

Application No.:	Date Lodged:	1	1

Application for

Planning Permit

Planning Enquiries Phone: 03 9205 2200

Web: http://www.hume.vic.gov.au

If you need help to complete this form, read How to complete the Application 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.

Clear Form	A If the space provided on the form is insufficient, attach a separate sheet.
The Land i ① Addres	ss of the land. Complete the Street Address and one of the Formal Land Descriptions.
Street Address *	Unit No.: St. No.: 2 St. Name: KEYSBOLOUGH STREET Suburb/Locality: CLACKEBURN Postcode: 3064
Formal Land Description * Complete either A or B.	A Lot No.: 465 Clodged Plan Title Plan Plan of Subdivision No.: 054592
This information can be found on the certificate of title.	B Crown Allotment No.: Section No.:
	Parish/Township Name:
If this application relates	to more than one address, please click this button and enter relevant details. Add Address
The Proposal A You mu	ust give full details of your proposal and attach the information required to assess the application. ient or unclear information will delay your application.
For what use, development or other matter do you require a permit? *	Select the focus of this application and describe below:
If you need help about the proposal, read:	A CONSTRUCTION OF a DOUBLE STOREY
How to Complete the Application for Planning Permit Form	DWELLING.
	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.
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. If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

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EXISTING SINGLE STOREY TILED ROOF \$ RENDERED eg. vacant, three dwellings, DETACHED HOUSE. medical centre with two practitioners, licensed restaurant with 80 seats, Provide a plan of the existing conditions. Photos are also helpful. grazing. Title Information II Encumbrances on title * Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope? if you need help about Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.) the title, read: How to complete the No Application for Planning Permit form 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 II Provide details of the applicant and the owner of the land. Applicant * Name: Surname: First Name: Title: MAY The person who wants the permit. Organisation (if applicable): Postal Address: If it is a P.O. Box, enter the details here: St. Name: Unit No.: St. No.: Postcode: Suburb/Locality: Where the preferred contact Contact person's details * Same as applicant (if so, go to 'contact information') person for the application is Name: different from the applicant, provide the details of that Surname: Title: W First Name: person. Organisation (if applicable): If it is a P.O. Box, enter the details here Postal Address: St. Name: St. No .: Unit No.: Postcode: State: Suburb/Locality: Please provide at least one Contact information contact phone number * Email: Business Phone: Fax: Mobile Phone: 042284886

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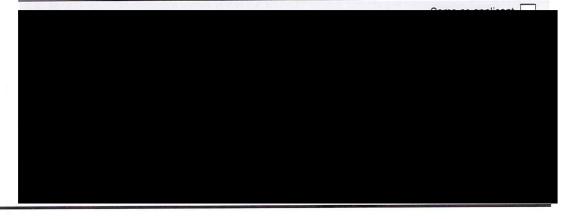
Existing Conditions II Describe how the land is

used and developed now *

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.



Declaration II

7 This form must be signed by the applicant *

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

of the permit.

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

Signature:

Date: 1 / 0 4 / 2024

day / month / year

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Need help with the Application?

If you need help to complete this form, read <u>How to complete the Application for Planning Permit form</u> General information about the planning process is available at <u>www.delwp.vic.gov.au/planning</u>

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
\cup	pre-application meeting
	with a Council planning
	officer?

⊖ No	○ Yes	If 'yes', with whom?:		
		Date:	day / month / year	

Checklist ii

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0	Have	VOII
(9)	11000	you

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 inform	nation and documents?
A full, current copy of title information for ea	nch individual parcel of land forming the subject site
A plan of existing conditions.	
Plans showing the layout and details of the	proposal
Any information required by the planning so checklist.	cheme, requested by council or outlined in a council planning permit
If required, a description of the likely effect	of the proposal (eg traffic, noise, environmental impacts).
If applicable, a current Metropolitan Plannir on which it is issued by the State Revenue application is void.	ng Levy certificate (a levy certificate expires 90 days after the day Office and then cannot be used). Failure to comply means the
Completed the relevant Council planning	g permit checklist?
Signed the declaration (section 7)?	

Lodgement 11

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:

Telephone: 61 03 9205 2200 Email: email@hume.vic.gov.au

DX: 94718

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

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders,

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

Page 1 of 1

VOLUME 08328 FOLIO 586

Security no : 124091372636V Produced 23/07/2021 12:49 PM

LAND DESCRIPTION

Lot 465 on Plan of Subdivision 054592. PARENT TITLE Volume 07993 Folio 138 Created by instrument B166400 19/12/1961

REGISTERED PROPRIETOR

Estate Fee Simple Joint Proprietors

AT799438K 24/11/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT799439H 24/11/2020 PERMANENT CUSTODIANS 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: 2 KEYSBOROUGH STREET CRAIGIEBURN VIC 3064

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL Effective from 24/11/2020

DOCUMENT END

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Title 8328/586 Page 1 of 1

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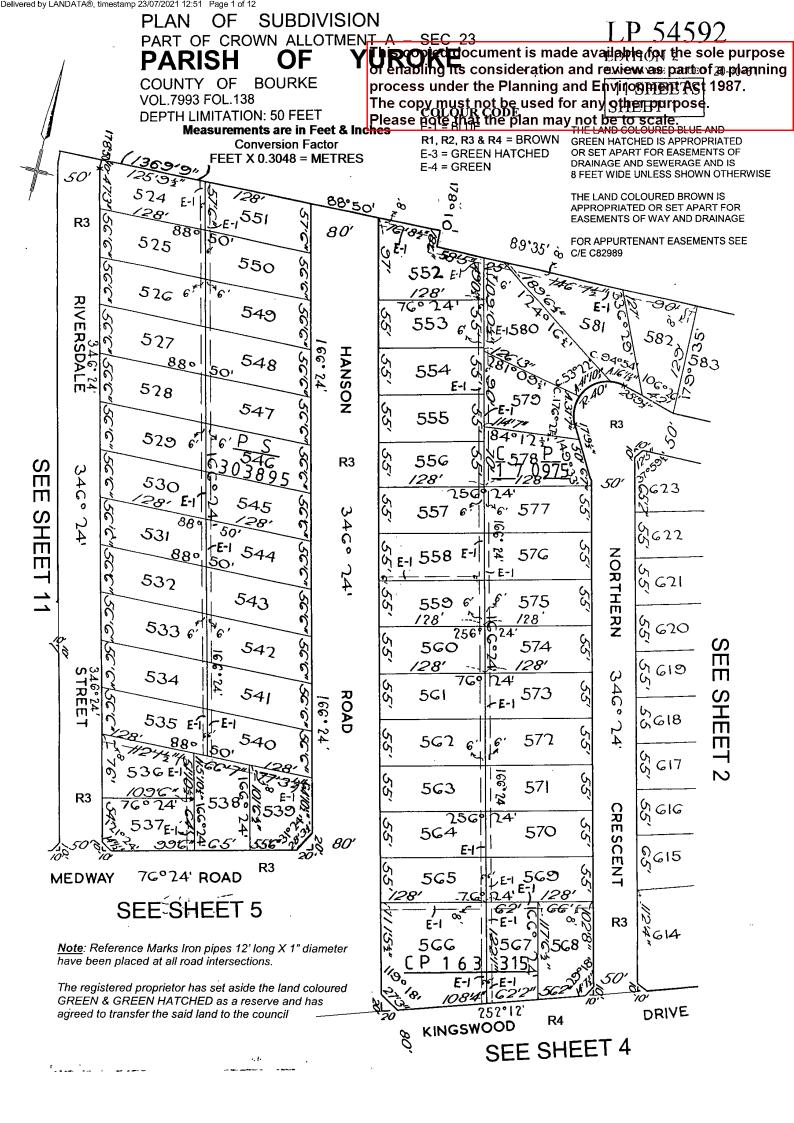
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Number of Pages	12
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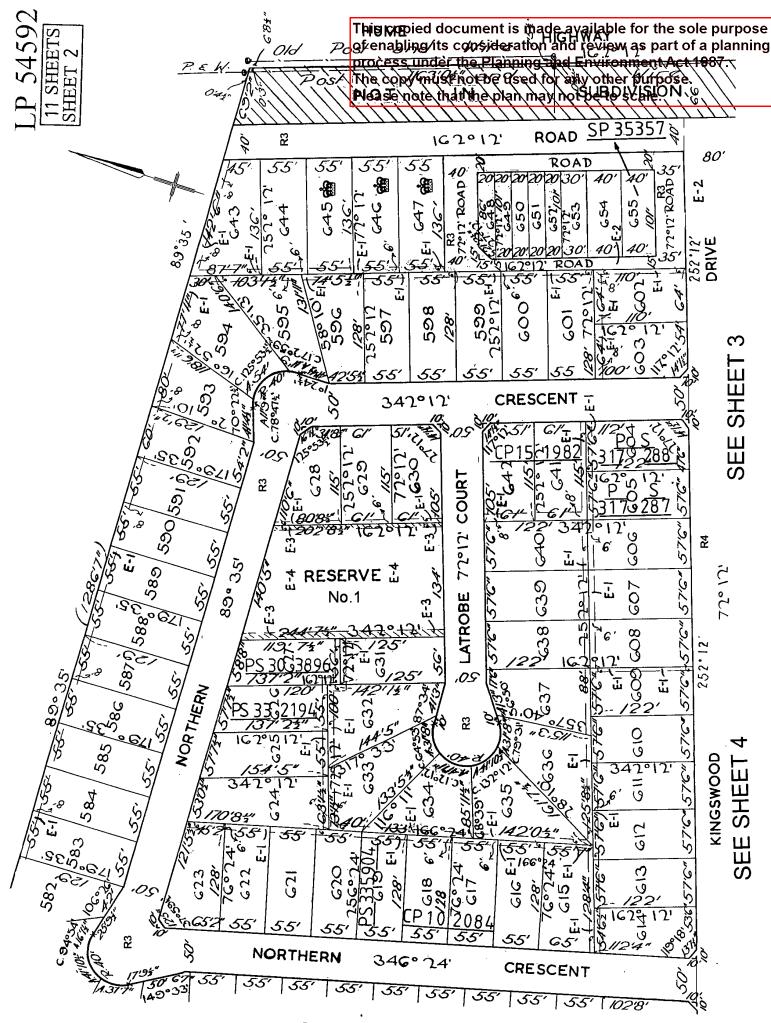
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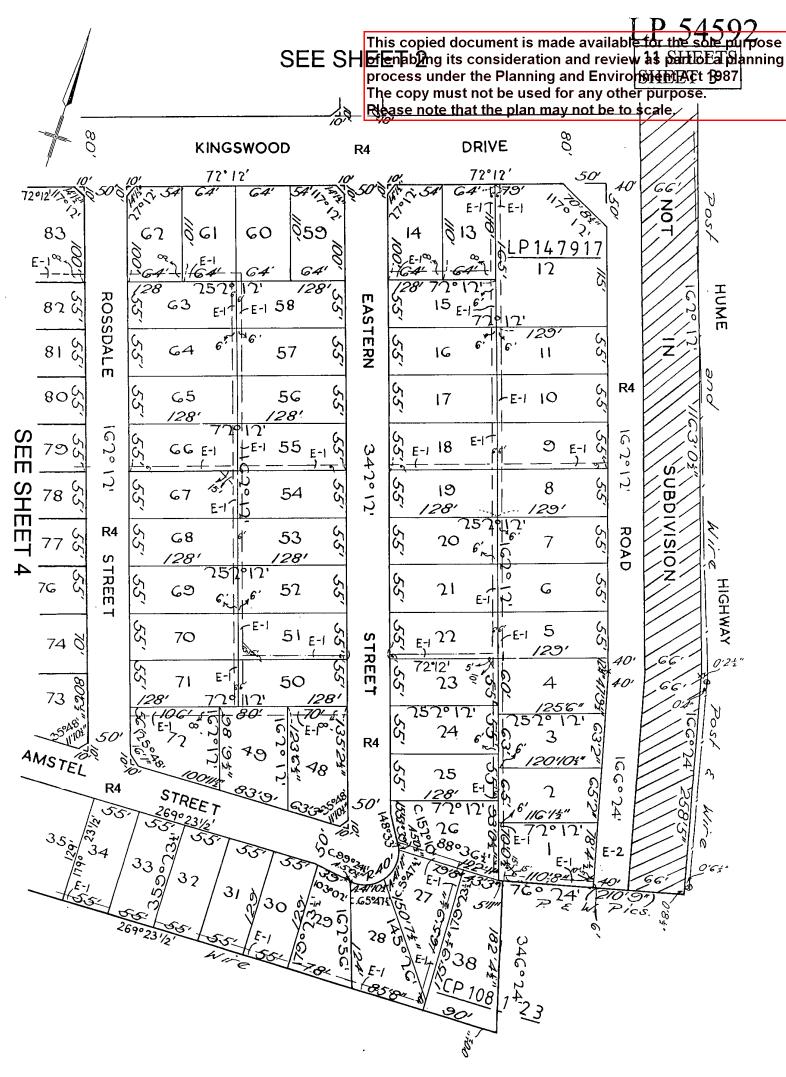
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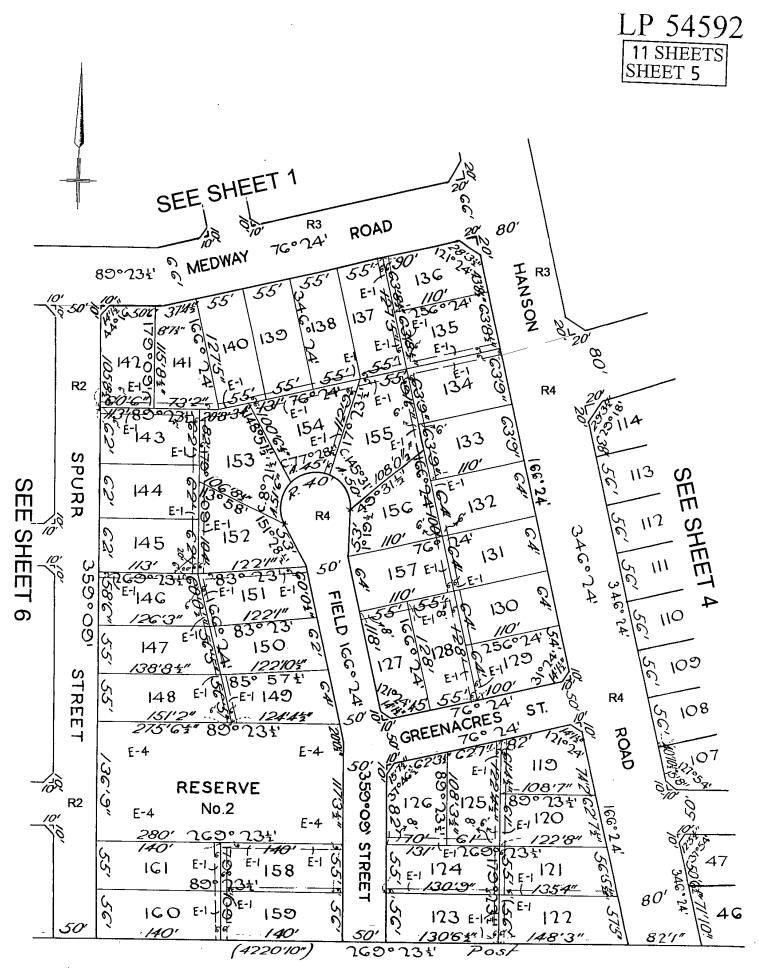
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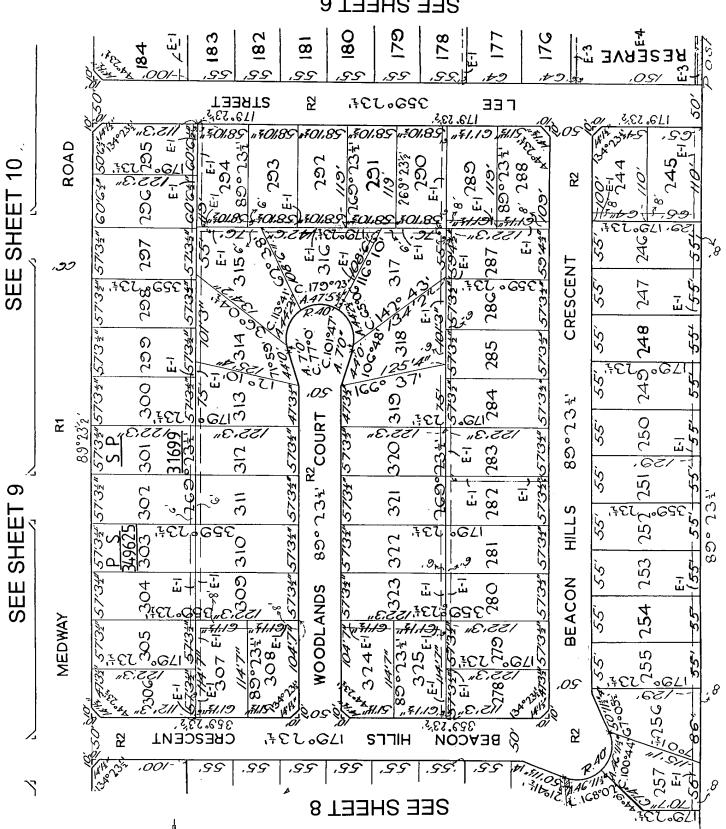
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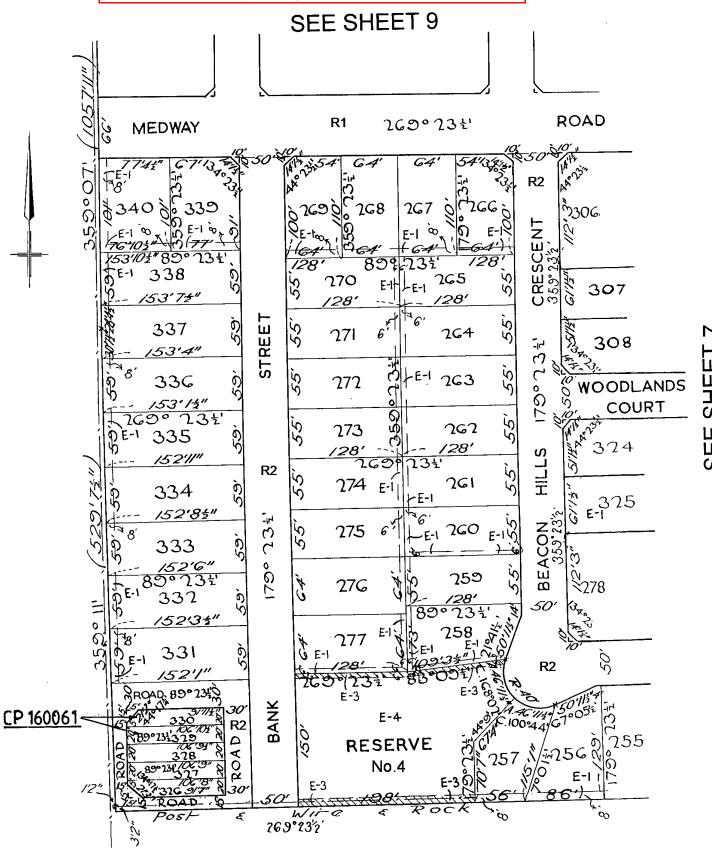
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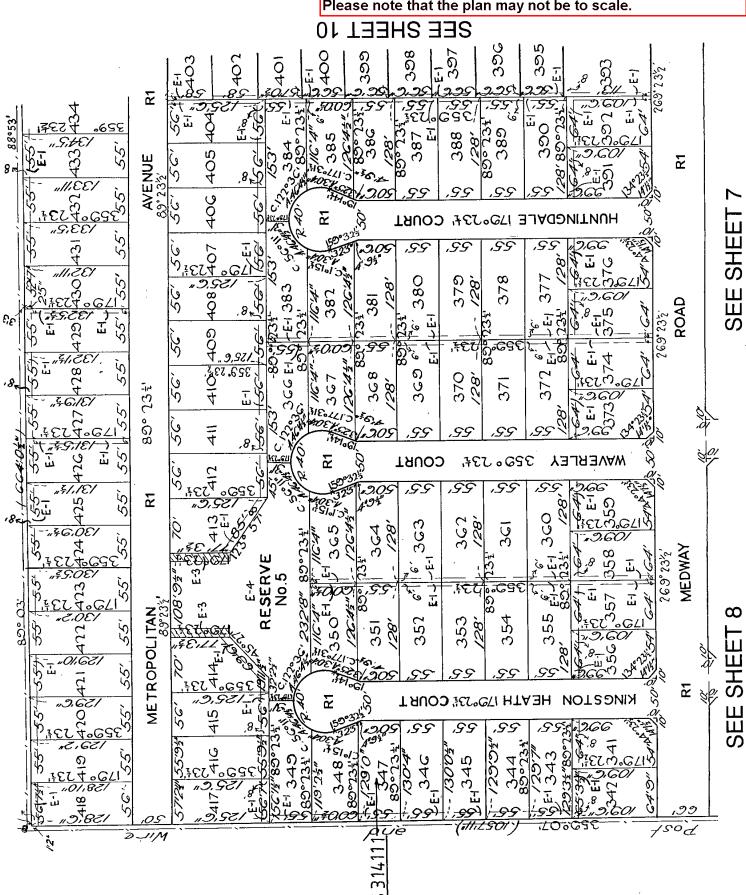
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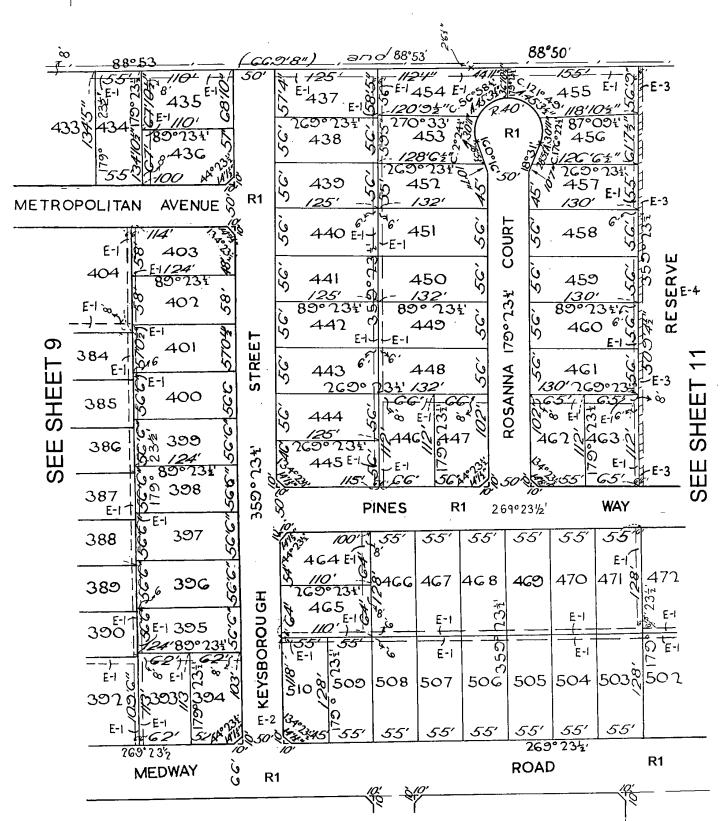
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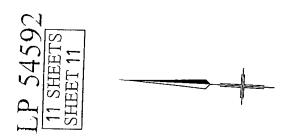
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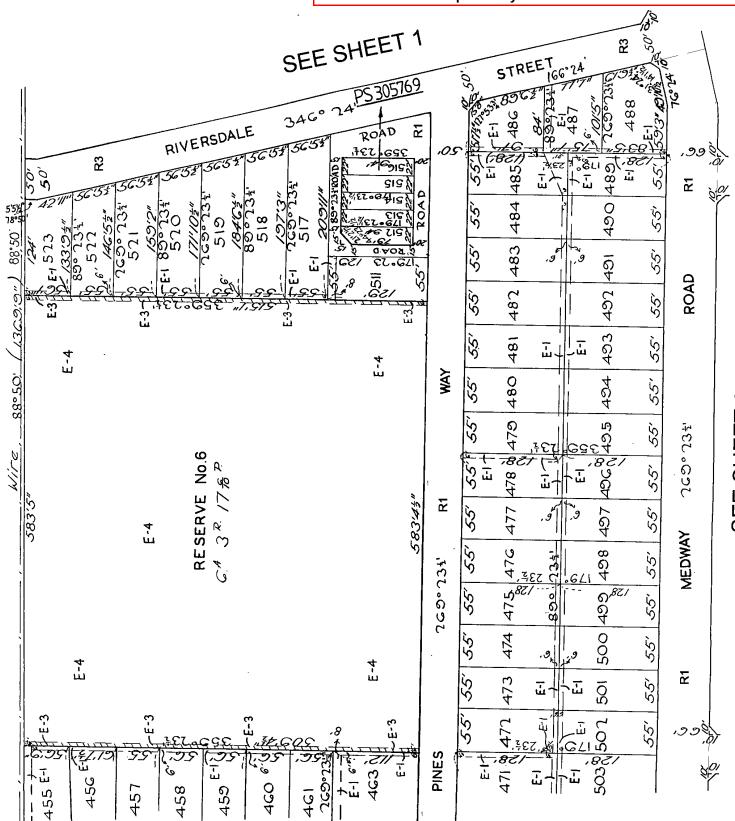
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LP 54592 11 SHEETS SHEET 10





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SEE SHEET 10

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER LP54592

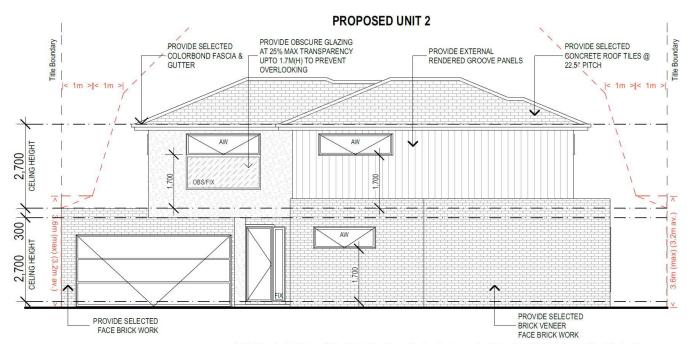
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EDITION	2	2	. 2	2								
TIME												
DATE												
DEALING NUMBER	G788484	SB12159B	AP 2008/SEC. 73	B412330								
MODIFICATION	TRANSFER TO CROWN	RECTIFICATION	EASEMENT REMOVED	TRANSFER TO CROWN								
LAND / PARCEL / IDENTIFIER CREATED												
AFFECTED LAND / PARCEL	LOT 645	LOTS 28 & 29	LOTS 59 & 60	LOTS 646 & 647								

Rescode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for Proposed Multi-Unit development at

No.2 Keysborough Street, Craigeburn



WEST INTERNAL ELEVATION

SCALE: 1:100

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Town Planning Report for a Multi-Unit development at

No.2 Keysborough Street, Craigeburn

Table of Contents

Rescode Clause 55.01-1 Neighbourhood and site description

Scale Neighbourhood site description plan (1:200) Written site analysis report Locality map and report Hume City Council Planning Scheme-Local Provision maps

Rescode Clause 55.01- Design Response to the neighbourhood and site description

Scaled Design response plan (1:200) Written Design response

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Rescode Clause 55 Assessment Summary Table

Development Summary

Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

Design Response to the objectives and standards of Clause 55 of Hume City Council Planning Scheme Written report including response to State planning policy framework (Standard B2)

Design Response to the objectives and standards of Hume City Council Neighbourhood Character Study:

Appendix

Existing Site photos

Town Planning Report for a Multi-Unit development at No.2 Keysborough Street, Craigeburn

In relation to the neighbourhood (refer neighbourhood and site description plan)

The pattern of development of the neighbourhood:

- Predominantly 1970s and 1980s dwellings and recent development.
- Generally, a mixture of brick in a range of cream, red and orange tones and weatherboard dwellings.
- Predominantly concrete roof tiles of various colours.
- Subdivision pattern site sizes are generally 500 -800 sqm. Frontages are generally 5.8m -8.5m.
- Subdivision pattern provides similar size, shape and orientation of sites in the direct area.
- Land topography is generally flat with a slight slope across the area from north to south.
- Front gardens are generally low level with lawn and shrubs.
- Dwelling heights are generally single storey dwellings.
- Street tree plantings are irregular. Where present street trees are predominantly small/medium size natives.
- Kerb and channel are standard concrete square profile.
- Concrete 1.3m wide footpaths are provided both sides of the street.
- Formal 2.2m nature strips are provided and centrally located.
- Vehicle Side driveways are provided with carports and garages present, adjacent to access/storage the dwelling.
- Properties in the immediate and surrounding area are residential.
- Surrounding homes are sited on similar sized allotments with a side setback from one side boundary to accommodate vehicle accommodation and access and a side setback from the other side boundary.

The built form, scale and character of surrounding development including front fencing:

- The predominant dwelling style is single storey detached dwelling.
- The building form is rectangular extending the width of the allotment.
- Predominantly 1970s and 1980s dwellings and recent development.
- Generally a mixture of brick and weatherboard dwellings in a range of cream, red and orange tones.
- Front boundary fences when present are a mix of brick, timber, colorbond construction.

Architectural and roof styles:

- Predominantly concrete tiles of various colours.
- Combination of gable and hip roof forms.

Any other notable features or characteristics of the neighbourhood:

- Front setbacks of dwellings along Keysborough Street are generally uniform ranging from 10.0m to 20.0m.
- Front gardens of adjoining properties are a combination of low maintenance and fully established with lawn cover, flower beds and small to medium sized native trees and shrubs.
- Front boundary fences are generally predominantly brick, metal or timber.
- Front gardens are generally low level with lawn and shrubs becoming more established with larger trees to rear yards.
- There are instances of low solid brickwork.

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Town Planning Report for a Multi-Unit development at No.2 Keysborough Street, Craigeburn

In relation to the site (refer neighbourhood and site description plan)

Site shape, size, orientation and easements:

- The site is regular in shape with a frontage width of approximately 19.507m.
- There is a 2.44m wide and 1.83m wide easement on the site.
- Allotment area is 654.04gm approx.
- A single storey detached brick dwelling with tile roof occupies the site.
- The existing dwelling is setback 7.045m approx. from Keysborough Street.
- The site has a single crossover off Keysborough Street.
- The front garden is low maintenance with lawn cover within the front setback of the dwelling that contributes to the neighbourhood and streetscape character of the area.
- There is a 0.5m front fence that extends the front boundaries.
- A 1.8m timber paling fence above to the side boundaries.
- Transmission lines form part of the streetscape to Keysborough Street.

Levels of the site and the difference in levels between the site and surrounding properties:

- The site has a slope of approximately 1.0 from North to South Boundary, refer to future land surveying plan.
- There are minimal height variations along the street frontage and to adjacent land.

The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site:

- A single storey detached brick veneer dwelling with tile roof occupies the site.
- A single storey detached brick veneer dwelling with tile roof occupy the neighboring property to the North with a front setback of 7.565m from Keysborough Street.
- A single storey detached brick veneer dwelling with tile roof occupy the neighboring property to the South with a front setback of 4.055m from Keysborough Street.

The use of surrounding buildings:

- Properties in the immediate and surrounding area are residential.
- There are a number of unit developments within the immediate and surrounding area.

The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9m:

- Private open space of the property to the West is located in the rear yard of the site facing North. The dwelling has North and South facing habitable room windows within 9m of the subject site.
- Private open space of the dwelling to the North is located in the rear yard facing East. The dwelling has habitable room windows within 9m of the subject site.

Solar access to the site and to surrounding properties:

- The existing dwelling on site is setback from boundaries to allow for adequate solar access.
- Dwellings on surrounding properties are setback from boundaries to allow for adequate solar access.

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Town Planning Report for a Multi-Unit development at No.2 Keysborough Street, Craigeburn

Location of significant trees existing on the site and any significant trees to be removed from the site 12 months prior to the application being made, where known:

- There are no mature significant trees that have been removed from the site within the last 12 months.
- There are several small trees at the rear of the site. Refer to future land surveying plan.

Any contaminated soils and filled areas, where known:

There are no contaminated soils or fill on the site.

Views to and from the site:

- Views to the site from the street are restricted to the front yard and existing dwelling.
- Views from the site are of the front yard and street which provides casual surveillance of the street.
- Views of the rear yard are restricted from neighbouring properties by existing fencing.

Street frontage features such as poles, street trees and kerb crossovers:

- There are several trees within the nature strip directly outside the site.
- There is a drain in the nature strip in front of the site.
- The site has a single width crossover on Keysborough Street.

The location of local shops, public transport services and public open spaces within walking distance:

• Refer locality map and report (next page).

Any other notable features or characteristics of the site:

N/A

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Local Shops:

• 1.5km East to Craigeburn Central

CRAIGIEBURN

• 1.5km North to Craigeburn Plaza

Public open spaces:

- 0.6km South to Malcolm Creek Reserve
- 0.6km South to Victor Foster Reserve

Public transport:

- 1.5km Jacana Railway Station
- 0.5km to Hanson Rd/Kingswood Dr Bus Stop 533

Date: 27.08.21

CRAIGIEBURN 3064 CRAIGIEBURN

Hume City Council Planning Scheme-Local Provision

The subject site is situated within a General Residential 1 Zone (GRZ1). There are no heritage overlays applicable to the site. There are no neighbourhood character features for the area identified in a Local planning policy or a Neighbourhood Character overlay.

This planning submission highlights the development's ability to comply with the relevant Clauses of Hume City Council Planning Scheme, Clause 32.01 Residential I Zone and Clause 55 Two or more dwellings on a lot and residential buildings.

Development Summary

			EXISTING UNIT 1			PROPOPSED UNIT 2		
AREA ANALYSIS SITE AREA SITE COVERAGE NON-PERMEABLE SURFACES PERMEABLE SURFACES	654.04m ² 283.09m ² 5 136.23m ² 232.79m ²	100% 43.28% 20.82% 35.59%	EXIS.GROUND FLOOR EXIS. VERANDAH PROPOSED CARPORT	129.17m ² 18.78m ² 21.00m ²		GROUND FLOOR FIRST FLOOR GARAGE PORCH	84.42m ² 87.12m ² 37.72m ² 2.67m ²	
GARDEN AREA	232.79fff ² 229.82m ²	35.13%	PROPOSED TOTAL	168.95m ²	18.18sqr	TOTAL	211.93m ² 22.81sqr	

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No.2 Keysborough Street, Craigeburn

Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

Rescode Objectives and Standards	Objectives (Complies)	Standards (Complies)	Comments	
Standard B1: Neighbourhood character objectives	Yes	Yes		
Standard B2: Residential policy objectives	Yes	Yes		
Standard B3: Dwelling diversity objective	Yes	Yes		
Standard B4: Infrastructure objectives	Yes	Yes		
Standard B5: Integration with the street objective	Yes	Yes		
Standard B6: Street setback objective	Yes	Yes		
Standard B7: Building height objective	Yes	Yes		
Standard B8: Site coverage objective	Yes	Yes		
Standard B9: Permeability objectives	Yes	Yes		
Standard B10: Energy efficiency objectives	Yes	Yes		
Standard B11: Open space objective	Yes	Yes		
Standard B12: Safety objective	Yes	Yes		
Standard B13: Landscaping objectives	Yes	Yes		
Standard B14: Access objective	Yes	Yes		
Standard B15: Parking location objectives	Yes	Yes		
Clause 56.6: Parking provision objectives	Yes	Yes		
Standard B17: Side and rear setbacks objective	Yes	Yes		
Standard B18: Walls on boundaries objective	Yes	Yes		
Standard B19: Daylight to existing windows objective	Yes	Yes		
Standard B20: North-facing windows objective	Yes	Yes		
Standard B21: Overshadowing open space objective	Yes	Yes		
Standard B22: Overlooking objective	Yes	Yes		
Standard B23: Internal views objective	Yes	Yes		
Standard B24: Noise impacts objectives	Yes	Yes		
Standard B25: Accessibility objective	Yes	Yes		
Standard B26: Dwelling entry objective	Yes	Yes		
Standard B27: Daylight to new windows objective	Yes	Yes		
Standard B28: Private open space objective	Yes	Yes		
Standard B29: Solar access to open space objective	Yes	Yes		
Standard B30: Storage objective	Yes	Yes		
Standard B31: Design detail objective	Yes	Yes		
Standard B32: Front fences objective	Yes	Yes		
Standard B33: Common property objectives	Yes	Yes		
Standard B34: Site services objectives	Yes	Yes		

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Town Planning Report for a Multi-Unit development at

No.2 Keysborough Street, Craigeburn

Standard B1: Neighbourhood character objectives

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

- The proposed development is appropriate to the neighbourhood and the site.
- The design respects the neighbourhood character.
- The proposed dwellings are a modern, contemporary interpretation of the traditional dwelling-built form in the area to distinguish the old from the new.
- The building materials for the proposed dwellings has the dual purpose of softening the appearance of the development whilst providing different textures that compliment the architectural style of the dwellings and enhance the neighbourhood and streetscape character of the area.
- The rectangular site provides excellent opportunities for the proposed dwellings to have a direct street access and provide amenities to the proposed dwellings.
- The proposed dwellings are sited one behind the other which is consistent with residential developments in the immediate and surrounding area.
- The existing dwelling on the site will be retained.
- The pitched roof form design helps integrate the new dwellings within the neighborhood character.
- Neutral and earthly colours and textures selected provide a smooth transition between the old and new.
- The Existing dwelling sited at the front of the site will have a visual appearance along the streetscape.
- The proposed dwellings to the rear of the site will not interrupt the existing streetscape.
- The dwellings shall be setback from each other to retain space for car parking and secluded open space. The proposed dwellings will contain the private open space facing north and east.

Standard B2: Residential policy objectives

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 and local planning policies.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

- The proposed development of the land for two dwellings to the rear of an existing on a lot is consistent with the State Planning Policy Framework, the Local Planning Policy Framework of Hume City Council Planning Scheme and Council's Municipal Strategic Statement.
- The development can readily take advantage of public transport and community infrastructure and services.
- The proposed development which includes the two new dwellings and one existing dwelling on a lot, meets the objectives in aspects such as affordable housing and providing needs of residents at various stages of life.
- 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.
- The subject site is within proximity of a number of regional facilities and services including open space facilities, schools and shopping facilities all of which are within close proximity of the site.
- 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.

Standard B3: Dwelling diversity objective

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

- The proposed dwellings provide 1 Four bedrooms.
- Each dwelling provides its own kitchen, bath, we and laundry facilities at ground floor level.

Standard B4: Infrastructure objectives

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure

• The proposed dwellings should not represent any unreasonable burden on existing services and facilities.

Standard B5: Integration with the street objective

To integrate the layout of development with the street.

 Proposed Dwellings 2 at the rear of the site will have a good sense of address and direct integration with the street.

Standard B6: Street setback objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

• The development provides the opportunity to enhance the site and streetscape by the implementation of new planting. Areas throughout the development have been allocated for such planting.

Standard B7: Building height objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

- The overall total height of the proposed dwellings is approx 6.9m to the top which is less than the 9m as specified to the zone.
- The site is relatively flat.
- The proposed dwellings are double storey and integrate with the surrounding dwellings located throughout the area.
- Articulation of the proposed dwellings will reduce visual bulk and with adjacent dwellings.
- The proposed dwellings will not add a negative visual impact when viewed from the street and from adjoining properties. Solid high fencing to the east, west and rear north boundaries ensures minimal visual impact when viewed from neighbouring properties.

Standard B8: Site coverage objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

- The proposed site coverage is 43.28%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties is approximately 30% to 55%.
- The proposed dwellings to the front of the site will have direct integration with the streetscape.
- The proposed dwellings to the rear will not be visible from the street and therefore reduces the effect of visual bulk. Façade articulation and different building materials help reduce the effect of visual bulk.

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Town Planning Report for a Multi-Unit development at

No.2 Keysborough Street, Craigeburn

Standard B9: Permeability objectives

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

- The proposed site permeability is 35.59%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site. The existing site permeability is approximately 60%.
- The proposed development will not cause an increase in stormwater run off.

Standard B10: Energy efficiency objectives

To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

- 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 all provide for an energy efficient development.
- The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.
- The proposed open space is orientated towards the north and west.
- The site is orientated north providing opportunities for solar access to the proposed dwellings.
- Proposed north, east, and west facing windows will have adequate solar access.
- There is appropriate solar access to abutting properties.
- The main living space to the proposed dwellings face north with large glazed windows opening to the private open spaces.

Standard B11: Open space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

- Each dwelling has direct access to secluded private open space.
- Private open space provided for each dwelling and is accessible and internally visible, providing occupants with natural daylight and views.
- Communal open space is provided at the front and throughout the site providing areas for landscaping.

Standard B12: Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

- The entrances are not obscured or isolated. Each dwelling has been provided with direct views to the street.
- The entries provide for shelter and a sense of personal address. The entrances incorporate features to enable casual surveillance of visitors and the street.
- Plant selection for landscaping will ensure entrances and views to the street from the dwellings on site will
 not be obscured and/or isolated.
- Access ways have been designed with views from the dwellings on site for security and surveillance.
- 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.

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Town Planning Report for a Multi-Unit development at No.2 Keysborough Street, Craigeburn

Standard B13: Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

- The site is not situated in an area of habitat importance.
- The site is not situated within a Vegetation Protection Overlay.
- Refer landscape plan (to be provided as a condition of the permit).
- There are no mature significant trees to the rear yard of the site.
- Several small trees will be removed from the site, many areas of the proposed development will provide opportunity to plant new trees.

Standard B14: Access objectives

To ensure vehicle access to and from a development is safe, manageable, and convenient. To ensure the number and design of vehicle crossovers respects the neighbourhood character.

- Vehicle access to and from the development is safe, manageable, and convenient. The access ways have been designed to allow convenient, safe, and efficient vehicle movements and connections within the development and the street network.
- The existing crossover will be relocated, and access will be provided from the driveway to the dwellings.
- Vehicle access has not been designed to allow forward movement when exiting the site.
- The site is not located on a Road Zone.
- Access for service, emergency and delivery vehicles is safe and convenient to the dwellings on site.
- The proposed and existing crossovers will have minimal effect to the amount of on-street parking.

Standard B15: Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To avoid parking and traffic difficulties in the development and the neighbourhood.

To protect residents from vehicular noise within developments.

- New single garage to the proposed dwellings is close and convenient to the dwelling.
- The driveways have been designed to allow safe and efficient movements within the development.
- The driveway/access way is not enclosed and therefore does not reduce ventilation to the dwellings on site or adjoining properties.

Clause 56.6: Parking provision objectives

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents. To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.

- One or Two car space has been provided for each dwelling.
- A visitor car parking space had not required
- On street parking is also available to residents of the development and surrounding properties.
- Public transport is within safe walking distance from the site.

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Standard B17: Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

- The proposed development complies with the side and rear setback as outlined in the standard: 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.
- There are habitable room windows directly adjacent to where the proposed dwellings are sited.
- Overshadowing to the secluded principal private open space of the dwellings to the adjoining POS will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.

Standard B18: Walls on boundaries objective

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 the amenity of existing dwellings.

- There are two walls on boundaries.
- There are structures built to the common boundaries from adjoining properties.
- There are examples of garages and carports built to boundaries in the immediate and surrounding area.
- The percentage of walls on the boundaries is within the allowable amount as specified in the standard.
- The virtually flat site will not require retaining for walls built to the boundary.

Standard B19: Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

- The proposed dwellings are sited with sufficient distance from existing windows.
- Habitable room windows of adjoining dwellings will maintain direct access to daylight.
- The proposed dwellings will not impact on the amenity of the occupants of adjoining properties.

Standard B20: North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

- The proposed dwellings are sited with sufficient distance from existing north-facing windows.
- Sunlight to the north-facing habitable room windows of the proposed dwellings have minimal disturbance from dwellings within the development.
- The proposed dwellings will not impact on the amenity of the occupants of adjoining properties.

Standard B21: Overshadowing open space objective

To ensure buildings do not significantly overshadow existing secluded private open space.

- The shadow diagram illustrates that the adjoining open space will receive a minimum of five hours of direct sunlight on the 22 of September between 9am and 3pm.
- The proposed dwellings will not have a detrimental impact on the amenity of the occupants of adjoining properties.
- The proposed dwellings will have minimal impact on the private open space of the proposed dwellings on site (refer shadow diagrams).

Standard B22: Overlooking objective

To limit views into existing secluded private open space and habitable room windows.

- Windows at ground floor level do not allow overlooking of adjacent properties.
- Windows at first floor level have been screened/obscured to prevent overlooking of adjacent properties.
- Views from living areas are orientated towards the private open space when possible.
- The proposed dwellings are orientated east and provide adequate daylight to internal spaces.

Town Planning Report for a Multi-Unit development at

No.2 Keysborough Street, Craigeburn Date: 27.08.21

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Standard B23: Internal views objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

- The proposed dwellings have been designed to limit the views into the secluded private open space and habitable room windows of the dwellings on site. Overlooking within the site has been restricted.
- All the windows have been designed to minimise overlooking of private open spaces to below 50%.

Standard B24: Noise impacts objective

To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.

- The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.
- The proposed dwellings will be constructed in selected brick, render and timber cladding. This will help accommodate any noise concerns.
- 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 has been designed and sited to take into consideration noise sources on immediately adjacent properties.
- The site is not situated close to industry and/or a railway line.
- The site is situated close to a busy road and commercial premises.

Standard B25: Accessibility objective

To encourage the consideration of the needs of people with limited mobility in the design of developments.

- 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.

Standard B26: Dwelling entry objective

To provide each dwelling or residential building with its own sense of identity.

- Each dwelling will have its own sense of identity and address.
- The existing dwelling at the front of the site will have direct street address and interface with Keysborough Street.
- The proposed dwelling 1 will not have an indirect interface with Keysborough Street.
- The entrances for the proposed dwellings are clearly visible from the street.

Standard B27: Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

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

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Standard B28: Private open space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

- Proposed Dwelling 1 will have a private open space of 177.85sqm.
- Proposed Dwelling 2 will have a private open space of 54.15sgm
- Open space on site for each dwelling is distributed to the side and rear 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 the new dwellings are located the living area ground floor.
- Local public parkland is within walking distance.
- The lot runs north south providing good solar access to the open spaces.

Standard B29: Solar access to open space objective

To allow solar access into the secluded private open space of new dwellings and residential buildings.

- The lot sits on a regular central of the street providing good solar access to the open spaces.
- Open space for the proposed dwellings is orientated to the north and east for adequate solar access.

Standard B30: Storage objective

To provide adequate storage facilities for each dwelling.

- Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space.
- The storage facilities will not be visible from the street.

Standard B31: Design detail objective

To encourage design detail that respects the existing or preferred neighbourhood character.

- The design detail of the proposed dwellings respects the neighbourhood character of the area.
- The height and width, massing and detailing, different building materials is designed to both enhance and integrate with the streetscape.
- The proposed dwellings have been designed in order to respect neighbourhood characteristics.
- Dwelling materials and finishes were carefully selected to compliment to the character of neighbouring dwellings.
- Window and door are within proportion to the scale of the proposed dwellings.
- Wall articulation and different building materials reduces visual bulk and integrates the dwellings into the surrounding area.

Standard B32: Front fences objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

• No front fence will be proposed to the new dwelling.

Standard B33: Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

- The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments with the exception of the vehicle access ways and pedestrian pathways which will be in common property.
- Vehicle access way to all dwellings will be functional and capable of efficient management.
- Car parking, access areas and site facilities are practical, attractive and easily maintained.

Town Planning Report for a Multi-Unit development at

No.2 Keysborough Street, Craigeburn Date: 27.08.21

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Standard B34: Site services objectives

To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.

- Bins will be kept at the rear of each dwelling and located to the front of the properties on collection days only.
- A new mailbox to face the street will be provided for all dwellings.
- Site services can be installed and easily maintained.
- Site facilities have been designed to be accessible, adequate and attractive.
- Bins can easily be accommodated in the open space area of each dwelling.

CONCLUSION

The proposed development of one new dwellings at the rear of an existing meets the objectives and standards of Clause 55 of 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 and the size and orientation of the allotment.

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Town Planning Report for a Multi-Unit development at

No.2 Keysborough Street, Craigeburn



2 Keysborough Street (Subject Site)

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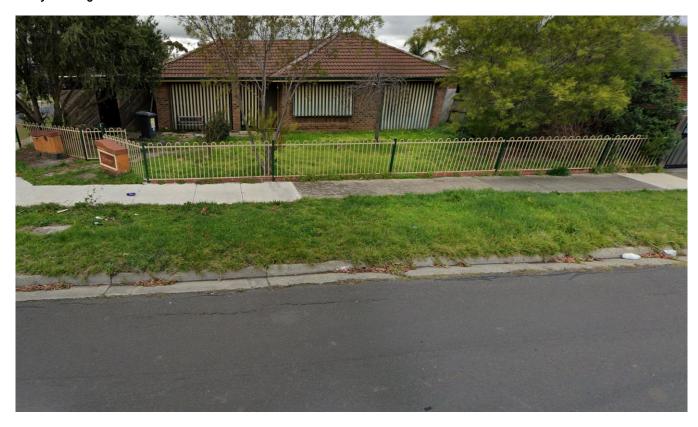
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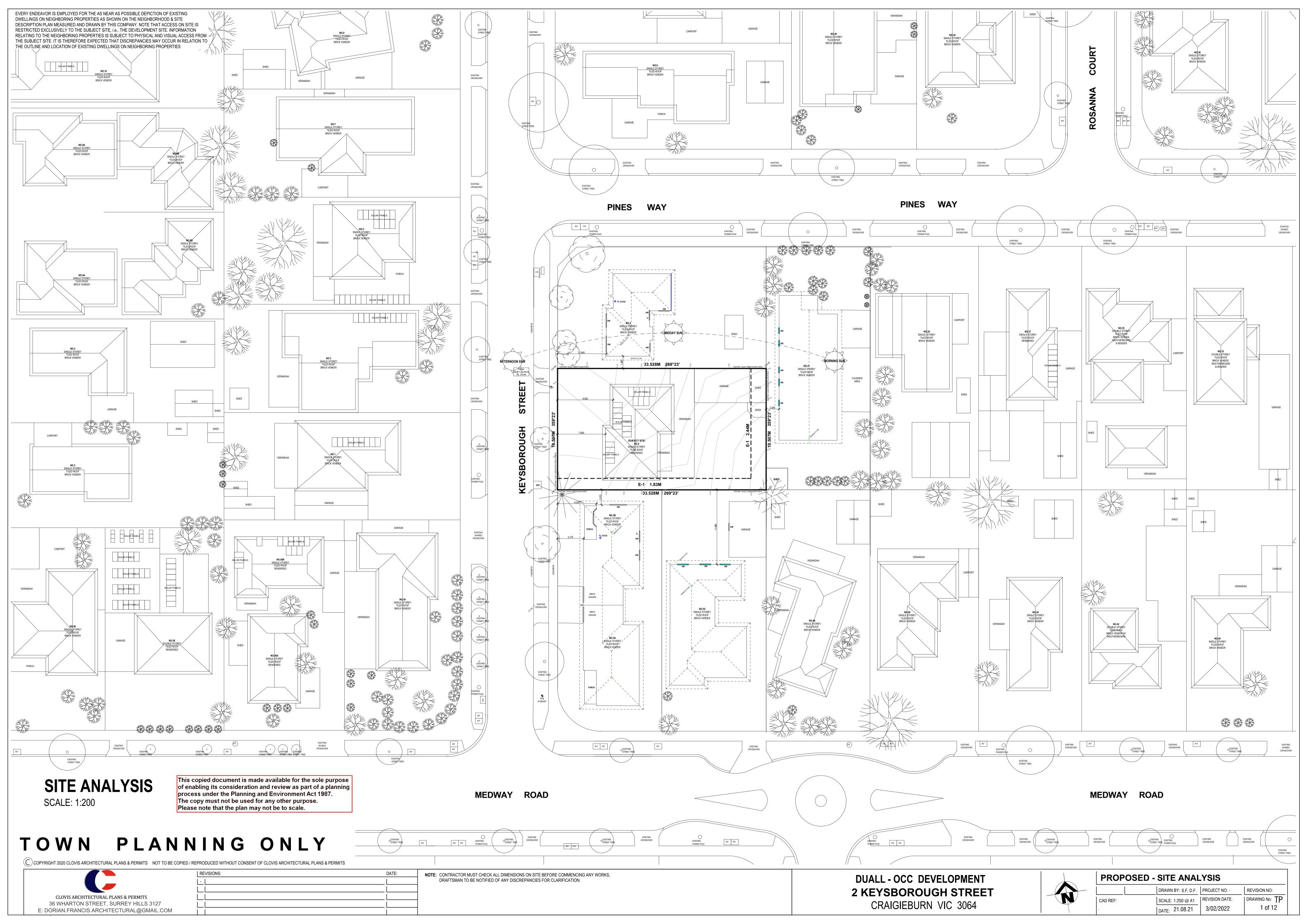
1 Keysborough Street

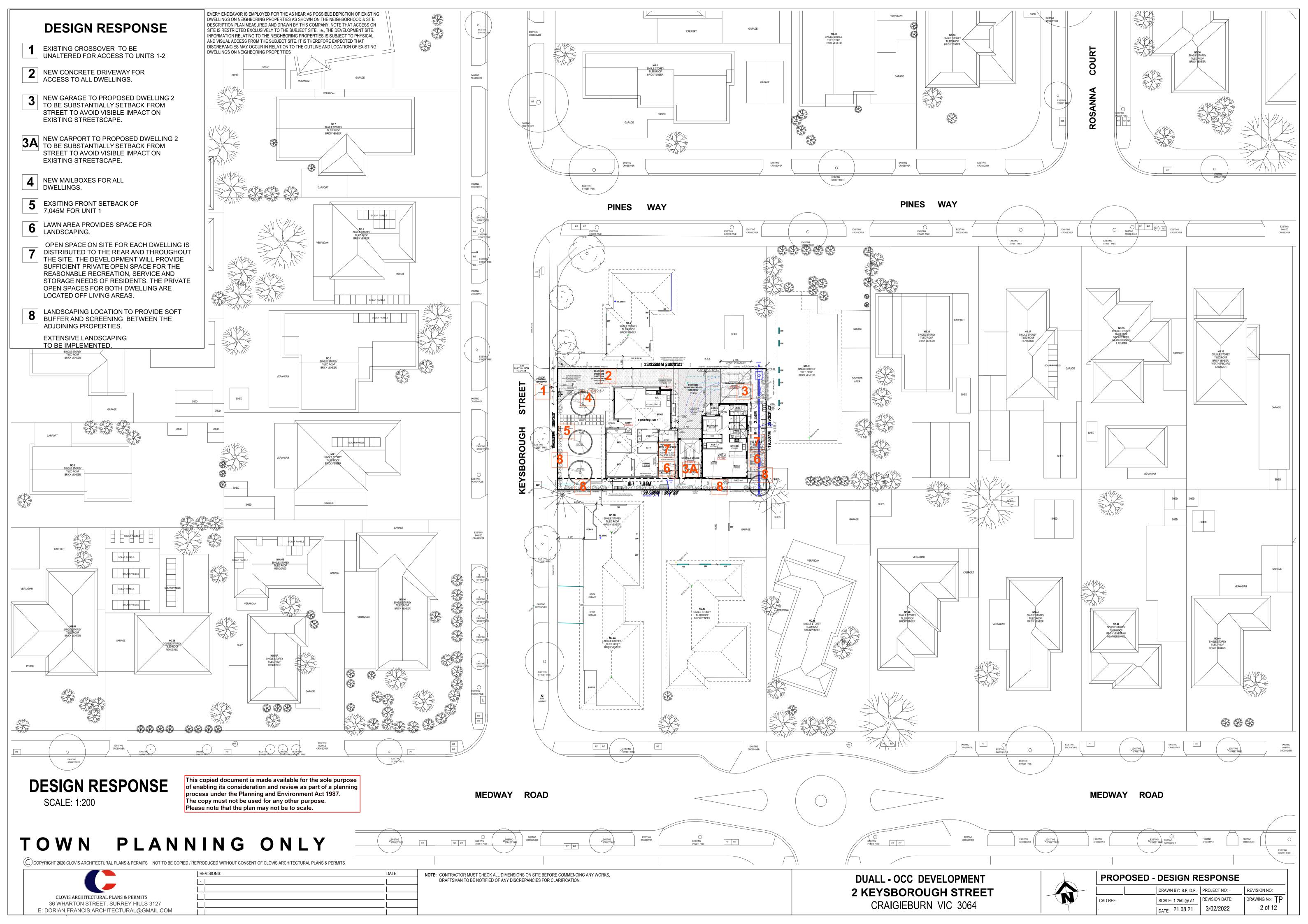


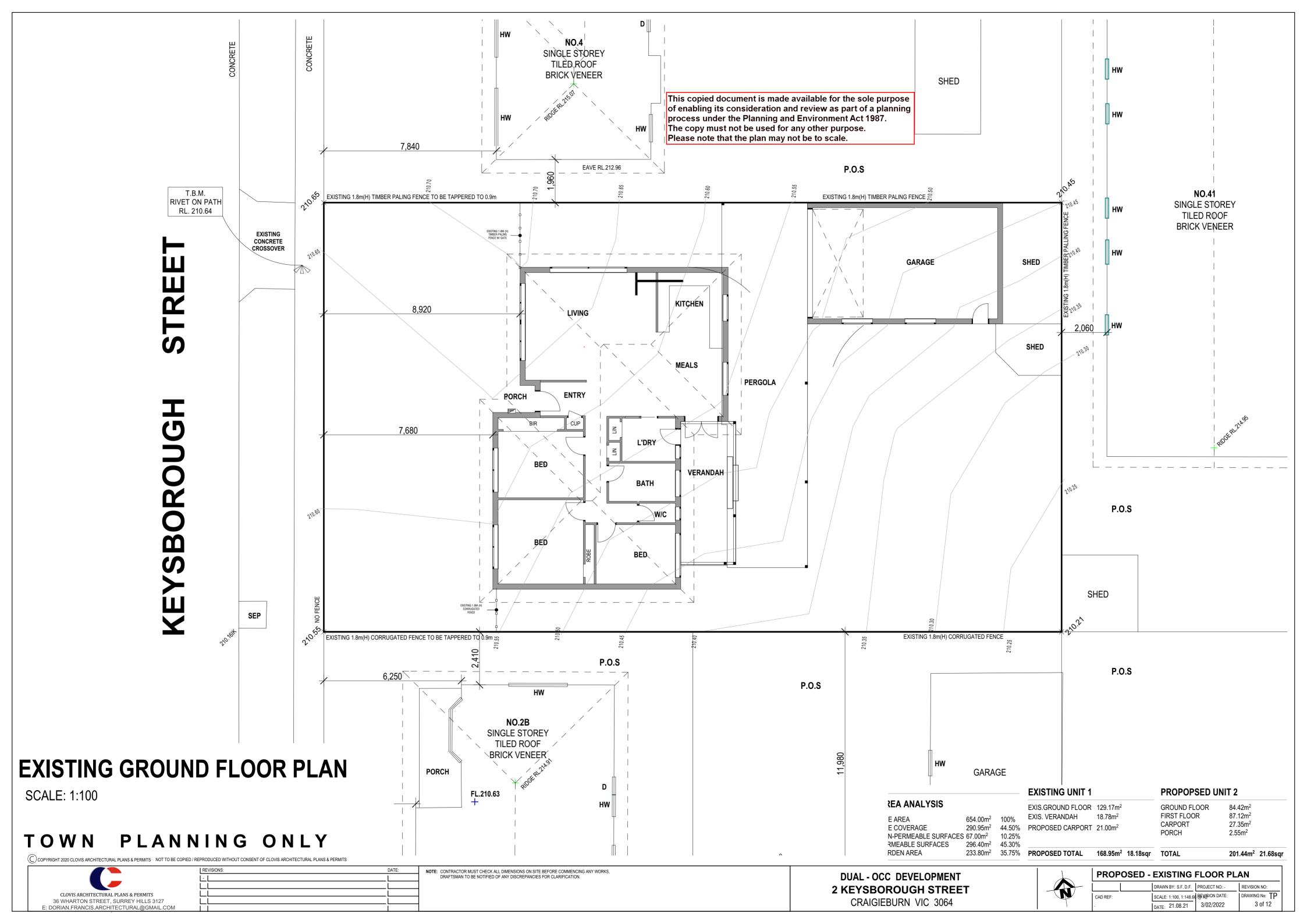
4 Keysborough Street



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<u>LEGE</u>

SLD SLIDING PANEL
SLD/OBS OBSCURE SLIDING PANEL
FIX FIXED GLAZING
F/OBS OBSCURE FIXED GLAZING
AW AWNING WINDOW
AW/OBS OBSCURE AWNING WINDOW

 PLEASE REFER TO MATERIAL SCHEDULE FOR EXACT MATERIAL FINISH.
 ALL OBSCURE GLAZING WITH NOT MORE THAN 25 PER CENT TRANSPARENCY
 EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION DETECTOR



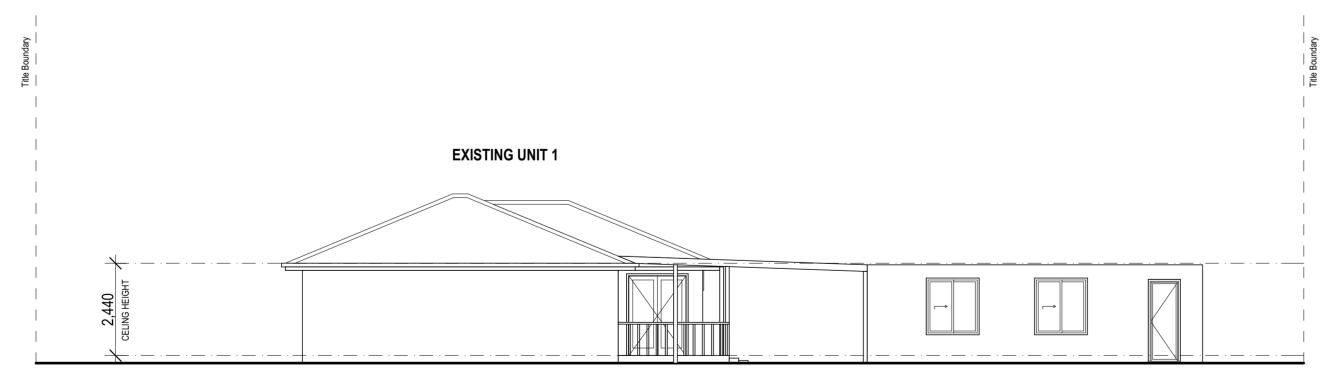
EXISTING UNIT 1 EXISTING UNIT 1

EXISTING EAST ELEVATION

SCALE: 1:100

EXISTING NORTH ELEVATION

SCALE: 1:100



EXISTING UNIT 1

EXISTING SOUTH ELEVATION

SCALE: 1:100

CLOVIS ARCHITECTURAL PLANS & PERMITS 36 WHARTON STREET, SURREY HILLS 3127

E: DORIAN.FRANCIS.ARCHITECTURAL@GMAIL.COM

EXISTING WEST ELEVATION

SCALE: 1:100

TOWN PLANNING ONLY

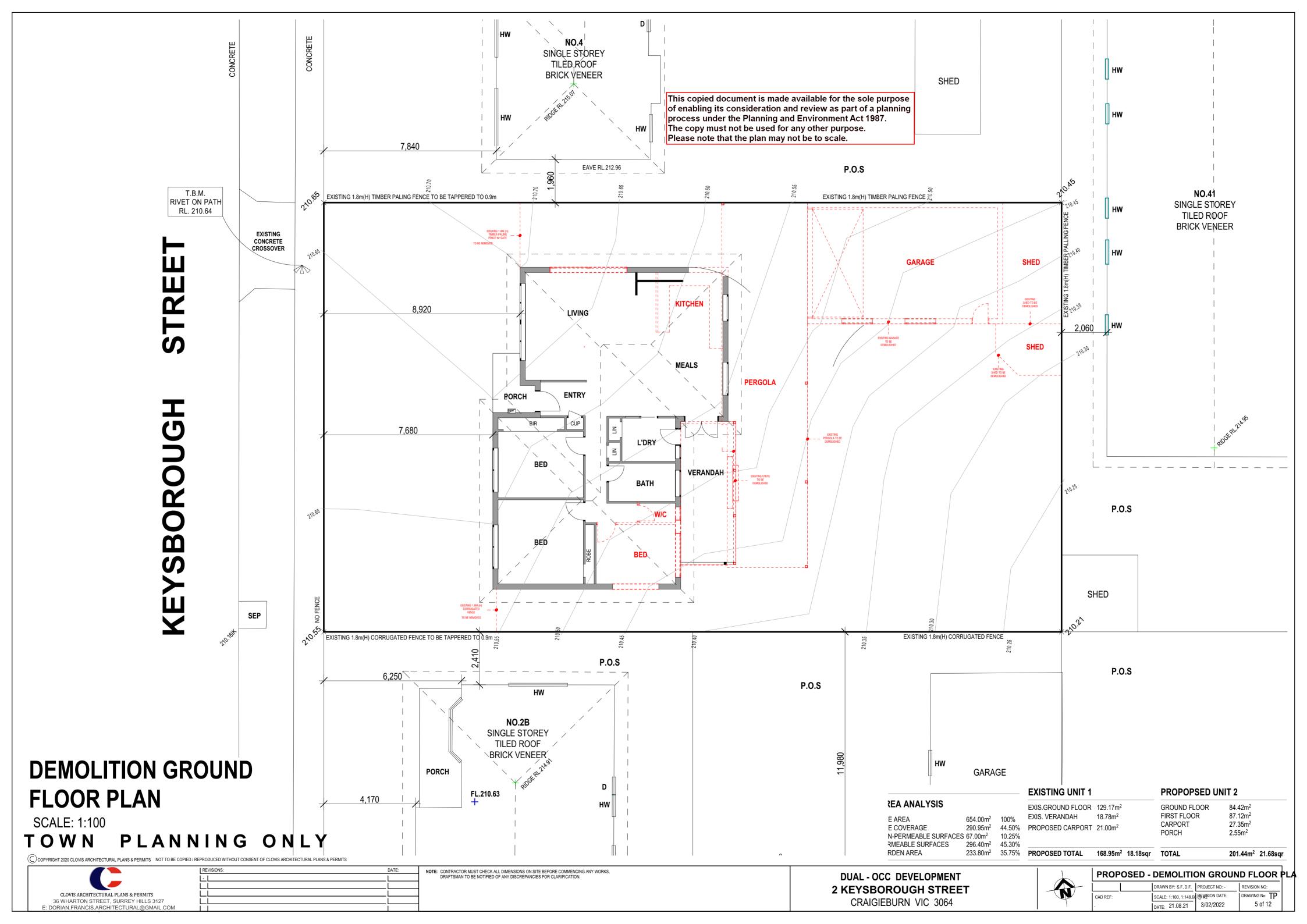
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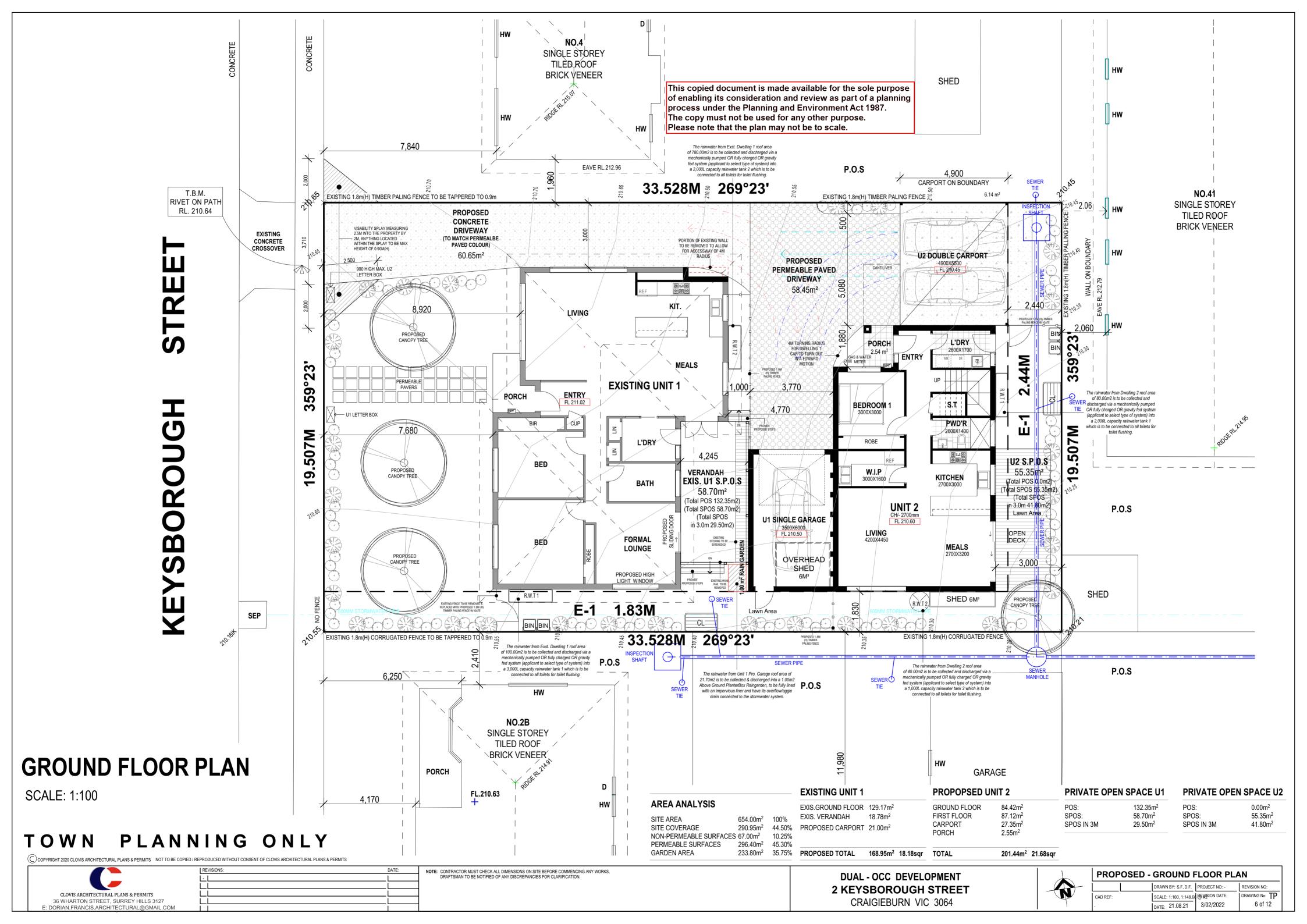
NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

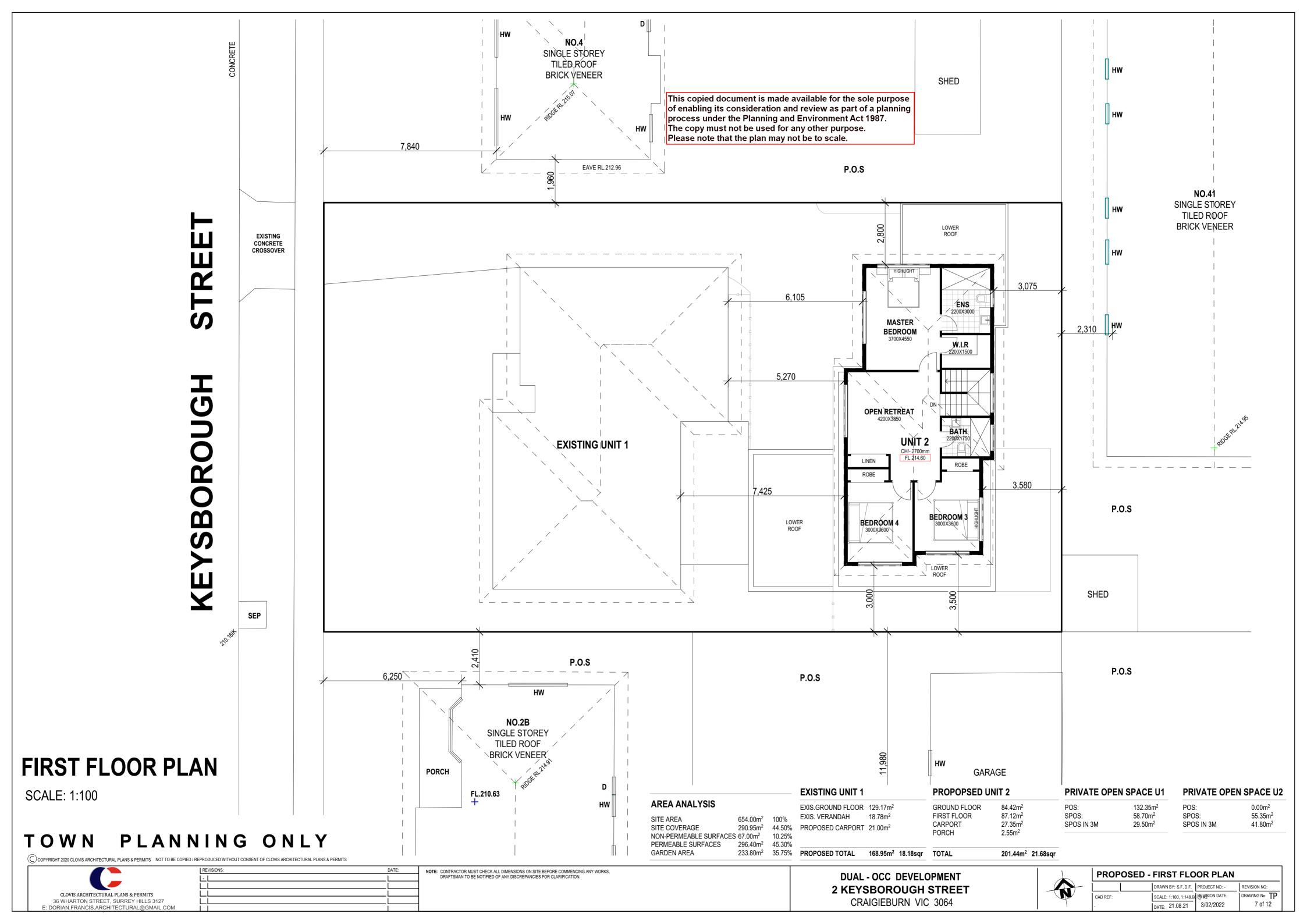
DUAL - OCC DEVELOPMENT
2 KEYSBOROUGH STREET
CRAIGIEBURN VIC 3064

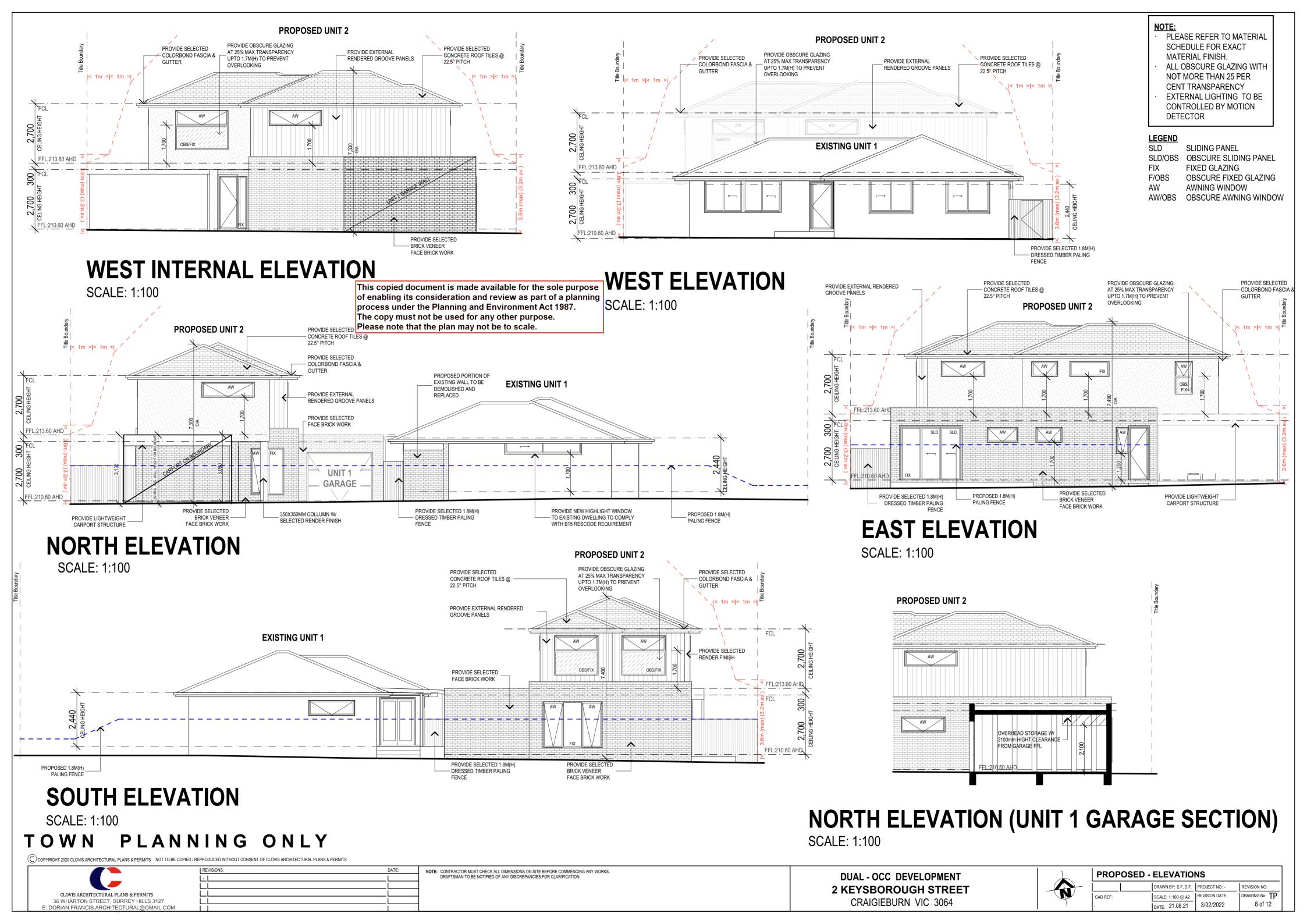


PROPOSED - EXISTING ELEVATIONS						
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:		
CAD REF:		SCALE: 1:100 @ A2	REVISION DATE:	DRAWING No: TP		
		DATE: 21.08.21	3/02/2022	4 of 12		









SITE AREA SITE COVERAGE 654.00m² 100% 290.95m² 44.50% NON-PERMEABLE SURFACES 67.00m² 10.25% 296.40m² 45.30% PERMEABLE SURFACES GARDEN AREA 233.80m² 35.75% **PROPOSED TOTAL** 168.95m² 18.18sqr TOTAL

EXISTING UNIT 1 EXIS.GROUND FLOOR 129.17m² EXIS. VERANDAH 18.78m² PROPOSED CARPORT 21.00m²

PROPOPSED UNIT 2 84.42m² 87.12m² 27.35m² 2.55m² GROUND FLOOR FIRST FLOOR CARPORT PORCH

201.44m² 21.68sqr

PRIVATE OPEN SPACE U1 132.35m² 58.70m² SPOS IN 3M 29.50m²

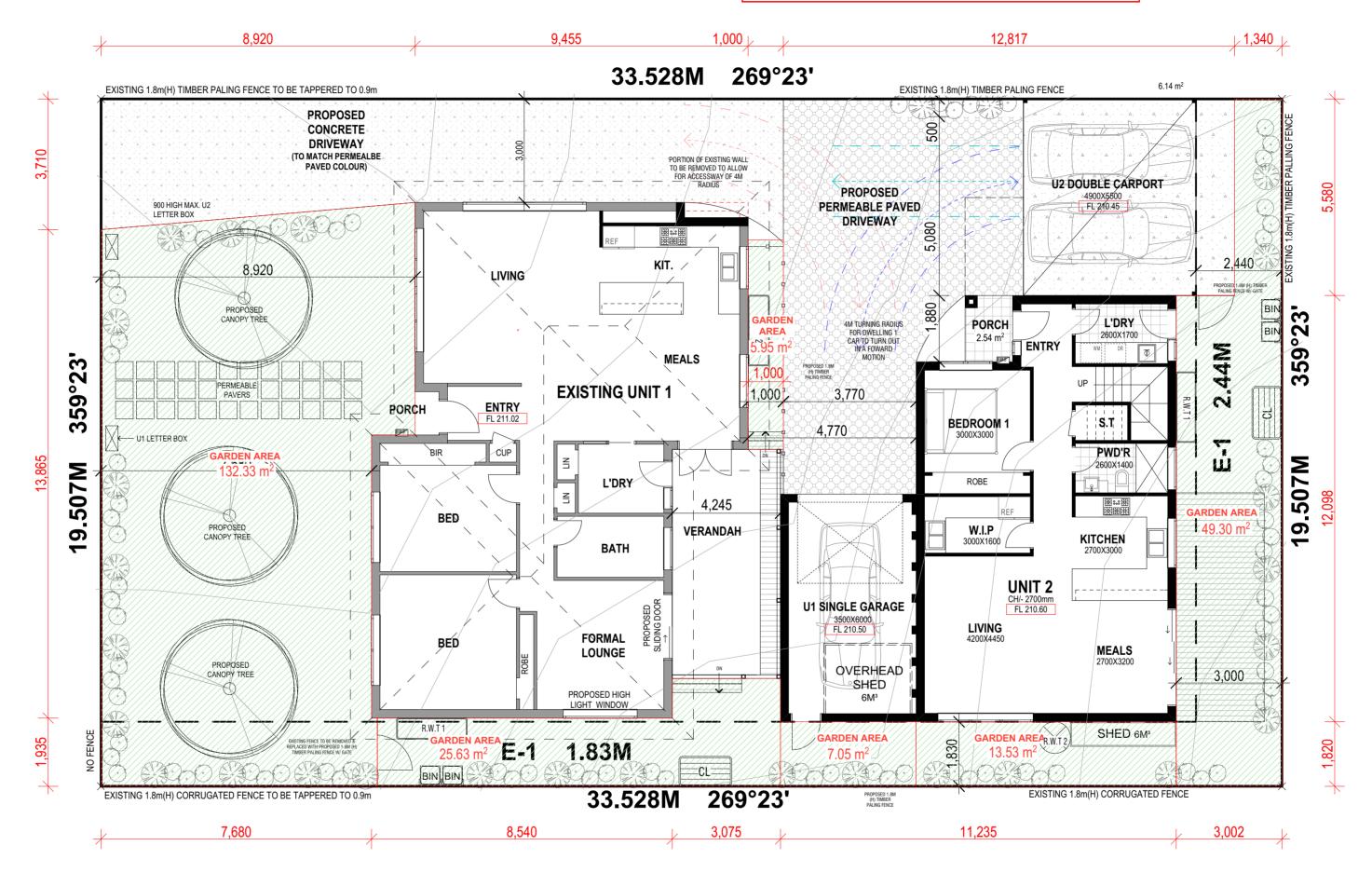
SPOS:

PRIVATE OPEN SPACE U2 $0.00 m^2$ POS: SPOS: SPOS IN 3M

55.35m² 41.80m²

-NOMINATED GARDEN AREA

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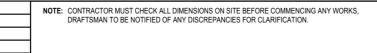


GARDEN AREA FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

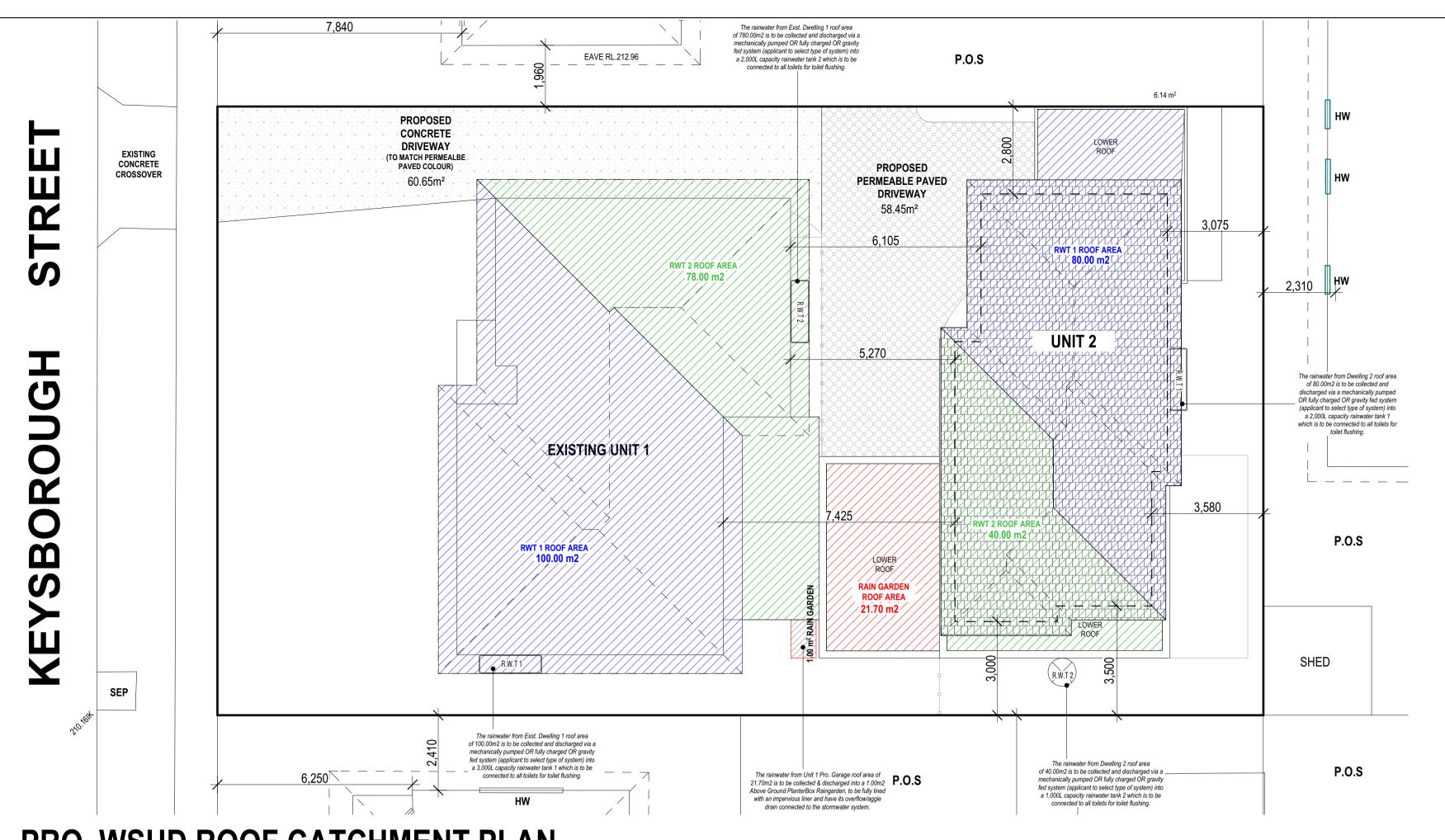








PROPOSED - GARDEN AREA PLAN							
	DRAWN BY: S.F, D.F. PROJECT NO: -	REVISION NO:					
CAD REF:	SCALE: 1:100, 1:148.66	DRAWING No: TP					
	DATE: 21.08.21 3/02/2022	9 of 12					



PRO. WSUD ROOF CATCHMENT PLAN

SCALE: 1:100

Nelbourne STORM Rating Report

1275315 TransactionID: HUME Municipality: Rainfall Station: HUME 2 keysborough Street Address:

Craigieburn VIC 3064 Aidan Assessor: Residential - Multiunit

STORM Rating %:

CLOVIS ARCHITECTURAL PLANS & PERMITS

36 WHARTON STREET, SURREY HILLS 3127

E: DORIAN.FRANCIS.ARCHITECTURAL@GMAIL.COM

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Exst. Unit 1 Roof Area - Water Tank 1	100.00	Rainwater Tank	3,000.00	1	116.00	98.50
Exst. Unit 1 Roof Area - Water Tank 2	78.00	Rainwater Tank	2,000.00	1	101.50	100.00
Exst. Unit 1 Garage Roof	21.70	Raingarden 100mm	1.00	0	133.00	0.00
Unit 2 Roof Area - Water Tank 1	80.00	Rainwater Tank	2,000.00	3	149.20	87.60
Unit 2 Roof Area - Water Tank 2	40.00	Rainwater Tank	1,000.00	1	125.00	96.30
Shared Driveway	67.00	None	0.00	0	0.00	0.00

Date Generated: 22-Nov-2021 Program Version:

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE

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

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

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

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

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

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

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

MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS, RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

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

AREA ANALYSIS

SITE AREA 654.00m² SITE COVERAGE 290.95m² 44.50% NON-PERMEABLE SURFACES 67.00m² PERMEABLE SURFACES 296.40m² 45.30% 233.80m² 35.75% **GARDEN AREA**

EXISTING UNIT 1

EXIS.GROUND FLOOR 129.17m² EXIS. VERANDAH 18.78m² PROPOSED CARPORT 21.00m²

PROPOSED TOTAL 168.95m² 18.18sqr

PROPOPSED UNIT 2

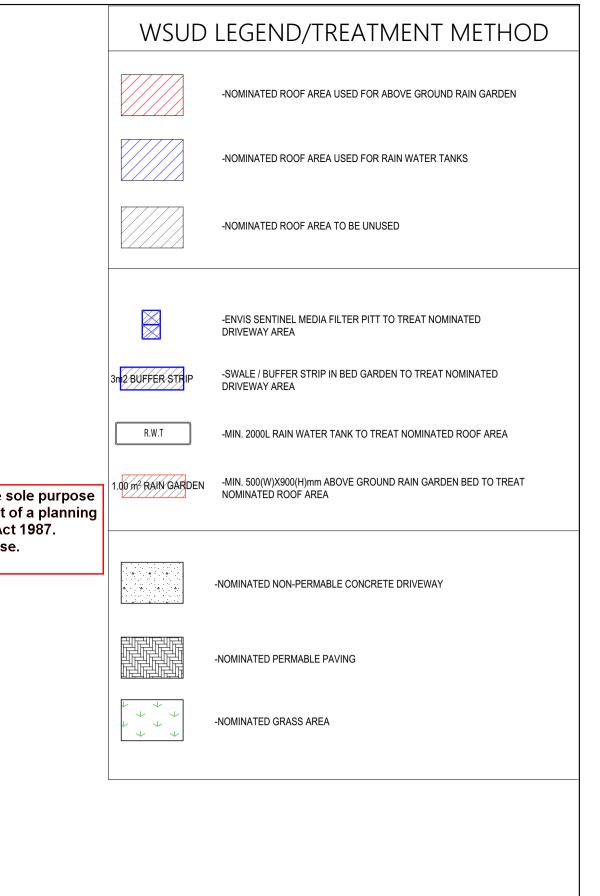
CARPORT

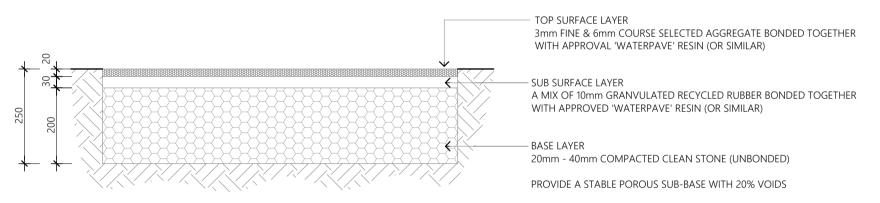
PORCH

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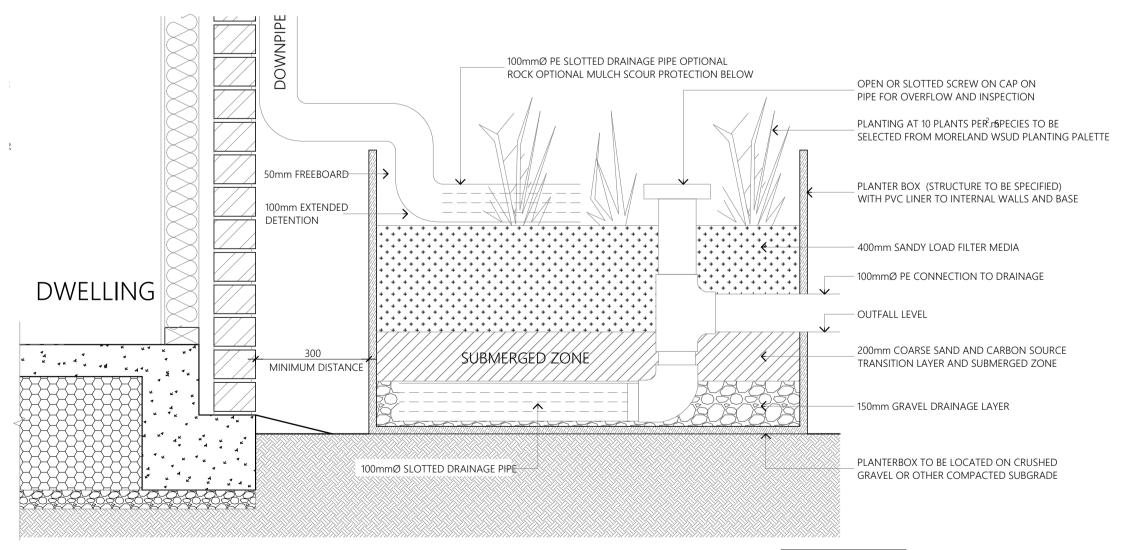
TOTAL 201.44m² 21.68sqr

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS) TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. TANKS: IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED TO BE INSPECTED AND CLEANED REGULARLY. **GUTTERS AND** DOWNPIPES: IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY. FIRST FLUSH **DEVICES:**





PERMEABLE CONCRETE (FOR VEHICULAR LOADS) SCALE 1:10



ABOVE GROUND RAINGARDEN

WIDTH: 500mm HEIGHT: 900mm

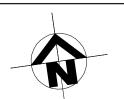
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DATE:

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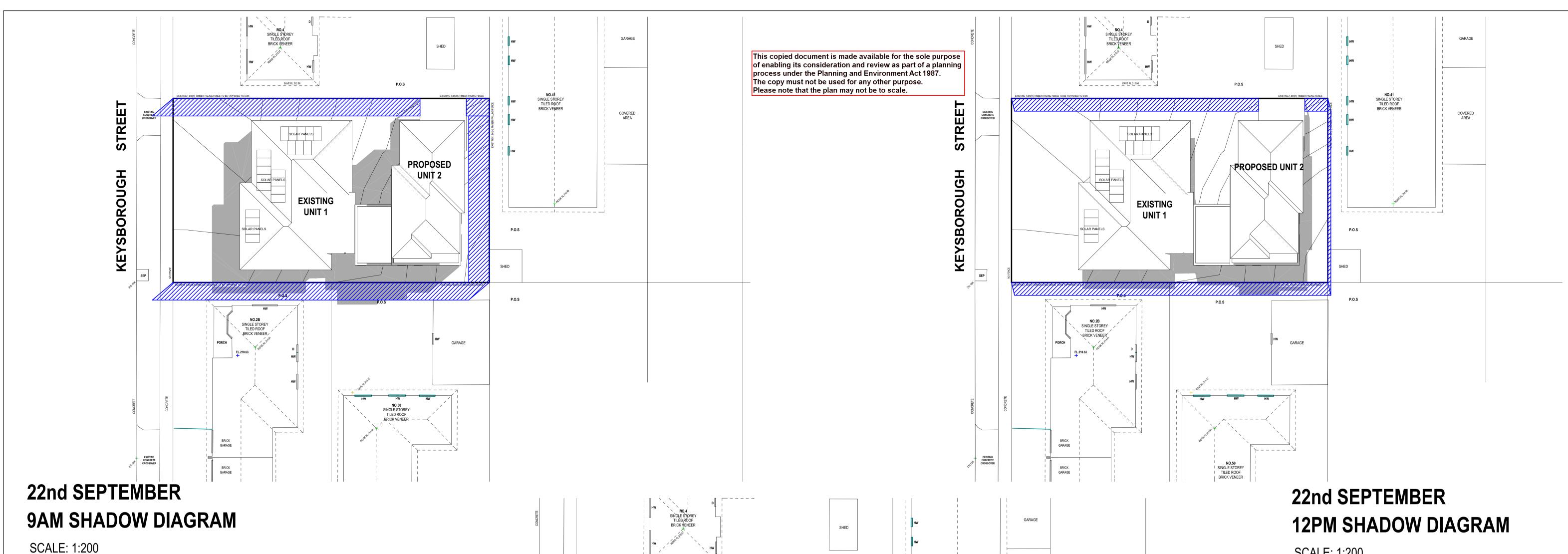
DUALL - OCC DEVELOPMENT 2 KEYSBOROUGH STREET CRAIGIEBURN VIC 3064

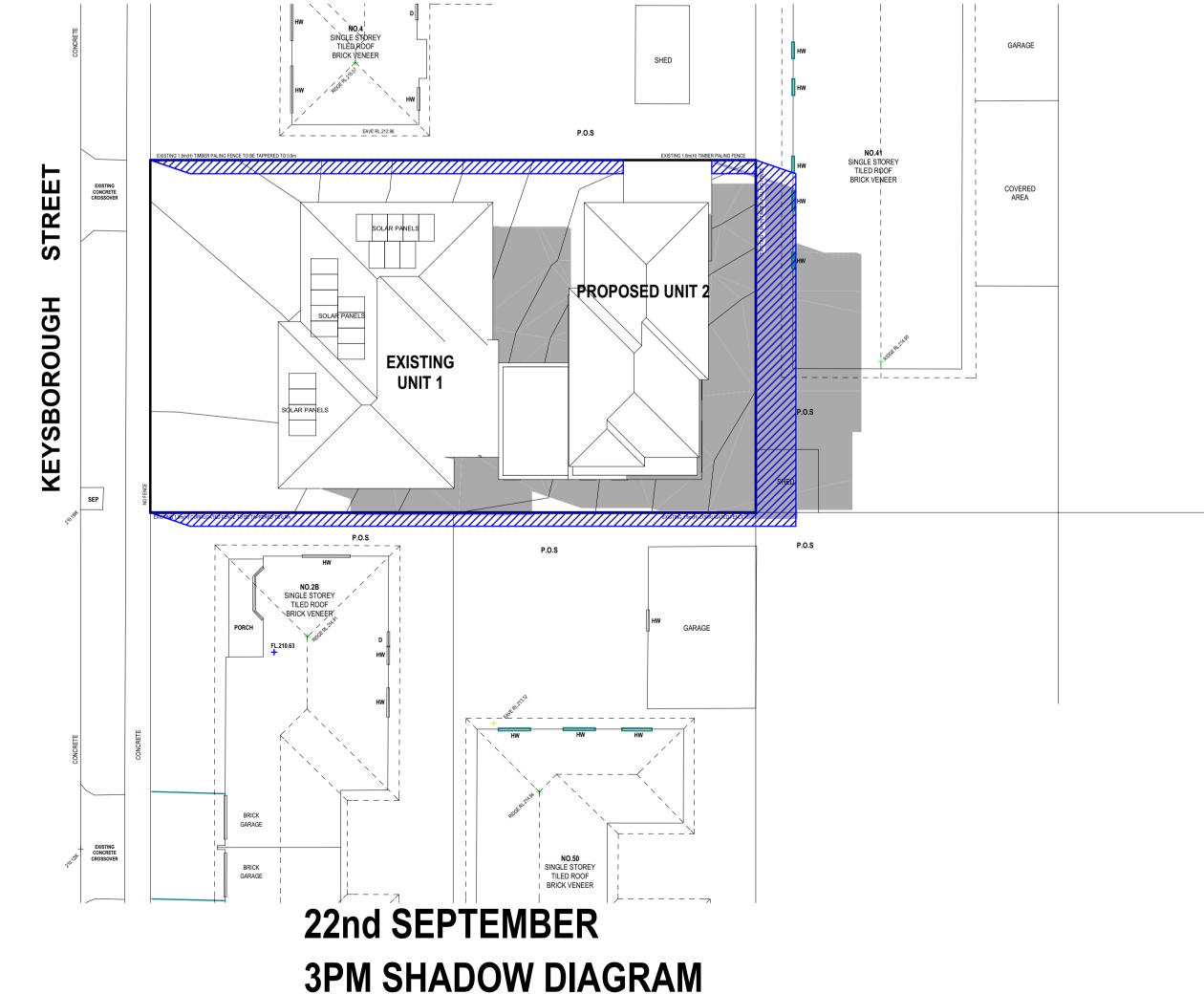


PROPOSED - WSUD ROOF CATCHMENT PLAN DRAWN BY: S.F. D.F. PROJECT NO: -REVISION NO: CAD REF:

SCALE: 1:100, 1:1.13 PATVISION DATE: DATE: 21.08.21

PRAWING No: TP 10 of 12





SCALE: 1:200

TOWN PLANNING ONLY

E: DORIAN.FRANCIS.ARCHITECTURAL@GMAIL.COM

DATE: CLOVIS ARCHITECTURAL PLANS & PERMITS 36 WHARTON STREET, SURREY HILLS 3127

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

SCALE: 1:200

- PRPOSED DWELLING & EXISTING DWELLING SHADOW

- EXISTING FENCE SHADOW

DUALL - OCC DEVELOPMENT 2 KEYSBOROUGH STREET CRAIGIEBURN VIC 3064



PROPOSED - SHADO	W	DIAGRAMS	5
DRAWN BY: S	F D F	PROJECT NO: -	ī

REVISION NO: SCALE: 1:200 @ A1 REVISION DATE: DRAWING No: TP DATE: 21.08.21 11 of 12

EXTERNAL COLOUR AND MATERIALS SCHEDULE

SR - SMOOTH RENDER FINISH

WF - ALUMINUM FRAMED WINDOWS

GD - GARAGE DOOR

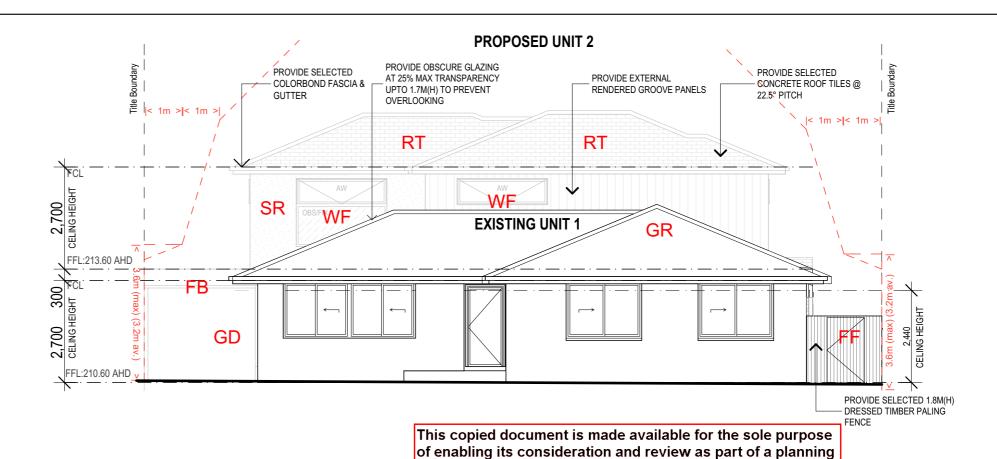
FB - FACE BRICKWORK

CONC - CONCRETE PAVED DRIVEWAY

RT - CONCRETE ROOF TILES

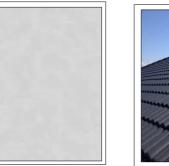
FF - DRESSED TIMBER FENCE

GR - RENDERED GROOVE PANELS



MATERIAL SCHEDULE process under the Planning and Environment Act 1987. The copy must not be used for any other purpose.

SCALE: 1:100



SMOOTH RENDER FINISH - CONCRETE LIGHT GREY OR SIMILAR



CONCRETE ROOF TILES
- MONUMENT



SELECTED WINDOW FRAMES - COLORBOND BLACK



PGH FACE BRICKWORK
- LIGHT GREY BRICK
OR SIMILAR



TEXTURED CONCRETE DRIVEWAY
- MUTED GREY TONE
OR SIMILAR



GARAGE DOOR -COLORBOND MONUMENT



SELECTED COLORBOND FASCIA AND GUTTER - MONUMENT



SELECTED FIXED AND AWNING OBSCURE GLAZING



Please note that the plan may not be to scale.

FRONT TIMBER FENCE
-NATURAL STAIN



LIGHTWEIGHT EXTERNAL
WALL PANEL W/- RENDERED
GROOVES
- LIGHT GREY

TOWN PLANNING ONLY



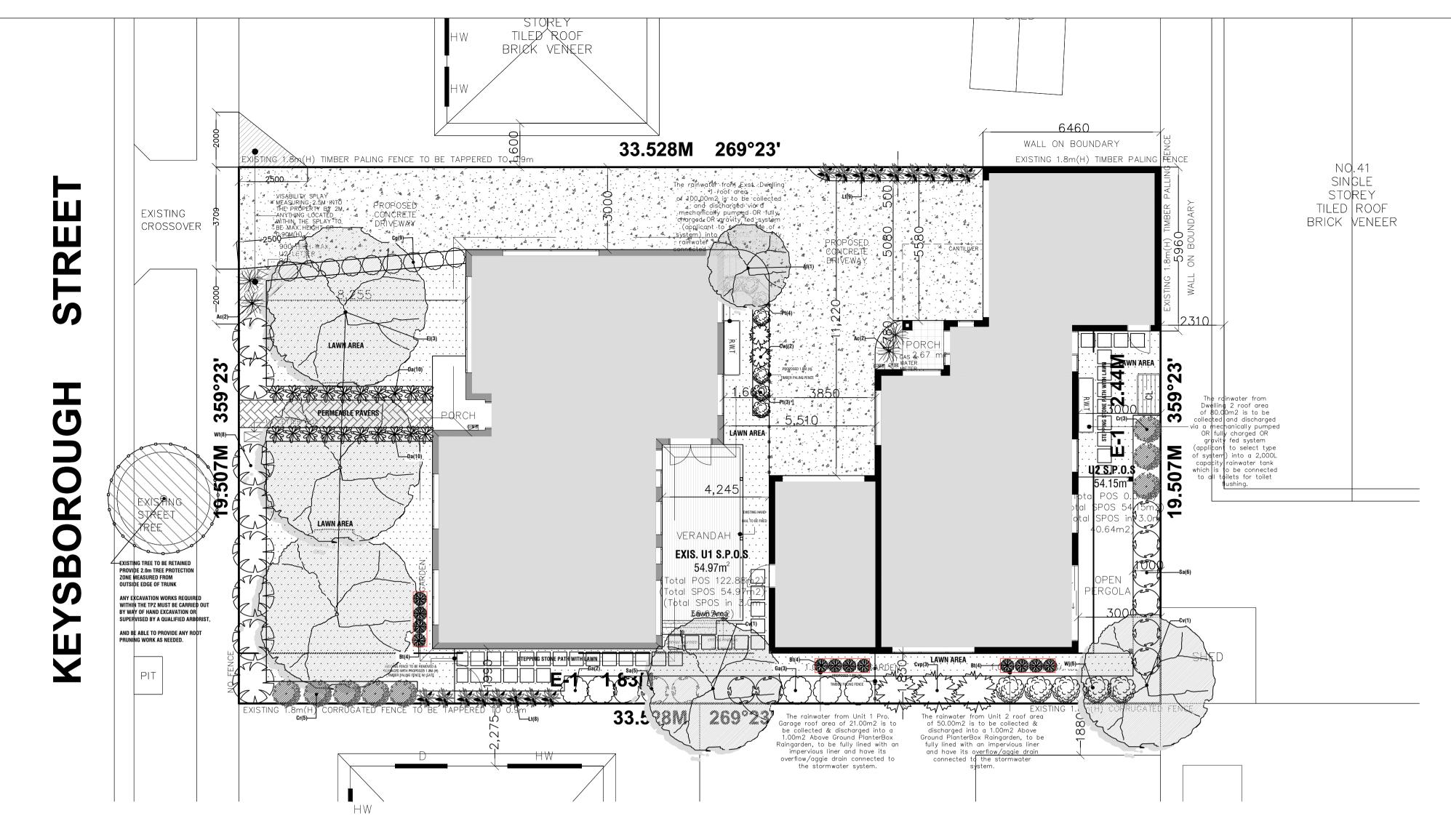
DATE: NOTE: CO

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

DUAL - OCC DEVELOPMENT
2 KEYSBOROUGH STREET
CRAIGIEBURN VIC 3064



PROPOSED - MATERIAL SCHEDULE						
		DRAWN I	BY: S.F, D.F.	PROJECT NO: -	REVISION NO:	
CAD REF:		SCALE: 1	1:100 @ A3	REVISION DATE:	DRAWING No: TP	
			21 08 21	3/02/2022	12 of 12	



PROPOSED LANDSCAPE PLAN SCALE 1:100

PROPOSED	PLANT S	SCHEDULE				
TREES	CODE	BOTANICAL NAME	COMMON NAME	FINAL SIZE (HxW)	SUPPLY SIZE	QTY
IREES	El	Eucalyptus Leucoxylon 'Rosea'	Yellow Gum	8.0 x 6.0m	40ltr / min 1.8m high	3
	Cv	Callistemon viminalis	Weeping Bottlebrush	8.0 x 5.0m	40ltr / min 1.8m high	2
	Af	Agonis Flexuosa 'Burgundy'	Burgundy Willow Myrtle	5.0 x 3.0m	40ltr / min 1.8m high	1
SHRUBS						
	Wf	Westringia fruticosa 'Wynyabbie Gem'	Coastal Rosemary	2.0 x 1.5m	200mm	8
	Sa	Syzygium australe 'Bush Christmas'	Lilly Pilly	2.5 x 1.0m	200mm	11
	Ga	Gardenia Angustfolia	Gardenia	1.5 x 1.0m	200mm	5
	Cr	Correa reflexa	Common Correa	1.5 x 1.0m	200mm	8
	Cg	Correa Glabra 'ivory lantern'	Rock Correa	0.8 x 0.8m	200mm	9
	Wj	Westringea jervis gem	Dwarf native rosemary	1.0 x 1.0m	140mm	5
	Cvp	Callistemon viminalis 'CV01' PBR	Callistemon	3.0 x 1.3m	200mm	3
	Pt	Photonia 'Thin Red'	Red Robin	2.5 x 0.6m	200mm	7
	Cwj	Callistemon 'Wee Johnnie'	Bottlebrush	1.0 x 0.5m	200mm	2
GROUND COVERS& TUSSOCK PLANTS						
	Lt	Lomandra Longfolia 'Tanika'	Tanika	0.75 x 0.75m	140mm	17
	Ac	Arthropodium cirratum	New Zealand Rock Lily	0.9 x 1.0m	140mm	4
	Bt	Baloskion tetraphyllum	Feather Top	0.5 x 0.5m	140mm	12
	Da	Dianella amoena	Matted Flax Lily	0.4 x 0.6m	140mm	20

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

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

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: x FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES

x FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH x PH TO BE 6.0-7.0 x TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM

X FREE FROM SILT 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 100M

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.

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 BRICKS, 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 2250MM 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 (3/6 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 -50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMIZE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

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 - PRIJNING 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 - 3/6 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALIZED PLANTS BEYOND REPAIR OR REGROWN WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD.

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 TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACING WITH GALVANIZED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING

/ PEBBLE AREAS.

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.

DRAINAGE

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

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 UNDAMAGED AND FREE OF DISEASES 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 NEIGHBORING 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 ERECTED AROUND TREES ON BOTH SURJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOUTION 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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PERMEABLE PAVERS DETAILS

100MM PERFORATED ADS DRAIN TILE

INSTALLED 1/2 WAY IN DEPTH OF DRAINAGE STONE TO ALLOW PARTIAL

EXFILTRATION

150MM DECORATIVE CURE

OR STRUCTURE TO

RAINGARDEN PLANTER BOX

RETAIN PAVING

NON-WOVEN GEO-TEXTILE FA

WRAPS BASE MATERIALS TO PREVENT MIGRATION OF TONE BASE

NOT TO SCALE

DWELLING

TIMBER EDGING

Weed control

-GEO-TEXTILE FABRIC INSTALLED BELOW

CRUSHED STONE TO FILL VOIDS IN PAVING

30MM SETTING BED LAYER OF

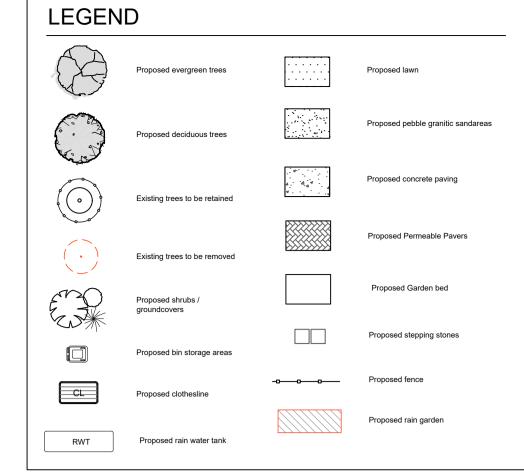
OPEN OR SLOTTED SCREW ON CAP ON PIPE FOR OVERFLOW AND INSPECTION PLANTING AT 10 PLANTS PER m2. SPECIES TO BE SELECTED FROM MORELAND WSUD PLANTING PALETTE PLANTER BOX (STRUCTURE TO BE SPECIFIED)
WITH PVC LINER TO INTERNAL WALLS AND BASE

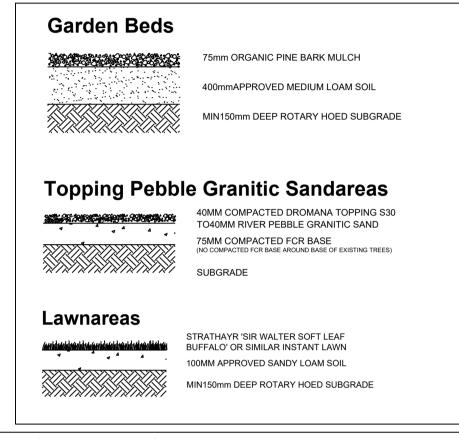
PLANTERBOX TO BE LOCATED ON CRUSHE

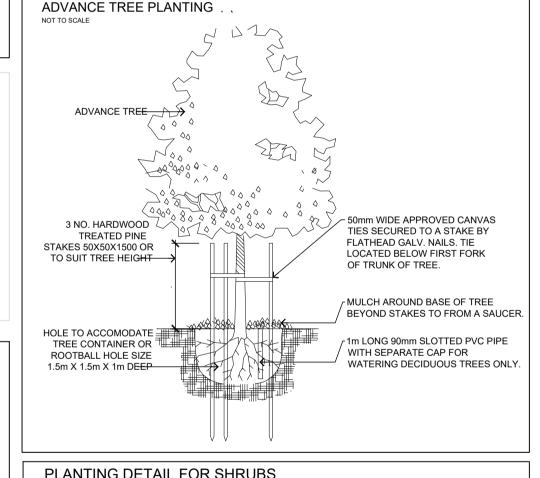
— FIX FROM THIS SIDE

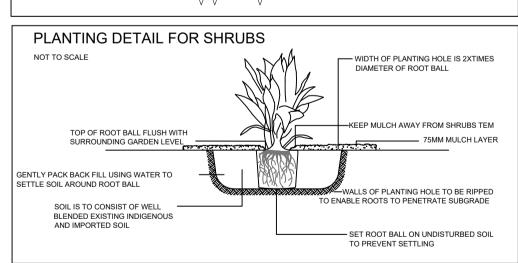
4 30MM 4

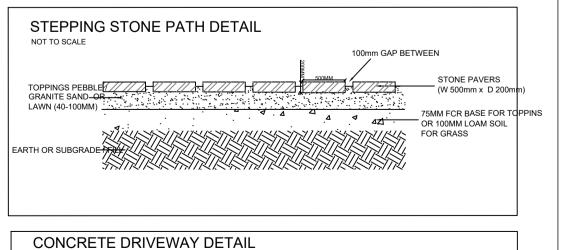
- 250-450 BASE LAYER OF

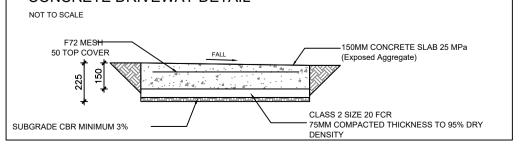












TWO YEAR TREE ESTABLISHMENT PLAN

ABOVE GROUND RAINGARDEN

Mulch top up Formative pruning Stake removal Water well removal Tree tie removal ADDITIONAL TREE PLANTING NOTES

1. Locate services (Ring Melbourne One Call Services) Prior to setting out 2. All excavation to be undertaken by hand

3. Advanced trees to be approximately 2000mm high (40-50 litres container

4. Apply 150 litres of water immediately after planting 5. Apply 25 grams NPK (20:4:8) at per square meter of root zone

TREE PROTECTION ZONE NOTES

the tree protection zone.

tree protection fencing must be installed around the nature strip tree prior to any work on-site. fencing must remain in place for the duration of construction and be installed in accordance with Australian Standard AS4970-2009: Protection of trees on development sites.

tree tree protection fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

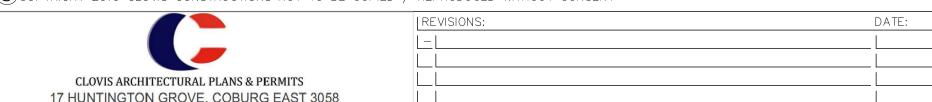
No vehicular or pedestrian access, trenching or soil excavation is to occur within

No storage or dumping of tools, equipment or waste is to occur within the tree

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

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STORM Rating Report

TransactionID: 1275315

Municipality: HUME

Rainfall Station: HUME

Address: 2 keysborough Street

Craigieburn

VIC 3064

Assessor: Aidan

Development Type: Residential - Multiunit

Allotment Site (m2): 654.00 STORM Rating %: 102

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Exst. Unit 1 Roof Area - Water Tank 1	100.00	Rainwater Tank	3,000.00	1	116.00	98.50
Exst. Unit 1 Roof Area - Water Tank 2	78.00	Rainwater Tank	2,000.00	1	101.50	100.00
Exst. Unit 1 Garage Roof	21.70	Raingarden 100mm	1.00	0	133.00	0.00
Unit 2 Roof Area - Water Tank 1	80.00	Rainwater Tank	2,000.00	3	149.20	87.60
Unit 2 Roof Area - Water Tank 2	40.00	Rainwater Tank	1,000.00	1	125.00	96.30
Shared Driveway	67.00	None	0.00	0	0.00	0.00

Date Generated: 22-Nov-2021 Program Version: 1.0.0

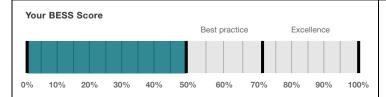
Built Environment Sustainability Scoreca

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This BESS report outlines the sustaina report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved



51%

Project details

Address 2 Keysborough St Craigieburn VIC 3064

Project no 14E4AD3E-R1 BESS Version RESS-6

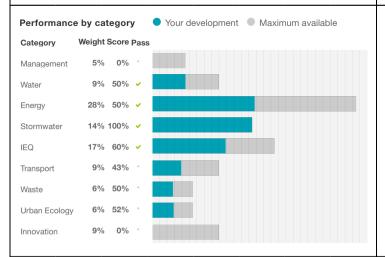
Site type Multi dwelling (dual occupancy, townhouse, villa unit etc)

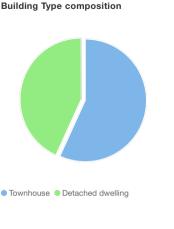
Account aidan.rosin.architectural@gmail.com

Application no.

654 m² Site area Building floor area 301 0 m² Date 26 August 2021 Software version 1.7.0-B.366







Dwellings & Non F		copied docume abling its cons	nt is made ava deration and r	ilable for the sole purpose eview as part of a planning		
Dwellings	proce	process under the Planning and Environment Act 1987. The copy must not be used for any other purpose.				
Name Quantity Area % of total area						
Detached dwelling	Fleas	e note that the	pian may not i	De to scale.		
Exsiting Dwelling	1	130 m²	43%			
Total	1	130 m²	43%			
Townhouse				· · · · · · · · · · · · · · · · · · ·		
Townhouse 2	1	171 m²	56%			
Total		171 m²	E60/			

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Water efficient garden annotated	,	-
Energy 3.3	External lighting sensors annotated		-
Energy 3.4	Clothes line annotated (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)		-
IEQ 3.1	Glazing specification to be annotated		-
IEQ 3.2	Adjustable shading systems		-
Transport 1.1	All nominated residential bicycle parking spaces		-
Urban Ecology 2.1	Vegetated areas		-

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.5	Provide a written description of the average lighting power density to be		-
	installed in the development and specify the lighting type(s) to be used.		
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing		-
	specification (U-value and Solar Heat Gain Coefficient, SHGC)		
IEQ 3.2	Reference to floor plans and elevations showing shading devices		-
Waste 1.1	Report detailing how the existing building is being reused on-site		-

Credit summary

Management Overall contribution 4.5%

	0%
1.1 Pre-Application Meeting	0%
2.1 Thermal Performance Modelling - Single Dwelling	0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
4.1 Building Users Guide	0%

Water Overall contribution 9.0%

	Minim	um re	quired 50%	50%	✓ Pass
1.1 Potable water use reduction				40%	
3.1 Water Efficient Landscaping				100%	

Energy Overall contribution 27.5%

	Minimum	required 50% 50%	✓ Pass
1.2 Thermal Performance Rating - Residential		0%	
2.1 Greenhouse Gas Emissions		100%	
2.2 Peak Demand		0%	
2.3 Electricity Consumption		100%	
2.4 Gas Consumption		100%	
2.5 Wood Consumption		N/A	Scoped Out
		No wood	heating system present
3.2 Hot Water		100%	
3.3 External Lighting		100%	
3.4 Clothes Drying		100%	
3.5 Internal Lighting - Residential Single Dwelling		100%	
4.4 Renewable Energy Systems - Other		N/A	O Disabled
No other (non-solar PV) renewable energy is in use.			
4.5 Solar PV - Houses and Townhouses		N/A	O Disabled
No solar PV renewable energy is in use.			

Stormwater Overall contribution 13.5%

	Minimum require	d 100% 100%	✓ Pass
1.1 Stormwater Treatment		100%	

IEQ Overall contribution 16.5%

	Minimum require	ed 50% 60%	✓ Pass
2.2 Cross Flow Ventilation		0%	
3.1 Thermal comfort - Double Glazing		100%	
3.2 Thermal Comfort - External Shading		100%	
3.3 Thermal Comfort - Orientation		0%	

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nsport Overall contribution 9.0%		
	43%	
1.1 Bicycle Parking - Residential	100%	
1.2 Bicycle Parking - Residential Visitor	N/A	Scoped Out
		Not enough dwellings.
2.1 Electric Vehicle Infrastructure	0%	
ste Overall contribution 5.5%		
	50%	
1.1 - Construction Waste - Building Re-Use	100%	
2.1 - Operational Waste - Food & Garden Waste	0%	
ban Ecology Overall contribution 5.5%	52%	
2.1 Vegetation	100%	
2.2 Green Roofs	0%	
2.3 Green Walls and Facades	0%	
2.4 Private Open Space - Balcony / Courtyard Ecology	0%	
3.1 Food Production - Residential	0%	
novation Overall contribution 9.0%		
	0%	
	0 /0	

1.1 Innovation	N/A ⊘ Disabled
1.1 IIIIOVALIOII	Please enter at least one in

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Credit breakdown

Management Overall contribution 0%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 50.0% towards the	e category score.
Criteria	Has an ESD professional been engaged t design to construction? AND Has the ESI application meeting with Council?	o provide sustainability advice from schematic D professional been involved in a pre-
Question	Criteria Achieved ?	
Project	No	
2.1 Thermal Performance Mode	elling - Single Dwelling	0%
Score Contribution	This credit contributes 14.4% towards the	e category score.
Criteria	Has a preliminary NatHERS rating been u	ndertaken?
Question	Criteria Achieved ?	
Detached dwelling	No	
2.2 Thermal Performance Mode Residential	elling - Multi-Dwelling	0%
Score Contribution	This credit contributes 18.9% towards the	e category score.
Criteria	Have preliminary NatHERS ratings been u	undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?	
Townhouse	No	
4.1 Building Users Guide		0%
Score Contribution	This credit contributes 16.7% towards the	e category score.
Criteria	Will a building users guide be produced a	and issued to occupants?
Question	Criteria Achieved ?	
Project	No	

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Water Overall contribution 4%

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Water Approach	process under the Flamming and Environment Act i
What approach do you want t	The copy must not be used for any other purpose.

Project Water Profile Question Please note that the plan may not be to scale.	
.,	_

Project Water Profile Question Please note that the plan may not be to scale.			
Do you have a reticulated third pipe or an on-site water	No		
recycling system?:			
Are you installing a swimming pool?:	No		
Are you installing a rainwater tank?:	Yes		
Water fixtures, fittings and connections			
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)		
Bath: All	Scope out		
Kitchen Taps: All	>= 5 Star WELS rating		
Bathroom Taps: All	>= 5 Star WELS rating		
Dishwashers: All	Default or unrated		
WC: All	>= 4 Star WELS rating		
Urinals: All	Scope out		
Washing Machine Water Efficiency: All	Default or unrated		
Which non-potable water source is the dwelling/space			
connected to?:			
Exsiting Dwelling	EXST U1		
Townhouse 2	U2		
Non-potable water source connected to Toilets: All	Yes		
Non-potable water source connected to Laundry (washing machine): All	No		
Non-potable water source connected to Hot Water System: A	All No		
Rainwater Tanks			
What is the total roof area connected to the rainwater tank?:			
EXST U1	100 m ²		
U2	80.0 m ²		
Tank Size:			
EXST U1	3,000 Litres		
U2	2,000 Litres		
Irrigation area connected to tank:			
EXST U1	80.0 m ²		

Yes

EXST U1 8	80.0 m²

U2	80.0 m
----	--------

-	Is connected irrigation area a water efficient garden?:	
E	EXST U1	Yes

Othe	r external	water	demand	connected	to	tank?

U2

EXST U1	0.0 Litres/Day
U2	0.0 Litres/Day

1.1 Potable water use reduction	40%
Score Contribution	This credit contributes 83.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances,
	rainwater use and recycled water use? To achieve points in this credit there must be
	>25% potable water reduction.
Output	Reference
Project	430 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	343 kL
Output	Proposed (including rainwater and recycled water use)
Project	271 kL
Output	% Reduction in Potable Water Consumption
Project	36 %
Output	% of connected demand met by rainwater
Project	68 %
Output	How often does the tank overflow?
Project	Often
Output	Opportunity for additional rainwater connection
Project	130 kL
3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

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Energy Overall contribution 14

Clothes Line: All

Clothes Dryer: All

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What approach do you want to The copy must not be used for any other purpose.

Please note that the plan may not be to scale. Project Energy Profile Que

1 Toject Energy 1 Tollic Question	
Are you installing any solar photovoltaic (PV) system(s)?:	No
Are you installing any other renewable energy system(s)?:	No
Gas supplied into building:	Natural Gas
Dwelling Energy Profiles	
Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides: All	3
NatHERS Annual Energy Loads - Heat: All	98.2 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	22.8 MJ/sqm
NatHERS star rating: All	6.0
Type of Heating System: All	A Gas space
Heating System Efficiency: All	4 Star
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	4 Stars
Type of Hot Water System: All	I Gas Instantaneous 5 star
Is the hot water system shared by multiple dwellings?: All	No
% Contribution from solar hot water system: All	0 %

1.2 Thermal Performance Rating - Residential		0%
Score Contribution	This credit contributes 30.0% towards the	e category score.
Criteria	What is the average NatHERS rating?	
Output	Average NATHERS Rating (Weighted)	
Detached dwelling	6.0 Stars	

D Private outdoor clothesline

A No clothes dryer

Townhouse	6.0 Stars
2.1 Greenhouse Gas Emissions	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Detached dwelling	4,376 kg CO2
Townhouse	5,323 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Detached dwelling	2,276 kg CO2
Townhouse	2,827 kg CO2
Output	% Reduction in GHG Emissions
Detached dwelling	47 %
Townhouse	46 %

2.2 Peak Demand	This copied document is made available for the sole purpo of enabling its consideration and review as part of a plann
Score Contribution	process under the Planning and Environment Act 1987.
Criteria	The copy, must not be used, for any other purpose benchmark?
Output	Please-note that the plan may not be to scale.
Detached dwelling	19.4 kW
Townhouse	13.9 kW
Output	Peak Thermal Cooling Load - Proposed
Detached dwelling	17.7 kW
Townhouse	13.6 kW
Output	Peak Thermal Cooling Load - % Reduction
Detached dwelling	8 %
Townhouse	2 %
2.3 Electricity Consumption	n 100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual electricity consumption against the benchmark?
Output	Reference
Detached dwelling	2,028 kWh
Townhouse	2,363 kWh
Output	Proposed
Detached dwelling	772 kWh
Townhouse	897 kWh
Output	Improvement
Detached dwelling	61 %
Townhouse	62 %
2.4 Gas Consumption	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual gas consumption against the benchmark?
Output	Reference
Detached dwelling	44,896 MJ
Townhouse	56,651 MJ
Output	Proposed
Detached dwelling	28,958 MJ
Townhouse	37,213 MJ
Output	Improvement
Detached dwelling	35 %
Townhouse	34 %
2.5 Wood Consumption	N/A 🌣 Scoped Out
This credit was scoped out	No wood heating system present
<u>.</u>	

3.2 Hot Water	This copied document is made available for the sole purpo of enabling its consideration and review as part of a plann
Score Contribution	process under the Planning and Environment Act 1987.
Criteria	The copyrmust not be rused for any other purposety) of the hot Please note that the plan may not be to scale.
Output	Reference
Detached dwelling	4,429 kWh
Townhouse	4,822 kWh
Output	Proposed
Detached dwelling	3,171 kWh
Townhouse	3,592 kWh
Output	Improvement
Detached dwelling	28 %
Townhouse	25 %
3.3 External Lighting	100%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
Detached dwelling	Yes
Townhouse	Yes
3.4 Clothes Drying	100%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a
	combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Detached dwelling	632 kWh
Townhouse	712 kWh
Output	Proposed
Detached dwelling	126 kWh
Townhouse	142 kWh
Output	Improvement
Detached dwelling	80 %
Townhouse	80 %
3.5 Internal Lighting - R	Residential Single Dwelling 100%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?
Question	Criteria Achieved?
Detached dwelling	Yes
Townhouse	Yes
4.4 Renewable Energy S	Systems - Other N/A Ø Disable
This credit is disabled	No other (non-solar PV) renewable energy is in use.
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Overall contributellesse note that the plan may not be to scale.

Stormwater Overall contrib

Which stormwater modelling are you us	sing?: Melbourne Water STORM tool
1.1 Stormwater Treatment	100%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	STORM score achieved
Project	100
Output	Min STORM Score
Project	100

IFO	Overall contribution 100/	Minimum required 50%

EQ Overall contribution 10% Minim	num required 50%
2.2 Cross Flow Ventilation	0%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
Question	Criteria Achieved ?
Detached dwelling	No
Townhouse	No
3.1 Thermal comfort - Double Glaz	ing 100%
Score Contribution	This credit contributes 40.0% towards the category score.
Criteria	Is double glazing (or better) used to all habitable areas?
Question	Criteria Achieved ?
Detached dwelling	Yes
Townhouse	Yes
3.2 Thermal Comfort - External Sha	ading 100%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Is appropriate external shading provided to east, west and north facing glazing?
Question	Criteria Achieved ?
Detached dwelling	Yes
Townhouse	Yes
3.3 Thermal Comfort - Orientation	0%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Are at least 50% of living areas orientated to the north?
Question	Criteria Achieved ?
Detached dwelling	No
Townhouse	No

Transport Overall contribution 4%

1.1 Bicycle Parking - Residential	100%				
Score Contribution	This credit contributes 43.9% towards the category score.				
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?				
Question Bicycle Spaces Provided ?					
Detached dwelling	1				
Townhouse	1				
Output	Min Bicycle Spaces Required				
Detached dwelling	1				
Townhouse	1				
1.2 Bicycle Parking - Residential Visite	or	N/A	ф	Scoped Out	
This credit was scoped out	Not enough dwellings.				
2.1 Electric Vehicle Infrastructure		0%			
Score Contribution	This credit contributes 56.1% towards the category score.				
Criteria	Are facilities provided for the charging of electric vehicles?				
Question	Criteria Achieved ?				
Project	No				

Waste Overall contribution 3%

1.1 - Construction Waste - Br	uilding Re-Use	100%		
Score Contribution	This credit contributes 50.0% towards the	This credit contributes 50.0% towards the category score.		
Criteria	If the development is on a site that has b	peen previously developed, has at least 30% of		
	the existing building been re-used?			
Question	Criteria Achieved ?	Criteria Achieved ?		
Project	Yes			
2.1 - Operational Waste - Foo	od & Garden Waste	0%		
Score Contribution	This credit contributes 50.0% towards the	ne category score.		
Criteria	Are facilities provided for on-site manage	Are facilities provided for on-site management of food and garden waste?		
Question	Criteria Achieved ?			
Project	No			

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	This oan Ecology Overall contribution to	s copied document is made available for the sole purpose habling its consideration and review as part of a planning					
	2.1 Vegetation pro	process under the Planning and Environment Act 1987.					
	Score Contribution The	The copy must not be used for any other purpose. Please note that the plan may not be to scale.					
	Criteria	How much of the site is covered with vegetation, expressed as a percentage of the					
		total site area?					
	Question	Percentage Achieved ?					
	Project	32 %					
	2.2 Green Roofs	0%					
ľ	Score Contribution	This credit contributes 13.2% towards the category score.					
	Criteria	Does the development incorporate a green roof?					
	Question	Criteria Achieved ?					
	Project	No					
	2.3 Green Walls and Facades	0%					
	Score Contribution	This credit contributes 13.2% towards the category score.					
	Criteria	Does the development incorporate a green wall or green façade?					
	Question	Criteria Achieved ?					
	Project	No					
	2.4 Private Open Space - Balcony /	Courtyard Ecology 0%					
	Score Contribution	This credit contributes 7.5% towards the category score.					
	Criteria	Is there a tap and floor waste on every balcony / in every courtyard?					
ľ	Question	Criteria Achieved ?					
	Townhouse	No					
	3.1 Food Production - Residential	0%					
	Score Contribution	This credit contributes 13.2% towards the category score.					
	Criteria	What area of space per resident is dedicated to food production?					
	Question	Food Production Area					
	Detached dwelling	0.0 m ²					
	Townhouse	0.0 m ²					
	Output	Min Food Production Area					
	Detached dwelling	1 m²					

Innovation Overall contribution 0%

Townhouse

1.1 Innovation		N/A	0	Disabled
This credit is disabled	Please enter at least one innovation.			

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1 m²

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