

# 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.

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

Clear Form

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

### Street Address \*

Unit No.:	St. No.: 8	St. Name: WHITEHALL COURT
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

If this application relates to more than one address, please click this button and enter relevant details. Add Address

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

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

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

PROPOSED TWO DWELLING DEVELOPMENT

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

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

Cost \$  **⚠** 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](http://www.sro.vic.gov.au) for information.

## Existing Conditions i

### ④ Describe how the land is used and developed now

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

VACANT

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

The copy must not be used for any other purpose. Please note that the plan may not be to scale.

# Title Information i

## 5 Encumbrances on title \*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach section 173 agreement or any other restrictive covenant, easement or other title encumbrance or restriction?

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 i

## 6 Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

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

Please provide at least one contact phone number \*

### Owner \*

The person or organisation who owns the land

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

Name:

Mobile Phone:

Fax:

Owner's Signature (Optional):

Date:  day / month / year

# Declaration i

## 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: *M Rathbone*

Date: 11/09/2024  
day / month / year

## Need help with the Application?

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

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

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


No  Yes

## Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

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

A plan of existing conditions.

Plans showing the layout and details of the proposal

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

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

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

## Lodgement

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

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

### Contact information:

Telephone: 61 03 9205 2200

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

DX: 94718

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

### 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 Computer

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

VOLUME 12304 FOLIO 131

Security no : 124118097368Y  
Produced 09/09/2024 12:11 PM

**LAND DESCRIPTION**

Lot 14 on Plan of Subdivision 811237V.  
PARENT TITLE Volume 11303 Folio 188  
Created by instrument PS811237V 17/05/2021

**REGISTERED PROPRIETOR**

Estate Fee Simple

S [REDACTED]

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT PS811237V 17/05/2021

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 set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS811237V FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AY025827A (E)	NOMINATION OF ECT TO LC	Completed	23/05/2024
AY252308H (E)	DISCHARGE OF MORTGAGE	Registered	29/07/2024
AY252309F (E)	TRANSFER	Registered	29/07/2024

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

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

Street Address: 8 WHITEHALL COURT SUNBURY VIC 3429

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18426M HILLSIDE PROPERTY CONVEYANCING  
Effective from 29/07/2024

DOCUMENT END



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

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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, past, present and emerging.

Produced 09/09/2024 12:11:47 PM

Status	Registered	Dealing Number	AY252309F
Date and Time Lodged	29/07/2024 02:46:28 PM		

### Lodger Details

Lodger Code	18426M
Name	HILLSIDE PROPERTY CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	

## TRANSFER

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

12304/131

### Transferor(s)

Given Name(s)	LUKE TYLER
Family Name	CANNON

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 335000.00

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Given Name(s)	JOHNSON
Family Name	HURMEZ
Address	
Street Number	64
Street Name	RETREAT
Street Type	CRESCENT



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## Electronic Instrument Statement

Locality                      SUNBURY  
State                            VIC  
Postcode                      3429

### Duty Transaction ID 6037849

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	LUKE TYLER CANNON
Signer Name	MARY NIKOLOSKI
Signer Organisation	MY CONVEYANCER PTY LTD
Signer Role	LICENSED CONVEYANCER
Execution Date	29 JULY 2024

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	JOHNSON HURMEZ
Signer Name	ZLATA DIZDAREVIC
Signer Organisation	HILLSIDE PROPERTY CONVEYANCING
Signer Role	CONVEYANCING PRACTICE
Execution Date	29 JULY 2024

### File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

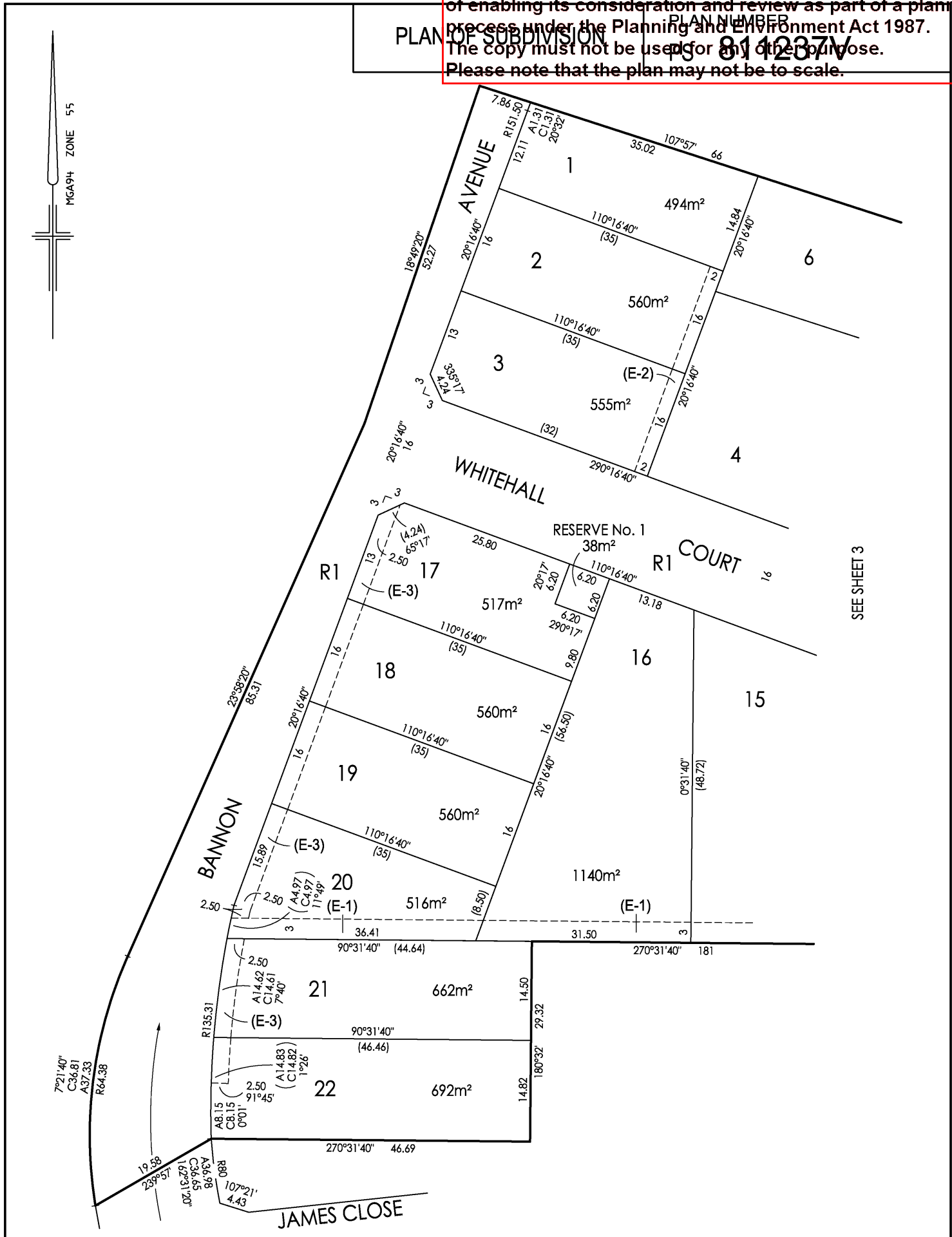
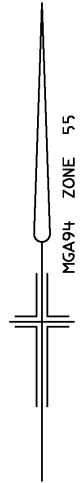
Statement End.

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	<b>PLAN OF SUBDIVISION</b>	LRS EDITION	PLAN NUMBER <b>PS 811237V</b>	
<b>LOCATION OF LAND</b>		Council Name: Hume City Council		
<b>PARISH:</b>	BUTTLEJORRK PART OF W.J.T. CLARKE'S CROWN SPECIAL SURVEY	Council Reference Number: S008471 Planning Permit Reference: P20563 SPEAR Reference Number: S115667J		
<b>TOWNSHIP:</b>	-----	<b>Certification</b> This plan is certified under section 6 of the Subdivision Act 1988		
<b>SECTION:</b>	-----	Public Open Space		
<b>CROWN ALLOTMENT:</b>	-----	A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification		
<b>CROWN PORTION:</b>	-----	Digitally signed by: Katrina Toogood for Hume City Council on 20/08/2019		
<b>TITLE REFERENCES:</b>	VOL. 11303 FOL. 188	<b>Statement of Compliance</b> issued: 27/04/2021		
<b>LAST PLAN REFERENCE:</b>	LOT 2 PS639840Q	Public Open Space		
<b>POSTAL ADDRESS: (at time of subdivision)</b>	10 BANNON AVENUE SUNBURY 3429	A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance		
<b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b>	E: 297 030    ZONE: 55 N: 5 840 410    DATUM: GDA94			
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS:		
ROAD R1 RESERVE No. 1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD			
<b>NOTATIONS</b>		<b>TOTAL ROAD AREA IS 4117m<sup>2</sup></b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF EASEMENT (E-1) SHOWN ON PS639840Q THAT LIES WITHIN THE LAND SHOWN AS ROAD R1 ON THIS PLAN.  <b>GROUNDS FOR REMOVAL:</b> SCHEDULE 5, SECTION 14 OF THE ROAD MANAGEMENT ACT 2004		
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO BUTTLEJORRK PERMANENT MARKS Nos. 265 AND 278  IN PROCLAIMED SURVEY AREA No. 46  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. P20563				
<b>ESTATE:</b> NA		<b>AREA:</b> 2.186 ha		<b>No. OF LOTS:</b> 22
<b>MELWAY:</b> 361:H:11				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT    E - ENCUMBERING EASEMENT    R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: <b>6189</b> VERSION: <b>6</b>		ORIGINAL SHEET SIZE A3    SHEET 1 OF 6 SHEETS
		Digitally signed by: David John Versteegen, Licensed Surveyor, Surveyor's Plan Version (6), 10/07/2019, SPEAR Ref: S115667J		PLAN REGISTERED TIME: 1:58pm    DATE: 17/05/2021 T. LOCOCK Assistant Registrar of Titles
CHECKED AT	DATE: 03/07/19			

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PLAN OF SUBDIVISION PLAN NUMBER 814237V



SEE SHEET 3



**Breese Pitt Dixon Pty Ltd**  
 1/19 Cato Street  
 Hawthorn East Vic 3123  
 Ph: 8823 2300 Fax: 8823 2310  
 www.bpd.com.au info@bpd.com.au

SCALE		ORIGINAL SHEET SIZE A3	SHEET 2
1:500		REF: 6189	VERSION: 6

Digitally signed by: David John Versteegen, Licensed Surveyor,  
 Surveyor's Plan Version (6),  
 10/07/2019, SPEAR Ref: S115667J

Digitally signed by:  
 Hume City Council,  
 20/08/2019,  
 SPEAR Ref: S115667J





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NEIGHBOURHOOD AND SITE DESCRIPTION | Scale 1:500



DESIGN RESPONSE PLAN | Scale 1:500

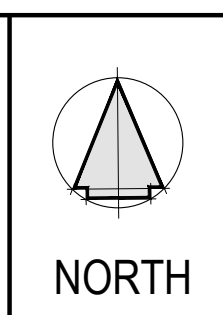
LEGEND	
	EXISTING TREES ON STREET
	EXISTING TREES/SHRUBS ON ADJOINING SITES
	DIRECTIONALITY
	LIGHT POLE
	STREET VEHICULAR ACCESS
	STREET NOISE
SS	SINGLE STOREY HOUSE
DS	DOUBLE STOREY HOUSE

LOCAL SERVICES ANALYSIS	
ACCESS TO PUBLIC TRANSPORT	481 BUS STOP <400m ON BANNON AVE/PHILLIP DR
APPROX 43km TO MELB. C.B.D.	
APPROX DISTANCE TO PLAYGROUND	<400m TO BLIND CREEK PARKLANDS PLAYGROUND
APPROX DISTANCE TO SHOPPING CENTRE	5.4km TO SUNBURY SQUARE SHOPPING CENTRE 0.75km TO KILLARA FAMILY STORE
APPROX DISTANCE TO SCHOOLS	0.7km TO KILLARA PRIMARY SCHOOL 3.6km TO SUNBURY HEIGHTS PRIMARY SCHOOL

SITE ANALYSIS			
SITE AREA	691 SQ.M.		
TOTAL SITE COVERAGE	290 SQ.M. 42.0%		
PERMEABILITY	275 SQ.M. 39.7%		
GARDEN AREA	267 SQ.M. 38.6%		
NUMBER OF DWELLINGS	2		
NUMBER OF BEDROOMS	3 BEDS (U1) 4 BEDS (U2)		
PERMEABLE AREA	39.7%		
IMPERVIOUS AREA	60.3%		
		<b>DWELLING 1</b>	<b>DWELLING 2</b>
		GROUND FLOOR	GROUND FLOOR
		GARAGE	GARAGE
		PORCH	PORCH
		ALFRESCO	ALFRESCO
		FIRST FLOOR	FIRST FLOOR
		TOTAL	TOTAL
		PRIVATE OPEN SPACE	PRIVATE OPEN SPACE

# NEIGHBOURHOOD SITE PLANS | SCALE 1:100

PROJECT:  
PROPOSED UNITS  
ADDRESS:  
8 WHITEHALL COURT, SUNBURY



AMENDMENT A (06.11.24) - CHANGES AS PER COUNCIL RFI RECEIVED FROM PLANNER DATED 10 OCTOBER 2024

**C.C.D.** DRAFTING PTY. LTD.  
Shop 4/39 DINAH PDE. EAST KEILOR 3033  
D.P.A.D. 2323  
PH. 9331 4280 BUS. EMAIL: ccdraft@bigpond.com

DRAWN: FA SCALE: AS SHOWN @ A1  
SH. NO: 1 of 7 DATE: JUL 24 JOB No. 24 - 066



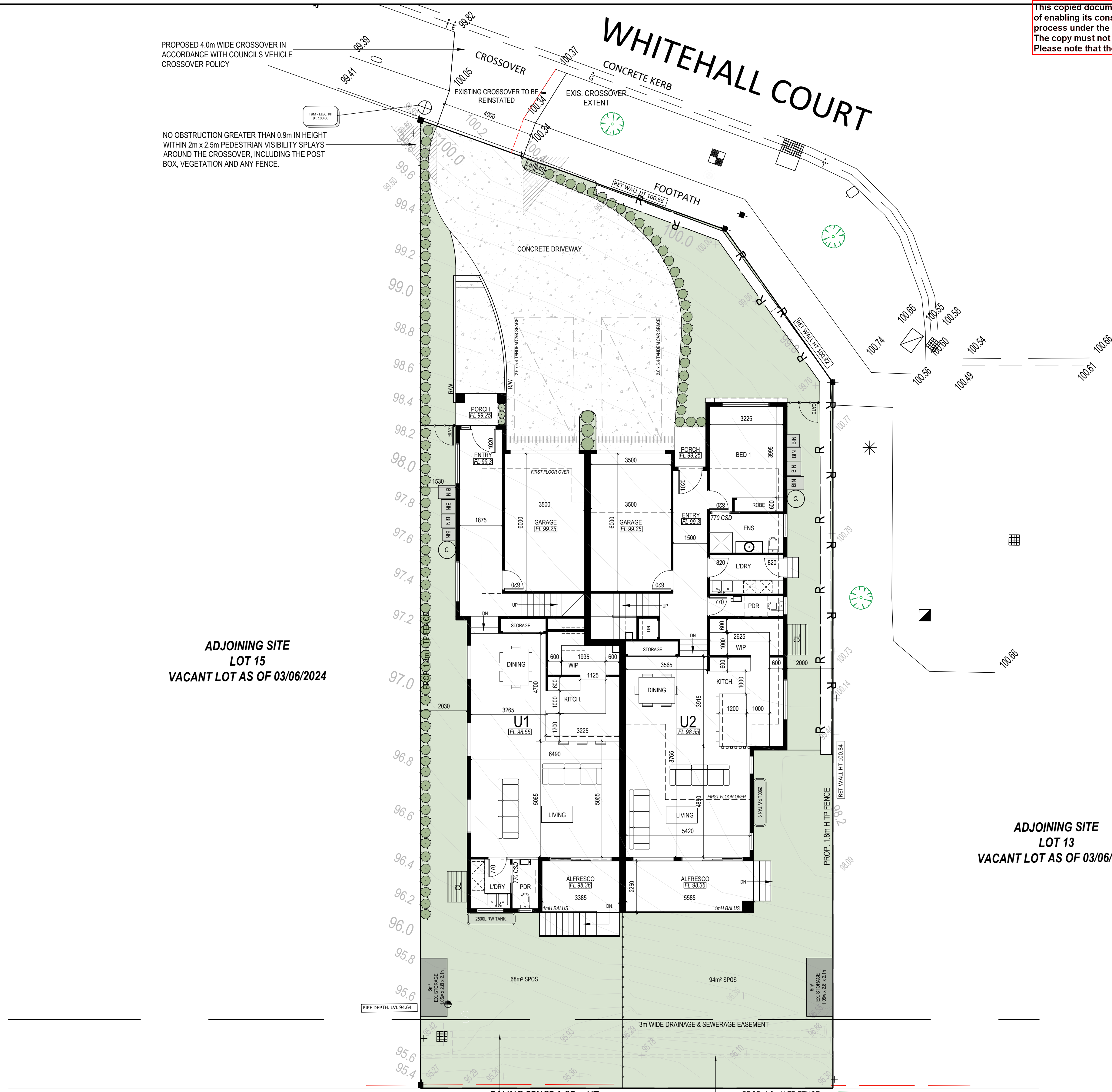
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PROPOSED 4.0m WIDE CROSSOVER IN ACCORDANCE WITH COUNCIL'S VEHICLE CROSSOVER POLICY

NO OBSTRUCTION GREATER THAN 0.9m IN HEIGHT WITHIN 2m x 2.5m PEDESTRIAN VISIBILITY SPLAYS AROUND THE CROSSOVER, INCLUDING THE POST BOX, VEGETATION AND ANY FENCE.

ADJOINING SITE  
LOT 15  
VACANT LOT AS OF 03/06/2024

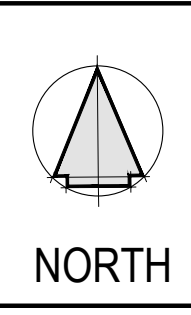
ADJOINING SITE  
LOT 13  
VACANT LOT AS OF 03/06/2024



# GROUND FLOOR PLAN | SCALE 1:100

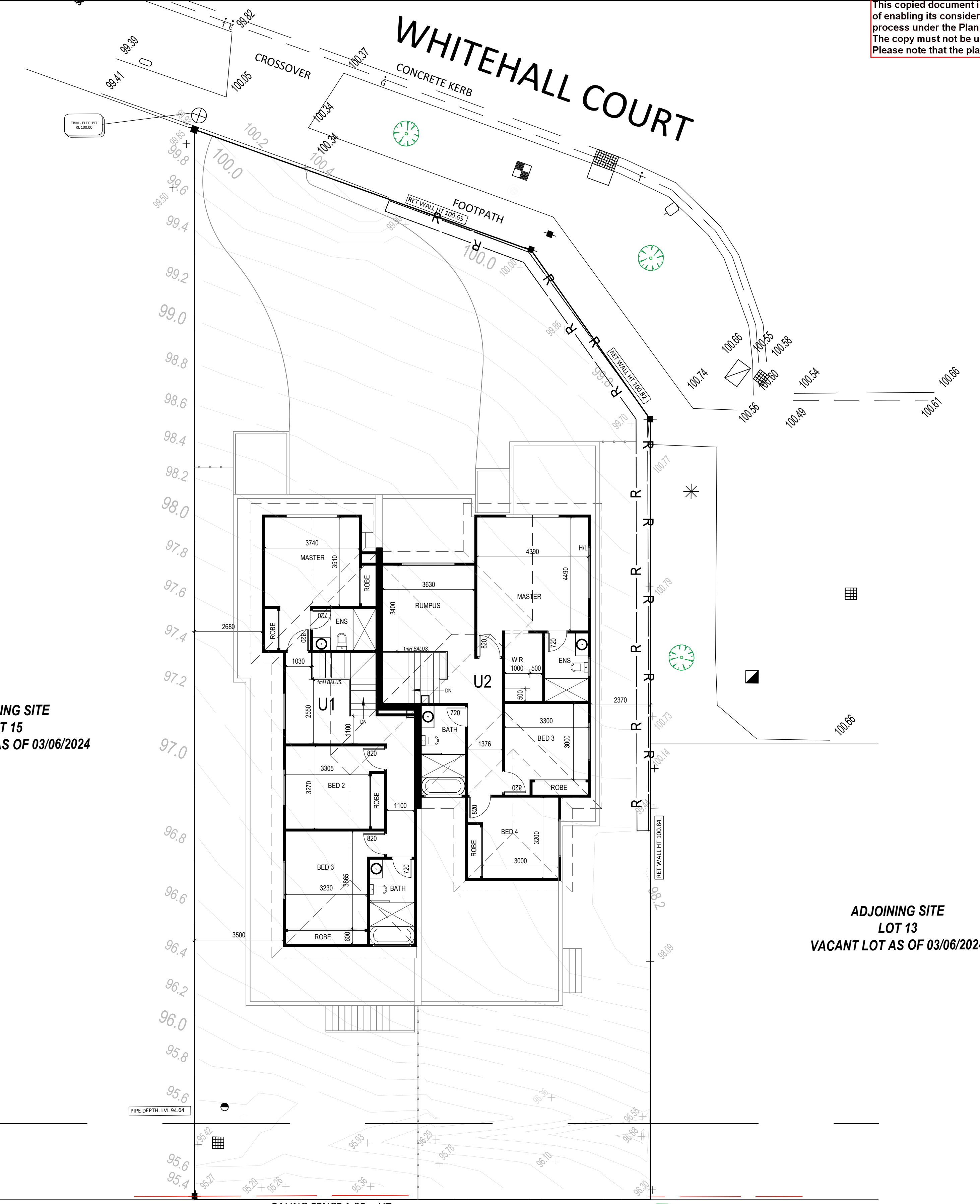
AMENDMENT A (06.11.24) - CHANGES AS PER COUNCIL RFI RECEIVED FROM PLANNER DATED 10 OCTOBER 2024

PROJECT:  
PROPOSED UNITS  
ADDRESS:  
8 WHITEHALL COURT, SUNBURY



**C.C.D.** DRAFTING PTY. LTD.  
Shop 4/39 DINAH PDE, EAST KEILOR 3033  
D.P.A.D. 2323  
PH 9331 4280 BUS. EMAIL ccdraft@bigpond.com  
DRAWN: F.A. SCALE: AS SHOWN @ A1  
SH. NO: 2 of 7 DATE: JUL 24 JOB No. 24 - 066

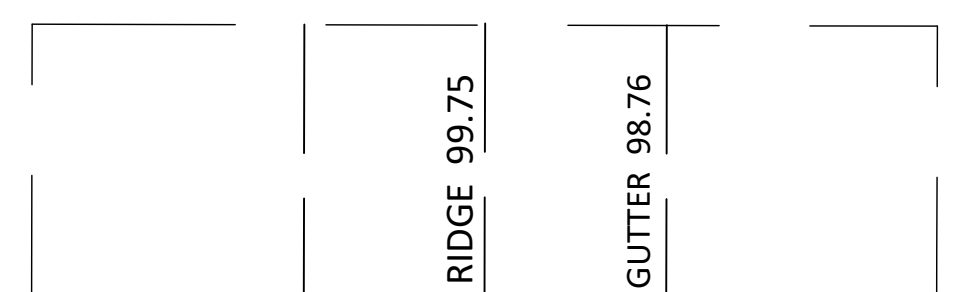
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ADJOINING SITE  
LOT 15  
VACANT LOT AS OF 03/06/2024

ADJOINING SITE  
LOT 13  
VACANT LOT AS OF 03/06/2024

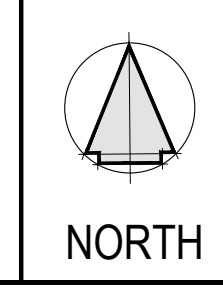
PALING FENCE 1.95m HT



**FIRST FLOOR PLAN** | SCALE 1:100

AMENDMENT A (06.11.24) - CHANGES AS PER COUNCIL RFI RECEIVED FROM PLANNER DATED 10 OCTOBER 2024

PROJECT:  
PROPOSED UNITS  
ADDRESS:  
8 WHITEHALL COURT, SUNBURY

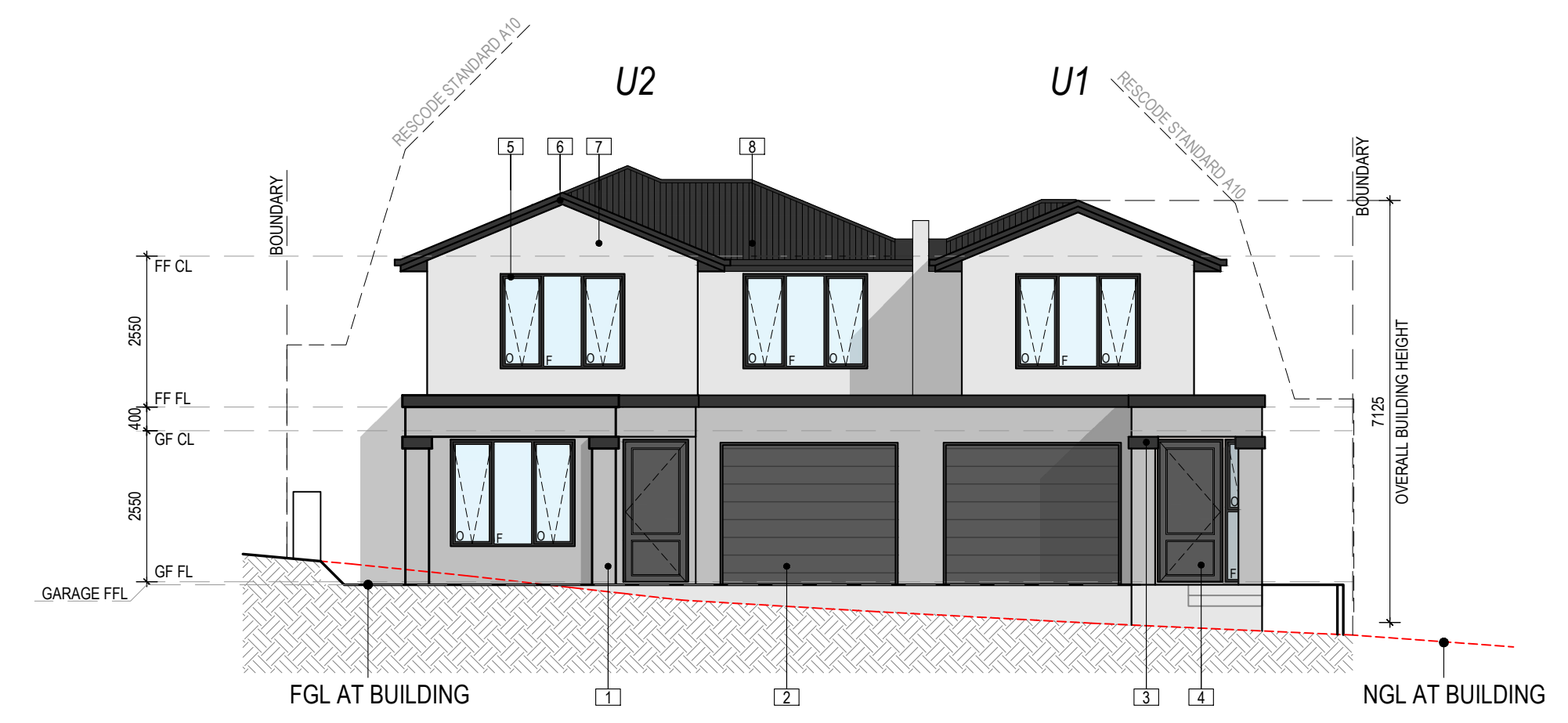


**C.C.D.** DRAFTING PTY. LTD.  
Shop 4/39 DINAH PDE, EAST KEILOR 3033  
D.P.A.D. 2323

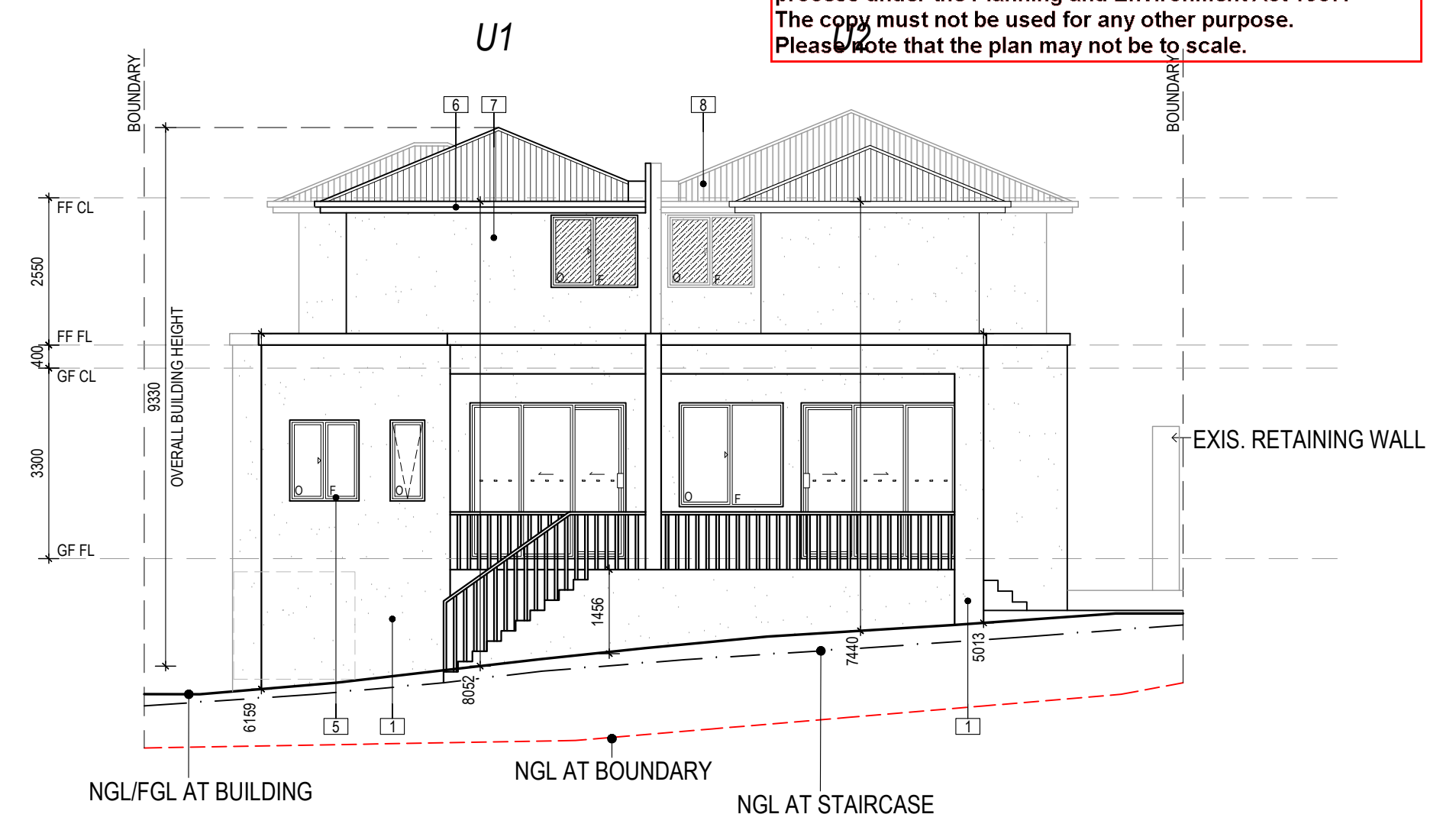
DRAWN: F.A. SCALE: AS SHOWN @ A1  
SH. NO: 3 of 7 DATE: JUL 24 JOB No. 24 - 066



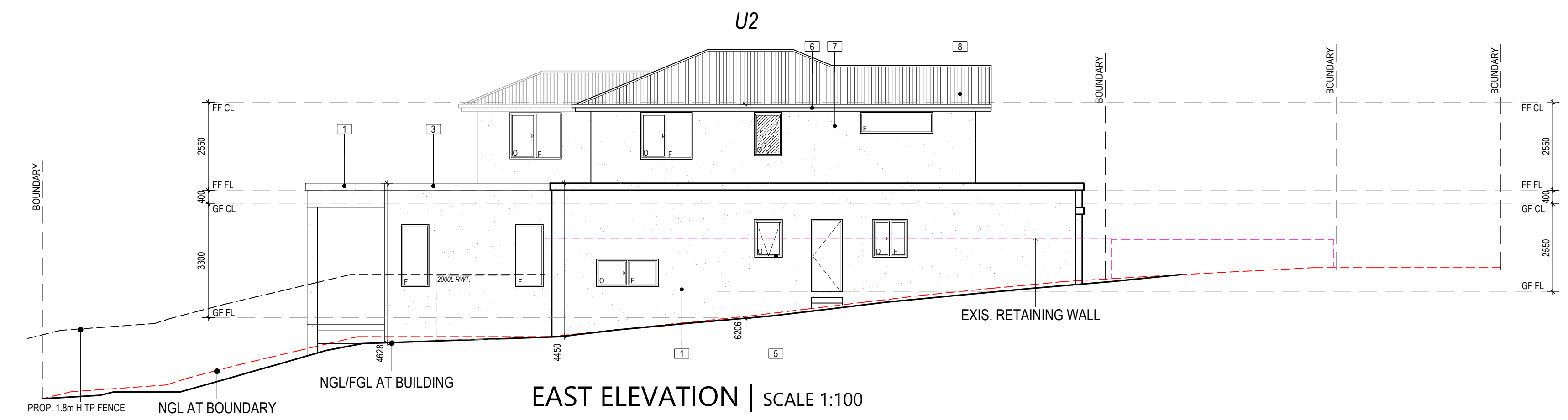
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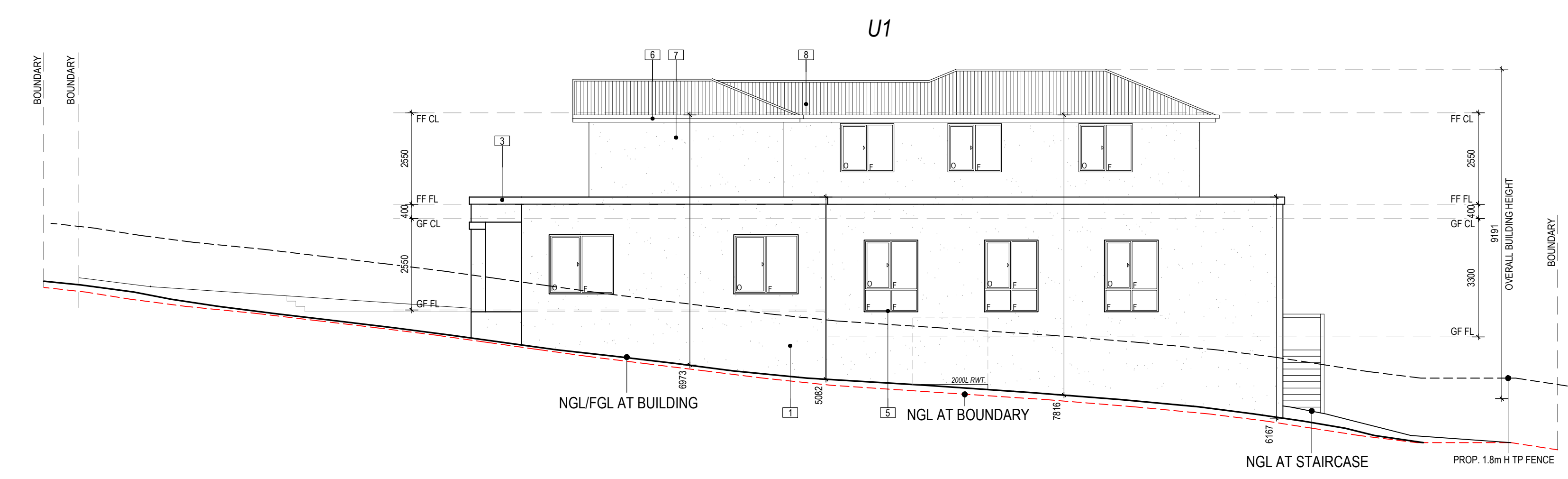
NORTH ELEVATION | SCALE 1:100



SOUTH ELEVATION | SCALE 1:100



EAST ELEVATION | SCALE 1:100



WEST ELEVATION | SCALE 1:100

COLOURS AND MATERIALS	
① RENDER - LEXICON HALF	⑥ GUTTERS / DOWNPIPES - MONUMENT
② GARAGE DOOR - BASALT	⑦ RENDER - TRANQUIL RETREAT
③ PORCHHOUSE FEATURE DETAIL - MONUMENT	⑧ COLOURBOND ROOF - MONUMENT
④ FRONT DOOR - BASKET	⑨ ALFRESCO - RENDER TRANQUIL RETREAT
⑤ WINDOWS & DOORS - ALUMINIUM MONUMENT	

# FIRST FLOOR PLAN | SCALE 1:100

PROJECT:  
PROPOSED UNITS  
ADDRESS:  
8 WHITEHALL COURT, SUNBURY

AMENDMENT A (06.11.24) - CHANGES AS PER COUNCIL RFI RECEIVED FROM PLANNER DATED 10 OCTOBER 2024

NORTH	<b>C.C.D.</b>		<b>DRAFTING PTY. LTD.</b>
	Shop 4/39 DINAH PDE, EAST KEILOR 3033		D.P.A.D. 2323
	PH 9331 4280 BUS.	SCALE: AS SHOWN @ A1	EMAIL: ccddraft@bigpond.com
	DRAWN: F.A	DATE: JUL 24	JOB No. 24 - 066
	SH. NO: 4 of 7		



**SHRUB/TREE IN MULCHED GARDEN BED**

**GROUND PREPARATION**  
 SPRAY PLANTING SITE WITH GLYPHOSATE BASED HERBICIDE MIN 2 WEEKS PRIOR TO CULTIVATION, REPEAT SPRAY TO ACHIEVE COMPLETE WEED KILL. INITIAL TREATMENT OF "ROUND-UP" TO MANUFACTURERS SPEC. FOR ALL GARDEN BEDS. GARDEN BEDS TO BE RIPPED TO A MIN DEPTH OF 300mm. SUGGEST THE ADDITION OF GYPSUM AT RIPPING STAGE. AUGER EXCAVATION FOR PLANTING NOT PERMITTED.

**PLANTING:**  
 POT SIZE AT PLANTING TO BE APPROX. 200mm FOR ALL SPECIES. ALL PLANTS TO RECEIVE 10 LITRES OF WATER IMMEDIATELY AFTER PLANTING

**MULCHING:**  
 MULCH ALL GARDEN BEDS WITH 75mm AVERAGE DEPTH OF CHIP MULCH.

**MAINTENANCE:**  
 FOLLOW UP WEED CONTROL TO BE CARRIED OUT AT 6 MONTHLY INTERVALS FOR TWO YEARS FOLLOWING PLANTING.

**IRRIGATION:**  
 ALL LANDSCAPED AREA'S ARE TO HAVE AN APPROPRIATE DRIP IRRIGATION SYSTEM INSTALLED THROUGHOUT, WITH AN AUTOMATIC CONTROLLER SO THAT WATERING CAN OCCUR DURING ALLOWED PERIODS.

**GENERAL NOTES**

STORM WATER FROM ROOF TO BE GRAVITY FED TO RAINWATER TANK NOTED ON THE PLAN, WHICH IS MECHANICALLY FED TO TOILETS AS SHOWN ON PLAN TO BE USED FOR FLUSHING.

STORM WATER FROM ROOF TO GRAVITY FED WATER TO RAIN GARDENS NOTED ON THE PLAN

WATER TANKS AND RAIN GARDENS HAVE THEIR OVERFLOW PLUMBED BACK INTO THE STORM WATER SYSTEM. PLEASE REFER TO STORM WATER PLAN AND RAIN GARDEN DETAIL FOR MORE INFORMATION.

STORMWATER TREATMENT PLAN SHALL BE READ IN CONJUNCTION WITH THE STORM RATING REPORT SUPPLIED

PROPOSED RAIN GARDENS ARE SETBACK BY AT LEAST 300 mm FROM THE PROPOSED DWELLING

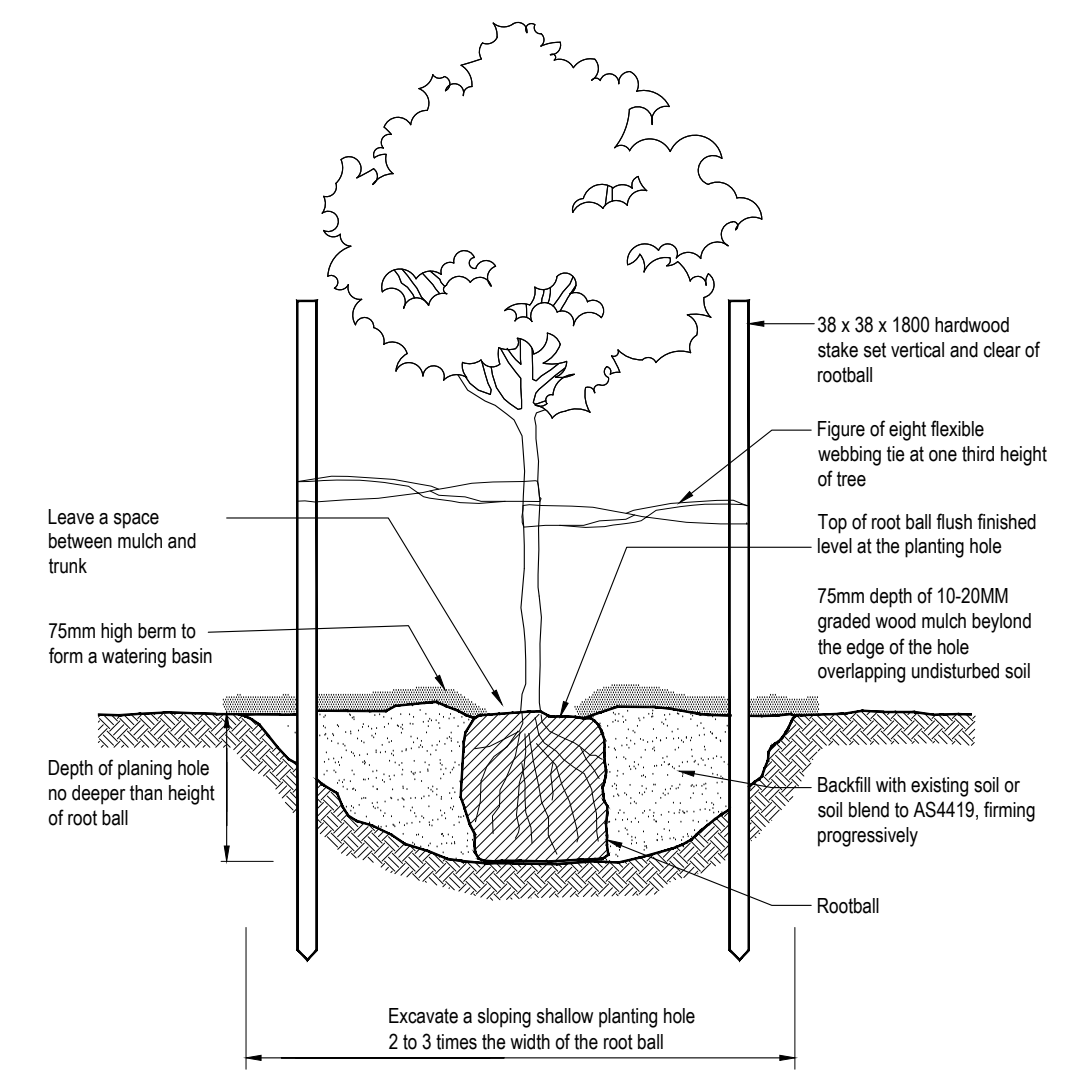
SURROUNDING SURFACES TO BE PERVIOUS- EITHER LANDSCAPING, GRASSED OR PERVIOUS PAVING UNLESS NOTED OTHERWISE. SEE DWG.

**LANDSCAPE SCHEDULE**

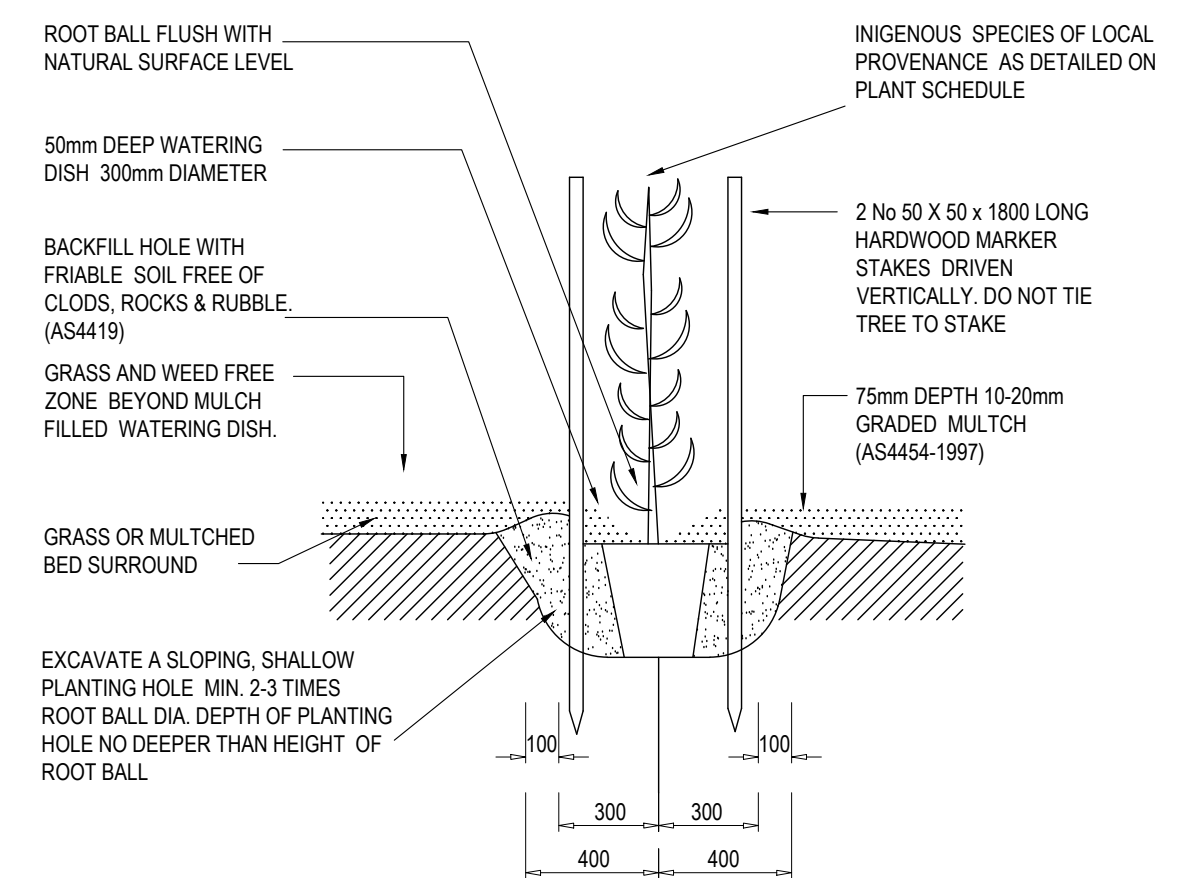
TYPE	SYMBOL	LABEL	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE (H x W)	POT SIZE
SMALL SHRUBS	Bs.	15	Buxus Sempervirens	English Box	0.5m x 0.5m	100 mm	
	As.	6	Arthropodium strictum	Chocolate Lily	0.5m x 0.5m	100 mm	
	Bm.	11	Brachyscome multifida	Cut-leaf Daisy	0.3m x 0.5m	100 mm	
	Dr.	13	Dianella Revolta	Little Rev	0.4m x 0.4m	100 mm	
TREES	Cc.	2	Cercis canadensis	Forest Pansy	4.5m x 3m	300 mm	
		18	Syzygium australe 'AATS'	Lilly Pilly Pinnacle	6m x 1-1.5m	100 mm	
SCREENING TREE	Sa	18	Syzygium australe 'AATS'	Lilly Pilly Pinnacle	6m x 1-1.5m	100 mm	
LAWN				Astro Turf or lawn			
GARDEN BED				Crushed Rock			
TOPPING				Crushed Rock			

**DWELLING 1 PLANTER BOX SCHEDULE**

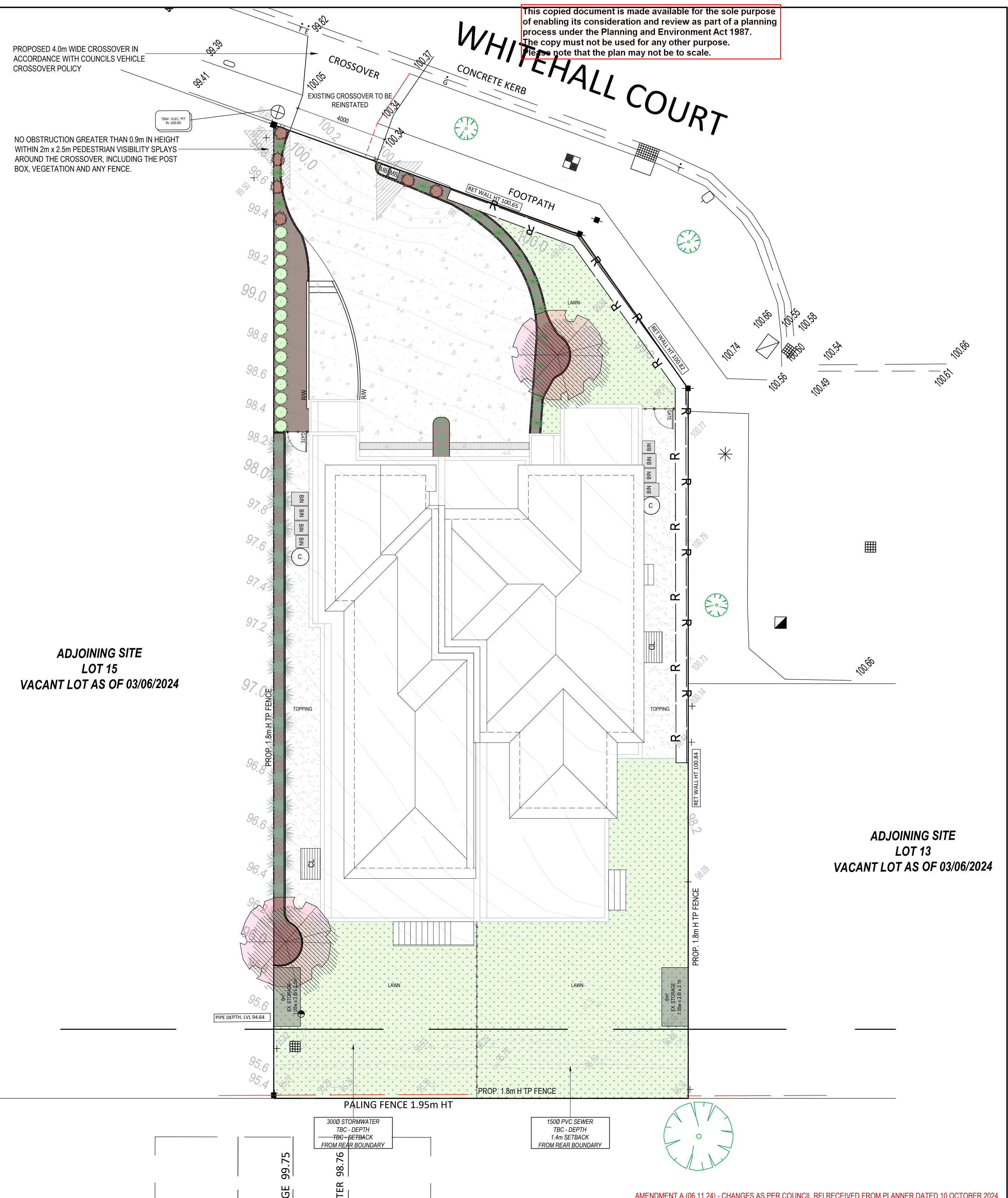
Bs.	3	Buxus Sempervirens	English Box	0.5m x 0.5m	100 mm
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**TREE PLANTING DETAIL**

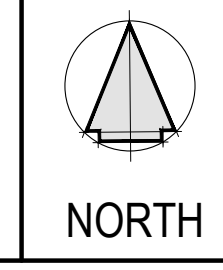


**SHRUB/TREE IN MULCHED GARDEN BED**



**LANDSCAPE PLAN | SCALE 1:100**

PROJECT:  
 PROPOSED UNITS  
 ADDRESS:  
 8 WHITEHALL COURT, SUNBURY

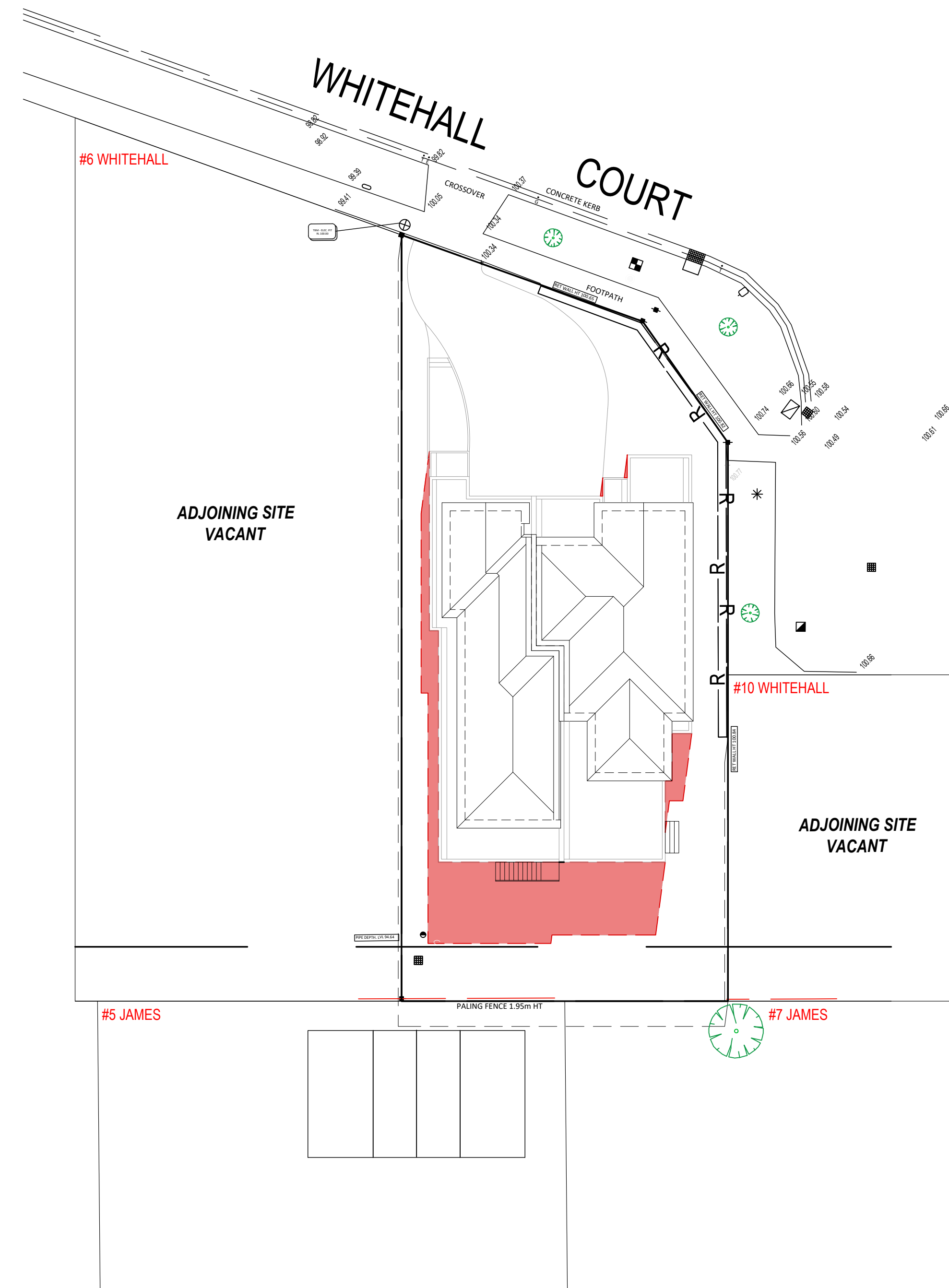
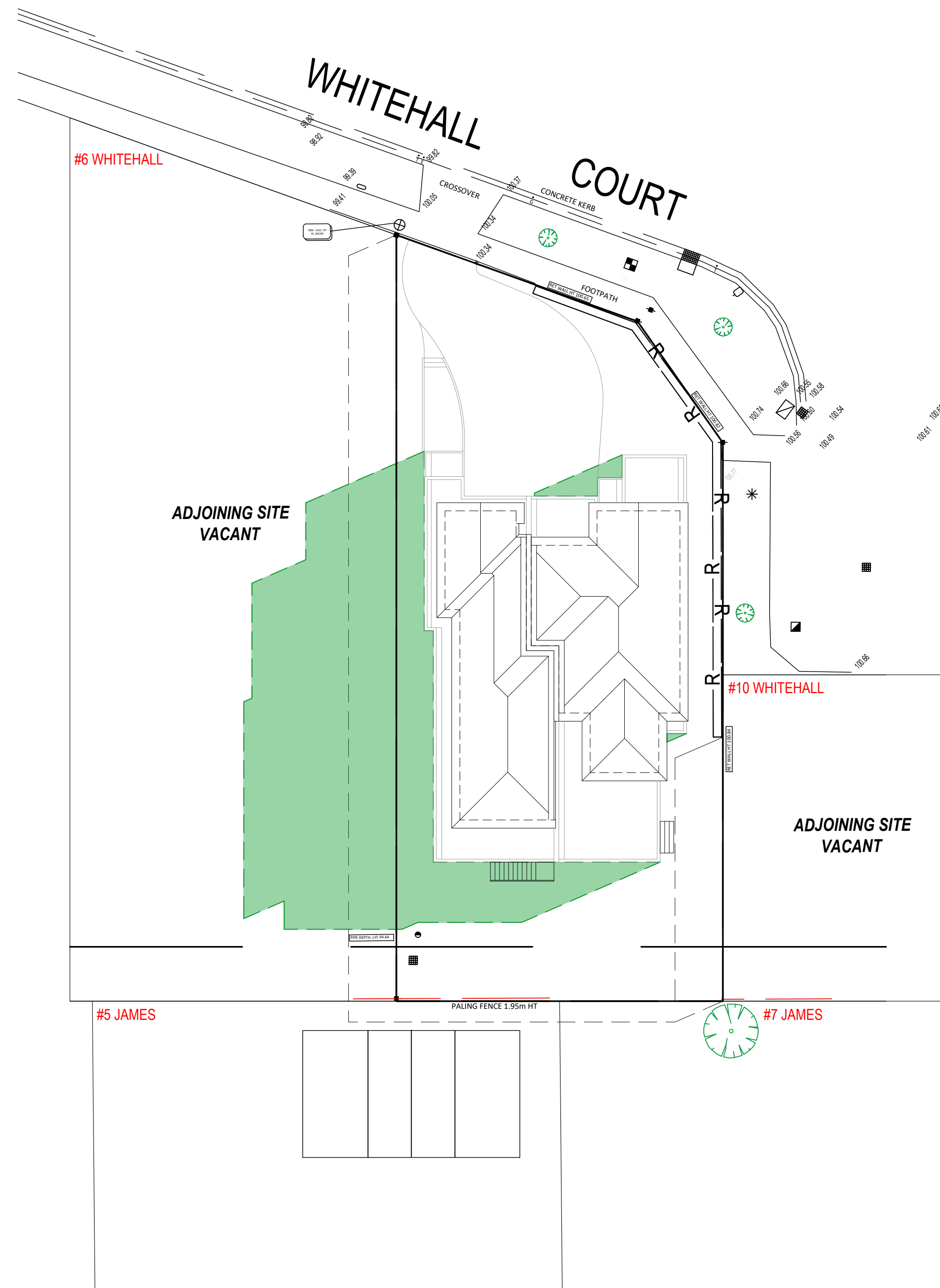


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 PH 9331 4280 BUS. EMAIL: ccdraft@bigpond.com  
 D.P.A.D. 2323  
 DRAWN: F.A. SCALE: AS SHOWN @ A1  
 SH. NO: 5 of 7 DATE: JUL 24 JOB No. 24 - 066

AMENDMENT A (06.11.24) - CHANGES AS PER COUNCIL RFI RECEIVED FROM PLANNER DATED 10 OCTOBER 2024



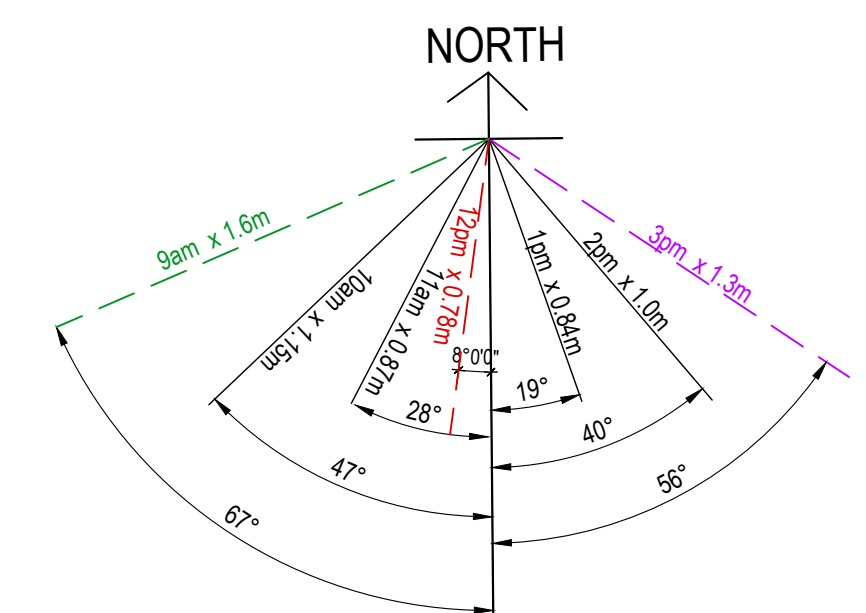
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NOTE: THESE SHADOWS HAVE BEEN DRAWN IN ACCORDANCE TO THE SEPTEMBER 22ND EQUINOX FOR THE TIMES SHOWN.

SHADOW DIAGRAM LEGEND

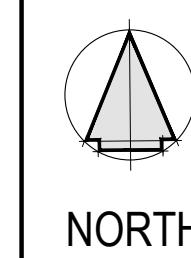
SYMBOL	DESCRIPTION
	SHADOW OF PROPOSED DWELLING
	SHADOW OF PROPOSED DWELLING
	SHADOW OF PROPOSED FENCE LINE



AMENDMENT A (06.11.24) - CHANGES AS PER COUNCIL RFI RECEIVED FROM PLANNER DATED 10 OCTOBER 2024

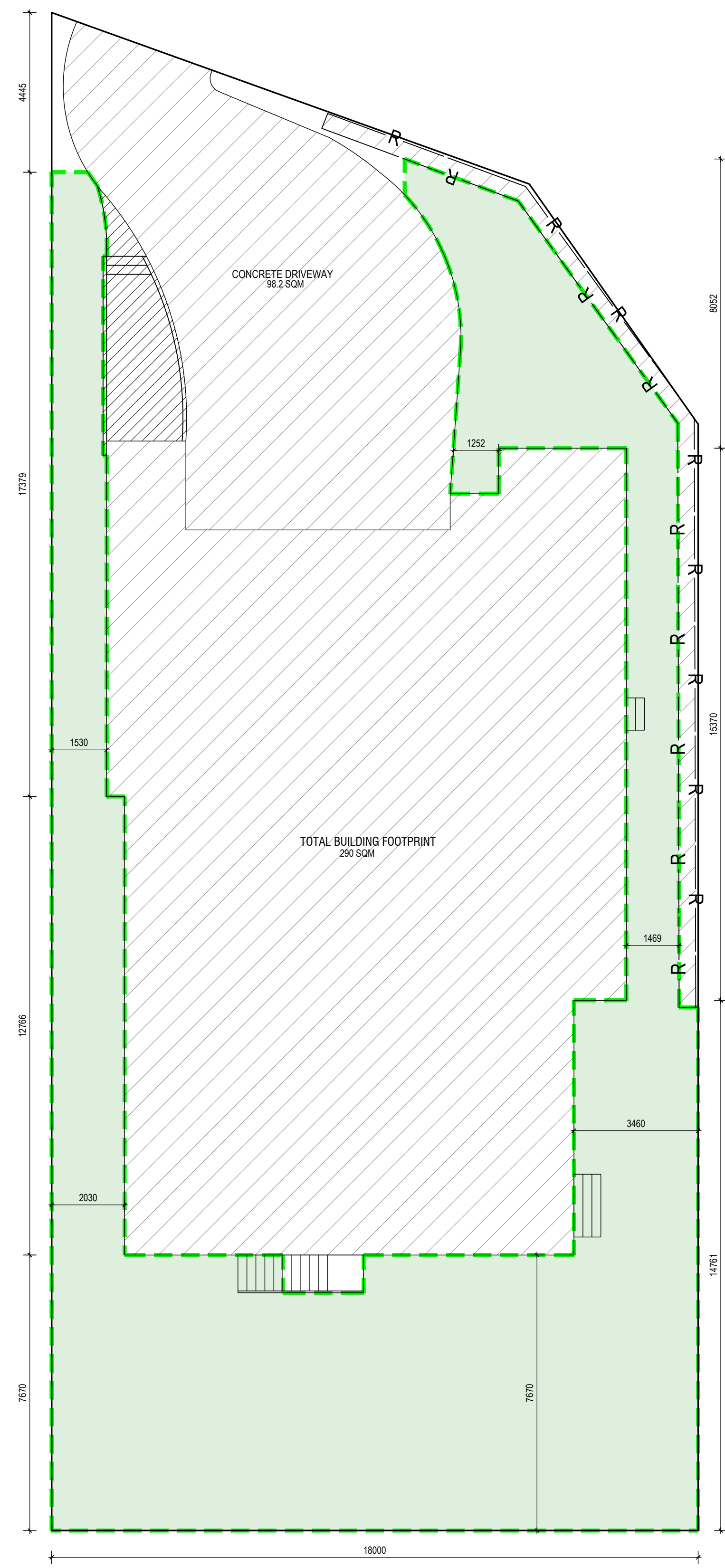
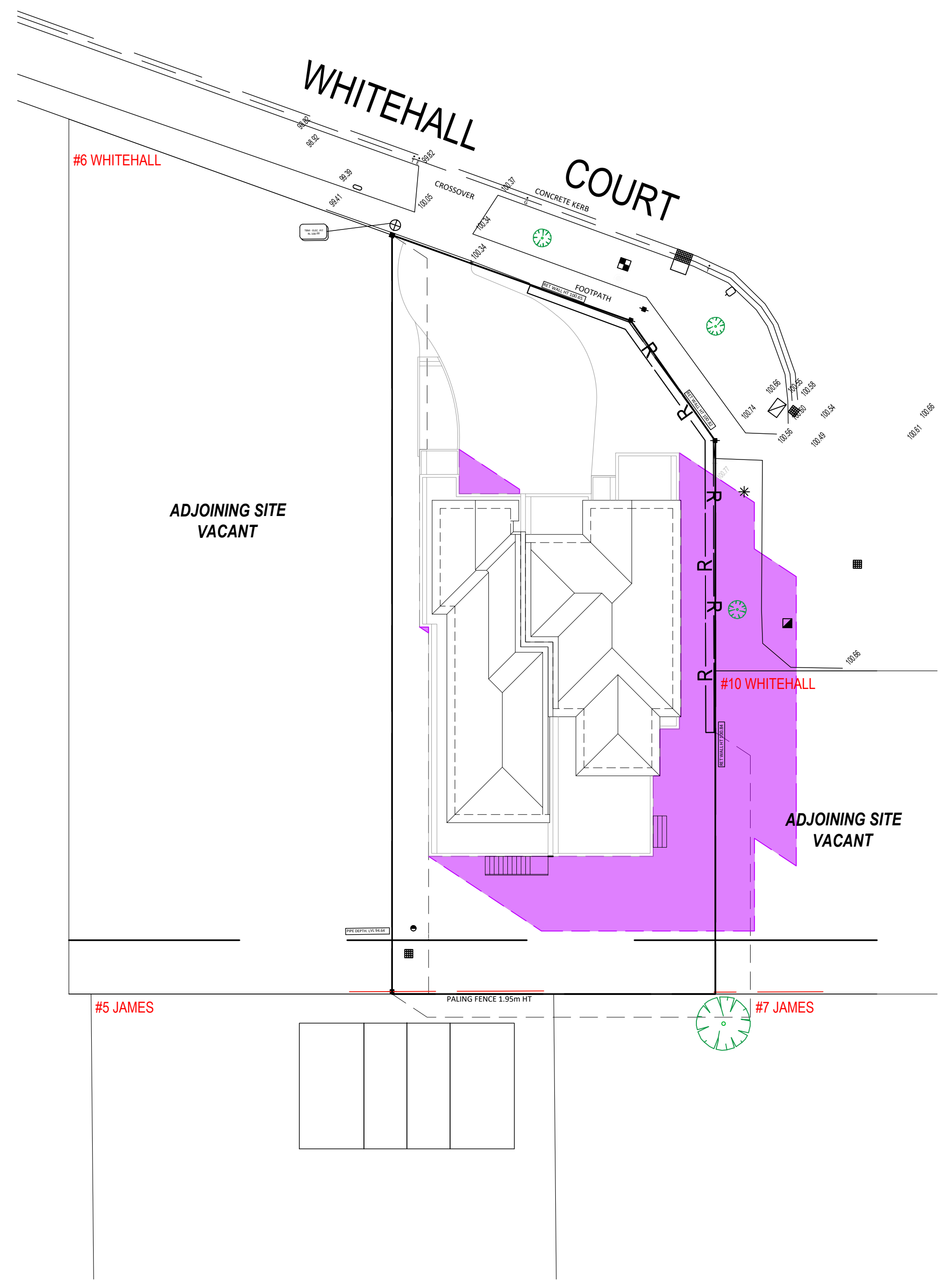
# SHADOW STUDIES | SCALE 1:100

PROJECT:  
PROPOSED UNITS  
ADDRESS:  
8 WHITEHALL COURT, SUNBURY



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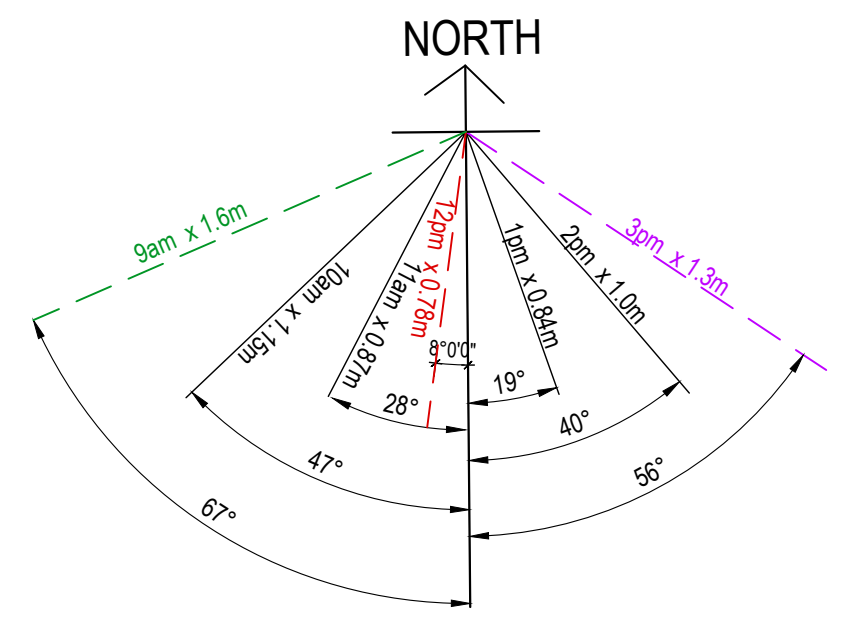


GARDEN AREA PLAN	
SITE AREA	691.0 SQM
TOTAL BUILDING FOOTPRINT	290 SQM
TOTAL DRIVEWAY COVERAGE	98.2 SQM
TOTAL	388.2 SQM
GARDEN AREA	267 SQM
	38.6% PROVIDED
	35% REQUIRED

LEGEND	
	INCLUDED IN GARDEN AREA
	NOT INCLUDED IN GARDEN AREA

NOTE: THESE SHADOWS HAVE BEEN DRAWN IN ACCORDANCE TO THE SEPTEMBER 22ND EQUINOX FOR THE TIMES SHOWN.

SHADOW DIAGRAM LEGEND	
	SHADOW OF PROPOSED DWELLING
	SHADOW OF PROPOSED FENCE LINE



AMENDMENT A (06.11.24) - CHANGES AS PER COUNCIL RFI RECEIVED FROM PLANNER DATED 10 OCTOBER 2024

# SHADOW STUDIES & GARDEN AREA PLAN | SCALE 1:100

PROJECT:  
PROPOSED UNITS  
ADDRESS:  
8 WHITEHALL COURT, SUNBURY

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NORTH





# STORM Rating Report

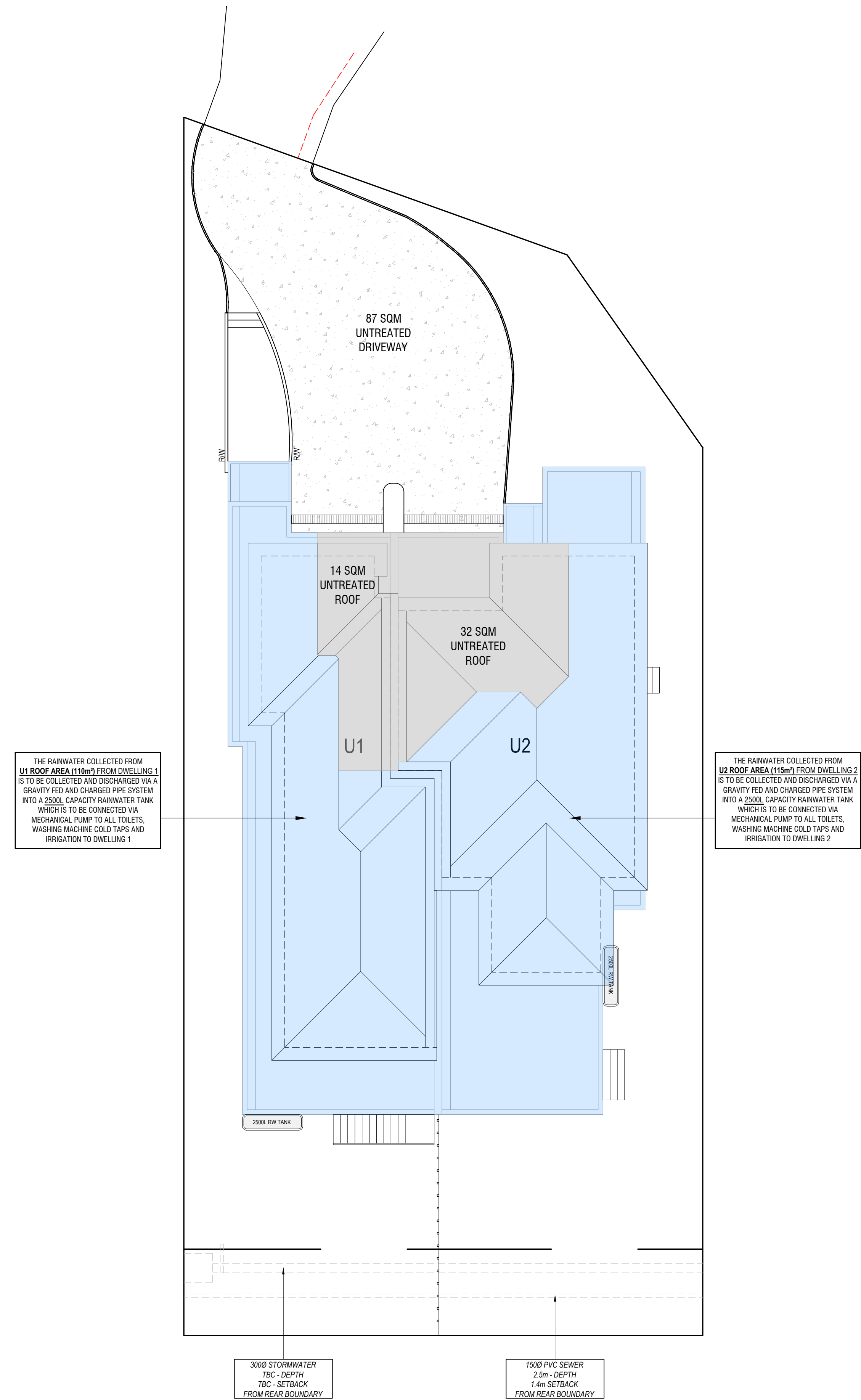
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TransactionID: 0  
Municipality: HUME  
Rainfall Station: HUME  
Address: 8 WHITEHALL COURT

SUNBURY  
VIC

Assessor:  
Development Type: Residential - Dwelling  
Allotment Site (m2): 691.00  
STORM Rating %: 100

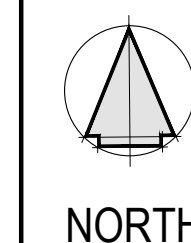
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 ROOF TO RWT	110.00	Rainwater Tank	2,500.00	4	151.60	85.60
U2 ROOF TO RWT	115.00	Rainwater Tank	2,500.00	5	165.40	80.80
UNTREATED DRIVEWAY	87.00	None	0.00	0	0.00	0.00
U1 ROOF UNTREATED	14.00	None	0.00	0	0.00	0.00
U2 UNTREATED ROOF	32.00	None	0.00	0	0.00	0.00



## STORMWATER MANAGEMENT PLAN | SCALE 1:100

AMENDMENT A (06.11.24) - CHANGES AS PER COUNCIL RFI RECEIVED FROM PLANNER DATED 10 OCTOBER 2024

PROJECT:  
PROPOSED UNITS  
ADDRESS:  
8 WHITEHALL COURT, SUNBURY



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SH. NO: 7 of 7 DATE: JUL 24 JOB No. 24 - 066

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JOB NUMBER: 24-066

PROPOSED:  
Two Dwelling Development

ADDRESS:  
8 Whitehall Court, Sunbury

---

C.C.D Drafting Pty. Ltd

BUILDING Consultants

Shop 4/39 Dinah Pde. East Keilor

PHONE NO. (03) 9331 4280

Email: [charles@ccddraft.com](mailto:charles@ccddraft.com)

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**Proposed Two Dwelling Development at 8 Whitehall Court, Sunbury**

I refer to the above application to be lodged with council.

This report has been prepared in conjunction with plans prepared by CCD Drafting Pty Ltd (drawing reference 24-066)

A full inspection of the subject site and its surrounds have been completed.

Please find attached a site context plan and design response assessment against the provisions of Darebin Planning Scheme and Rescode.

The subject site on Whitehall Court. The site is currently vacant, and can be accessed via the north-west corner of the site on Whitehall Court. The site is vacant and not being used currently, but will be used as a residential dwelling.

The surrounding sites are predominantly residential, many being vacant at this current time with some recently built single & double storey dwellings and townhouses.

The surrounding residential neighbourhood consists of single and double storey brick veneer and rendered buildings of contemporary style design. The area seems to follow a general similar theme throughout, as a result the proposed additional units would integrate with the adjoining surrounds. It should be noted that existing built form of the area is of a similar development, and this proposal would generally reflect the neighbourhood character of the area.

Thank you for your consideration and attention to this application



-----  
Yours faithfully,

Charles Chirico D.P.A.D. 2323.

## DEVELOPMENT PROPOSAL SUMMARY

### Existing Site

Pursuant to Hume Planning Scheme, the site is situated within a General Residential Zone 1 (GRZ1) and has no other overlays applicable to the site.

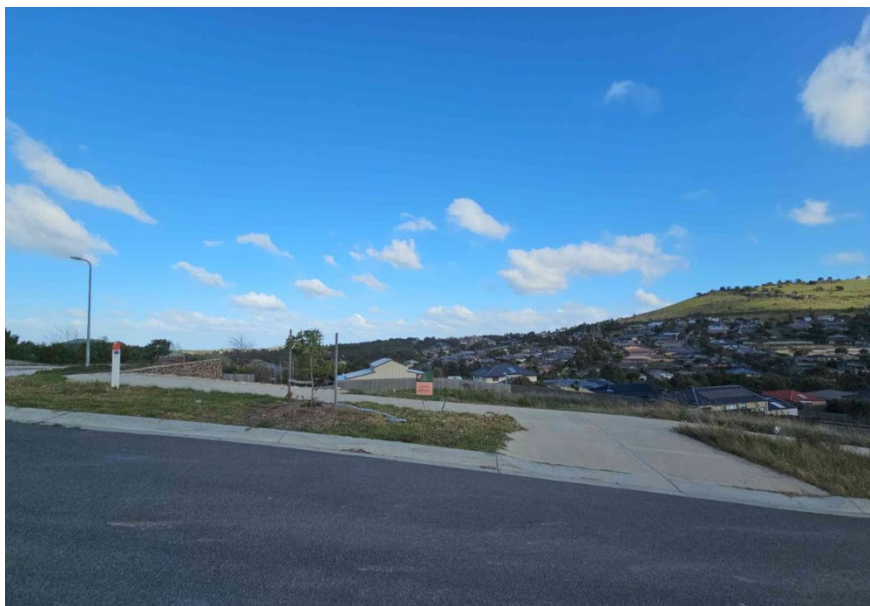
The subject site is adjoined by vacant blocks on the East and West Boundaries.

The site is rectangular in shape, tapering for the court. There is an easement at the rear of the site.

The site has a significant fall towards the rear of the site, with an existing retaining wall along the eastern boundary.

### Existing Site Analysis

<b>Site area</b>	691.0m <sup>2</sup>
<b>Number of dwellings</b>	0
<b>Number of bedrooms</b>	0
<b>Building site coverage (approx.)</b>	0
<b>Private Open Space (approx.)</b>	0



*8 Whitehall Court, Sunbury - looking south*

## The Proposal

The proposal involves the construction of a 2 double storey townhouse on the existing allotment.

The proposed dwellings have been designed in a contemporary style as a response to the public setting of the subject site. The proposed dwellings layout is traditional, with the living spaces being downstairs with direct access to the proposed secluded private open space. The bedrooms and amenities are located on the upper floor.

The site is located in a residential streetscape with mainly a mix of single storey and double storey dwellings all around, in an established suburb, which reflects the style of the time.

## Proposed Site Analysis

<b>Site area</b>	691.0m <sup>2</sup>
<b>Number of dwellings</b>	2
<b>Building site coverage</b>	290m <sup>2</sup> (42 %)
<b>Proposed secluded open space</b>	
Dwelling 1	68 m <sup>2</sup>
Dwelling 2	94 m <sup>2</sup>
<b>No. of bedrooms</b>	
Dwelling 1	3
Dwelling 2	4
<b>Paved, roofed area</b>	60.3%
<b>Landscaped area pervious</b>	39.7%
<b>Parking on site</b>	4 total
<b>Garden Area</b>	38.6 %



## PLANNING CONTROLS

An assessment according to the State Planning Policy Framework, the Local Planning Policy Framework of the Hume City Council Planning Scheme, Council's Municipal Strategic Statement and Clause 55 of the Darebin City Council Planning Scheme were carried out as follows:

### 10. State Planning Policy Framework

The State planning policies relating to this application can be found at:

Clause 11.02 Settlement

Clause 15.01 Design and built form

Clause 16.01 Housing

### Clause 11 "Settlement"

Clause 11 "Settlement" of the State Planning Policy Framework (SPPF) includes objectives general implementation techniques of relevance to the development proposal.

Clause 11.02 "Planning for Urban Settlement" objective is:

*"To ensure a sufficient supply of land is available for residential commercial industrial recreational institutional and other public uses":*

*"To facilitate the orderly development of urban areas".*

Clause 14.01–2 General Implementation.

This clause outlines the strategies that planning authorities need to apply in relation to urban settlement.

Of particular interest are the references to accommodation of population growth and the need for planning authorities to encourage consolidation of existing urban areas whilst respecting the neighborhood character.

### Clause 15 Design and Built form

Clause 15.01 of the Planning Scheme outlines the State's planning objectives for Design and built form. The objective of the State Planning Policy is to achieve high quality urban design and architecture that:

- *Reflects the particular characteristics, aspirations and cultural identity of the community.*
- *Enhances the ability, diversity, amenity and safety of the public realm.*
- *Promotes attractiveness of towns and cities within broader strategic contexts.*

The general implementation provisions of this clause state: that development should achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimizing detrimental impact on neighboring properties.

Response:

It is submitted the development is recessive and a modest one, which will have a minimal impact on the amenity of the neighboring properties. As such it is submitted that the proposal is of a design that fully accords with the State Planning Policy Framework.



## Clause 16 Housing

Clause 16.01 "Housing" of the State Planning Policy Framework (SPPF) includes objectives and general implementation statements.

Clause 16.01 relates to Residential development for single dwellings, and clause 16.01–1 objective states:

To encourage:

- *Subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient useable public open space and low vulnerability to fire.*
- *Residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water-sensitive design principles and encourages public transport use.*
- *Opportunities for increased residential densities to help consolidate urban areas.*

## Zoning Provision

The site that is the subject of this application for a planning permit is located on land that is within a General Residential Zone 1 (GRZ1).

The relevant schedule being Schedule 1 to clause 32.08 General Residential Zone (GRZ1). The proposal accords with the purpose of the General Residential Zone.

This written submission will outline that the proposed two dwelling development satisfy all the relevant requirements of Hume City Council, which includes the purpose of the zone as well as the Objectives and Standards of clause 55 (application for two or more dwelling in a lot).

The proposal accords with all the numeric standards of Clause 55.

The design response and this written submission outline how the proposed dwelling development meets the objectives and standards of Clause 55 of Hume City Council.

Councils Municipal Strategic Statement identifies residential issues and medium-density housing policy, as well as a residential design policy, all of which has been addressed in the consideration of this application.

## Clause 00 - Purpose and Vision

It is submitted that the proposed development is in line with the vision of Hume City Council's policies. Providing a sustainable development that positively contributes to the existing Neighborhood

## Clause 10 - State Planning Policy Framework:

It is submitted that the proposed two dwelling development on the subject site does not conflict with the State Planning Policy Framework section of Hume City Council.

## Clause 11 - Settlement

This proposal satisfies the intent of this clause through diversity of housing choice, and promoting energy efficiency, by providing housing close to public transportation. Buses and trains well service Sunbury as well as shops, schools, and recreational facilities.

## Clause 11.02 –Managing Growth

By providing for additional housing within an area that already has the physical and social infrastructure in place, will reduce pressure on the supply of urban land.

### **Clause 15.01 – Built Environment**

The proposal contributes positively to local urban design and enhances livability, diversity amenity and safety of the public realm.

The proposed dwellings reflect a well-designed modern contemporary design that will make a positive contribution to this area. The design is well-articulated and well detailed. The proposed design arrangement aims to be respectful in term of scale and form with adjacent and surrounding dwellings using large setbacks and articulation throughout to not impose the streetscape and neighbouring dwellings.

### **Clause 15.01-2S – Urban Environment**

The proposal will achieve a high standard in architecture and urban design. It is submitted that the proposal will enhance the streetscape.

### **Clause 15.02 Sustainable Development**

This development accords with the current State Planning Policy which actively promotes urban consolidation.

The proposed dwellings are orientated to receive good solar access which reflects an ecologically sustainable development.

All dwellings have outdoor clothes drying; can accommodate water storage tank and low maintenance drought-tolerant plants.

The proposed dwellings are required to achieve a six-star energy rating at the building stage.

### **Clause 16 Housing**

This clause encourages diversity for housing and convenient access to activity centers, public transport, schools, and open space. The provision of new dwellings on the subject site satisfies the intent of this clause.

### **Clause 16.01-1L-02 Housing Diversity & Clause 16.01-2S Housing Affordability**

The proposed development will facilitate both housing diversity and relative affordability. All dwellings are highly suitable for a very wide cross-section of the community.

Being near schools and public transport, the proposal represents suitable housing for families with school-age children, which justifies the provision of three to four bedrooms.

The provision of two dwellings on the site, as opposed to a single dwelling, makes the dwellings relatively more affordable due to the increasing cost of land.

It is important for all areas to have housing options to meet the increasingly diverse housing needs.

### **Clause 18 Transport**

The provision of additional housing within an area that is well-served by public transport (buses and trains) accords with the intent of this clause.

### **Clause 52.06 Car Parking**

Each Dwelling has been provided with 2 or more car parking spaces complying with Municipal planning strategy requirements. Both dwellings have been provided with a single lock up garage and a tandem space in front on the driveway.

Minimum 3m driveways have been applied throughout with clear reversing splays to ensure safety.

### **Clause 65 DECISION GUIDELINES**

The proposed development will accommodate the requirements of this clause.

It will not have any effects on the environment, human health, or the amenity of the area.

The development is too small to have any impact and the clause is not relevant to this development.

## RES CODE ASSESSMENT

### 55.1 NEIGHBOURHOOD AND SITE DESCRIPTIONS AND DESIGN RESPONSE

#### Clause 55.01-1 and 55.01-2

A neighbourhood and site description and a design response as described in the Hume City Planning Scheme must accompany an application. The following assessment must be read in conjunction with the attached neighbourhood description and design response plan. The written submission forms part of the requirements described in clause 55.01.

#### **Res Code Assessment**

#### DESIGN RESPONSE TO THE OBJECTIVES AND STANDARDS OF CLAUSE 55 OF THE DAREBIN CITY COUNCIL PLANNING SCHEME.

It is noted that a comprehensive coverage of each standard has been undertaken in the following assessment. As stated previously the following section should be read in conjunction with the neighbourhood and site description, and the design response

#### Pattern of development of the neighbourhood:

- Predominantly recent developments
- Generally, a mixture of brick & rendered buildings and tiled/sheet roofs
- Rectangular lots – all setbacks seem to be consistent 4m – 10m
- The subdivision pattern sizes range from 550 – 800m<sup>2</sup> with mostly 13-16m frontages
- Land topography has a significant fall across the area falling North to South
- Front fencing is either low or not present
- The street trees appear to be well established with a large amount in the street within the nature strips
- Dwelling heights are mostly single storey dwellings with some double storey dwellings scattered around ranging from 6.5-9m
- The area is typically residential

#### Built form, scale and character of surrounding development including front fencing:

- The predominant dwelling style is single storey brick or rendered cement dwelling
- The predominant building form is rectangular with a pitched roof, generally offset from the side boundary on one side for a car park and side access on the other side
- Most recent developments are double storey dwellings with rendered cement cladding

#### Notable features and characteristics of the neighbourhood

- Front setbacks range are mostly 4m – 10m
- Front gardens along the street appear to consist of some native vegetation.
- Front fencing are either low or not present

## 55.2 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

### 55.02-1 Neighbourhood Character Objectives

To design the development to complement existing neighbourhood character, or to contribute to the character of the neighbourhood.

#### Standard B1

Note the land is not contained within an Urban Conservation Zone nor is it an area of streetscape character noted by the council.

The proposed new units will be placed on the site, to give maximum space to both units and is detailed using materials and style like the existing streetscape, at the same time enhancing the immediate area.

It is our submission that the new dwellings will blend into the existing streetscape.

The scale of the proposed development will blend, improve and integrate with the surrounds. The landscaping as shown in the drawings is in accordance with council guidelines and will enhance the character of the neighbourhood. The proposed elevations in our view meet this performance criteria.

### 55.02-2 Residential Policy Objectives.

To ensure that development is provided in accordance with state and local planning policy.

#### Standard B2

The proposed new units have been designed to meet the requirements of Res Code, will integrate within the existing framework and are consistent with relevant guidelines.

### 55.02-3 Dwelling Diversity Objectives.

To encourage a range of dwelling sizes and types in developments of 10 or more dwellings

#### Standard B3

Not relevant.

### 55.02-4 Infrastructure Objectives

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

#### Standard B4

All services are existing and appropriate. The size and scope of the development is unlikely to cause any strain on services.

### 55.02-5 Integration with the Street Objective

To integrate the layout of the development with the street

#### Standard B5

The streetscape elevation has been drawn and the proposed units will not affect the streetscape and have been designed to integrate with the street.

## 55.03 SITE LAYOUT AND BUILDING MAJES

### 55.03-1 Street Setback Objective

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

#### Standard B6

The side setbacks are in accordance with Rescode requirements.

Front setbacks of adjoining properties range from 4m – 10m

### 55.03-2 Building Height Objective

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

#### Standard B7

The height of the proposal is below the maximum allowed and has been designed to have a modern outlook which should pronounce the development within the surrounds. The site has a slope towards the rear and has been incorporated into the design but will have minimal impact when viewed from the street.

### 55.03-3 Site Coverage Objectives.

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

#### Standard B8

The site coverage is 42%.

In relation to visual bulk and existing features are concerned, we feel the two storey units will have minimal impact and enhance the neighbourhood.

### 55.03-4 Permeability Objectives.

To reduce the impact of increased stormwater run-off on the drainage system and to facilitate on-site stormwater infiltration.

#### Standard B9

The proposed development has more than 20% of pervious finishes, with the total permeable areas include the grass, mulched garden beds, permeable paving, and crushed rock, are 39.7% of the site area, beyond the required amount and meeting the performance objective of *“Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)”*.

The permeability for this site falls within the required amount to maximize the retention and re-use of stormwater and help to reduce the impact of storm water run-off on the drainage system, facilitates on-site storm water infiltration. Furthermore, the use of higher permeable areas contributes to improvement and cooling of the local habitat and provides as much enjoyable space as possible.

#### 55.03-5 Energy Efficiency Objectives.

To achieve and protect energy efficient dwellings and to ensure the orientation and layout reduce fossil fuel energy and use daylight and solar energy.

#### Standard B10

The units have open plan living which will gain solar access. The layout has been designed so as not to unreasonably reduce the energy efficiency of adjoining lots, and oriented to gain appropriate use of solar energy.

#### 55.03-6 Open Space Objectives.

To integrate the layout with public and communal open space provided.

#### Standard B11

There is existing parkland/open space nearby, numerous facilities nearby, which are all accessible, and the units themselves have more than adequate open space.

#### 55.03-7 Safety Objective.

To ensure the layout provides safety and security.

#### Standard B12

All entrances face a common area and are not obscured, and private open spaces are not accessible by the public.

#### 55.03-8 Landscaping Objective

To encourage development that respects the landscape character of the neighbourhood and retention of mature vegetation on the site.

#### Standard B13

There are no significant plant species or landscaping features to the site. There are no other features which affect this application. All new landscaping has been developed in accordance with the relevant landscaping guidelines. The adjoining properties are existing, and no particular neighbourhood has formed.

#### 55.03-9 Access Objective

To ensure vehicle access is adequate, safe, manageable, and convenient for the needs of the residents.

#### Standard B14

The access ways compliant with this standard. The width of the accesses does not exceed the 40% of the site frontage and is proposed to have the existing 3.5m wide crossover be reinstated to a 4.0m wide crossover. This will have no impact on the Neighborhood character, does not affect the traffic flows nor have any effect on safety of motorists or pedestrians. Street parking is available, and crossings will not be affect the efficient use of the site.

#### 55.03-10 Parking Location Objective

To provide convenient parking for residents and visitors, protect residents from vehicular noise, and avoid traffic difficulties.

#### Standard B15

The access way located directly off the front street and allow easy movements. The garages are attached, convenient and allow safe efficient vehicle movement.

### 55.04 AMENITY IMPACTS

#### 55.04-1 Side and Rear 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.

#### Standard B17

The buildings have been setback to conform to Diagram B1 and will have minimal impact on the amenity of adjoining habitable room windows and secluded open space of existing dwellings.

#### 55.04-2 Walls on Boundaries Objective.

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

#### Standard B18

Not applicable

#### 55.04-3 Daylight to Existing Windows Objective.

To allow adequate daylight into existing habitable room windows.

#### Standard B19

All windows to adjoining buildings will have the required min 3.0 m<sup>2</sup>, with 1.0m clear to the sky.

#### 55.04-4 North Facing Windows Objective.

To allow adequate daylight into north-facing habitable room windows.

#### Standard B20

All habitable room windows within 3.0m of the boundary of adjoining buildings north face will have the required setbacks as per diagram B3, hence no impact on adjoining properties.

#### 55.04-5 Overshadowing Open Space Objective

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

##### Standard B21

Not applicable – vacant sites surround the development

#### 55.04-6 Overlooking Objective.

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

##### Standard B22

Not applicable – vacant sites surround the development

#### 55.04-7 Internal Views Objective.

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

##### Standard B23

Not applicable – vacant sites surround the development

### 55.05 ON SITE AMENITY AND FACILITIES

#### 55.05-1 Accessibility Objective.

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

##### Standard B25

The ground floor of the dwellings is assessable from the road, which will make it easily accessible, which complies with the requirement.

#### 55.05-2 Dwelling Entry Objective

To provide each dwelling with its own sense of identity

##### Standard B26

The entry to the dwellings is visible and easily identifiable from the street.

#### 55.05-3 Daylight to New Windows Objective.

To allow adequate daylight into new habitable room windows.

##### Standard B27

The windows allow adequate daylight

#### 55.05-3 Private open space objective.

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

##### Standard B28.

The dwellings are provided with open space which is in excess of the min. requirements, and north sun access

#### 55.05-3 Solar Access to Open Space Objective.

To provide adequate solar access into the private open space of the new dwellings.

##### Standard B29



The dwellings are provided with adequate sunlight which gives more than the required solar access.

#### 55.05-3 Storage objective.

To provide adequate storage space for new dwellings.

##### Standard B30

The dwellings are provided garages and a 6m<sup>3</sup> storage area, which allow for more than the required storage.

### 55.06 DETAILED DESIGN

#### 55.06-1 Design detail objective

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

##### Standard B31

The visual bulk, size and character of the surrounding buildings have been considered, and this development has been designed to respect the setting, whilst having its own identity.

#### 55.06-2 Front fence objective

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

##### Standard B32

No front fence has been proposed

#### 55.06-3 Common Property objective

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

##### Standard B33

All facilities are separate for each unit, clearly delineated, except for the main common driveway which will be shared

#### 55.06-4 Site Services objective

To ensure that the services can be installed and easily maintained.

##### Standard B34

All services are separate to each unit, with mailboxes to the front street, bins as per normal households that can be stored in the garage or backyard and taken out to the street as required.

## OVERALL SUMMARY

It is submitted that a detailed site analysis and site context plan has been developed for this site indicating and clarifying the matters set out in the code

Firstly, the site context analysis sets out the strong and established character of the area which is common throughout the middle residential neighbourhoods of Melbourne. There are a proliferation of social and community facilities in the immediate area. These range from nearby shops, schools, & kindergartens, as well as an incomparable road and street network.

Secondly, from a visible inspection of the existing buildings this proposal would visibly improve and enhance the appearance of the streetscape.

In regard to the site analysis of the Code we note the following:

1. The existing site has a significant slope to the rear and the new units will assist in the neighbourhood character of the area.
2. Access to the site is provided via one driveway from the front street.
3. All drainage and infrastructure services are provided and have capacity.
4. There are no specific orientation or noise sources issues that need to be addressed and the location on adjoining buildings is not of concern.
5. The development is a Dual occupancy development with garages and storage similar in size and scope to the adjoining buildings and has been designed so views will not intrude on adjoining properties.

Given that the site is large, easily accessible, well situated and located solely within an existing residential precinct, the construction the units, we submit, is consistent with the orderly and proper planning of the area.

## CONCLUSION

It is our submission that this proposal has been designed in compliance the Hume City Town Planning Dept. and the provisions of the Res Code (clause 55) and that this analysis indicates compliance with the objectives and performance criteria for each individual design element.

Based on our analysis which does not raise any major areas of concern in regard to the Guide, and based on our inspection of the site, we can see no reason why council should not support this proposal and issue a Town planning permit for this development to proceed.

We therefore trust that this proposal will enjoy the support of the council.

Yours faithfully



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Charles Chirico D.P. A.D.2323

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