

Application for Planning Permit

If you need help to complete this form, read *How to Complete the Application for Planning Permit form*.

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

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

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

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

The Land

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

Street Address *

Unit No.:	St. No.: 4	St. Name: COMMONWEALTH CT
Suburb/Locality: CRAIGIEBURN		Postcode: 3064

Formal Land Description *

Complete either A or B.

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

A Lodged Plan Title Plan Plan of Subdivision

OR

B

The Proposal

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

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

If you need help about the proposal, read:
How to Complete the Application for Planning Permit Form

3-UNIT DEVELOPMENT
CONSTRUCTION OF 3 DWELLINGS

📎 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ Estimated cost of development for which the permit is required *

⚠ You may be required to verify this estimate.
Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

④ Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed

SINGLE DWELLING

📎 Provide a plan of the existing conditions. Photos are also helpful.

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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

DX: 94718

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

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

Page 1 of 1

VOLUME 08328 FOLIO 339

Security no : 124091276875J
Produced 20/07/2021 08:50 AM

LAND DESCRIPTION

Lot 218 on Plan of Subdivision 054592.
PARENT TITLE Volume 07993 Folio 138
Created by instrument B166400 19/12/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[REDACTED]
AU054085Q 16/02/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU054086N 16/02/2021
PERPETUAL CORPORATE TRUST 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 LP054592 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 4 COMMONWEALTH COURT CRAIGIEBURN VIC 3064

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 16/02/2021

DOCUMENT END

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Number of Pages (excluding this cover sheet)	12
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PLAN OF SUBDIVISION PART OF CROWN ALLOTMENT A - SEC 23 PARISH OF YUROKE

COUNTY OF BOURKE
VOL.7993 FOL.138
DEPTH LIMITATION: 50 FEET

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

LP 54592

EDITION 2
PLAN MAY BE LODGED 20-10-61

11 SHEETS
SHEET 1

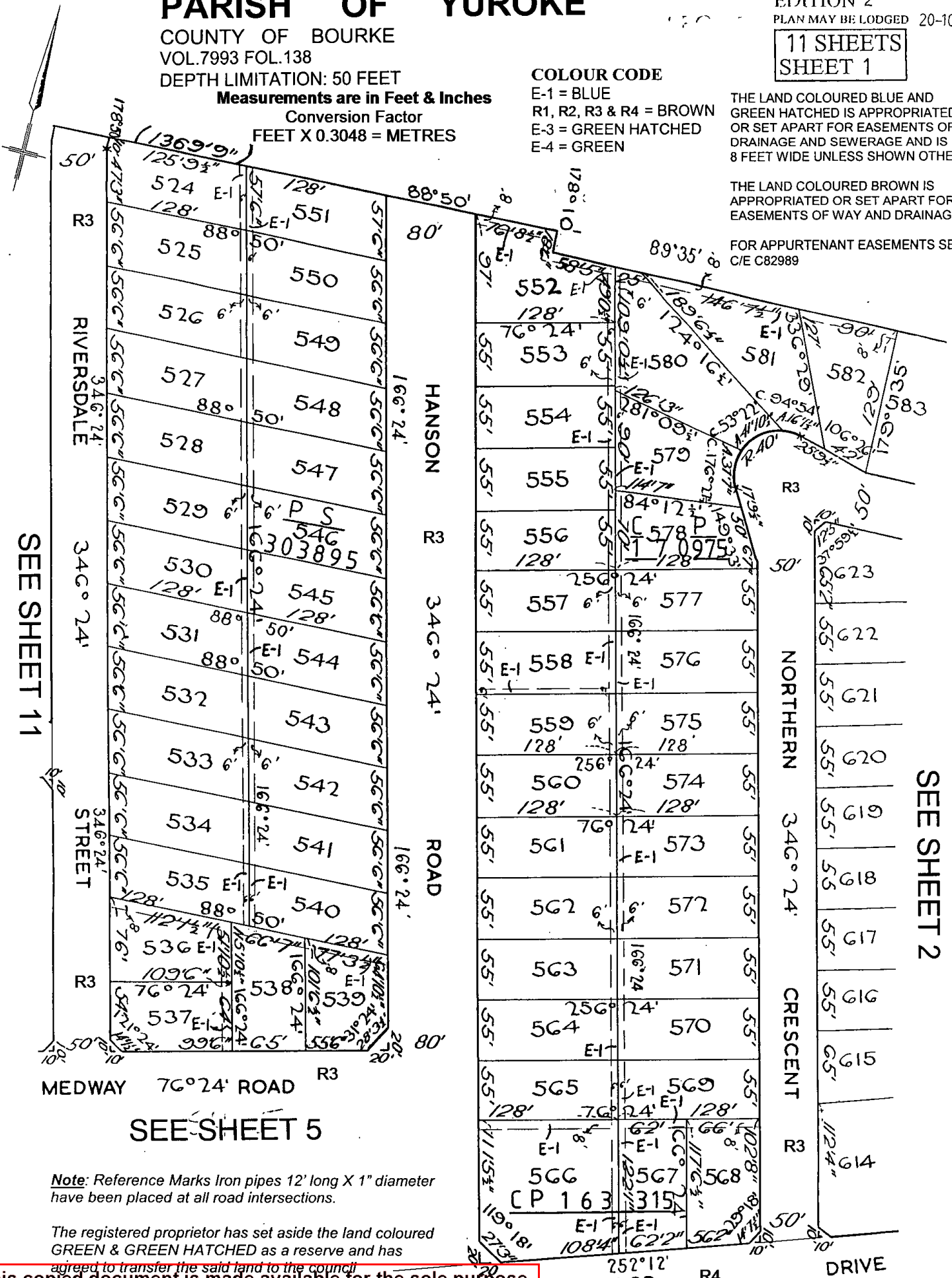
COLOUR CODE

- E-1 = BLUE
- R1, R2, R3 & R4 = BROWN
- E-3 = GREEN HATCHED
- E-4 = GREEN

THE LAND COLOURED BLUE AND GREEN HATCHED IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND IS 8 FEET WIDE UNLESS SHOWN OTHERWISE

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

FOR APPURTENANT EASEMENTS SEE C/E C82989



SEE SHEET 11

SEE SHEET 2

SEE SHEET 5

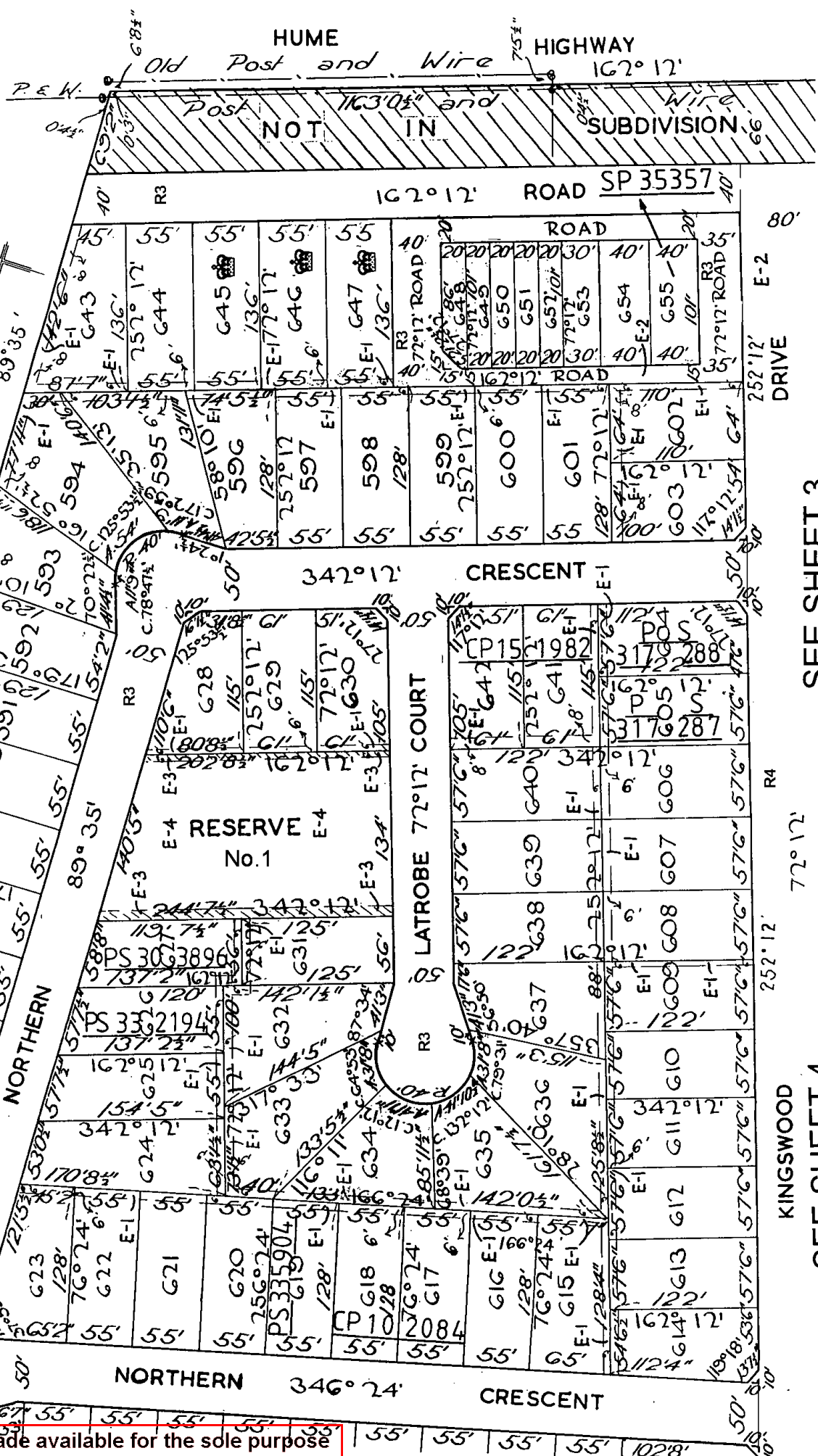
SEE SHEET 4

Note: Reference Marks Iron pipes 12' long X 1" diameter have been placed at all road intersections.

The registered proprietor has set aside the land coloured GREEN & GREEN HATCHED as a reserve and has agreed to transfer the said land to the council

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LP 54592
11 SHEETS
SHEET 2



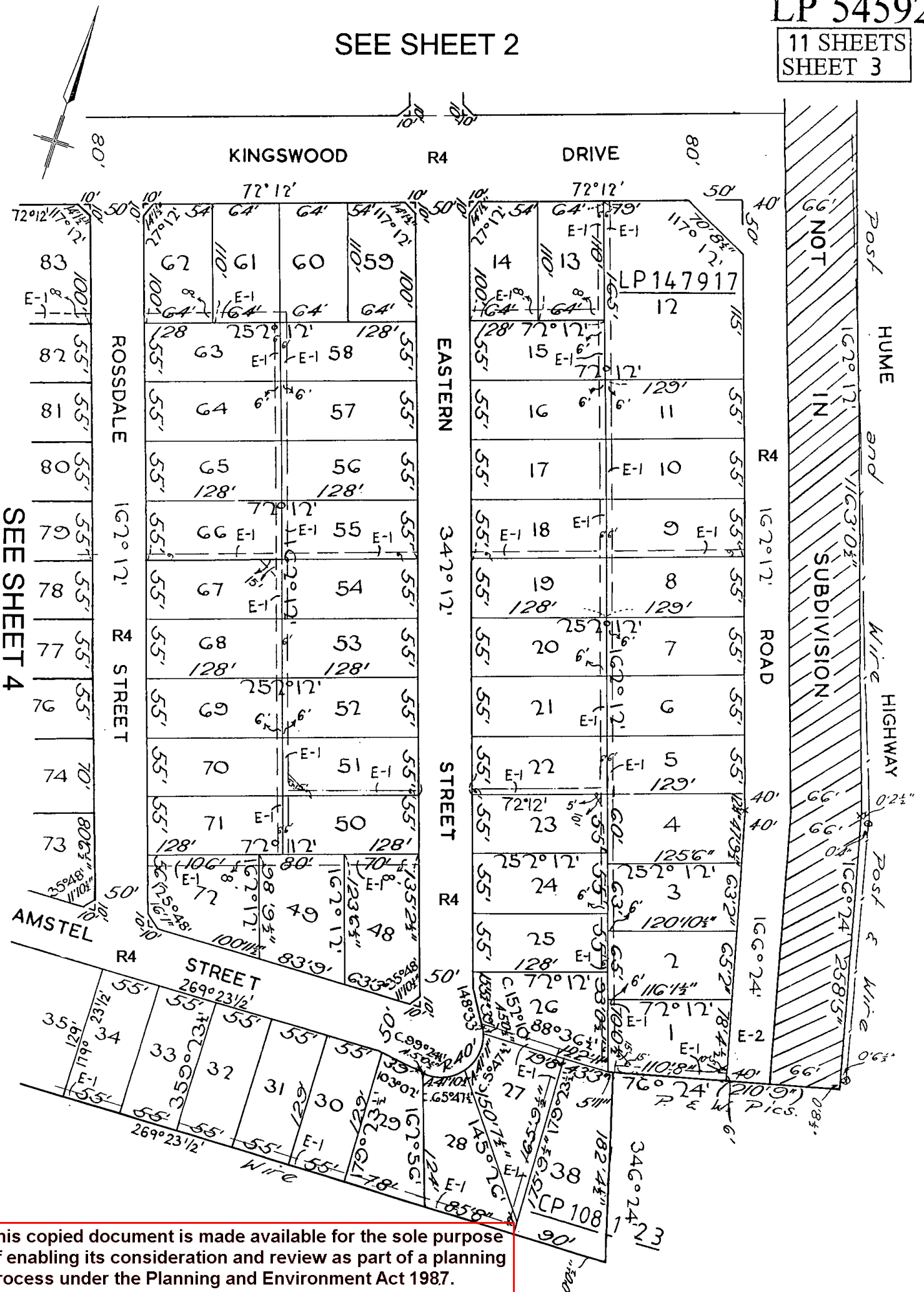
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SEE SHEET 4

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SEE SHEET 1

SEE SHEET 2



SEE SHEET 4

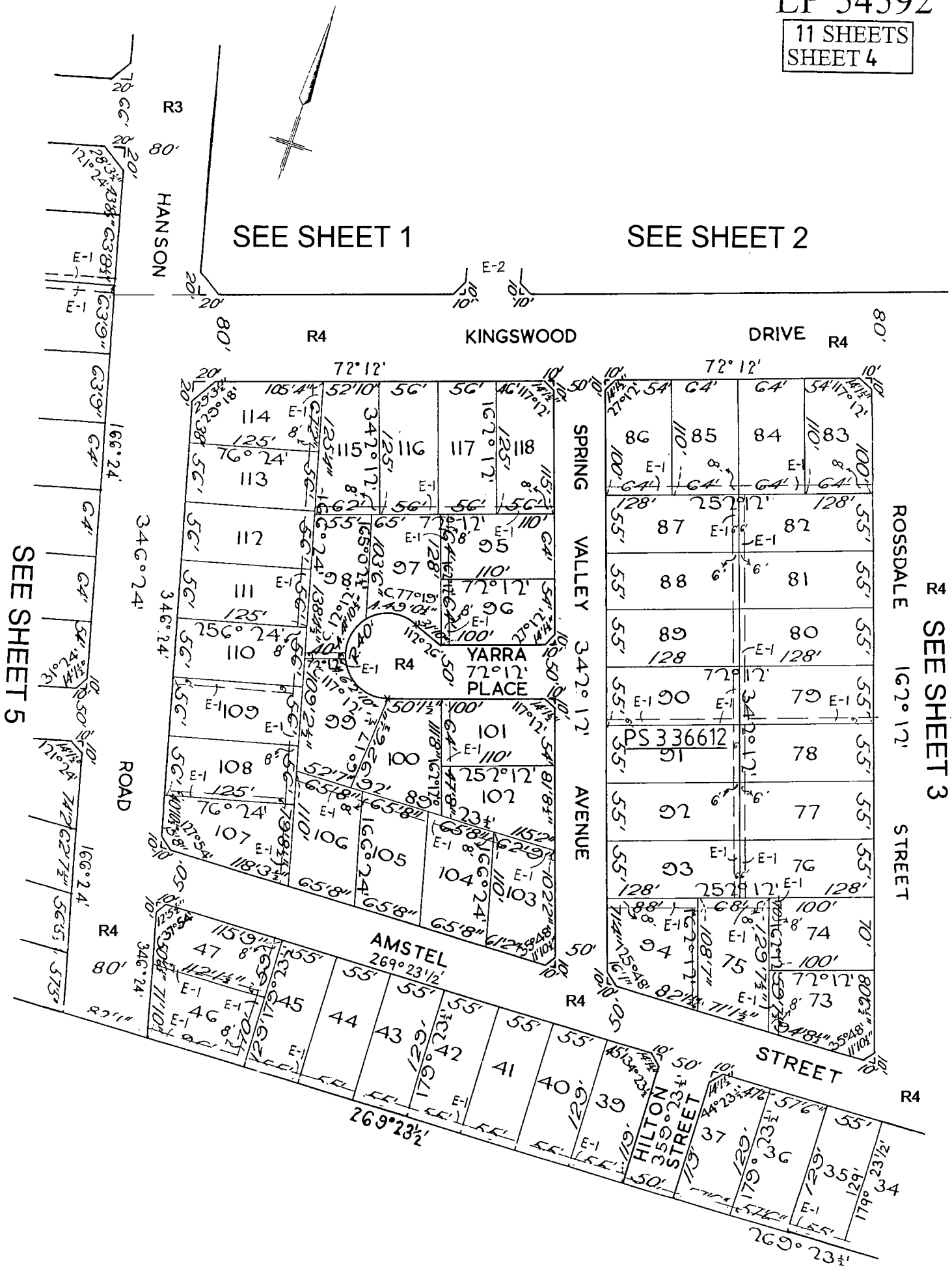
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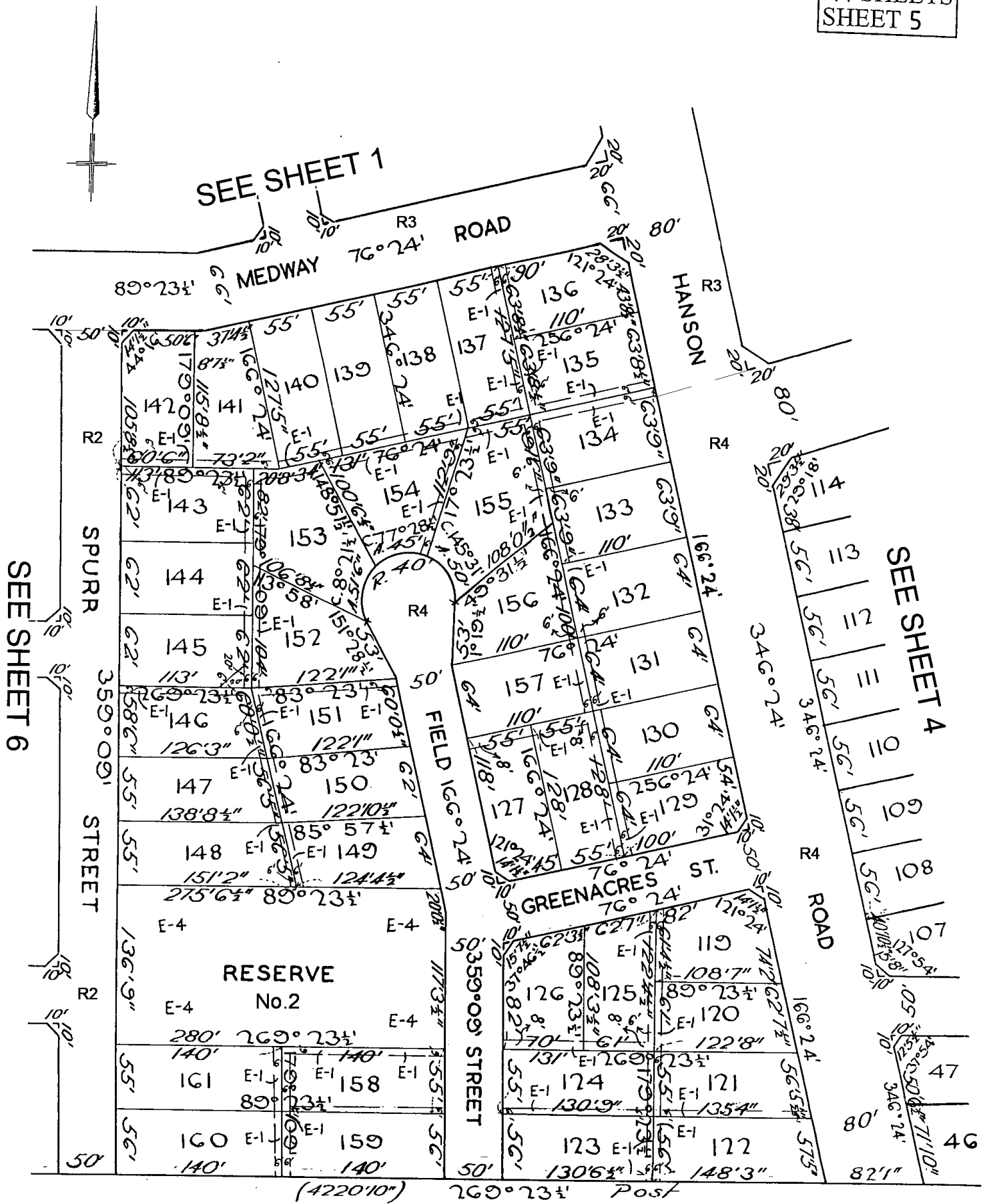
11 SHEETS
SHEET 4

SEE SHEET 1

SEE SHEET 2



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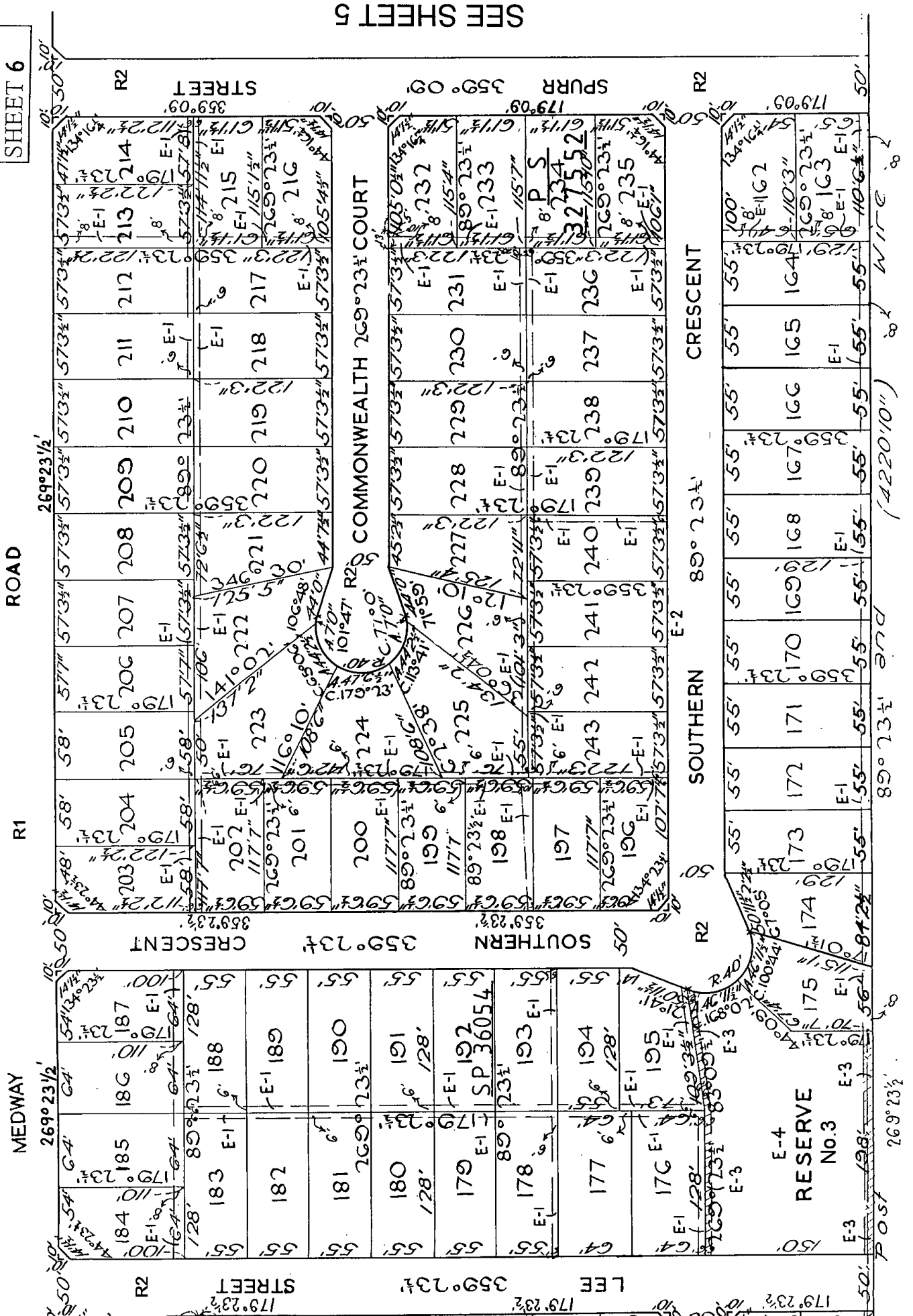
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SEE SHEET 10

SEE SHEET 11

LP 54592

11 SHEETS
SHEET 6



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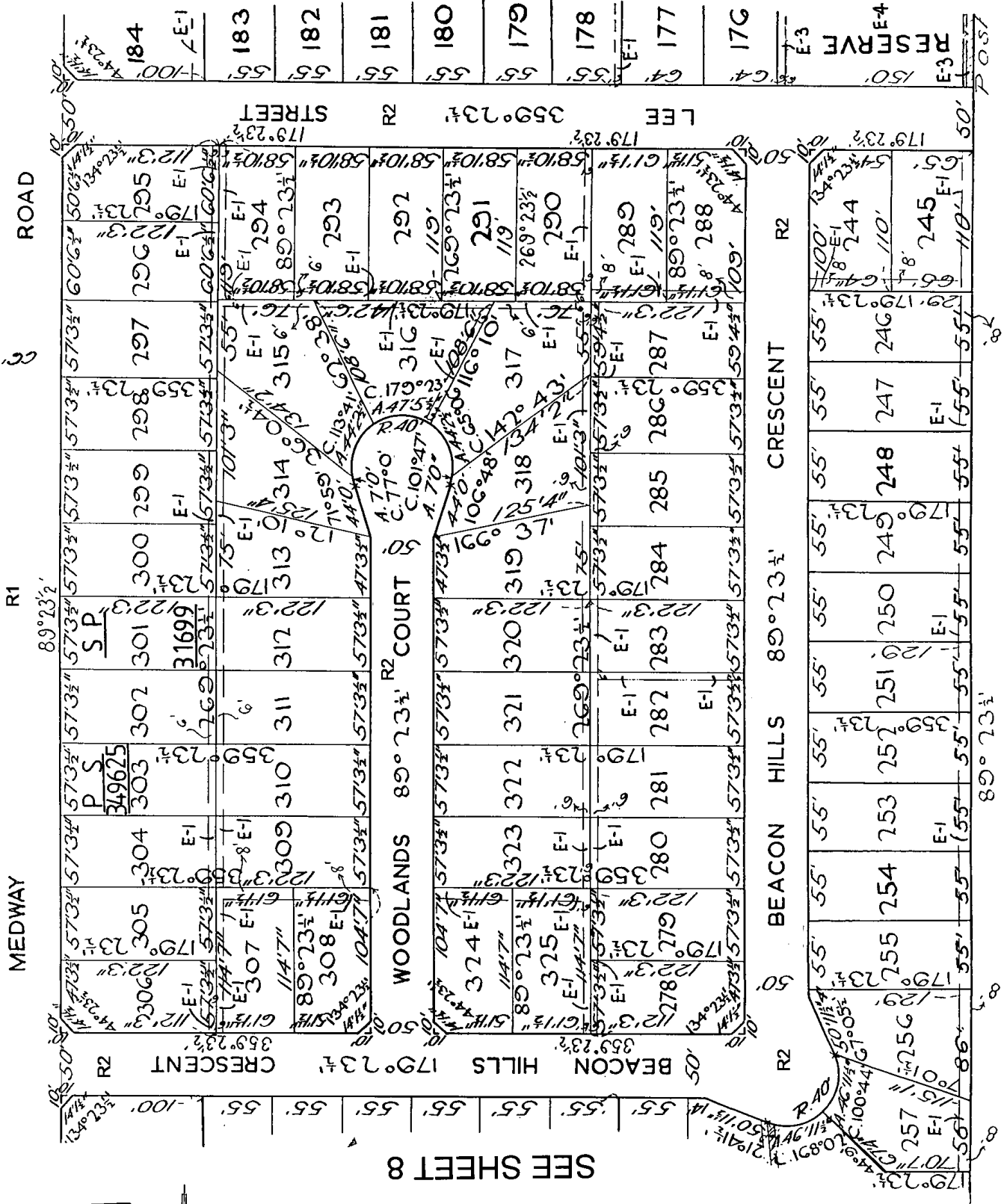
LP 54592

11 SHEETS
SHEET 7

SEE SHEET 9

SEE SHEET 10

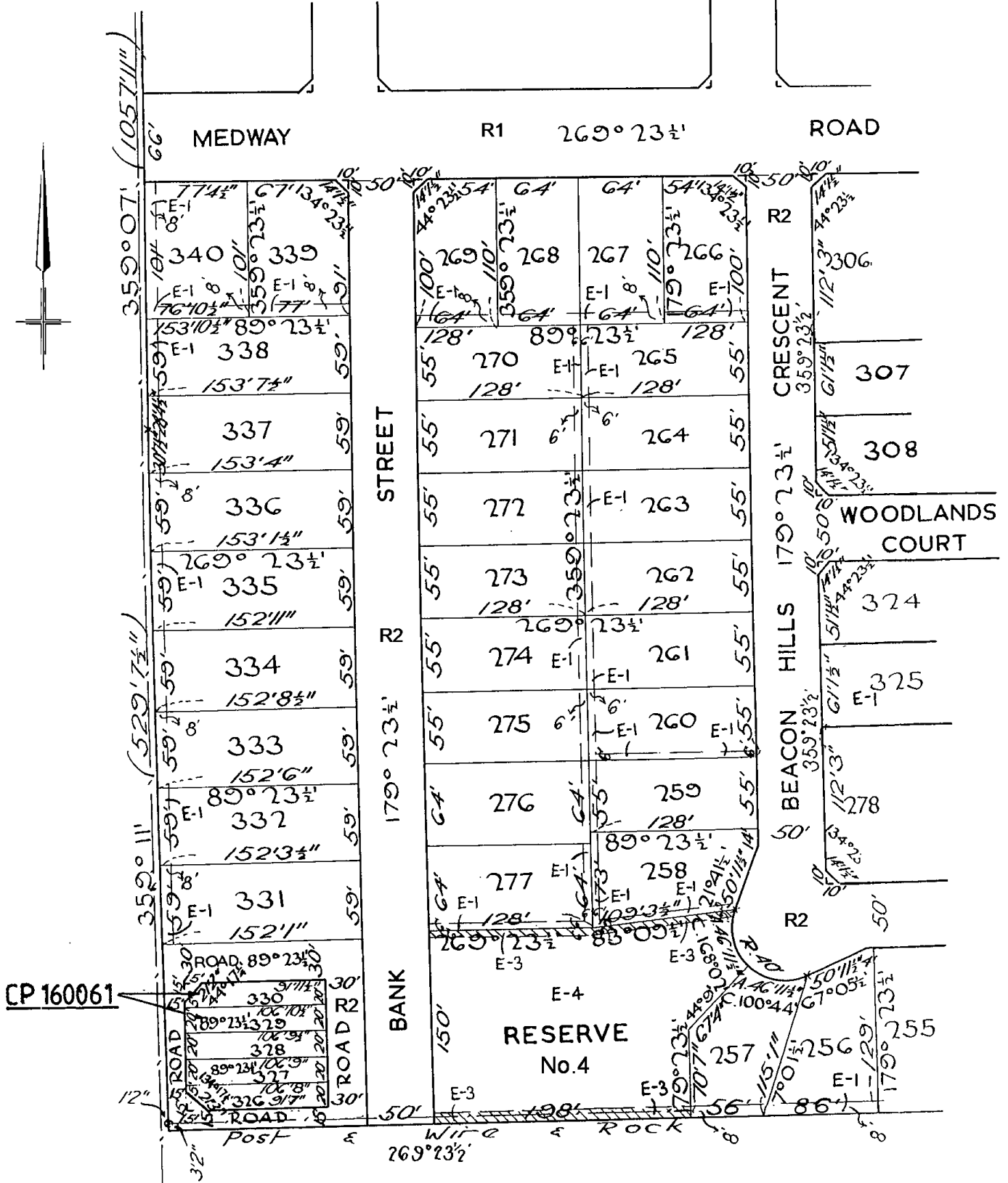
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SEE SHEET 8

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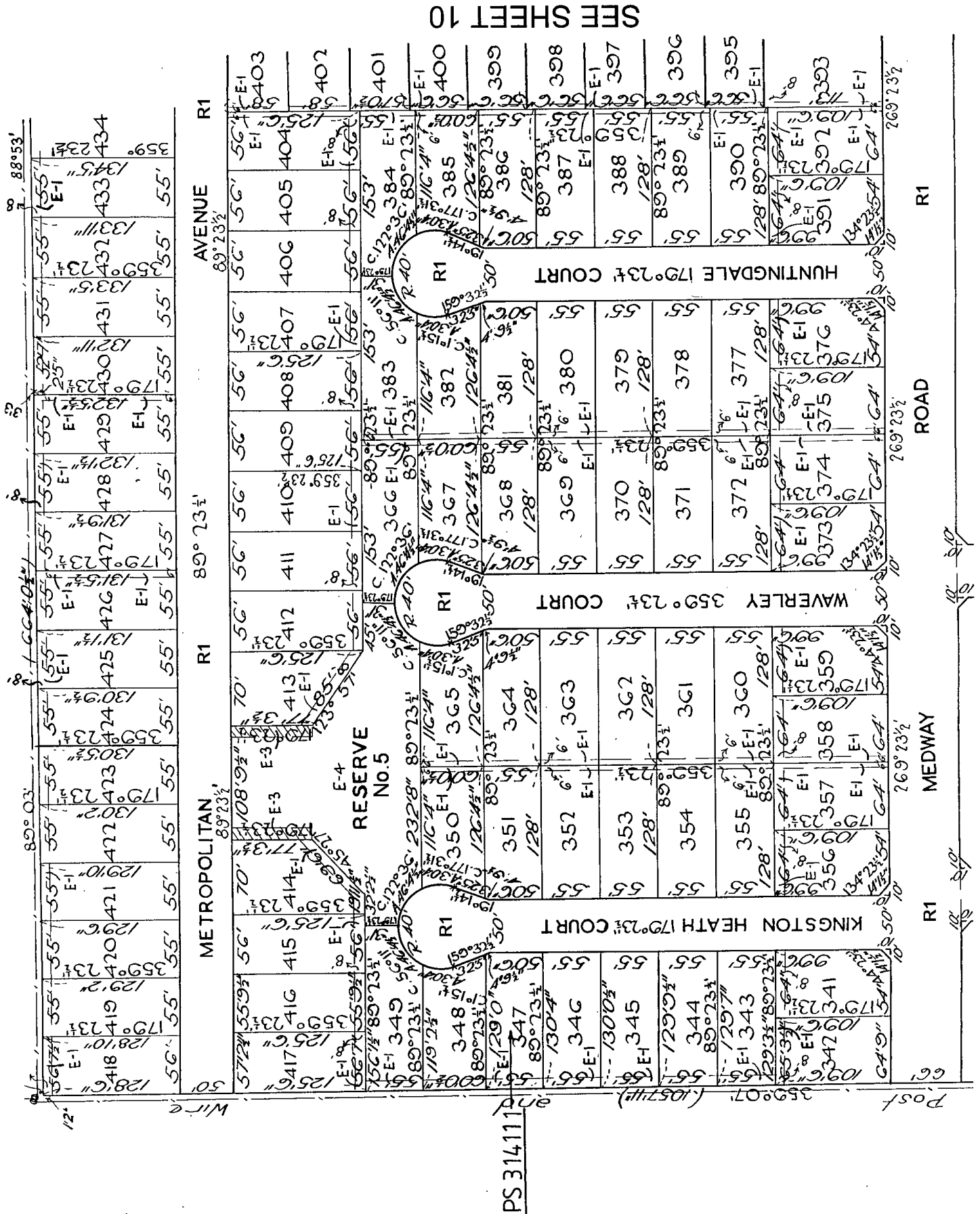
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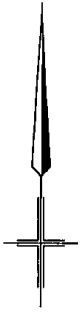
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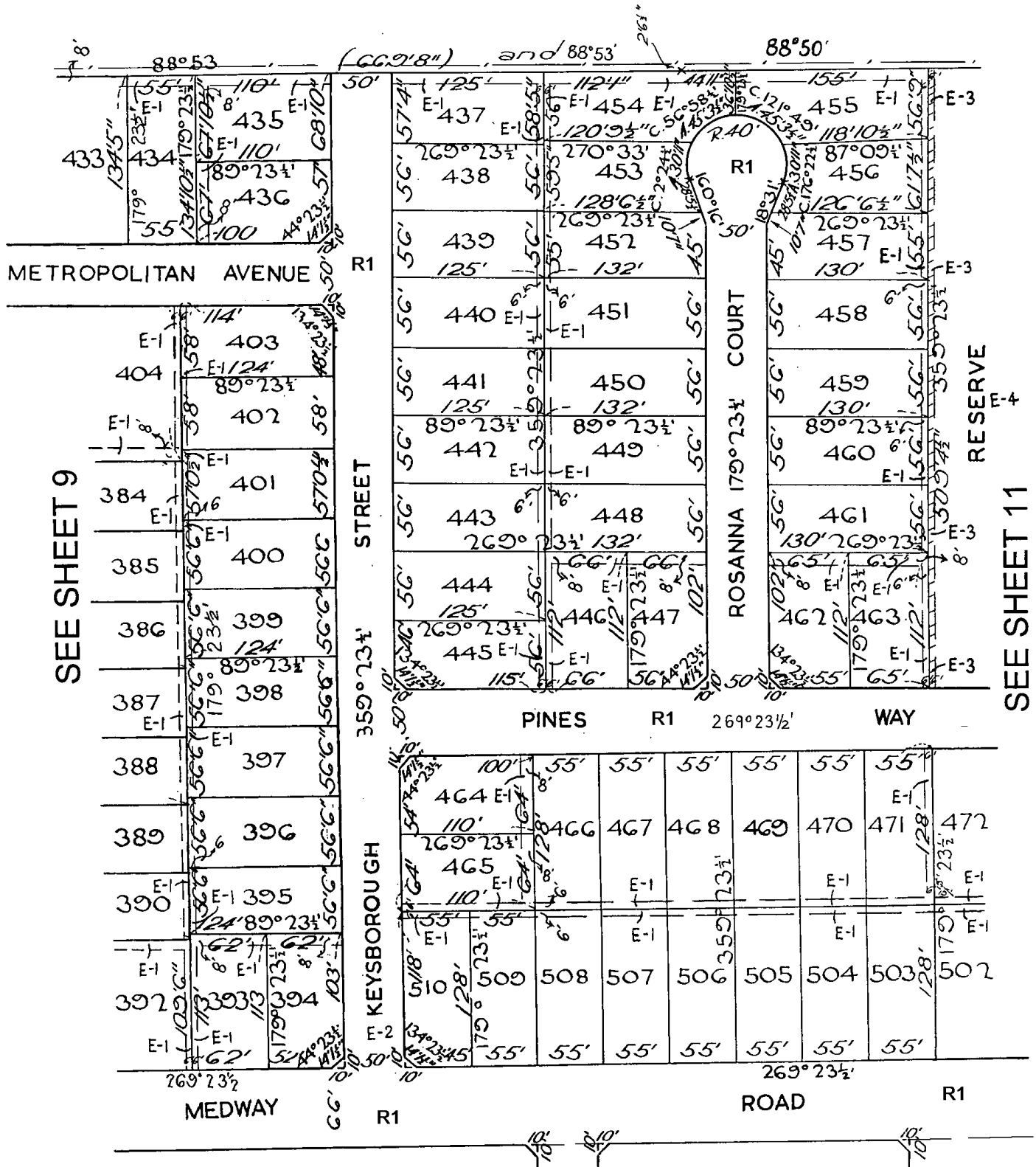
SEE SHEET 8

PS314111

Post



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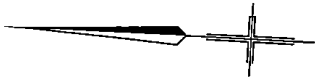
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SEE SHEET 11

SEE SHEET 7

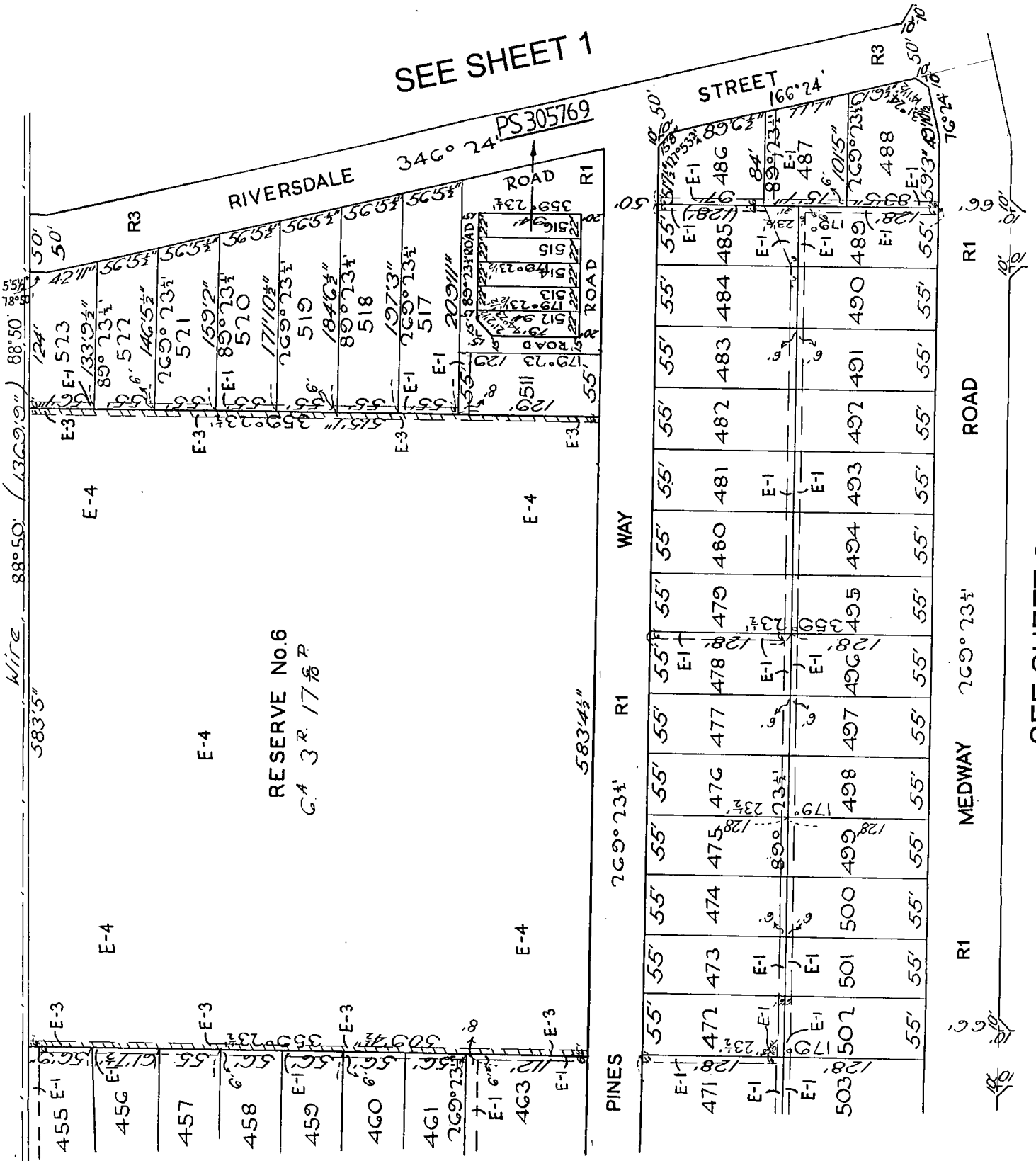
SEE SHEET 6

LP 54592
11 SHEETS
SHEET 11



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SEE SHEET 1



SEE SHEET 10

SEE SHEET 6

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP54592

APPLICANT / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 28 & 29		TRANSFER TO CROWN	G788484			2	MLB
LOT 59 & 60		RECTIFICATION	SB12159B			2	MLB
LOT 59 & 60		EASEMENT REMOVED	AP 2008/SEC. 73			2	MLB
LOT 546 & 547		TRANSFER TO CROWN	B412330			2	MLB

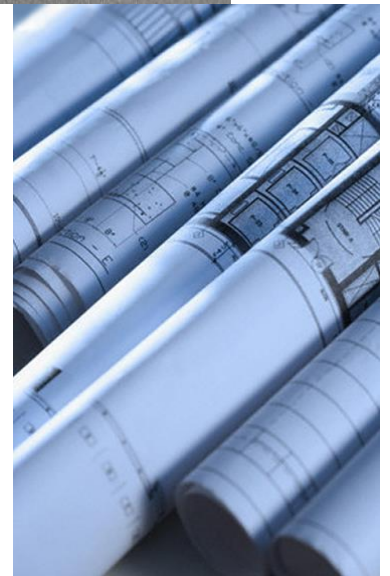
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Application for Permit Rescode Clause 55

Neighbourhood and Site Description and Design Response



Town Planning Report for Unit Development at
No. 4 Commonwealth Court, Craigieburn



PLANNING &
DESIGN

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31 Enfield Ave, Preston, Vic 3072
Mob: 0411 758 381 Ph: 9018 1529
Email: admin@planninganddesign.com.au

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1.0 INTRODUCTION

This submission has been prepared on behalf of the applicant, in support of a 3-unit development at 4 Commonwealth Court, Craigieburn.

'Proposed construction of three (3) double storey dwellings on a lot.'

2.0 SUBJECT SITE

The subject site is of regular size and shape in terms of the area's broader sub-division pattern and has an overall area of 650.6sqm. The site has a frontage width of 17.46m and a length of 37.26m forming a rectangular shape site. There is an easement at the rear of the site along the north boundary.

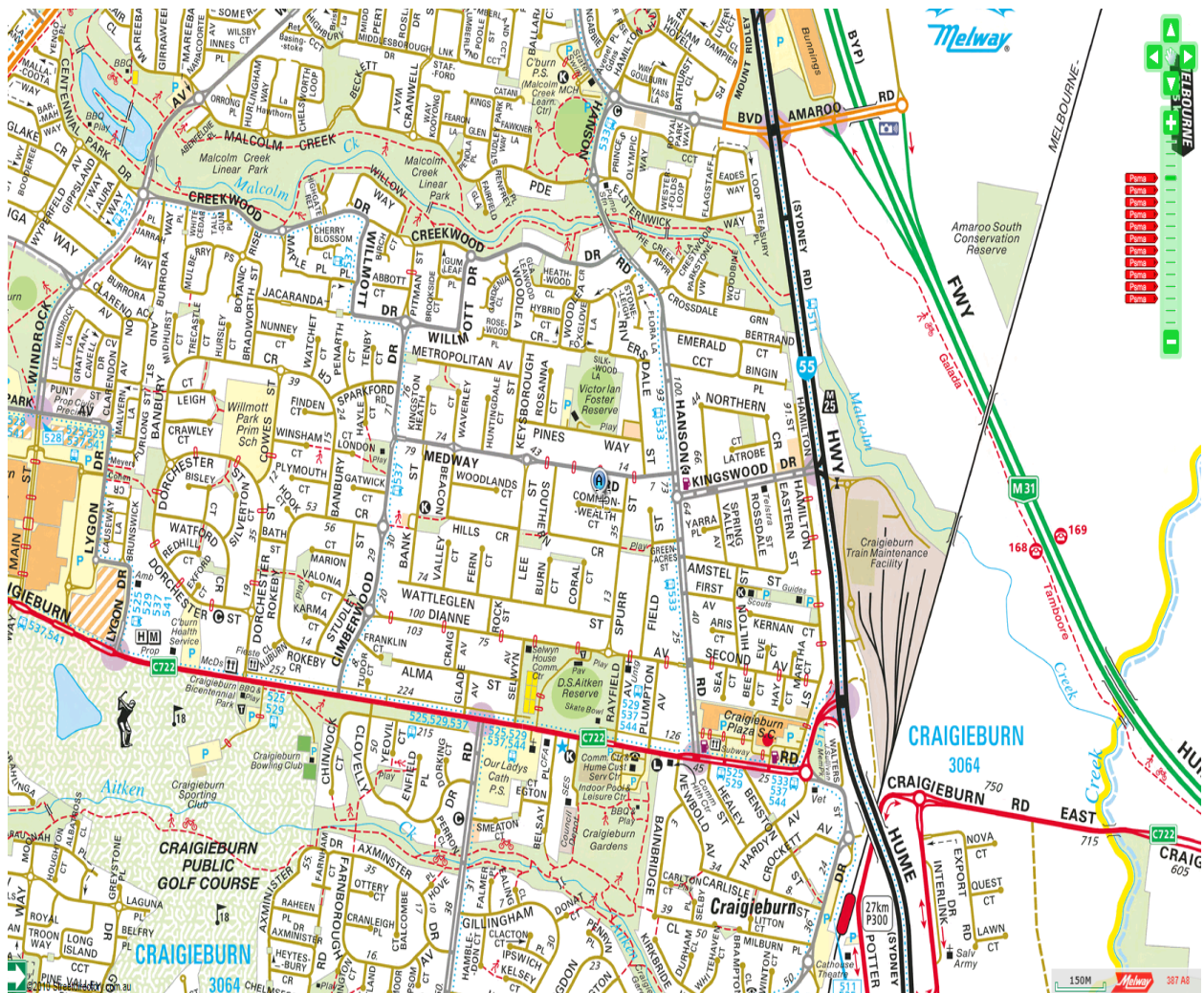
There is an existing single storey brick dwelling with tile roof on site with a single vehicle crossover to Commonwealth Court. There are a few small to medium sized trees on site. There is no front fence to Commonwealth Court. The site has a slight slope of 0.3m across the site.



3.0 LOCALITY & ACCESSIBILITY

The subject site is located on the northern side of Commonwealth Court that lies within the area of Hume City Council's General Residential Zone, Schedule 1 (GRZ1).

The subject site is within close proximity to Shopping Centres and public transport. The site is conveniently located to numerous amenities surrounding the site such as easy access to many schools, shopping centres, bus stops and recreational locations.



4.0 SURROUNDING AREA & DEVELOPMENT

The site is located within an established residential area with mostly original properties and some subdivisions over the recent years resulting in smaller unit blocks. The surrounding area is characterised by a mix of regular and medium density residential developments, set on similar lots with low to medium density vegetation. Single storey brick dwellings with hipped/gable roofs are common with similar built forms in the streetscape along with some instances of double storey dwellings. Newer developments in the area are at a higher density.

Front setbacks are generally open with low or no front fences. Concrete driveways are often located to one side boundary leading to the garages or carports.

The Surrounds: To the left side at No.6 Commonwealth Court is a single dwelling on a similar sized lot. To the right side of the site at No.2 Commonwealth Court is a single dwelling on a similar sized lot.



5.0 DESIGN RESPONSE

The proposed development is guided by State Planning Policies and more particularly in terms of context and detail by the relevant Zoning (General Residential Zone: Schedule 1) and Local Planning Policies which guide future development.

The dwellings have been designed to conform with the existing topography of the site which will require minimal cut/fill to the site. The maximum overall height of the development will only be 7.4m from ground level. The proposed development has been designed to conceal garages by locating them behind the line of the front dwelling with a prominent front porch to lessen the impact of the garages from street frontage.

The proposed development of three double storey dwellings has been designed to comply with the principals of good design as evidenced by their orientation, solar access/control, internal layout/sizes, internal/external connectivity, storage and accessibility. The dwellings respond ideally to the established streetscape with generous front setbacks and situated centrally on site. There are proposed walls to be built along the east and west boundary for this development.

The dwelling layouts provide living areas that are ideally connected to north and south oriented outdoor open space at ground floor level. The proposed dwellings will appeal to a broad range of household types but more particularly those who are downsizing in terms of land area but wanting to maintain reasonable living space and internal layout and living options.

Any negative impacts to all adjoining neighbours have been considered with the design and the outcome results in no overlooking or detrimental over-shadowing into adjoining private open spaces or windows from any of the proposed habitable windows. Screening and obscure glazing is proposed to prevent any potential overlooking to adjoining neighbours. High boundary fences will also prevent any overlooking and allow for more privacy to the adjoining properties.

6.0 STATE PLANNING CONTROLS

The State Planning Policy Framework sets out state-wide policies which guide land use and development some of which are considered relevant to consideration of the development proposed as follows:

Clause 21.03 Liveable Neighbourhoods and Housing

Objectives: To ensure the provision of local infrastructure and services that meets the needs of the local community.

To coordinate and sequence development so that it provides communities with access to local infrastructure and services in a timely manner.

To minimise the social impacts of liquor and gaming venues on Hume's community.

To increase the diversity of housing in Hume.

Response: The proposed development will allow for more residents and housing diversity for the future residents of the area.

Clause 21.04 Built Environment and Heritage

Objectives: To improve the image and appearance of Hume Corridor's established areas and deliver high quality development in new growth areas across Hume.

To enhance the amenity and appearance of industrial and commercial areas.

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.

To create vibrant and attractive activity centres that contribute to the character of an area.

To provide accessible, functional, well-designed and innovative community buildings.

To provide a network of well-designed and connected open spaces and waterway corridors.

To encourage environmentally sustainable design and development.

To minimise the contribution of new development to the Urban Heat Island effect.

To ensure development protects significant and unique landscape values which contribute to Hume's character and identity.

To protect significant views and vistas of hilltops, escarpments, ridgelines, and creek valleys and waterways.

To protect significant vistas and long range views towards the Melbourne CBD and surrounding mountain ranges from Hume's hilltops, escarpments and ridgelines.

To protect and encourage significant roadside vegetation that contributes to Hume's landscape character.

To identify, recognise and protect places of heritage, cultural and social significance.

Response: The proposed development will complement the existing neighbourhood character and will be similar to newer developments in the area. The proposal has been designed with significant open space and permeable surfaces to allow for landscaping opportunities.

CLAUSE 16 HOUSING

Planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

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Planning for housing should include the provision of land for affordable housing.

Clause 16.01-1 Integrated Housing

Objectives: To promote a housing market that meets community needs.

Strategies:

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Facilitate the delivery of high quality social housing.

Response: The subject site is situated in an existing residential area with supported infrastructure. The proposed development is respectful of the high-quality housing in the local area with large front setbacks and ample landscaping opportunities. The proposal is for three dwellings, which is appropriate to the location to fulfil an increased need for quality, well located dwellings that can utilise existing infrastructure and services provided to the area.

Clause 16.01-2 Location of Residential Development

Objectives: To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.

Strategies:

- Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Ensure and adequate supply of redevelopment opportunities within established urban areas to reduce the pressure of fringe development.
- Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

Response: The development site is located within easy access via walking, car or public transport to jobs, services and shops nearby. The development is situated within an established urban area with existing services. The intensity of the development is in line with the preferred character of 'Hume Residential' area for medium density development.

Clause 16.01-4 Housing Diversity

Objectives: To provide for a range of housing types to meet diverse needs.

Response: The proposed development offers 3 dwellings of various sizes and provides a suitable increase of housing yield in terms of character of the street and councils preferred character. There are examples of similar developments in the neighbourhood and will not be out of character in the area.

7.0 ZONES AND OVERLAYS

Clause 32.08 General Residential Zone

The subject site is zoned General Residential: Schedule 1 under Clause 32.082 of the Hume Planning Scheme. Within this zone, a permit is required to construct two or more dwellings on a lot.

The relevant purpose of the zone are as follows:

- To implement the Municipal Planning Strategy and the Local Planning Policy Framework.
- To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme.

Response: Pursuant of Clause 32.08 a planning permit is required for the development of two or more dwellings on a lot.

CLAUSE 40 OVERLAYS

The subject site is not affected by any planning overlays.

CLAUSE 50 PARTICULAR PROVISIONS

Clause 52.06 Car Parking

Purpose:

- 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.

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Response:

Under the provision of this clause, 1 car space is required for each 2-bedroom dwelling, 2 car spaces are required for each 3 or more-bedroom dwelling and one visitor car space per 5 or more dwellings. This results in the need for the following:

- Two car spaces for unit 1 & 3 which provide three or more bedrooms.
- One car space for unit 2 which provide two bedrooms.

In relation to the design standards for car parking, the following is provided:

- Driveways are a minimum of 3m wide.
- The proposed garages are set behind the line of the dwelling and front porches, not visually dominant from street view.

Clause 53.18 Stormwater Management In Urban Development

Purpose:

- 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.
- To minimise damage to properties and inconvenience to the public from stormwater.

- To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.
- To protect drainage infrastructure and receiving waters from sedimentation and contamination.
- To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

Response:

The proposed development will be designed to comply with the objectives of this clause. The proposed development will be designed by a qualified civil engineer to reduce the impact of the development on the site and the surrounding properties. The proposed site permeability will be 49.5% which is more than the 20% limit for developments in the area. The proposed development will have reduced hard surfaces where possible to allow for more permeable areas and for landscaping opportunities. The proposed development will not cause an increase in stormwater run-off as it is only a 3-unit development which is similar to other recent developments in the area.

CLAUSE 55 TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Clause 55.01-1 Neighbourhood and Site Description

Reference can be made to the drawings which accompany this application and the descriptions at the beginning of this report.

Clause 55.01-2 Design Response

The design response is derived from the Neighbourhood and Site Descriptions and is detailed in two parts:

- As a written response to the Hume Council Planning Scheme (this report) including the responses to the objectives and standards of Clause 55.
- The proposed plans which detail the proposal as described in this report and include design response notes which explain various aspects of the design response.

As required by local policy the design response has considered the following to provide a guide for the future development vision in this context:

- Schedule 1 General Residential Zone.
-

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**Rescode Clause 55 (2 or more dwelling on a lot and residential buildings) Checklist
Clause 55 Assessment**

Clause	Standard	Assessment
<p>Clause 55.02-1 Neighbourhood Character</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbour-hood character</p> <p>To ensure that development responds to the features of the site and the surrounding area</p>	<p align="center">B1</p>	<p>✓ Complies</p> <p>The design response is appropriate to the area as outlined in the detailed discussions that form part of the attached report. It is not dissimilar to other developments in the area.</p>
<p>Clause 55.02-2 Residential Policy</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement & local planning policies.</p> <p>To support medium density developments in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p align="center">B2</p>	<p>✓ Complies</p> <p>The proposed development is consistent with the relevant policy for housing in the State Planning Policy Framework and Local Planning Policy Framework, as it enables sensible medium density housing in the area.</p> <p>The proposed development acknowledges Hume City Councils policies by providing medium density dwellings that achieve diversity through different dwelling types on the site.</p>
<p>Clause 55.02-3 Dwelling Diversity</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p align="center">B3</p>	<p>✓ Complies</p> <p>Each dwelling will comprise of a kitchen, bath or shower and a toilet and wash basin at the ground floor.</p> <p>Note: compliance to the requirement only for 10 more or dwellings.</p>

Clause	Standard	Assessment
<p>Clause 55.02-4 Infrastructure</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>B4</p>	<p>✓ Complies</p> <p>The development will be connected to sewerage, stormwater, electricity, gas and telecommunications.</p>
<p>Clause 55.02-5 Integration with the street</p> <p>To integrate the layout of the development with the street</p>	<p>B5</p>	<p>✓ Complies</p> <p>Unit 1 will front Commonwealth Court which is similar to other developments in the area. Prominent front porch and landscape layout will help integrate the development with the street.</p>
<p>Clause 55.03-1 Street Setback</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>B6</p>	<p>✓ Complies</p> <p>The proposed development will be setback 7.8m from the front boundary which is acceptable in this neighbourhood setting.</p>
<p>Clause 55.03-2 Building Height</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood</p>	<p>B7</p>	<p>✓ Complies</p> <p>The proposal has an overall maximum height of 7.4 metres.</p>
<p>Clause 55.03-3 Site Coverage</p> <p>To ensure that the site coverage respects the existing and preferred neighbourhood character and responds to the features of the site</p>	<p>B8</p>	<p>✓ Complies</p> <p>The proposal has a site coverage of 42.6%</p>
<p>Clause 55.03-4 Permeability</p> <p>To reduce the impact of increased storm water run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>B9</p>	<p>✓ Complies</p> <p>The proposal has permeable surfaces totalling 49.5% The proposed garden area is 35.2% which is acceptable in this neighbourhood setting for a lot of this size. The proposed development has been designed to reduce the impact of increased stormwater run-off on the drainage system.</p>

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Clause	Standard	Assessment
<p>Clause 55.03-5 Energy Efficiency</p> <p>To achieve and protect energy efficient dwelling and residential buildings.</p> <p>To ensure the orientation and layout of the development reduce fossil fuel energy use and make appropriate use of day light and solar energy.</p>	B10	<p>✓ Complies</p> <p>The development is designed with a very high level of consideration for the principles of energy efficient design. The proposal provides north facing windows where possible with living areas and outdoor open space orientated to the north.</p> <p>There will be minimal overshadowing to the adjoining neighbours and any possible overshadowing will not be more than what is already overshadowed by the existing surrounding structures.</p>
<p>Clause 55.03-6 Open Space</p> <p>To integrate the layout of the development with any public or communal open space provided in or adjacent to the development.</p>	B11	<p>✓ Complies</p> <p>Dwelling windows are provided to allow for passive surveillance to the street and all dwellings are provided with windows facing the driveways and towards Commonwealth Court for better passive surveillance.</p>
<p>Clause 55.03-7 Safety</p> <p>To ensure the layout of the development provides for safety and security of residents and property.</p>	B12	<p>✓ Complies</p> <p>The entrance to the proposed dwellings will be clearly identifiable from the street. This is achieved by the use of the porches and landscape orientations and path ways.</p>
<p>Clause 55.03-8 Landscaping</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	B13	<p>✓ Complies</p> <p>Refer to landscape plan</p> <p>The site contains some vegetation to the rear of the site which is required to be removed as part of the proposed development.</p> <p>The open space areas within the development, including front setbacks, ensure that that new canopy trees are proposed and understorey plantings will be provided as part of the proposed development.</p> <p>There is provision for at least 1 canopy tree within the front setback and rear yard.</p>

Clause	Standard	Assessment
<p>Clause 55.03-9 Access</p> <p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>Ensure that the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>B14</p>	<p>✓ Complies</p> <p>The proposed crossovers will occupy 34.4% of the overall boundary length of the site along Commonwealth Court. The existing crossover along Commonwealth Court will be modified to provide vehicle access to unit 2 & 3. A proposed crossover to the left of the site will provide access to unit 1.</p>
<p>Clause 55.03-10 Parking Location Objectives</p> <p>To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.</p> <p>To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.</p>	<p>B15</p>	<p>✓ Complies</p> <p>The garage to each dwelling is conveniently located with internal access available into each dwelling.</p>
<p>Clause 55.04-1 Side and Rear Setback</p> <p>To ensure that the height and setback of building from a boundary respects the existing or preferred neighbourhood character and limits the impact on amenity of existing dwellings.</p>	<p>B17</p>	<p>✓ Complies</p> <p>Side and rear setback are provided in accordance with the Standard and do not encroach into the side and rear setback splay dimensions.</p>
<p>Clause 55.04-2 Walls on Boundaries</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on amenity of existing dwellings.</p>	<p>B18</p>	<p>✓ Complies</p> <p>All proposed walls on boundaries are to have a maximum average height of 3.2m for all dwellings.</p> <p>There are proposed walls to be built along the east and west boundary for this development. The length of the walls on boundary will be less than the maximum wall length allowed.</p>
<p>Clause 55.04-3 Daylight to Existing Windows</p> <p>To allow adequate light into existing habitable room windows</p>	<p>B19</p>	<p>✓ Complies</p> <p>The proposed development is clear of existing habitable room windows on adjoining properties as demonstrated by the shadow diagrams.</p>

Clause	Standard	Assessment
<p>Clause 55.04-4 North Facing Windows</p> <p>To allow adequate solar access to existing north facing habitable room windows.</p>	B20	<p>✓ Complies</p> <p>There will be no direct north facing habitable windows within 3.0 metres of the common boundary.</p>
<p>Clause 55.04-5 Over-Shadowing Open Space</p> <p>To ensure that buildings do not significantly overshadow existing secluded private open space.</p>	B21	<p>✓ Complies</p> <p>Shadow diagrams submitted with the application demonstrate that overshadowing of abutting properties is within acceptable parameters under the standard.</p>
<p>Clause 55.04-6 Overlooking</p> <p>To limit the views into an existing secluded private open space and habitable room window.</p>	B22	<p>✓ Complies</p> <p>Screening or obscure glazing to a height of 1.7 metres above the finished floor level will be provided to habitable room windows where potential overlooking may occur. High boundary fences will also prevent any potential overlooking to existing open spaces.</p>
<p>Clause 55.04-7 Internal Views</p> <p>To limit the views into an existing secluded private open space and habitable room window of dwelling within the development.</p>	B23	<p>✓ Complies</p> <p>Screening or obscure glazing to a height of 1.7 metres above the finished floor level will be provided to habitable room windows where potential overlooking may occur. High boundary fences will also prevent any potential overlooking to existing open spaces.</p>
<p>Clause 55.04-8 Noise Impact</p> <p>To contain noise sources within developments that may affect existing dwelling.</p> <p>To protect residents from external noise.</p>	B24	<p>✓ Complies</p> <p>There are minimal noise sources located in close proximity to the site and the proposal is not expected to generate any offsite noise impact. Double glazed windows will help minimise any noise concerns from the street.</p>
<p>Clause 55.05-1 Accessibility</p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	B25	<p>✓ Complies</p> <p>The entries of all dwellings are easily accessible from the street or via the driveway providing accessibility for people with limited mobility. All dwellings have at least one bathroom/powder room on the ground floor. A maximum of one step provided to each porch entrance to each of the dwellings.</p>

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<p>Clause 55.05-2 Dwelling Entry</p> <p>To provide each dwelling or residential building with its own sense of identity.</p>	<p>B26</p>	<p>✓ Complies</p> <p>The entry to each dwelling is easily identifiable from the street.</p> <p>All entries to dwellings are covered by a porch and will have a sense of personal address and transitional space around the dwellings.</p>
<p>Clause</p>	<p>Standard</p>	<p>Assessment</p>
<p>Clause 55.05-3 Daylight to New Windows</p> <p>To allow adequate daylight into new habitable room windows.</p>	<p>B27</p>	<p>✓ Complies</p> <p>All new windows are provided with necessary light courts.</p>
<p>Clause 55.05-4 Private Open Space</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>B28</p>	<p>✓ Partially Complies</p> <p>Units 1 & 3 will have sufficient private open space (POS) and secluded private open space (SPOS) with convenient access from a living area.</p> <p>Unit 2 is slightly under the minimum 25sqm of SPOS requirement. However, 24.4sqm is calculated based on an area with a minimum 3m dimension. Most services are situated in the POS to ensure maximum area for recreation use of the SPOS.</p>
<p>Clause 55.05-5 Solar Access to Open Space</p> <p>To allow solar access into the secluded private open space of new dwellings or residential buildings.</p>	<p>B29</p>	<p>✓ Complies</p> <p>The design has sought to orientate the open space areas to capitalize on the northern aspect as far as applicable.</p> <p>The south boundary of private open space is setback at least 2+0.9h from any north walls.</p>
<p>Clause 55.05-6 Storage</p> <p>To provide adequate storage facilities for each dwelling.</p>	<p>B30</p>	<p>✓ Complies</p> <p>Each dwelling is provided with sufficient outdoor storage with a proposed shed or internal storage located within the garages.</p>
<p>Clause 55.06-1 Detailed Design</p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>B31</p>	<p>✓ Complies</p> <p>The proposed built form is consistent with the contemporary style of other medium density development in the area</p> <p>The windows and doors are similar to the surrounding neighbourhood.</p>

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<p>Clause 55.06-2 Front Fence</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>B32</p>	<p>✓ Complies</p> <p>No front fence is proposed for this development.</p>
<p>Clause</p>	<p>Standard</p>	<p>Assessment</p>
<p>Clause 55.06-3 Common Property</p> <p>To ensure that communal open space, open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership</p>	<p>B33</p>	<p>✓ Complies</p> <p>There will be a clear delineation between common areas and private dwellings. Further, the common area will be accessible, safe and easily maintained</p>
<p>Clause 55.06-4 Site Services Objective</p> <p>To ensure that site services can be easily installed and maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive</p>	<p>B34</p>	<p>✓ Complies</p> <p>Bin and recycling storage are provided in allocated bin storage locations throughout the site and will be picked up from allocated bin collection points along Commonwealth Court on collection days.</p> <p>Mailboxes will be located along the frontage of the site for all units.</p>

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SITE LOCATION:



OTHER DEVELOPMENTS WITHIN THE AREA:



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9.0 CONCLUSION

The development of three new dwellings on site meets the objectives and standards of Clause 55 of the Hume City Council Planning Scheme. The proposed development is an appropriate form of infill for the site based on existing development in the immediate and surrounding area.

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NOTE: HAVE A CORNER SPLAY OR AREA AT LEAST 50 PER CENT CLEAR OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2M ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.5M ALONG THE EXIT LANE FROM THE FRONTAGE. TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD THE AREA CLEAR OF VISUAL OBSTRUCTIONS MAY INCLUDE AN ADJACENT ENTRY OR EXIT LANE WHERE MORE THAN ONE LANE IS PROVIDED, OR ADJACENT LANDSCAPED AREAS, PROVIDED THE LANDSCAPING IN THOSE AREAS IS LESS THAN 900MM IN HEIGHT.

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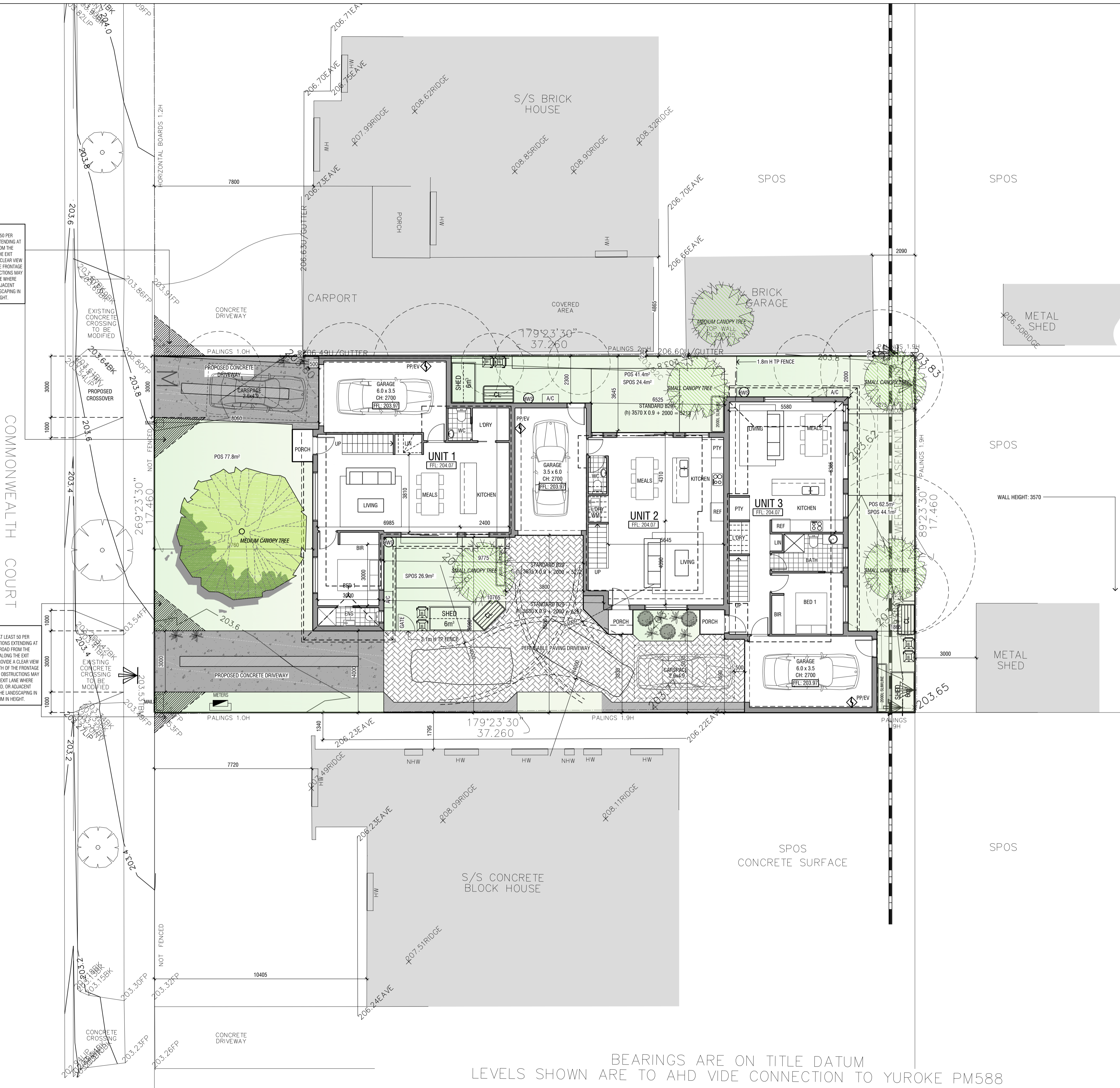
AREA SCHEDULE:

UNIT 1	
GROUND FLOOR AREA:	70.3 m ²
FIRST FLOOR AREA:	57.6 m ²
GARAGE:	24.3 m ²
PORCH:	1.6 m ²
TOTAL AREA:	16.6 SQ 153.8 m²
POS:	104.7 m ²
SPOS:	26.9 m ²

UNIT 2	
GROUND FLOOR AREA:	58.9 m ²
FIRST FLOOR AREA:	42.8 m ²
GARAGE:	23.9 m ²
PORCH:	1.4 m ²
TOTAL AREA:	13.7 SQ 127.0 m²
POS:	41.4 m ²
SPOS:	24.4 m ²

UNIT 3	
GROUND FLOOR AREA:	70.3 m ²
FIRST FLOOR AREA:	48.4 m ²
GARAGE:	24.5 m ²
PORCH:	1.4 m ²
TOTAL AREA:	15.6 SQ 144.6 m²
POS:	62.5 m ²
SPOS:	44.1 m ²

SITE	
SITE AREA:	650.6 m ²
SITE COVERAGE:	42.6% 277.4 m ²
SITE PERMEABILITY:	49.5% 322.0 m ²
GARDEN AREA:	35.2% 228.9 m ²
VEGETATED AREA:	27.2% 177.0 m ²

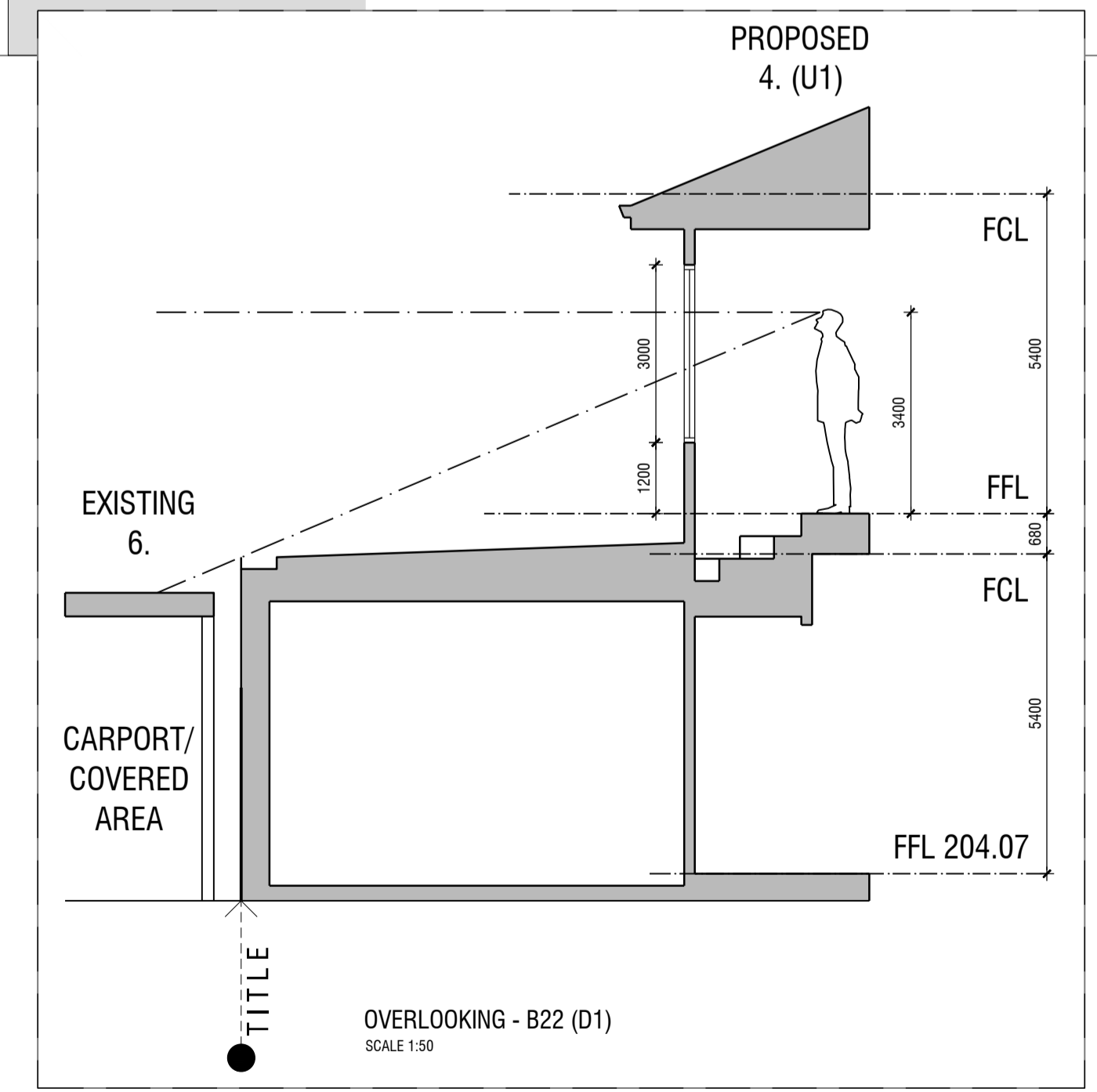
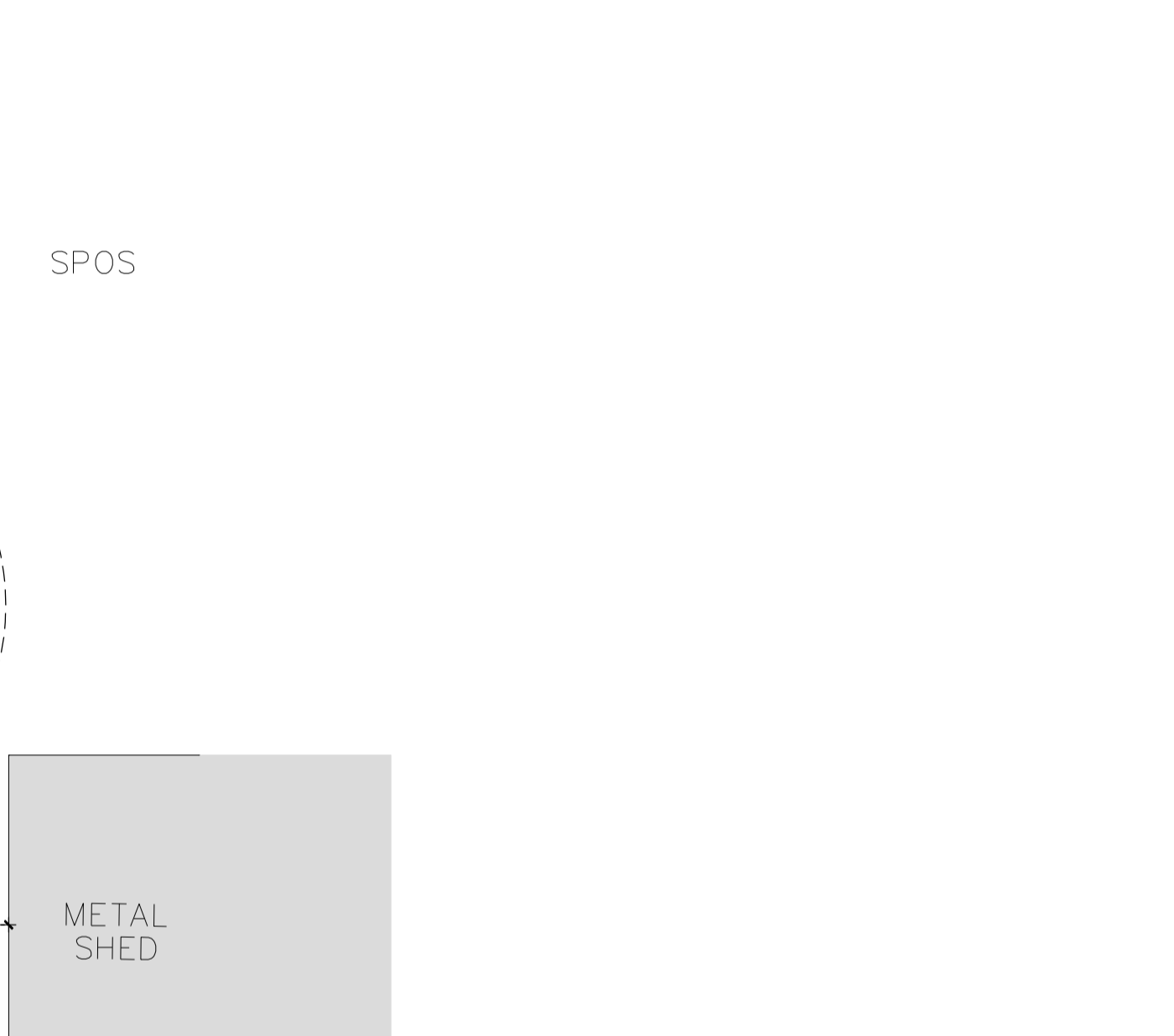
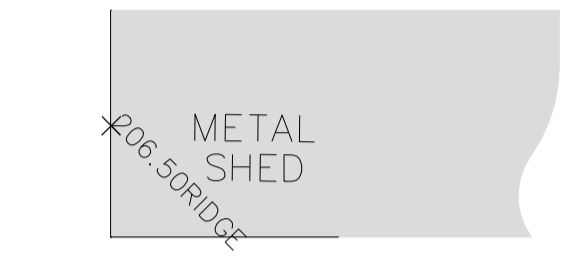
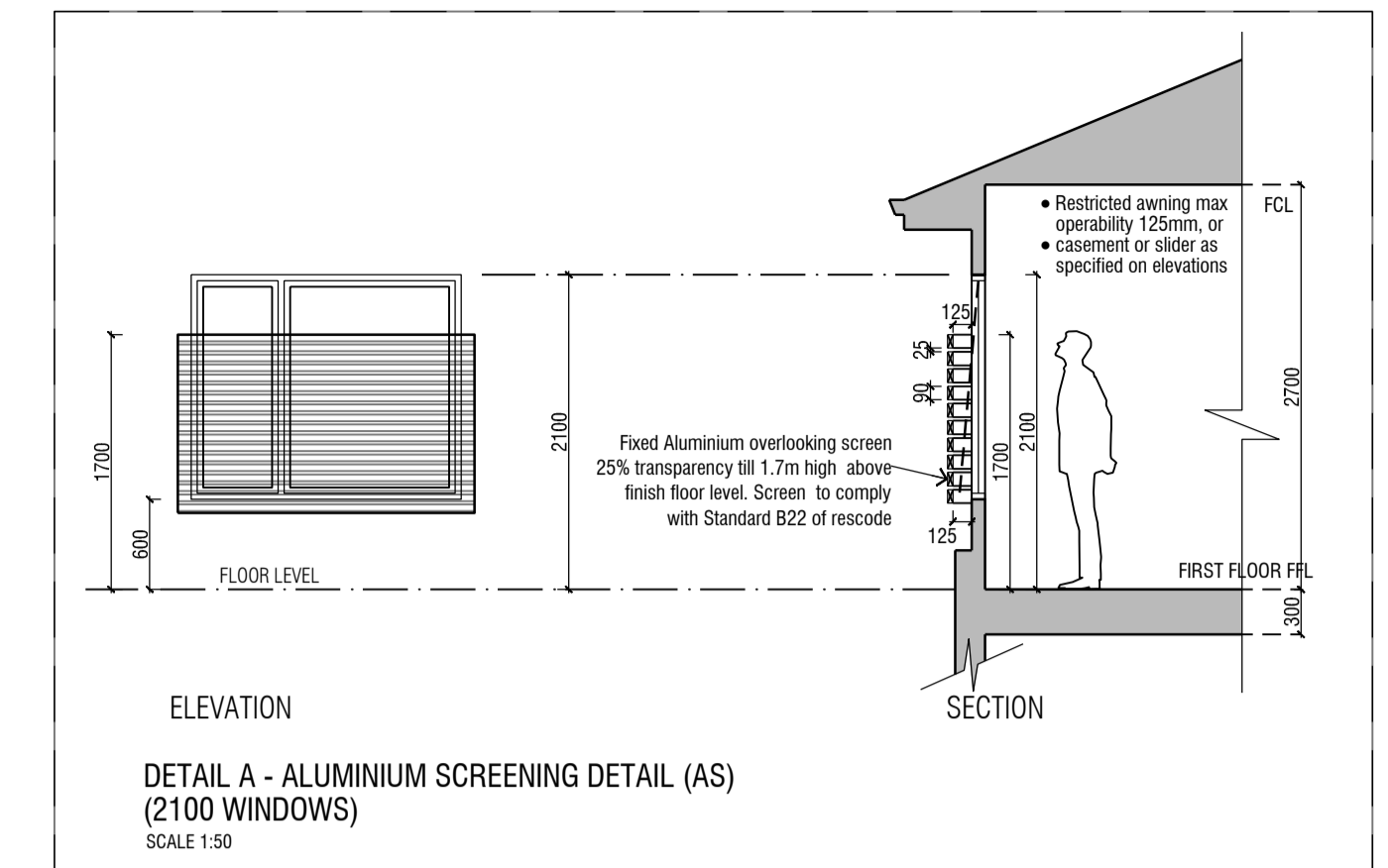
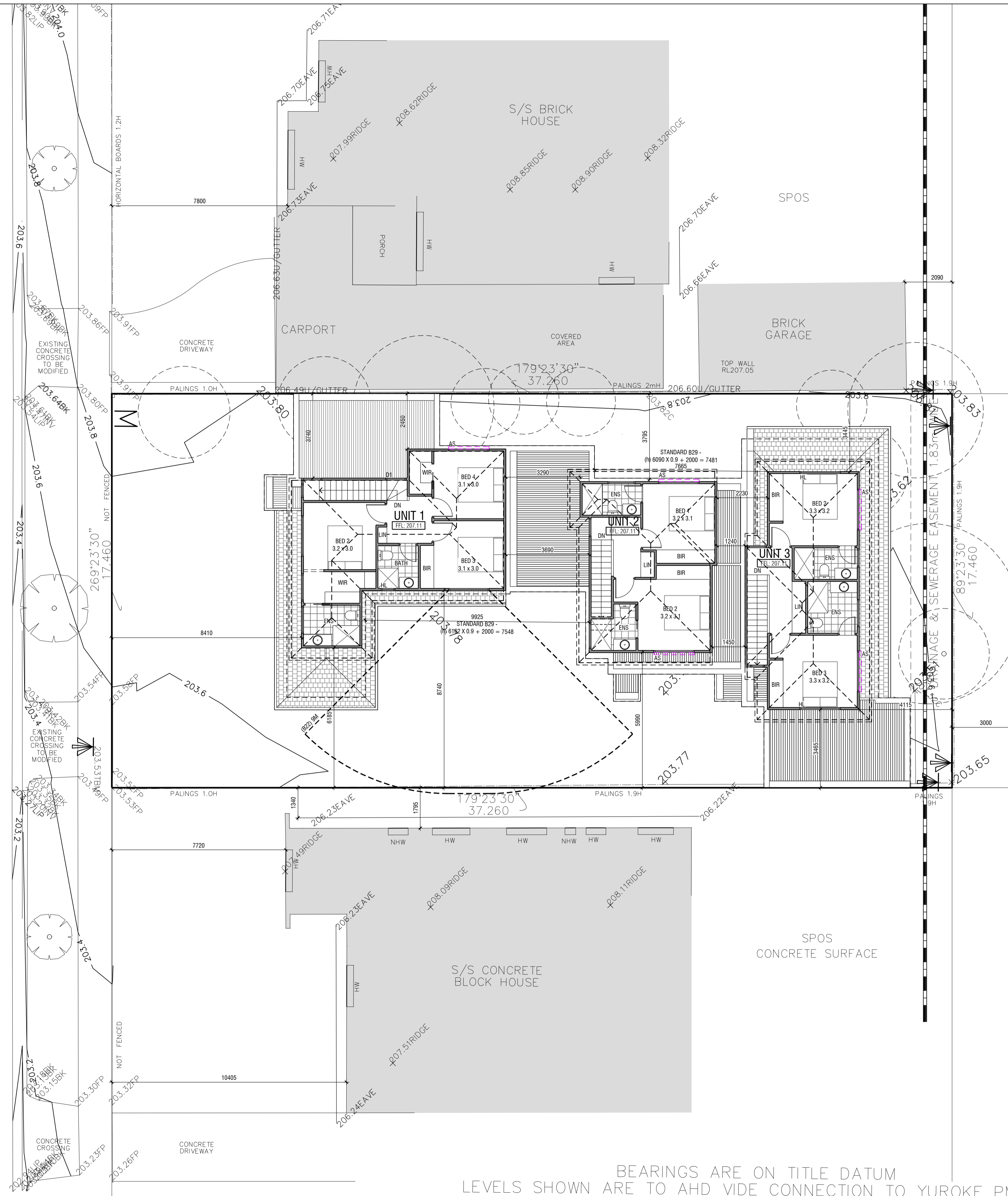


BEARINGS ARE ON TITLE DATUM
LEVELS SHOWN ARE TO AHD VIDE CONNECTION TO YUROKE PM588

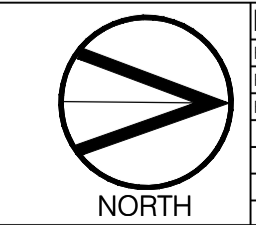
	Revisions Rev-A 24.08.2021 ISSUE FOR TP SUBMISSION Rev-B 15.10.2021 ISSUE FOR RFI Rev-C 20.12.2021 ISSUE FOR RFI	PLANNING & DESIGN P/L 31 Enfield Ave, Preston 3072 T:9018 1529 E: admin@planninganddesign.com.au	DATE: JUNE 2021 SCALE: 1:100@A1 DRAWN: BT CHK: CM PROJECT NO: 8954
	GROUND FLOOR PLAN		
	UNIT DEVELOPMENT 4 COMMONWEALTH COURT, CRANBURN		
	TP01 REV_B		

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COMMONWEALTH COURT



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Revisions	
Rev. 1	24.08.2021 ISSUE FOR TP SUBMISSION
Rev. 2	15.10.2021 ISSUE FOR RFI
Rev. 3	20.12.2021 ISSUE FOR RFI

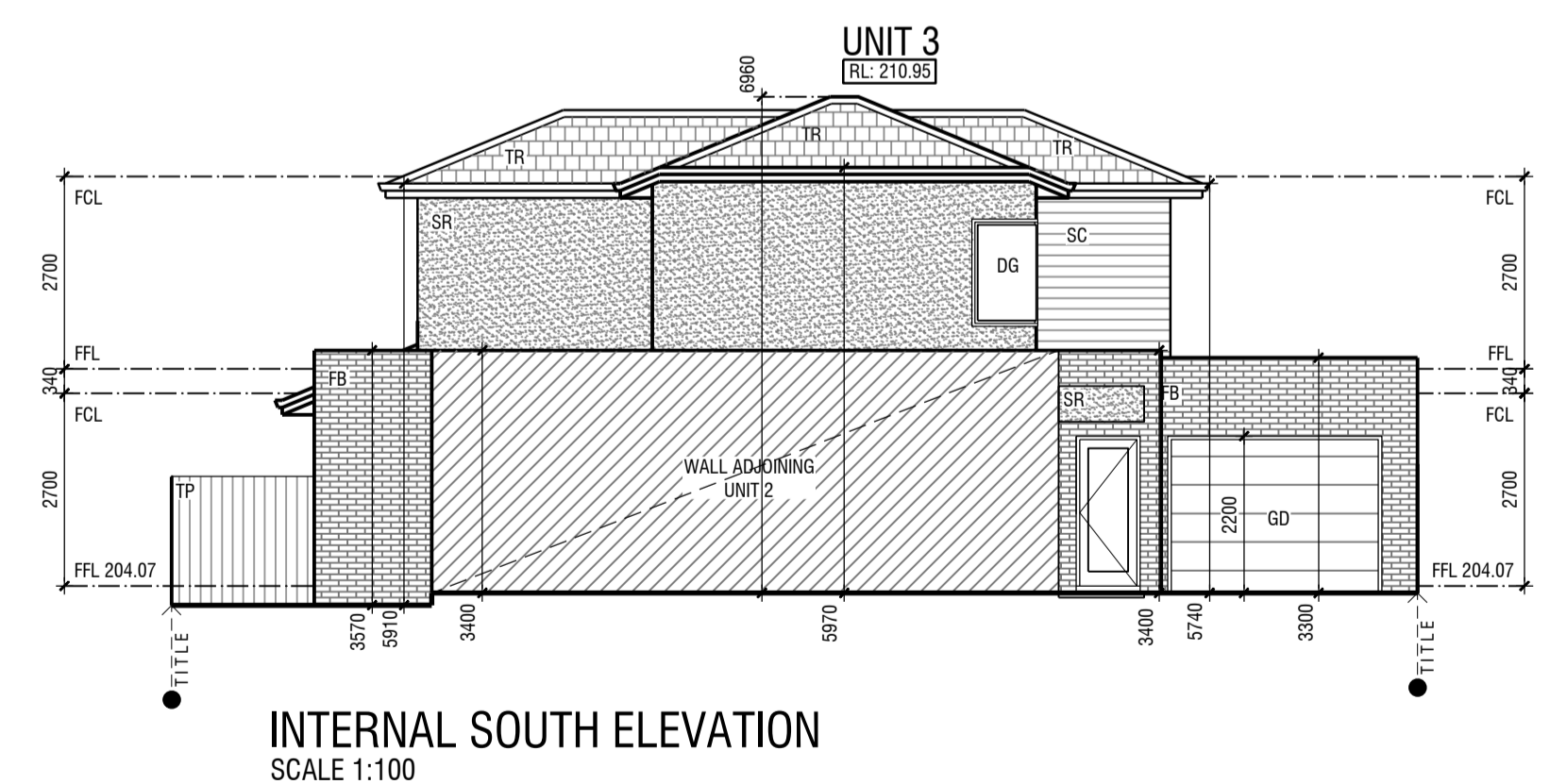
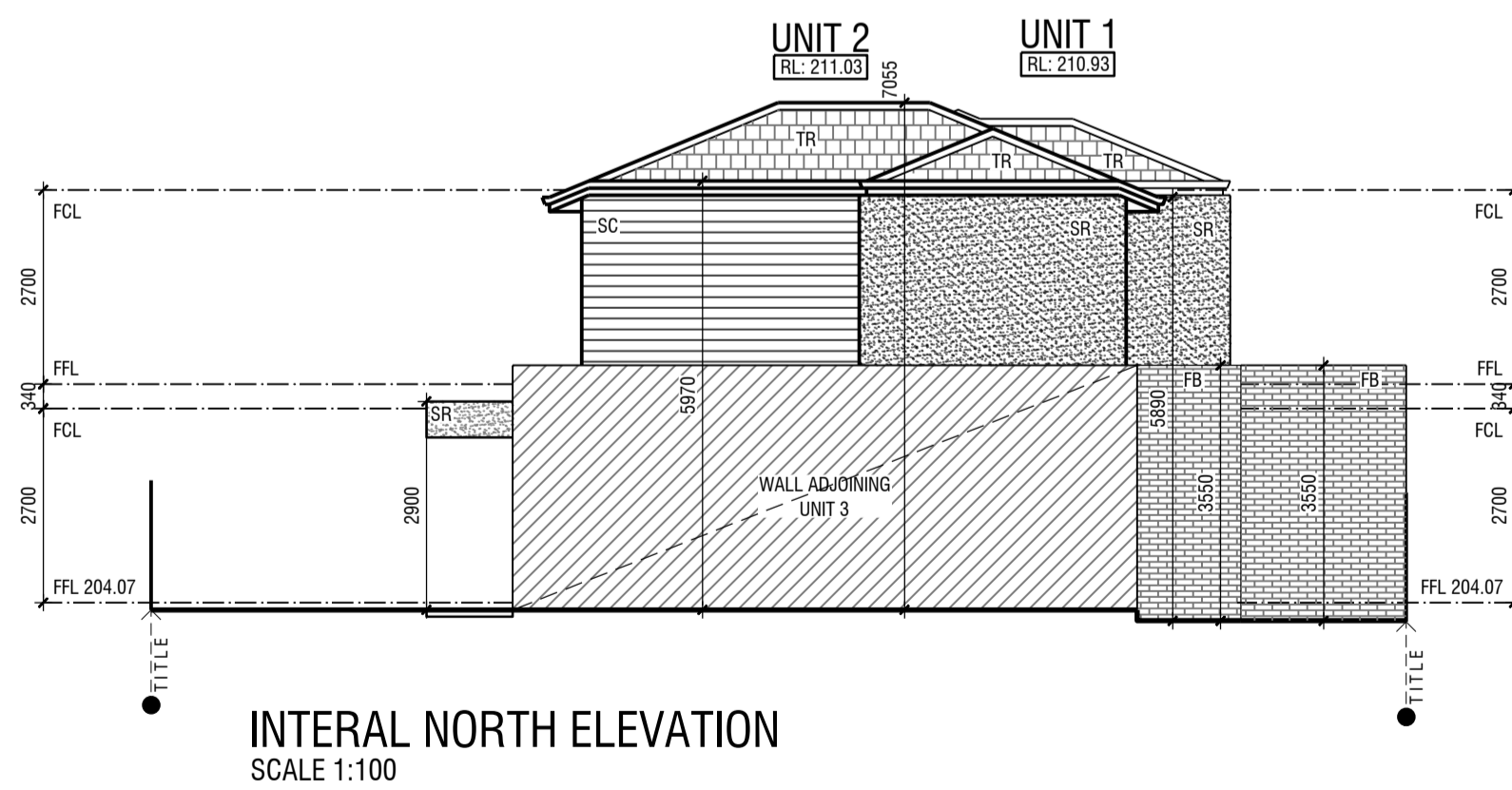
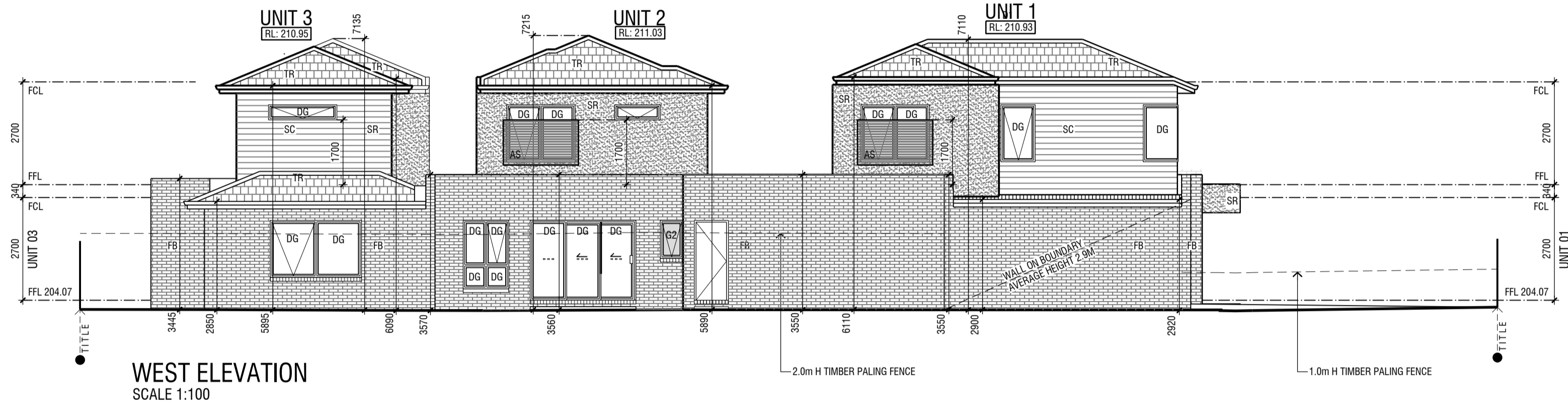
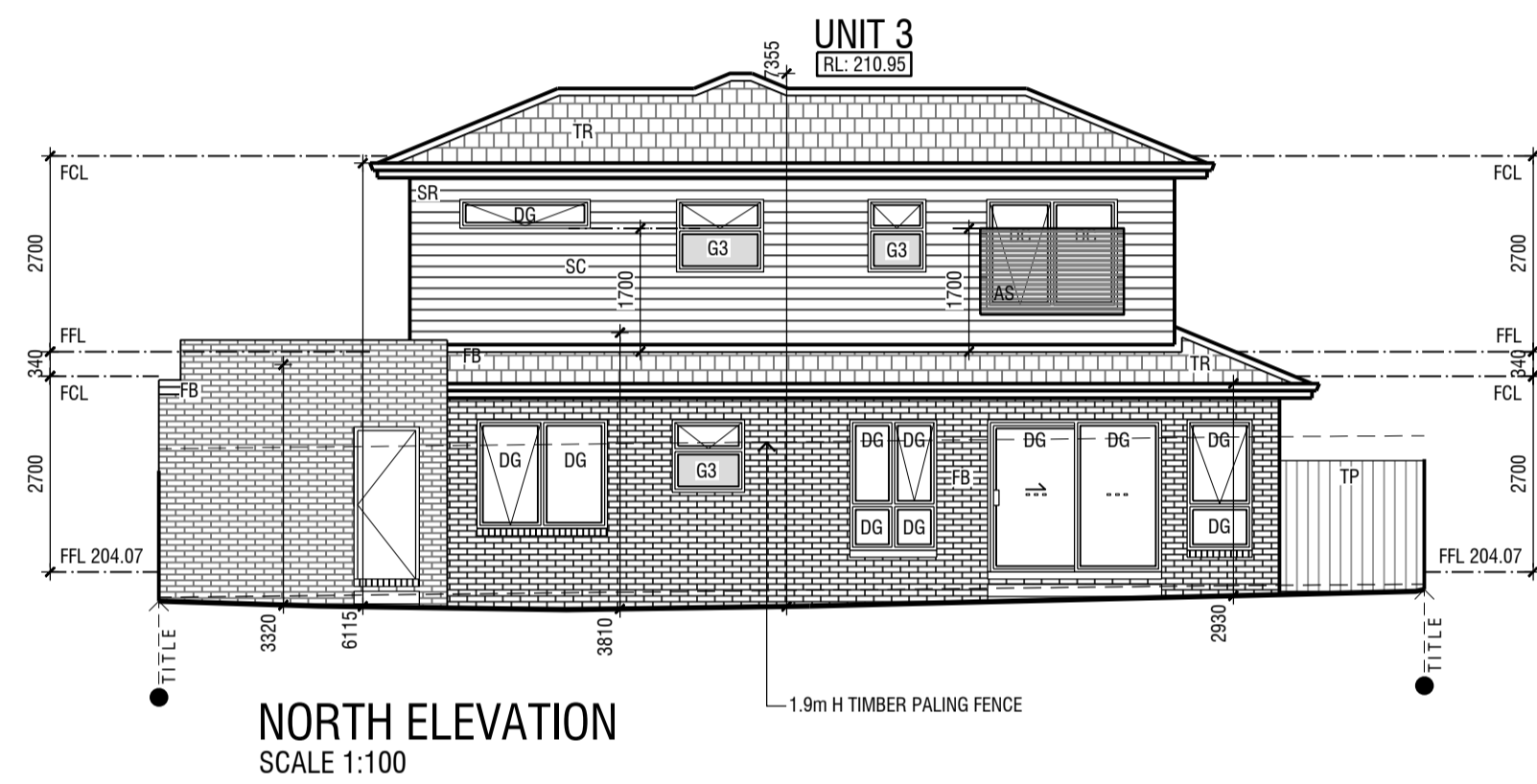
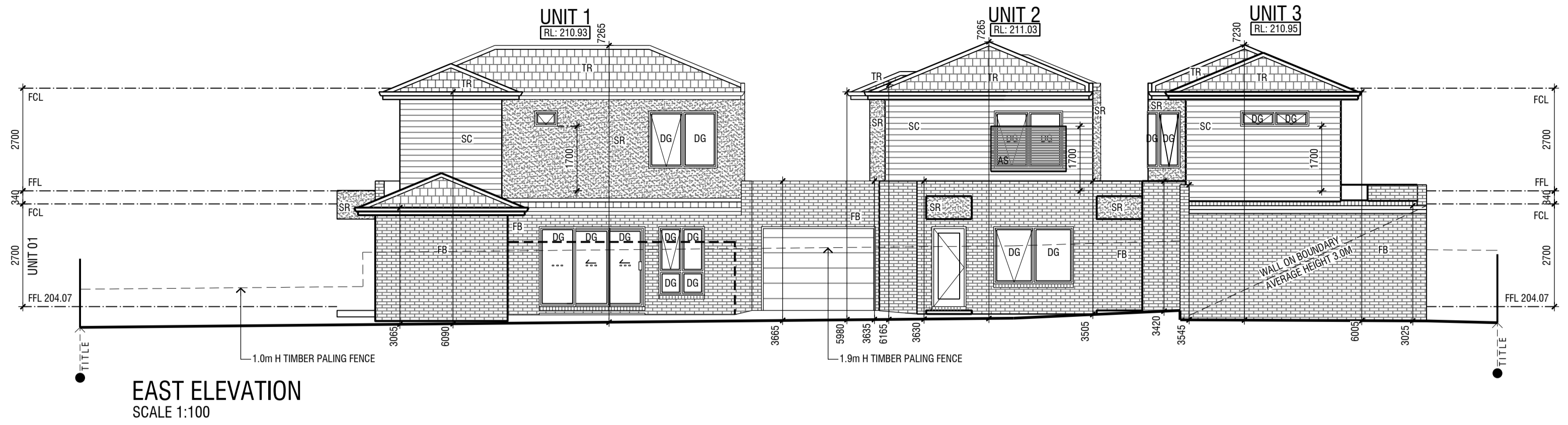
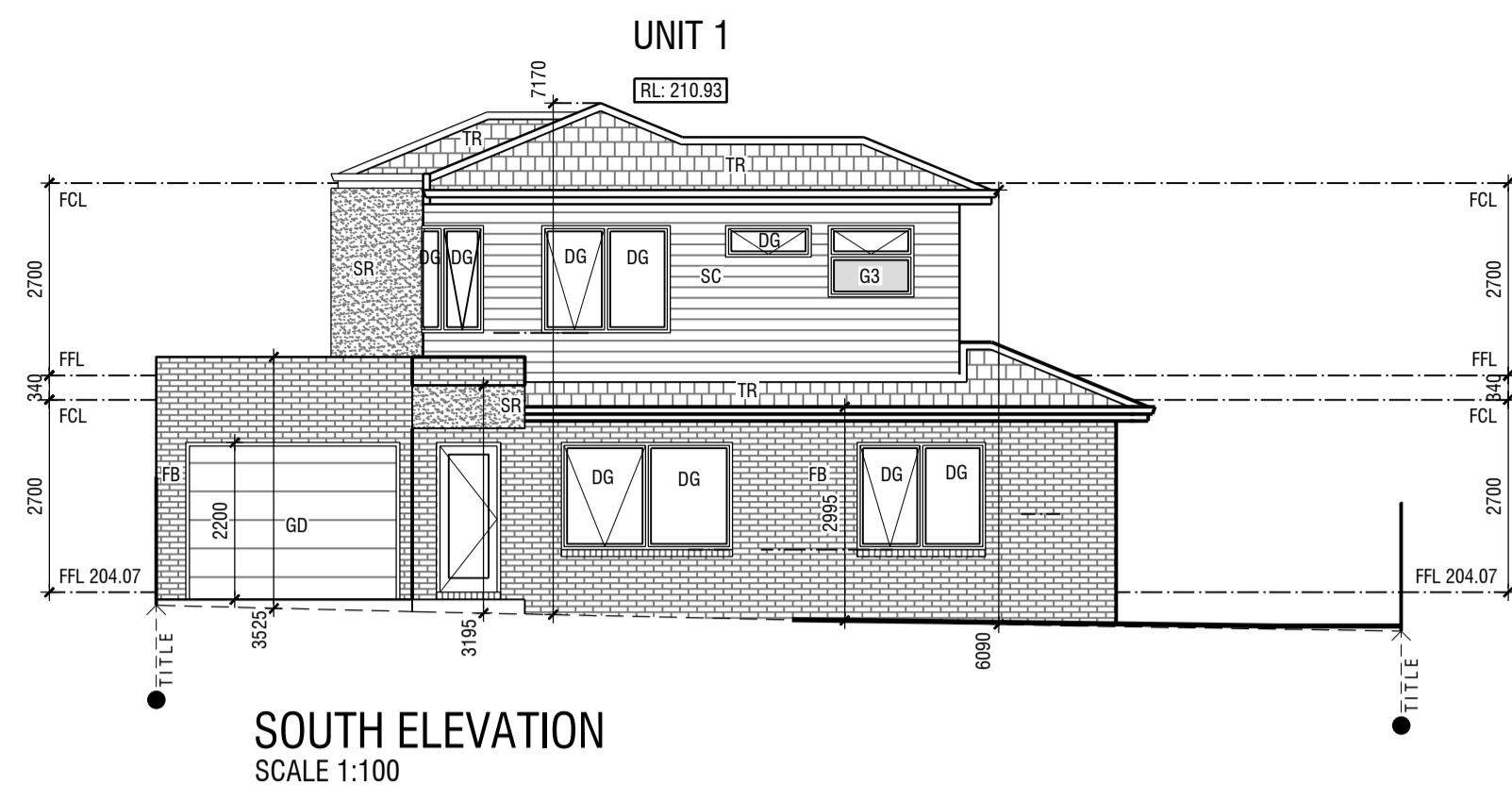
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GROUND FLOOR PLAN

UNIT DEVELOPMENT
4 COMMONWEALTH COURT,
CRANGLIBURN

TP02
REV. B



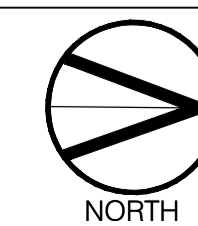
MATERIAL SCHEDULE:

- AS ALUMINIUM SCREENING UP TO 1.7M FROM FINISHED FLOOR LEVEL
- SR SMOOTH RENDER FINISH
- FB FACEBRICK WALL
- GD SELECTED GARAGE DOOR
- SC JAMES HARDIE SCYON STRIA CLADDING
- G2 OBS GLASS - 150mm 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 PALING FENCE
- TR SELECTED TILED ROOF AT 22.5 DEGREE PITCH

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

STRIA CLADDING (SC): HORIZONTAL LIGHT GREY OR SIMILAR	SMOOTH RENDER FINISH (SR): LIGHT GREY OR SIMILAR	FACE BRICKWORK (FB): AUSTRAL INDUSTRIAL CHAR OR SIMILAR
ROOF TILES (TR): CHARCOAL OR SIMILAR	GARAGE DOOR (GD): GREY OR SIMILAR	FASCIA: ALUMINIUM MONUMENT GUTTER & DOWNPIPES OR SIMILAR
DRIVEWAY: CHARCOAL COLOURED CONCRETE OR SIMILAR		

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Revisions

Rev:	24.08.2021	ISSUE FOR TP SUBMISSION
Rev-A:	15.10.2021	ISSUE FOR RFI
Rev-B:	20.12.2021	ISSUE FOR RFI

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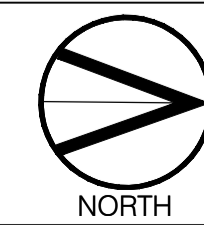
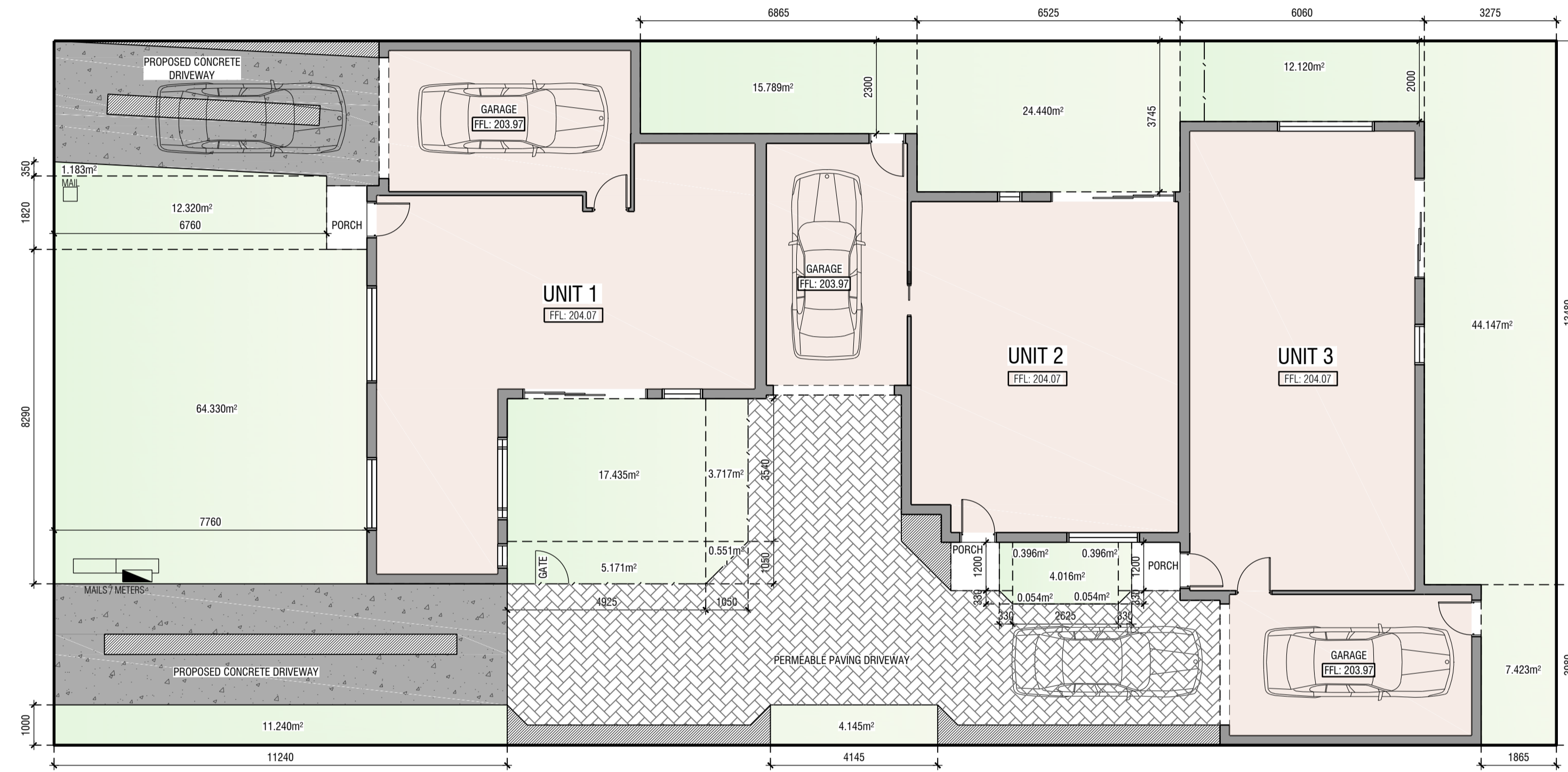
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ELEVATIONS				
UNIT DEVELOPMENT 4 COMMONWEALTH COURT, CRANBURN				
TP03 REV_B				

GARDEN AREA
 TOTAL GARDEN AREA: 228.860M²
 GARDEN PERCENTAGE: 35.2%
 SITE AREA: 650.6m²

GARDEN AREA INCLUDED
 GARDEN AREA NOT INCLUDED

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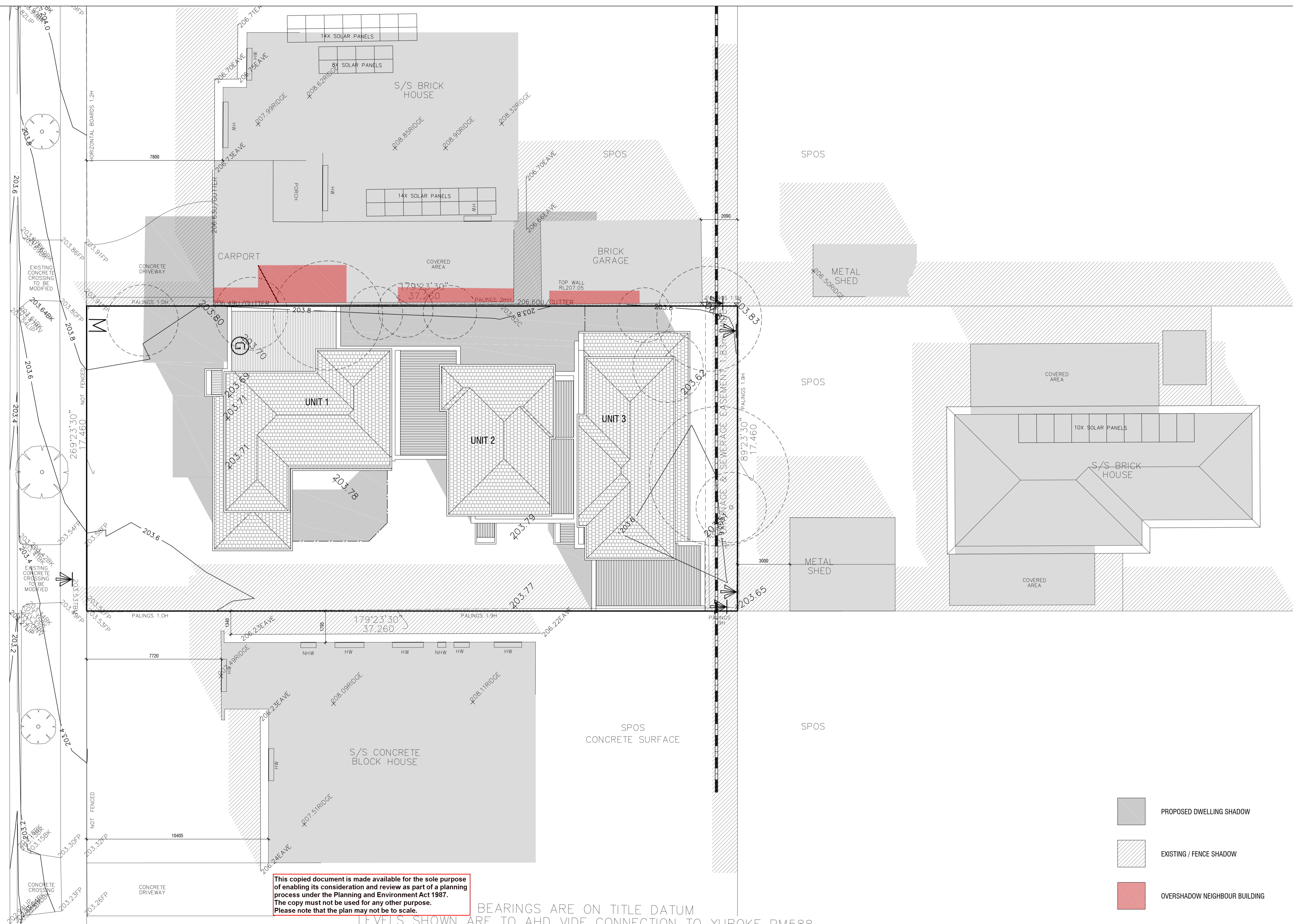
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UNIT DEVELOPMENT
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 CRANGEBURN
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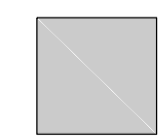
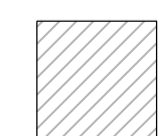
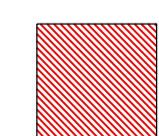
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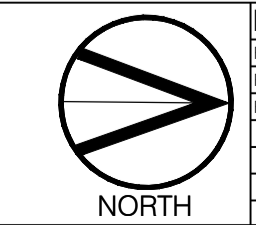
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BEARINGS ARE ON TITLE DATUM
LEVELS SHOWN ARE TO AHD VIDE CONNECTION TO YUROKE PM588

-  PROPOSED DWELLING SHADOW
-  EXISTING / FENCE SHADOW
-  OVERSHADOW NEIGHBOUR BUILDING



Revisions	DATE	SCALE	DRWN	CHK	PROJECT NO.
Rev-A	24.08.2021	1:100@A1	BT	CM	8954
Rev-B	15.10.2021				
Rev-C	20.12.2021				

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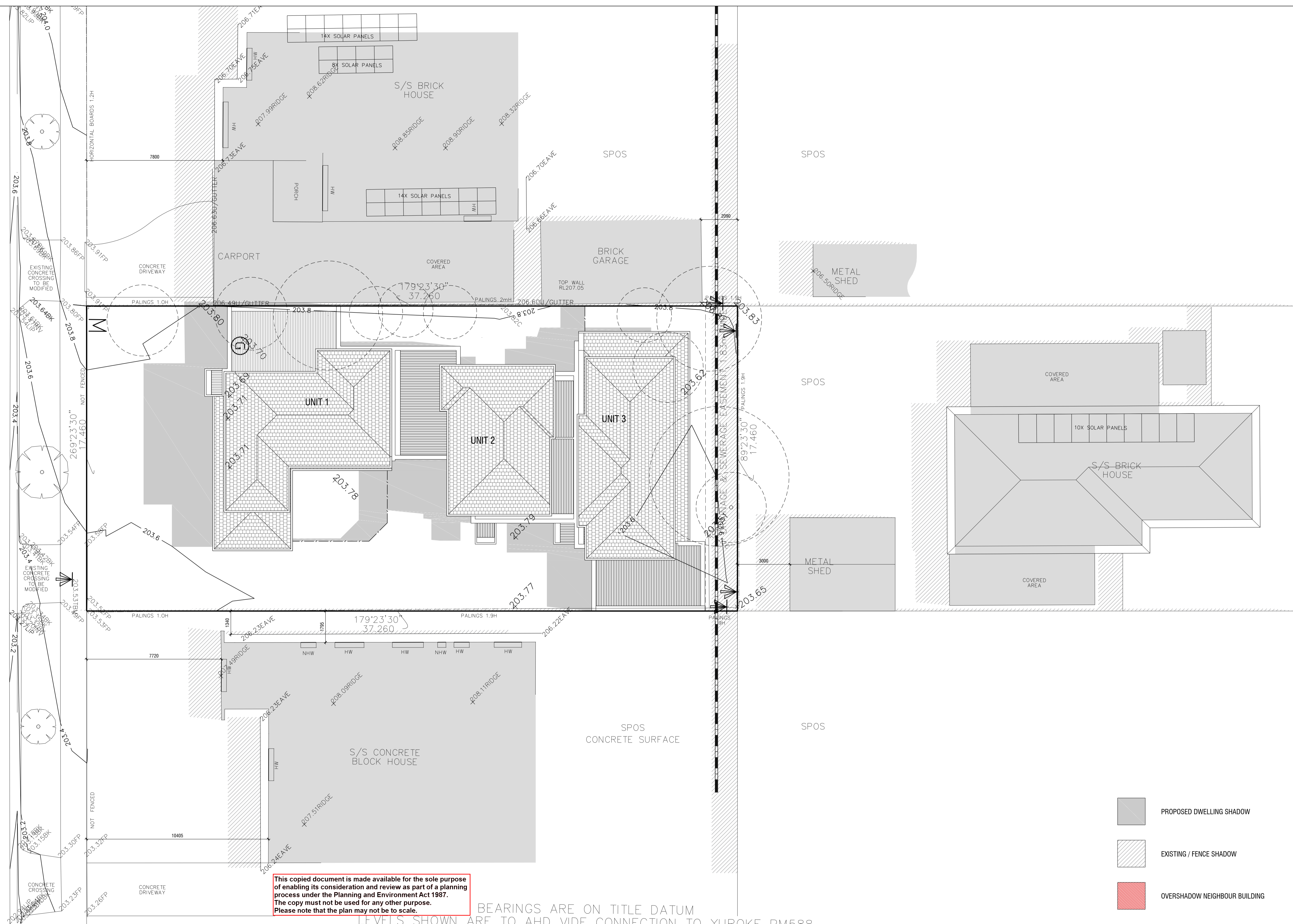
DATE: JUNE 2021
SCALE: 1:100@A1
DRWN: BT
CHK: CM
PROJECT NO.: 8954

SHADOW DIAGRAMS
9AM 22ND SEPTEMBER

UNIT DEVELOPMENT
4 COMMONWEALTH COURT,
CRANGEBURN

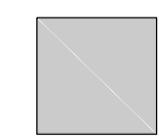
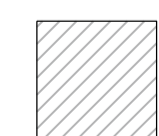
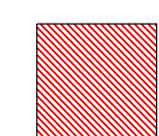
SD01
REV_B

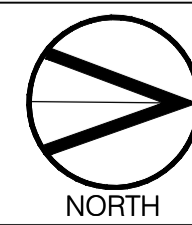
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Revisions	PLANNING & DESIGN P/L	DATE	SCALE	DRWN	CHK	PROJECT NO.
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Rev-B: 20.12.2021 ISSUE FOR RFI						

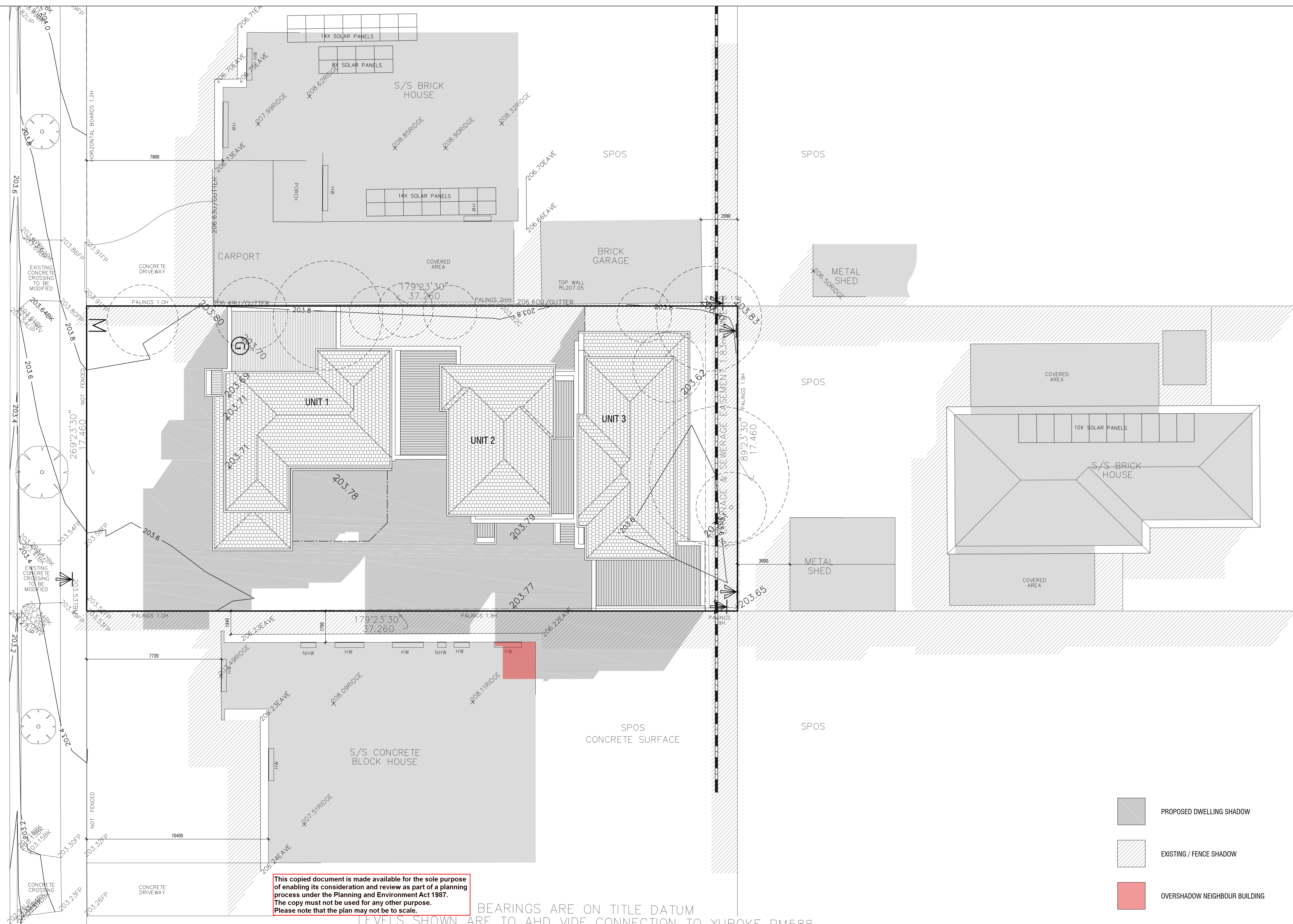
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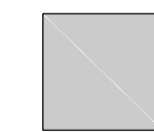
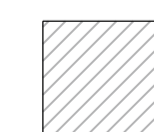
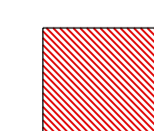
SD02
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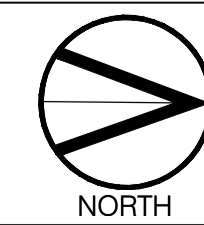
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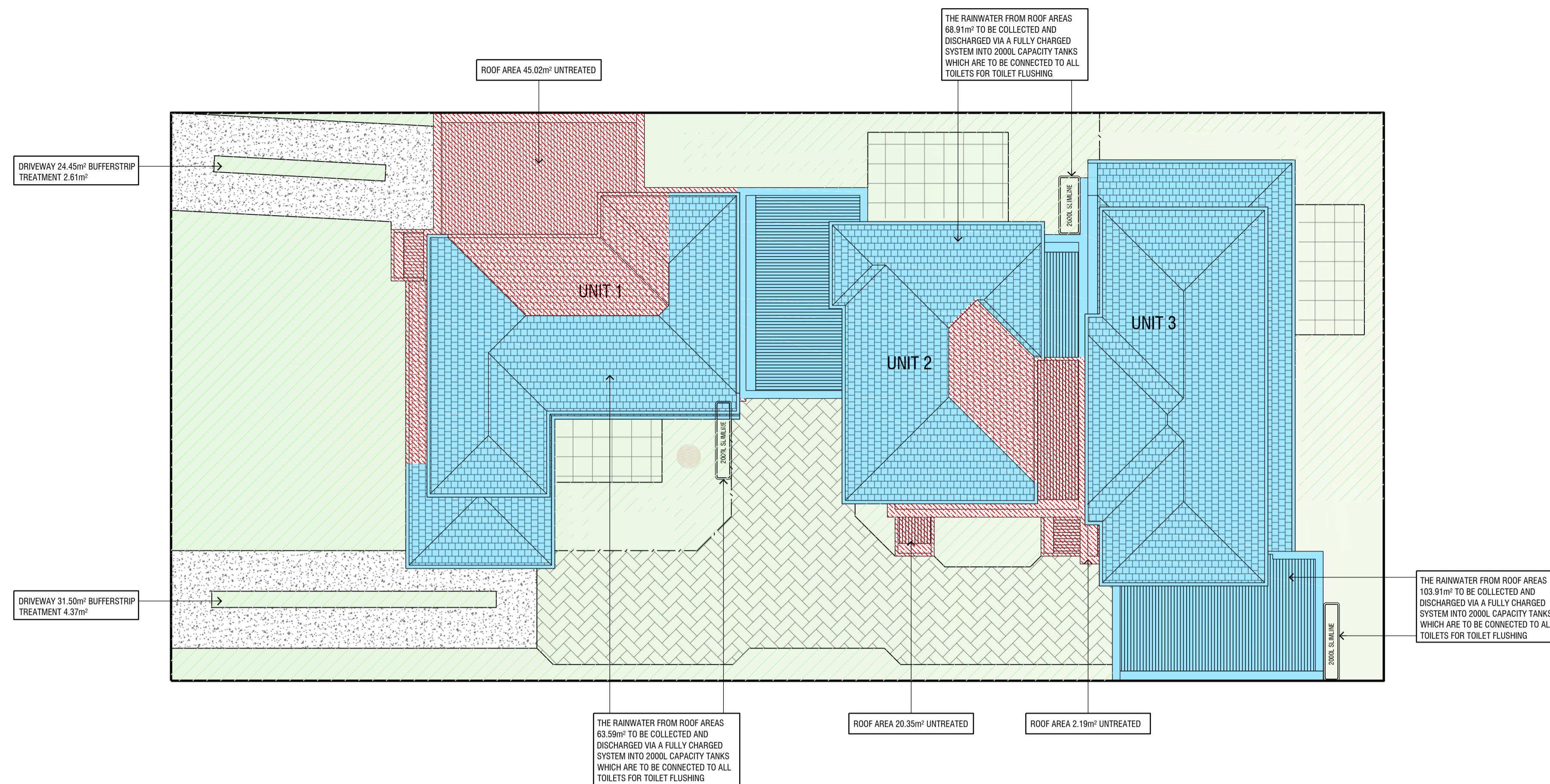
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SHADOW DIAGRAMS
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WATER SENSITIVE URBAN DESIGN NOTES:

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

Melbourne Water STORM Rating Report

TransactionID: 1270840
 Municipality: HUME
 Rainfall Station: HUME
 Address: 4 Commonwealth Court
 Craigieburn VIC 3064
 Assessor: Brandon Tran
 Development Type: Residential - Multiunit
 Allotment Site (m2): 650.60
 STORM Rating %: 103

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 Roof to RWT	63.59	Rainwater Tank	2,000.00	4	170.00	82.00
U1 Roof Untreated	45.02	None	0.00	0	0.00	0.00
U2 Roof to RWT	68.91	Rainwater Tank	2,000.00	2	136.40	93.50
U2 Roof Untreated	20.35	None	0.00	0	0.00	0.00
U3 Roof to RWT	103.91	Rainwater Tank	2,000.00	3	126.40	89.50
U3 Roof Untreated	2.19	None	0.00	0	0.00	0.00
U1 Driveway Bufferstrip	24.45	Buffer Strip	2.61	0	66.00	0.00
Common Driveway Bufferstrip	31.50	Buffer Strip	4.37	0	66.00	0.00

Date Generated: 15-Nov-2021 Program Version: 1.0.0

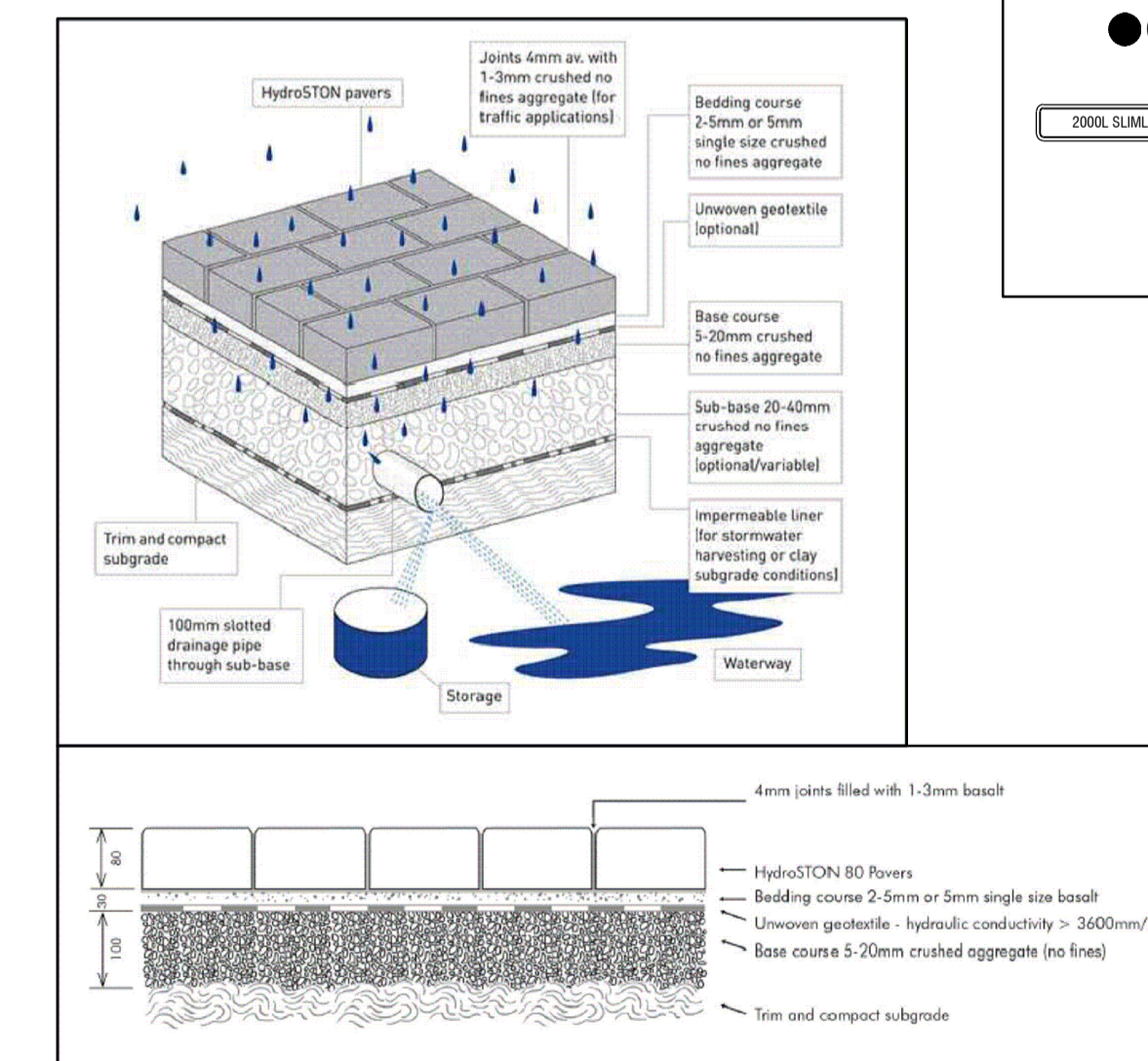
LEGEND

- CONCRETE SURFACE
- ROOF AREA TO RAINWATER TANK
- ROOF AREA UNTREATED
- PERMEABLE SURFACE
- PERMEABLE PAVING DRIVEWAY
- VEGETATED AREA
- PROPOSED DOWNPIPE LOCATION
- 2000L WATER TANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING.

SITE
 SITE AREA: 650.6 m²
 SITE COVERAGE: 42.6% 277.4 m²
 SITE PERMEABILITY: 49.5% 322.0 m²

PERMEABLE PAVER DETAILS

REFER TO HYDROSTON FOR SPECS AND INSTALLATION DETAILS



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SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE 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 SALT MATERIAL
 IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

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

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING. ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BROCKS, ROCKS OR FOREIGN MATERIAL - IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 225MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (6 MONTH FORMULATION) SUCH AS 'OSMOCOOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING. MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD. WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS. MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING. FERTILISING - 36 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES. REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD.

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

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

DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE 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 CALLIPER OF 50MM AT GROUND LEVEL, BE UNDAUNTED AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH.

PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERCTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4970-2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

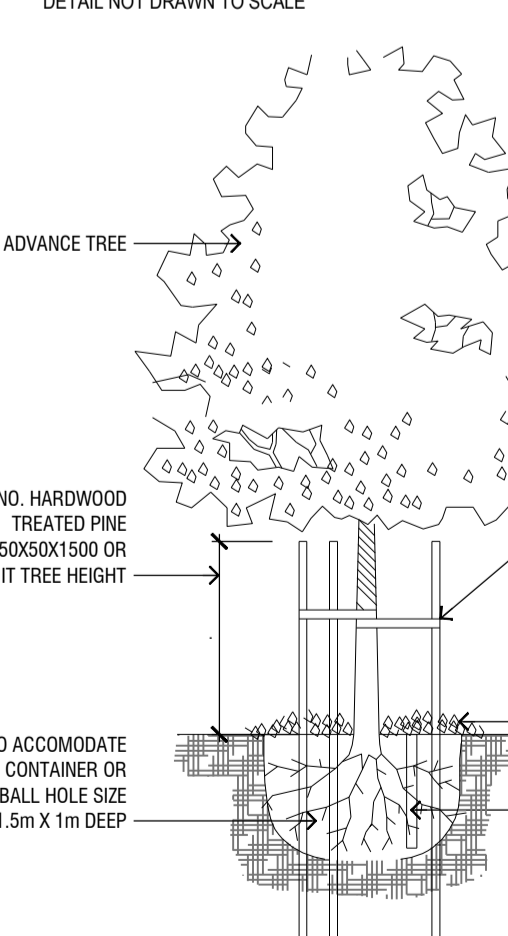


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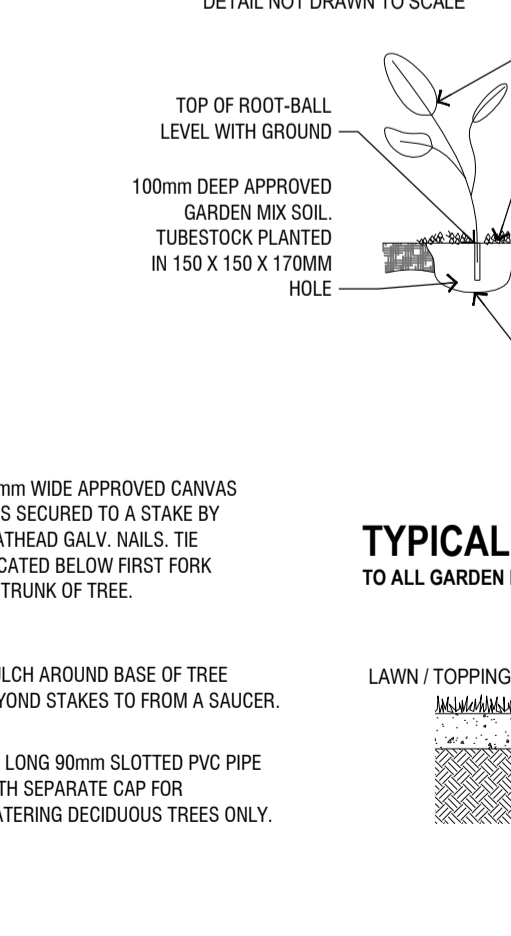
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CLIMBERS
- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED LAWN AREAS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED TOPPING AREAS

- PROPOSED GARDEN BEDS
- PROPOSED TILES AREAS
- PROPOSED PERMEABLE PAVED AREAS
- PROPOSED TURF GRID AREAS
- PROPOSED WASHING LINE
- PROPOSED PAVER STEP-STONES
- PROPOSED 6m² STORAGE SHED
- PROPOSED BIN STORAGE AREA
- FENCE WITH HEIGHTS AND MATERIALS AS NOMINATED
- SELECTED UNDERGROUND RAIN WATER TANK

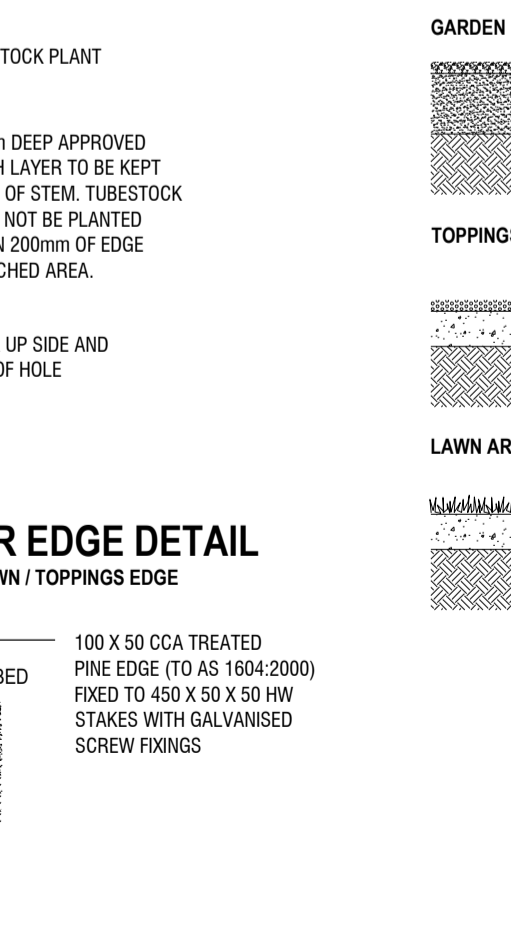
ADVANCE TREE PLANTING



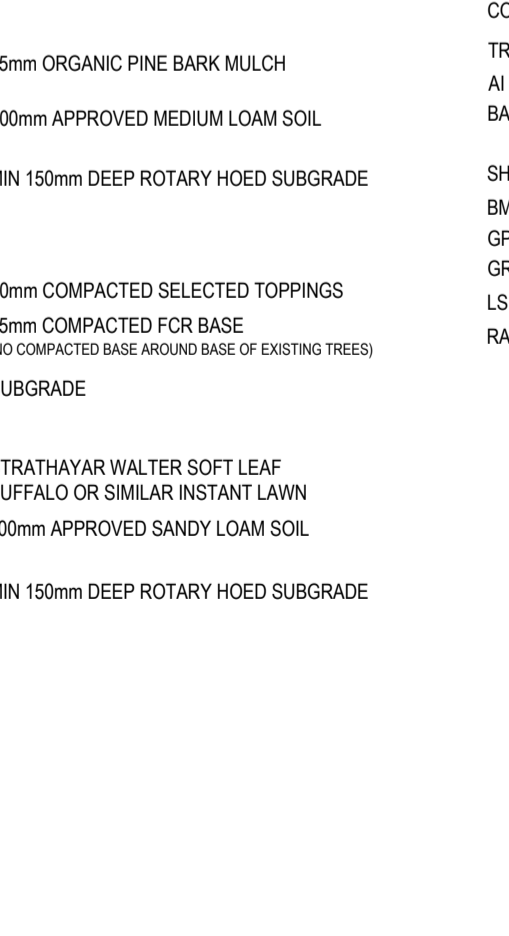
SHRUB PLANTING



TYPICAL TIMBER EDGE DETAIL



SURFACE FINISH DETAIL



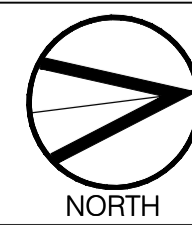
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
AI	ACACIA IMPLEXA	LIGHTWOOD	1	40tr / MN 2.0m HIGH	10.0m X 6.0m
BA	BANKSIA MARGINATA	SILVER BANKSIA WARROCK	3	40tr / MN 1.8m HIGH	8.0m X 3.0m
SHRUBS					
BM	BRACHYUSOME MULTIFIDA	CUT-LEAF DAISY	9	140MM POT	0.4m X 1.0m
GP	GOODENIA PARADOXA	SPUR VELLEIA	69	140MM POT	0.4m X 0.5m
GR	GREVILLEA ROSMARINIFOLIA	ROSEMARY GREVILLEA	28	120MM POT	1.0m X 1.0m
LS	LEPTORHYNCHOS SQUAMATUS	SCALY BUTTONS	13	140MM POT	0.4m X 0.4m
RA	RHODANTHE ANTHEMOIDES	CHAMOMILE SUNRAY	25	68MM TUBE	0.3m X 0.6m

SITE

SITE AREA:	650.6 m ²
SITE COVERAGE:	42.6% 277.4 m ²
SITE PERMEABILITY:	49.5% 322.0 m ²
GARDEN AREA:	35.2% 228.9 m ²
VEGETATED AREA:	27.2% 177.0 m ²

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Revisions

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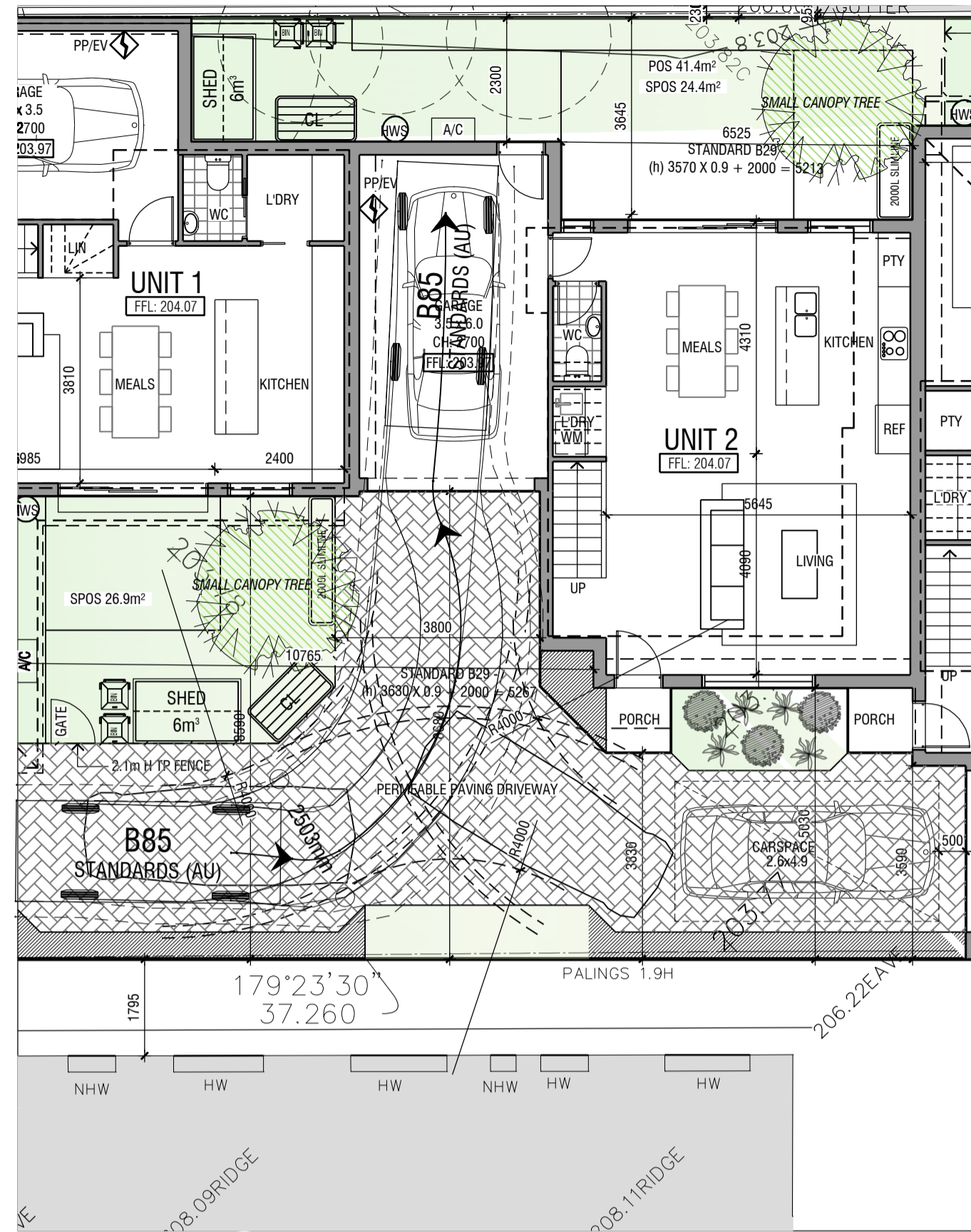
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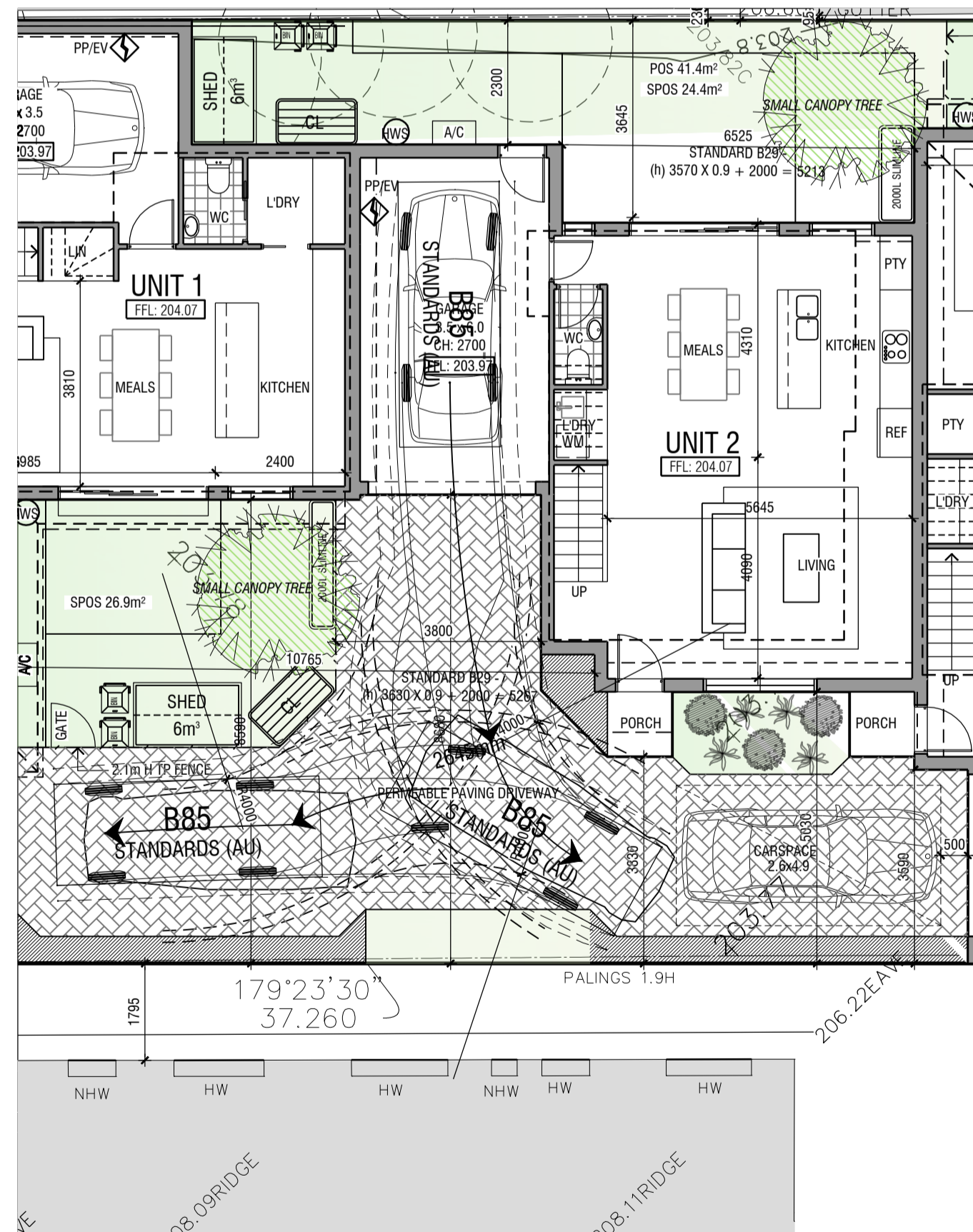
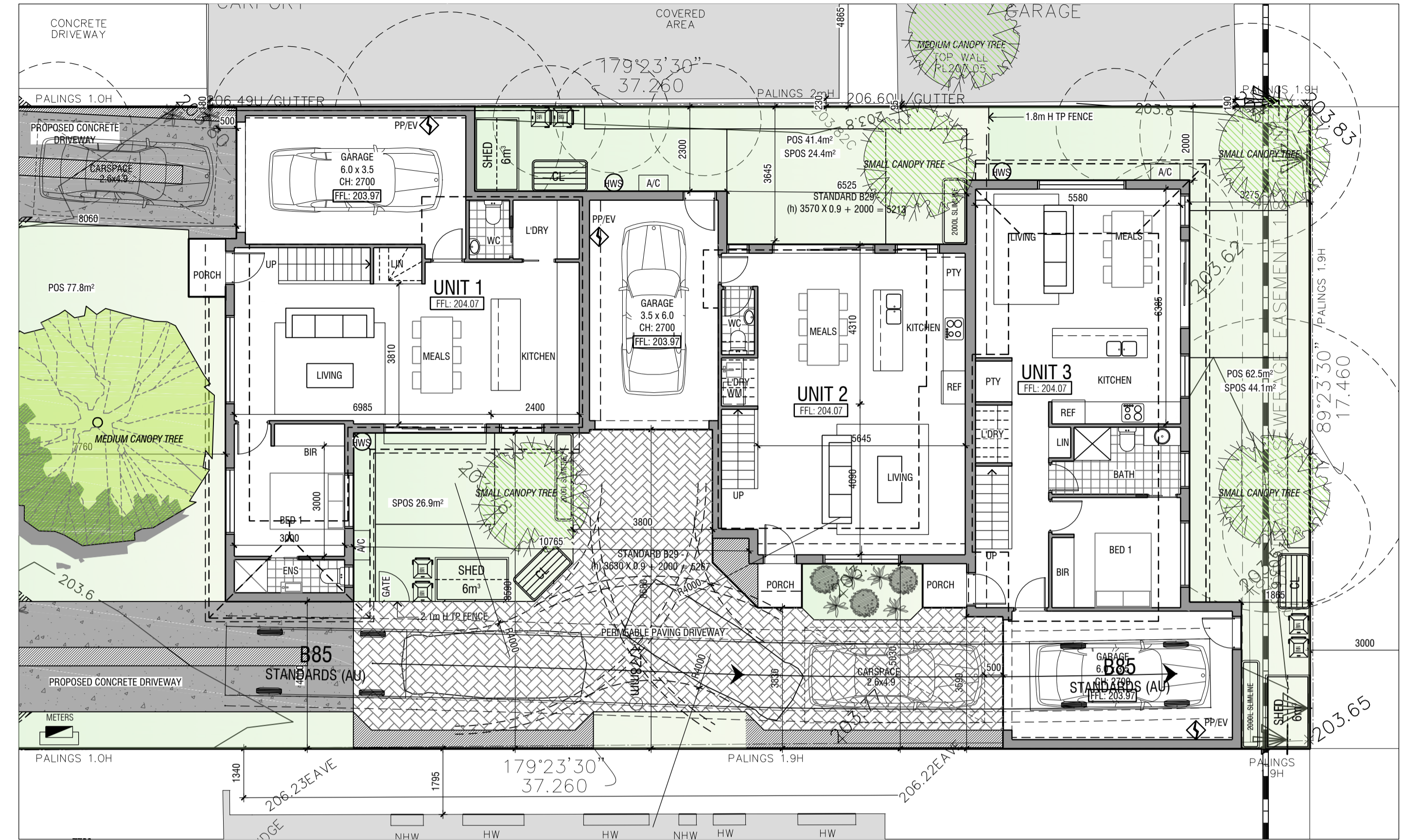
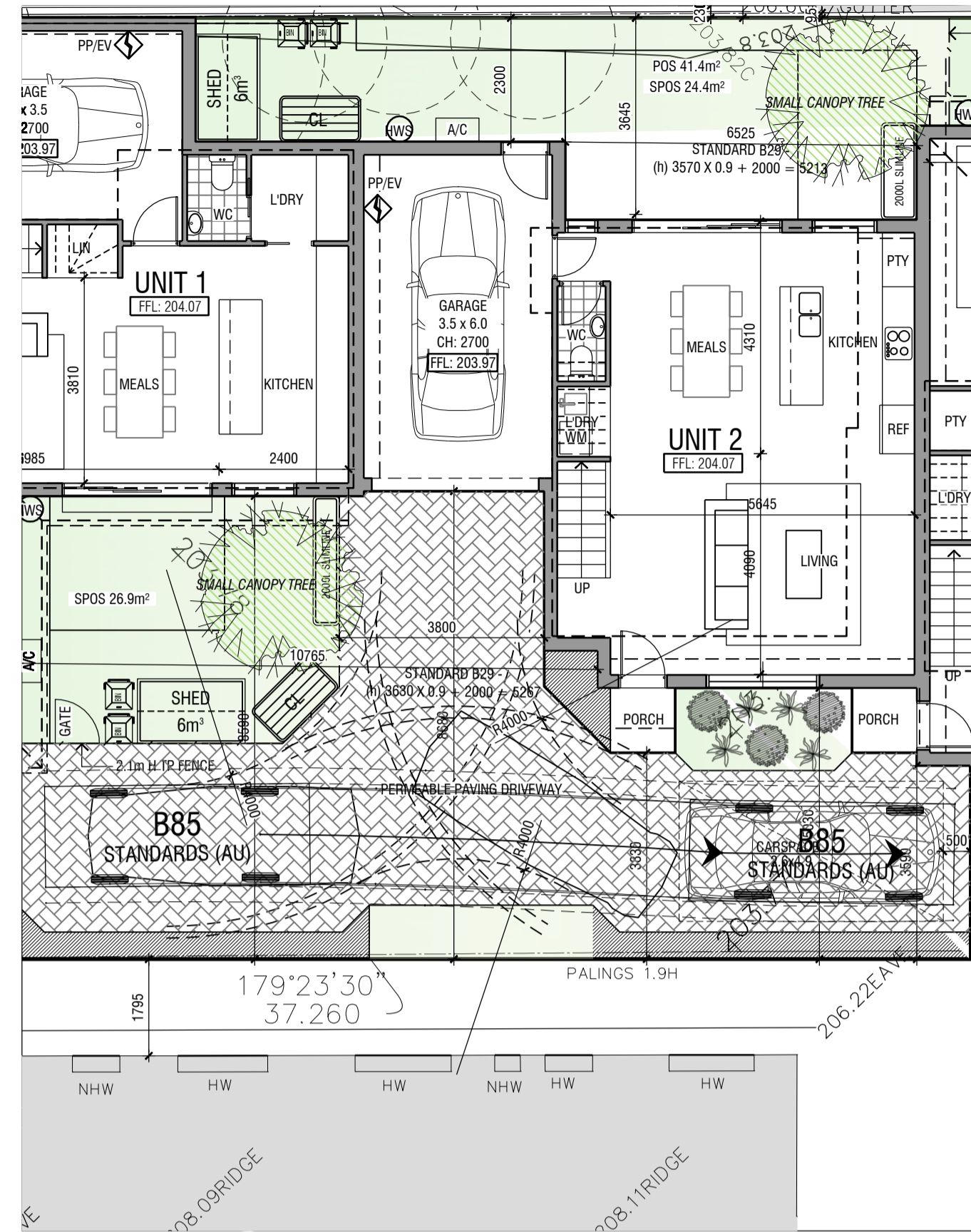
LANDSCAPE PLAN

UNIT DEVELOPMENT
4 COMMONWEALTH COURT,
CRANMORE

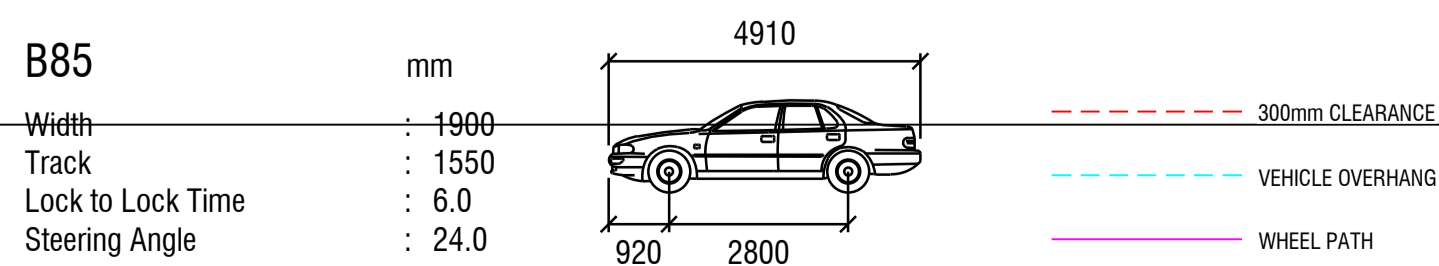
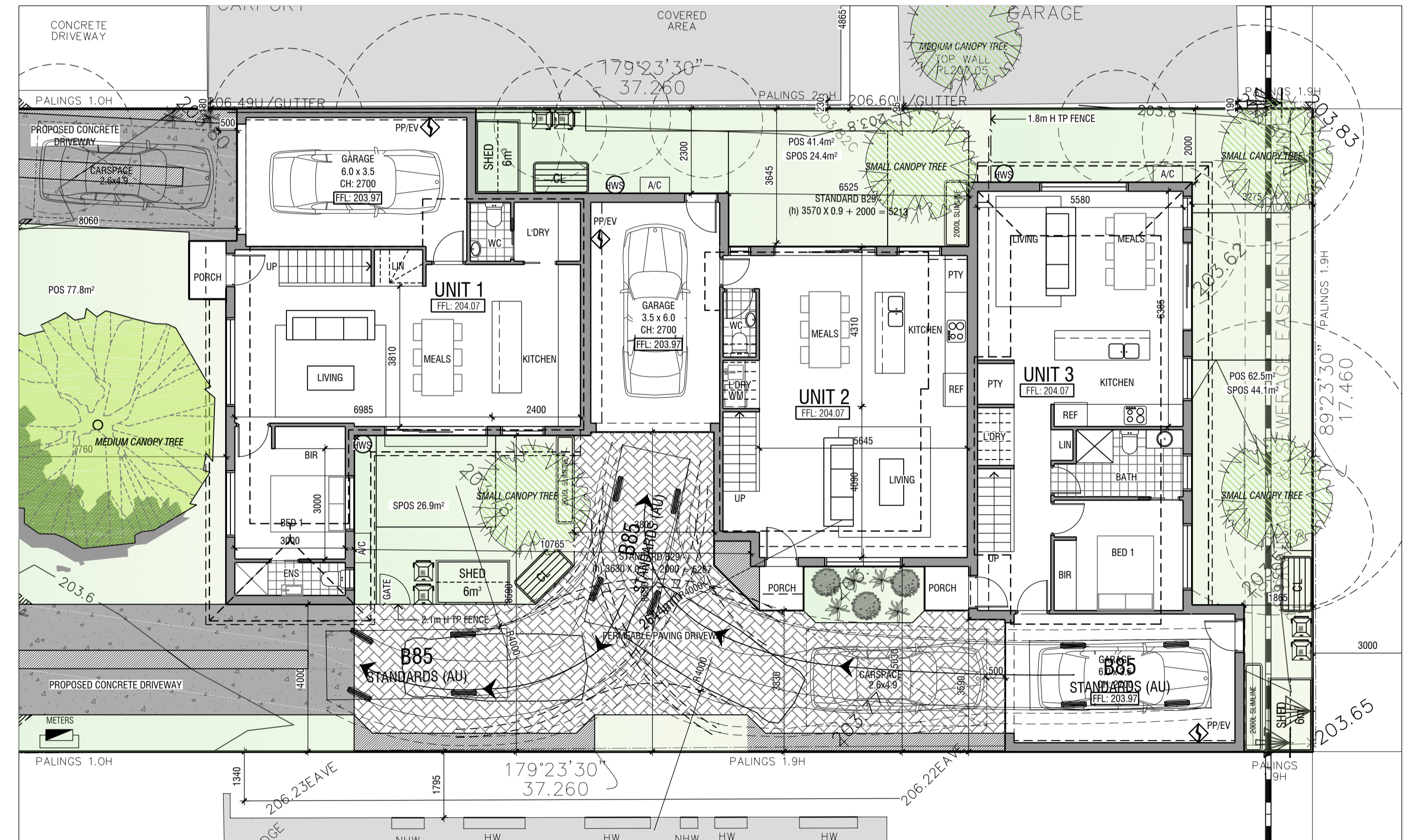
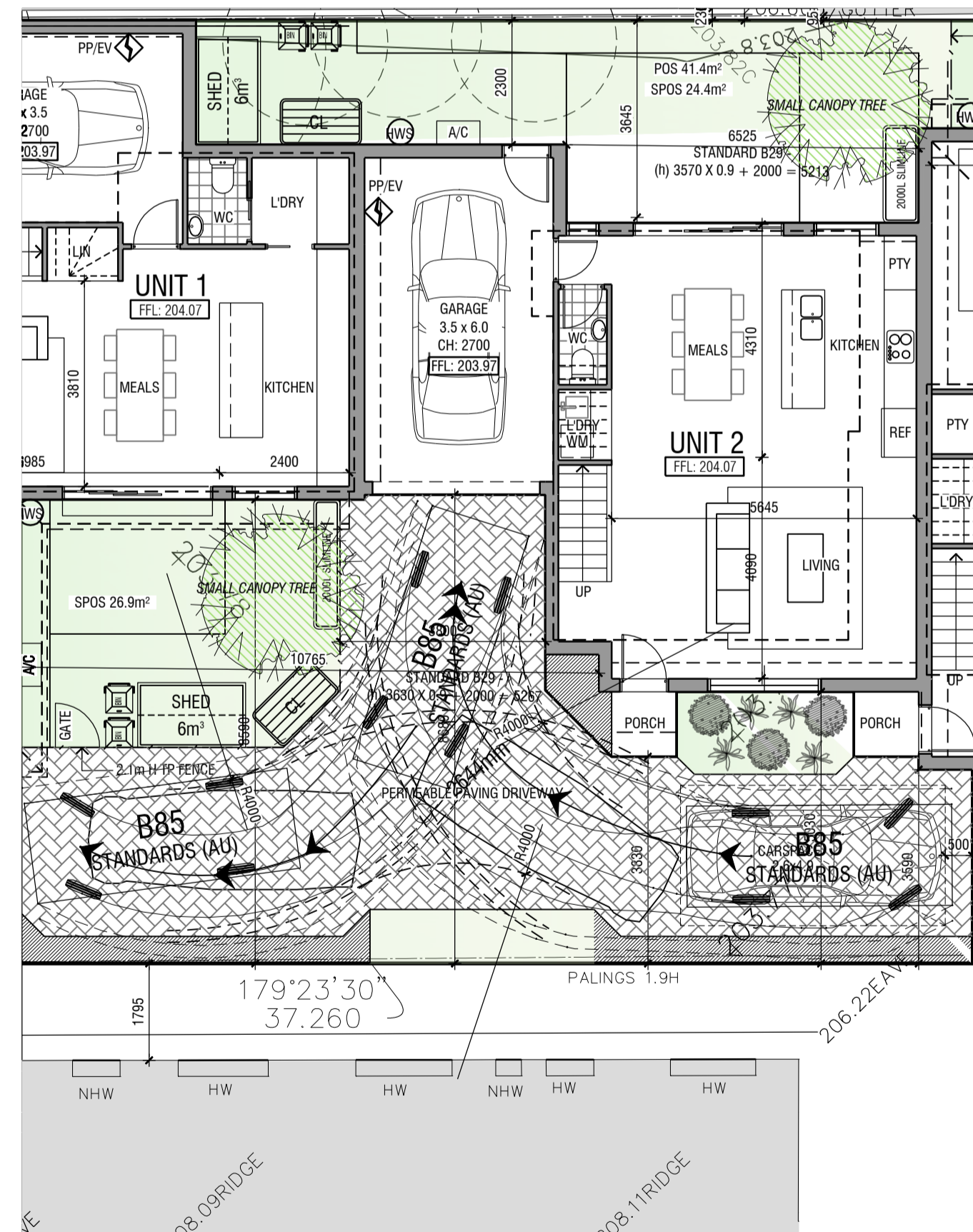
LP
REV. B



U1 CAR ENTRY
SCALE 1:100



U1 CAR EXIT
SCALE 1:100



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Revisions	DATE	SCALE	DRWN	CHK	PROJECT NO.
Rev: 24.06.2021 ISSUE FOR TP SUBMISSION	JUNE 2021	1:100@A1	BT	CM	8954
Rev: 15.10.2021 ISSUE FOR RFI					
Rev: 20.12.2021 ISSUE FOR RFI					

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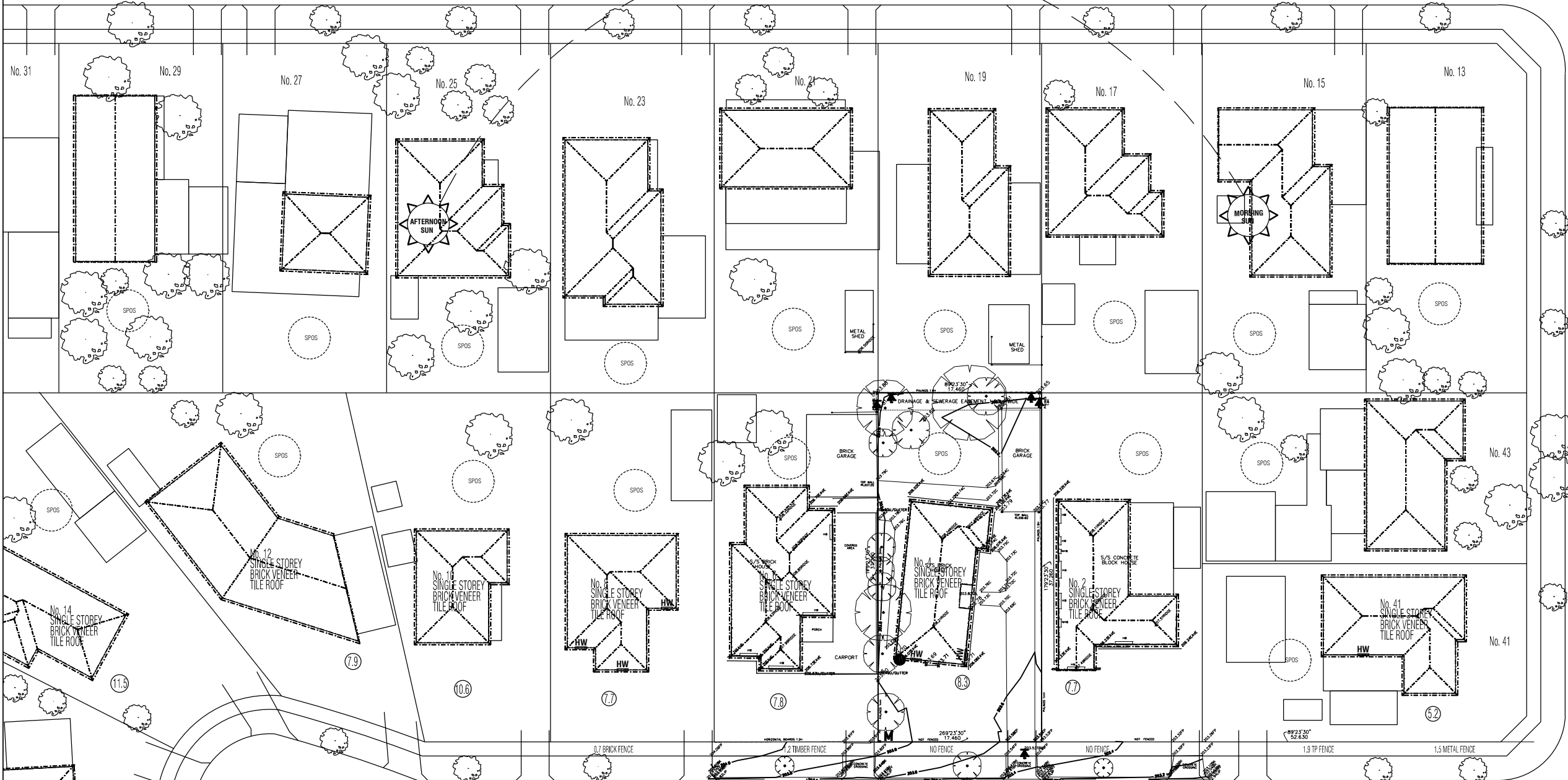


DATE	SCALE	DRWN	CHK	PROJECT NO.
JUNE 2021	1:100@A1	BT	CM	8954

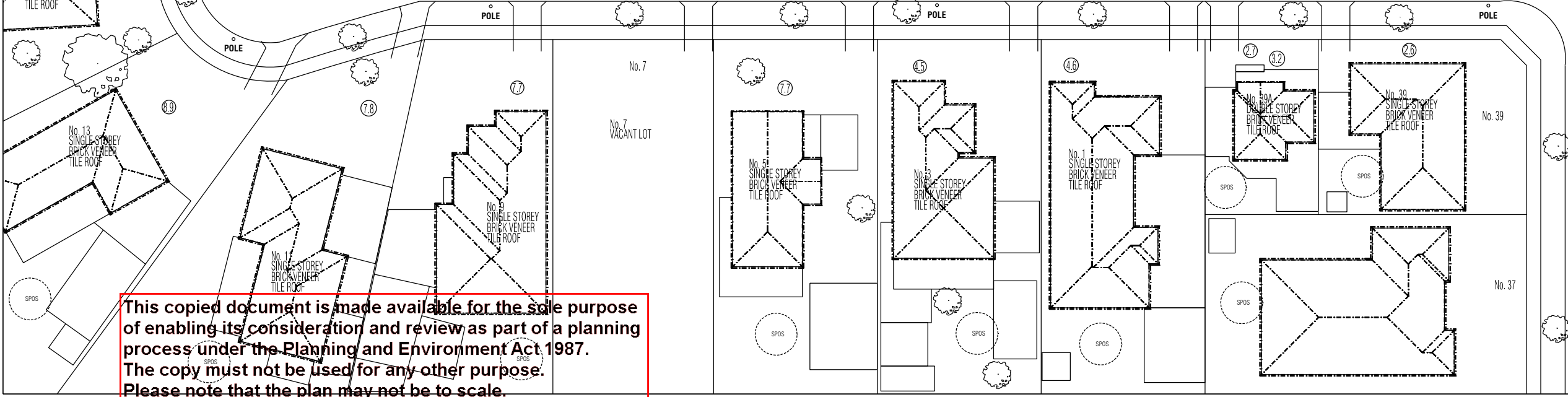
UNIT DEVELOPMENT
4 COMMONWEALTH COURT,
CRANBURN

SP REV. B

MEDWAY ROAD



COMMONWEALTH COURT



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

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Revisions

Rev-	DESCRIPTION

PLANNING &
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DATE	SCALE	DRAWN BY	PROJECT No.
JUN 2021	1:250@A1 1:500@A3	C.M	6954

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
 4 COMMONWEALTH COURT, CRAIGIEBURN

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SPUR STREET

SITE PHOTOS

PROJECT ADDRESS: 4 COMMONWEALTH COURT, CRAIGIEBURN



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