

Application to AMEND a Planning Permit

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

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

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

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

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

The Land

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

Street Address *

Unit No.:	St. No.: 11 - 15	St. Name: Mitchells Lane
Suburb/Locality: Sunbury		Postcode: 3429

Formal Land Description *

Complete either A or B.

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

A Lodged Plan Title Plan Plan of Subdivision

OR

B

Planning Permit Details

② What permit is being amended? *

Planning Permit No.: P23967

The Amended Proposal

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

③ What is the amendment being applied for? *

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

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

This application seeks to amend:

- what the permit allows plans endorsed under the permit
 current conditions of the permit other documents endorsed under the permit

Details: Floor layout changes to dwelling 7 and 8.
This has resulted to minor window changes.

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

Development Cost

④ Estimate cost of development *

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

Cost of proposed amended development	Cost of the permitted development	Cost difference (+ or -):
\$ 3,800,000	\$ 3,800,000	\$ 0

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

⚠ You may be required to verify this estimate.

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Existing Conditions

5 Describe how the land is used and developed now *

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

Have the conditions of the land changed since the time of the original permit application? Yes No
If yes, please provide details of the existing conditions.

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

Title Information

6 Encumbrances on title *

If you need help about the title, read:

[How to Complete the Application to Amend a Planning Permit Form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

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

Name:

Title: Mr

First Name: Terence

Surname: Saracoglu

Organisation (if applicable): Rose Sunbury PTY LTD

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.: Level 10, 636

St. Name: St Kilda Road

Suburb/Locality: Melbourne

State: VIC

Postcode: 3004

Contact person's details *

Same as applicant (if so, go to 'contact information')

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Contact information

Business Phone:


Email:

Mobile Phone:

Fax:

Declaration

8 This form must be signed by the applicant *

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

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

Signature: 

Date: 21/11/2024

dd / mm / yyyy

Need help with the Application?

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

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

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

No Yes

If 'yes', with whom?:

Date:

dd / mm / yyyy

Checklist

10 Have you:

Filled in the form completely?

Paid or included the application fee?

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

Attached all necessary supporting information and documents?

Completed the relevant council planning permit checklist?

Signed the declaration (section 8)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047

1079 Pascoe Vale Road, Broadmeadows VIC 3047

Contact information:

Telephone: 03 9205 2200

Fax: 03 9309 0109

Email: email@hume.vic.gov.au

DX: 94718

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

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

Page 1 of 1

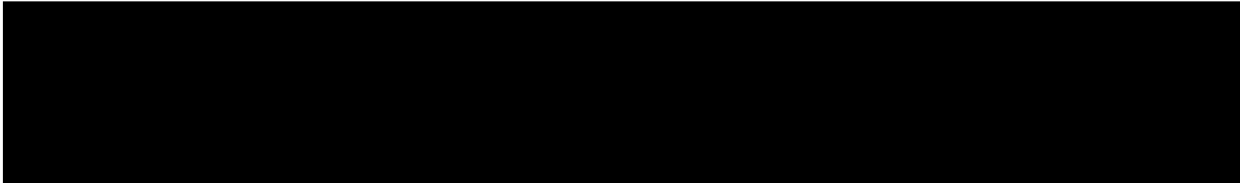
VOLUME 12376 FOLIO 845

Security no : 124117918108W
Produced 02/09/2024 02:18 PM

LAND DESCRIPTION

Lot 27 on Plan of Subdivision 094918.
PARENT TITLE Volume 08982 Folio 614
Created by instrument AV658042J 23/05/2022

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW693167E 31/03/2023
MONARK FINANCE DEV 106 PTY 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 LP094918 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 15 MITCHELLS LANE SUNBURY VIC 3429

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 31/03/2023

DOCUMENT END

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

Page 1 of 1

VOLUME 08982 FOLIO 613

Security no : 124117917952R
Produced 02/09/2024 02:16 PM

LAND DESCRIPTION

Lot 26 on Plan of Subdivision 094918.
PARENT TITLE Volume 08967 Folio 450
Created by instrument LP094918 26/07/1973

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW693167E 31/03/2023
MONARK FINANCE DEV 106 PTY 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 LP094918 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: 11-13 MITCHELLS LANE SUNBURY VIC 3429

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 31/03/2023

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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT G2 SECTION 25
PARISH OF HOLDEN

LP94918
EDITION 2
APPROVED 10/5/73

COUNTY OF BOURKE

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

VOL. 8967 FOL. 450

COLOUR CONVERSION

E - 1 = BLUE

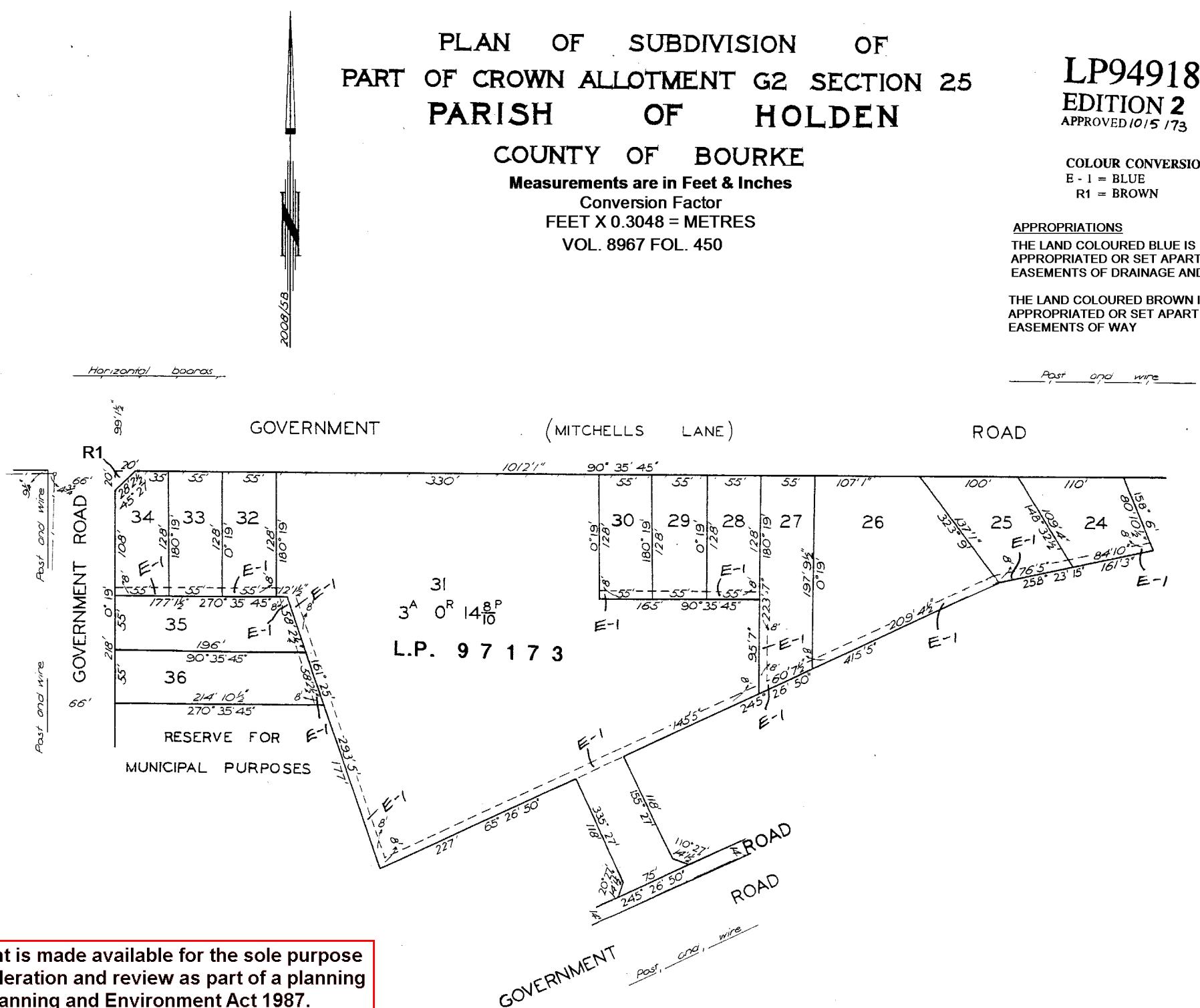
R1 = BROWN

APPROPRIATIONS

THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART FOR
EASEMENTS OF DRAINAGE AND SEWERAGE

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

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



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17 January 2025

Statutory Planning Department
Hume City Council

RE: CONSTRUCTION OF TWO, TWO-STOREY DWELLINGS
 PERMIT NO.: P23967
 ADDRESS: 11-15 MITCHELLS LANE, SUNBURY
 OUR REF: 21-53

We are the architects for this proposal. In response to Council's RFI Letter, we submit a written description on how the proposed amendments comply with Clause 55 of the Hume Planning Scheme, please refer below.

Clause 55 Assessment

Overlooking:

The additional two windows adjacent to 1 Narani Court and 3 Narani Court secluded open space areas comply with overlooking requirements. Dwelling 7 Bedroom 2 north-facing window is nominated with fixed frosted glazing to 1700mm high with clear glazing above and west-facing window is a highlight window with 1700mm sill height.

Setback:

The reduced site setback complies with B17 setback requirements: 4305mm setback to western boundary has a wall height of 7530mm, 2700mm setback is the minimum required setback for the height of the wall.

Overshadowing:

1 Narani Court and 3 Narani Court are the only two adjoining properties impacted by the proposed amendments. Updated shadow diagrams are provided at 9am, 12noon and 3pm as requested by Council, we also provide 10am shadows for Dwellings 7 and 8 only. The proposal has minimal impact to the secluded open space of 3 Narani Court at 9am and casts no additional shadows between 10am to 3pm. The proposal does cast additional shadow to the 1 Narani Court at 9am, however does not cast additional shadows between 10am to 3pm. Both adjoining neighbours receive sufficient daylight for 5 hours on 22nd September.

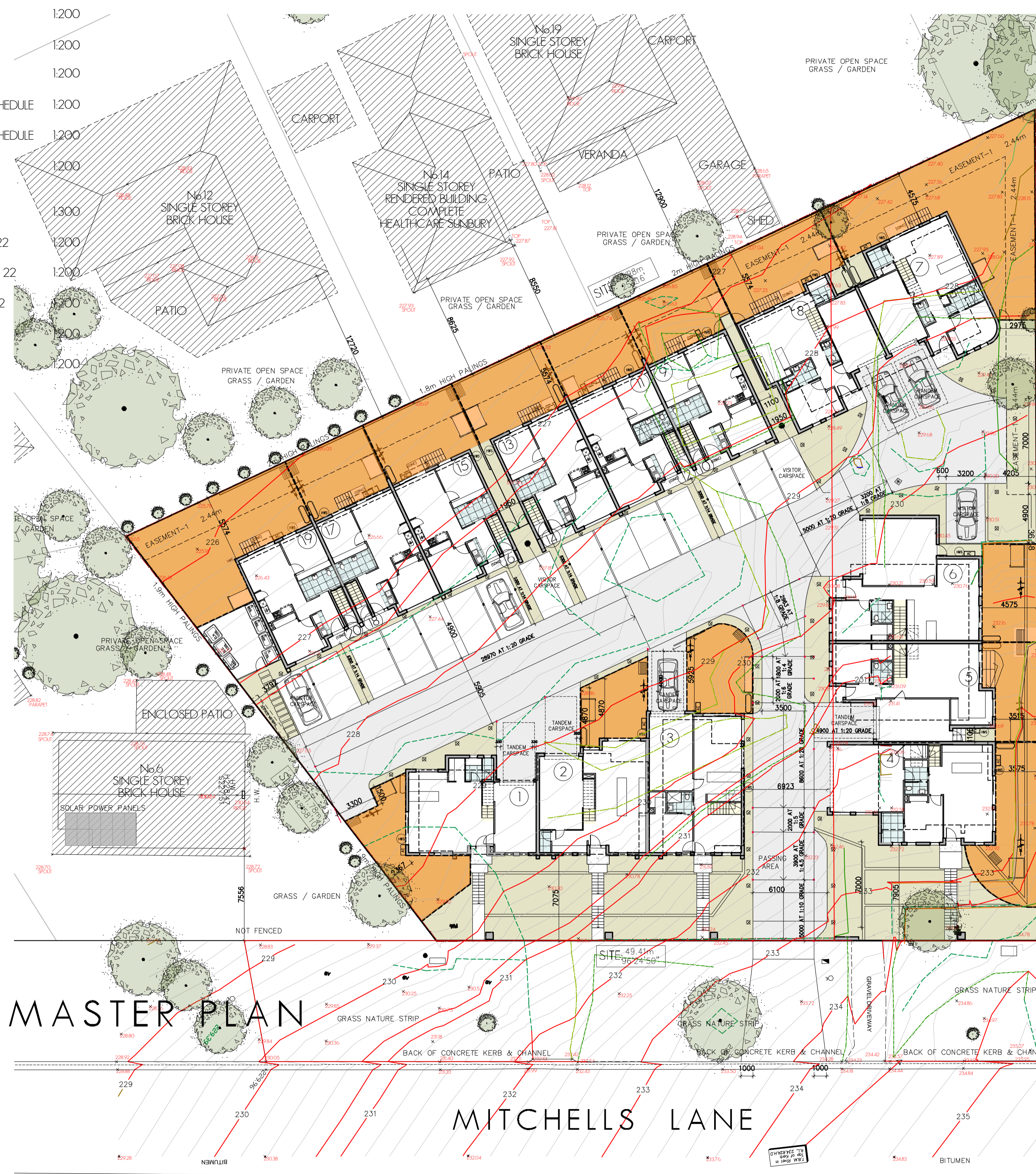
Regards,
Petridis Architects

DRAWING SCHEDULE

TPA01	MASTER PLAN, AREA ANALYSIS	1:200
TPA02	GROUND FLOOR PLAN, LANDSCAPE NOTES	1:200
TPA03	FIRST FLOOR PLAN	1:200
TPA04	ROOF PLAN	1:200
TPA05	ELEVATIONS, MATERIALS, COLOURS AND FINISHES SCHEDULE	1:200
TPA06	ELEVATIONS, MATERIALS, COLOURS AND FINISHES SCHEDULE	1:200
TPA07	DETAILED SITE ANALYSIS - NEIGHBOURHOOD AND SITE DESCRIPTION	1:200
TPA08	DETAILED SITE ANALYSIS - DESIGN RESPONSE	1:300
TPA09	DETAILED SHADOW ANALYSIS - 9:00AM SEPTEMBER 22	1:200
TPA10	DETAILED SHADOW ANALYSIS - 12:00NOON SEPTEMBER 22	1:200
TPA11	DETAILED SHADOW ANALYSIS - 3:00PM SEPTEMBER 22	1:200
TPA12	GARDEN AREA ANALYSIS	1:200
TPA13	COMMON AREA AND SERVICES PLAN	1:200

AREA ANALYSIS

SITE AREA	(NO. DWELLING PER 168.1M ² SITE AREA)	3361.4 M ²	DWELLING 11	GROUND FLOOR	62.5M ² (6.75Q)
DWELLING 1	GROUND FLOOR	53.0M ²	PORCH	1.5M ²	
	FIRST FLOOR	65.2M ²	COURTYARD (SPOS)	38.8M ²	
	GARAGE	23.0M ²	OVERALL (TOTAL POS)	40.3M ²	
OVERALL		141.2M ² (15.25Q)	DWELLING 12		
COURTYARD (SPOS)	47.9M ²		ENTRY	3.8M ²	
FRONT GARDEN (INCL. PORCH)	51.0M ²		FIRST FLOOR	65.7M ²	
OVERALL (TOTAL POS)	98.9M ²		OVERALL	69.5M ² (7.55Q)	
DWELLING 2	GROUND FLOOR	56.4M ²	PORCH	1.0M ²	
FIRST FLOOR	70.4M ²		BALCONY (SPOS)	15.6M ²	
GARAGE	22.4M ²		OVERALL (TOTAL POS)	16.6M ²	
OVERALL	149.2M ² (16.15Q)		DWELLING 13		
COURTYARD (SPOS)	30.6M ²		GROUND FLOOR	62.7M ² (6.75Q)	
FRONT GARDEN (INCL. PORCH)	63.8M ²		PORCH	1.5M ²	
OVERALL (TOTAL POS)	94.2M ²		COURTYARD (SPOS)	44.4M ²	
DWELLING 3	GROUND FLOOR	67.3M ²	SERVICE AREA	15.4M ²	
FIRST FLOOR	68.3M ²		OVERALL (TOTAL POS)	61.3M ²	
GARAGE	23.9M ²		DWELLING 14		
OVERALL	157.8M ² (17.05Q)		ENTRY	3.9M ²	
COURTYARD (SPOS)	35.5M ²		FIRST FLOOR	66.1M ²	
FRONT GARDEN (INCL. PORCH)	60.2M ²		OVERALL	70.0M ² (7.55Q)	
OVERALL (TOTAL POS)	93.7M ²		DWELLING 15		
DWELLING 4	GROUND FLOOR	66.6M ²	GROUND FLOOR	62.7M ² (6.75Q)	
FIRST FLOOR	63.6M ²		PORCH	1.5M ²	
GARAGE	35.5M ²		COURTYARD (SPOS)	44.2M ²	
OVERALL	165.7M ² (17.85Q)		OVERALL (TOTAL POS)	45.7M ²	
COURTYARD (SPOS)	53.3M ²		DWELLING 16		
FRONT GARDEN (INCL. PORCH)	125.1M ²		ENTRY	3.9M ²	
OVERALL (TOTAL POS)	178.8M ²		FIRST FLOOR	66.1M ²	
DWELLING 5	GROUND FLOOR	66.3M ²	OVERALL	70.0M ² (7.55Q)	
FIRST FLOOR	68.1M ²		PORCH	1.1M ²	
GARAGE	22.6M ²		BALCONY (SPOS)	12.1M ²	
OVERALL	157.0M ² (16.95Q)		OVERALL (TOTAL POS)	13.2M ²	
PORCH	1.5M ²		DWELLING 17		
COURTYARD (SPOS)	32.5M ²		GROUND FLOOR	62.5M ² (6.75Q)	
SERVICE AREA	4.1M ²		PORCH	1.5M ²	
OVERALL (TOTAL POS)	37.6M ²		COURTYARD (SPOS)	38.6M ²	
DWELLING 6	GROUND FLOOR	65.2M ²	OVERALL (TOTAL POS)	40.1M ²	
FIRST FLOOR	68.4M ²		DWELLING 18		
GARAGE	35.4M ²		ENTRY	3.8M ²	
OVERALL	169.0M ² (18.25Q)		FIRST FLOOR	65.7M ²	
COURTYARD (SPOS)	36.4M ²		OVERALL	69.5M ² (7.55Q)	
PORCH	1.9M ²		DWELLING 19		
SERVICE YARD	3.3M ²		GROUND FLOOR	62.9M ² (6.85Q)	
OVERALL (TOTAL POS)	41.6M ²		PORCH	1.5M ²	
DWELLING 7	GROUND FLOOR	68.4M ²	COURTYARD (SPOS)	96.9M ²	
FIRST FLOOR	74.1M ²		SERVICE AREA	98.4M ²	
GARAGE	22.6M ²		OVERALL (TOTAL POS)	98.4M ²	
OVERALL	165.1M ² (17.85Q)		DWELLING 20		
PORCH	1.9M ²		ENTRY	3.8M ²	
COURTYARD (SPOS)	144.3M ²		FIRST FLOOR	66.1M ²	
SERVICE AREA	3.9M ²		OVERALL	69.9M ² (7.55Q)	
OVERALL (TOTAL POS)	150.1M ²		PORCH	1.0M ²	
DWELLING 8	GROUND FLOOR	65.8M ²	BALCONY (SPOS)	13.2M ²	
FIRST FLOOR	74.1M ²		OVERALL (TOTAL POS)	14.2M ²	
GARAGE	22.6M ²		SITE AREA	3361.4M ²	
OVERALL	162.5M ² (17.55Q)		OVERALL BUILDING AREA	2109.4M ² (227.05Q)	
PORCH	1.9M ²		BUILDING/SITE COVERAGE	1122.6M ² 33.4%	
COURTYARD (SPOS)	35.1M ²		IMPERVIOUS PAVING AREA	873.8M ²	
SERVICE AREA	22.3M ²		IMPERVIOUS PAVING/SITE COVERAGE	26.0%	
OVERALL (TOTAL POS)	59.3M ²		PERMEABLE SITE COVERAGE I.E. PERMEABLE TO RAIN	40.2%	
DWELLING 9	GROUND FLOOR	62.9M ² (6.85Q)	GARDEN AREA	1261.9M ² 37.5%	
PORCH	1.5M ²				
COURTYARD (SPOS)	44.4M ²				
SERVICE AREA	5.5M ²				
OVERALL (TOTAL POS)	51.4M ²				
DWELLING 10	ENTRY	3.8M ²			
FIRST FLOOR	66.1M ²				
OVERALL	69.9M ² (7.55Q)				
PORCH	1.4M ²				
BALCONY (SPOS)	13.2M ²				
OVERALL (TOTAL POS)	14.6M ²				



CONSULTANTS

ARCHITECT
 PETRIDIS ARCHITECTS
 ATT: ANDREW KOUTSAPLIS
 ADD: LEVEL 1/173 UPPER HEIDELBERG ROAD,
 IWANHOE, 3079
 PH: (03) 9499 8826
 EM: office@petridisarchitects.com.au

LAND SURVEYORS
 VERIS
 ATT: ANDREI FIJAN
 ADD: LVL 3, 1 SOUTHBANK BOULEVARD
 PO BOX 5075, MELBOURNE VIC 3006
 PH: (03) 7019 8400
 EM: melbourne@veris.com.au

TRAFFIC ENGINEER
 RATIO
 ATT: CONOR HOGAN
 ADD: 8 GWYNNE STREET,
 CREMORNE, 3121
 PH: 9429 3111
 EM: mail@ratio.com.au

**SUSTAINABILITY MANAGEMENT PLAN
 WASTE MANAGEMENT PLAN**
 FRATER CONSULTING SERVICES
 ATT: DENIS MALLET
 ADD: 281 LYGON STREET,
 EAST BRUNSWICK, 3057
 PH: (03) 8691 6928
 EM: admin@fraterconsultingservices.com.au

MASTER PLAN

MITCHELLS LANE

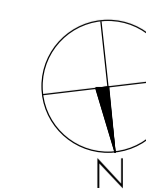
PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT 11-15 MITCHELLS LANE, SUNBURY

DRAWING TITLE:
 MASTER PLAN, AREA ANALYSIS
 TPA 01 - 1 OF 13
 JOB No: 21-53

DATE: 15TH JANUARY 2025
 SCALE: 1:200

DRAWN BY: ANDREW K.
 SECTION 72 AMENDMENT

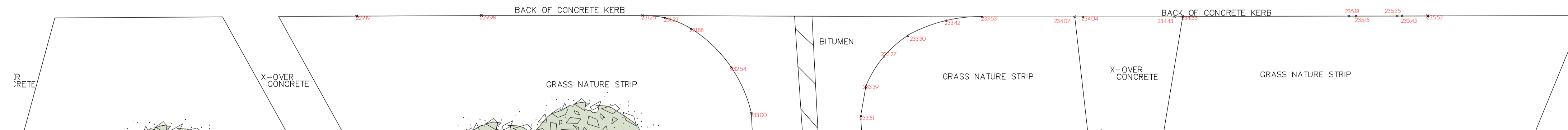
ALL LEVELS ARE TO
 AUSTRALIAN HEIGHT DATUM



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GROUND FLOOR PLAN



- 27. ALL VISITORS PARKING BAYS ARE TO BE INDIVIDUALLY LINE MARKED AND SIGNED TO CLARIFY DESIGNATED PARKING AREAS AND PREVENT VEHICLE OVERTHANG INTO THE PATH OF MANOEUVRING VEHICLES
- 28. OUTDOOR LIGHTING OF THE DRIVEWAY AND PARKING AREAS MUST BE DESIGNED, BAFFLED AND LOCATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY SUCH THAT NO DIRECT LIGHT IS EMITTED OUTSIDE THE BOUNDARIES OF THE SUBJECT LAND OR TO CAUSE LIGHT AMENITY IMPACTS TO OCCUPANTS OF THE LAND.
- 5. ANY EQUIPMENT REQUIRED FOR REFRIGERATION, AIR-CONDITIONING, HEATING AND THE LIKE MUST BE LOCATED ON THE SUBJECT LAND OR PREMISES AND/OR MUST BE SUITABLY INSULATED FOR THE PURPOSE OF REDUCING NOISE EMISSIONS, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

DRIVEWAY: R.CONCRETE; RIVERWASH FINISH IN "LIGHT GREY"

I.C

ALL BATHROOMS, ENSUITES AND POWDER ROOMS TO HAVE FULLY FROSTED GLAZING (FG)

I.E
THE EXISTING 1.7M METRE HIGH AND 1.8 METRE TIMBER PALING FENCE ALONG THE WEST TITLE BOUNDARY OF THE SITE TO BE REPLACED WITH A 2 METRE HIGH TIMBER PALING FENCE. THE AREA SHOWING TRELLIS ALONG THE WEST TITLE BOUNDARY ABOVE THE FENCE TO 500MM HIGH IS TO BE REPLACED WITH 300MM HIGH ABOVE THE 2 METRE FENCE IN THIS LOCATION.

LEGEND

- 1800h. STEEL STORAGE CUPBOARD (6m³ MIN VOLUME)
- RETRACTABLE CLOTHES LINES, CONCEALED IN REAR YARD
- RAIN WATER TANK
- BOLLARD LIGHTING I.A
- SECLUDED PRIVATE OPEN SPACE AREA

NOTE: DOUBLE GLAZING ON ALL HABITABLE ROOMS

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PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT 11-15 MITCHELLS LANE, SUNBURY

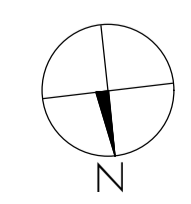
DRAWING TITLE:
GROUND FLOOR PLAN

TPA 02 - 2 OF 13
JOB No: 21-53

DATE: 15TH JANUARY 2025
SCALE: 1:200

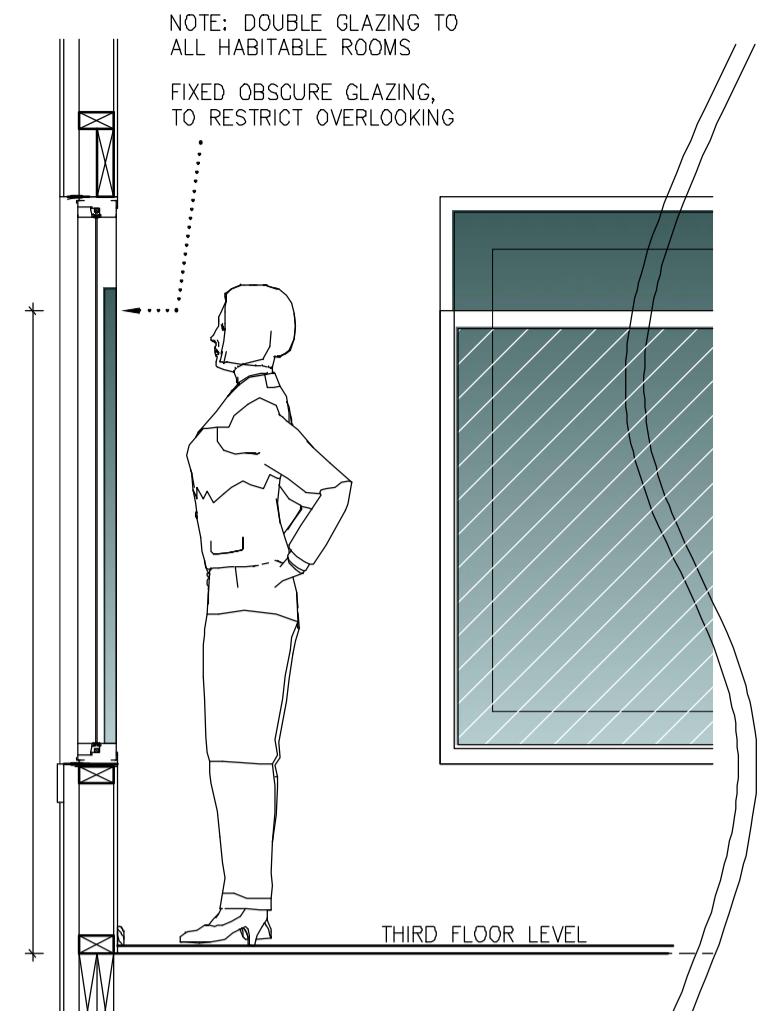
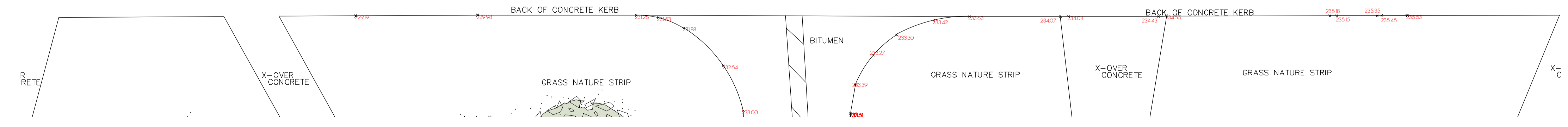
DRAWN BY: ANDREW K.
SECTION 72 AMENDMENT

ALL LEVELS ARE TO
AUSTRALIAN HEIGHT DATUM





FIRST FLOOR PLAN



FIXED OBSCURE GLAZING SCREEN DETAIL (SCALE 1:20)

FIXED FROSTED GLAZING TO 1700MMH, CLEAR GLAZING ABOVE (FFG)

ALL BATHROOMS, ENSUITES AND POWDER ROOMS TO HAVE FULLY FROSTED GLAZING (FG)

NOTE: DOUBLE GLAZING ON ALL HABITABLE ROOMS

LEGEND

FIXED FROSTED GLAZING TO 1700MMH, CLEAR GLAZING ABOVE (FFG)

ALL BATHROOMS, ENSUITES AND POWDER ROOMS TO HAVE FULLY FROSTED GLAZING (FG)

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PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT 11-15 MITCHELLS LANE, SUNBURY

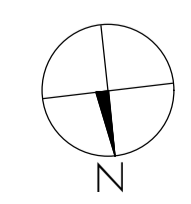
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TPA03 - 3 OF 13
JOB No: 21-53

DATE: 15TH JANUARY 2025
SCALE: 1:200

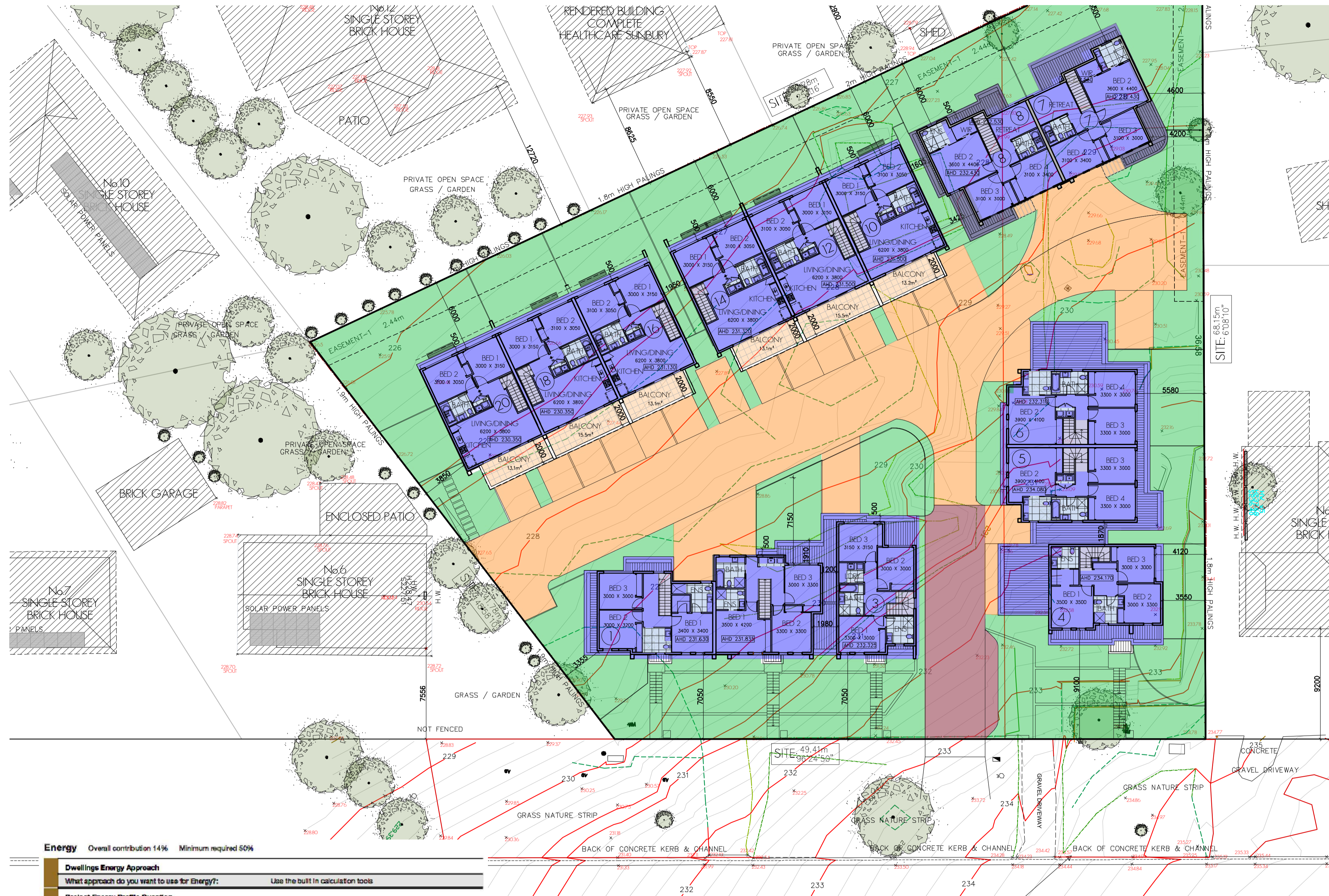
DRAWN BY: ANDREW K.
SECTION 72 AMENDMENT

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM



FRATER CONSULTING SDA-
WATER AND STORM MANAGEMENT

- PERMEABLE AREA COMPRISED OF LANDSCAPED AREA, PERMEABLE PAVING AND OTHER PERVIOUS SURFACES IN BACKYARDS
 - COMMON DRIVEWAY WHICH WILL BE DESIGNED AS IMPERVIOUS AREA
 - COMMON DRIVEWAY WHICH WILL BE DESIGNED TO DIRET TO ENVISS SENTINEL PITS
 - ROOF AREA DIVERTED INTO RAINWATER TANKS
- ROOF CATCHMENT AREA FOR EACH TOWNHOUSE WILL BE DIVERTED TO 2000L+ RAIN WATER TANKS – TO BE USED FOR TOILET FLUSHING AND LAUNDRY IN ALL TOWNHOUSES
 - MIN 200m² OF DRIVEWAY RUNOFF WILL BE DIVERTED TOWARDS ENVISS SENTINEL PITS
- NOTE: USE OF NATIVE OR DROUGHT TOLERANT SPECIES FOR LANDSCAPE AREA. WATERING WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED. F IRRIGATION IS REQUIRED, IT WILL BE CONNECTED TO RAIN WATER TANKS
- RETRACTABLE EXTERNAL CLOTHES DRYING LINE
 - NOTE: DOUBLE GLAZING ON ALL HABITABLE ROOMS
 - NOTE: COMMITMENT TO 4W/m² LIGHTING DENSITY IN THE DWELLINGS
 - NOTE: EACH DWELLING TO HAVE A BIKE SPACE
 - NOTE: LIGHT SENSORS FOR EXTERNAL LIGHTING



WSUD PLAN

Energy Overall contribution 14% Minimum required 50%

Dwellings Energy Approach	
What approach do you want to use for Energy?:	Use the built in calculation tools
Project Energy Profile 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:	Ground or Carpark
Above the ceiling is:	Outside
Exposed sides:	4
NATHERS Annual Energy Loads - Heat: All	118 MJ/m ²
NATHERS Annual Energy Loads - Cool: All	20.0 MJ/m ²
NATHERS star rating: All	6.0
Type of Heating System: All	D Reverse cycle space
Heating System Efficiency: All	3 Star
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	3 Stars
Type of Hot Water System: All	J Gas instantaneous 6 star
Is the hot water system shared by multiple dwellings?: All	No
% Contribution from solar hot water system: All	-
Clothes Line: All	D Private outdoor clothesline
Clothes Dryer: All	Occupant to install

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
11-15 MITCHELLS LANE, SUNBURY

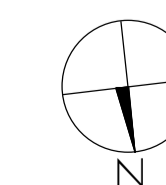
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WSUD PLAN

TPA04 - 4 OF 13
JOB No: 21-53

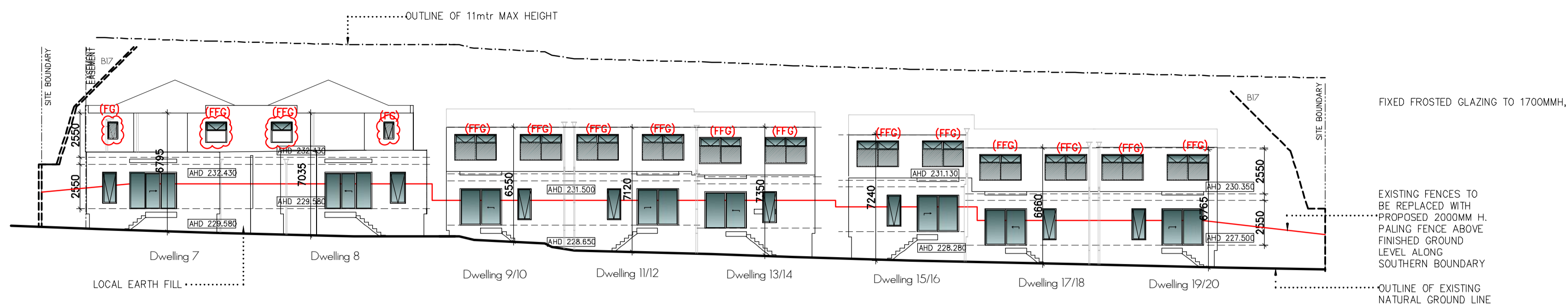
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SCALE: 1:200

DRAWN BY: ANDREW K.
SECTION 72 AMENDMENT

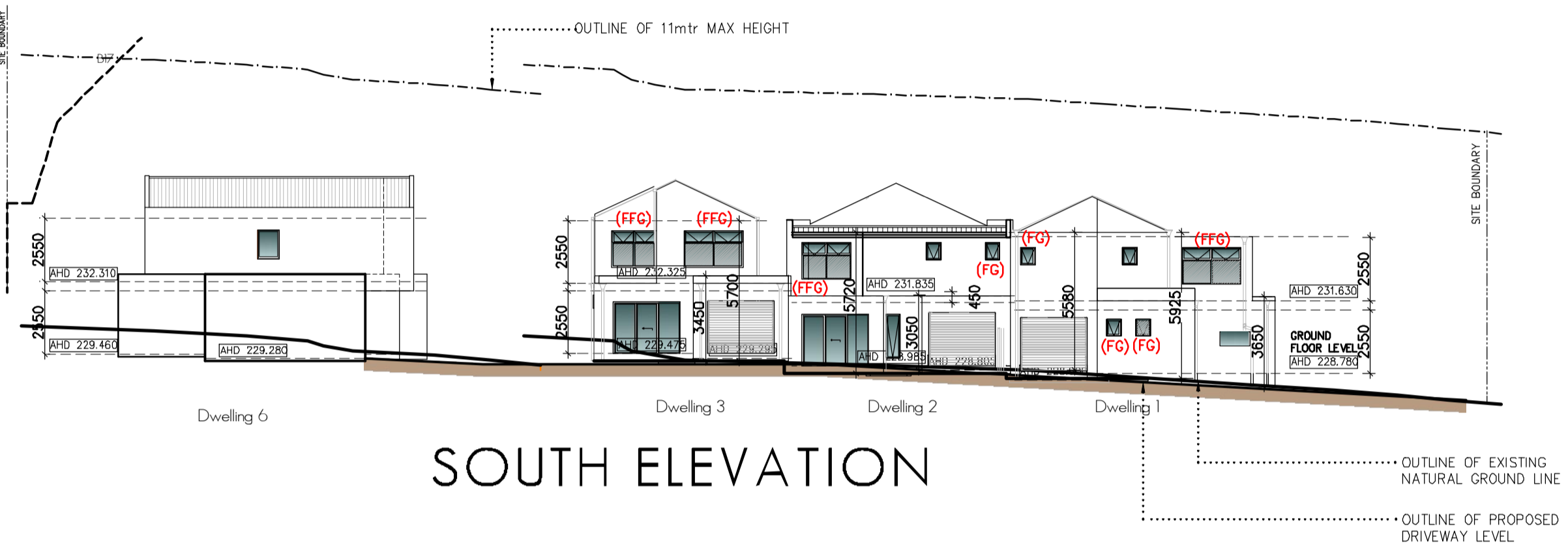
ALL LEVELS ARE TO
AUSTRALIAN HEIGHT DATUM



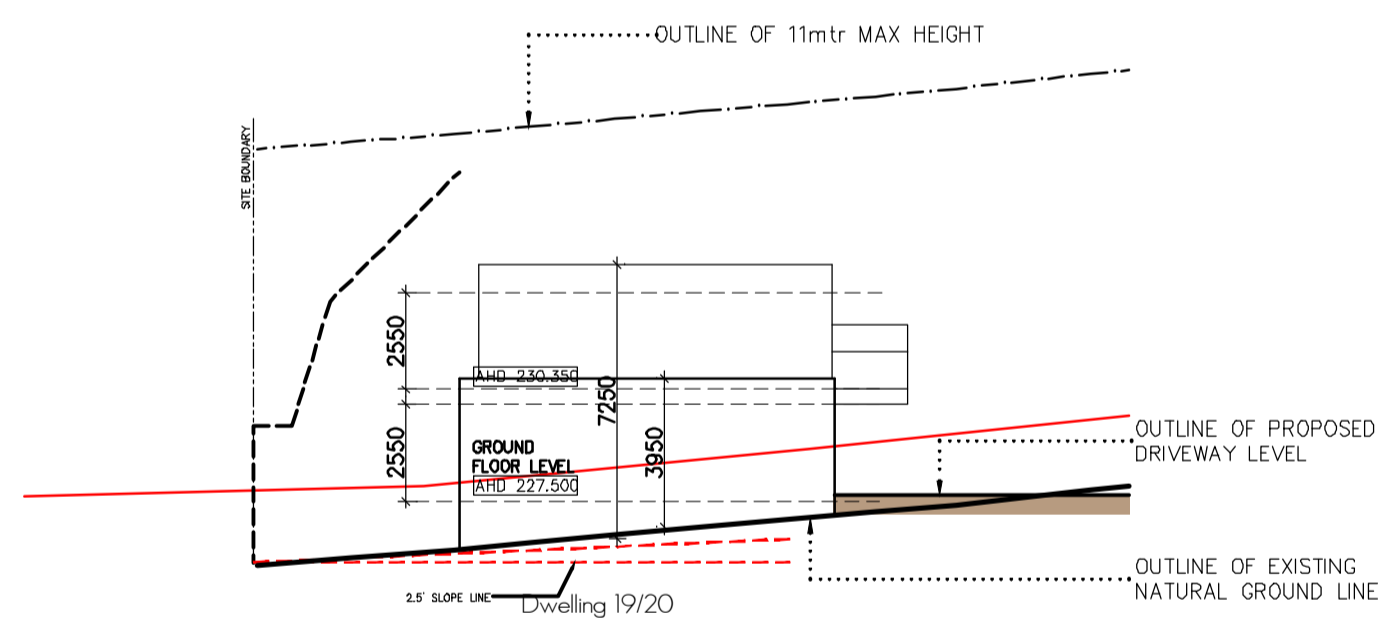
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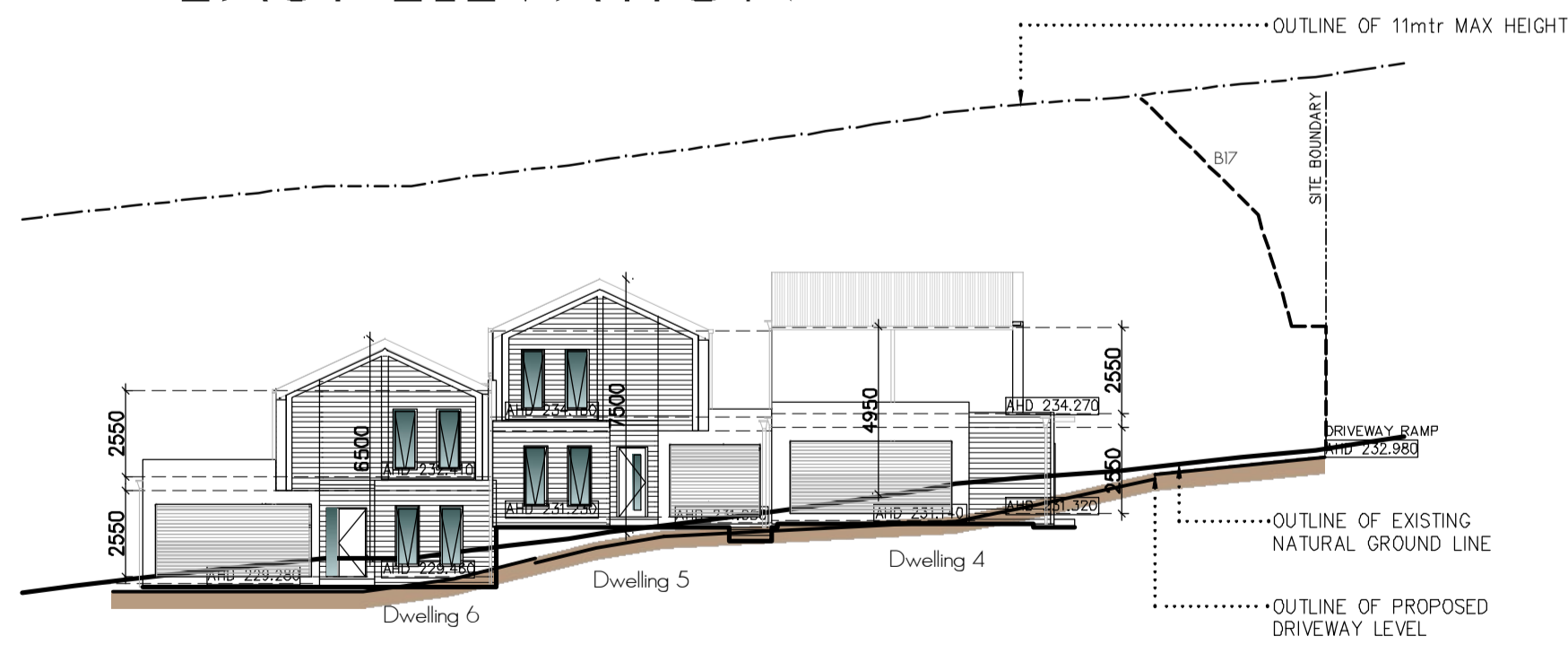
SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION

MATERIALS AND FINISHES SCHEDULE

ROOF:	SHEET METAL ROOFING AND ROOF ACCESSORIES COLORBOND "SURFMIST" OR SIMILAR		FASCIAS:	SHEET STEEL, SELECT "ANTIQUE WHITE" OR SIMILAR	
WALLS:	HORIZONTAL CLADDING: WEATHERTEX SELFLOK ECOGROOVE SMOOTH 150 RENDERED FINISH "ENDLESS DUSK"		WINDOWS:	ALUMINIUM WINDOW FRAMES WITH COLORBOND COLOUR "LEXICON W" OR SIMILAR	
	HORIZONTAL CLADDING: WEATHERTEX SELFLOK ECOGROOVE SMOOTH 150 "TERRACE WHITE W"		GARAGE DOORS:	STEEL ROLLER DOOR, COLORBOND "LEXICON W" OR SIMILAR	
	HEBEL CLADDING: RENDERED FINISH "TERRACE WHITE W"		DRIVEWAY:	R.CONCRETE; RIVERWASH FINISH IN "LIGHT GREY" OR SIMILAR	
FEATURE COLUMNS:	SELECT STEEL POSTS WITH POWDERCOATED FINISH, SELECT "ANTIQUE WHITE" OR SIMILAR		WINDOWS:	FIXED FROSTED GLAZING TO 1700MMH, CLEAR GLAZING ABOVE (FFG)	
ENTRY DOORS:	SELECT HUME DOORS, "XN1" MONUMENT WITH TRANSLUCENT GLASS PANEL, OR SIMILAR			ALL BATHROOMS, ENSUITES AND POWDER ROOMS TO HAVE FULLY FROSTED GLAZING (FG)	

I.C



SITE PLAN

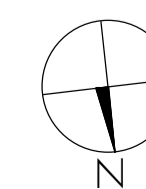
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PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT 11-15 MITCHELLS LANE, SUNBURY

DRAWING TITLE:
ELEVATIONS, MATERIALS AND FINISHES SCHEDULE
TPA06 - 6 OF 13 DATE: 15TH JANUARY 2025 DRAWN BY: ANDREW K.
JOB No: 21-53 SCALE: 1:200 SECTION 72 AMENDMENT

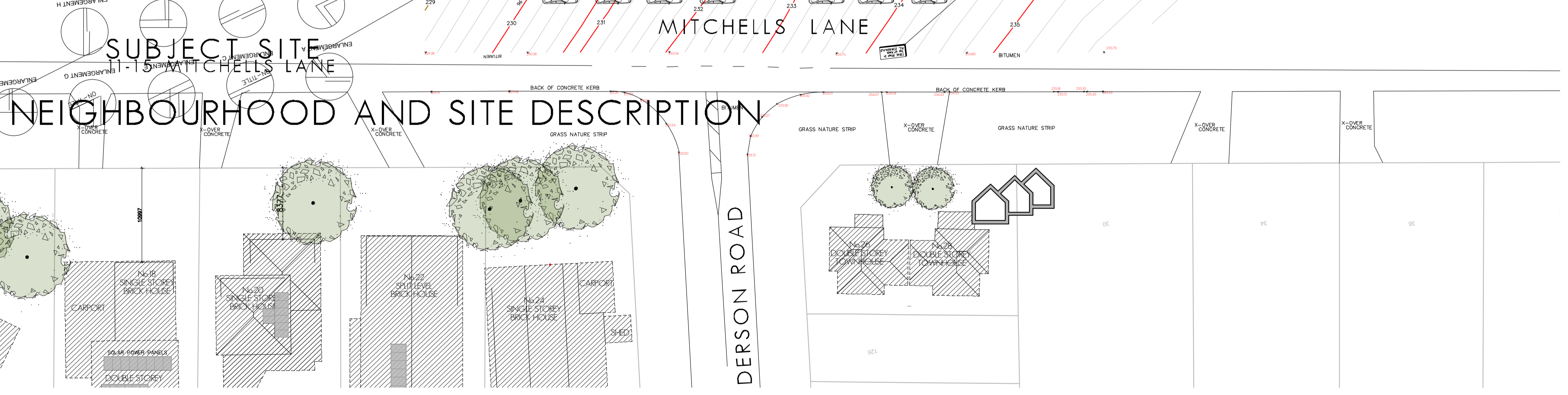
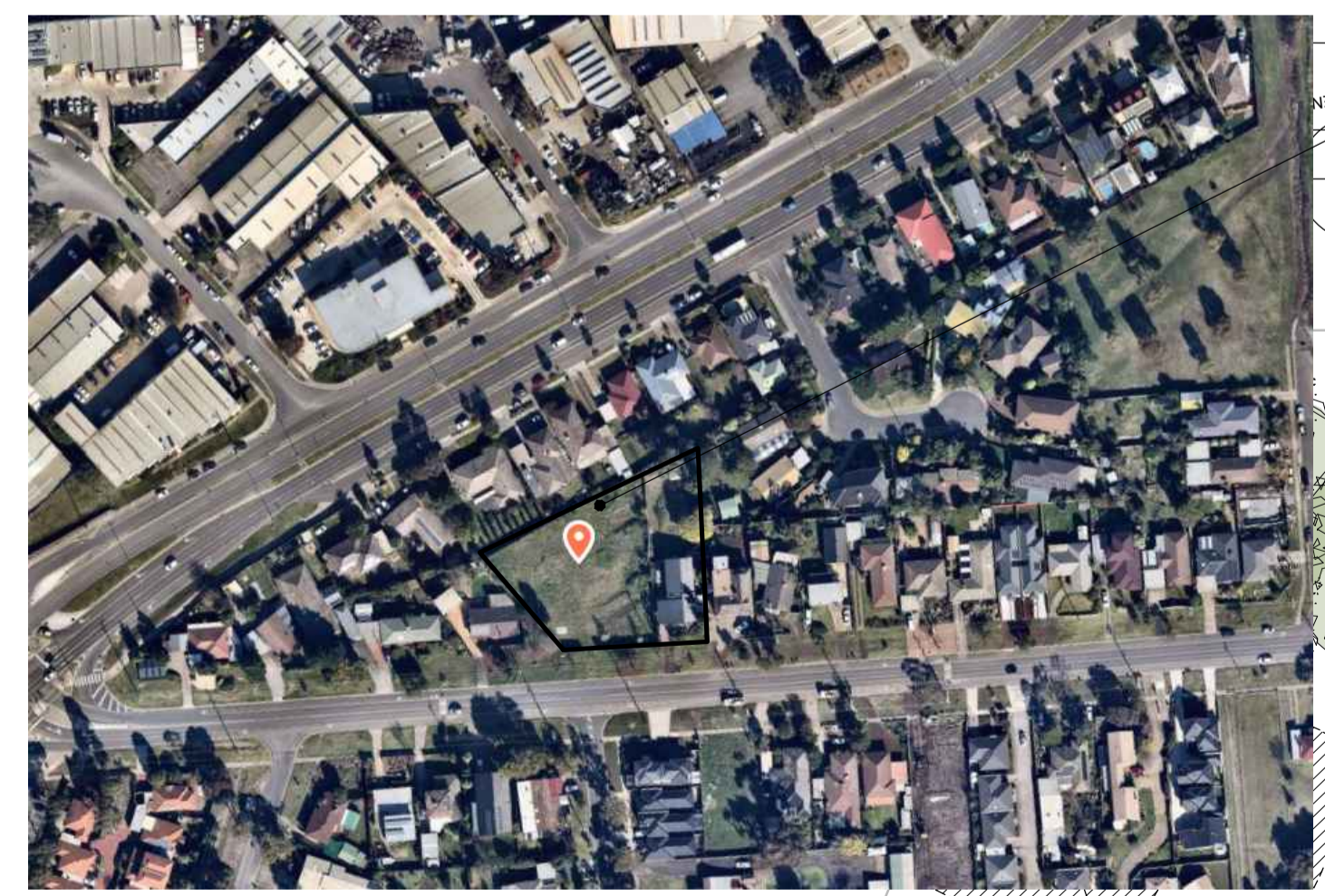
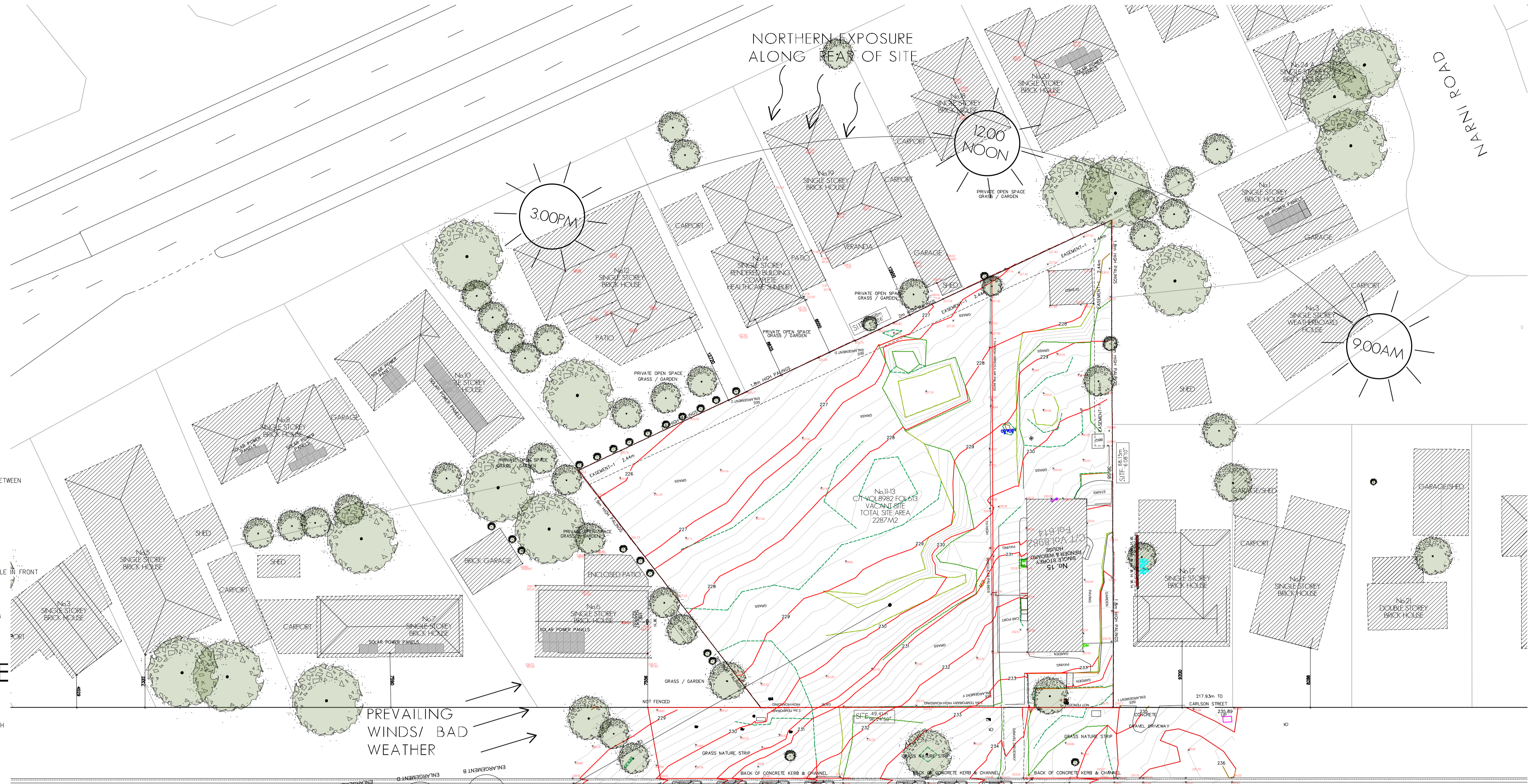
ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM



- A** SUNBURY HEIGHTS PRIMARY SCHOOL (1.5KM NORTH WEST)
 - B** SUNBURY WEST PRIMARY SCHOOL (2.2 NORTH)
 - C** KISMET PARK PRIMARY SCHOOL (4.1KM NORTH)
 - D** SUNBURY DOWNS COLLEGE (1.1KM WEST)
 - E** LANGAMA PARK (1.1 WEST)
 - F** EVANS STREET GRASSLAND (1.5KM NORTH-EAST)
 - G** SUNBURY DAY HOSPITAL (2.4KM NORTH-EAST)
 - H** SUNBURY SQUARE SHOPPING CENTER (1.7KM NORTH-EAST)
 - I** SUNBURY FOOTBALL SOCIAL CLUB (3.8KM NORTH)
 - J** NO DISCERNIBLE DIFFERENCE IN SITE LEVELS BETWEEN SUBJECT SITE AND ADJOINING ALLOTMENTS
 - K** EXISTING BOUNDARY WALL CONSTRUCTION
 - L** SIGNIFICANT ON STREET CAR PARKING AVAILABLE IN FRONT OF SUBJECT SITE
- EXISTING MEDIUM DENSITY RESIDENTIAL DEVELOPMENTS**

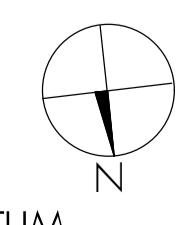
SUBJECT SITE

- * LARGE SITE AREA - 3361.4 m²
- * SIGNIFICANT SITE FALLS, FROM SOUTH EAST TO WEST (7.62MM SLOPE OVER 66.8M APPROX. LENGTH)
- * WIDE STREET FRONTAGE - APPROX 49.41m OVERALL LENGTH
- * SIGNIFICANT NORTHERN EXPOSURE - 49.41m ALONG FRONT
- * SUPERIOR LOCATION IN RISING MIDDLE SUBURBAN PRECINCT
- * SUBJECT SITE IS "RIPE" FOR RE-DEVELOPMENT



PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
11-15 MITCHELLS LANE, SUNBURY

DRAWING TITLE:
 DETAILED SITE ANALYSIS: NEIGHBOURHOOD AND SITE DESCRIPTION
 TPA 07- 7 OF 13 DATE: 15TH JANUARY 2025 DRAWN BY: ANDREW K.
 JOB No: 21-53 SCALE: 1: 300 SECTION 72 AMENDMENT ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM



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- A** PROPOSED SITE TREES INCLUDING EXISTING STREET TREE AND SITE TREES TO PROVIDE SCALE AND FOREGROUND TO DEVELOPMENT
- B** EXISTING ON-STREET CARPARKING NUMBERS TO BE RETAINED AS IS.
- C** COMFORTABLE REAR YARDS PROVIDED: GOOD PROPORTIONS, GREAT ALL ROUND EXPOSURE. (INCL. MIDDAY SUN)
- D** MAIN FAMILY AREAS ARE LOCATED TO THE REAR OF THE FLOOR PLANS. THEY TAKE ADVANTAGE OF THE LARGE REAR COURTYARDS AND THE SIGNIFICANT SOLAR EXPOSURE AVAILABLE TO THESE YARDS.
- E** GOOD SURVEILLANCE OF MITCHELLS LANE AVAILABLE FROM : DWELLINGS 1-4 HAVE FRONT DOORS FACING THE STREETS, AND THE POSSIBILITY OF ATTAINING STREET NUMBERS
- F** DESIGN OF INTERIORS OF NEW DWELLINGS INFLUENCED BY REAR PRIVATE OPEN SPACES: MAIN SITTING AREAS HAVE PHYSICAL AND VISUAL ACCESS TO THESE GROUND LEVEL YARDS AND FIRST FLOOR BALCONIES.
- G** DESIGN OF INTERIOR OF NEW DWELLINGS UNDERTAKEN IN MODERN CONTEMPORARY MANNER; PLENTY OF LIGHT AND OPEN SPACE, FEW WALLS AND FEW VISIBLE DOORS, (ESPECIALLY ON GROUND LEVEL).
- H** 76No CARSPACES AVAILABLE ON SITE: 74No CARS TO BE STORED BEHIND SECURE GARAGE WALLS/DOORS
- I** CLOTHES LINES CONCEALED IN REAR YARDS, AWAY FROM PUBLIC VIEW (OR DRIVERS) TO BE USED IN REVERSE LIVING STYLE RESIDENCES)
- J** OVERLOOKING OF ADJOINING PROPERTIES MINIMISED THROUGH USE OF PRIVACY SCREENS AND FROSTED GLASS AND HIGHLIGHT GLAZING, AND EXACT LOCATION OF WINDOWS



DESIGN RESPONSE

HOW PROPOSAL RESPECTS, ACKNOWLEDGES AND IMPROVES THE EXISTING NEIGHBOURHOOD CHARACTER:

- DWELLINGS HAVE DISTINCT STYLE AND "FEEL" FROM FRONT; AN ARTICULATED VERNACULAR APPEARANCE NOT TOTALLY OUT OF CHARACTER WITH THE PREVAILING ECLECTIC STREETSCAPE AND IN KEEPING WITH A NEWLY EMERGING TOWNHOUSE AESTHETIC.
- DWELLINGS ARE PHYSICALLY ATTACHED BUT HAVE INDIVIDUAL CHARACTER AND IDENTITY

GENERAL NOTES

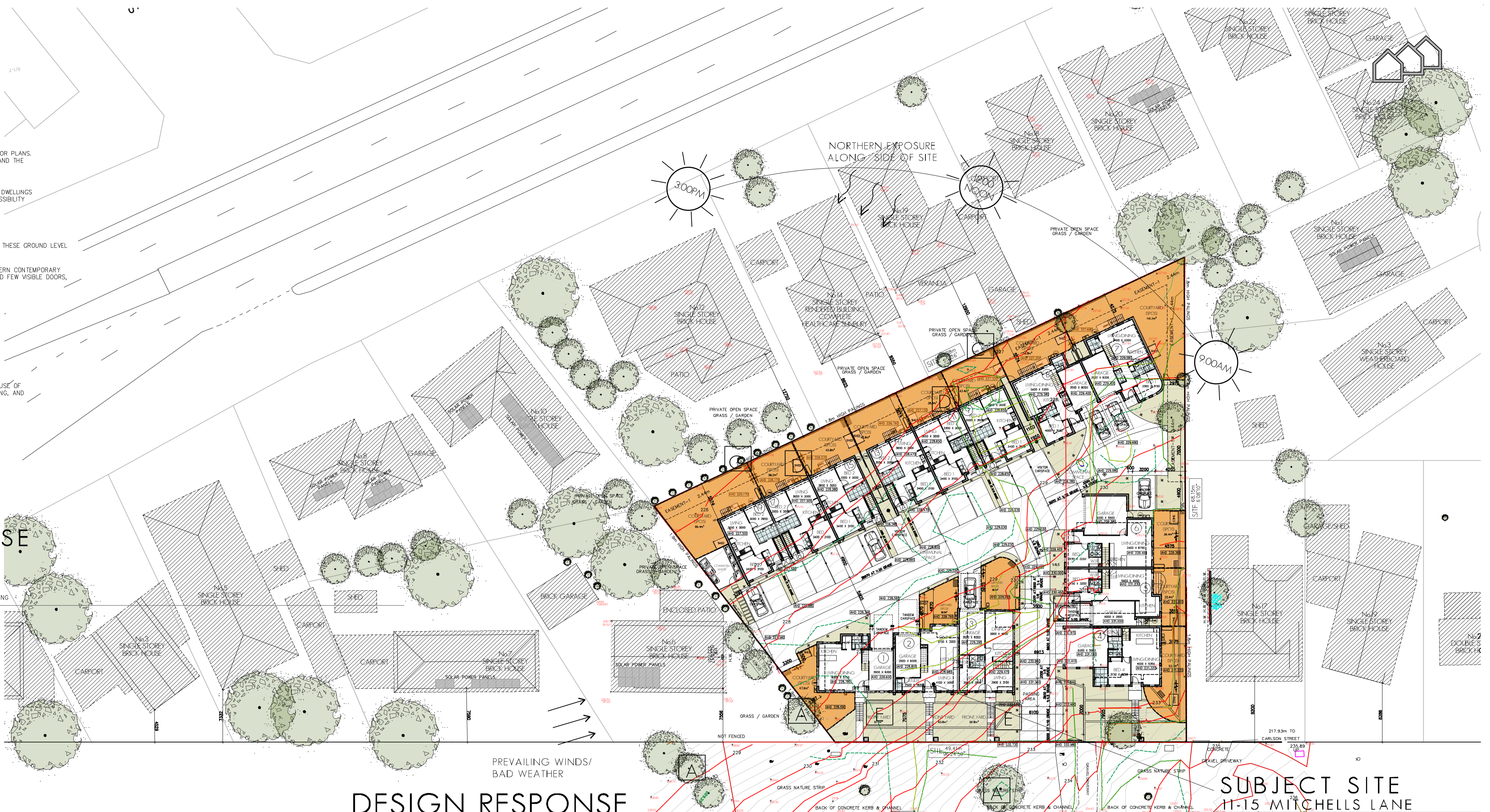
DENSITY IS APPROPRIATE AND RESPONDS TO SITE LOCATION IN AN ESTABLISHED RESIDENTIAL PRECINCT: ALL INFRASTRUCTURE AVAILABLE: PROXIMITY TO PUBLIC TRANSPORT, PARKS, SCHOOLS, SHOPS ETC

EXISTING AND PROPOSED ESTABLISHED LANDSCAPING WILL INTEGRATE DEVELOPMENT FURTHER INTO NEIGHBOURHOOD.

MATERIALS AND EXTERNAL FINISHES

- (1) CEMENT RENDER FINISH,
- (2) ALUMINIUM WINDOWS
- (3) PITCHED TILED ROOFING, ALL RESPONDING TO MATERIALS COMMONLY FOUND IN THE SUNBURY LOCALITY

BUILDING FORM IS ARTICULATED, DWELLINGS ARE BROKEN UP AS 4NO. DEPENDENT BUT IDENTIFIABLE FORMS.



DESIGN RESPONSE

SUBJECT SITE
11-15 MITCHELLS LANE

NO 17.

MITCHELLS LANE

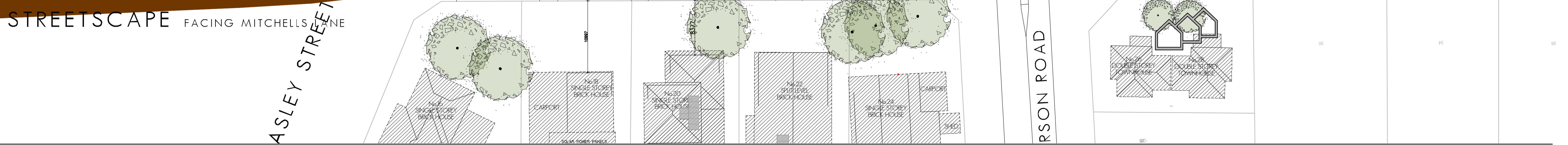
SUBJECT SITE
11-15 MITCHELLS LANE



STREETSCAPE FACING MITCHELLS LANE

ASLEY STREET

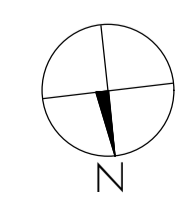
RSON ROAD



PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT 11-15 MITCHELLS LANE, SUNBURY

DRAWING TITLE:
DETAILED SITE ANALYSIS: DESIGN RESPONSE
TPA 08- 8 OF 13 DATE: 15TH JANUARY 2025 DRAWN BY: ANDREW K.
JOB No: 21-53 SCALE: 1:300 SECTION 72 AMENDMENT

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9:00AM SHADOW SEPTEMBER 22

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
11-15 MITCHELLS LANE, SUNBURY

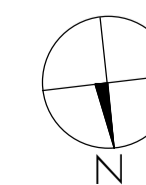
DRAWING TITLE:
DETAILED SHADOW ANALYSIS - 9.00AM SEPTEMBER 22

TPA09 - 9 OF 13
 JOB No: 21-53

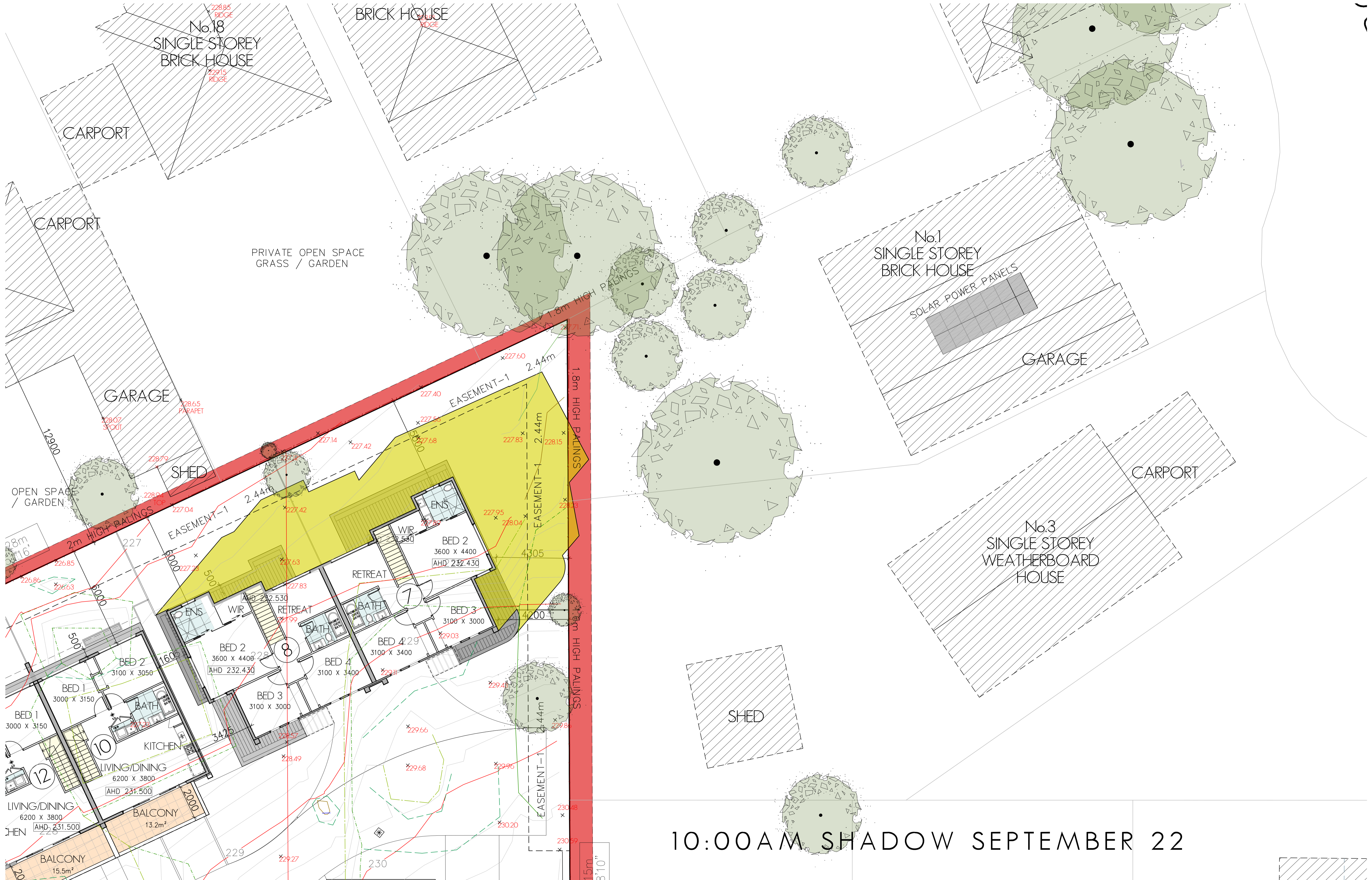
DATE: 15TH JANUARY 2025
 SCALE: 1: 200

DRAWN BY: ANDREW K.
 SECTION 72 AMENDMENT

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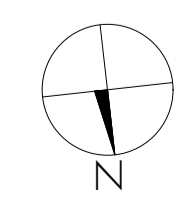
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10:00AM SHADOW SEPTEMBER 22

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PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
11-15 MITCHELLS LANE, SUNBURY
 DRAWING TITLE: DETAILED SHADOW ANALYSIS - 10.00AM SEPTEMBER 22
 TPA09a- 9a OF 13 DATE: 15TH JANUARY 2025 DRAWN BY: ANDREW K. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM
 JOB No: 21-53 SCALE: 1: 200 SECTION 72 AMENDMENT





12:00PM SHADOW SEPTEMBER 22

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT

11-15 MITCHELLS LANE, SUNBURY

DRAWING TITLE: DETAILED SHADOW ANALYSIS - 12.00PM SEPTEMBER 22

TPA10 - 10 OF 13
JOB No: 21-53

DATE: 15TH JANUARY 2025
SCALE: 1: 200

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SECTION 72 AMENDMENT

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3:00PM SHADOW SEPTEMBER 22

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT

11-15 MITCHELLS LANE, SUNBURY

DRAWING TITLE: DETAILED SHADOW ANALYSIS - 3.00PM SEPTEMBER 22

TPA11 - 11 OF 13
JOB No: 21-53

DATE: 15TH JANUARY 2025
SCALE: 1: 200

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GARDEN AREA ANALYSIS

DEFINITION UNDER CLAUSE 72
 HUME CITY COUNCIL:
 - AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY ASSOCIATED WITH A GARDEN
 - IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS, GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE.
 - IT DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1 METRE.

SITE AREA 3361.4m²
 GARDEN AREA 37.5% (1261.9m²)



GARDEN AREA ANALYSIS

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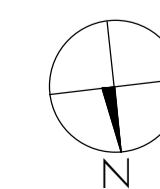
PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT 11-15 MITCHELLS LANE, SUNBURY

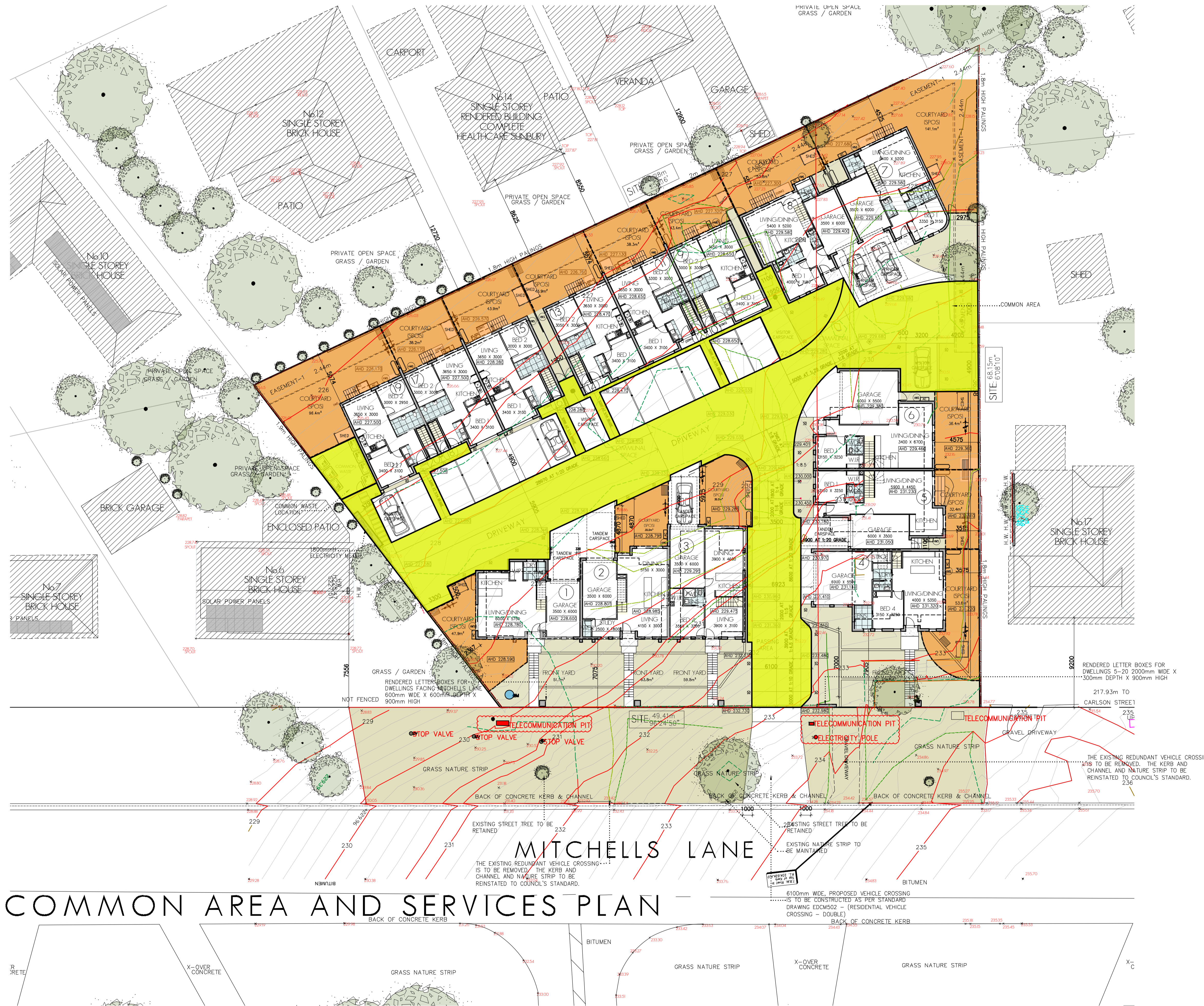
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 GARDEN AREA ANALYSIS
 TPA12 - 12 OF 13
 JOB No: 21-53

DATE: 15TH JANUARY 2025
 SCALE: 1:200

DRAWN BY: ANDREW K.
 SECTION 72 AMENDMENT

ALL LEVELS ARE TO
 AUSTRALIAN HEIGHT DATUM





LEGEND

- COMMON AREA
 - PROPOSED METER BOXES
 - EXISTING ELECTRICITY POLE AND TELECOMMUNICATIONS PIT
 - STOP VALVE
 - EXISTING WATER METERS - TO BE RELOCATED
- ALL SERVICES WILL BE RUN UNDERGROUND THROUGH THE COMMON PROPERTY AREA

COMMON AREA AND SERVICES PLAN

**PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
11-15 MITCHELLS LANE, SUNBURY**

DRAWING TITLE:
COMMON AREA AND SERVICES PLAN
TPA13 - 13 OF 13 DATE: 15TH JANUARY 2025 DRAWN BY: ANDREW K.
JOB No: 21-53 SCALE: 1: 200 SECTION 72 AMENDMENT

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