

# 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.: 37-39	St. Name: CONGRAM ST
Suburb/Locality: BROADMEADOWS		Postcode: 3047

### Formal Land Description \*

Complete either A or B.

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

A  Lot No.: 985     Lodged Plan     Title Plan     Plan of Subdivision    No.: 058939

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](#)

6-UNIT DEVELOPMENT  
CONSTRUCTION OF 6 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 \*

Cost \$847K    **⚠** You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

## Existing Conditions

④ Describe how the land is used and developed now \*

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

ATTACHED DWELLINGS

**📎** 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.

Name: Title: Mr First Name: CHINH Surname: MAI

Organisation (if applicable): PLANNING & DESIGN

Postal Address: Unit No.: St. No.: 31 St. Name: ENFIELD AVE

Suburb/Locality: PRESTON State: VIC Postcode: 3072

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

Contact person's details \* Same as applicant (if so, go to 'contact information')

Name: Title: Mr First Name: CHINH Surname: MAI

Organisation (if applicable): PLANNING & DESIGN

Postal Address: Unit No.: St. No.: 31 St. Name: ENFIELD AVE

Suburb/Locality: PRESTON State: VIC Postcode: 3072

Please provide at least one contact phone number \*

Contact information Business Phone: 0390181529 Email: ADMIN@PLANNINGANDDESIGN.COM.AU

Mobile Phone: 0411758381 Fax:

### Owner \*

The person or organisation who owns the land

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

Signature: [Redacted] Date: [Redacted] day / month / year

# Declaration

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

Remember it is against the law to provide false or misleading information.

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: [Handwritten Signature]

Date: 16/08/2021 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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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 08859 FOLIO 313

Security no : 124091610036B  
Produced 04/08/2021 10:55 AM

**LAND DESCRIPTION**

Lot 985 on Plan of Subdivision 058939.

PARENT TITLES :

Volume 08058 Folio 285      Volume 08792 Folio 630

Created by instrument A349621 11/12/1970

**REGISTERED PROPRIETOR**

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 3 equal undivided shares

6

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AH928176E 04/05/2011  
BENDIGO AND ADELAIDE 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 LP058939 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)

**ADMINISTRATIVE NOTICES**

NIL

eCT Control      03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY  
Effective from 21/07/2017

DOCUMENT END

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LP58939  
EDITION 1  
APPROVED 11/3/70

NOTE: LOT Nos 959, 966, 976, 978, 979 & 986 OMITTED

HOUSING COMMISSION OF VICTORIA  
BROADMEADOWS ESTATE

COLOUR CODE  
E-1 = BLUE  
R1, R2 & E-2 = BROWN

PLAN OF SUBDIVISION

OF PART OF CROWN PORTION 6

PARISH OF WILL WILL ROOK

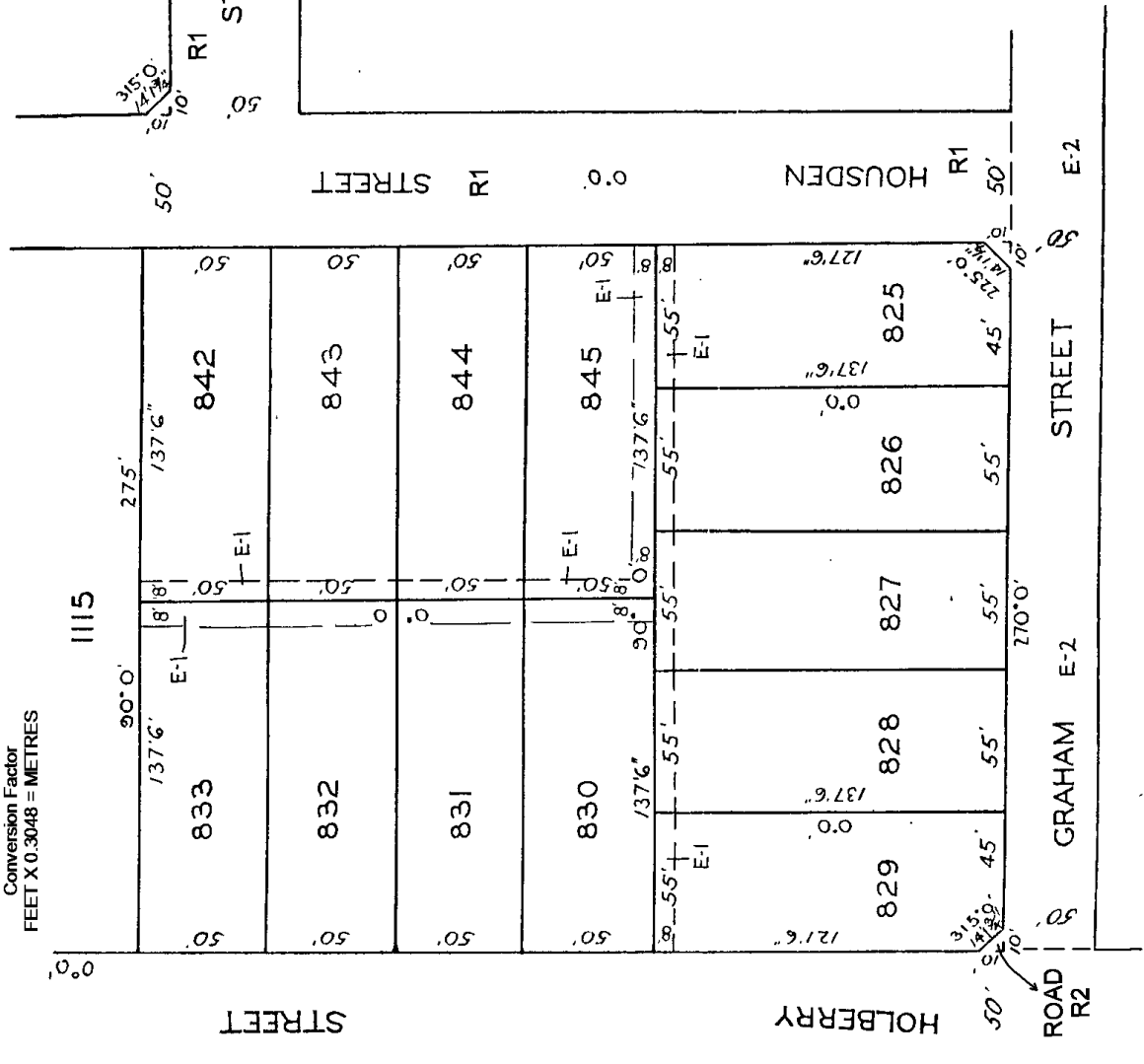
SEE SHEET 2

COUNTY OF BOURKE

VOL. 8058 FOL. 285  
8792 630  
8792 629

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

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

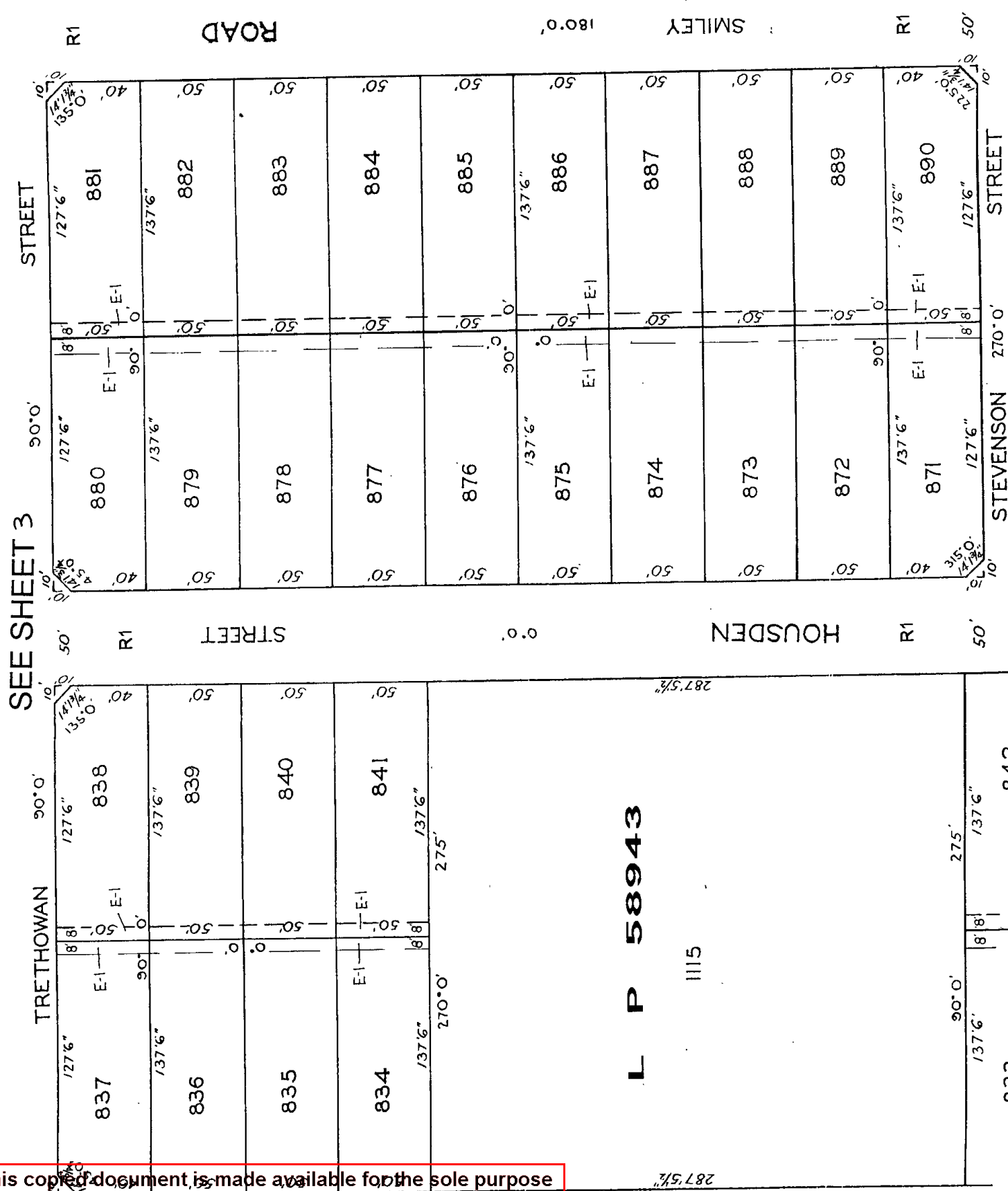


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3 SHEETS  
SHEET 1

LP58939

3 SHEETS  
SHEET 2

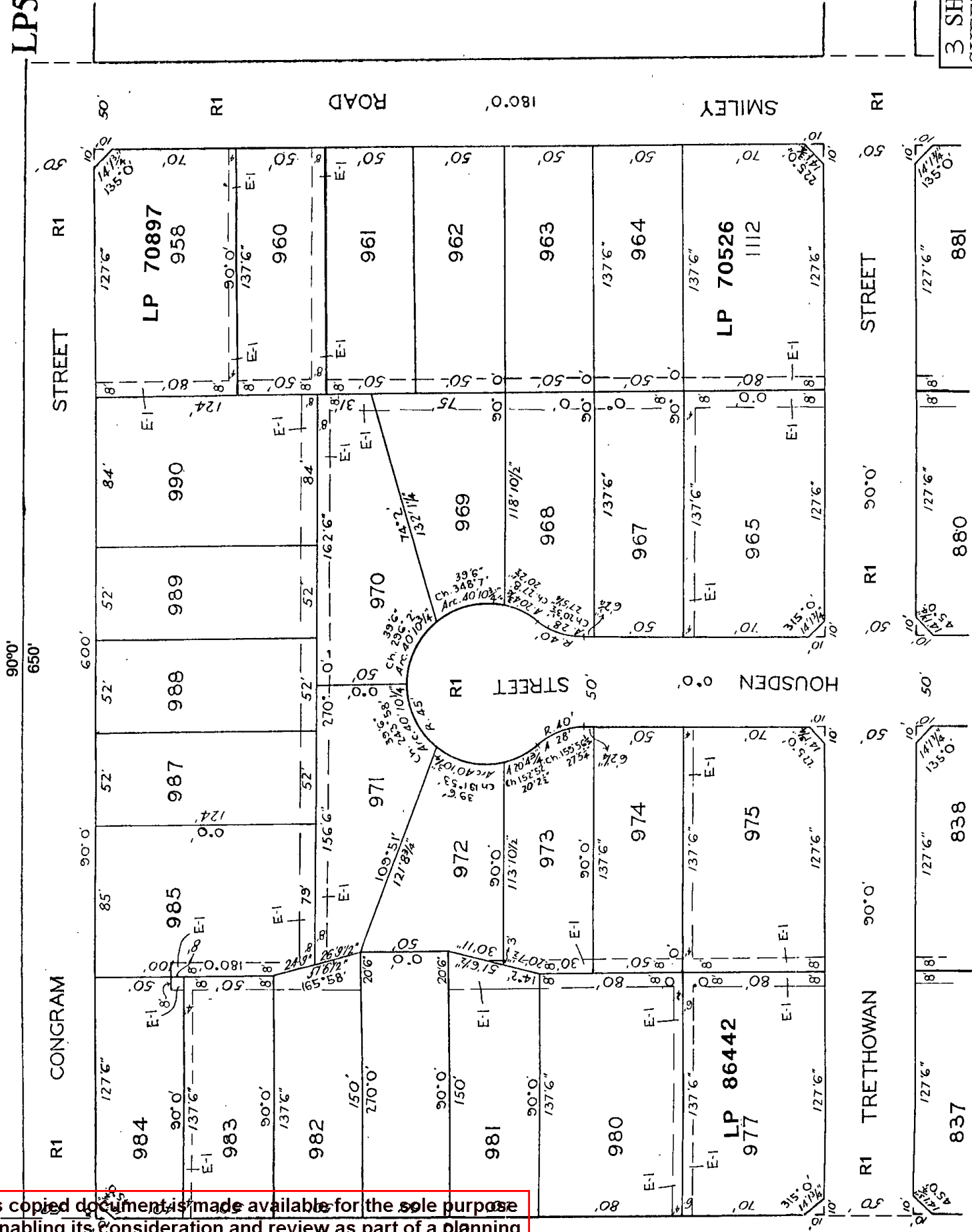


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HOLBERRY

LP58939

3 SHEETS  
SHEET 3



SEE SHEET 2

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HOLBERRY

R1 TRETHOWAN STREET

R1 90'0"

STREET

R1

SMILEY ROAD

R1

R1 CONGRAM STREET

R1

STREET

R1

SMILEY ROAD

R1



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

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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

37-39 Congram St, Broadmeadows

Proposed development of six dwellings

Municipality: Hume City Council

Planning Application Number: to be confirmed

Applicant: Planning & Design P/L

Dated: 20 August 2021

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## PROPOSAL

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The proposal involves the development of six double storey dwellings and the removal of vegetation in a General Residential Zone.

Key features of the development are summarized below:

### Dwelling Layout

- Dwellings are designed in with three units on each side in tandem, connecting at the rear end.
- All dwellings are designed with traditional living configurations featuring open plan living, meal and kitchen area, laundry and separate toilet located on the ground level.
- First floor comprises two bedrooms and two bathrooms.

### Vehicle access and car parking

- All units share a single accessway located in the middle of the property.
- Each unit is provided with a single car space garage.

### Landscaping

- Remaining trees on site will be removed and comprehensive landscaping will be introduced with new plantings.
- Each dwelling have direct access to secluded private open space from the living/meals area.
- All dwellings are provided with a minimum 25sqm of secluded private open space.

### Setbacks & Building Heights

- Front setback is 7.3m from the street.
- The overall height of the proposed dwellings is 7.2m to the top of the roof ridge

### Other features

- Existing front fence will be removed and no new fence is proposed.

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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 west end of Congram Street, joining with Holberry Street.

The land is 972.7sqm in size and rectangular in shape, with a front width of 25.9m, rear width of 24.08m and side lengths of 38.02m for the west boundary and 37.8m for the east boundary.

There are minimal height variations along the street frontage and to adjacent land. The property has a fall of approximately 0.1m across the site.

An easement runs along the south and west boundary of the site.



There are currently two single crossovers, located on the opposite ends of the front of the site.

The site currently contains two attached single story concrete dwellings with tile roof. There is a setback of approximately 7.6m from Congram Street.

Front garden is low maintenance with lawn cover, shrubs and trees within the front setback of the dwelling that contribute to the neighbourhood and streetscape character of the area.

The site consists of an iron front fence.



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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:

36 Congram Street: Three Double Storey Units on a smaller sized lot.



38 Congram Street: One Single Storey Dwelling on a smaller sized lot.



40 Congram Street: Two Single Storey Units on a smaller sized lot.





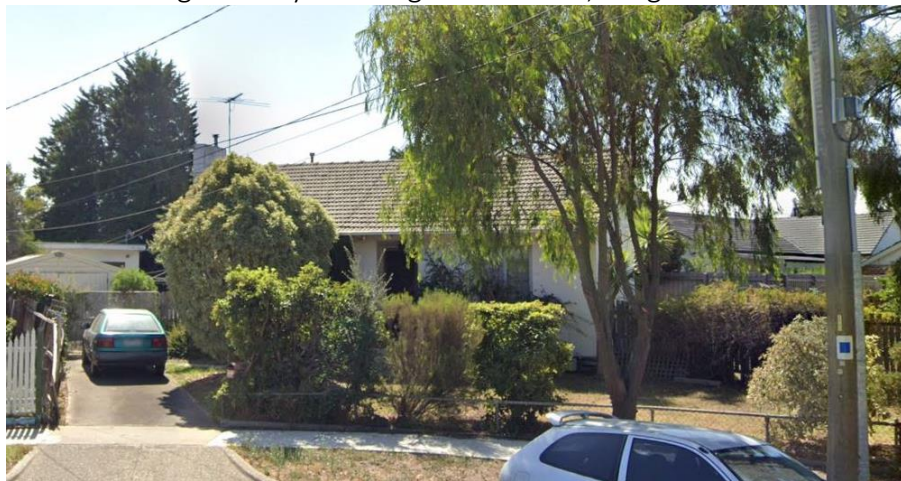
To the east of the site:

35 Congram Street: One Single Storey Dwelling on a smaller sized lot.



To the south of the site:

41 Housden Street: One Single Storey Dwelling on a smaller, irregular sized lot.



To the west of the site:

46 Holberry Street: One Single Storey Dwelling on a smaller sized lot.



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### Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of 1960s and 1970s single storey dwellings and recent developments. There are a mixture of brick dwellings and mostly concrete tiles of various colours and metal roofs.

Front gardens of adjoining properties are a combination of low maintenance and fully established lawn cover, flower beds and small to medium sized native trees and shrubs. Whilst the rear yard comprises more of established larger trees. Front boundary fences when present are commonly timber or brick.

Land topography of the area is generally flat with a slight slope from east to west. The subdivision pattern are similar in size and shape. The size ranges from 500-1200sqm and frontages are generally 12-24m. The setbacks of the dwellings range from 3.2m to 12.1m.

Unit developments are emerging, including several along Congram Street. The new housings vary in single and double storey.

24 Congram Street: Three Double Storey Units on a smaller sized lot.



14 Congram Street: Three Double Storey Units on a smaller sized lot.





## The Locality

Congram Street is a local street that curves into Ophir Street. It is parallel to Camp Rd and located in between Camp Rd and Metropolitan Ring Road.

The site is located within convenient proximity to various community services and facilities.

### Public Transport services

- Bus service 538 – Somerset Estate – Broadmeadows runs nearby on Holberry Street.
- Bus service 902 – Chelsea – Airport West runs nearby on Camp Rd.
- Broadmeadows Station is approximately 1.5km west (4mins drive). Bus interchanges are available at the station for 8 routes.

### Public open space, sport and recreation facilities

- Jack Roper Reserve is approximately 650m east (2mins drive)
- Seabrook Reserve is approximately 1km west (3mins drive)
- Anderson Reserve is approximately 1.2km west (3mins drive)

### Education services

- Meadows Primary School is approximately 300m west (1min drive)
- Hume Central Secondary College-Blair Street Campus is approximately 1km north (3mins drive)
- Sirius College is approximately 800m north (2mins drive)
- St Dominic's School is approximately 1km west (3mins drive)
- Penola Catholic College is approximately 1.4km west (3mins drive)
- Glenroy Private is approximately 1.3km south (3mins drive)

### Retail services

- IGA is approximately 500m west (2mins drive)
- Himalayan Groceries & Spices is approximately 1.6kmm west (4mins drive)
- Broadmeadows Central is approximately 2km west (7mins drive)

### Religious services

- St Dominic's Catholic Church is approximately 1km west (3mins drive)

### Health services

- Broadmeadows Medical Centre is approximately 350m north (1min drive)
- Broadmeadows Hospital is approximately 2km west (5mins drive)

### Community services

- Broadmeadows Library is approximately 1.8km west (7mins drive)

### Emergency and government services

- Hume City Council is approximately 1.8km west (7mins drive)
- Broadmeadows Police Station is approximately 1.8km west (7mins drive)
- Centrelink and Medicare is approximately 1.8km west (7mins drive)
- Broadmeadows Magistrates' Court is approximately 1.8km west (7mins drive)

### 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 15.01-2S 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 Policy Framework (LPPF) 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 municipality is a key gateway to the north of Melbourne with great accessibility to the Melbourne CBD, Melbourne Airport and the Port of Melbourne.

#### Clause 21.02 Urban Structure and Settlement:

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

- Objective 1 To facilitate large scale change that meets the needs of Hume's growing population and provides choice and equitable access to a range of housing, employment, transport, services and facilities.*
- Strategy 1.3 Facilitate high density residential development within and around activity centres and train stations.*

#### Clause 21.03 Liveable Neighbourhoods and Housing:

Clause 21.03-2 Housing focuses housing diversity, the increasing demand for smaller dwellings to house an 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:

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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 3.2* Ensure multi-level buildings are designed to provide an appropriate transition in scale to adjoining single storey building forms.
- 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.
- Objective 6* To provide a network of well-designed and connected open spaces and waterway corridors.
- Strategy 6.1* Ensure the design of new subdivisions achieves a continuous and connected open space network.

#### 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.

### *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

- *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 space 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 of 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. As noted previously above, General Residential Zone – Schedule 1 does not contain any particular requirements. 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 of the objectives and standards of Clause 55, please refer to Appendix 1

## General Provisions

Clause 55 Decision Guidelines outline list of considerations prior to deciding on an application or approval of a plan. Relevant matters include:

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

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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 an activity centre, bus routes and with good proximity to fixed rail transport. 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, 16, 18 of the planning scheme.

#### Housing supply, diversity and affordability

The development provides additional housing of a smaller size (total of six 2 bedroom units) to accommodate the growing population. It offers diversity, choice and affordability of housing to the neighbourhood, for residents at varies stagers of life. As sought by Clause 16 of the planning scheme.



### Neighbourhood character

The proposed design promotes pedestrian safety by providing good passive surveillance over the public realm. Private open space areas surrounding the dwellings have good solar access. The layout provides generous areas of space for canopy planting and gardening. The proposal explicitly responds to its context minimising the impacts on neighbours and creating high quality accommodation. As sought by Clause 15 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.

### 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

The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The car parks are designed as a recessive element to ensure it does not dominate the streetscape. Please refer to Appendix 2 for a detailed assessment of Clause 52.06-9 of the planning scheme.

Each dwelling is accompanied by a single car space garage as sought by 52.06-5 of the planning scheme for 2 bedroom units. However, the proposed development does not have the provision of an onsite visitor parking, required for every 5 or more dwelling developments. We wish to waiver this visitor parking space as the site is conveniently located within the Principal Public Transport Network of Hume council and there is ample on street parking along Congram Street. The site also have space for bicycle parking to encourage other forms of transportation in the area besides the motor vehicle.

### Stormwater Considerations

The proposed development will be designed by a qualified civil engineer to reduce the impact of development on the site and the surrounding properties. The site permeability will be up to 43.7% which exceeds the 20% for developments in the area. It will also have reduced hard surfaces where possible to allow for more permeable areas and for landscaping opportunities. It will not cause an increase in stormwater run-off as the 6-unit development at a similar density to other recent developments in the area.

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## CONCLUSION

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In summary, the proposed development of six new dwellings 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 dwellings on site will be removed. It will be divided into separate allotments without affecting the Congram Street streetscape frontage.</p> <p>The site provides excellent opportunities for the proposed dwellings to have direct and indirect street access and provide amenities to the proposed dwellings.</p> <p>The proposed dwellings will be sited one behind the other, which is consistent with residential developments in the immediate and surrounding area. Unit 1 &amp; 6 will have direct integration with Congram Street, and the proposed units to the rear will have indirect integration with Congram Street.</p> <p>The proposed dwellings are a modern, contemporary interpretation of the traditional dwelling built form in the area to distinguish the old from the new. They will maintain the predominant built form in the area. The dwellings are setback sufficient distance from each other by the location of proposed garages.</p> <p>The dwellings shall be setback from each other far enough to retain space for car parking and secluded open space to each dwelling. The proposed dwellings shall contain the private open space at side and rear of each dwelling (facing north and south).</p> <p>The building materials proposed for the dwellings have the dual purpose of softening the appearance of the development whilst providing different textures that complement the architectural style of the dwellings and enhance the neighbourhood and streetscape character of the area.</p> <p>The overall neutral and earthy colours and textures selected provide a smooth transition between the old and new. The hip and gable roof form design helps integrate the new dwellings within the 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 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> <p>The proposed six dwellings have different internal layouts and configurations. All units will provide two bedrooms and each dwelling provides its own kitchen, bath, wc and laundry facilities.</p>
<p><b>Infrastructure</b> Clause 55.02-4 Standard B4</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings should not represent any unreasonable burden on existing services and facilities.</p>
<p><b>Integration with the street</b> Clause 55.02-5 Standard B5</p>	<p><b>Complies with standard and objective.</b> Unit 1 &amp; 6 is oriented to front onto Congram Street and the dwellings to the rear, Unit 3&amp;4 will also be facing Congram Street.</p> <p>No front fence is proposed.</p>
<p><b>Street setback</b> Clause 55.03-1 Standard B6</p>	<p><b>Complies with standard and objective.</b> The proposed development will have a front setback of 7.3m from Congram Street. This complies with the regulation of having the same distance of setback as the existing building on the abutting allotment facing the front of the street.</p>
<p><b>Building height</b> Clause 55.03-2 Standard B7</p>	<p><b>Complies with standard and objective.</b> The overall total height of the proposed development is 7.2m to the top of the roof ridge.</p> <p>The overall total height of the proposed dwellings is less than the limit of 9m as specified to the zone.</p> <p>The development will have minimal visual impact on adjoining properties or when viewed from the street.</p> <p>The effect of slope on the site is minimum as there is approximately a 0.1m fall across the site.</p>
<p><b>Site coverage</b> Clause 55.03-3 Standard B8</p>	<p><b>Complies with standard and objective.</b> The proposed site coverage is 41.8%, which is less than the regulated 60%. The site coverage of adjacent properties approximately ranges from 10% to 50%.</p> <p>There are no constraints imposed by existing development or the features of the site.</p>

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	The façade articulation and pitched roof of the proposed development reduces the effect of visual bulk.
<b>Permeability</b> Clause 55.03-4 Standard B9	<p><b>Complies with standard and objective.</b></p> <p>The proposed site permeability is 43.7%, which is well above the allowable 20%. Hard surfaces have been reduced as much as possible to allow for more permeable areas and for landscaping opportunities.</p> <p>There are no constraints imposed by existing development or the features of the site. The existing site permeability is approximately 70%.</p> <p>The relatively high permeability provides good opportunities for on-site stormwater infiltration.</p>
<b>Energy efficiency</b> Clause 55.03-5 Standard B10	<p><b>Complies with standard and objective.</b></p> <p>Proposed design elements including thermal mass in concrete slab, maximise windows to living areas facing north, carpets to bedroom areas, tiles to wet floor areas, increase roof insulation, seal external doors, increase external wall insulation to bulk insulation plus reflective foil will contribute to an energy efficient development.</p> <p>The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.</p> <p>The site is orientated north south providing opportunities for solar access to the proposed dwellings. The main living space to the proposed dwelling face north and south with large glazed windows opening up to the private open space and subsequent landscaping oriented towards the north and south.</p> <p>There is appropriate solar access to abutting properties.</p>
<b>Open space</b> Clause 55.03-6 Standard B11	<p><b>Not applicable.</b></p> <p>The development is not located adjacent to any public and communal open space.</p>
<b>Safety</b> Clause 55.03-7 Standard B12	<p><b>Complies with standard and objective.</b></p> <p>The entrances are not obscured or isolated from the street and internal accessways.</p> <p>The entrances incorporate features to enable casual surveillance of visitors and the street.</p> <p>The private open space for each dwelling will be protected by the installation of side and rear fences so that it is not used as a public thoroughfare.</p>
<b>Landscaping</b> Clause 55.03-8 Standard B13	<p><b>Complies with standard and objective.</b></p> <p>Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front of Unit 1 &amp; 6, corners of the accessways and in the secluded private open space of each units.</p> <p>Two existing trees on site are proposed to be removed. New trees will be replanted.</p>

<p><b>Access</b> Clause 55.03-9 Standard B14</p>	<p><b>Complies with standard and objective.</b> Vehicle access to and from the development is safe, manageable and convenient. Access ways have been designed to allow convenient, safe and efficient vehicle movements and connections within the development and the street network.</p> <p>Access ways have been designed to allow for turning and forward movement when exiting the site.</p> <p>All crossovers for this development will be at least 3m wide.</p> <p>The existing crossovers along Congram Street is 23.2% of the total boundary length.</p> <p>The existing crossover to the left of the site will be closed up and no longer used. The existing crossover to the right of the site will be relocated and modified to provide access to all units.</p>
<p><b>Parking location</b> Clause 55.03-10 Standard B15</p>	<p><b>Complies with standard and objective.</b> New vehicle storages for proposed units are close and convenient to each dwelling.</p> <p>Driveways have been designed to allow safe and efficient movements within the development.</p>
<p><b>Side and rear setbacks</b> Clause 55.04-1 Standard B17</p>	<p><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></p> <p>There are no habitable room windows directly adjacent to where the proposed dwellings are sited.</p> <p>Overshadowing to the secluded principal private open space of the dwellings to the adjoining private open space will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.</p>
<p><b>Walls on boundaries</b> Clause 55.04-2 Standard B18</p>	<p><b>Not applicable.</b> There are no proposed walls to be built to the any boundary for this development.</p>
<p><b>Daylight to existing windows</b> Clause 55.04-3 Standard B19</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings are sited with sufficient distance from existing windows of adjoining properties.</p> <p>Habitable room windows of adjoining dwellings will still maintain direct access to daylight.</p> <p>The proposed dwellings will have minimal impact on the amenity of the occupants of adjoining properties.</p>

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<p><b>North-facing windows</b> Clause 55.04-4 Standard B20</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings are sited with sufficient distance from existing north-facing windows.</p> <p>The proposed dwellings will have minimal impact on the amenity of the occupants of adjoining properties.</p>
<p><b>Overshadowing open space</b> Clause 55.04-5 Standard B21</p>	<p><b>Complies with standard and objective.</b> Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwellings will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.</p> <p>Refer to the Proposed Shadow Diagram, it illustrate that the adjoining open space will receive a minimum of five hours of direct sunlight on the 22 of September between 9am and 3pm.</p> <p>The proposed dwellings will not have a detrimental impact on the amenity of the occupants of adjoining properties.</p>
<p><b>Overlooking</b> Clause 55.04-6 Standard B22</p>	<p><b>Complies with standard and objective.</b> Windows at ground floor level do not allow overlooking of adjacent properties.</p> <p>Views from living areas are orientated towards the private open space when possible.</p> <p>Windows at first floor level have been located and designed to reduce overlooking of adjacent properties and where screened where necessary.</p> <p>Windows at ground floor level do not allow overlooking of adjacent properties.</p> <p>The proposed dwellings are orientated towards the north and south and provide adequate daylight to internal spaces.</p>
<p><b>Internal views</b> Clause 55.04-7 Standard B23</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings have been designed to limit the views into the secluded private open space and habitable room windows of other dwellings within the development. Overlooking within the site has been restricted.</p> <p>All the windows have been designed to minimise overlooking of private open spaces to below 50%.</p>
<p><b>Noise impacts</b> Clause 55.04-8 Standard B24</p>	<p><b>Complies with standard and objective.</b> The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.</p> <p>Dwellings will be constructed in selected brick and render that will assist in accommodating 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>

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	<p>The site is not situated close to a busy road.</p> <p>The site is situated close to a railway line or industry.</p>
<p><b>Accessibility</b> Clause 55.05-1 Standard B25</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings have been 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. Each dwelling has access to the entrance from the pedestrian links and access ways.</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 Congram Street or the shared 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><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> <ul style="list-style-type: none"> <li>• Unit 1 &amp; 6 will have 106.5sqm of private open space.</li> <li>• Unit 2 will have 42.8sqm of private open space.</li> <li>• Unit 3 will have 49.2sqm of private open space.</li> <li>• Unit 4 will have 57.0sqm of private open space.</li> <li>• Unit 5 will have 42.5sqm of private open space</li> </ul> <p>The private open space for the dwellings is located off living areas</p> <p>Local public parkland is within walking distance.</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 lot runs north south thus providing good solar access to the open spaces.</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 dwellings respects the neighbourhood character of the area.</p>

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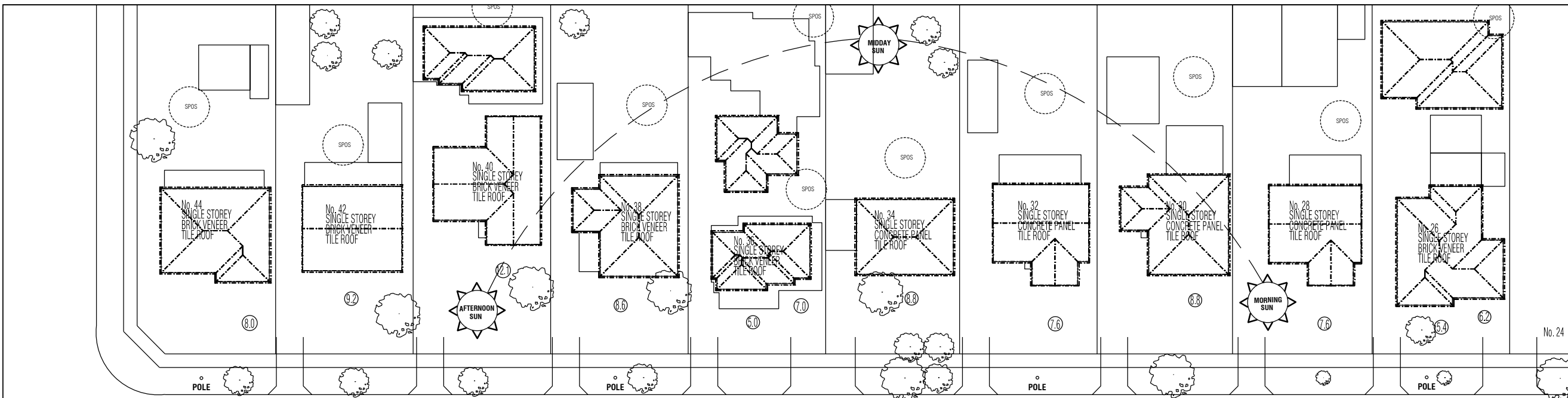
	<p>The height and width, massing and detailing, different building materials is designed to both enhance and integrate with the streetscape.</p> <p>The dwellings have been designed in order to respect neighbourhood characteristics.</p> <p>Dwelling materials and finishes were carefully selected to compliment to the character of neighbouring dwellings.</p> <p>The garages 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>Complies with standard and objective.</b> The existing iron front fence to Congram Street will be removed and no front fence is proposed.</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> Bins will be kept at the rear of each dwelling and located to the front of the properties on collection days only. It can easily be accommodated in the open space area of each dwelling.</p> <p>New mailboxes will be provided for the proposed dwellings.</p> <p>Site services can be installed and easily maintained.</p> <p>Site facilities have been designed to be accessible, adequate and attractive.</p>



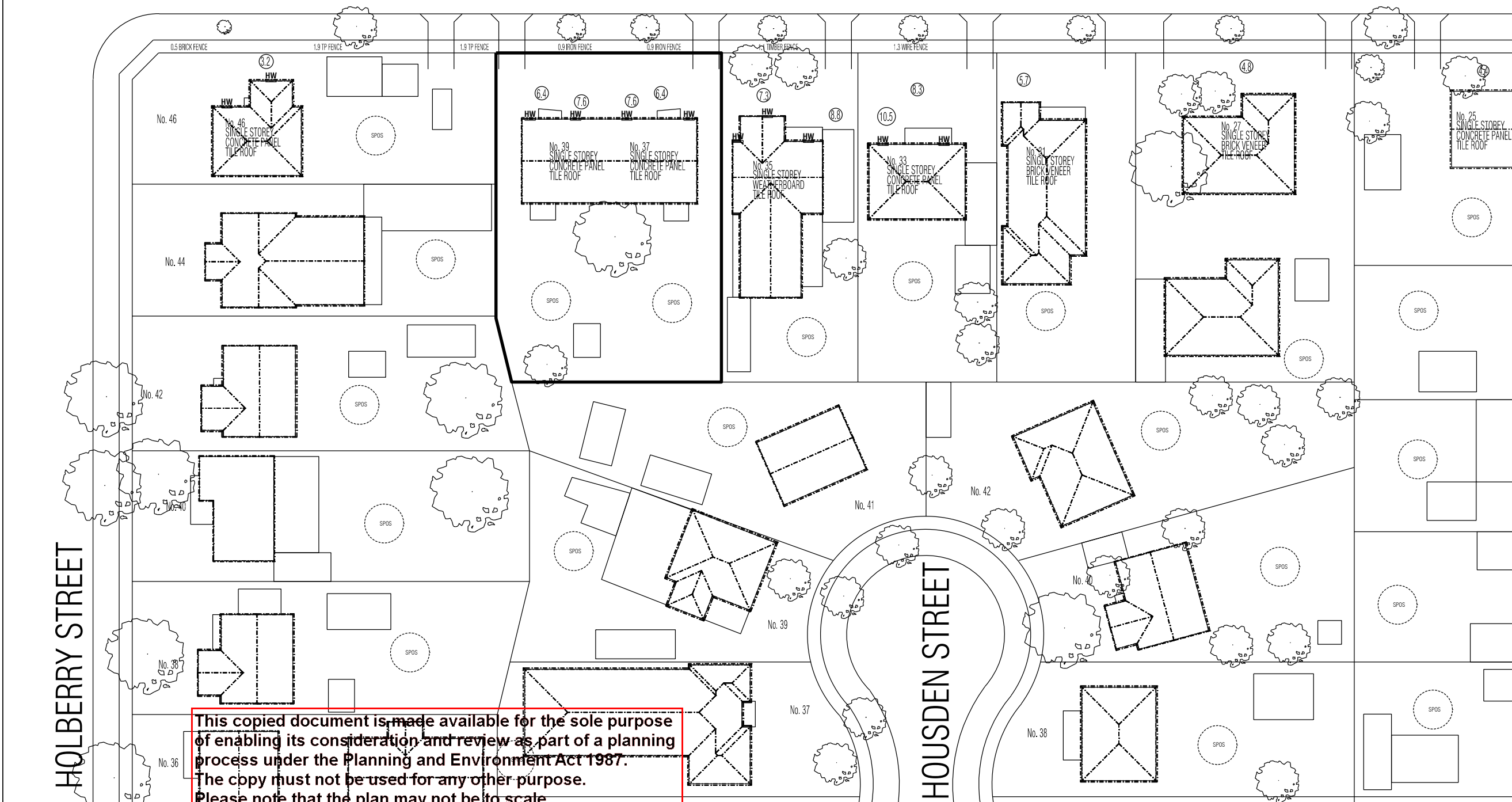
## Appendix 2 - Car Parking Assessment

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

<b>Accessways</b> Design standard 1	<b>Complies.</b> The accessways are functional, with a minimum width of 3 metres, an internal radius of at least 4 metres at changes of direction, and corner visibility splays.  Vehicles can change in direct and exit in a forward direction.
<b>Car parking spaces</b> Design standard 2	<b>Complies.</b> Car spaces in garages is at least 6m long and 3.5m wide for a single space.
<b>Gradients</b> Design standard 3	<b>Not Applicable.</b> The site is relatively flat and accessway grades are not steeper than 1:10 within 5 metres of the frontage.
<b>Mechanical parking</b> Design standard 4	<b>Not Applicable.</b>
<b>Urban design</b> Design standard 5	<b>Complies.</b> Car parks are placed behind the first two dwellings (Unit 1 & Unit 6) from the streetscape, therefore they are not visually dominant when viewed from the front of the block.
<b>Safety</b> Design standard 6	<b>Complies.</b> The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
<b>Landscaping</b> Design standard 7	<b>Complies.</b> The design of a single accessway and the landscaping at the front of the site as well as in corners of the accessway will assist in reducing its visual dominance of the and in softening the development.



CONGRAM STREET



HOLBERRY STREET

HOUSDEN STREET

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

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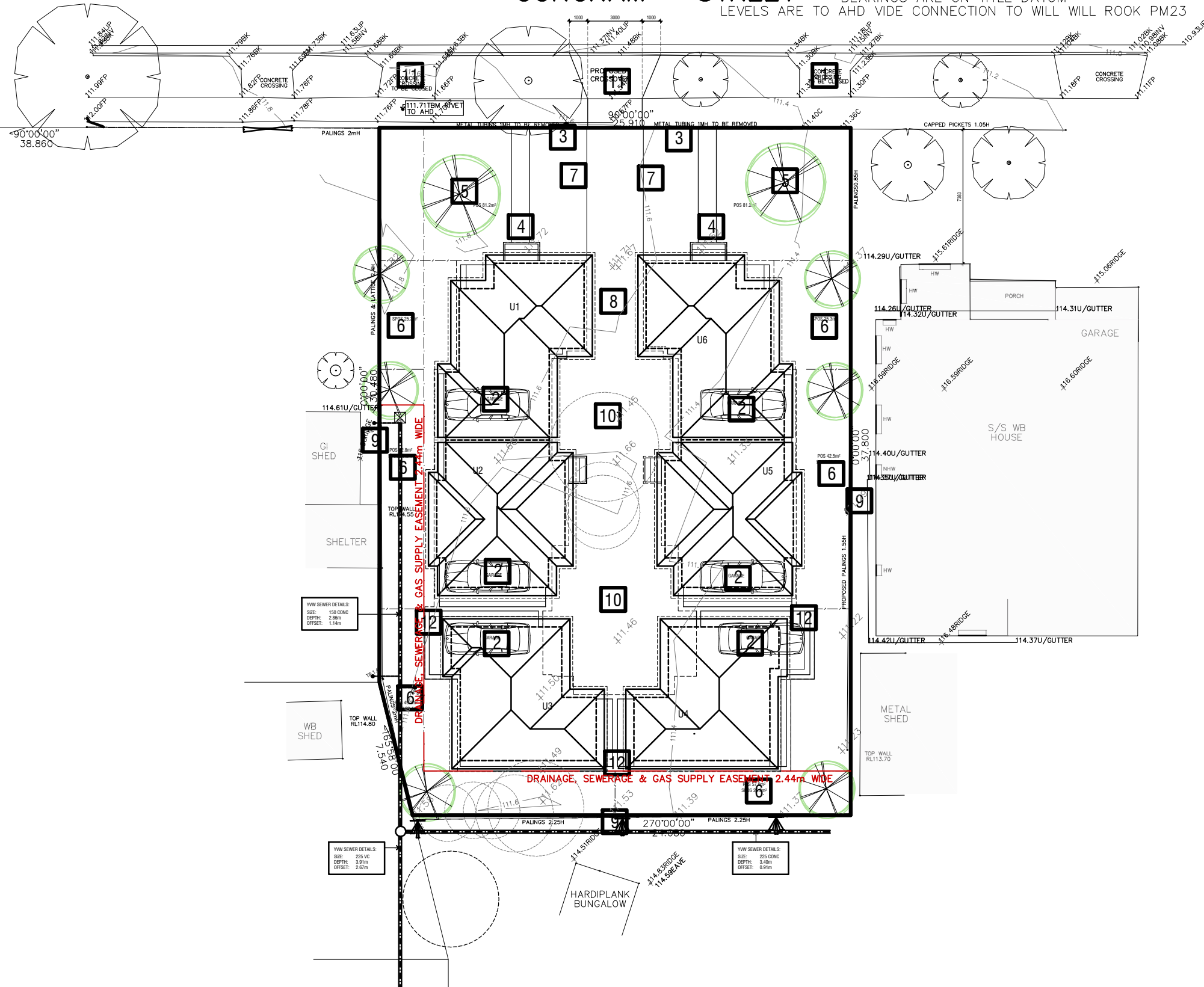
**NEIGHBOURHOOD AND SITE  
 DESCRIPTION PLAN**

UNIT DEVELOPMENT  
 37-39 CONGRAM STREET, BROADMEADOWS

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# CONGRAM STREET

BEARINGS ARE ON TITLE DATUM  
LEVELS ARE TO AHD VIDE CONNECTION TO WILL WILL ROOK PM23



## DESIGN RESPONSE

- 1 EXISTING CROSSOVER TO THE LEFT OF THE SITE TO BE CLOSED UP AND NO LONGER USED.
- 2 PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
- 3 NEW MAILBOXES FOR ALL UNITS.
- 4 PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
- 5 LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 6 OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
- 7 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- 8 SETBACKS BETWEEN UNITS AIMS TO RETAIN EXISTING SIGHT LINES WITHIN AND THROUGH THE SITE. THIS WILL ALSO REDUCE VISUAL BULK OF THE NEW DEVELOPMENT.
- 9 THERE ARE NO PROPOSED WALLS TO BE BUILT TO ANY BOUNDARY FOR THIS DEVELOPMENT.
- 10 DRIVEWAYS HAVE BEEN DESIGNED WITH A TURNING CIRCLE TO ALLOW VEHICLES TO EXIT THE SITE IN A FORWARD DIRECTION.
- 11 EXISTING CROSSOVER TO THE RIGHT OF THE SITE WILL BE RELOCATED AND MODIFIED TO PROVIDE VEHICLE ACCESS TO ALL UNITS.
- 12 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.

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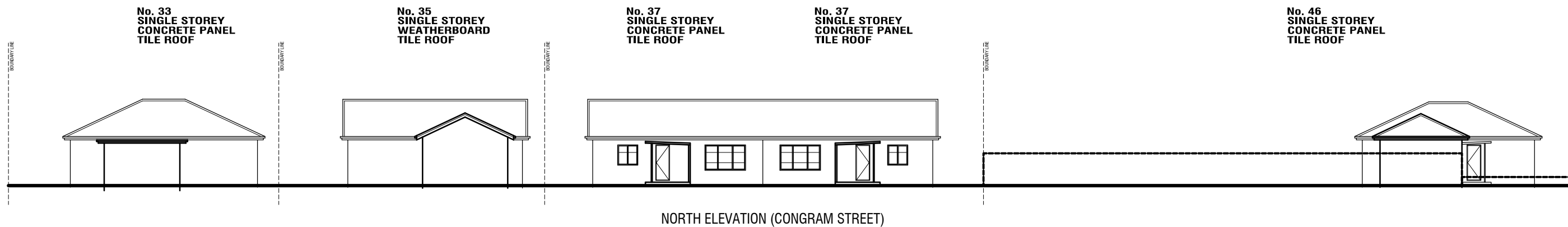
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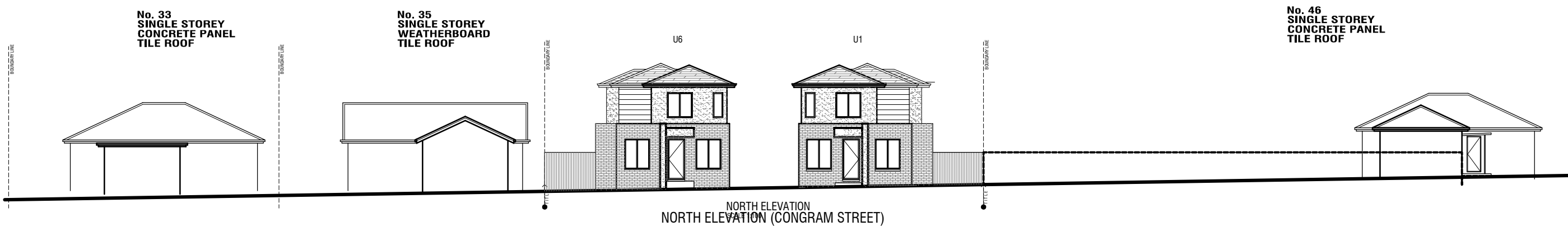
DESIGN RESPONSE

UNIT DEVELOPMENT  
37-39 CONGRAM STREET,  
BROADMEADOWS

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**EXISTING ELEVATIONS**



**PROPOSED ELEVATIONS**

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STREET ELEVATIONS

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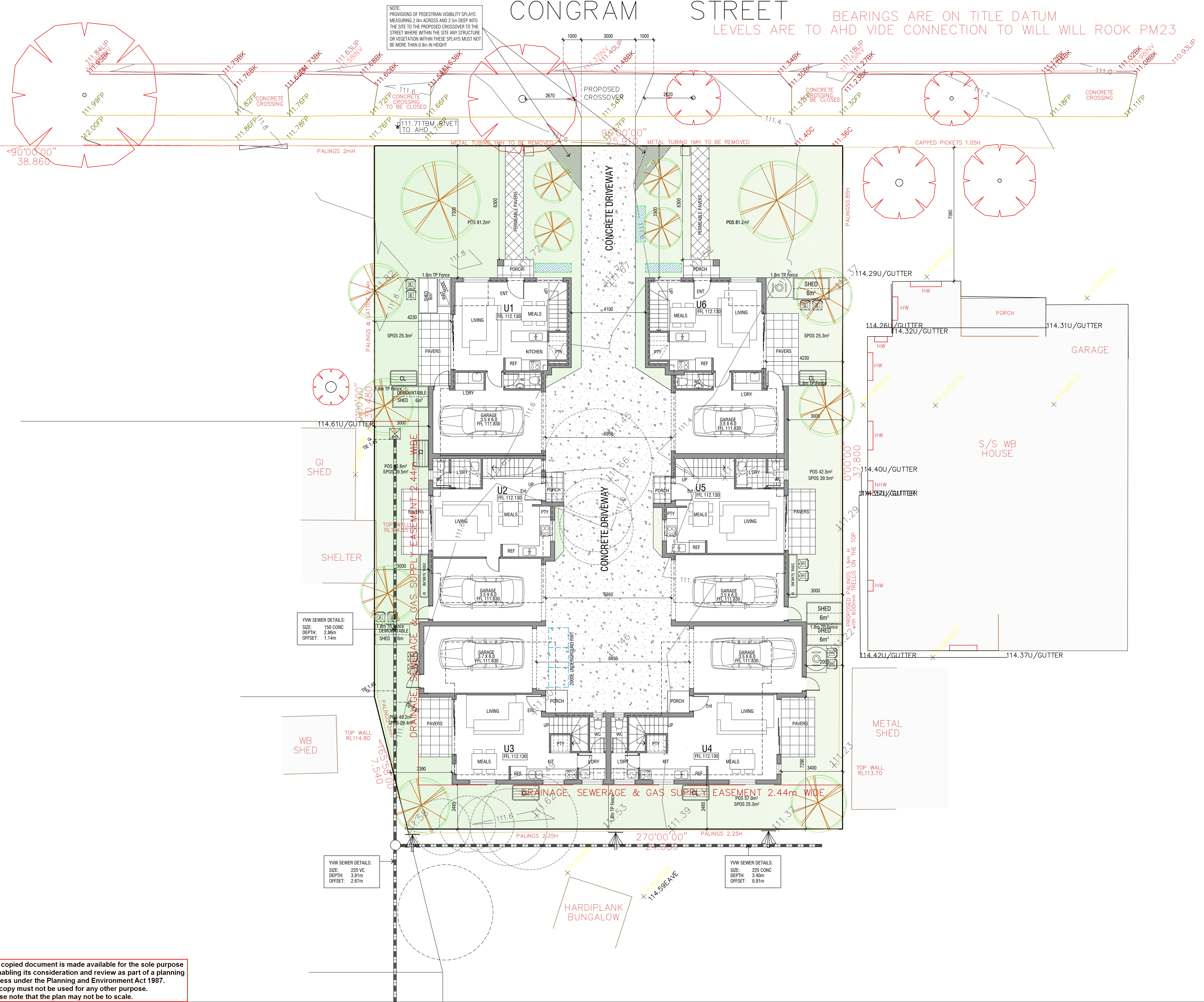


# CONGRAM STREET

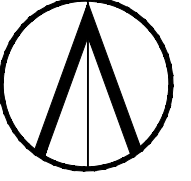
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## AREA SCHEDULE:

UNIT	GROUND FLOOR AREA:	FIRST FLOOR AREA:	GARAGE:	PORCH:	TOTAL AREA:	TOTAL POS:
UNIT 1	40.0 m <sup>2</sup>	54.6 m <sup>2</sup>	24.0 m <sup>2</sup>	2 m <sup>2</sup>	13.0 SQ 120.6 m <sup>2</sup>	106.5 m <sup>2</sup>
UNIT 2	38.0 m <sup>2</sup>	50 m <sup>2</sup>	23 m <sup>2</sup>	1.5 m <sup>2</sup>	12.1 SQ 112.5 m <sup>2</sup>	42.8 m <sup>2</sup>
UNIT 3	40.0 m <sup>2</sup>	48.7 m <sup>2</sup>	26.0 m <sup>2</sup>	1.2 m <sup>2</sup>	12.5 SQ 115.9 m <sup>2</sup>	49.2 m <sup>2</sup>
UNIT 4	43.3 m <sup>2</sup>	48.4 m <sup>2</sup>	26.0 m <sup>2</sup>	1.5 m <sup>2</sup>	12.8 SQ 119.2 m <sup>2</sup>	57.0 m <sup>2</sup>
UNIT 5	38.0 m <sup>2</sup>	50.0 m <sup>2</sup>	23 m <sup>2</sup>	1.2 m <sup>2</sup>	12.1 SQ 112.2 m <sup>2</sup>	42.5 m <sup>2</sup>
UNIT 6	40.0 m <sup>2</sup>	54.6 m <sup>2</sup>	24 m <sup>2</sup>	2 m <sup>2</sup>	13.0 SQ 120.6 m <sup>2</sup>	106.5 m <sup>2</sup>
SITE AREA	972.7 m <sup>2</sup>					
SITE COVERAGE:	40.6%					395.0 m <sup>2</sup>
SITE PERMEABILITY:	42.0%					411.0 m <sup>2</sup>
GARDEN AREA REQ:	41.9%					408.0 m <sup>2</sup>



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Revisions

08.2021	REV. A	ISSUE FOR TP SUBMISSION
08.11.2021	REV. B	RESPONSE TO COUNCIL RE EMAIL (13.10.21)

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GROUND FLOOR

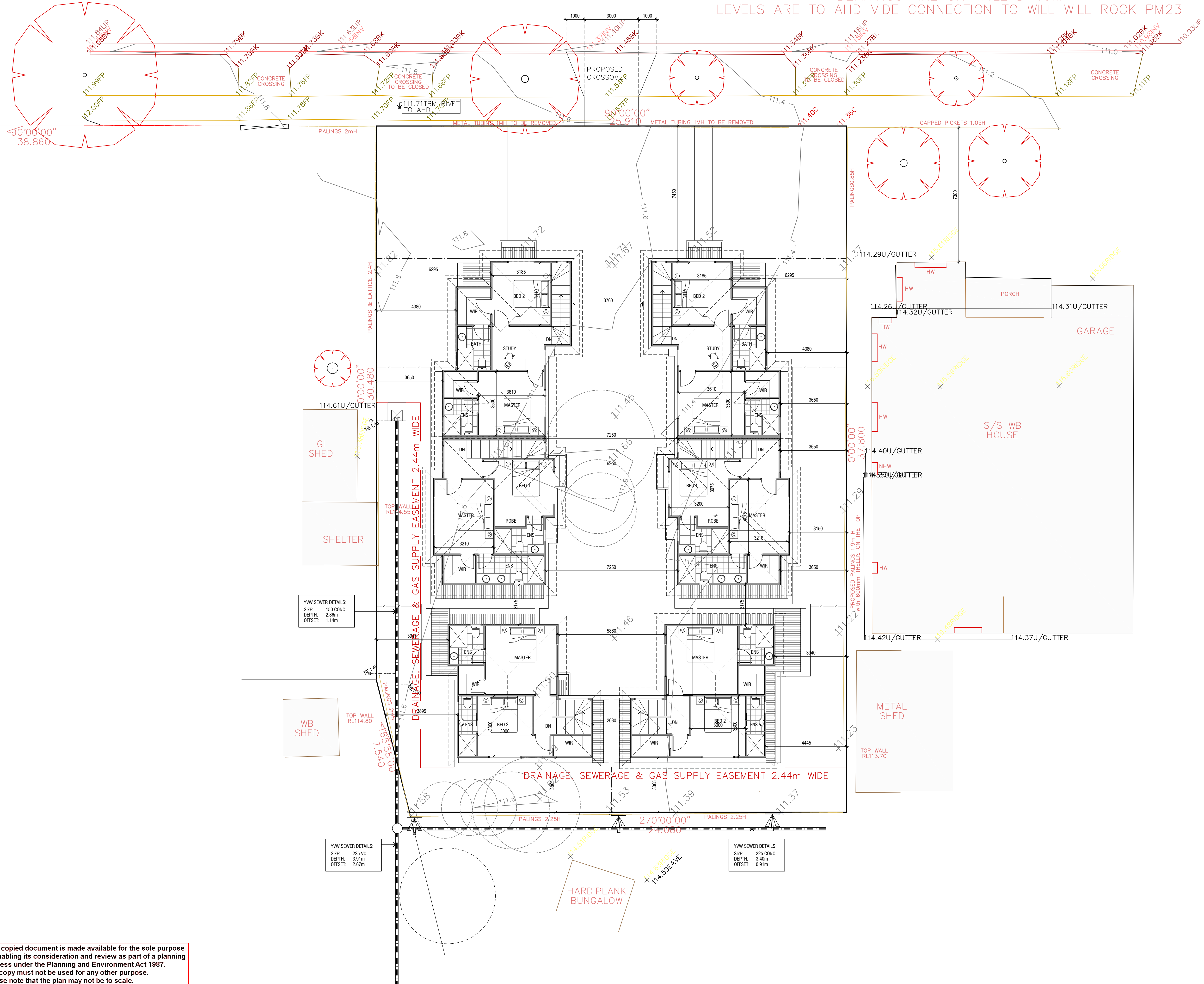
UNIT DEVELOPMENT  
 37 CONGRAM ST.  
 BROADMEADOWS

**TP01**  
REV. B

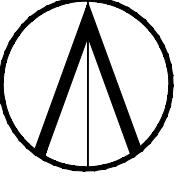


# CONGRAM STREET

BEARINGS ARE ON TITLE DATUM  
LEVELS ARE TO AHD VIDE CONNECTION TO WILL WILL ROOK PM23



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Revisions

08.2021	REV. A	ISSUE FOR TP SUBMISSION
08.11.2021	REV. B	RESPONSE TO COUNCIL RE EMAIL (13.10.21)

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FIRST FLOOR

UNIT DEVELOPMENT  
37 CONGRAM ST.  
BROADMEADOWS

**TP02**  
REV. B

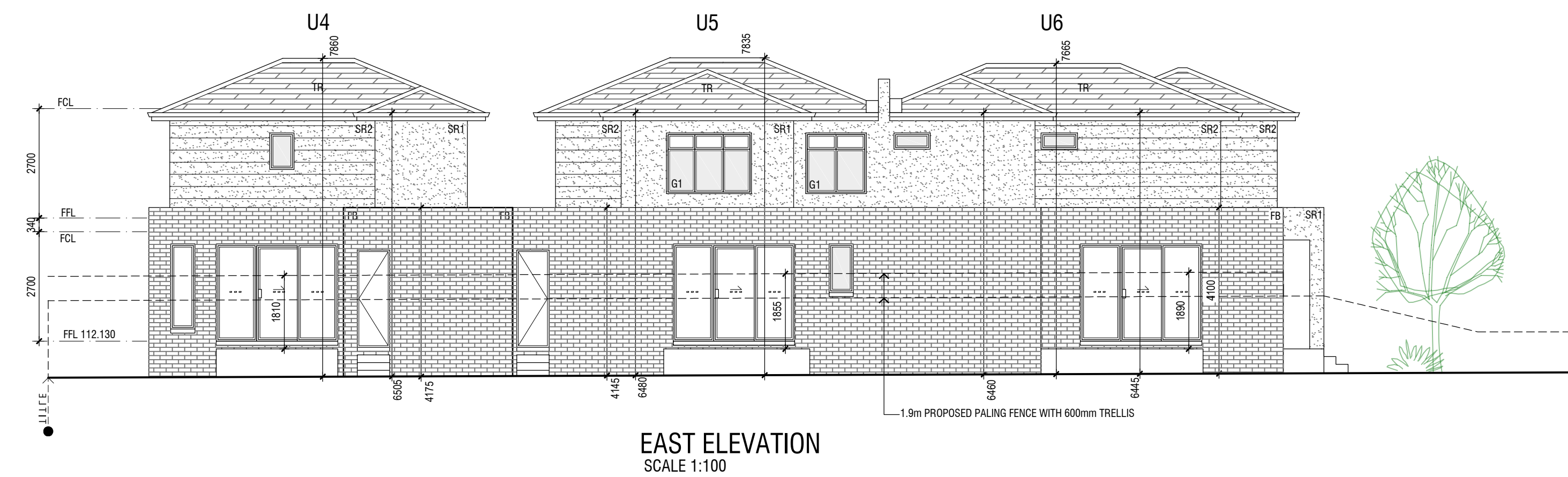
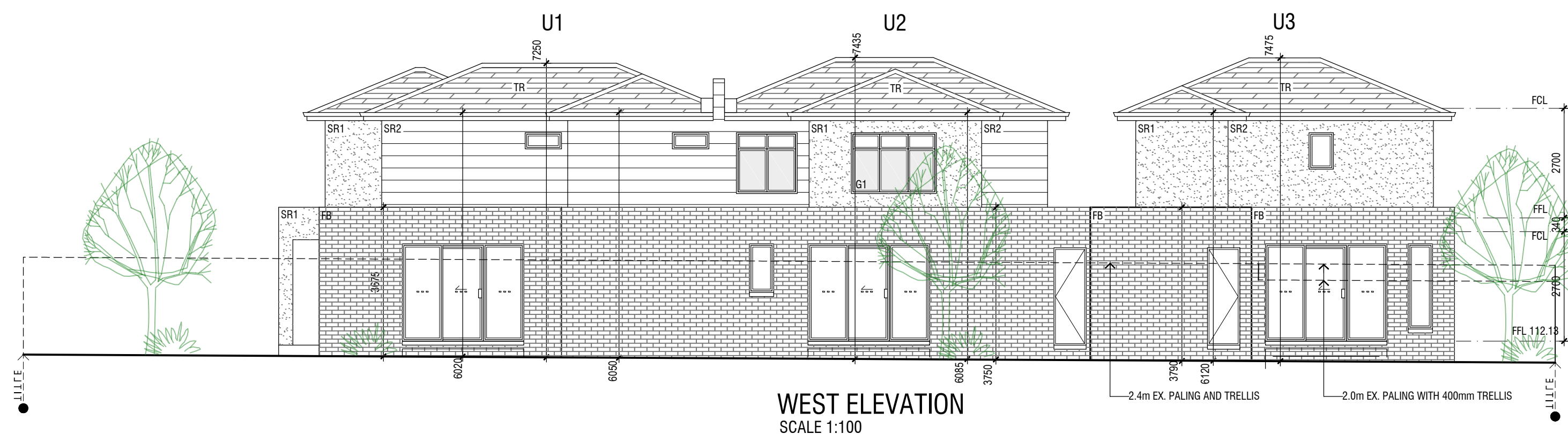
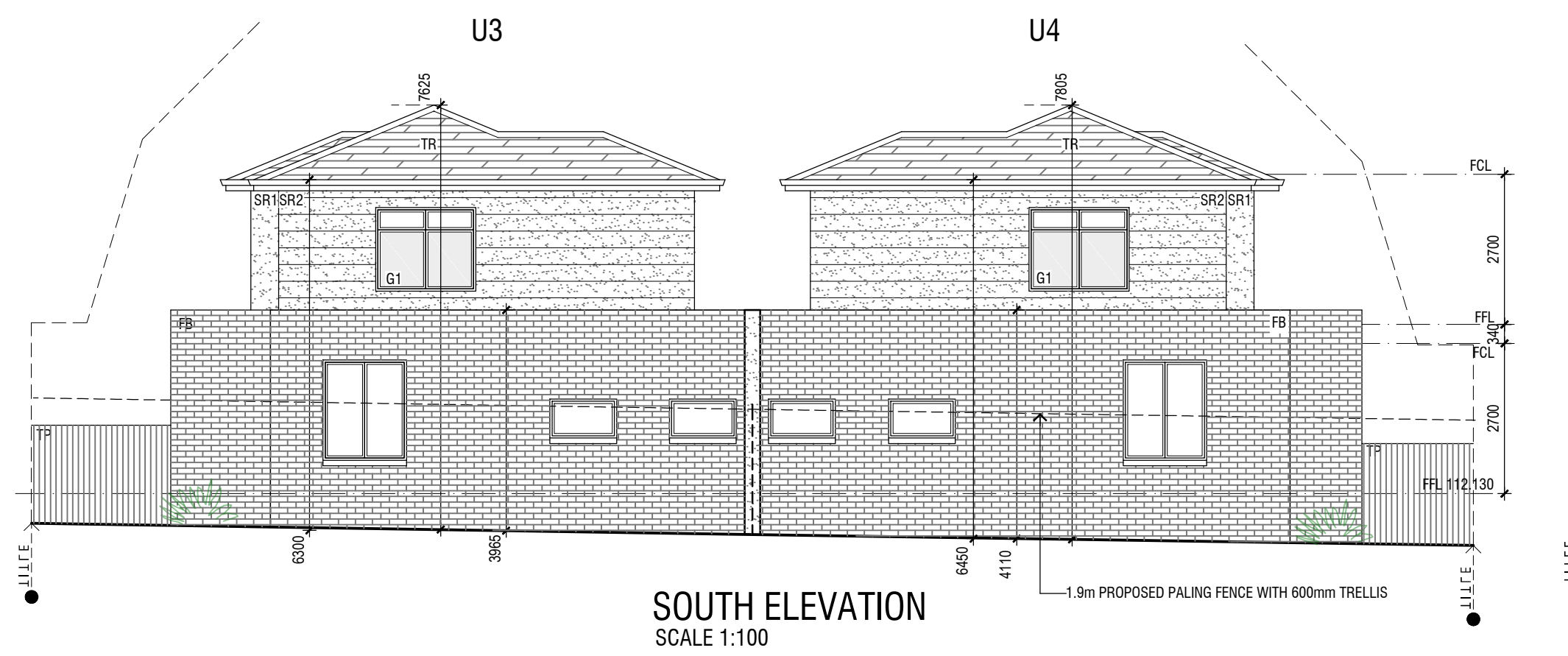
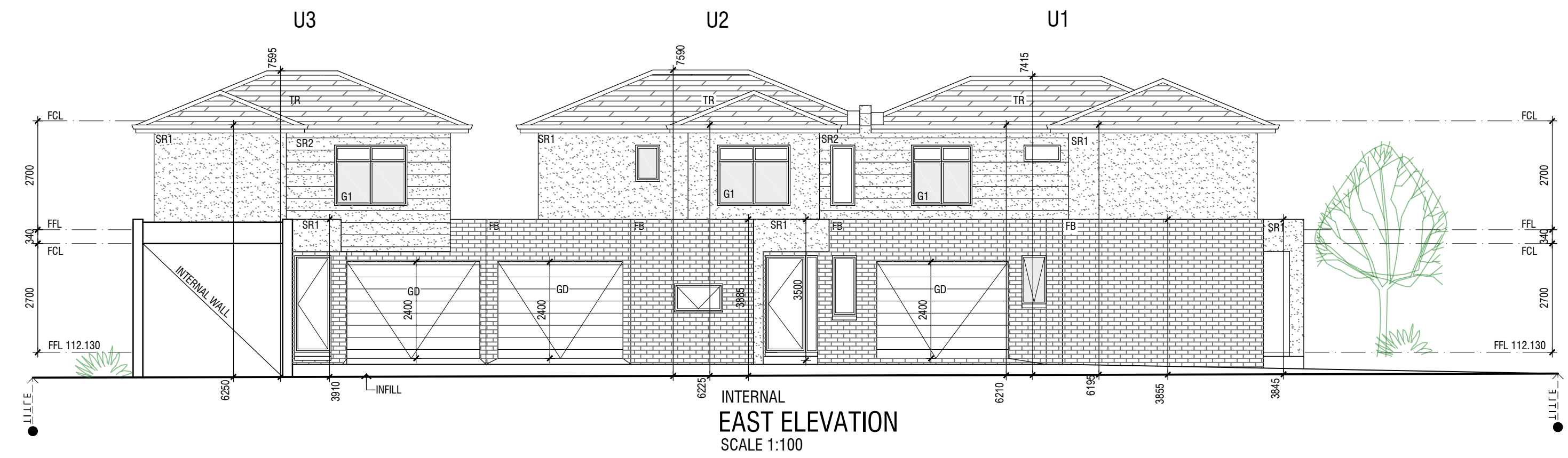
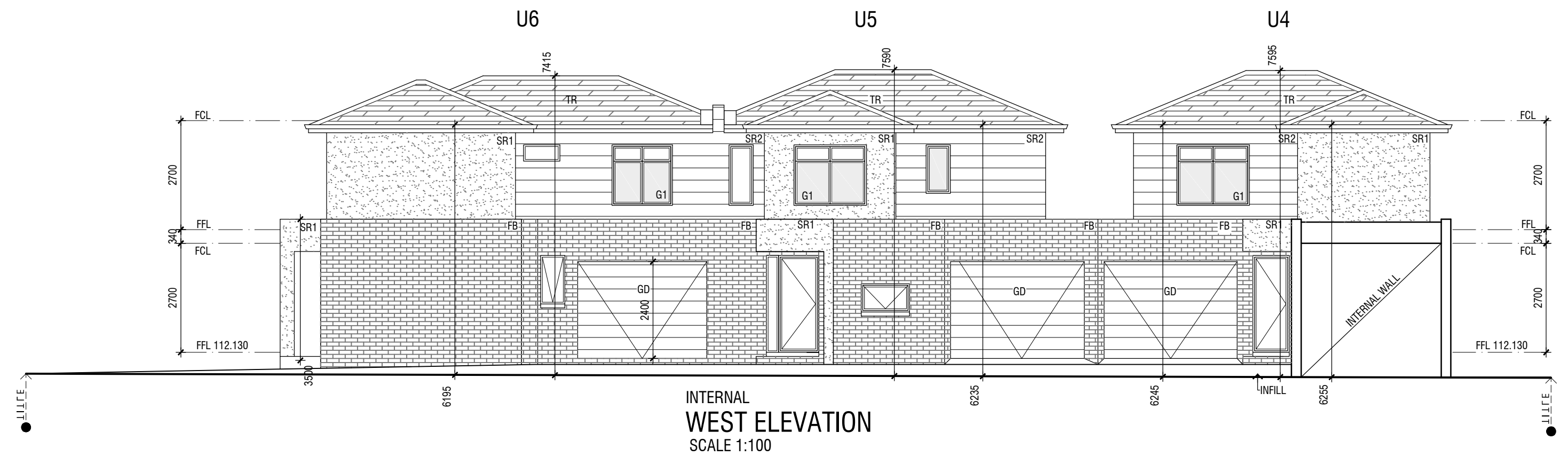
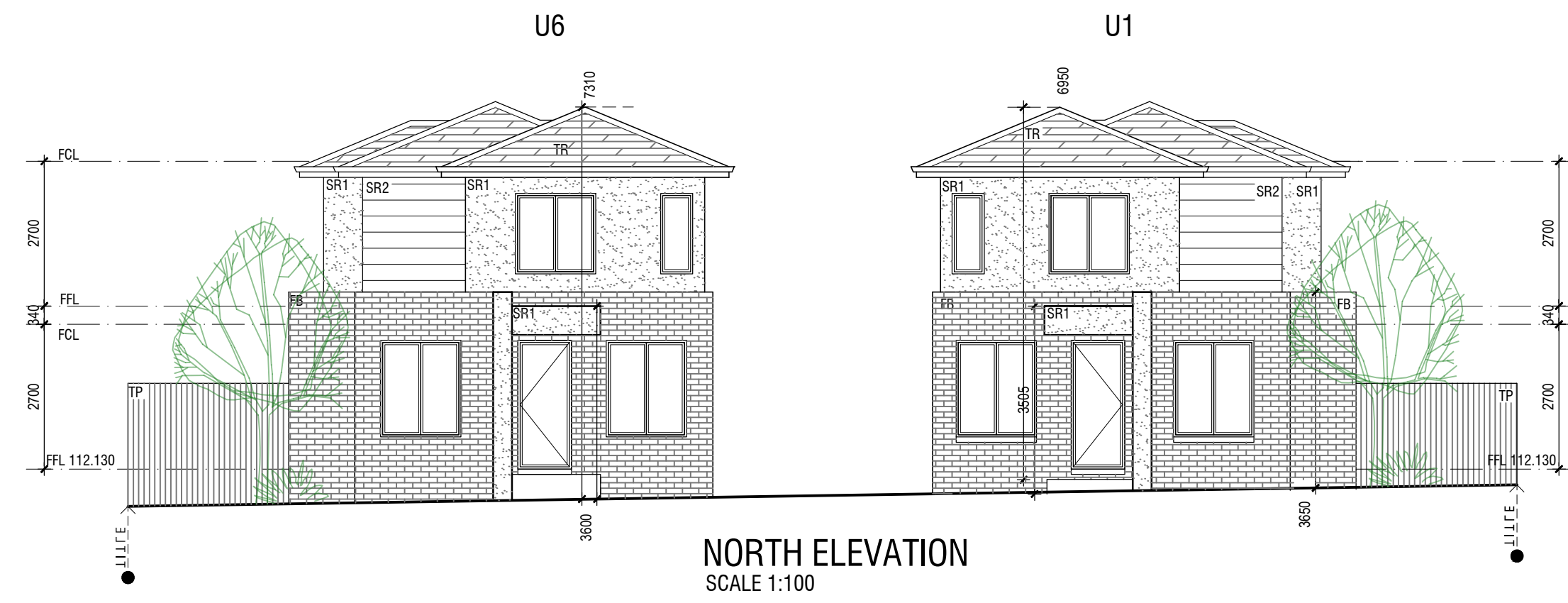


**MATERIAL SCHEDULE:**

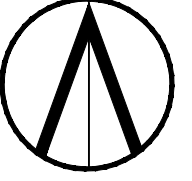
- SR1 SMOOTH RENDER FINISH
- SR2 SMOOTH RENDER FINISH WITH SHADOW LINES
- FB FACEBRICK WALL
- GD SELECTED GARAGE DOOR
- AX SELECTED AXON PANELS
- SC STRIA CLAD
- G1 FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE THE FINISHED FLOOR LEVEL
- TP 1.8m HIGH TIMBER PAILING FENCE

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES



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Revisions

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08/11/2021	REV. B	RESPONSE TO COUNCIL RE EMAIL (13.10.21)

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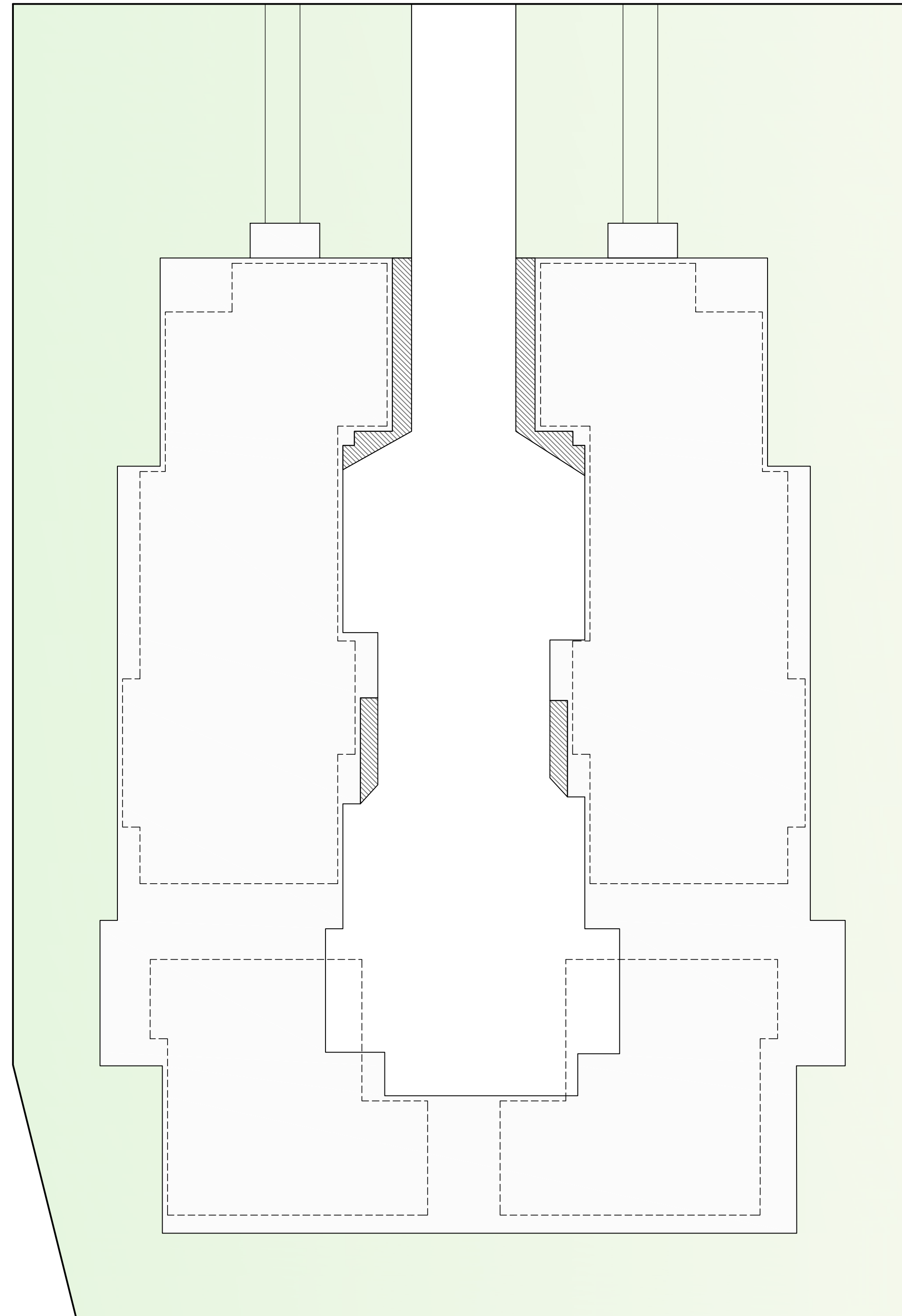
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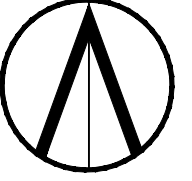
ELEVATION

UNIT DEVELOPMENT 37 CONGRAM ST. BROADMEADOWS	<b>TP03</b> REV. B
--	-----------------------



SITE AREA 972.7 m<sup>2</sup>  
 SITE COVERAGE: 40.6% 395.0 m<sup>2</sup>  
 GARDEN AREA REQ: 41.9% 408.0 m<sup>2</sup>  
 GARDEN AREA NOT INCLUDED

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**Revisions**  
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 08.11.2021 REV. B RESPONSE TO COUNCIL REFEEDBACK (13.10.21)

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GARDEN AREA PLAN

UNIT DEVELOPMENT  
 37 CONGRAM ST.  
 BROADMEADOWS

**TP04**  
 REV. B



# Melbourne Water STORM Rating Report

TransactionID: 1264294  
 Municipality: HUME  
 Rainfall Station: HUME  
 Address: 37-39 CONGRAM ST

BROADMEADOWS  
 VIC 3047  
 Assessor: Ali Aldirani  
 Development Type: Residential - Multiunit  
 Allotment Site (m2): 972.70  
 STORM Rating %: 104

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
RWT U1	46.00	Rainwater Tank	2,000.00	2	168.00	82.80
Raingarden U1	26.00	Raingarden 100mm	1.00	0	132.50	0.00
Untreated Area U1	1.00	None	0.00	0	0.00	0.00
RWT U2	45.00	Rainwater Tank	2,000.00	2	172.00	82.00
Raingarden U2	0.00	None	0.00	0	0.00	0.00
Untreated area U2	22.00	None	0.00	0	0.00	0.00
RWT U3	37.00	Rainwater Tank	2,000.00	2	170.00	82.00
Raingarden U3	0.00	None	0.00	0	0.00	0.00
Untreated area U3	37.00	None	0.00	0	0.00	0.00
RWT U4	57.00	Rainwater Tank	2,000.00	2	146.00	89.20
Raingarden U4	0.00	None	0.00	0	0.00	0.00
Untreated Roof Area U4	17.00	None	0.00	0	0.00	0.00
RWT U5	45.00	Rainwater Tank	2,000.00	2	172.00	82.00
Raingarden U5	0.00	None	0.00	0	0.00	0.00
Untreated Roof U5	22.00	None	0.00	0	0.00	0.00

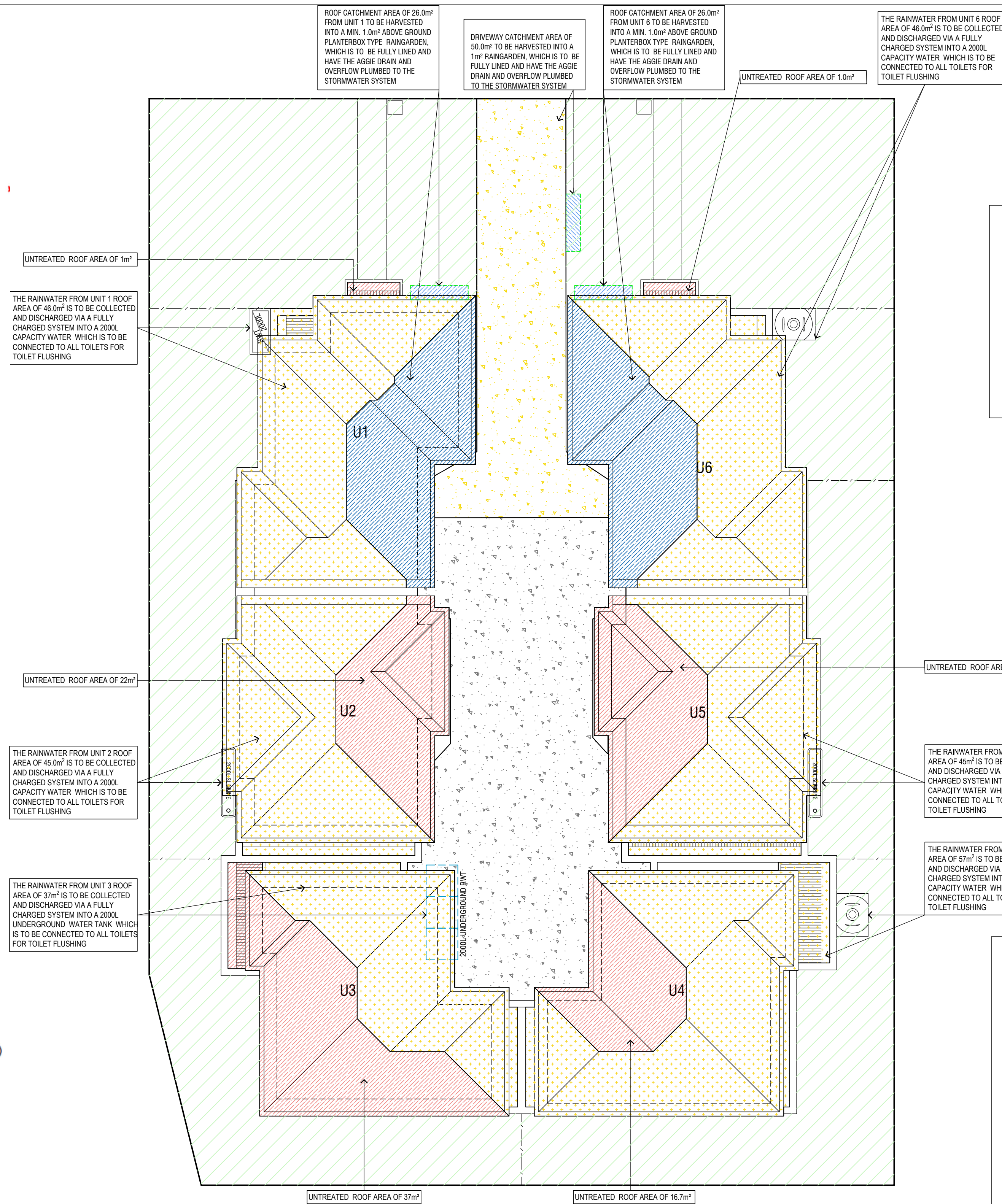
Date Generated: 04-Nov-2021 Program Version: 1.0.0

# Melbourne Water STORM Rating Report

TransactionID: 1264265  
 Municipality: HUME  
 Rainfall Station: HUME  
 Address: 37-39 CONGRAM ST

BROADMEADOWS  
 VIC 3047  
 Assessor: Ali Aldirani  
 Development Type: Residential - Multiunit  
 Allotment Site (m2): 972.70  
 STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
RWT U6	46.00	Rainwater Tank	2,000.00	2	168.00	82.80
Raingarden U6	26.00	Raingarden 100mm	1.00	0	132.50	0.00
Untreated Roof U6	0.00	None	0.00	0	0.00	0.00
UNTREATED DRIVEWAY AREA	90.00	None	0.00	0	0.00	0.00
Driveway To Raingarden	50.00	Raingarden 100mm	1.00	0	128.10	0.00



THE STORMWATER MANAGEMENT SYSTEM IS:  
 • DESIGNED AND MANAGED IN ACCORDANCE WITH THE REQUIREMENTS AND TO THE SATISFACTION OF THE RELEVANT DRAINAGE AUTHORITY.  
 • DESIGNED AND MANAGED IN ACCORDANCE WITH THE REQUIREMENTS AND TO THE SATISFACTION OF THE WATER AUTHORITY WHERE REUSE OF STORMWATER IS PROPOSED.  
 • DESIGNED TO MEET THE CURRENT BEST PRACTICE PERFORMANCE OBJECTIVES FOR STORMWATER QUALITY AS CONTAINED IN THE URBAN STORMWATER - BEST PRACTICE ENVIRONMENTAL MANAGEMENT GUIDELINES (VICTORIAN STORMWATER COMMITTEE, 1999).  
 • DESIGNED TO ENSURE THAT FLOWS DOWNSTREAM OF THE SUBDIVISION SITE ARE RESTRICTED TO PRE-DEVELOPMENT LEVELS UNLESS INCREASED FLOWS ARE APPROVED BY THE RELEVANT DRAINAGE AUTHORITY AND THERE ARE NO DETRIMENTAL DOWNSTREAM IMPACTS.  
 • DESIGNED TO CONTRIBUTE TO COOLING, IMPROVING LOCAL HABITAT AND PROVIDING ATTRACTIVE AND ENJOYABLE SPACES.

### LEGEND

- CONCRETE SURFACE
- PERMEABLE DRIVEWAY
- METAL ROOF AREA
- UNTREATED ROOF AREA
- ROOF AREA TO RAINWATER TANK
- DRIVEWAY TO RAINGARDEN
- VEGETATED AREA
- RAINGARDEN 100mm
- ROOF AREA TO RAINGARDEN

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

### 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.

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

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

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

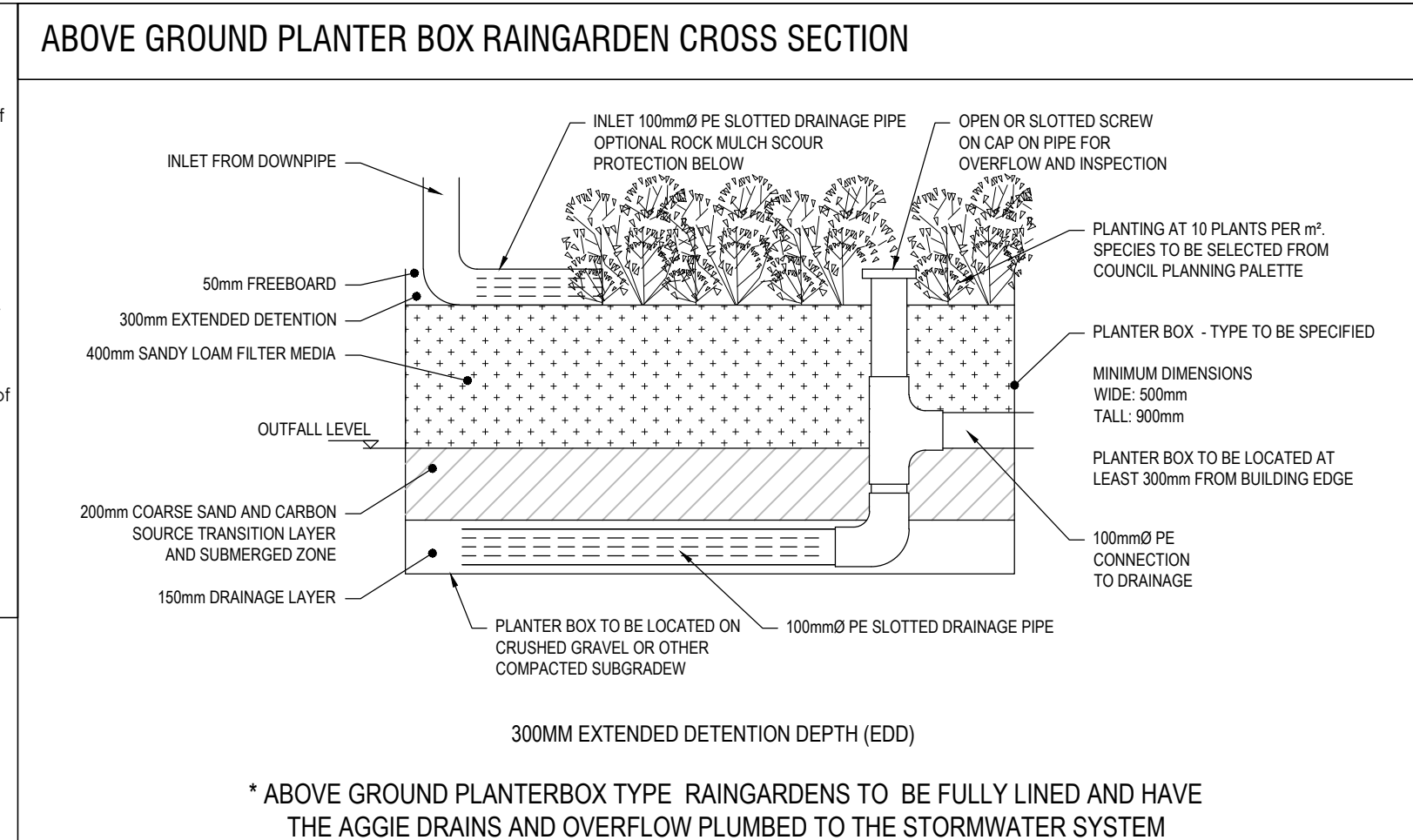
BUILD THE RAIN GARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAIN GARDEN.

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

MAINTENANCE AND MANAGEMENT OF RAINGARDENS TO BE THE RESPONSIBILITY OF THE OWNERS CORPORATION

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



The development includes the reintegration of urban water into the landscape to facilitate a range of benefits, including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.

- The incorporated WSUD treatment measures will help to control air, soil, and water quality, along with other potential environmental problems within the site
- Stormwater harvesting and reuse will reduce the overall stormwater outflows from the site while also reducing urban temperatures through enhanced evapotranspiration and surface cooling
- The development maximises the provision of vegetated landscaping and permeable surfaces, which will help to trap sediment and enhance filtration of nutrients and pesticides by slowing down runoff that could enter the local surface waters or the Council stormwater system
- The root systems of the planted vegetation within the site will hold soil particles together which greatly reduces wind erosion and stabilises the soil, providing protection against local erosion which will also assist greatly in holding as much water as possible and releasing it slowly into the stormwater system
- The site will now be capable of holding a much greater amount of water during flash flooding events

\* ABOVE GROUND PLANTERBOX TYPE RAINGARDENS TO BE FULLY LINED AND HAVE THE AGGIE DRAINS AND OVERFLOW PLUMBED TO THE STORMWATER SYSTEM

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Revisions

08.11.2021 REV\_B RESPONSE TO COUNCIL REVIEWAL (13.10.21)

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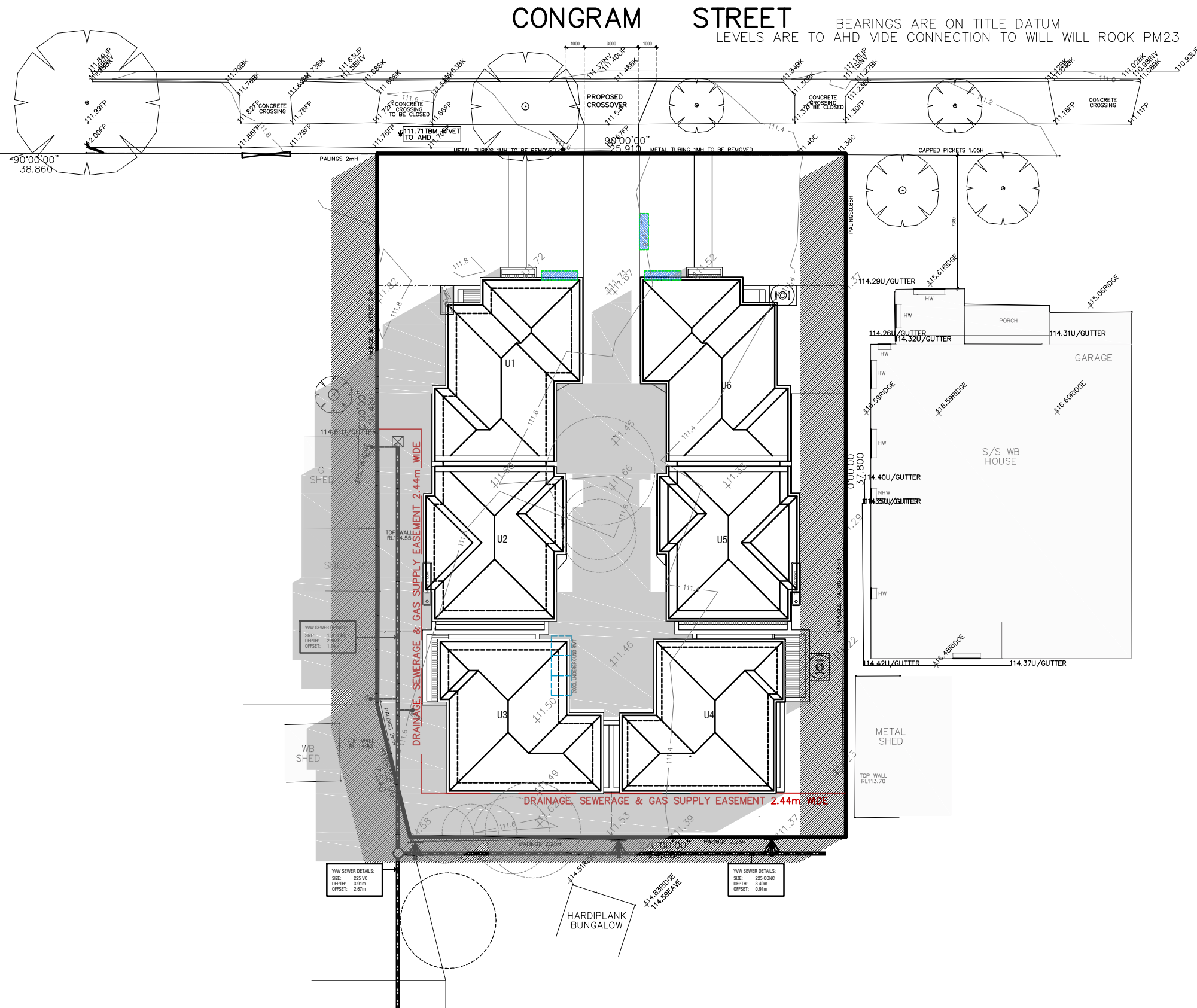
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WSUD

UNIT DEVELOPMENT  
 37 CONGRAM ST,  
 BROADMEADOWS

TP05  
 REV\_B





# LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS



## SHADOW DIAGRAM 9AM 22nd OF SEPTEMBER

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### PROPOSED SHADOW DIAGRAM

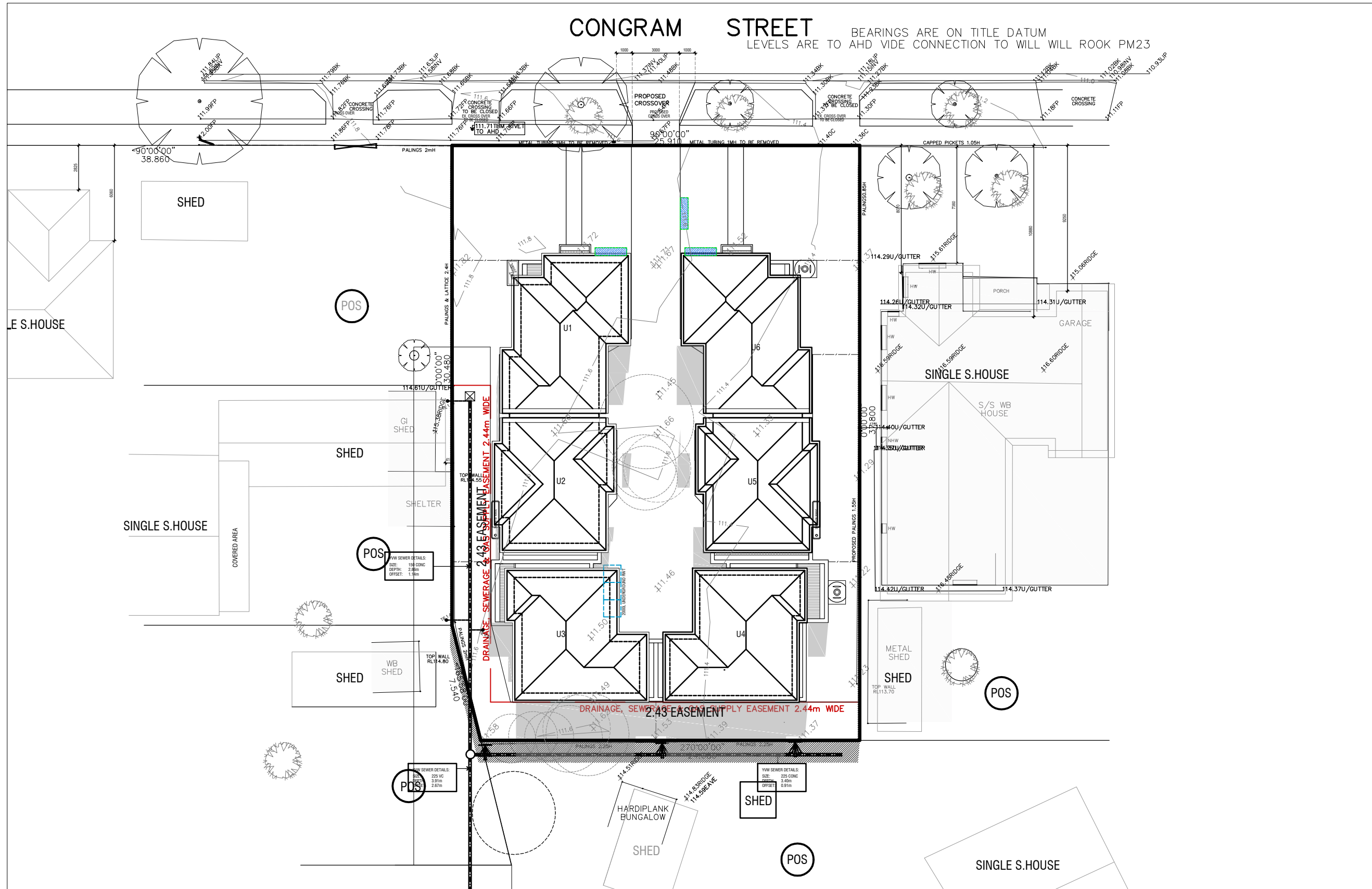
UNIT DEVELOPMENT  
37-39 CONGRAM STREET,  
BROADMEADOWS

**SD01**  
REV-

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# CONGRAM STREET

BEARINGS ARE ON TITLE DATUM  
LEVELS ARE TO AHD VIDE CONNECTION TO WILL WILL ROOK PM23



## LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS

NORTH  
SHADOW DIAGRAM 12PM  
22nd OF SEPTEMBER

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Revisions	
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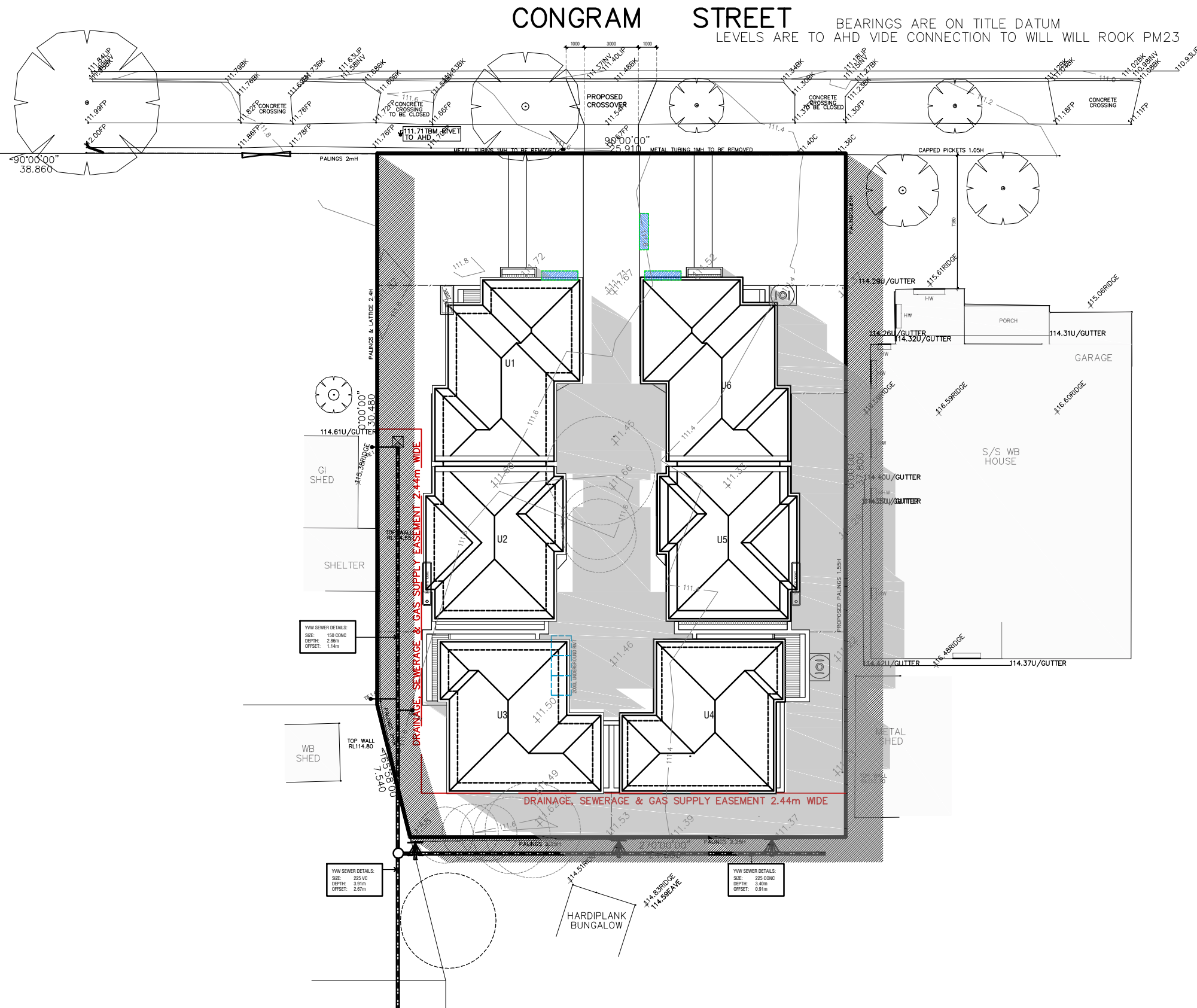
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AUG 2021	1:250@A3	C.M	----

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT  
37-39 CONGRAM STREET,  
BROADMEADOWS

**SD02**  
REV-

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# LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS

NORTH  
**SHADOW DIAGRAM 3PM**  
 22nd OF SEPTEMBER

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PROPOSED SHADOW DIAGRAM

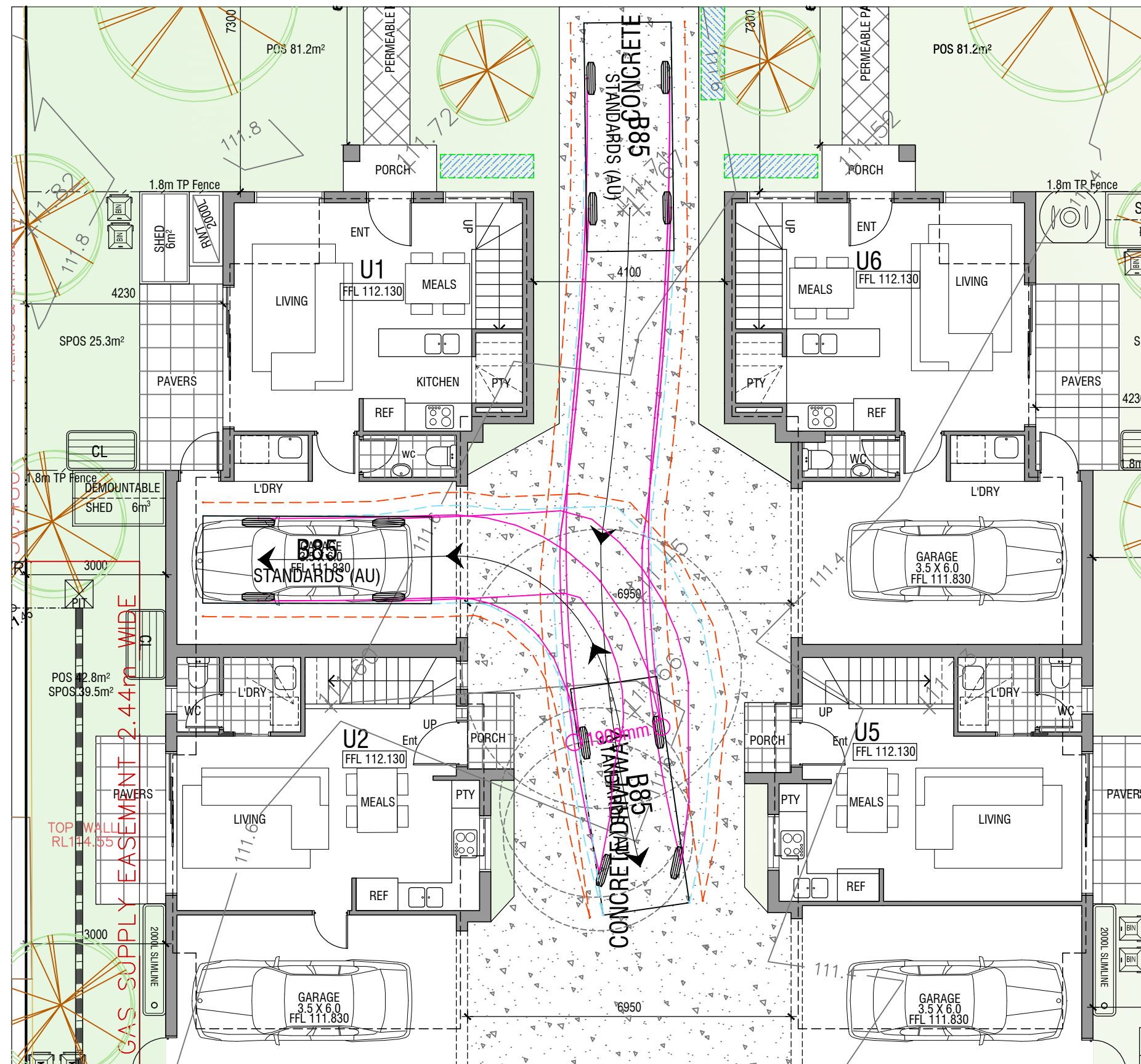
UNIT DEVELOPMENT  
 37-39 CONGRAM STREET,  
 BROADMEADOWS

SD03

REV-

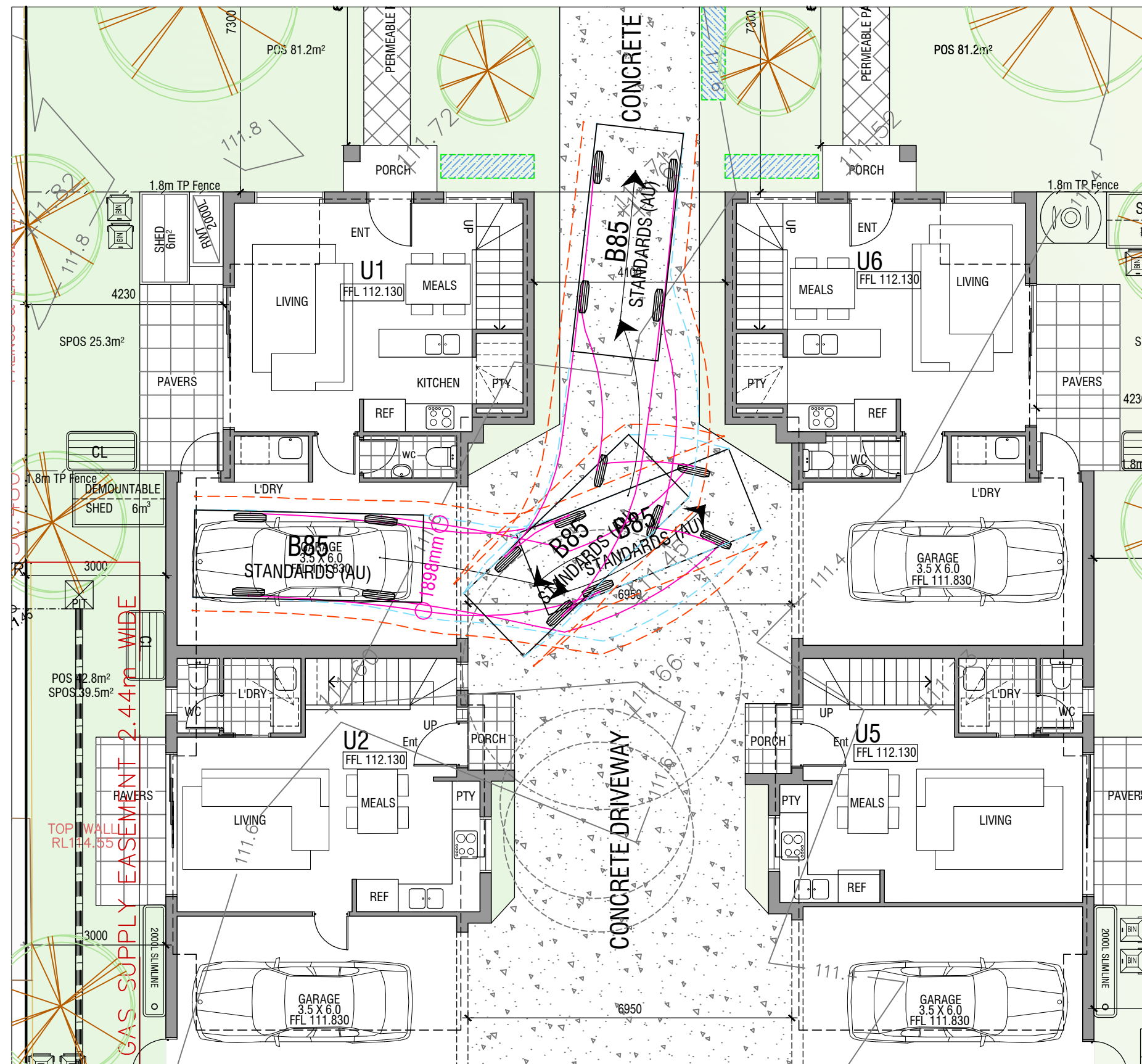
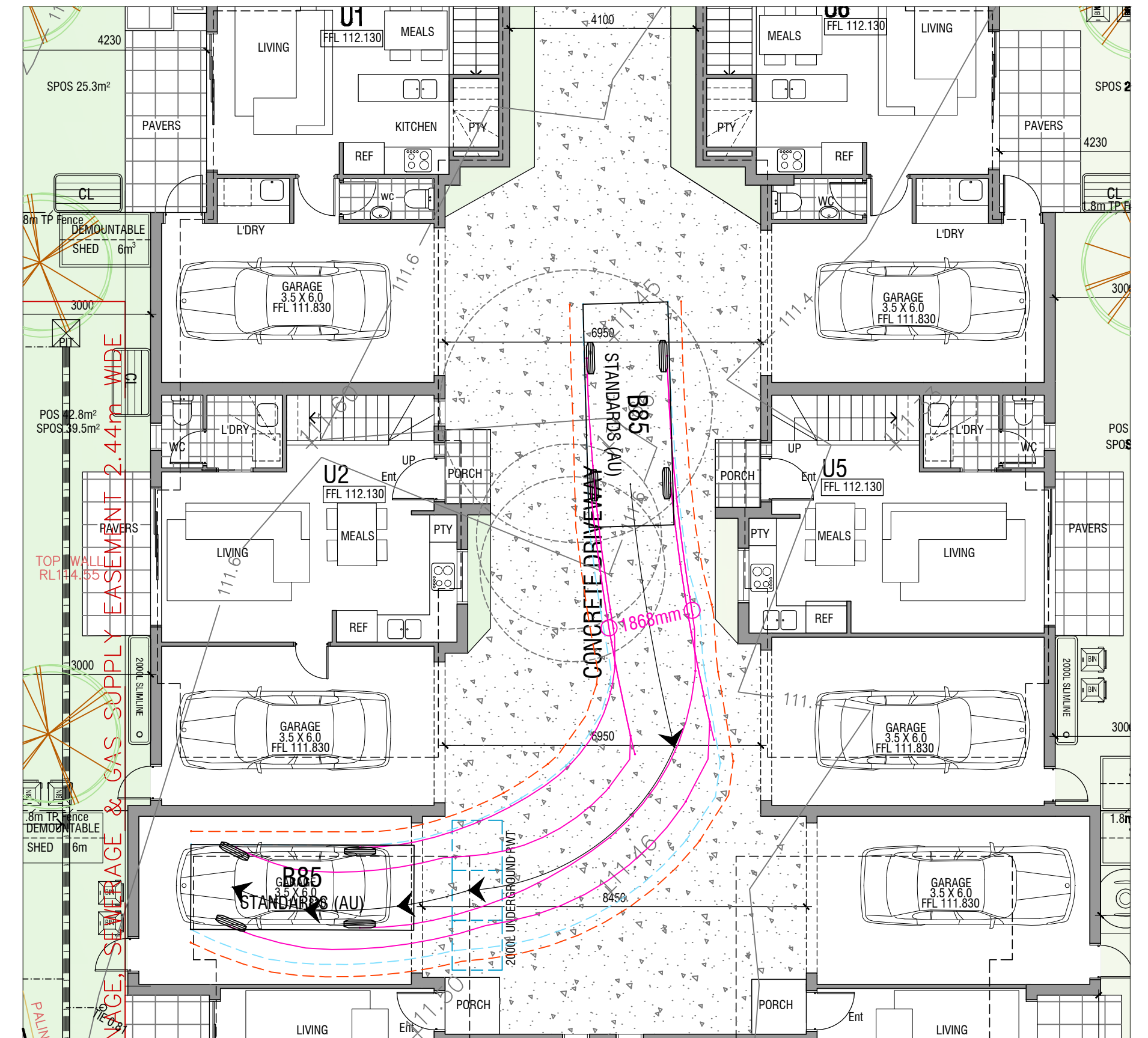
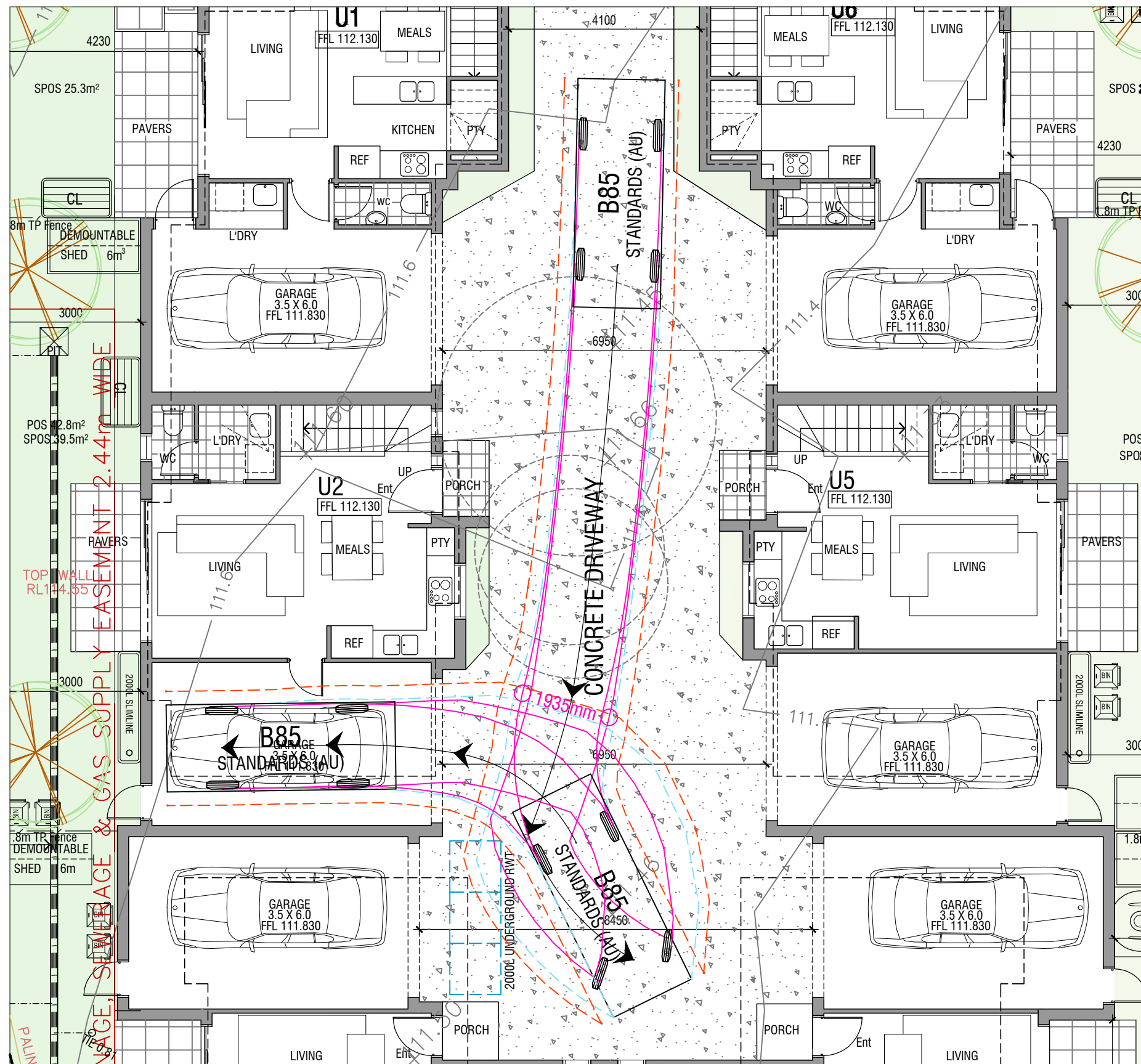
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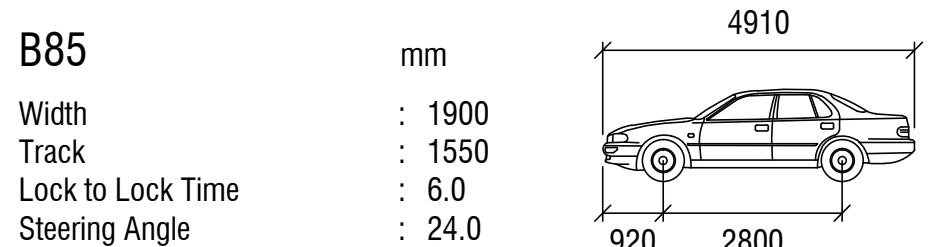
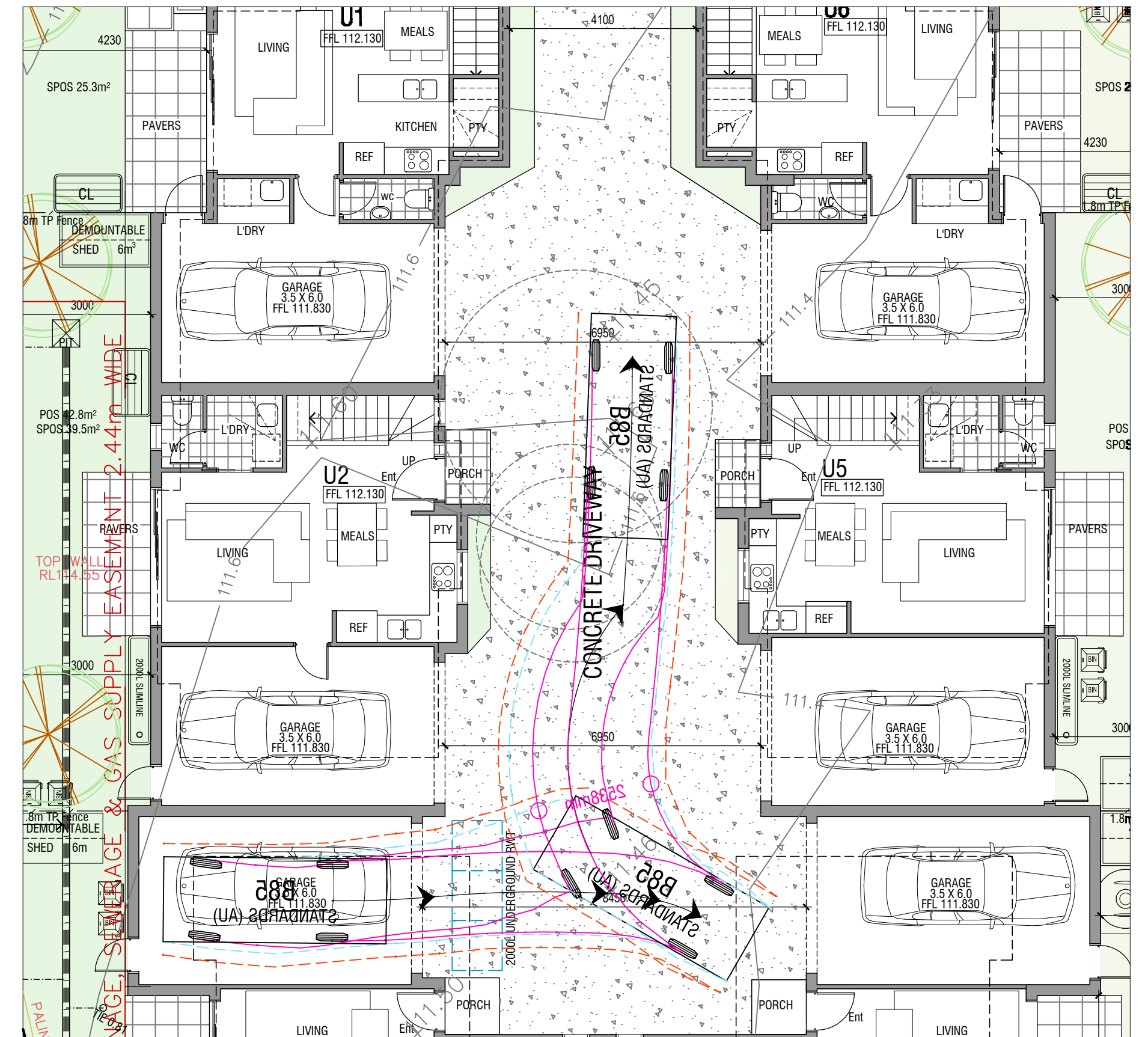
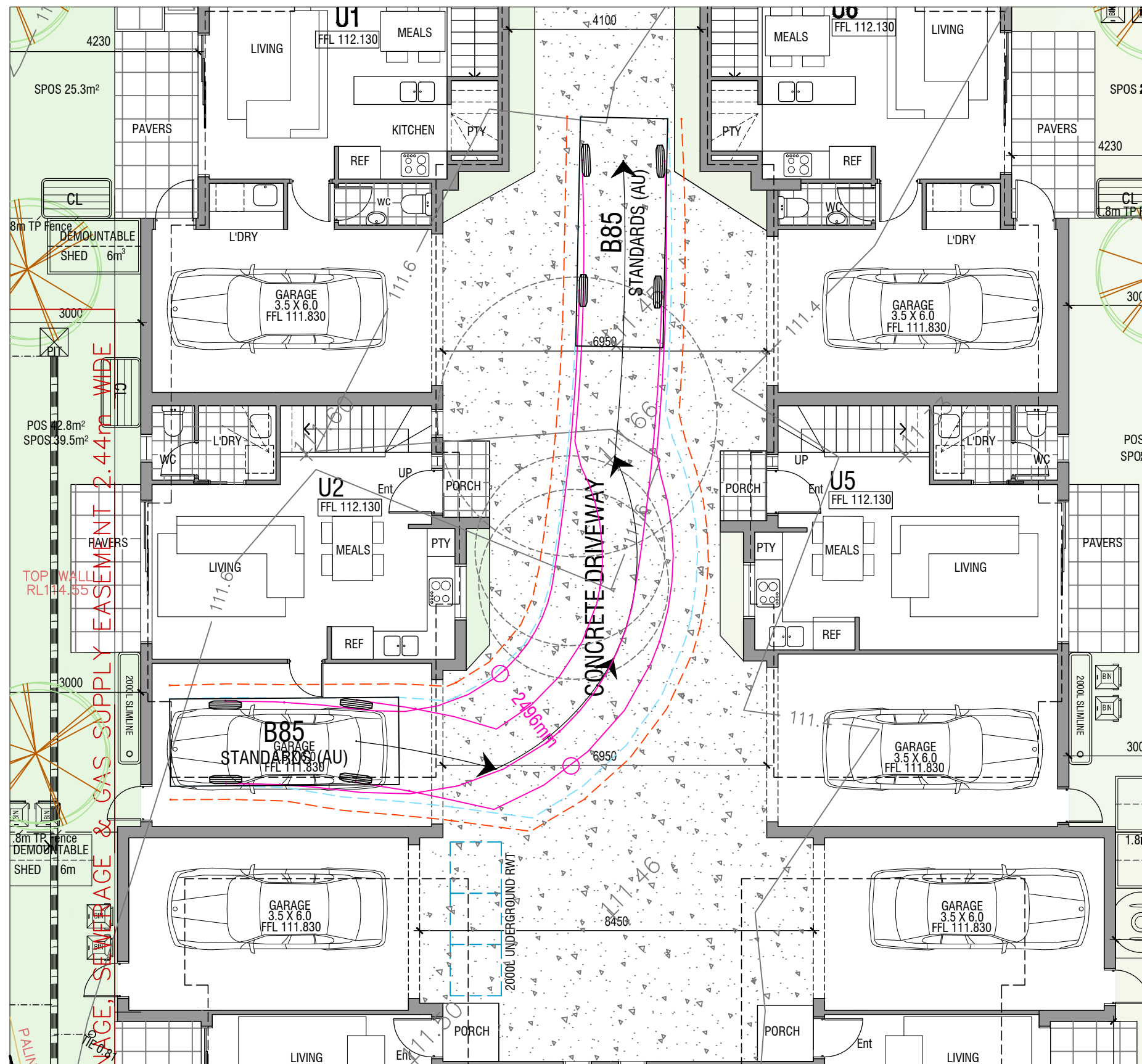
**U1 CAR ENTRY**

SCALE 1 : 100



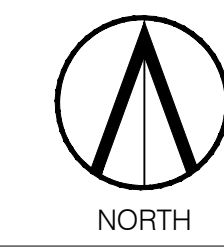
**U1 CAR EXIT**

SCALE 1 : 100



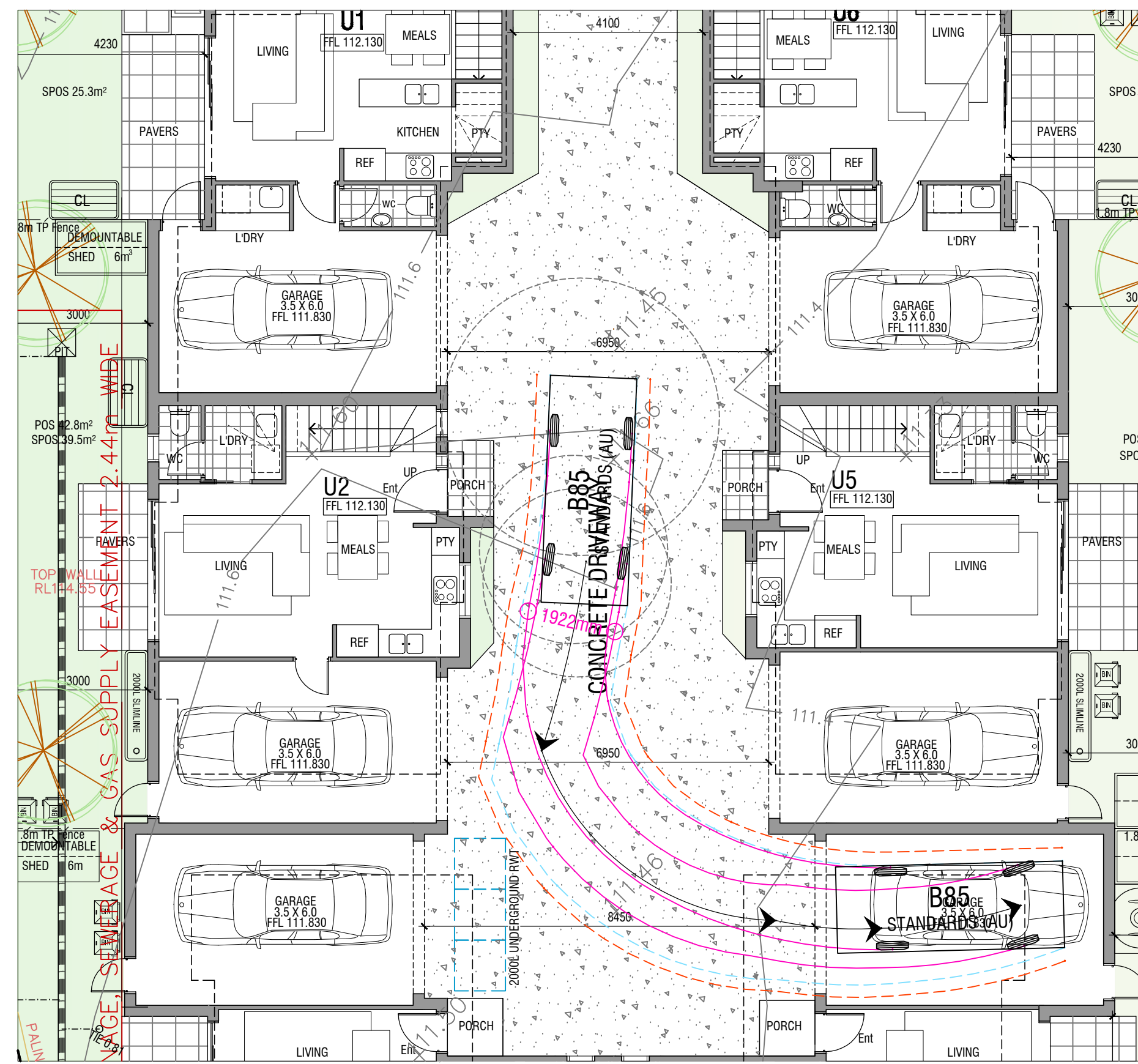
- - - - - 300mm CLEARANCE
- - - - - VEHICLE OVERHANG
- WHEEL PATH

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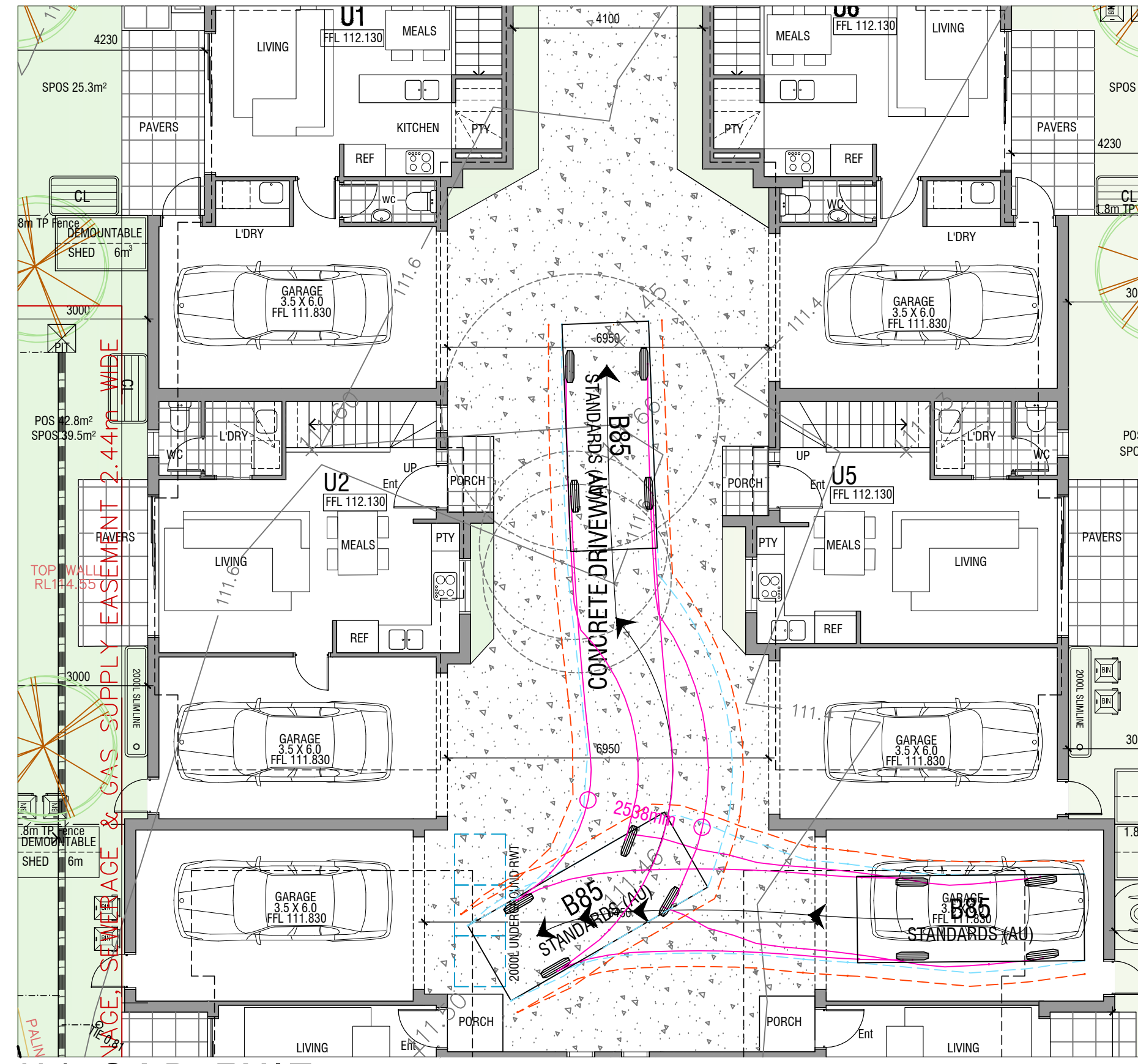
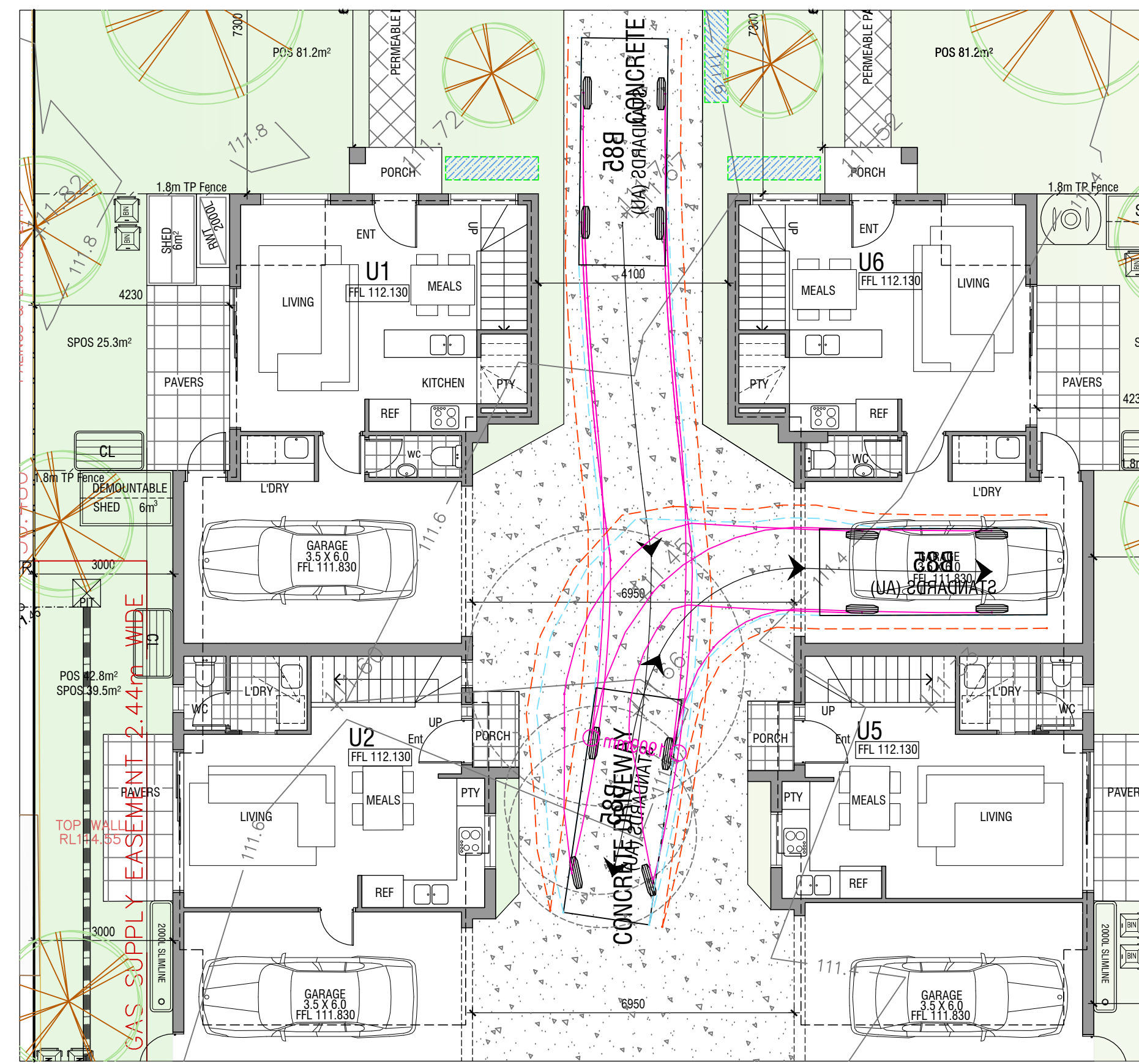
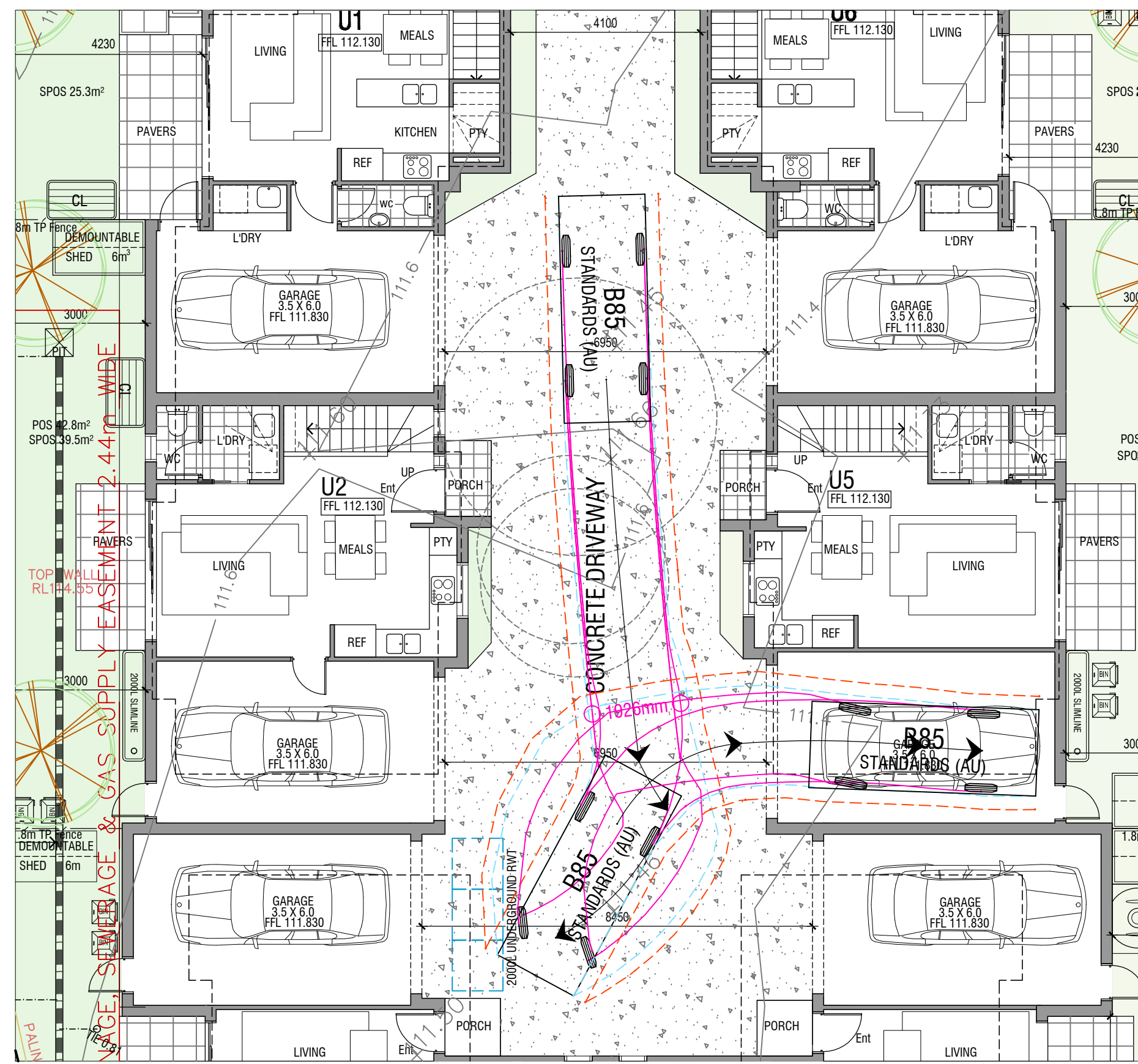


Revisions 2021.11.08 Rev A ISSUE FOR RPI EMAIL		PLANNING & DESIGN P/L 31 Enfield Av Preston 3072 T 9018 1529 E: admin@planninganddesign.com.au		PLANNING & DESIGN UNIT DEVELOPMENT 37 CONGRAM ST. BROADMEADOWS		DATE: 2021.11.08 SCALE: 1:100 @ A1 DRAWN BY: [blank] PROJECT NO.: SP01 REV. A	
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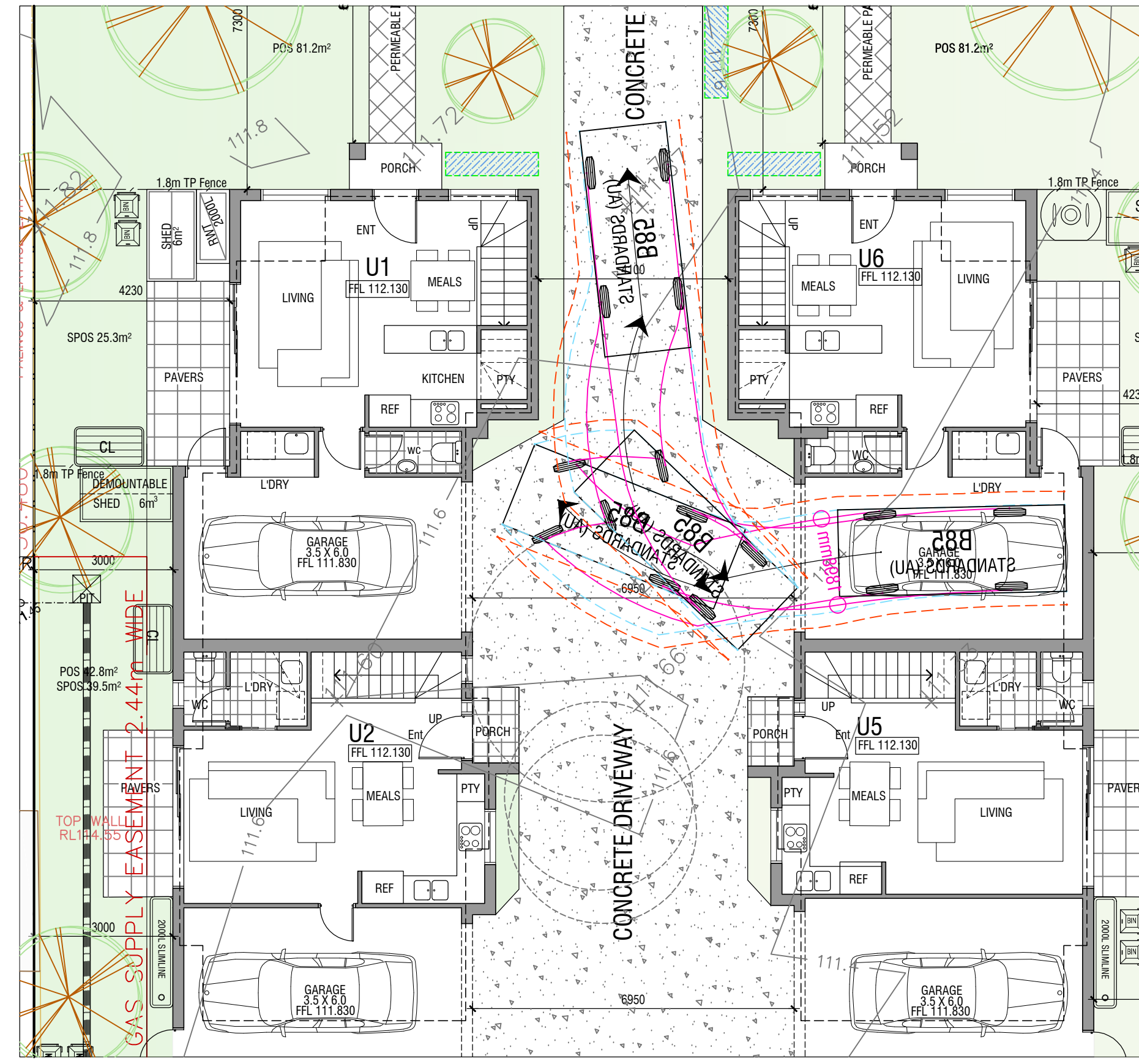
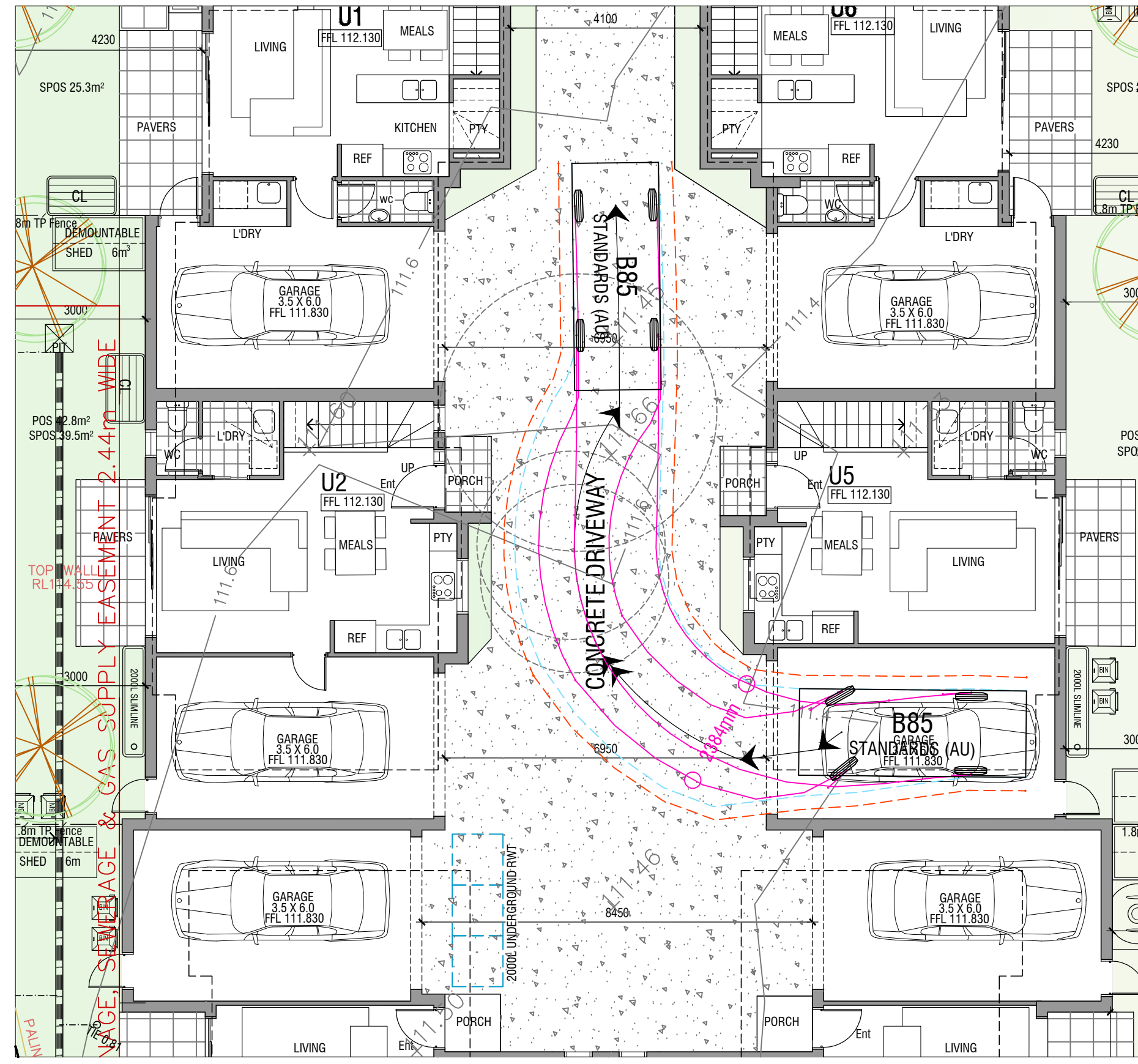




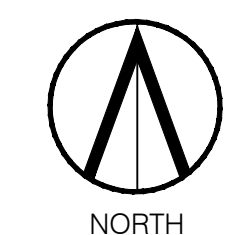
**U1 CAR ENTRY**  
SCALE 1:100



**U1 CAR EXIT**  
SCALE 1:100



<b>B85</b>	mm	4910	
Width	: 1900		--- 300mm CLEARANCE
Track	: 1550		- - - VEHICLE OVERHANG
Lock to Lock Time	: 6.0		— WHEEL PATH
Steering Angle	: 24.0	920 2800	



Revisions	DATE	SCALE	DRAWN BY	PROJECT No.
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SWEPT PATH DIAGRAMS  
UNIT DEVELOPMENT  
37 CONGRAM ST,  
BROADMEADOWS  
**SP02**  
REV. B

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