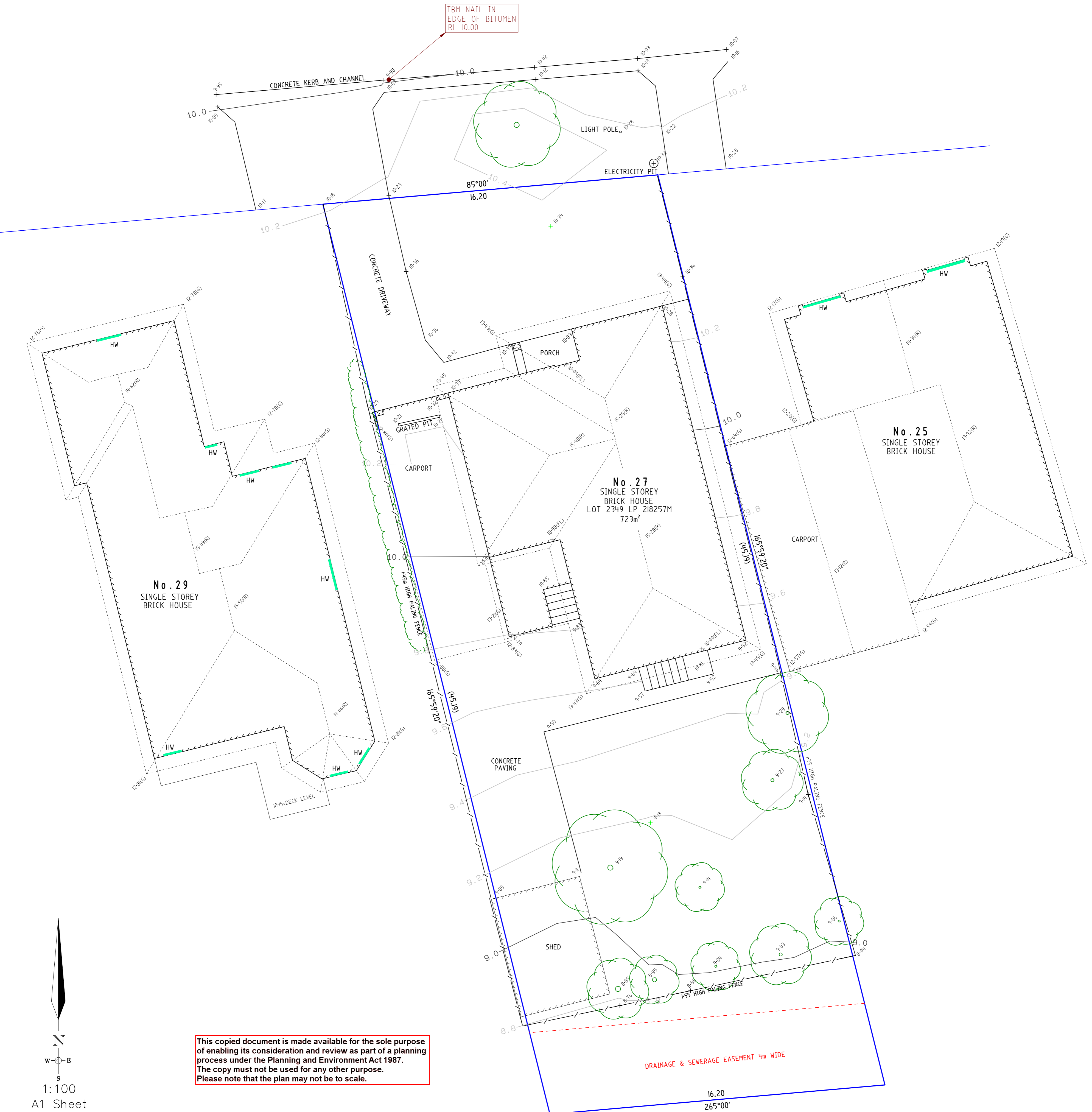
Email: [email@hume.vic.gov.au](mailto:email@hume.vic.gov.au)

DX: 94718

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

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# CASSINIA CRESCENT



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LEGEND

(R)	- RIDGE
(G)	- GUTTER
(FL)	- FLOOR LEVEL
—	- WINDOW
—	- TITLE BOUNDARY
---	- ROOF STRUCTURE

**MULTI SURVEYING**  
 PO BOX 2154  
 OAK PARK 3046  
 PH. 9330 3040  
 MOB 0422 981337  
 surveyors@multisurveying.com

Drawn	TB
Surveyor	TB
Assistant	-
Checked	TB
Date Drawn	29-03-2016
Date of Survey	14-03-2016
Level Datum	ARBITRARY
Grid Datum	TITLE
Contour Interval	0.2m
Scale	1:100 (A1)

**CERTIFICATION BY SURVEYOR**

I, TRAVIS BLOOM of  
 PO BOX 2154, OAK PARK  
 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 2 March 2016, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required for level land as defined in regulation 7(2) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 29 / 03 / 2016  
 Licensed Surveyor  
 Surveying Act 2004.



# 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.
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- 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.

PLANNING & DESIGN P/L  
 31 Enfield Ave, Preston 3072 T:9018 1529  
 E: mai@planninganddesign.com.au

DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

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**NORTH**

Revisions			
Rev-			



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



DATE	SCALE	DRAWN BY	PROJECT No.
JULY 2021	1:250@A1 1:500@A3	C.M	7071

**DESIGN RESPONSE**

UNIT DEVELOPMENT  
 27 CASSINIA CRESCENT, MEADOW HEIGHTS



**KEY**

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

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**DESIGN**

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**NEIGHBOURHOOD AND SITE  
 DESCRIPTION PLAN**

UNIT DEVELOPMENT  
 27 CASSINIA CRESCENT, MEADOW HEIGHTS

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# SITE PHOTOS

PROJECT ADDRESS: 27 CASSINIA CRESCENT, MEADOW HEIGHTS



V01



V02



V03



V04



V05



V06



V07



V08



V09



V10



V11

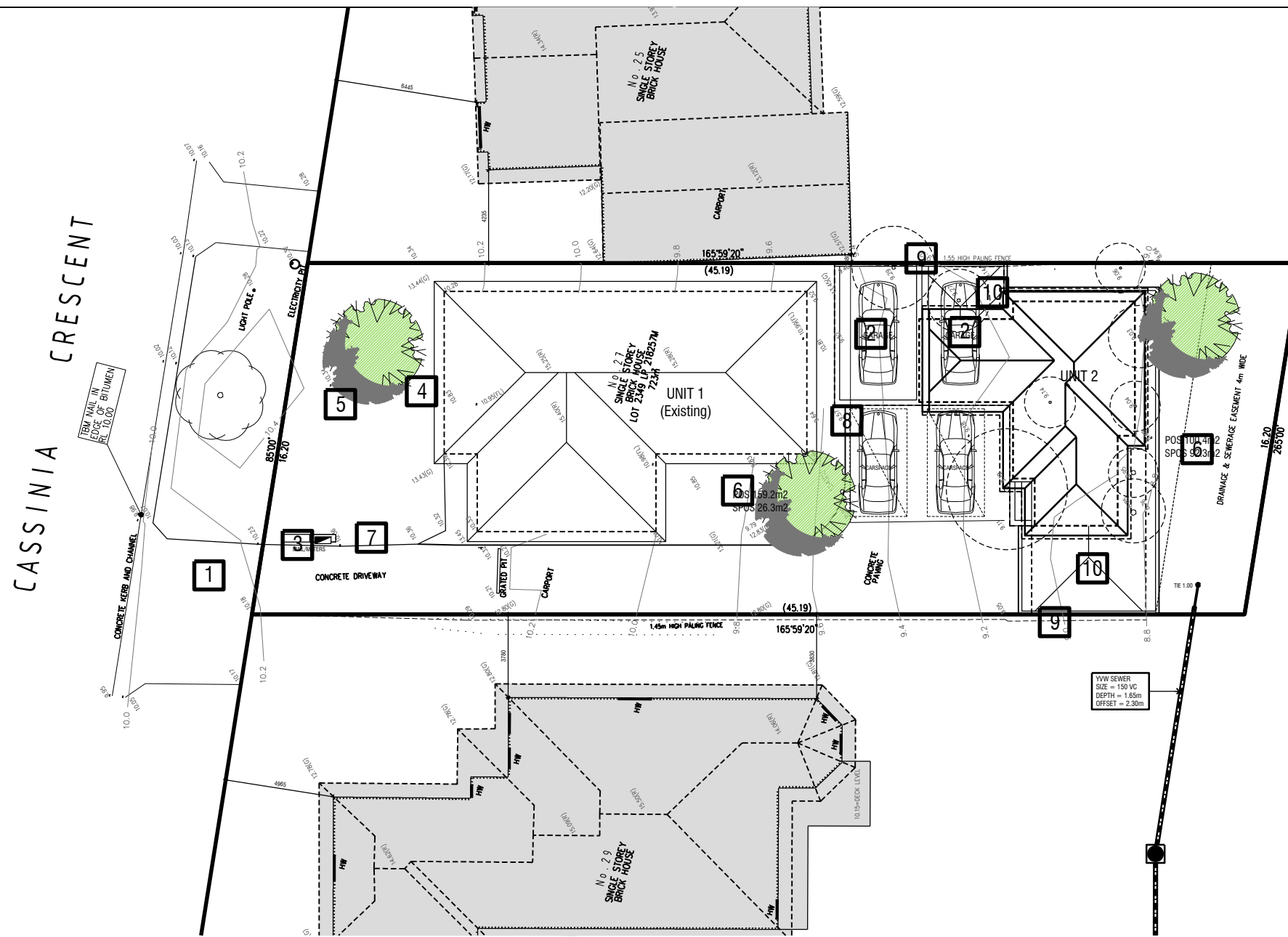


V12

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**DESIGN**

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### DESIGN RESPONSE

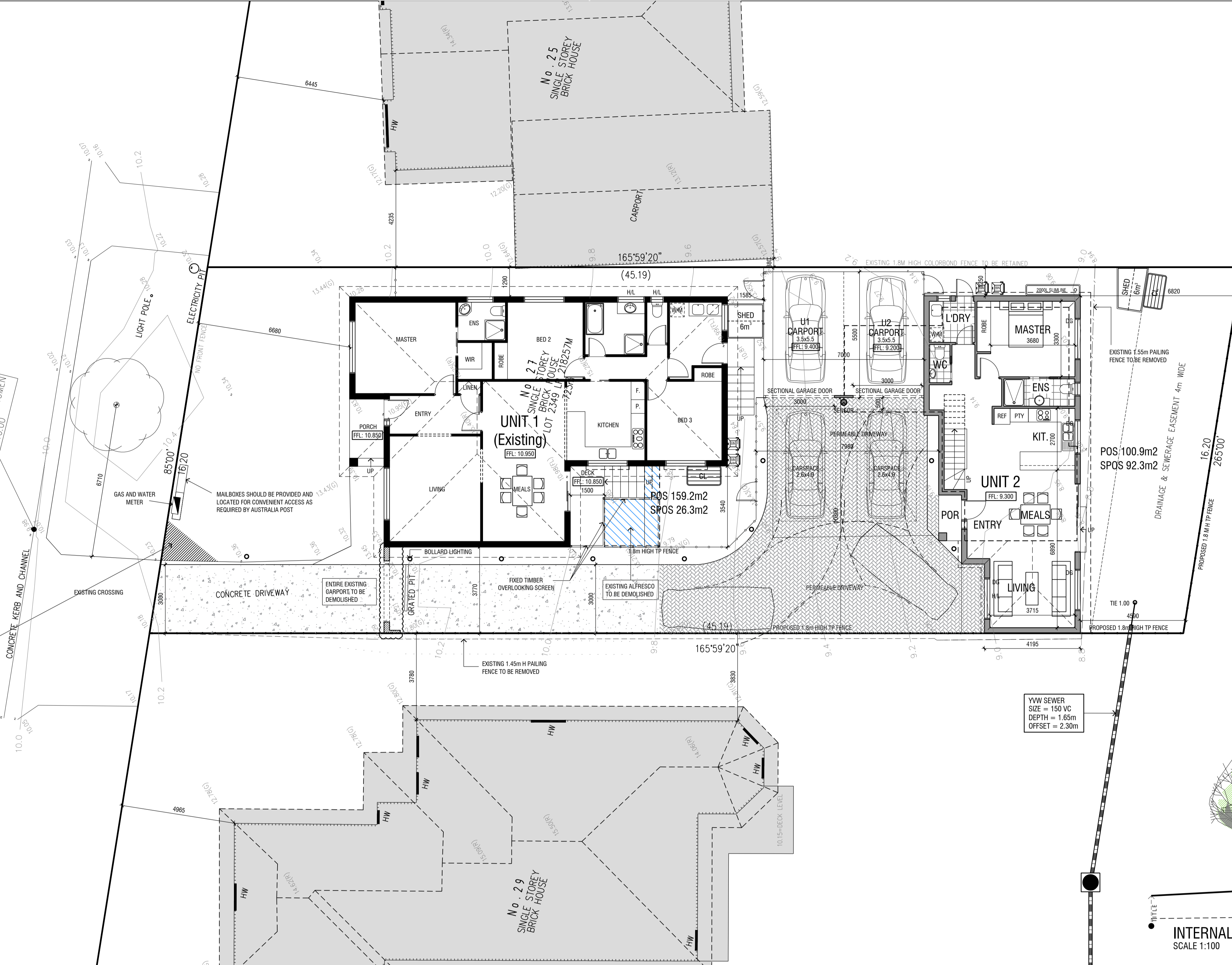
UNIT DEVELOPMENT  
27 CASSINIA CRESCENT,  
MEADOW HEIGHTS

DR  
REV-



# CASSINIA CRESCENT

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



## AREA SCHEDULE:

UNIT 1 (Existing)	
GROUND FLOOR AREA:	150.5 m <sup>2</sup>
PORCH:	4.5 m <sup>2</sup>
DECK:	7.8 m <sup>2</sup>
CARPORY:	19.3 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>19.6 SQ 182.1 m<sup>2</sup></b>
POS:	159.2 m <sup>2</sup>
SPOS:	26.3 m <sup>2</sup>

UNIT 2	
GROUND FLOOR AREA:	85.7 m <sup>2</sup>
FIRST FLOOR AREA:	72.1 m <sup>2</sup>
CARPORY:	19.3 m <sup>2</sup>
PORCH:	2.0 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>19.3 SQ 179.1 m<sup>2</sup></b>
POS:	100.9 m <sup>2</sup>
SPOS:	92.3 m <sup>2</sup>

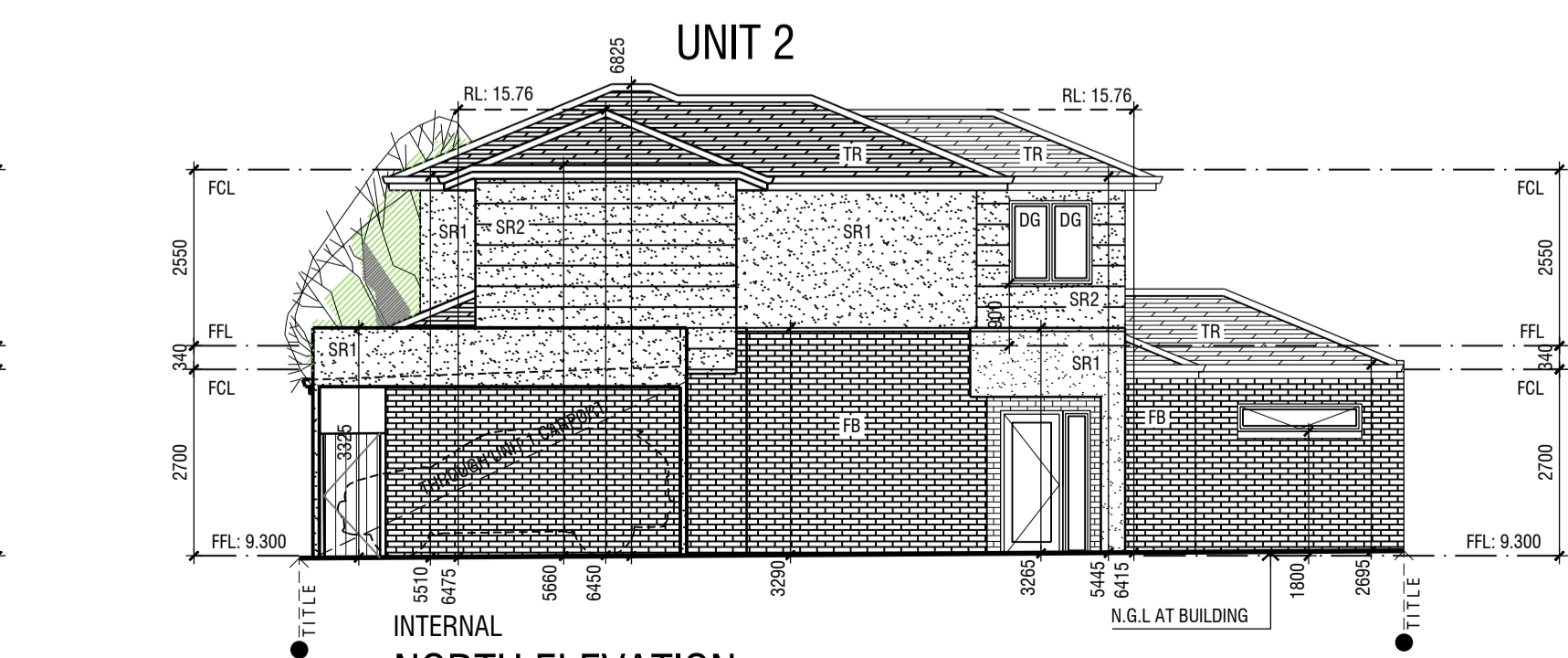
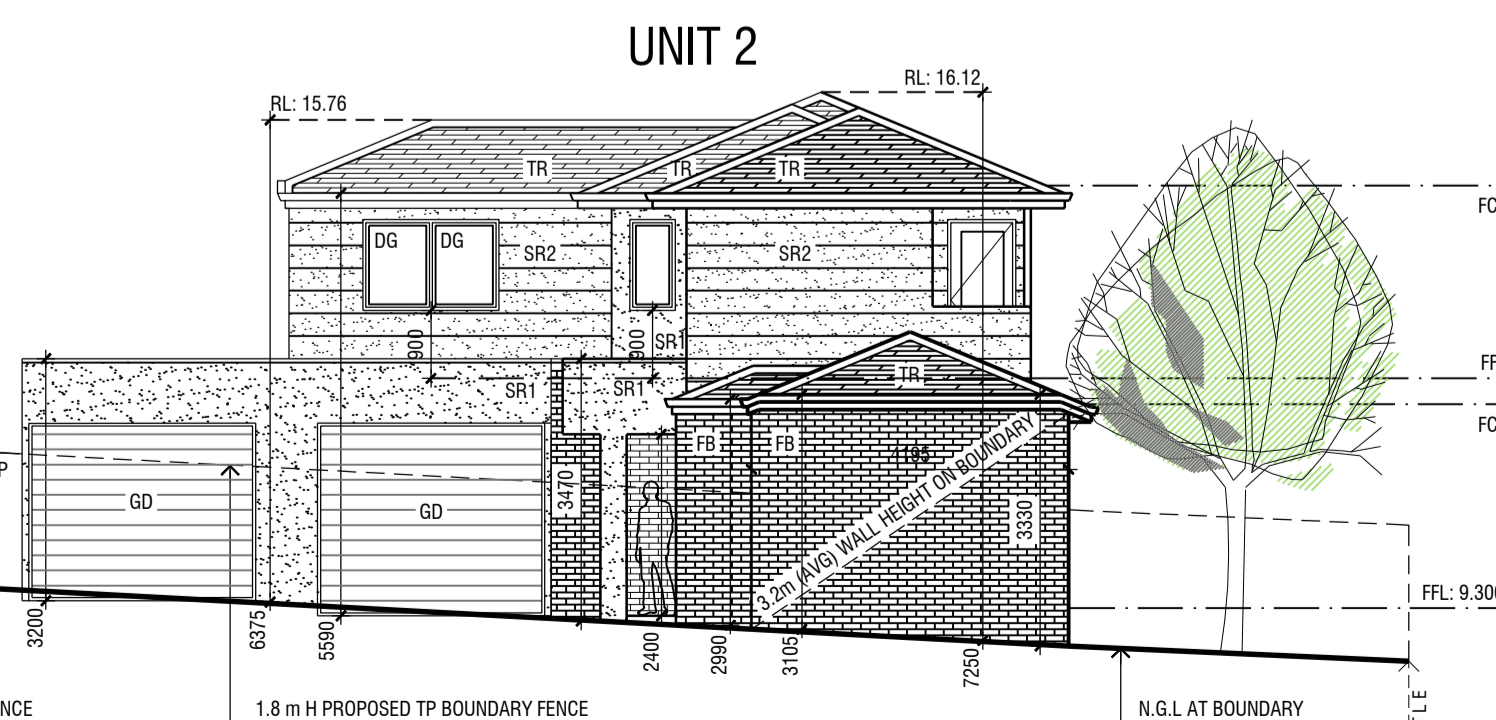
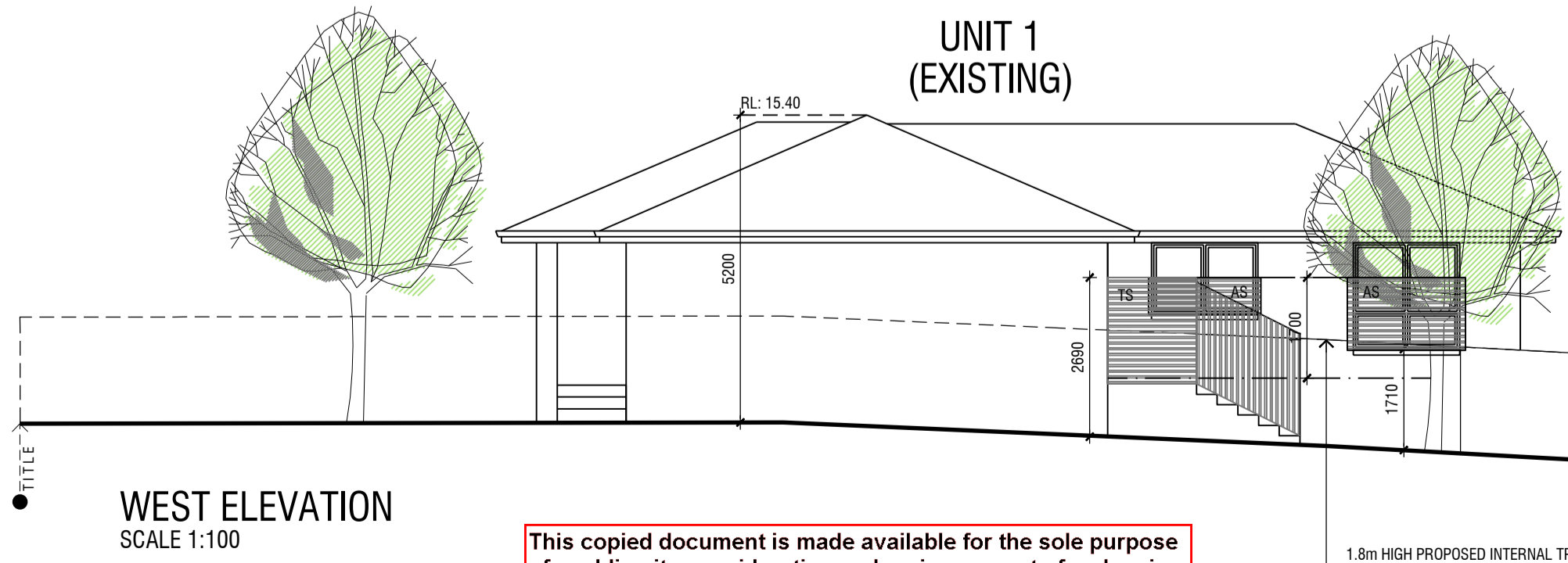
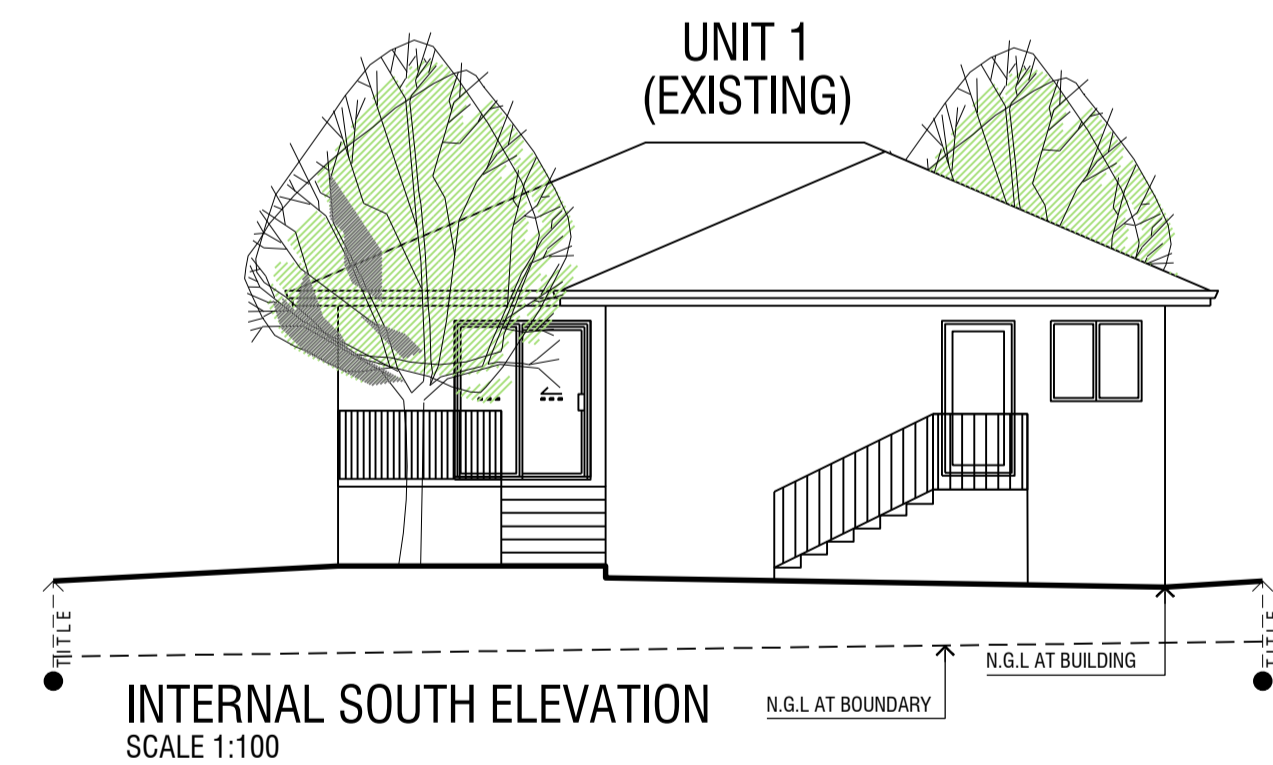
  

SITE	
SITE AREA:	723 m <sup>2</sup>
SITE COVERAGE:	41.1% 297.0 m <sup>2</sup>
SITE PERMEABILITY:	49.6% 358.7 m <sup>2</sup>
GARDEN AREA:	35.2% 254.7 m <sup>2</sup>
VEGETATED AREA:	33.9% 244.7 m <sup>2</sup>

## MATERIAL SCHEDULE:

- SR1 SMOOTH RENDER FINISH
- SR2 SMOOTH RENDER FINISH WITH SHADOW LINES
- FB FACE BRICK WALL
- GD SELECTED GARAGE DOOR
- DG DOUBLE GLAZED WINDOW
- G1 OBS GLASS FIXED
- G2 OBS GLASS - 120mm RESTRICTED AWNING
- G3 FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
- TP 1.8m HIGH TIMBER PAILING FENCE
- TR SELECTED TILED ROOF AT 22.5 DEGREE PITCH
- KR KLIP-LOK ROOF AT 2 DEGREE PITCH

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



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NORTH

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Revisions				
Rev-	12.07.2021	ISSUE FOR TP SUBMISSION		
Rev-A	26.11.2021	ISSUE FOR PFI RESPONSE		
Rev-B	12.01.2022	ISSUE FOR PFI RESPONSE		

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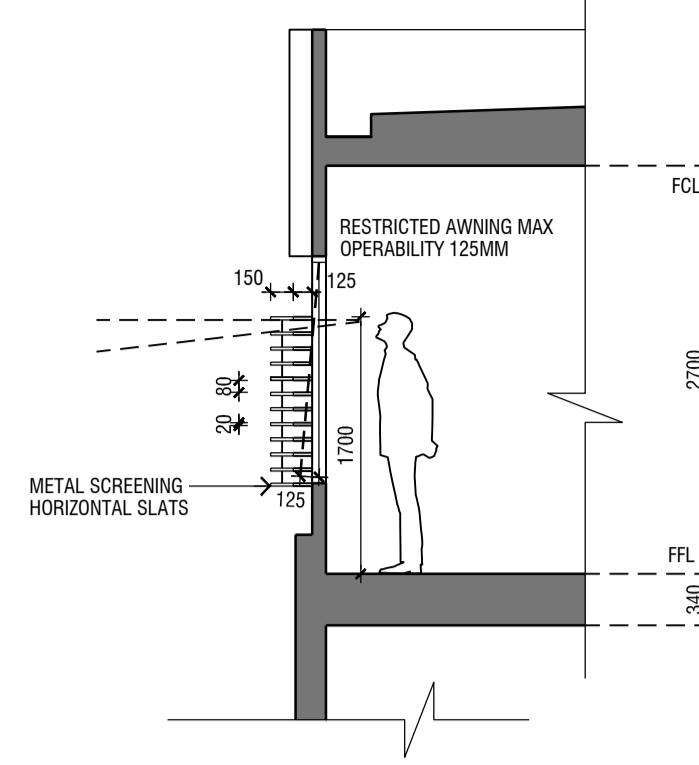
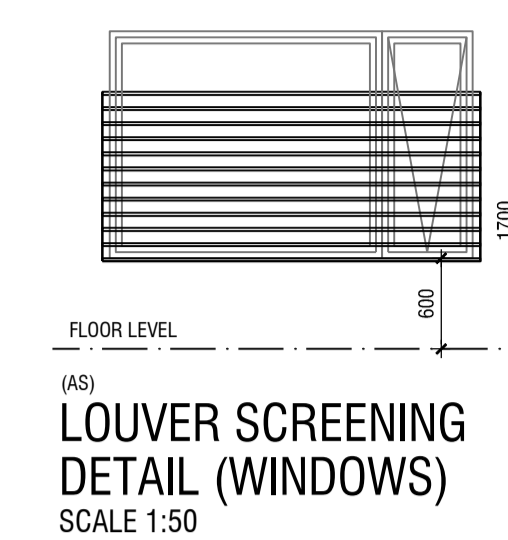
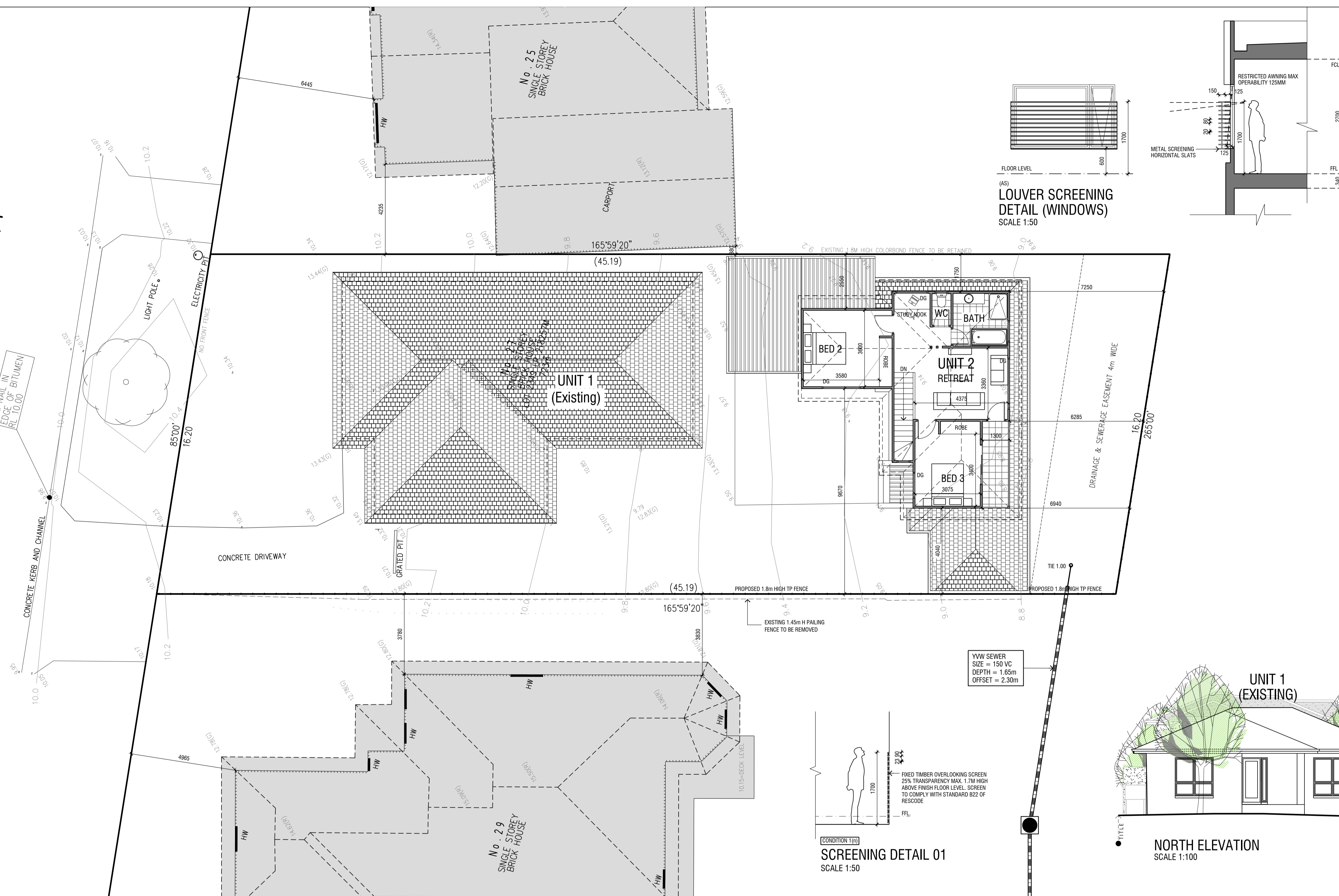
PLANNING & DESIGN P/L  
 31 Enfield Ave Preston 3072 Ph:9018 1529  
 E: chnih@planninganddesign.com.au

DATE	SCALE	DRAWN	CHK	PROJECT NO.
JULY 2021	1:100(01)	BEGAN	CM	7071

GROUND FLOOR PLAN

UNIT DEVELOPMENT	TP01
27 CASSINIA CRESCENT, MEADOW HEIGHTS	REV_A

CASSINIA CRESCENT



**AREA SCHEDULE:**

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DECK:	7.8 m <sup>2</sup>
CARPOR:	19.3 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>192.1 m<sup>2</sup></b>
POS:	159.2 m <sup>2</sup>
SPOS:	26.3 m <sup>2</sup>

UNIT 2	
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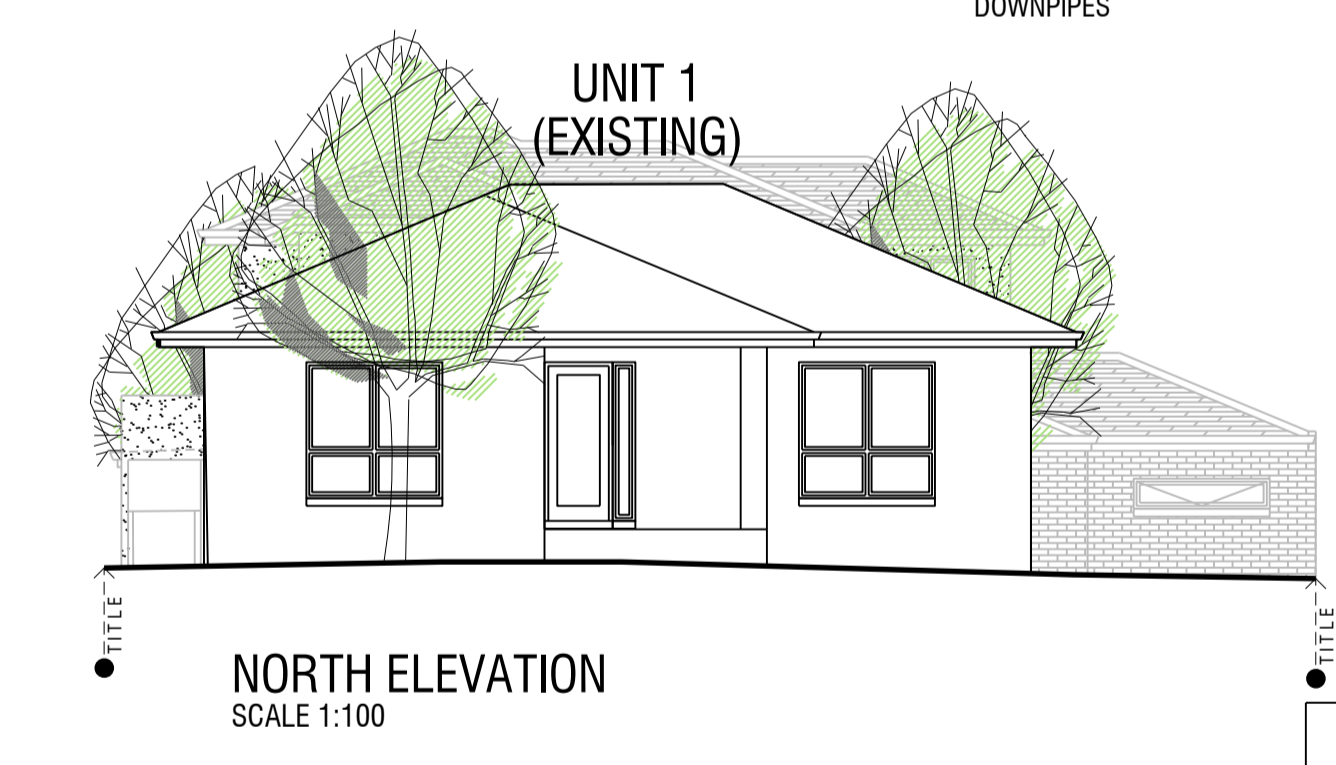
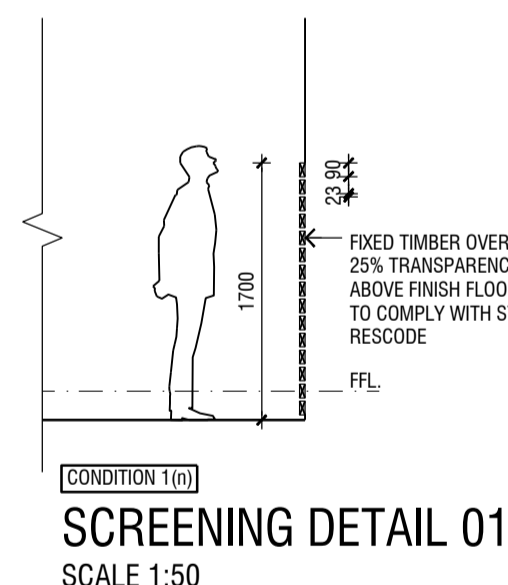
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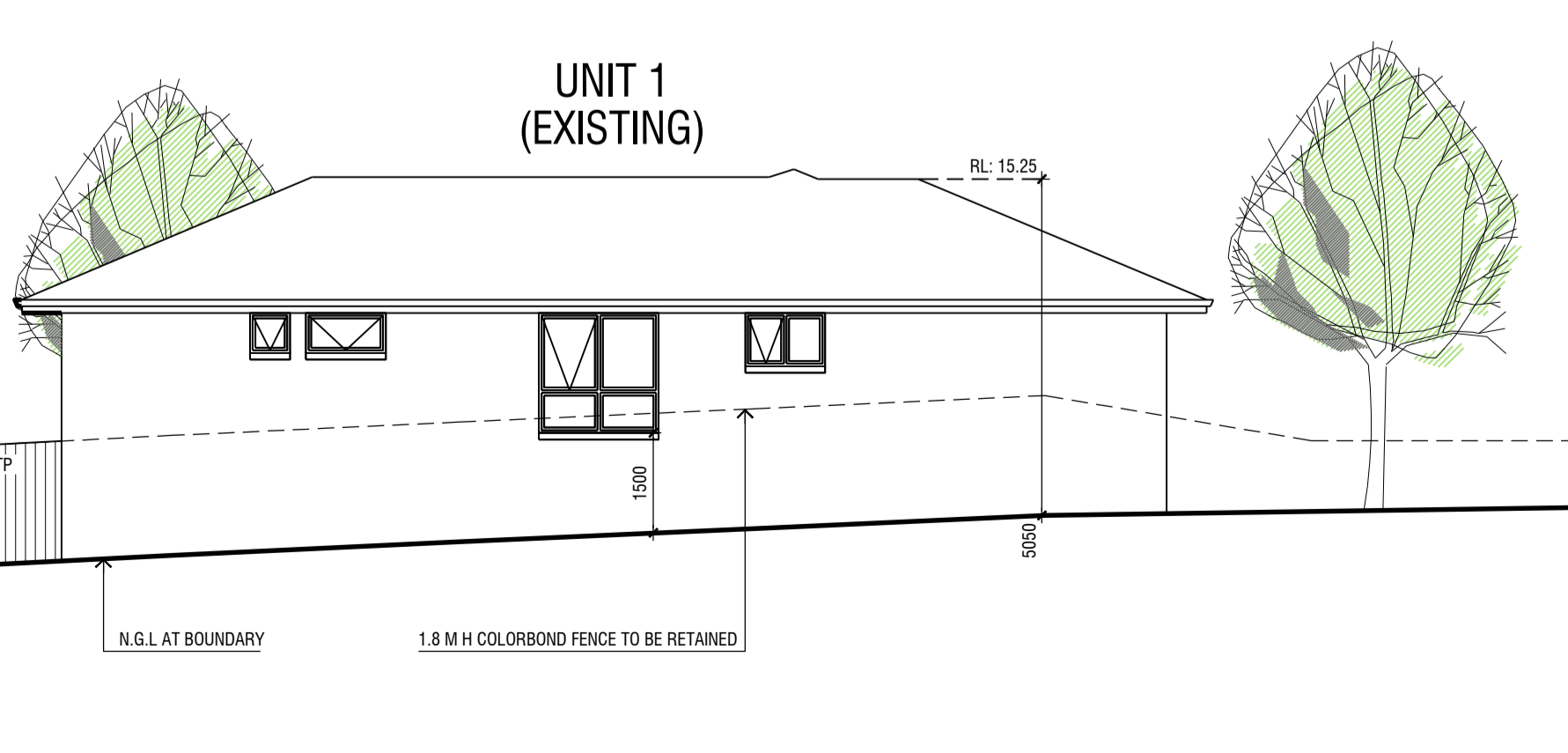
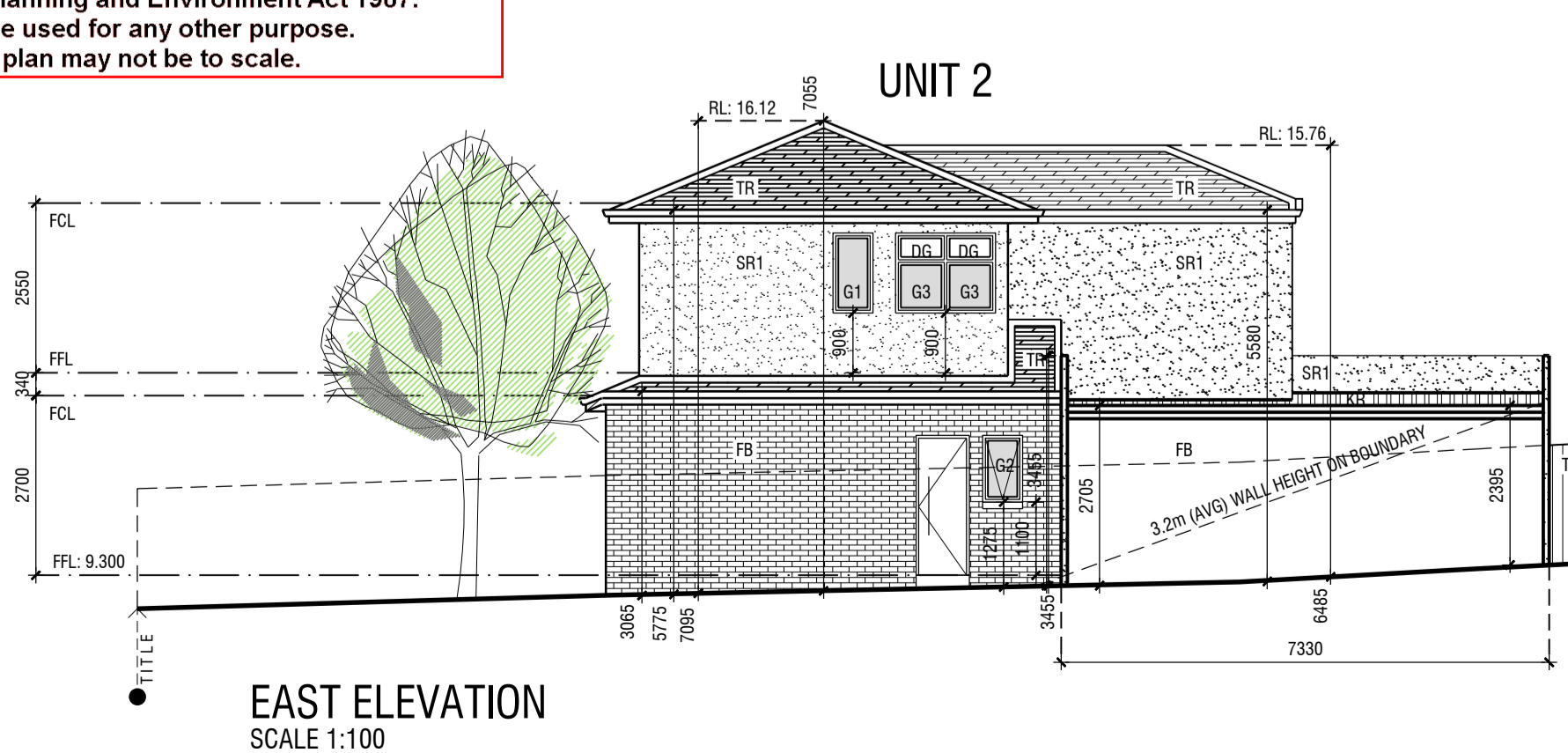
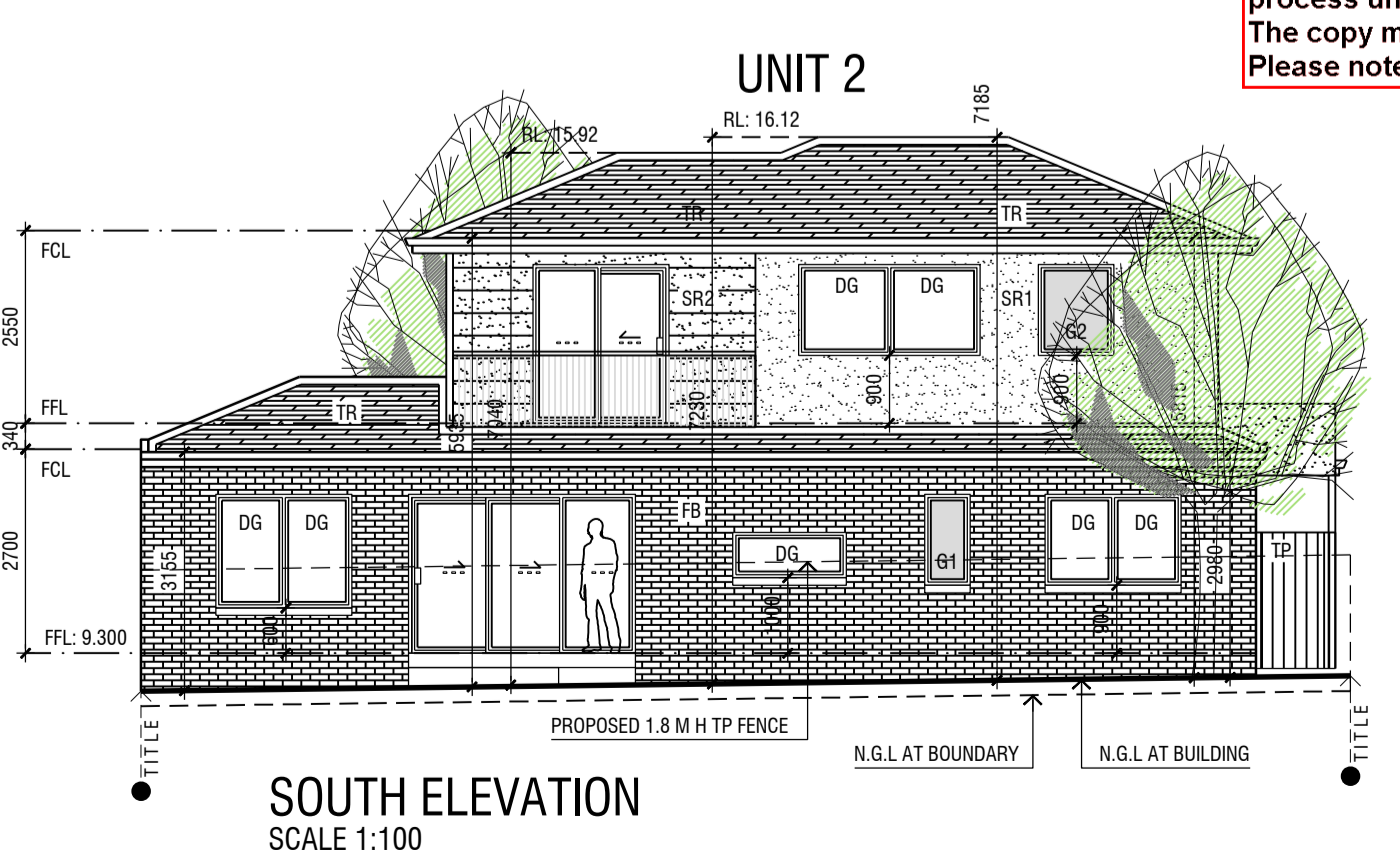
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Rev-1	12.07.2021	ISSUE FOR TP SUBMISSION
Rev-2	26.11.2021	ISSUE FOR PFI RESPONSE
Rev-3	12.01.2022	ISSUE FOR PFI RESPONSE

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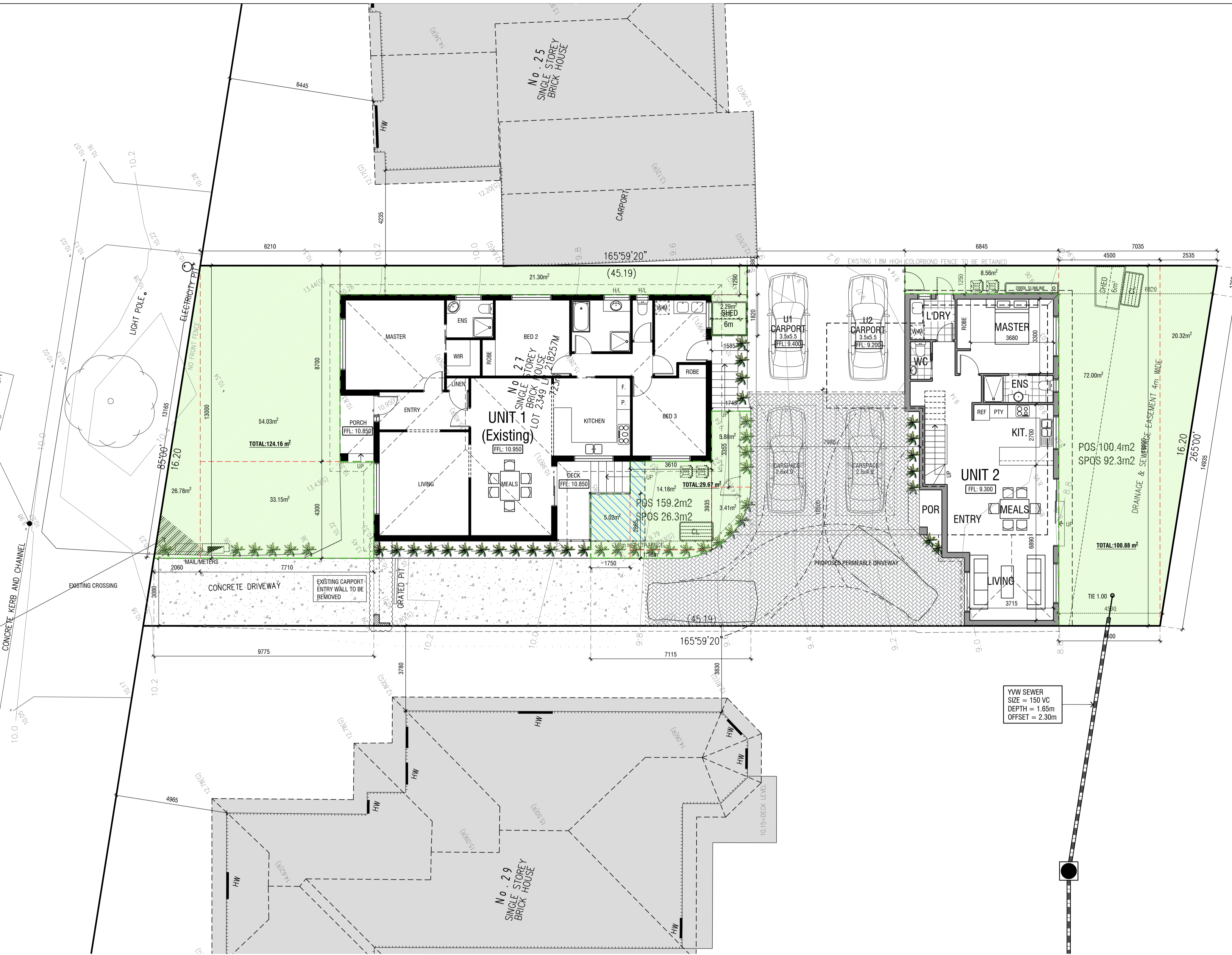
FIRST FLOOR PLAN

UNIT DEVELOPMENT  
27 CASSINIA CRESCENT,  
MEADOW HEIGHTS

**TP02**  
REV\_A

# CASSINIA CRESCENT

NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO STAINHOP STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 0.9m IN HEIGHT



SITE	
SITE AREA:	723 m <sup>2</sup>
SITE COVERAGE:	41.1% 297.0 m <sup>2</sup>
GARDEN AREA:	49.6% 358.7 m <sup>2</sup>
VEGETATED AREA:	35.2% 254.7 m <sup>2</sup>

LEGEND	
	GARDEN AREA
	DWELLING
	CONCRETE DRIVEWAY

### GARDEN AREA SCHEDULE:

- 1.75x2.87 = 5.02
- 3.61x3.94 = 14.18
- 1.75x3.36 = 5.88
- 3.41
- 1.18
- 5.02+14.18+5.88+3.41+1.18 = **29.67**
  
- (13.00x2.06)/2 = 13.39
- 7.71x4.30 = 33.15
- (6.21x8.70) = 54.03
- 16.51x1.29 = 21.30
- 1.26x1.82 = 2.29
- 13.39+33.15+54.03+21.30+2.29 = **124.16**
  
- (2.54x16.00)/2 = 20.32
- 4.50x16.00 = 72
- 6.85x1.25 = 8.56
- 20.32+72+8.56 = **100.88**

**TOTAL GARDEN AREA:**  
100.88+29.67+124.16+3.04 = **254.71**



ALL LEVELS SHOWN ARE TO AHD.

Revisions	
Rev-	12.07.2021 ISSUE FOR TP SUBMISSION
Rev-A	26.11.2021 ISSUE FOR PFI RESPONSE
Rev-B	12.01.2022 ISSUE FOR PFI RESPONSE

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DATE	SCALE	DRAWN	CHK	PROJECT NO.
JULY 2021	1:1000(A1)	BGAN	CM	7071

GARDEN AREA PLAN

UNIT DEVELOPMENT  
27 CASSINIA CRESCENT,  
MEADOW HEIGHTS

**TP03**  
REV\_A

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# CASSINIA CRESCENT

SITE	
SITE AREA:	723 m <sup>2</sup>
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SITE PERMEABILITY:	49.6% 358.7 m <sup>2</sup>
GARDEN AREA:	35.2% 254.7 m <sup>2</sup>
VEGETATED AREA:	33.9% 244.7 m <sup>2</sup>

## SPECIFICATIONS

**SUBGRADE PREPARATION**  
 SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

**WEED CONTROL**  
 ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.

**SOIL PREPARATION**  
 SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:  
 • FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES  
 • FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH  
 • PH TO BE 6.0-7.0  
 • TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM  
 • FREE FROM SILT MATERIAL  
 IMPORTED TOPSOIL FOR LAWN RENOVATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

**MULCH**  
 MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

**PLANTING PROCEDURE**  
 FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MOTTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE FROM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TRUNK MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (36 MONTH FORMULATION) SUCH AS OSMOCOTE IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

**PLANT ESTABLISHMENT PERIOD**  
 THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE OR A 12 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING. MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD. WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS. MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING. FERTILISING - 36 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES. REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD.

**IRRIGATION**  
 IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS.

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

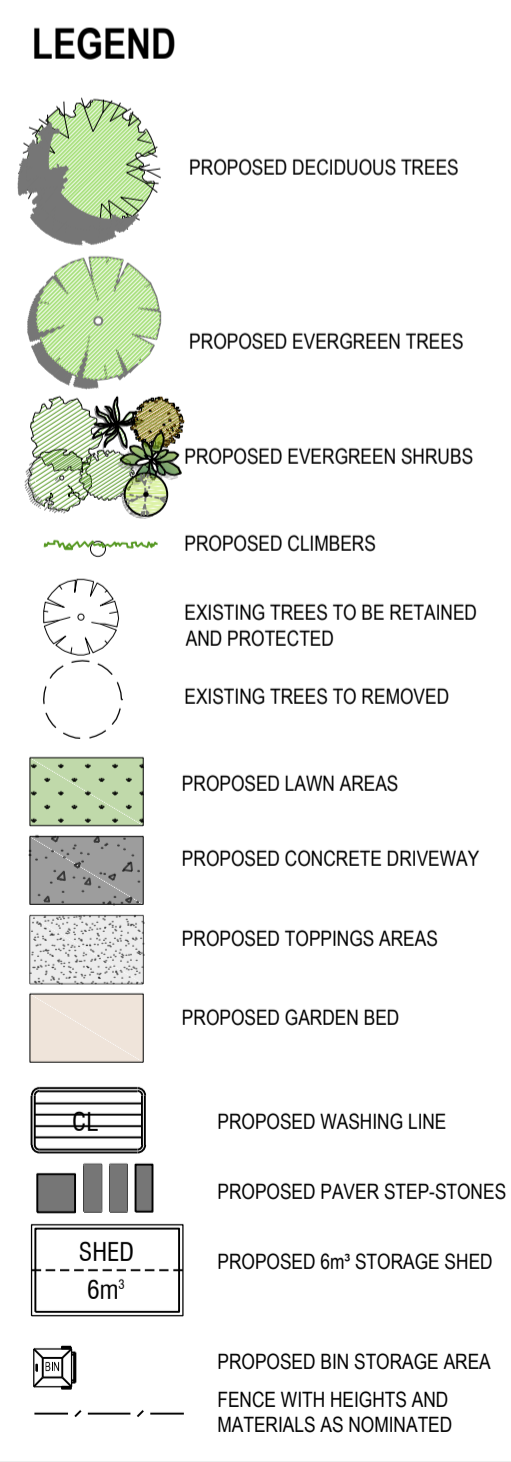
**DRAINAGE**  
 LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS.

**GENERAL**  
 WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES. CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP. DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.

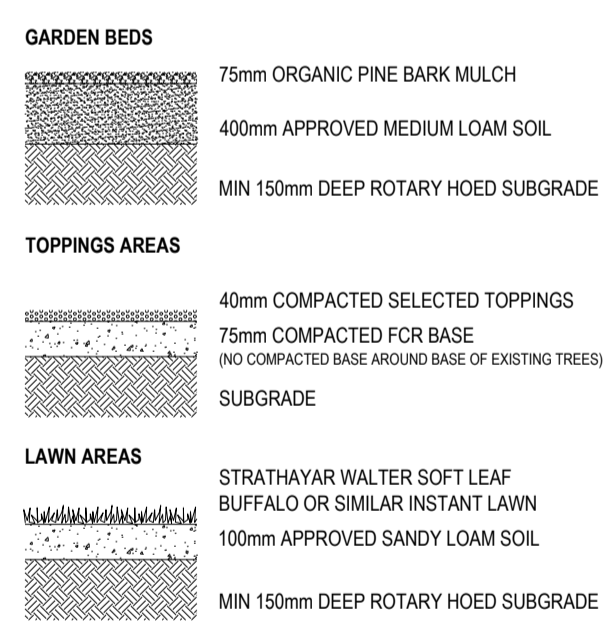
**PLANTS - QUALITY OF TREES AND SHRUBS**  
 PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES. AT MINIMUM, PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS THAT HAVE ROOTS GROWN TO THE EDGE OF THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY. SHOW HEALTHY, VIGOROUS GROWTH.

**PROTECTION OF EXISTING TREES**  
 ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERRECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4373-2007. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO STAINHOPE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 900mm IN HEIGHT.

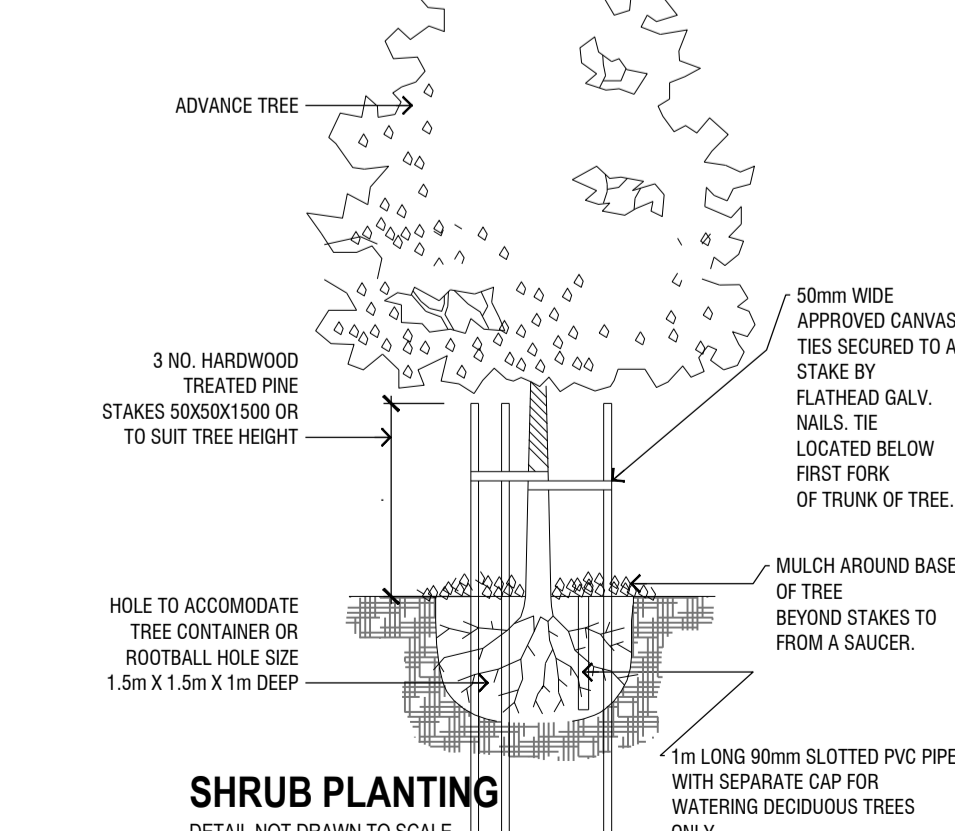


### SURFACE FINISH DETAIL



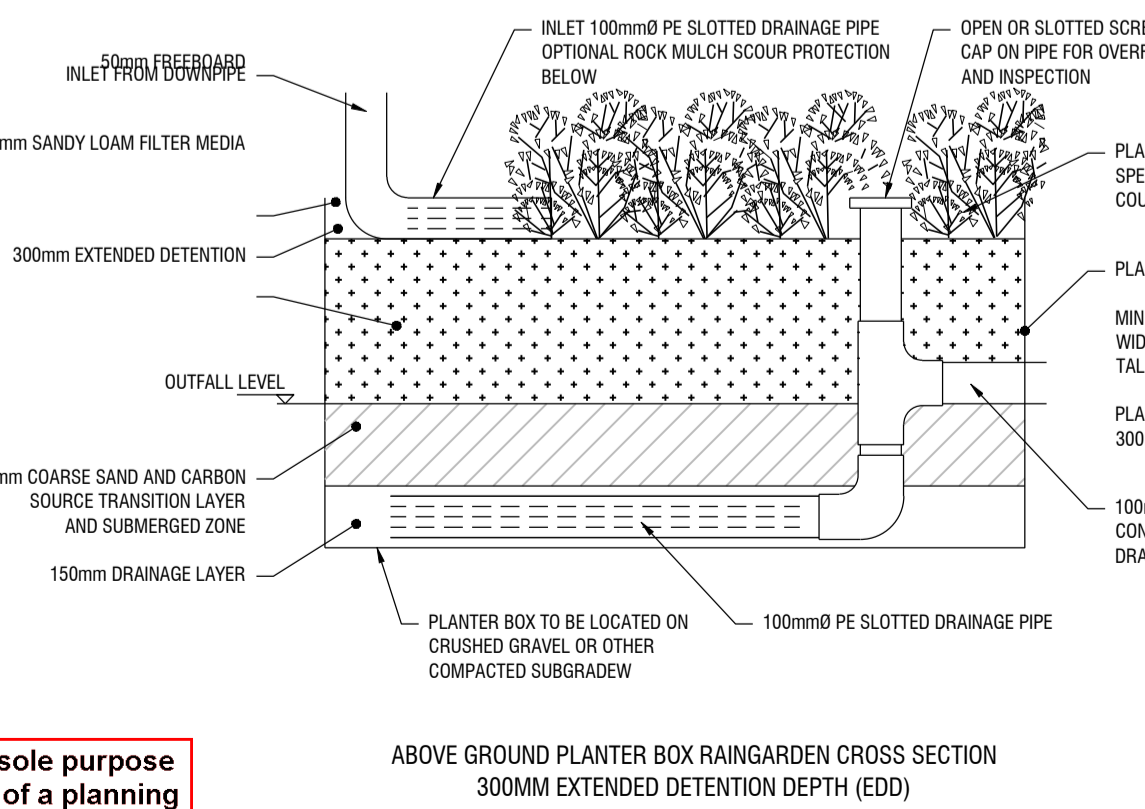
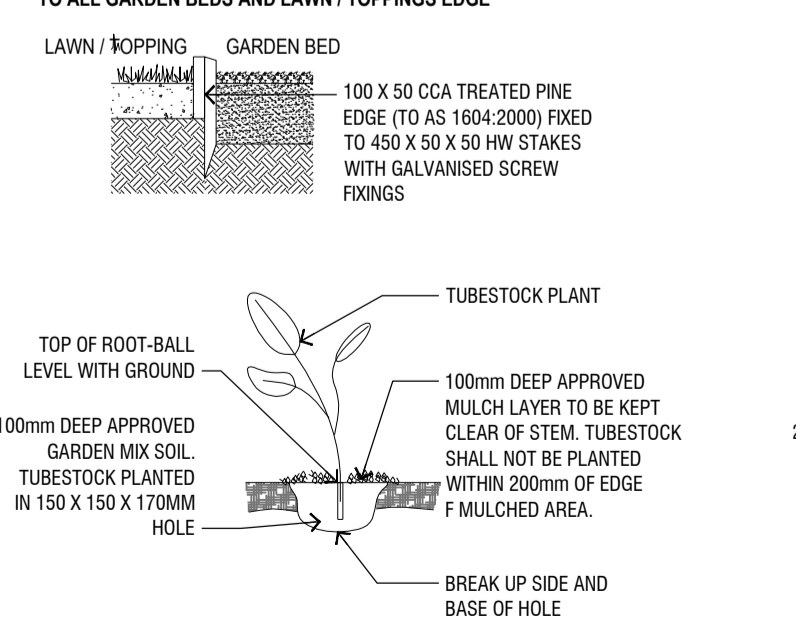
### ADVANCE TREE PLANTING

DETAIL NOT DRAWN TO SCALE



### TYPICAL TIMBER EDGE DETAIL

TO ALL GARDEN BEDS AND LAWN / TOPPING EDGE



### PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
	BL	ACACIA MELANOXYLON	BLACKWOOD	1	40tr / MIN 1.8m HIGH	12.0m X 8.0m
	PY	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2	40tr / MIN 1.8m HIGH	11m X 4m
SHRUBS/TUSSOKS/ GRASSES/EVERGREEN PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
	DCB	DIANELLA CAERULA 'BREEZE'	BREEZE FLAX LILLY	44	14cm POT	0.7m X 0.65m

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NORTH

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Revisions

DATE	SCALE	DRAWN	CHK	PROJECT NO.
12.07.2021				
06.08.2021				
12.01.2022				

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LANDSCAPE PLAN

UNIT DEVELOPMENT  
 27 CASSINIA CRESCENT,  
 MEADOW HEIGHTS

**TP04**  
 REV\_A

**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.

TANK OVERFLOW MUST BE TAKEN TO L.P.D.

RAINWATER TANKS ARE EXCLUDE AND INDEPENDENT OF ANY DETENTION REQUIREMENTS.

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

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

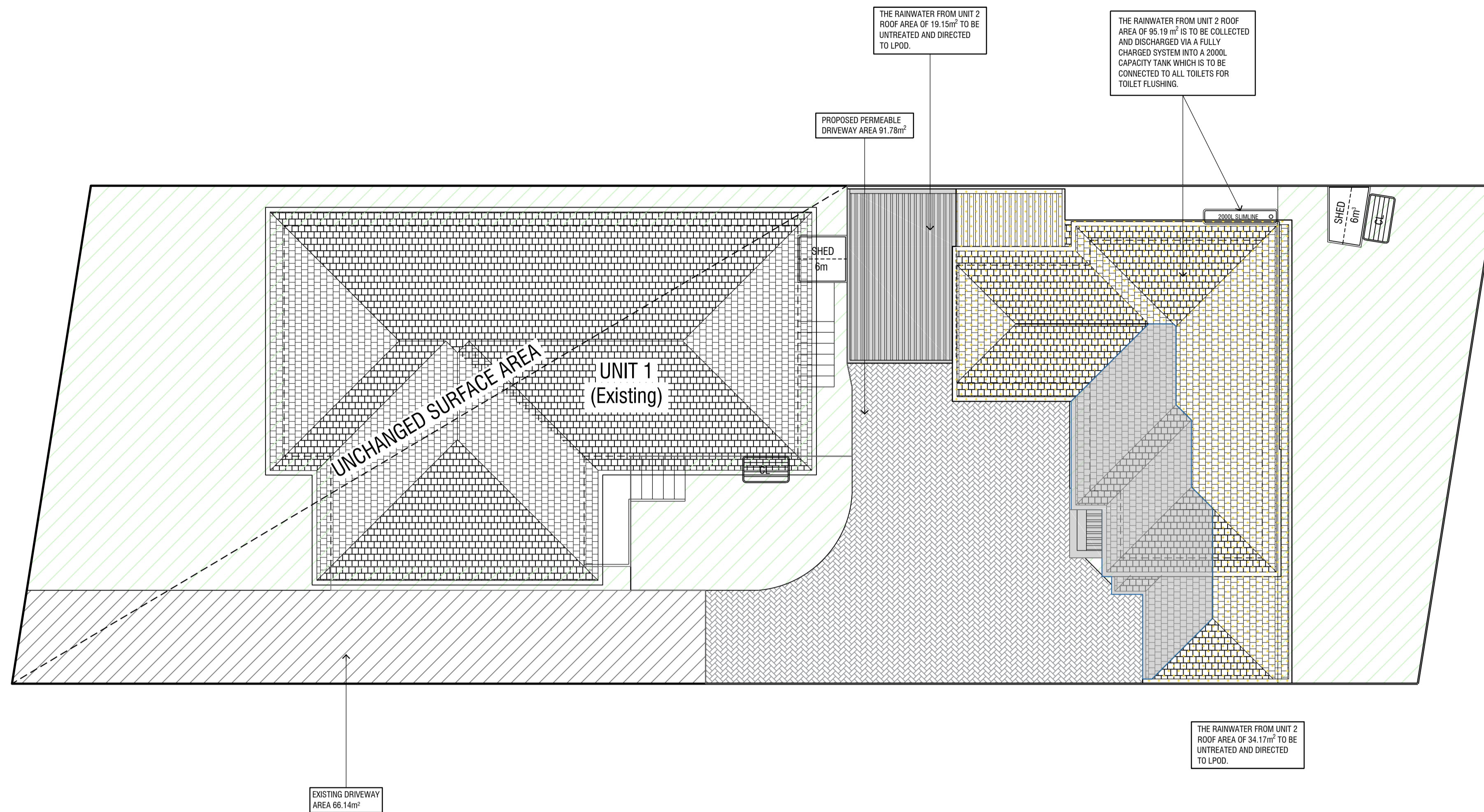
THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

**SITE**

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SITE PERMEABILITY:	49.6% 358.7 m <sup>2</sup>
GARDEN AREA:	35.2% 254.7 m <sup>2</sup>
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**LEGEND**

- PERMEABLE PAVING SURFACE
- ROOF AREA TO RAINWATER TANK
- UNTREATED AREA
- ROOF AREA TO RAINGARDEN
- DRIVEWAY AREA TO BUFFER STRIP
- WATER TANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- VEGETATED AREA
- CONCRETE DRIVEWAY
- RAINGARDEN LOCATION



**MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)**

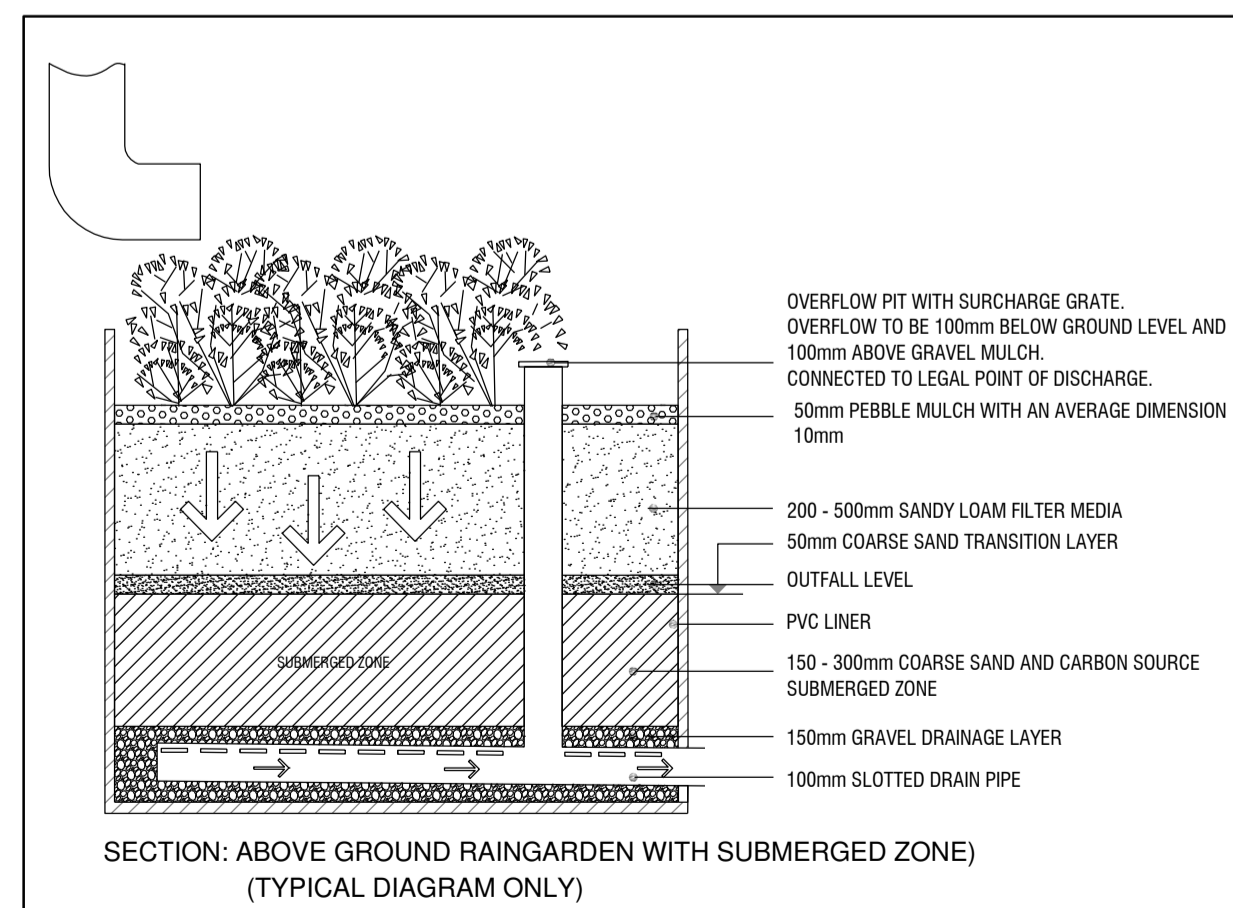
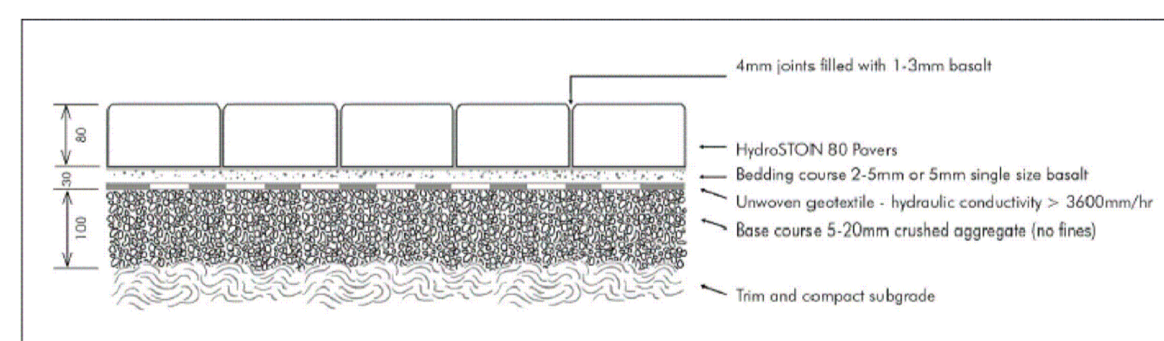
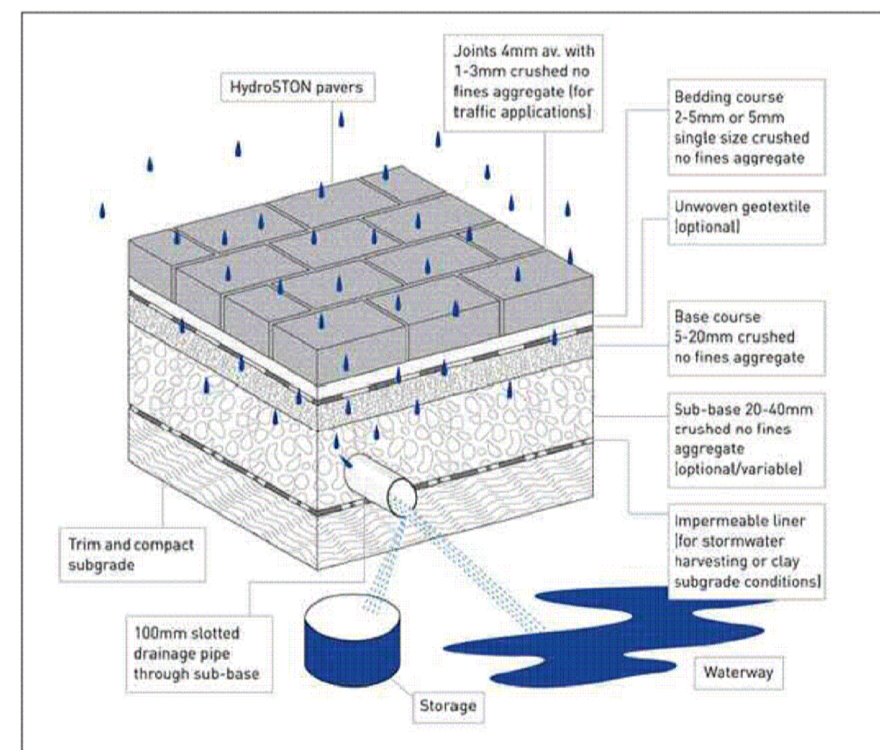
RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

**RAINGARDEN MAINTENANCE**

- WATER TO PROMOTE PLANT GROWTH AND SURVIVAL, ESPECIALLY DURING THE FIRST TWO YEARS AND DURING DRY SPELLS.	AS NEEDED (FOLLOWING CONSTRUCTION)
- INSPECT SITE FOLLOWING RAINFALL EVENTS. ADD/REPLACE VEGETATION IN ANY ERODED AREAS.	REGULARLY (MONTHLY)
- PRUNE AND WEED SWALE TO MAINTAIN APPEARANCE. REMOVE ACCUMULATED TRASH AND DEBRIS. REPLACE MULCH AS NEEDED.	ANNUALLY (SEMI-ANNUALLY DURING FIRST YEAR)
- 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.	
- 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: 1300006  
 Municipality: HUME  
 Rainfall Station: HUME  
 Address: 27 CASSINIA CRES

FAWKNER VIC 3060  
 Angel Li Nagera  
 Development Type: Residential - Dwelling  
 Allotment Site (m2): 364.43  
 STORM Rating %: 100

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	89.36	Rainwater Tank	2,000.00	4	159.40	80.00
U2 ROOF UNTREATED	34.17	None	0.00	0	0.00	0.00
U1 ROOF UNTREATED	19.15	None	0.00	0	0.00	0.00

**PLANNING & DESIGN**

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DATE SCALE DRAWN CHK PROJECT No.  
 JULY 2021 1:1000/1A1 BGLAN CM 7071

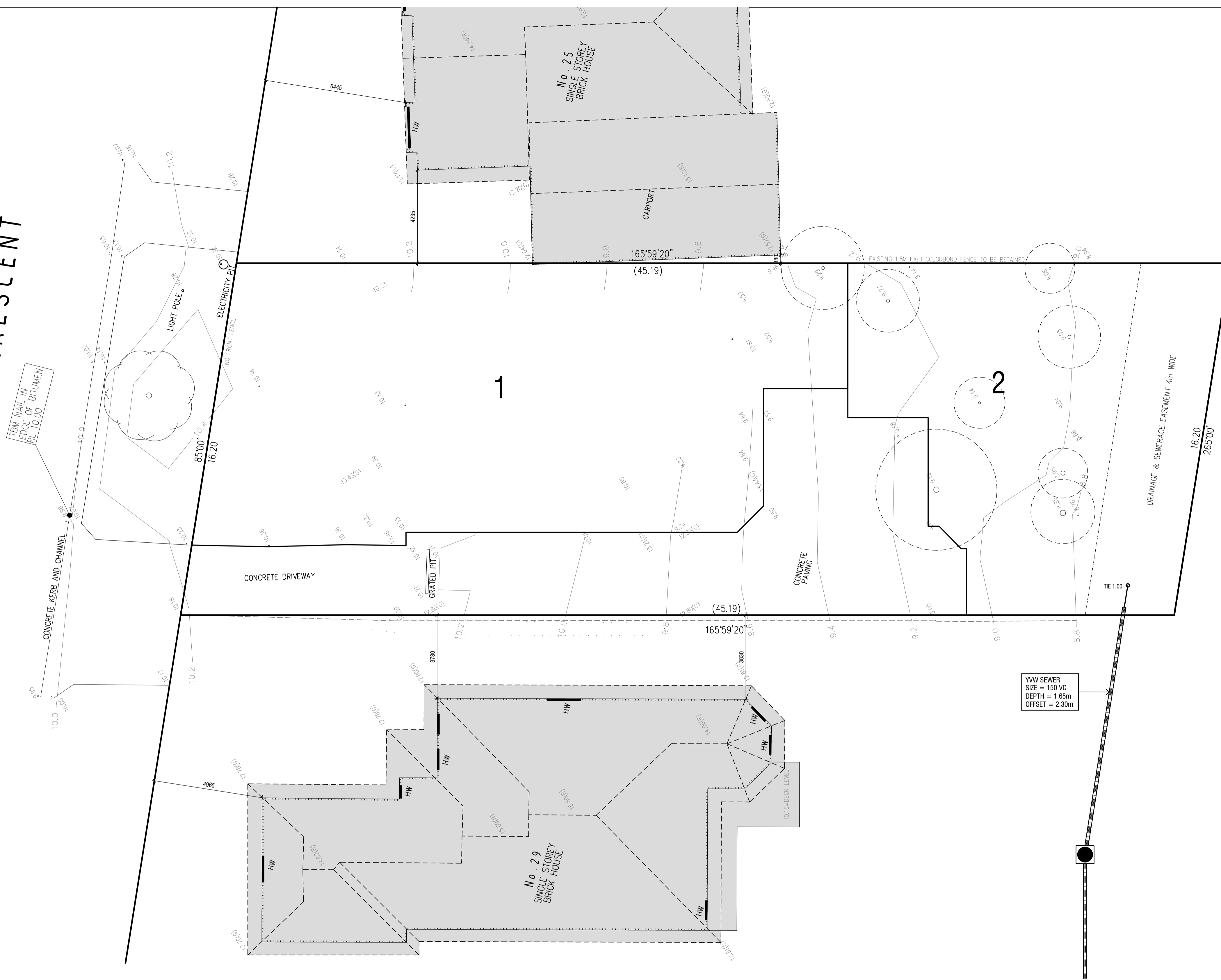
WSUD

UNIT DEVELOPMENT  
 27 CASSINIA CRESCENT,  
 MEADOW HEIGHTS

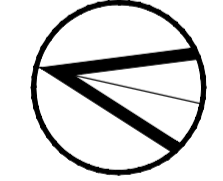
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# CASSINIA CRESCENT



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 NORTH  
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Revisions				
Rev.	Date	Description	By	Appr.
Rev-A	26.11.2021	ISSUE FOR P/R RESPONSE		

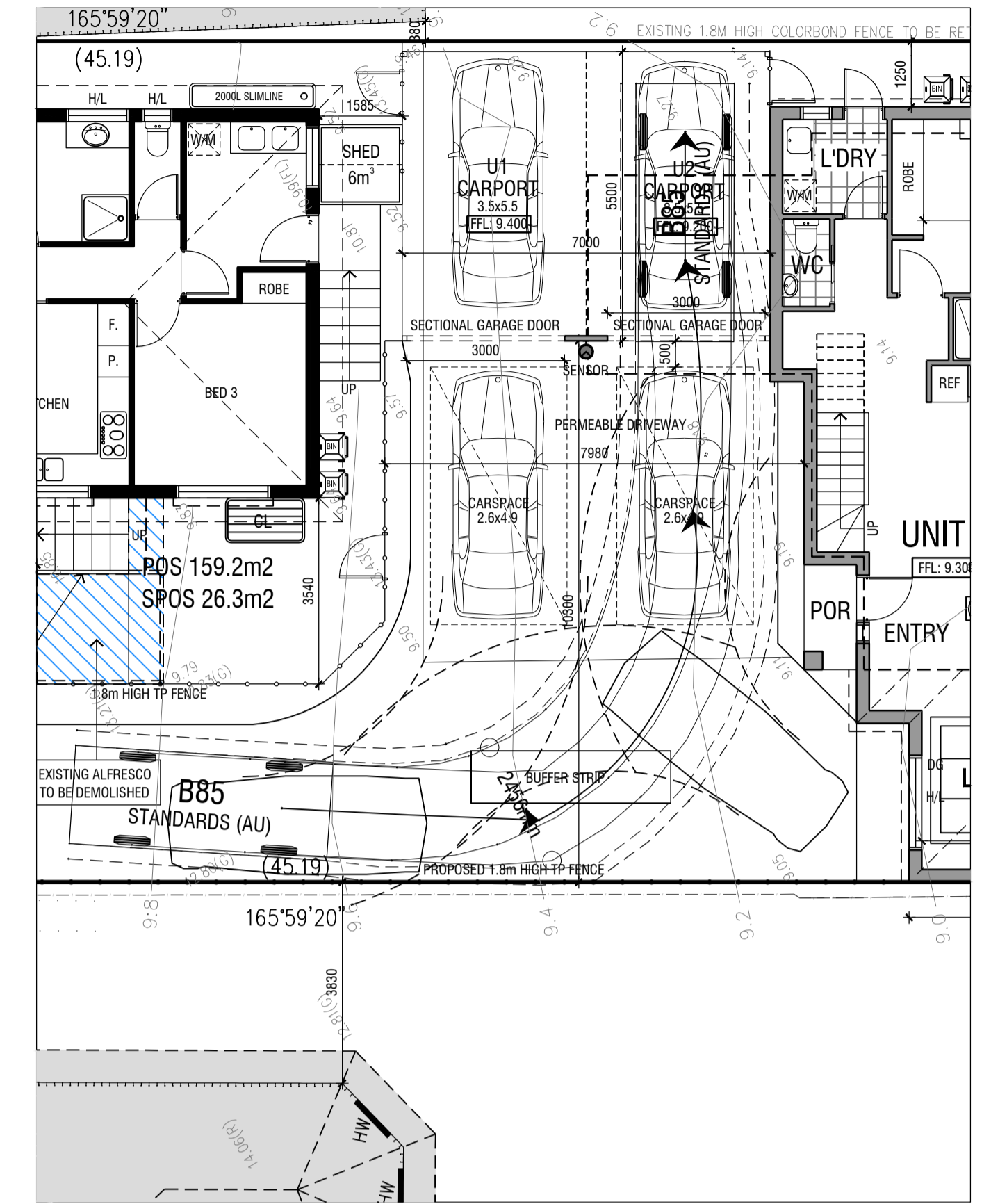
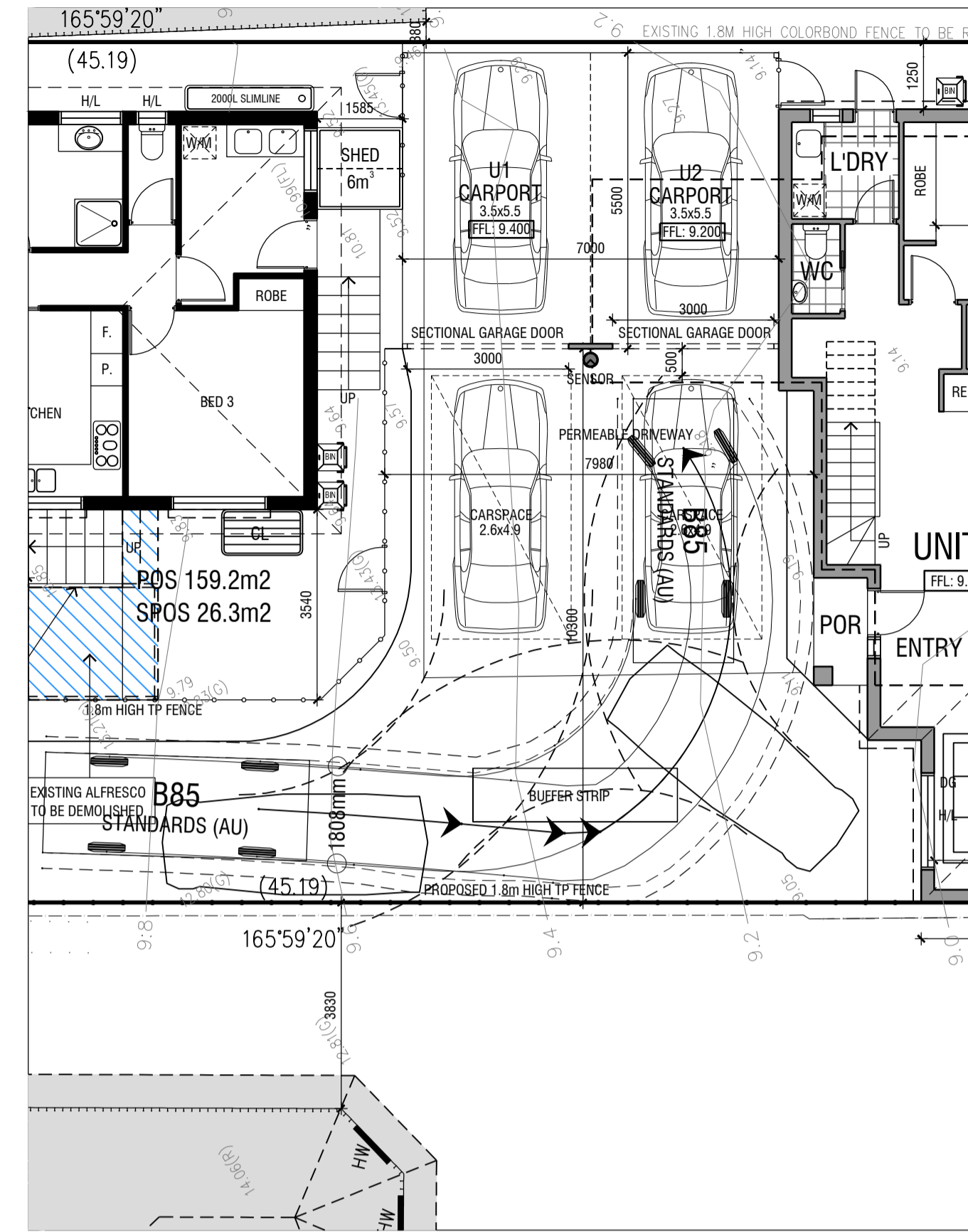
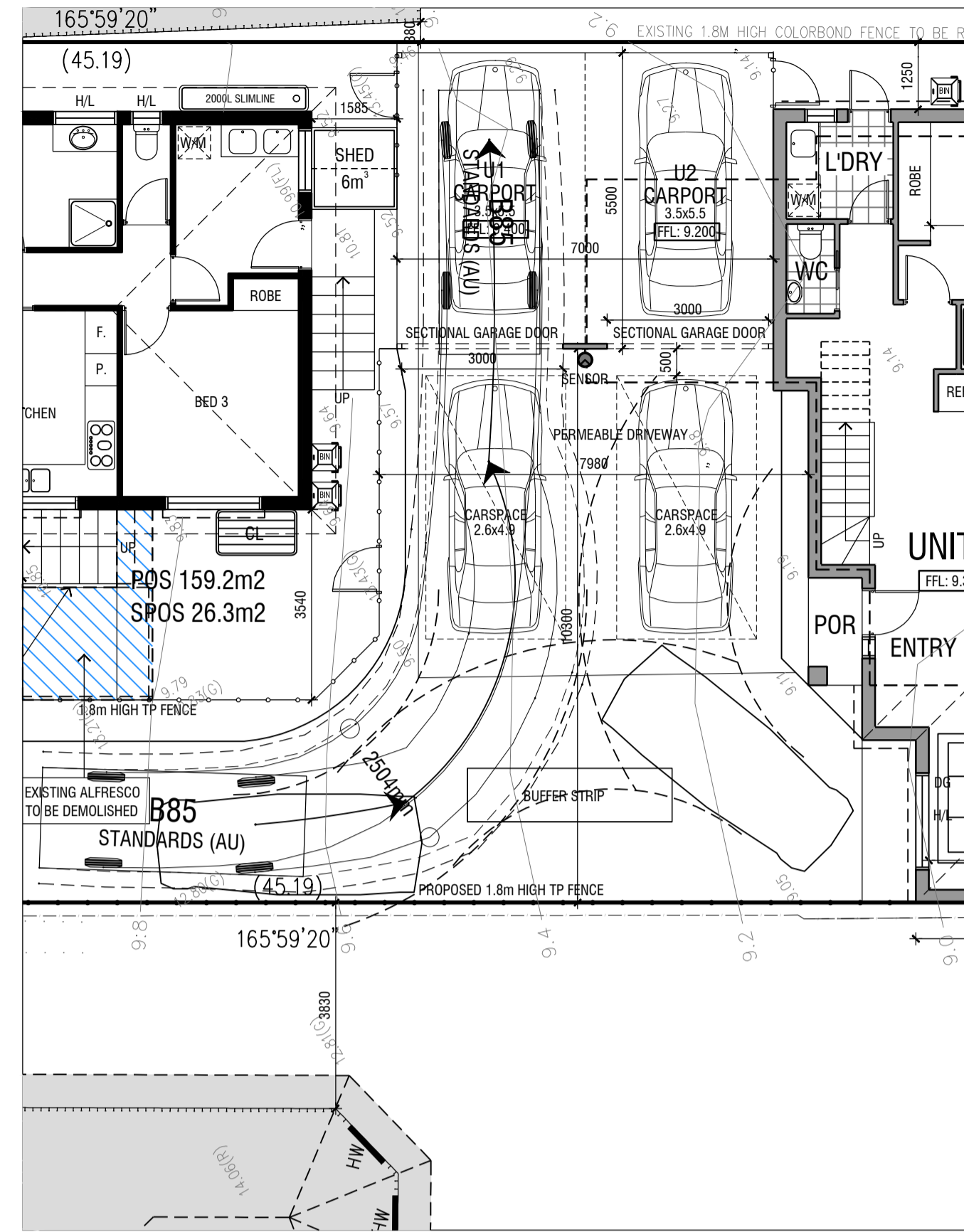
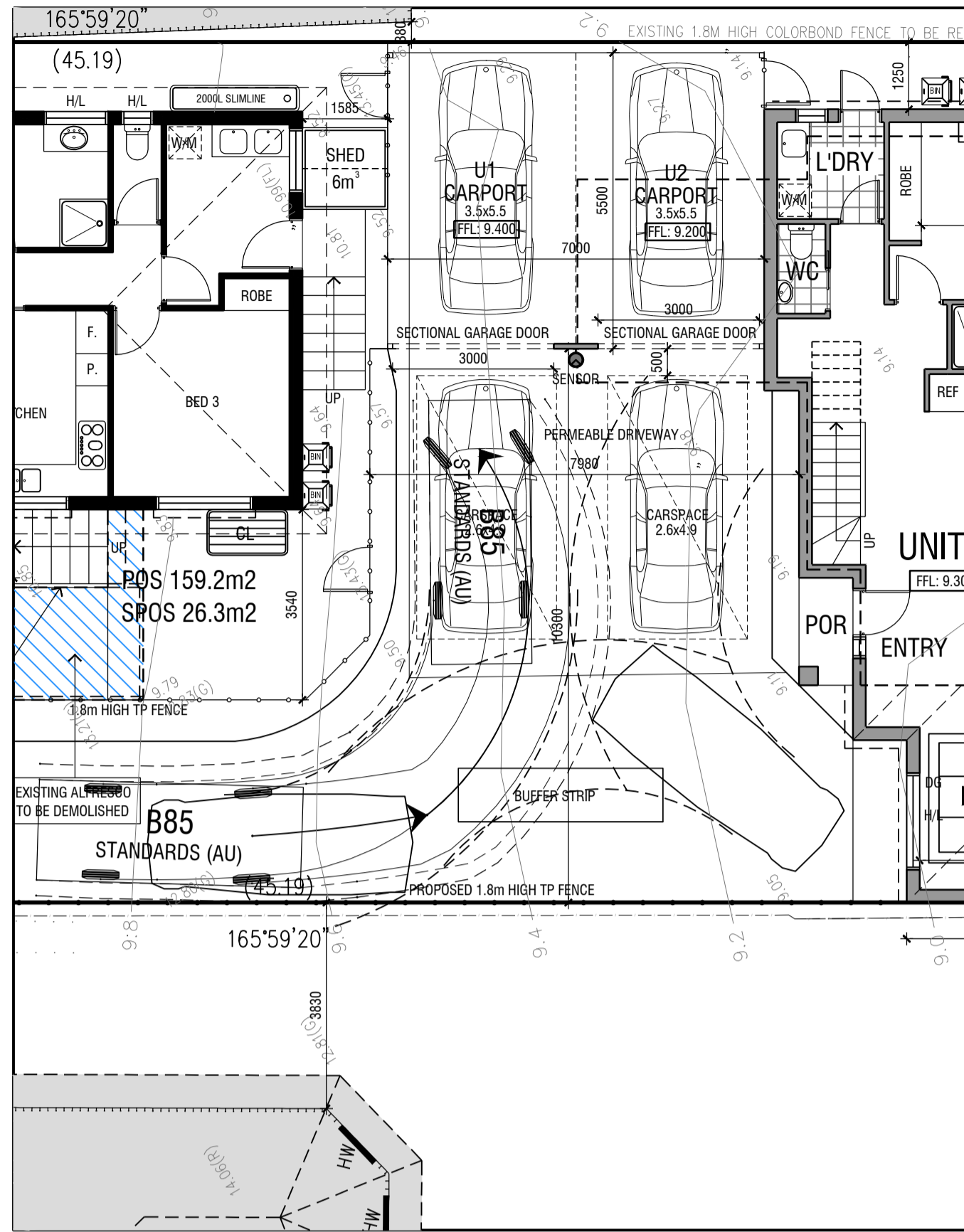
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DATE	SCALE	DRAWN	CHK	PROJECT NO.
JULY 2021	1:1000(1:1)	BRIAN	CM	7071

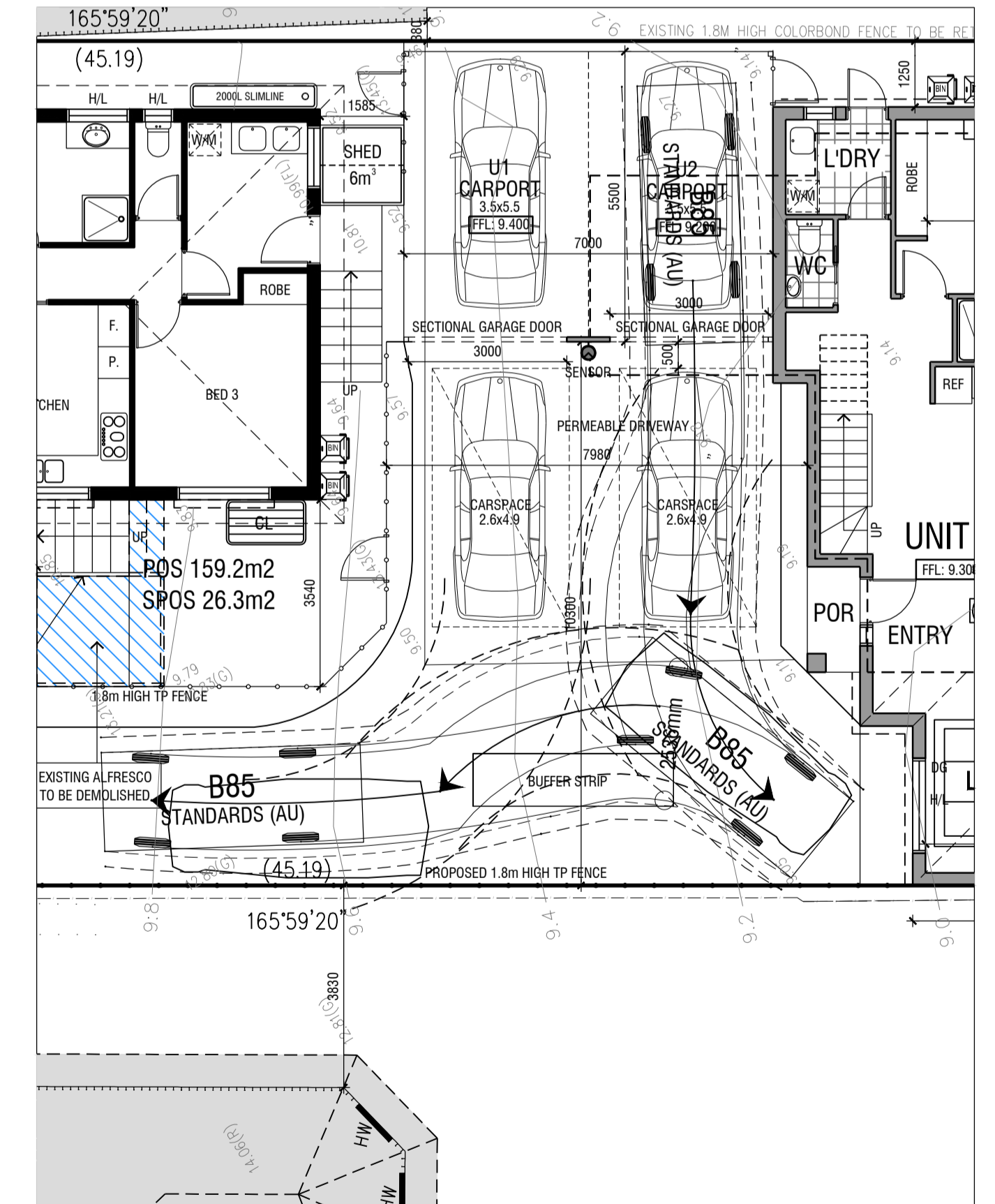
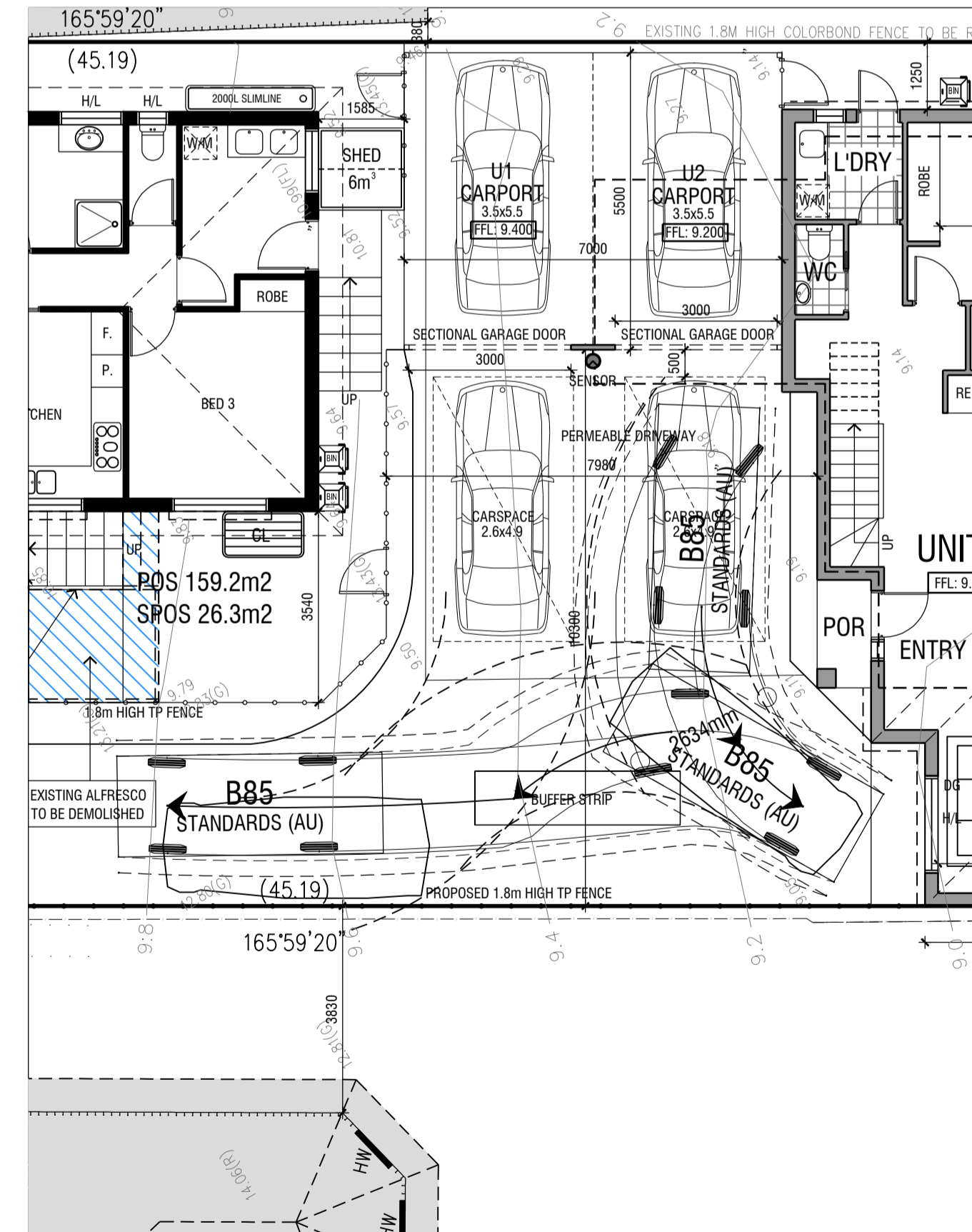
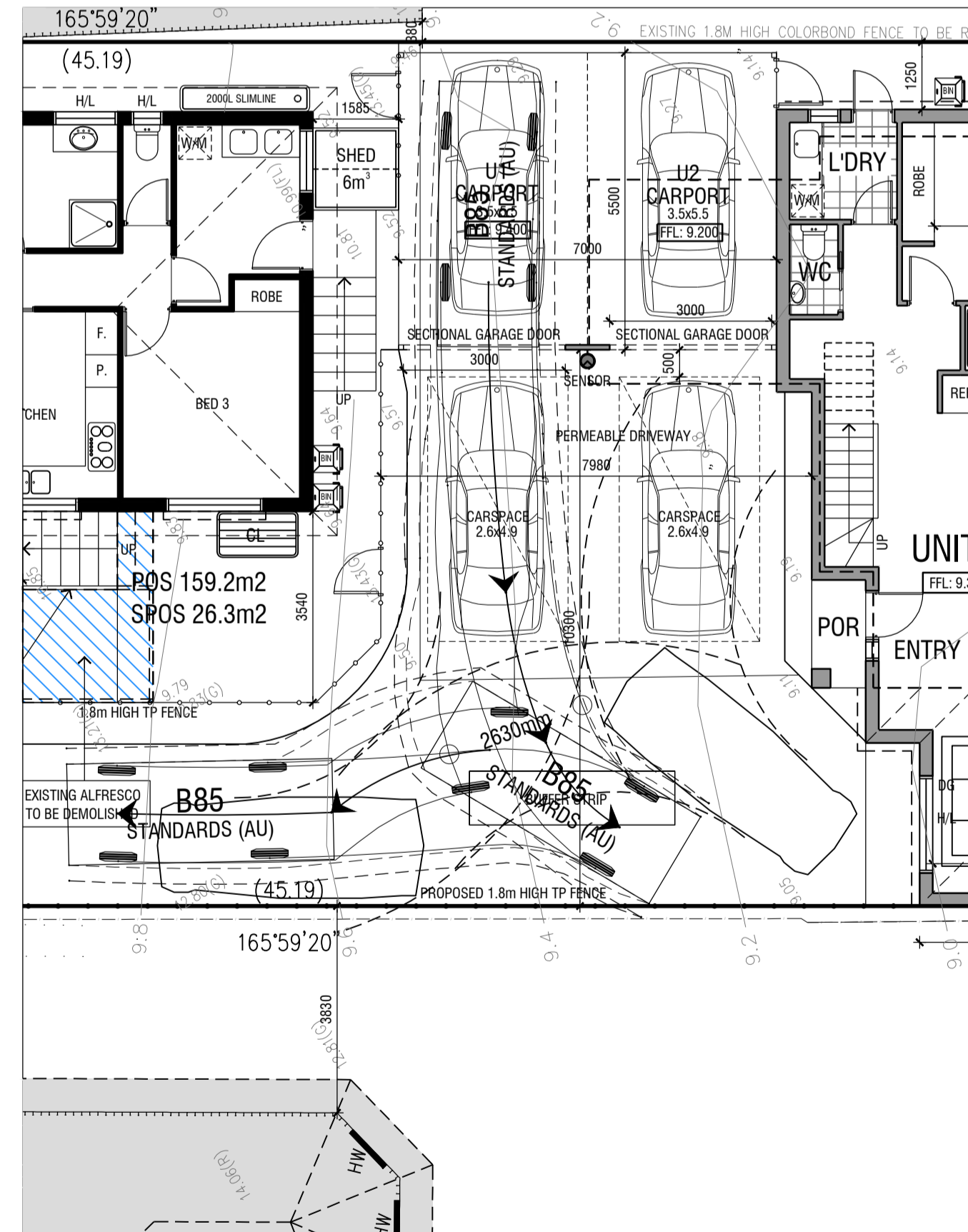
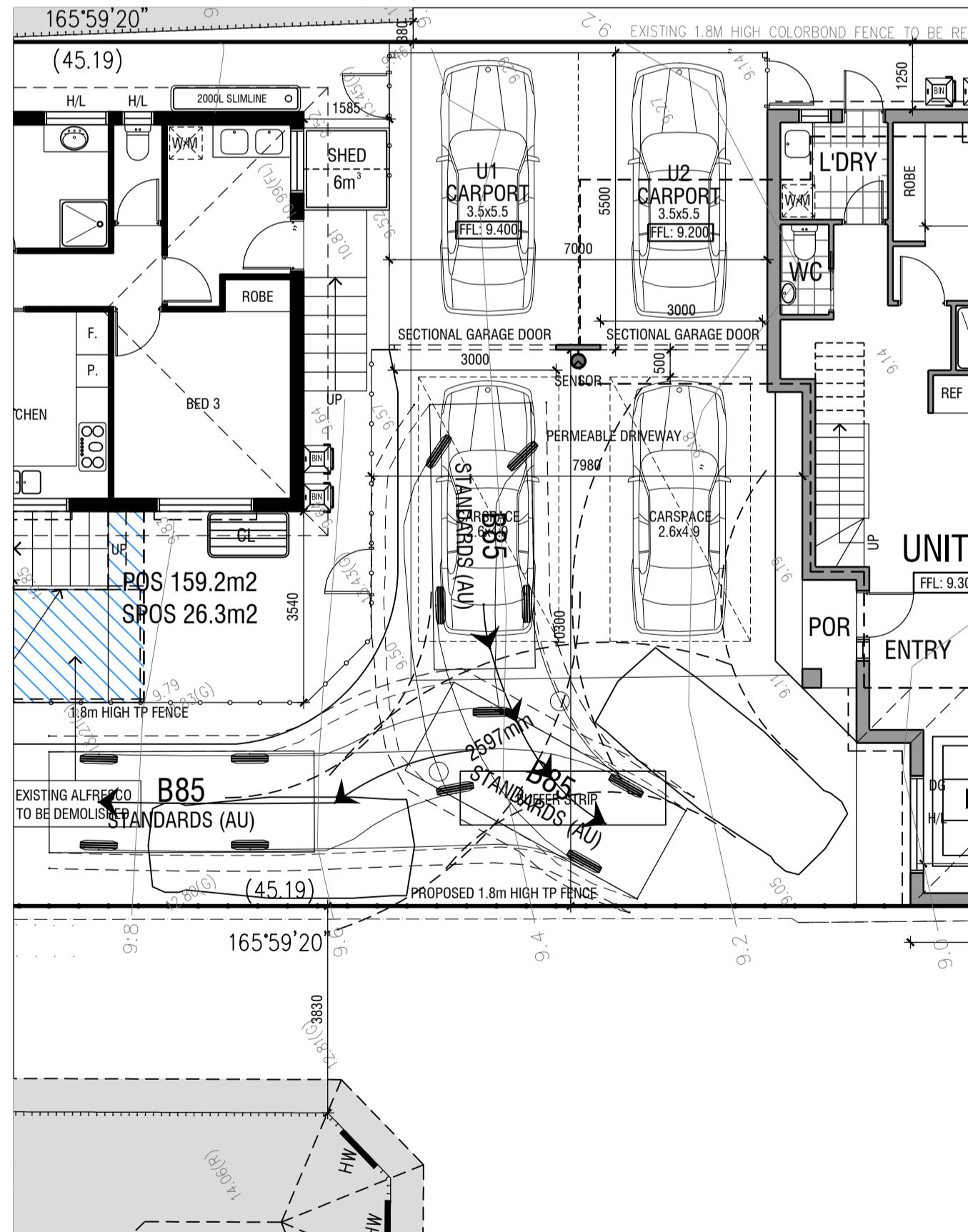
PRELIMINARY SUBDIVISION PLAN

UNIT DEVELOPMENT 27 CASSINIA CRESCENT, MEADOW HEIGHTS	<b>SDP</b> REV_A
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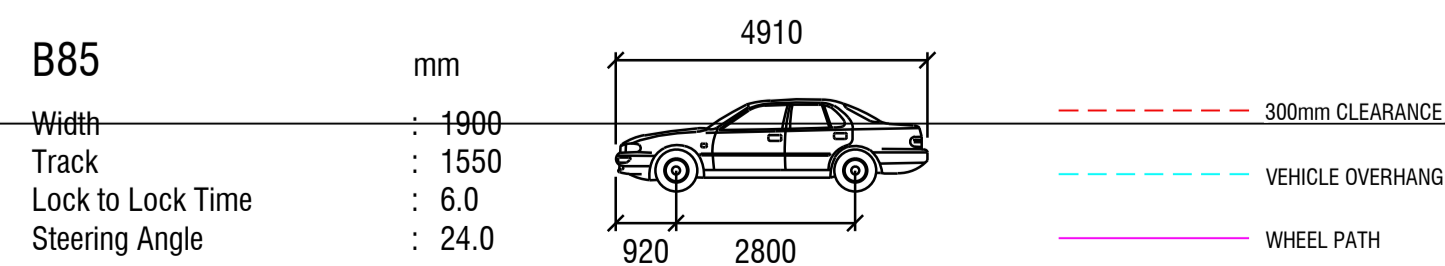
**U1 CAR ENTRY**

SCALE 1 : 100

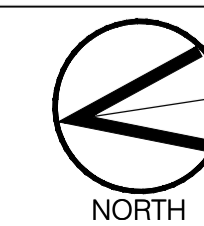


**U1 CAR EXIT**

SCALE 1 : 100



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Revisions	
Rev. A	26.11.2021 ISSUE FOR RFI RESPONSE
Rev. B	12.01.2022 ISSUE FOR RFI RESPONSE

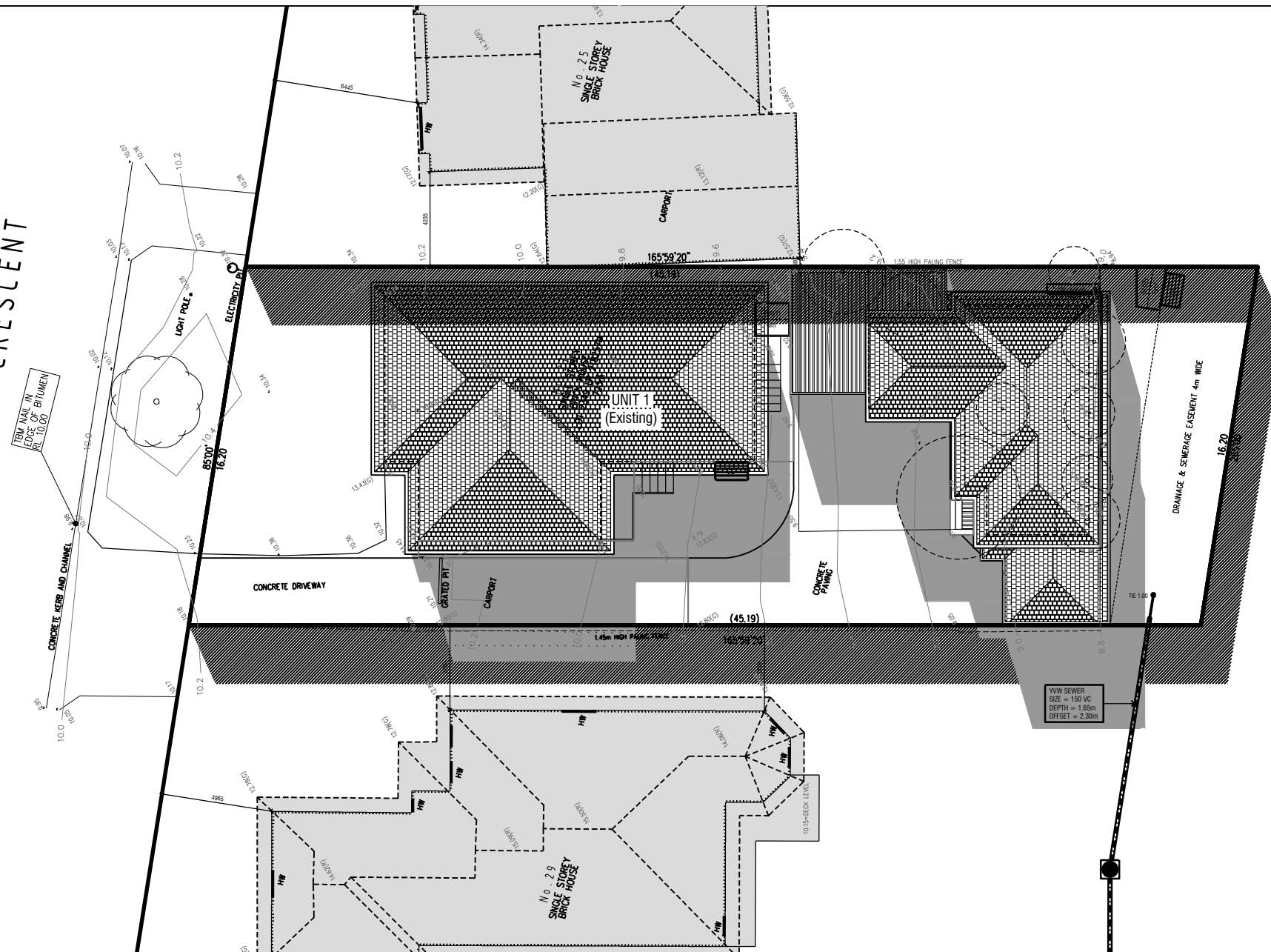
PLANNING & DESIGN P/L  
31 Enfield Ave, Preston 3072 T:9018 1529  
E: admin@planninganddesign.com.au

**PLANNING & DESIGN**



DATE: JULY 2021 SCALE: 1:100@A1 DRWN: AN CMK PROJECT NO: 7071

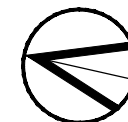
UNIT DEVELOPMENT SP REV.

CASSINIA CRESCENT



# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



NORTH

SHADOW DIAGRAM 9AM  
22nd OF SEPTEMBER

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Revisions	
Rev-	12.07.2021 ISSUE FOR TP SUBMISSION
Rev-B	12.01.2022 ISSUE FOR RFI RESPONSE

P L A N N I N G &  
**DESIGN**

DATE	SCALE	DRAWN BY	PROJECT No.
JULY 2021	1:250@A3	C.M	7071

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT  
27 CASSINIA CRESCENT,  
MEADOW HEIGHTS

**SD01**  
REV-B



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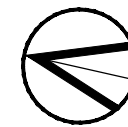


CASSINIA CRESCENT



# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



NORTH

SHADOW DIAGRAM 12PM  
22nd OF SEPTEMBER

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## Revisions

- Rev- 12.07.2021 ISSUE FOR TP SUBMISSION
- Rev-B 12.01.2022 ISSUE FOR RFI RESPONSE

PLANNING &  
**DESIGN**

DATE	SCALE	DRAWN BY	PROJECT No.
JULY 2021	1:250@A3	C.M	7071

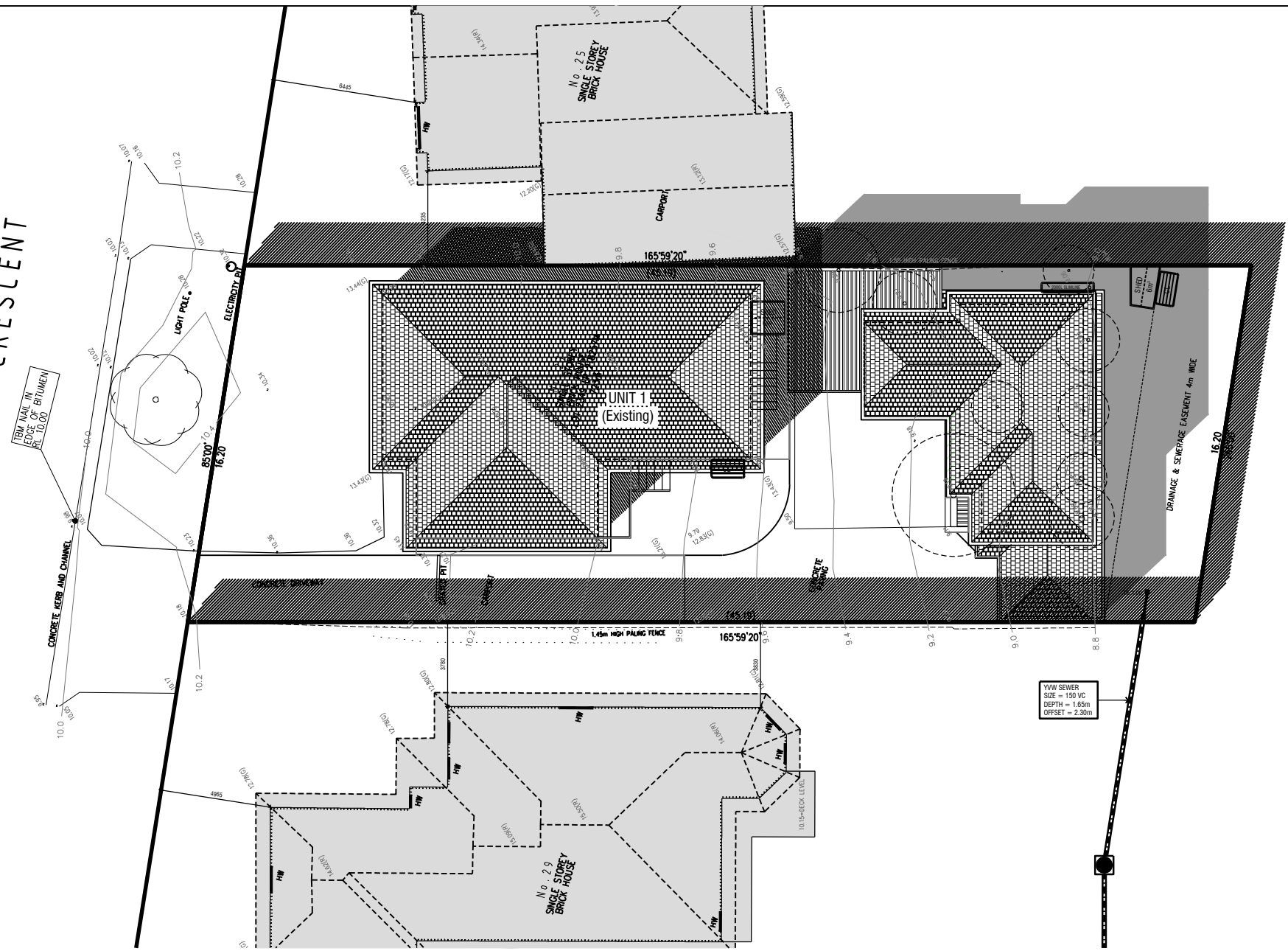
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT  
27 CASSINIA CRESCENT,  
MEADOW HEIGHTS



**SD02**  
REV-B

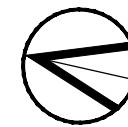
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CASSINIA CRESCENT



# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



NORTH

SHADOW DIAGRAM 3PM  
22nd OF SEPTEMBER

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Revisions			
Rev-	12.07.2021	ISSUE FOR TP SUBMISSION	
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**DESIGN**

DATE	SCALE	DRAWN BY	PROJECT No.
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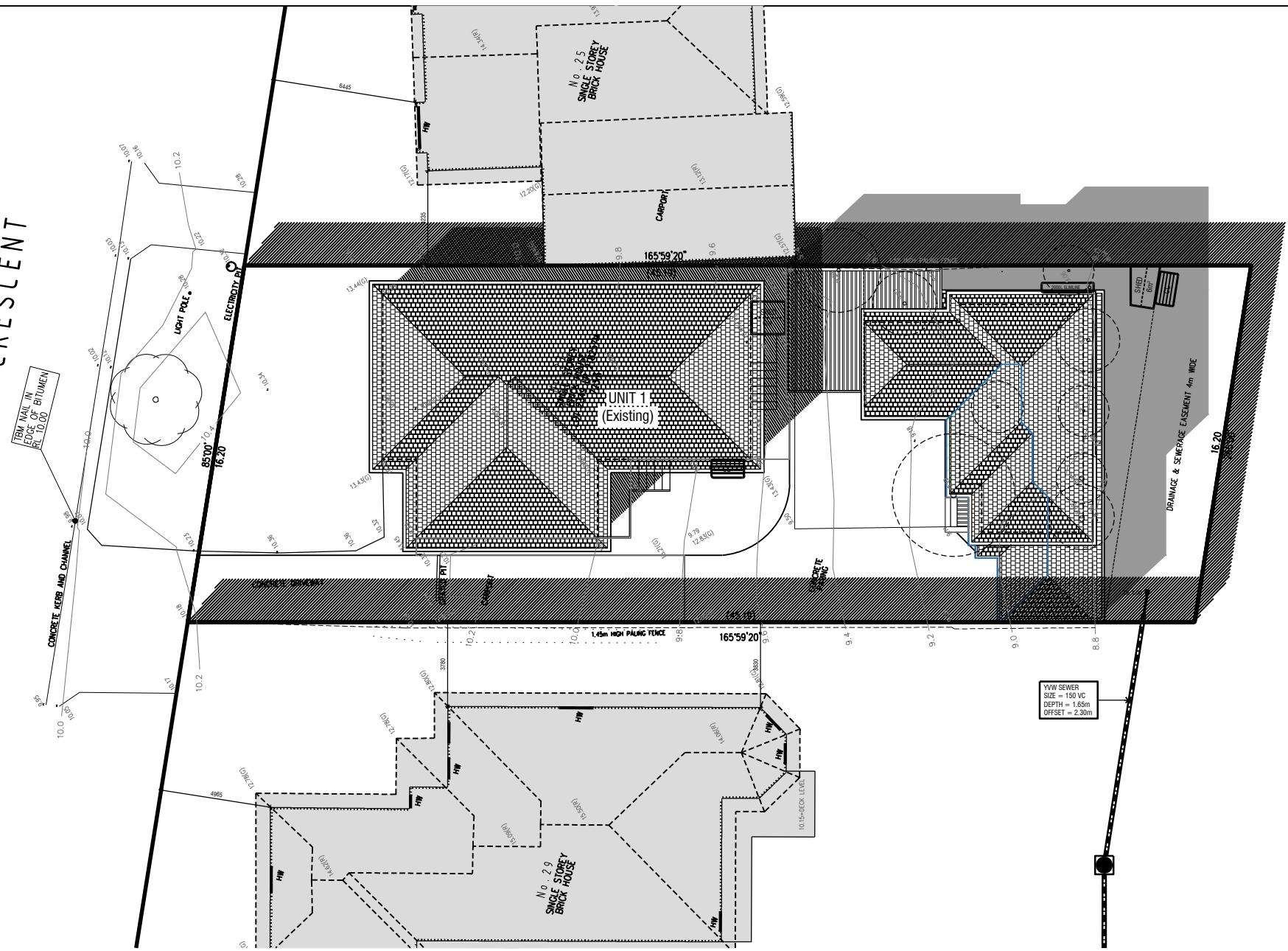
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT  
27 CASSINIA CRESCENT,  
MEADOW HEIGHTS



**SD03**  
REV-B

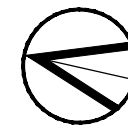
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CASSINIA CRESCENT



# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



NORTH

SHADOW DIAGRAM 3PM  
22nd OF SEPTEMBER

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Rev-	12.07.2021 ISSUE FOR TP SUBMISSION
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P L A N N I N G &  
**DESIGN**

DATE	SCALE	DRAWN BY	PROJECT No.
JULY 2021	1:250@A3	C.M	7071

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT  
27 CASSINIA CRESCENT,  
MEADOW HEIGHTS

**SD03**  
REV-B

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Date: 18<sup>TH</sup> January 2022

Mychelle Tomsett  
City Planning Department  
Hume City Council  
Broadmeadows, VIC 3047

Proposal: Development of a Double Storey Dwelling to the Rear of the Existing Dwelling  
Property: 27 Cassinia Cres Meadow Heights, VIC 3048  
Reference: P23837

Dear Mychelle,

I am replying to your previous letter dated on the 21<sup>st</sup> December 2021, requesting more information about the application. We have updated the plans and provided the additional information as requested. Please find the following documents enclosed:

- Architectural floorplans and elevations.
- Garden Area Plan
- Landscape Plan
- Preliminary Subdivision Plan
- Arborist Report
- Storm Rating Report
- Updated Planning Report
- Cover Letter
- Written Response to RFI Concerns

The following issue have been resolved:

- Garden area plan has been updated to comply with the minimum requirement.
- The eave on bedroom 2 of Unit 2 is to show no eaves as previously discussed.
- The habitable room windows on the lounge of the proposed dwelling is to be double glazed to meet Objective 55.03-10 / Standard B15.
- STORM plan has been amended to comply with the 100% minimum rating. The proposed buffer strip and rainwater garden has been removed and additional permeable area has been added.

The following information has been provided as per council's request:

1. Site plan
2. Separate, detailed plan showing all stormwater treatment measures.
3. Window to the living room is proposed to have a minimum sill height of 1.8m. The town planning report has been updated.
4. Declaration to amend the plans.
5. Written response to council concerns.

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

Yours Faithfully



**Chinh Mai**

Director.

(B. Planning & Design and B.Arch with hons. Melb. Uni)



P L A N N I N G &  
**DESIGN**

Address:  
31 Enfield Ave  
Preston Vic 3072

Mob: 0411 758 381  
Ph: 03 9018 1529  
Fax: 03 9014 7197

Email:  
angel@planninganddesign.com.au

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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: PLANNING AND DESIGN PTY LTD

Tel.: 03 9018 1529

Address: 31 ENFIELD AVENUE, PRESTON 3072

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

27 CASSINIA CRESCENT, MEADOW HEIGHTS

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

PLEASE REFER TO ATTACHED LETTER

**THE OWNER: The owner must be notified of these proposed changes**

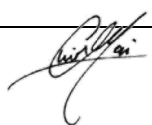
Name: SAAD BUTROS AUDISHO

Tel. Bus. hours:

Address: 164 ANDERSON ROAD FAWKNER VIC 3060

**DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS**

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

<b>A</b>	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>B</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:
<b>C</b>	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature 
		Date: 18/01/2021

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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.

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

HUME CITY COUNCIL – STATUTORY PLANNING

P O Box 119, DALLAS 3047 - 1079 PASCOE VALE RD. BROADMEADOWS

RFI WRITTEN RESPONSE TO COUNCIL CONCERNS DATED 21 DECEMBER 2021  
 PROPOSED: DEVELOPMENT OF A DOUBLE STOREY DWELLING TO THE REAR OF THE  
 EXISTING DWELLING  
 LOCATED AT: 27 CASSINIA CRES MEADOW HEIGHTS VIC 3048  
 COUNCIL REF: P23837

<b>COUNCIL CONCERNS:</b>	
	<b>APPLICANT RESPONSE:</b>
<b>GARDEN AREA:</b> Council cannot consider any application that does not meet the requirements under Clause 32.08-4. The garden area plan shows an area between the living and the accessway that is used for manoeuvring and cannot be included in the garden area calculation.	A garden area plan has been updated and subtracted the area that was used for manoeuvring. The total garden area is 254.7m <sup>2</sup> (35.2%) which complies with the minimum garden area requirement specified on the schedule to the zone which is 35%. (See TP03)
<b>DESIGN:</b> The revision dated 26/08/2021 showed an eave on bedroom 2 above the carport as discussed and agreed with the Council Office. This has subsequently been removed.	Complies
<b>PARKING LOCATION OBJECTIVES:</b> The habitable room windows on the lounge of the proposed dwelling do not now meet Objective 55.03-10 / Standard B15. It is recommended that this is double glazed in order to be considered to meet the objective.	The habitable room windows on the lounge of the proposed dwelling have been double glazed. (See TP01)
<b>STORMWATER:</b> The STORM plan shows a rain garden in the common property area between the living and the accessway that is used for manoeuvring. It cannot be located there. A buffer strip is shown in common property area. This does not meet the standard or objective in regards to common property area which presents maintenance issues. It is recommended that the driveway is permeable to remove the need for this strip.	The STORM report has been updated. The proposed buffer strip and raingarden has been removed and additional permeable driveway area has been added to meet 100% STORM rating. (See WSUD)

<b>THE REQUIRED INFORMATION IS AS FOLLOWS:</b>	
	<b>APPLICANT RESPONSE</b>
<b>1. SITE PLAN</b> <ul style="list-style-type: none"> <li>- Dimension setbacks of existing dwelling to the driveway.</li> <li>- Lighting to comply with the safety objective 55.03-7, Standard B12.</li> </ul>	<b>COMPLIES</b> <ul style="list-style-type: none"> <li>- Setback has been dimensioned.</li> <li>- Bollard lighting and flood lights to be installed on site.</li> </ul>
<b>2.</b> A separate, detailed plan showing all stormwater treatment measures required to address Clause 53.18 and Clause 55.3-4 of	<b>COMPLIES</b> (See WSUD) <ul style="list-style-type: none"> <li>- The STORM report has been updated. The proposed buffer strip and raingarden has been removed and additional permeable</li> </ul>

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RFI WRITTEN RESPONSE TO COUNCIL CONCERNS DATED 21 DECEMBER 2021  
 PROPOSED: DEVELOPMENT OAF A DOUBLE STOREY DWELLING TO THE REAR OF THE  
 EXISTING DWELLING  
 LOCATED AT: 27 CASSINIA CRES MEADOW HEIGHTS VIC 3048  
 COUNCIL REF: P23837

the Scheme. The site plan corrected to show these measures.	driveway area has been added to meet 100% STORM rating. (See WSUD)
<b>3.</b> The window to the living room fails the standard and you must access this in your report. This section is to be corrected.	Town planning report has been updated. The window to the living room is located within 1m of the shared accessway to allow for vehicles to change in direction. We wish to make an exception to this standard by proposing a sill height of 1.8m to reduce the impact of vehicles. (See town planning report pg. 17)
<b>4.</b> A declaration to amend is required as you are amending plans.	COMPLIES
<b>12.</b> Provide a written response to each matter above, including the page of the report/plan updated.	COMPLIES

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PLANNING AND DESIGN

31 Enfield Avenue  
Preston VIC 3072

T: 03 9018 1529  
E: [admin@planninganddesign.com.au](mailto:admin@planninganddesign.com.au)

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## PLANNING REPORT ASSESSMENT

27 Cassinia Crescent, Meadow Heights

Proposed development of one dwelling to the rear of an existing dwelling

Municipality: Hume City Council

Planning Application Number: to be confirmed

Applicant: Planning & Design P/L

Dated: 14 January 2022

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## PROPOSAL

---

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

### Dwelling Layout

- Proposed dwelling will be sited to the rear of the existing.
- The new dwelling is designed with traditional living configurations featuring open plan living, meal and kitchen area, laundry and separate toilet located on the ground level.
- The new dwelling will have one bedroom located on the ground level and two bedrooms on the first level.
- The existing dwelling has three bedrooms.

### Vehicle access and car parking

- The single crossover located to the west end of the frontage will be retained for vehicle access to the existing and the proposed dwelling.
- Both the existing and new dwelling will be provided with a single garage and single car space.

### Landscaping

- Existing trees on site will be removed to accommodate the proposed development.
- Comprehensive landscaping will be introduced with new plantings.
- Each dwelling will have direct access to secluded private open space from the living/meals area.

### Setbacks & Building Heights

- The front setback remains unchanged, the existing dwelling has a setback of approximately 6.7m from the street.
- The overall height of the proposed dwelling is 7.3m to the top of the roof ridge.

### Other features

- No front fence is proposed for this development.

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## PLANNING PERMIT TRIGGER

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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.

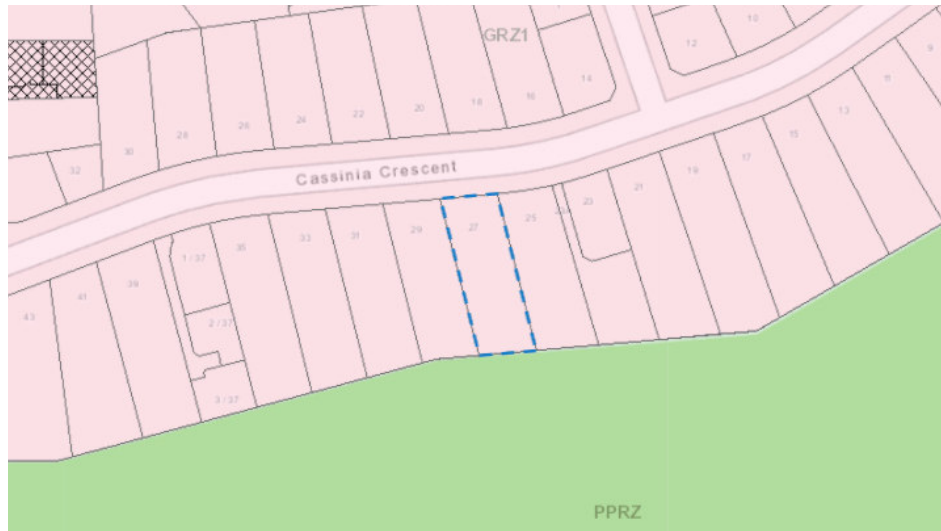
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## SITE AND NEIGHBOURHOOD CONTEXT

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### Subject Site

The subject site is located on the south side of Cassinia Crescent. The site has a total area of 594.2sqm, with a front and rear boundary of 16.2m and two side boundaries of 45.19m. The land has an approximate fall of 1.6m from north to south. An easement is present along the rear boundary of the property.



The current site contains a single storey brick dwelling with pitched tile roof. It has a setback of approximately 6.7m from Cassinia Crescent. The front and back garden is low maintenance, with lawn cover, shrubs and trees. The site is unfenced along the front boundary. A single garage is attached to the west side of the dwelling, recessed from the dwelling line. A metal shed is present in the rear setback. The existing dwelling is proposed to be retained and the remaining structures, including the garage are proposed to be removed to accommodate the new dwelling.

The site does not have a pedestrian footpath along its front boundary, however, a street tree is present in the public area fronting the site. A crossover is located to the west end of the 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:

18 Cassinia Crescent

The property consists of a single storey brick dwelling with tile roof. The front setback is low maintenance, no fence is present along the front boundary. A single crossover is located to the west end of the frontage, connecting to a single garage situated to the side of the dwelling. The house has a setback of approximately 6.1m from the street.



20 Cassinia Crescent

The house is a single storey brick dwelling with tile roof. It has a front setback of approximately 6.5m from the street. The property consists of a low maintenance front garden and a low brick front fence. A crossover is located to the west end of the frontage, connecting to a garage attached to the side of the dwelling, recessed from the dwelling line.



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To the east of the site:

25 Cassinia Crescent

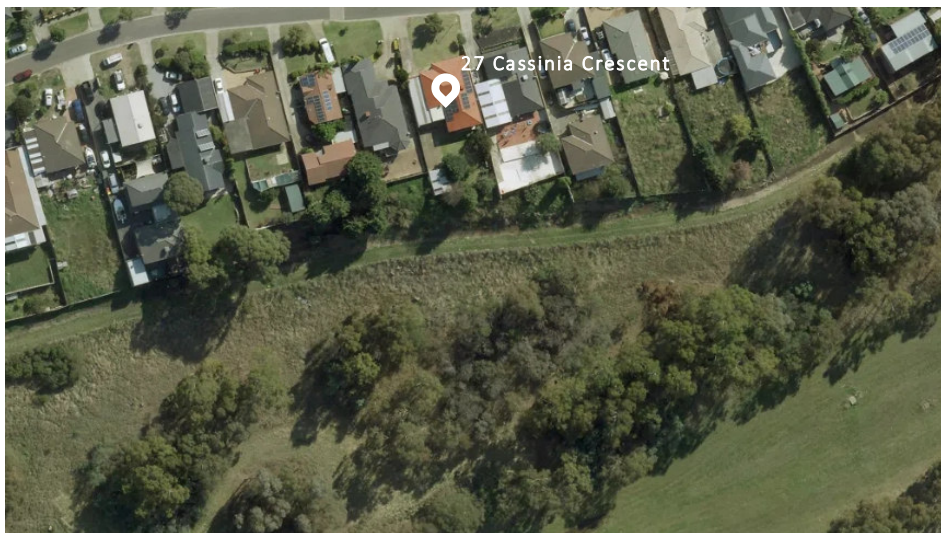
The house is a single storey brick dwelling with tile roof. It has a setback of approximately 6.1m from the street. The front garden is low maintenance with a retaining wall. A crossover is located to the west end of the frontage, connecting to a metal garage situated to the side of the dwelling, behind the dwelling line. Front fence is absent along the front boundary of this property.



To the south of the site:

Green Corridor

To the rear of the subject site is a large area of green corridor with the Broadmeadows Valley Trail connecting from Jacana Reserve to Shankland Reserve.



To the west of the site:

29 Cassinia Crescent

The property is occupied by a single storey rendered dwelling with tile roof. The front garden is low maintenance with no fence present along the front boundary. A single crossover is located to the east end of the frontage. The house has a setback of approximately 5m from the street.

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### Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of post war period single storey detached dwellings. The houses are mostly single storey brick dwellings with pitched tile roof. Garages and carports are commonly recessive in the streetscape, situated to the rear of the dwellings. Fences of varying styles and heights are generally present along the street frontage. Front gardens are mostly low maintenance with lawn cover, trees and shrubs. High canopy native and exotic trees are present along the nature strips and inside the garden of properties.

Redevelopment has been emerging in the neighbourhood. Newer developments are a mix of single dwelling and multi-dwelling developments, they vary in style and form, however, are generally double storey in structure.

The area consists of slopes at various degrees, with greater ground level changes along the green corridor. The subdivision pattern varies in size and shape, block sizes approximately range from 200-800sqm. The setback of dwellings along Cassinia Crescent in proximity to the subject site range from approximately 5-9m.

Multi-dwelling developments in the neighbourhood includes:



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## The Locality

Cassinia is a local street that is accessible via Lightwood Crescent. The site is located within convenient proximity to various community services and facilities.

### Public Transport services

- Bus service 541 – Broadmeadows Station – Craigieburn North runs nearby on Lightwood Crescent.
- Roxburgh Park Station is approximately 2.9km east (8mins drive). Bus interchanges are available for 6 routes near the station.

### Public open space, sport and recreation facilities

- Shankland Wetlands is approximately 150m west (1min drive).
- Acacia-Lotus-Hovea Reserve is approximately 200m north (1min drive).
- Lightwood Crescent Reserve is approximately 400m east (1min drive).
- Broadmeadows Valley Trail is approximately 400m east (1min drive).
- Melaleuca Reserve is approximately 700m north (1min drive).

### Education services

- Meadow Heights Primary School is approximately 1.2km east (2mins drive).
- Roxburgh College is approximately 4km north (7mins drive).
- St Mary's Coptic Orthodox College is approximately 5.4km east (10mins drive).
- Ilim College is approximately 4.8km south (9mins drive).

### Retail services

- Meadow Height Shopping Centre is approximately 1.3km east (3mins drive).
- Roxburgh Village is approximately 2.6km east (7mins drive).

### Religious services

- Holy Family Centre and Parish Office is approximately 1.7km east (4mins drive).

### Health services

- Magnolia Boulevard Medical Clinic is approximately 700m north (1min drive).

### Community services

- Meadow Heights Community Centre is approximately 1.9km east (4mins drive).

### Emergency and government services

- Australia Post is approximately 2.6km east (7mins drive).
- VicRoads is approximately 2.3km east (5mins drive).

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## SITE OPPORTUNITIES & CONSTRAINTS

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Site opportunities and constraints have 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 front setbacks of dwellings nearby are modest.

### Constraints

- Existing trees on site will need to be removed.
- The site has an easement running along the rear boundary.
- The property to the east 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.

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## PLANNING POLICIES AND CONTROLS

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### 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  
*Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.*
- 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.*

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- Clause 15.01-2S Building design  
*To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- 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 15.01-5S 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 16.01-2S 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.*
- Clause 18.02-4S Car parking  
*To ensure an adequate supply of car parking that is appropriately designed and located.*

### 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*

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*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 centres 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 aims for 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*

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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.*

#### 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.

#### 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.

#### 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:

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- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Proposal is assessed in accordance with the objectives and standards of Clause 52.06, please refer to Appendix 2.

#### *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.*

Proposal is assessed in accordance with the objectives and standards of Clause 55, please refer to Appendix 1.

#### *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.*

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- *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.*

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## ASSESSMENT

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### 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 area with a range of existing infrastructures and services. It is within walking distance to public transportation and a short drive to Meadow Heights Shopping Centre. Furthermore, it has excellent proximity to 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 a total of two dwellings of different sizing and layout to the area. This will provide greater housing choice and diversity to the neighbourhood. Housing affordability is 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 dwelling is a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. The exterior building materials proposed for the dwelling are selected to complement the architectural style and enhance the neighbourhood and streetscape character of the area. The upper floor level footprint is recessed from the ground floor envelope to reduce visual bulk and creates a more gradual transition between the single and double storey built form of the site and the neighbourhood. The layout is designed to minimise direct overlooking into the neighbouring property.

The proposed development will enhance the existing landscape character of the area 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 gardens. This will also promote pedestrian safety by providing passive surveillance over the public realm. As sought by Clause 15 and 21.04 of the planning scheme.

#### General Residential Zone

The proposed development meets the purpose of the General Residential Zone in respecting the neighbourhood character of the area and contributed to the diversity of housing types in a location offering good access to services and transport. The design also complies with the

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minimum garden area requirement by providing 35.7% of garden area for a block above 650sqm in size.

### **ResCode Considerations**

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

### **Access and Car Parking Considerations**

Each dwelling will meet the requirements of Clause 52.06-5 of the planning scheme in the provision of two car space for three or more bedrooms units. Both the existing and new dwelling will be provided with a single garage and single car space.

The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The single crossover located to the west end of the frontage will be retained for vehicle access to the existing and the proposed dwelling. The shared accessway will allow cars to change in direction and exit in a forward movement. Please refer to Appendix 2 for a detailed assessment of 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.

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## **CONCLUSION**

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In summary, the proposed development of one new dwelling to the rear of an existing dwelling on a lot accords with the State and local policies in the Planning Scheme. It is an appropriate form of infill for the site based on existing development 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.

## 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><b>Neighbourhood character</b> Clause 55.02-1 Standard B1</p>	<p><b>Complies with standard and objective.</b> Refer to the Neighbourhood and Site Description Plan</p> <p>The proposed development is appropriate to the neighbourhood and the site. The design respects the neighbourhood character.</p> <p>The existing single storey dwelling on site will be retained and a new double storey dwelling is proposed to the rear. This respects the single and double storey character of the area and will bring minimum impact to the existing streetscape Cassinia Crescent.</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. They 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 encourage the open streetscape character. Furthermore, a spacious front setback is provided to allow for planting of canopy trees and shrubs that contribute to the existing streetscape.</p>
<p><b>Residential policy</b> Clause 55.02-2 Standard B2</p>	<p><b>Complies with standard and objective.</b> 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><b>Dwelling diversity</b> Clause 55.02-3 Standard B3</p>	<p><b>Not applicable.</b> The development does not meet or exceed ten dwellings.</p>

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<b>Infrastructure</b> Clause 55.02-4 Standard B4	<b>Complies with standard and objective.</b> 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.
<b>Integration with the street</b> Clause 55.02-5 Standard B5	<b>Complies with standard and objective.</b> The existing dwelling will have direct integration with Cassinia Crescent and the proposed dwelling will have indirect integration with Cassinia Crescent.
<b>Street setback</b> Clause 55.03-1 Standard B6	<b>Not applicable.</b> The existing front setback remains unchanged.
<b>Building height</b> Clause 55.03-2 Standard B7	<b>Complies with standard and objective.</b> The overall total height of the proposed development is 7.3m 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.
<b>Site coverage</b> Clause 55.03-3 Standard B8	<b>Complies with standard and objective.</b> The proposed site coverage is 41.1%, which meets the allowable 60%.
<b>Permeability</b> Clause 55.03-4 Standard B9	<b>Complies with standard and objective.</b> The proposed site permeability is 41.8%, which is well above the required 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 to reduce the impact of increased in storm water runoff.
<b>Energy efficiency</b> Clause 55.03-5 Standard B10	<b>Complies with standard and objective.</b> 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.
<b>Open space</b> Clause 55.03-6 Standard B11	<b>Complies with standard and objective.</b> The subject site is located adjacent to a public open space. The layout of the development is designed with consideration of the green corridor.  The proposed dwelling has a minimum 4.6m setback from the rear boundary.
<b>Safety</b> Clause 55.03-7 Standard B12	<b>Complies with standard and objective.</b> The entrances are not obscured or isolated from the street. They will enable casual surveillance of visitors and the street.

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	The private open space for each dwelling will be appropriately design and sited with the protection of side and rear fences so that it is not used as a public thoroughfare.
<b>Landscaping</b> Clause 55.03-8 Standard B13	<b>Complies with standard and objective.</b> 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.
<b>Access</b> Clause 55.03-9 Standard B14	<b>Complies with standard and objective.</b> The existing crossover will be retained.  The width of the accessways combined does not exceed 40% of the street frontage for a site with a frontage less than 20cm.
<b>Parking location</b> Clause 55.03-10 Standard B15	<b>Partially complies with standard and objective.</b> New vehicle storages for proposed units are located close and convenient to each dwelling. Garages are also well ventilated.  Most habitable windows are located minimum 1.5m away or minimum 1m away if a fence is above 1.5m tall or window sill is above 1.4m tall from the shared accessways or car parks of dwellings.  The window to the living room is located within 1m of the shared accessway to allow for vehicles to change in direction. We wish to make an exception to this standard by proposing a sill height of 1.8m to reduce the impact of vehicles.
<b>Side and rear setbacks</b> Clause 55.04-1 Standard B17	<b>Complies with standard and objective.</b> The proposed development complies with the side and rear setback as outlined in the standard: <i>1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i>
<b>Walls on boundaries</b> Clause 55.04-2 Standard B18	<b>Complies with standard and objective.</b> A wall is proposed to be built along the west 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.
<b>Daylight to existing windows</b> Clause 55.04-3 Standard B19	<b>Complies with standard and objective.</b> 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.
<b>North-facing windows</b> Clause 55.04-4 Standard B20	<b>Not applicable.</b> The proposed dwelling is not situated in proximity to any existing north-facing windows.

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<p><b>Overshadowing open space</b>  Clause 55.04-5  Standard B21</p>	<p><b>Complies with standard and objective.</b>  Refer to the proposed Shadow Diagram.</p> <p>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.</p>
<p><b>Overlooking</b>  Clause 55.04-6  Standard B22</p>	<p><b>Complies with standard and objective.</b>  Windows have been designed to limit overlooking into habitable room windows and secluded open space of adjacent properties.</p> <p>Views from living areas are orientated towards the private open space where possible.</p>
<p><b>Internal views</b>  Clause 55.04-7  Standard B23</p>	<p><b>Complies with standard and objective.</b>  The proposed dwelling is designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.</p>
<p><b>Noise impacts</b>  Clause 55.04-8  Standard B24</p>	<p><b>Complies with standard and objective.</b>  The site is not situated close to any excessively high noise sources, such as a busy road, railway line or industry.</p> <p>The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.</p> <p>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 dwellings have been designed and sited to take into consideration noise sources on immediately adjacent properties.</p>
<p><b>Accessibility</b>  Clause 55.05-1  Standard B25</p>	<p><b>Complies with standard and objective.</b>  The proposed dwelling is designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwellings can be altered to accommodate people with limited mobility.</p> <p>Each dwelling has access to the entrance from the pedestrian links and accessways.</p>
<p><b>Dwelling entry</b>  Clause 55.05-2  Standard B26</p>	<p><b>Complies with standard and objective.</b>  Each dwelling will have its own sense of identity and address.</p> <p>The entrances for the proposed dwellings are appropriately oriented to front onto Cassinia Crescent or the internal accessway.</p>
<p><b>Daylight to new windows</b>  Clause 55.05-3  Standard B27</p>	<p><b>Complies with standard and objective.</b>  The proposed dwellings have been designed to provide adequate daylight into new habitable room windows.</p> <p>All windows have a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.</p>
<p><b>Private open space</b>  Clause 55.05-4  Standard B28</p>	<p><b>Complies with standard and objective.</b>  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.</p>

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	<p>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.</p> <p>The private open space for the dwellings is located off living areas, in the rear or side of the dwellings.</p>
<p><b>Solar access to open space</b> Clause 55.05-5 Standard B29</p>	<p><b>Complies with standard and objective.</b> The design has sought to orientate the open space areas to capitalize on the northern aspect as far as applicable.</p>
<p><b>Storage</b> Clause 55.05-6 Standard B30</p>	<p><b>Complies with standard and objective.</b> Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space.</p> <p>The storage facilities will not be visible from the street.</p>
<p><b>Design detail</b> Clause 55.06-1 Standard B31</p>	<p><b>Complies with standard and objective.</b> The design detail of the proposed dwelling respects the neighbourhood character of the area.</p> <p>The detailing, massing, and building materials are designed to both enhance and integrate with the streetscape.</p> <p>The garage and carport are designed to be visually compatible with neighbourhood characteristics and form an integral part of each dwelling.</p>
<p><b>Front fences</b> Clause 55.06-2 Standard B32</p>	<p><b>Not applicable.</b> No front fence is proposed for this development.</p>
<p><b>Common property</b> Clause 55.06-3 Standard B33</p>	<p><b>Complies with standard and objective.</b> The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments.</p> <p>Vehicle accessways to the dwellings will be functional and capable of efficient management.</p> <p>Car parking, access areas and site facilities are practical, attractive and easily maintained.</p>
<p><b>Site services</b> Clause 55.06-4 Standard B34</p>	<p><b>Complies with standard and objective.</b> Adequate and accessible site facilities will be provided to each dwelling, including mailboxes and bins enclosures.</p>

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## Appendix 2 - Car Parking Assessment

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

<p><b>Accessways</b> Design standard 1</p>	<p><b>Complies with standard and objective.</b> The accessways are functional, with a minimum width of 3m, an internal radius of at least 4m at changes of direction, and corner visibility splays.  The shared accessway accommodates four or more vehicles, it allows for vehicles to change in direction and exit in a forward movement.</p>
<p><b>Car parking spaces</b> Design standard 2</p>	<p><b>Complies with standard and objective.</b> A single garage is at least 6m long and 3.5m wide and a single car space is at least 4.9 m long and 2.6m wide.</p>
<p><b>Gradients</b> Design standard 3</p>	<p><b>Not applicable.</b> The site is relatively flat and accessway grades are not steeper than 1:10 within 5m of the frontage.</p>
<p><b>Mechanical parking</b> Design standard 4</p>	<p><b>Not applicable.</b></p>
<p><b>Urban design</b> Design standard 5</p>	<p><b>Complies with standard and objective.</b> The garages are designed to be visually compatible with neighborhood characteristics and from an integral part of the dwelling.</p>
<p><b>Safety</b> Design standard 6</p>	<p><b>Complies with standard and objective.</b> The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.</p>
<p><b>Landscaping</b> Design standard 7</p>	<p><b>Complies with standard and objective.</b> 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.</p>

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

VOLUME 09983 FOLIO 679

Security no : 124090870455U  
Produced 30/06/2021 01:41 PM

**LAND DESCRIPTION**

Lot 2349 on Plan of Subdivision 218257M.  
PARENT TITLE Volume 09613 Folio 886  
Created by instrument LP218257M 25/10/1990

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

AL174613Y 23/06/2014

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AL174614W 23/06/2014  
NATIONAL AUSTRALIA BANK LTD

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 LP218257M FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AU392925H	CONVERT A PCT TO AN ECT	Completed	28/05/2021
AU422786H	REMOVAL OF ENCUMBRANCE	Registered	07/06/2021
AT717574P	REMOVAL OF COVENANT	Withdrawn	28/05/2021
AU390388T (E)	COVID 19 BCP	Withdrawn	07/06/2021

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

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

Street Address: 27 CASSINIA CRESCENT MEADOW HEIGHTS VIC 3048

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED  
Effective from 28/05/2021

DOCUMENT END

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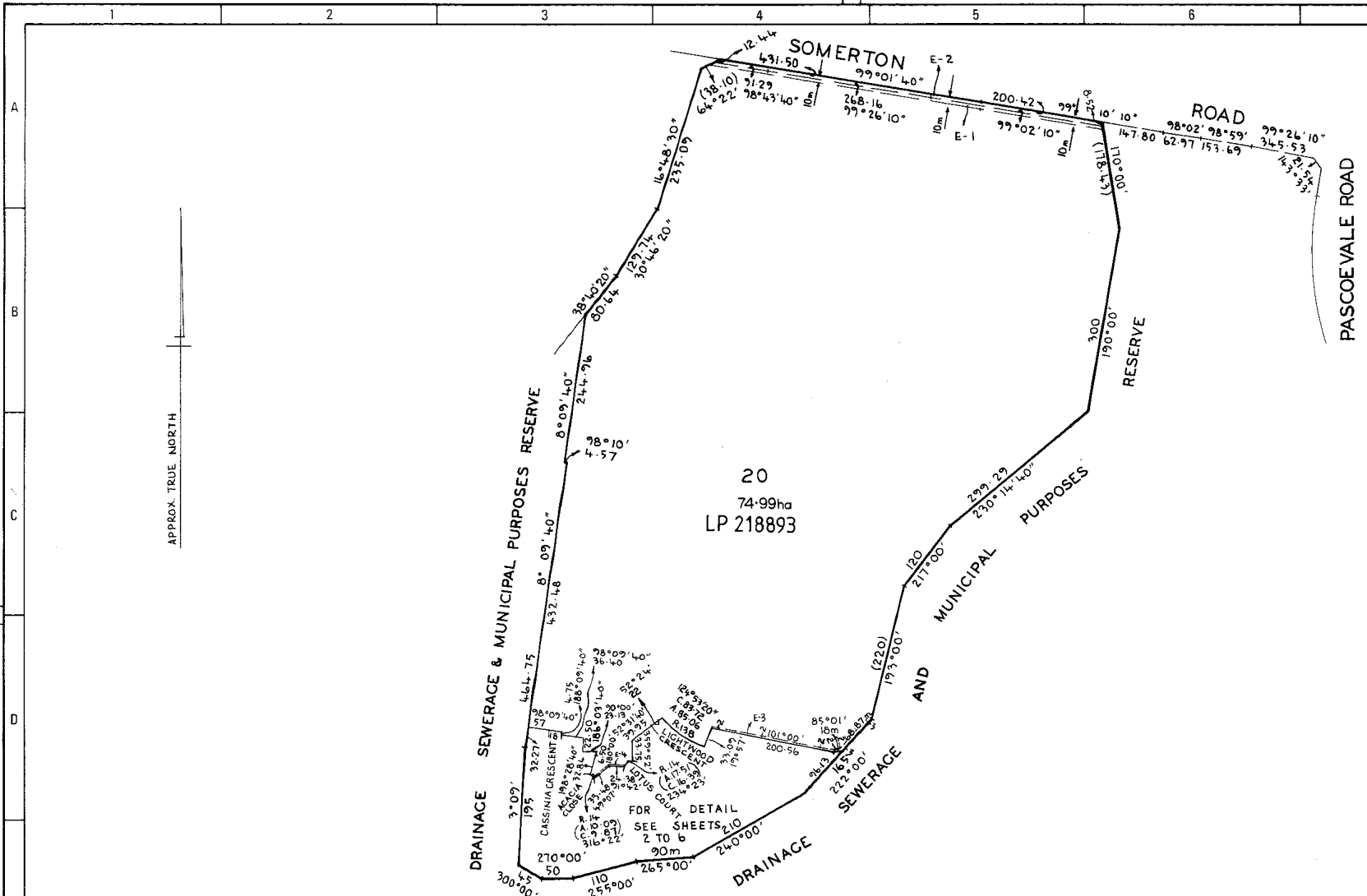
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Document Identification	<b>LP218257M</b>
Number of Pages (excluding this cover sheet)	<b>6</b>
Document Assembled	<b>30/06/2021 13:43</b>

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APPROX. TRUE NORTH

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**LP218257M**  
**EDITION 9**

NOTATIONS

**LAND SUBJECT TO EASEMENT**  
 E-1, E-2. EASEMENT FOR PIPELINE PURPOSES IN FAVOUR OF M.M.B.W. BY VIRTUE OF SECTION 258 BA OF THE M.M.B.W. ACT.  
 E-2. EASEMENT TO THE S.E.C. OF VICTORIA VIDE INSTRUMENT N° 1617489.  
 E-2. ELECTRICITY SUPPLY EASEMENT VIDE L.P. 128784 BY VIRTUE OF SECTION 98 OF THE T.L.A.

**LAND APPROPRIATED OR SET APART**  
 E-3 DRAINAGE & SEWERAGE.  
 E-4 USE OF THE STATE ELECTRICITY COMMISSION OF VICTORIA FOR POWERLINE PURPOSES PURSUANT TO SECTION 103 B OF THE S.E.C. ACT 1958.

LOTS 1 TO 19 (BOTH INCLUSIVE), 21 TO 2331 (BOTH INCLUSIVE), 2373 TO 2396 (BOTH INCLUSIVE) & 2442 TO 2486 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
 ROADS WITHIN THE THICK CONTINUOUS LINES FOR WAY DRAINAGE SEWERAGE & THE SUPPLY OF WATER, ELECTRICITY, TELEPHONE AND GAS.

TANGENT POINTS SHOWN THUS

TO BE COMPLETED WHERE APPLICABLE  
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. \_\_\_\_\_  
 IN PROCLAIMED SURVEY AREA NO. \_\_\_\_\_

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES  
 TITLE REF: V9613 F886  
 LAST PLAN REF: LOT 1 L.P. 148394 P

CERTIFICATION BY SURVEYOR

I, \_\_\_\_\_ of \_\_\_\_\_ certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed on \_\_\_\_\_ and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Licensed Surveyor,  
 Surveyors Act 1978

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY CITY OF BROADMEADOWS COUNCIL REF. 2120

LIST OF MODIFICATIONS									
LAND	MODIFICATION	DEALING No	A.R.T.	NEW EDN	LAND	MODIFICATION	DEALING No	A.R.T.	NEW EDN
LOT 20	RE SUBDIVISION	LP218893G	<i>AM</i>	2	LOT 2414	SUBDIVISION	PS321152	<i>AM</i>	8
LOT 2357	RE SUBDIVISION	PS312415 F	<i>AM</i>	3	LOT 2336	SUBDIVISION	PS 339577	<i>B</i>	9
LOT 2398	RE SUBDIVISION	PS312438	<i>AM</i>	4					
LOT 2351	SUBDIVISION	PS 315259	<i>AM</i>	5					
LOT 2357	SUBDIVISION	PS 32415	<i>AM</i>	6					
LOT 2356	SUBDIVISION	PS 317775	<i>AM</i>	7					

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 (ASSISTANT) REGISTRAR OF TITLES

PLAN OF SUBDIVISION

COUNTY BOURKE  
 PARISH YUROKE (Chart: 21)  
 SECTION 4  
 CROWN ALLOTMENTS G & J (PART)

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 NUMBER OF THIS SHEET : 1  
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 ORIGINAL SHEET SIZE : A2  
 LENGTHS ARE IN METRES

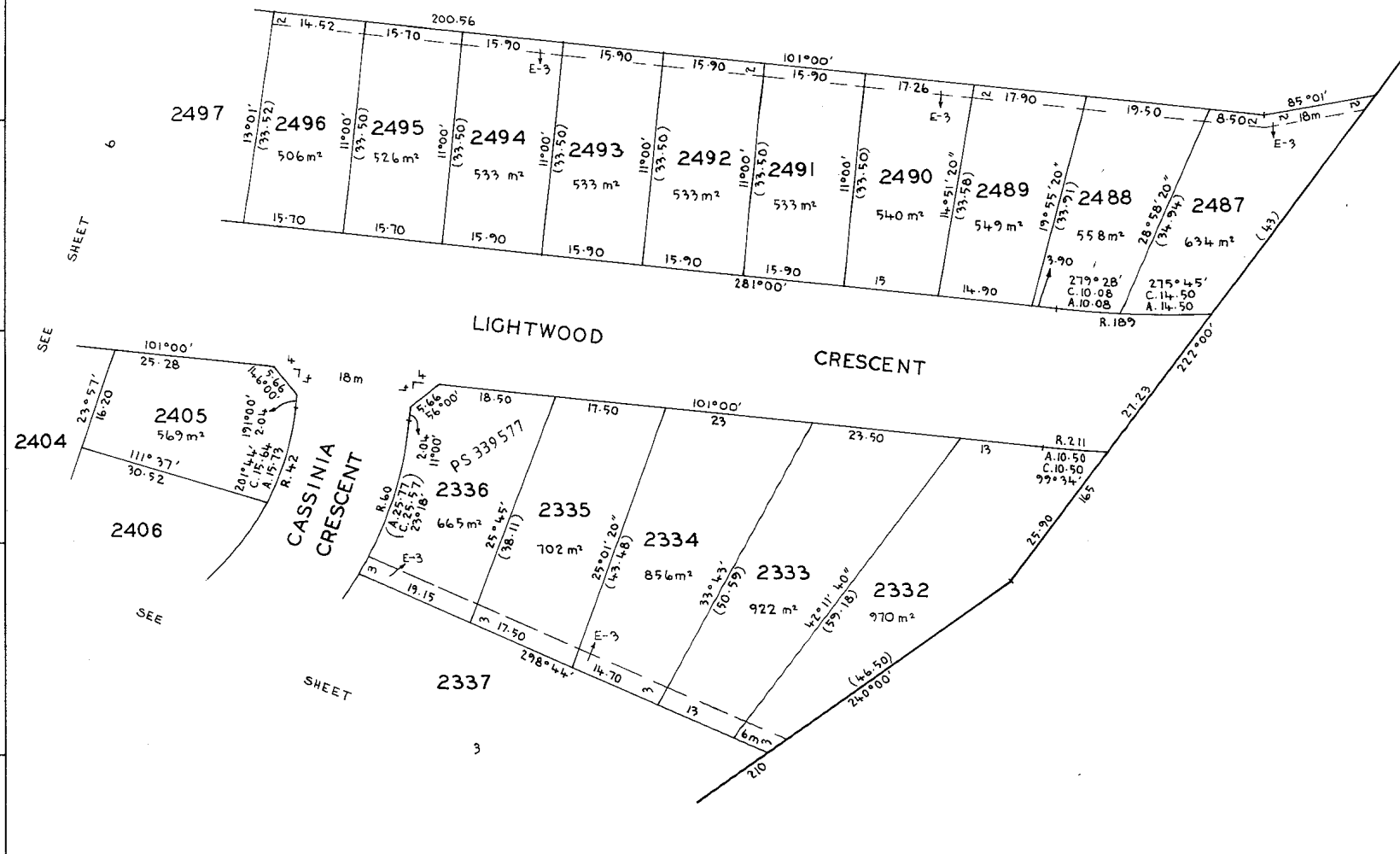
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SEE SHEET  
**20**



**PLAN OF SUBDIVISION**  
 COUNTY BOURKE  
 PARISH YUROKE  
 SECTION 4  
 CROWN ALLOTMENTS G & J (PART)

NUMBER OF SHEETS IN PLAN : 6  
 NUMBER OF THIS SHEET : 2  
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 ORIGINAL SCALE SHEET SIZE : 1:500 A2

**PEYTON WAITE PTY. LTD.**  
 CONSULTING LAND SURVEYORS.  
 353 PLENTY ROAD PRESTON 3072.  
 PHONE 478 4933

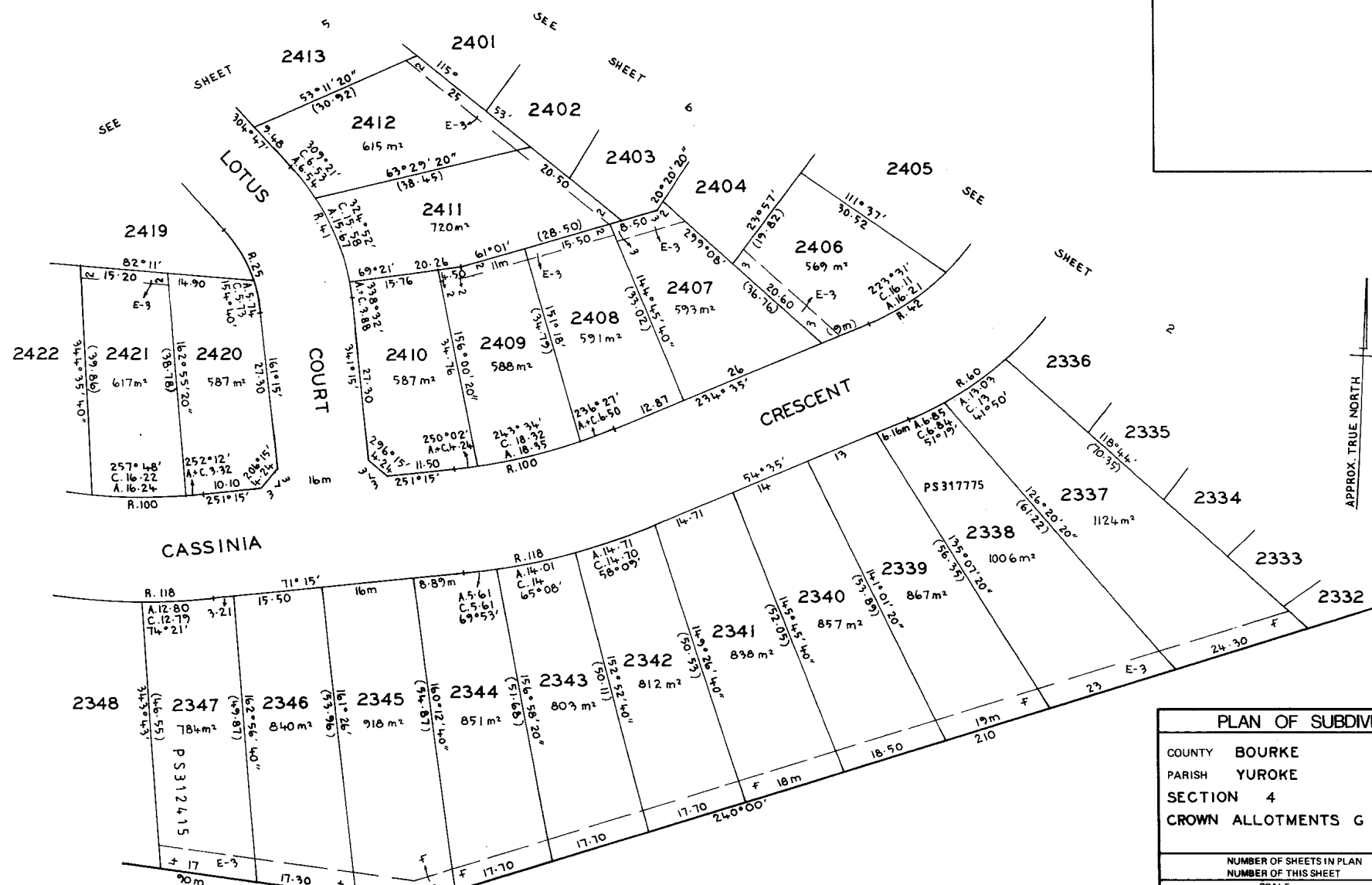
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**4696/19**  
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**PLAN OF SUBDIVISION**

COUNTY **BOURKE**  
 PARISH **YUROKE**  
 SECTION **4**  
 CROWN ALLOTMENTS **G & J (PART)**

NUMBER OF SHEETS IN PLAN : 6  
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ORIGINAL SCALE SIZE  
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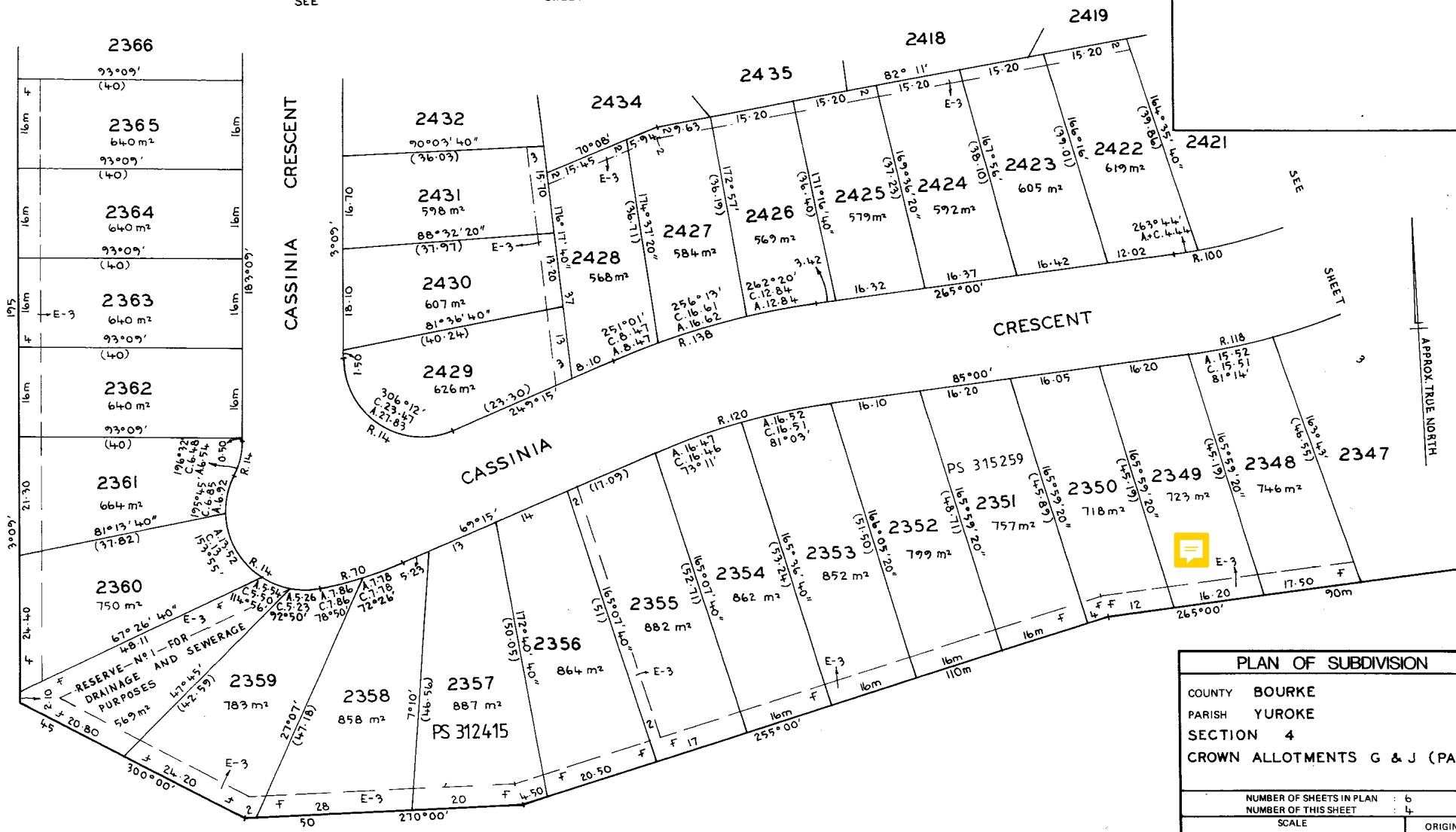
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SEE SHEET 5



**PLAN OF SUBDIVISION**

COUNTY **BOURKE**  
 PARISH **YUROKE**  
 SECTION **4**  
 CROWN ALLOTMENTS **G & J (PART)**

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NUMBER OF SHEETS IN PLAN : 6  
 NUMBER OF THIS SHEET : 4

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 LENGTHS ARE IN METRES

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ORIGINAL SCALE SHEET SIZE  
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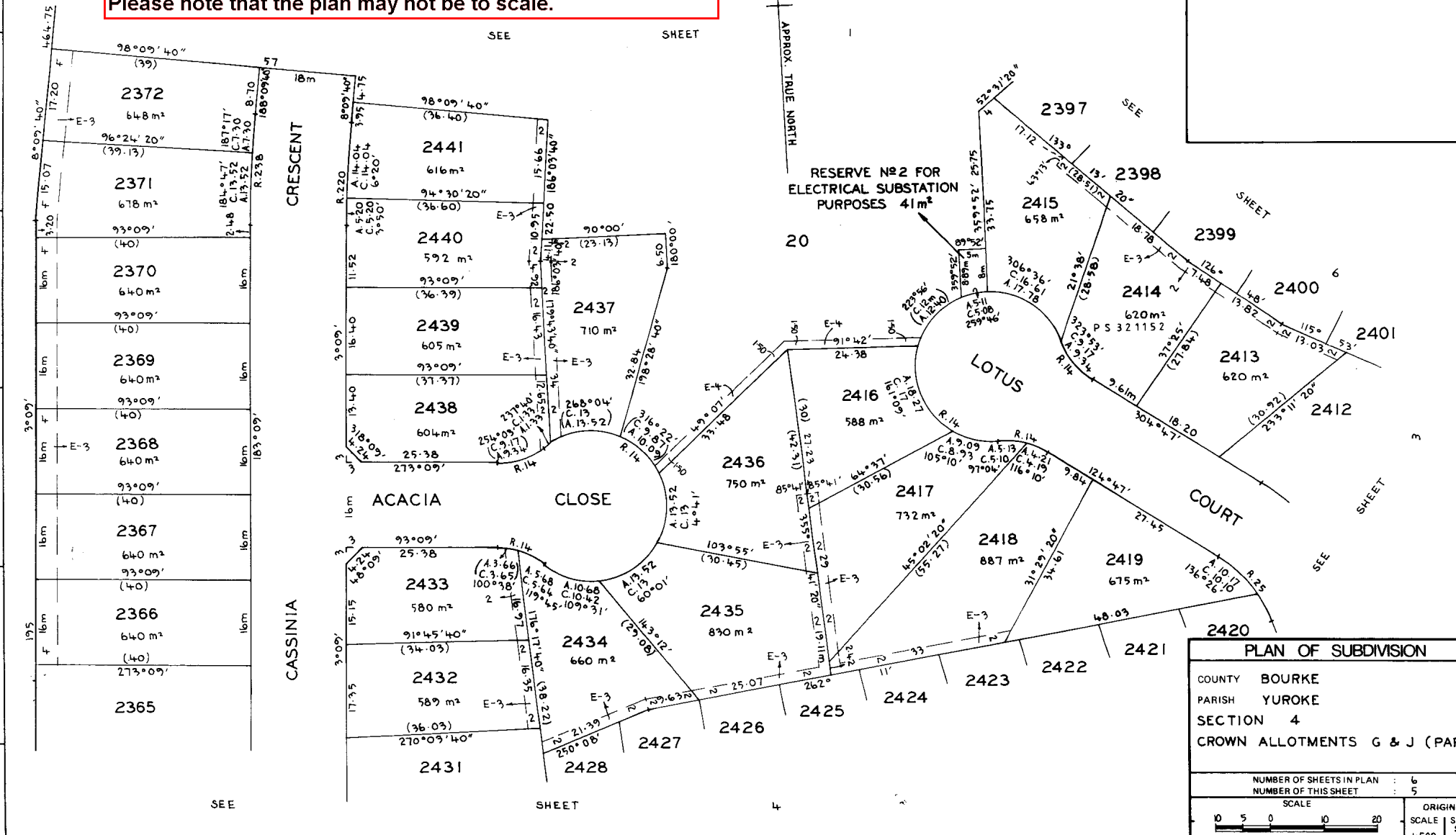
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**PLAN OF SUBDIVISION**  
 COUNTY BOURKE  
 PARISH YUROKE  
 SECTION 4  
 CROWN ALLOTMENTS G & J (PART)

NUMBER OF SHEETS IN PLAN : 6  
 NUMBER OF THIS SHEET : 5  
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 1:500 | A2  
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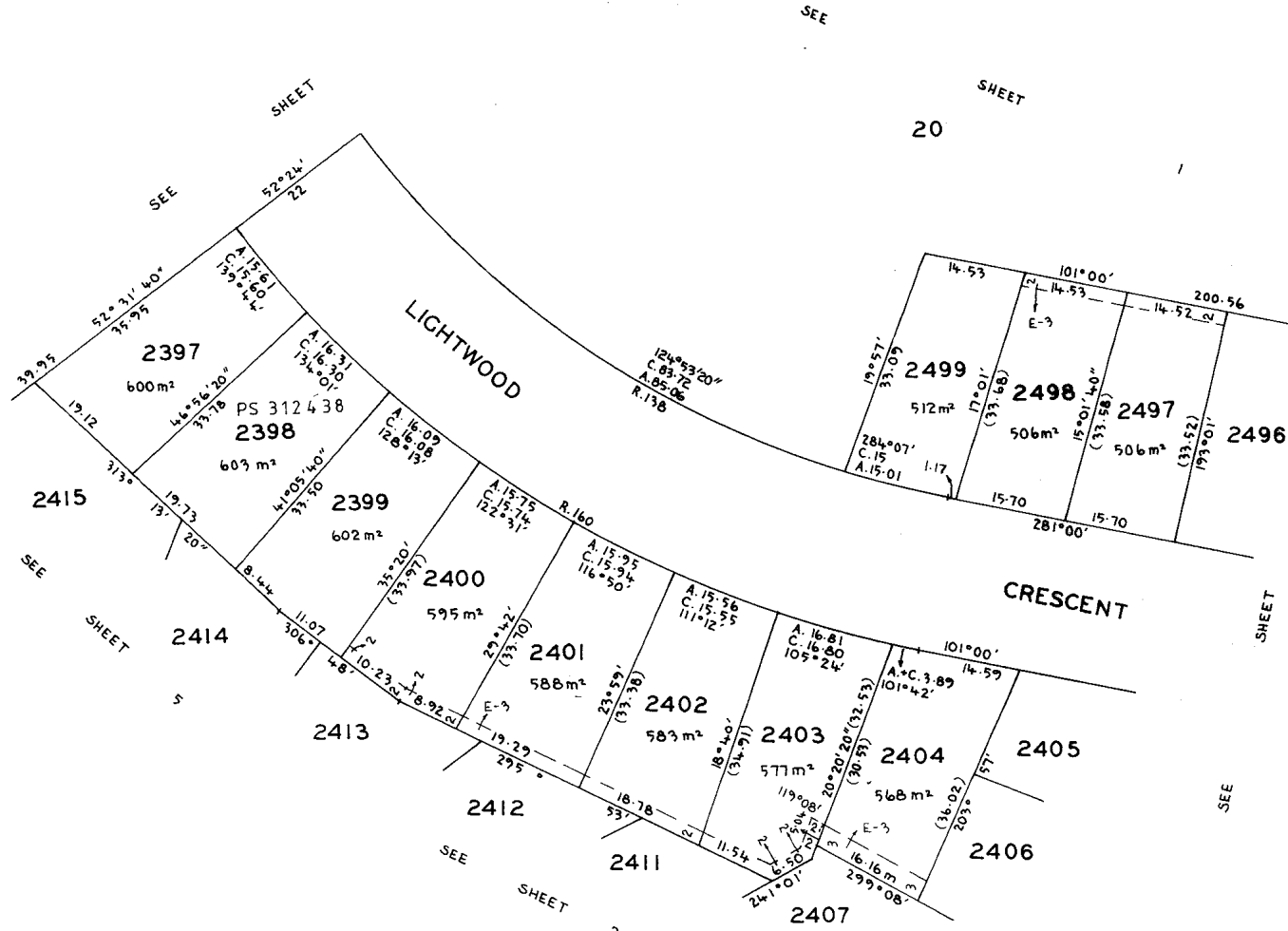
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PLAN OF SUBDIVISION	
COUNTY	BOURKE
PARISH	YUROKE
SECTION	4
CROWN ALLOTMENTS G & J (PART)	
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NUMBER OF THIS SHEET	6
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LENGTHS ARE IN METRES	
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