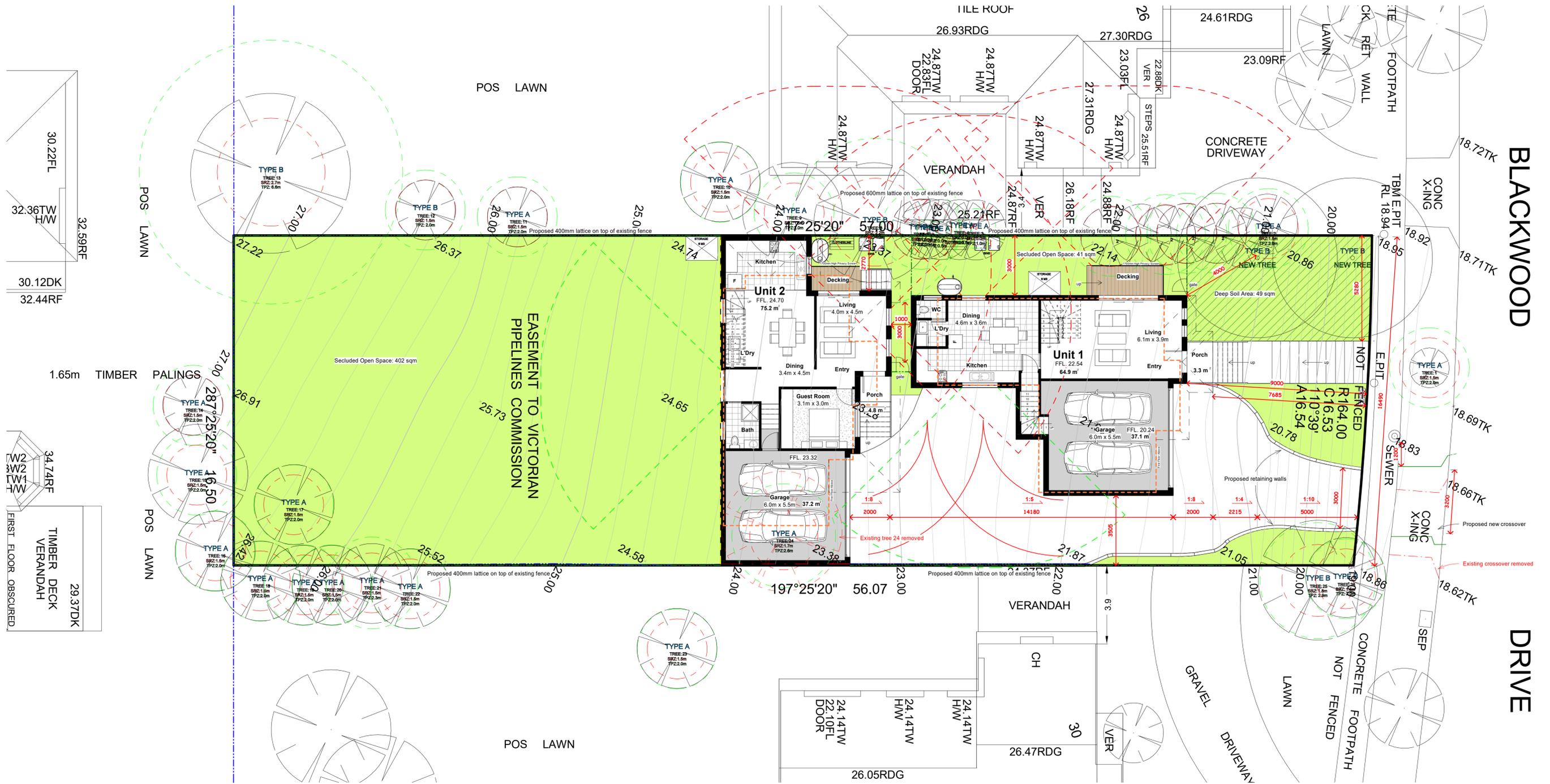


# 28 Blackwood Drive, Hampton Park





**Casey Council Planning Scheme- Local Provision**

The subject site is situated within a General Residential Zone 1. There are no heritage/other overlays applicable to the site.

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

**Development Summary**

Existing site:

Site Area: 935 sqm approximately  
 Number of Proposed Dwellings: 2

Proposed Unit 1:

Number of bedrooms: 4  
 Ground floor area: 66 m<sup>2</sup>  
 First floor area: 79.5 m<sup>2</sup>  
 Garage (Car Stacker): 39 m<sup>2</sup>  
 Porch: 2 m<sup>2</sup>  
 On site car parking spaces: 2  
 Seclused Open Space: 41 m<sup>2</sup>

Proposed Unit 2:

Number of bedrooms: 4  
 Ground floor area: 79.2 m<sup>2</sup>  
 First floor area: 85 m<sup>2</sup>  
 Garage (Car Stacker): 39 m<sup>2</sup>  
 Porch: 2 m<sup>2</sup>  
 On site car parking spaces: 2  
 Seclused Open Space: 402.4 m<sup>2</sup>

Proposed Development:

Site Area: 935 m<sup>2</sup> approximately  
 Building Coverage Area: 223.9 m<sup>2</sup>  
 Building Site Coverage: 23.95 %  
 Total Permeable Area: 546.9 m<sup>2</sup>  
 Permeability: 58.49 %  
 Total Garden Area: 531.6 m<sup>2</sup>  
 Garden Area Percentage: 56.86 %

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
 Proposed Two Unit Development  
 TITLE  
 Site and Ground Floor Plan  
 28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	1 : 100@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	TP M 01

NORTH

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Site and Ground Floor Plan  
 28 Blackwood Drive, Hampton Park

BLACKWOOD

DRIVE



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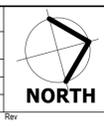
REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

© copyright  
 All dimensions shall be in accordance with the contract.  
 General dimensions shall be in accordance with the contract.  
 All dimensions shall be in accordance with the contract.  
 All dimensions shall be in accordance with the contract.  
 All dimensions shall be in accordance with the contract.

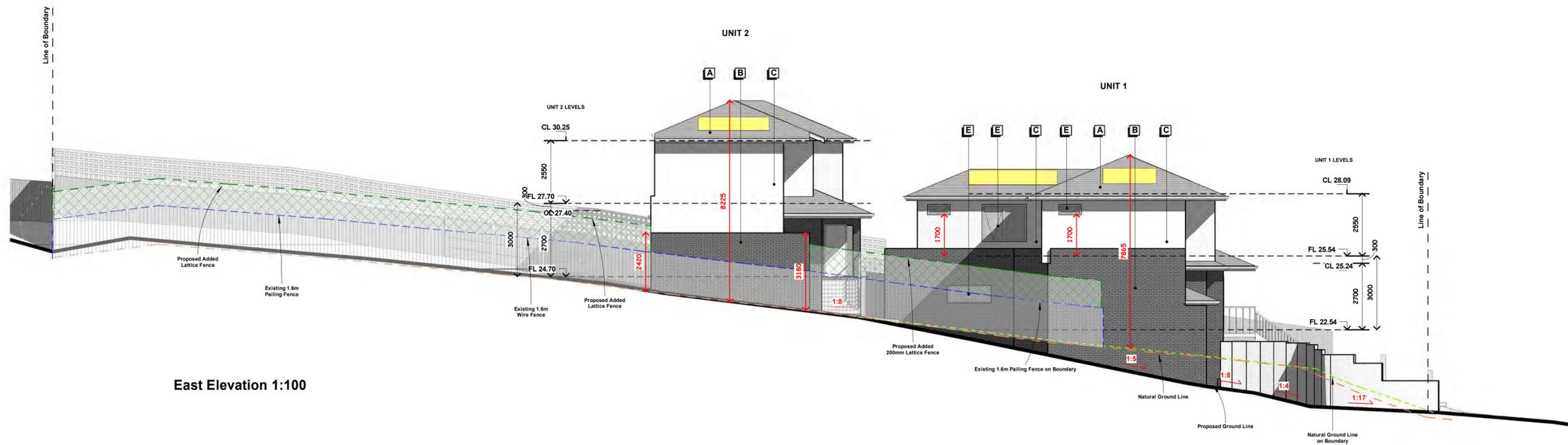
PROJECT  
Proposed Two Unit Development

TITLE  
First Floor Plan  
28 Blackwood Drive, Hampton Park

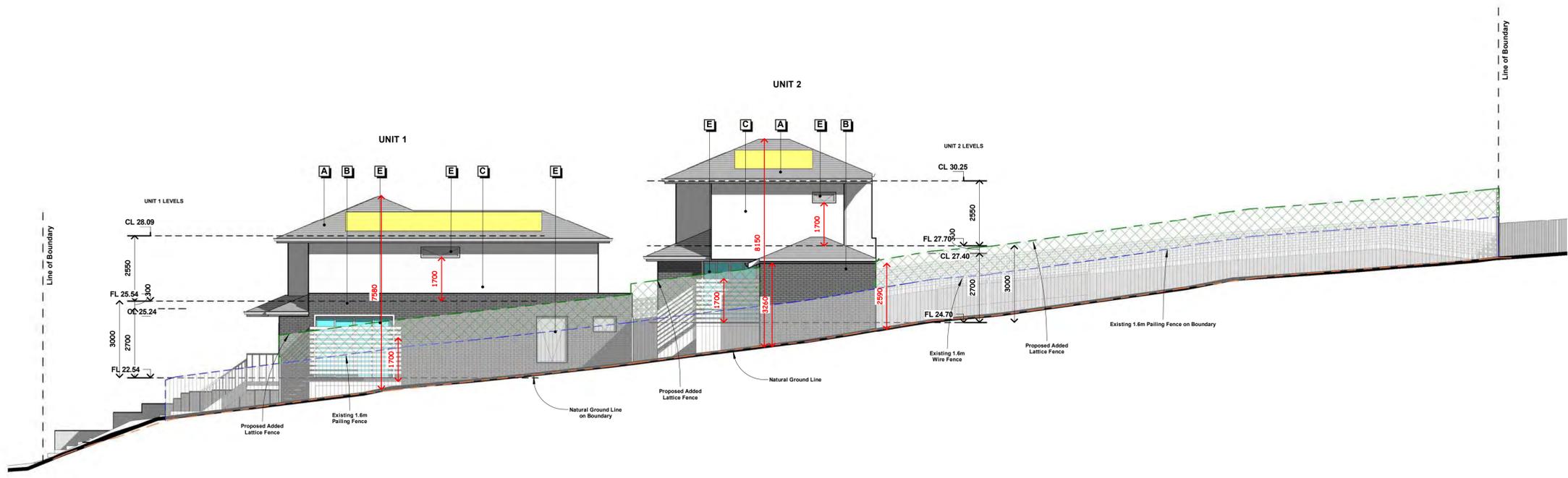
Date	Issue Date
Scale (A1)	1 : 100@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	TP M 02



MATERIAL LEGEND	
A	TILED ROOF (Darker Grey)
B	FACE BRICK (Brown)
C	RENDER FINISH - WHITE
D	RENDER FINISH - GREY
E	CLEAR GLASS
F	OBSCURED GLASS
G	SECTIONAL GARAGE DOOR WITH DAYLIGHT



East Elevation 1:100



West Elevation 1:100

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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

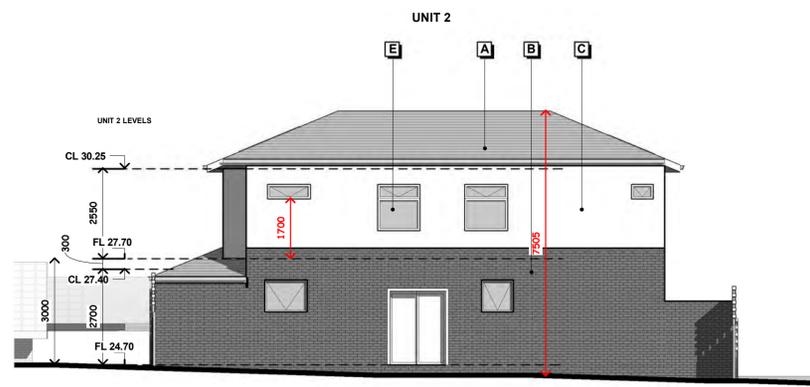
TITLE  
Elevations

28 Blackwood Drive, Hampton Park

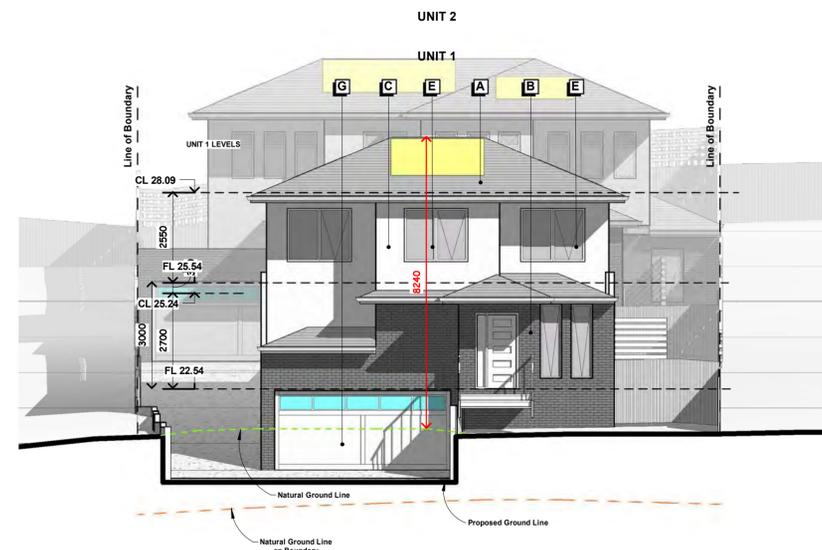
Date	Issue Date
Scale (A1)	As indicated @ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	TP M 03



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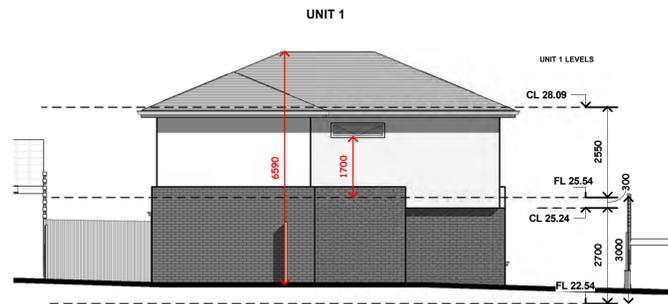
South Elevation 1:100



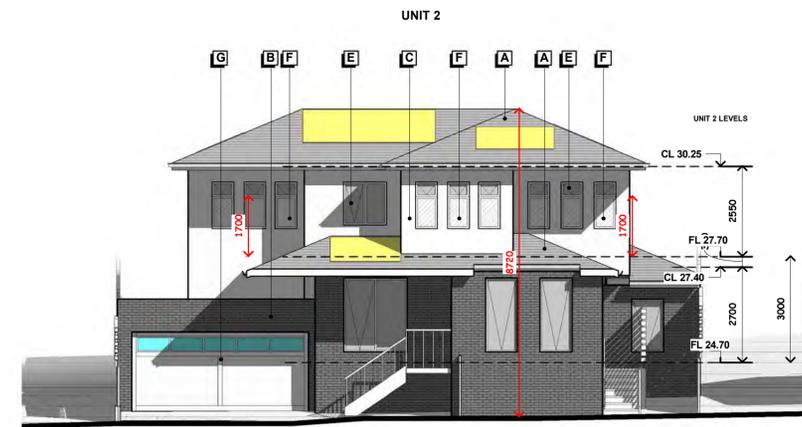
North Elevation 1:100

**MATERIAL LEGEND**

- A TILED ROOF (Darker Grey)
- B FACE BRICK (Brown)
- C RENDER FINISH - WHITE
- D RENDER FINISH - GREY
- E CLEAR GLASS
- F OBSCURED GLASS
- G SECTIONAL GARAGE DOOR WITH DAYLIGHT



South Internal Elevation Unit 1 1:100



North Internal Elevation Unit 2 1:100



North and Streetscape Elevation 1:100

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Elevations

28 Blackwood Drive, Hampton Park

Date Issue Date

Scale (A1) As indicated @ A1

Drawn by Author

Checked Checker

Job Number 0001

Drawing Number TP M 04



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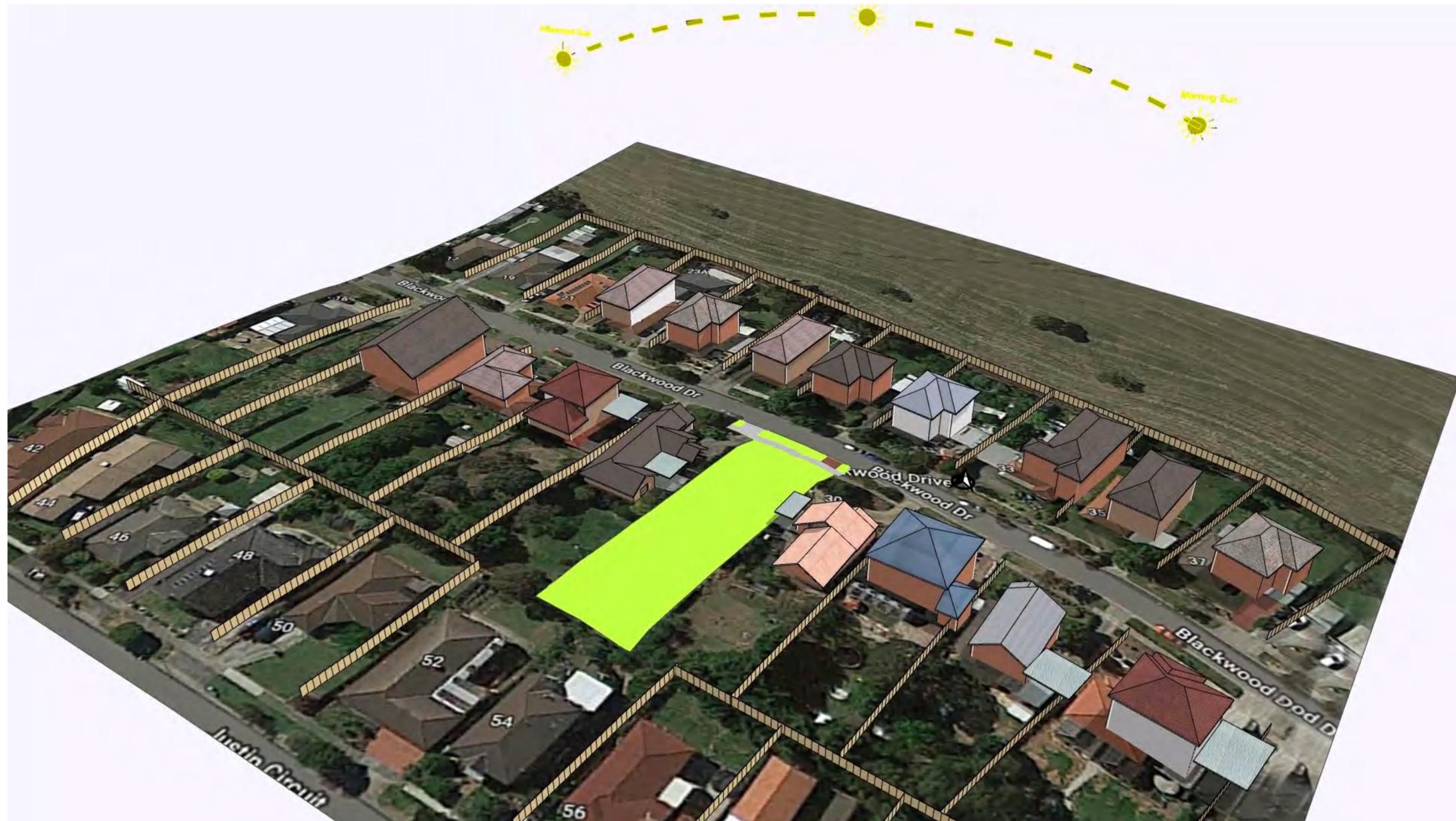
© Owners/Constructors shall verify the dimensions before any construction.  
General dimensions shall have precedence over detailed notes.  
When in doubt, refer to the architect's drawings and the manufacturer's specifications for the correct dimensions and details.  
All dimensions shall be in millimeters unless otherwise stated.



**55.01 Neighbourhood and Site Description**

**Standard B1-1** Neighbourhood description

- 1 The surrounding houses are mostly post 1980s to recent developments.
- 2 Generally, a mixture of brick in a range of cream and orange tones and weatherboard dwellings.
- 3 Predominantly concrete roof tiles of various colours.
- 4 Subdivision pattern site sizes are generally 600 - 888 sqm. Frontages are generally 15m-30.20m.
- 5 Land topography is a slope across the area from north to south.
- 6 Dwelling heights are generally single storey with a growing number of two storey dwellings.
- 7 Street tree plantings are irregular. Street trees are predominantly medium size natives.
- 8 Vehicle Side driveways are provided with carports and garages present, adjacent to access/storage the dwelling.
- 9 Front gardens are generally low level with lawn and shrubs/trees.
- 10 Properties in the immediate and surrounding area are residential.



REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

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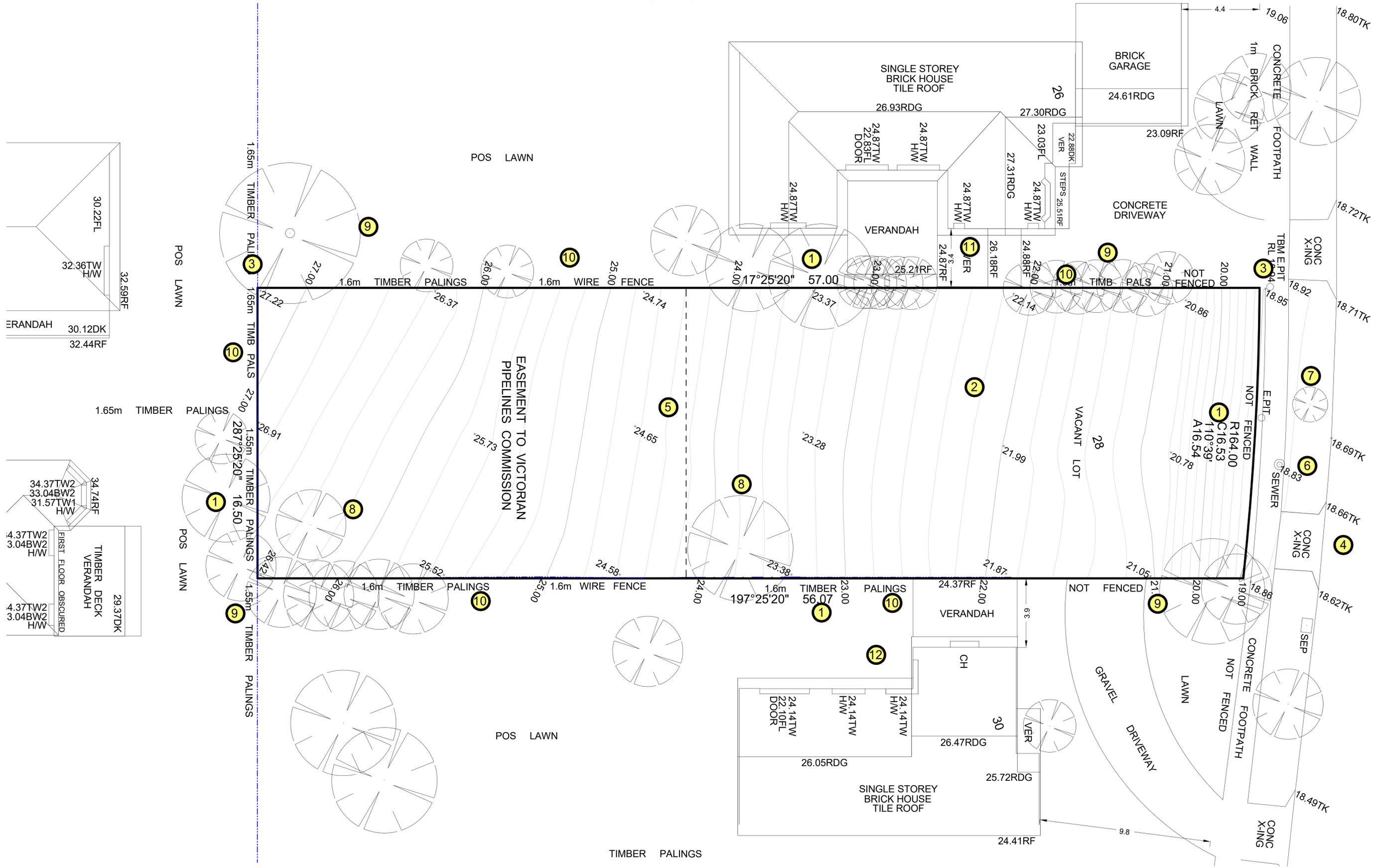
PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B1-1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B1-1

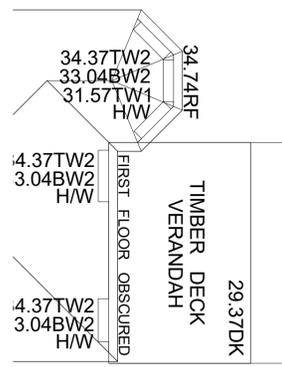
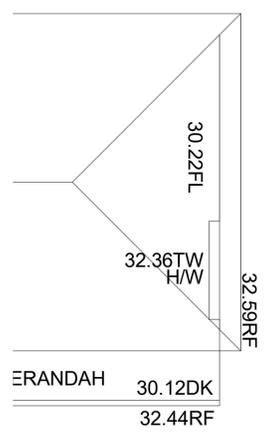
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TIMBER PALINGS



BLACKWOOD

DRIVE



REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B1-2 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	1 : 100@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B1-2 1



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Customer/Contractor shall verify the dimensions before any construction.  
General dimensions shall have a tolerance of +/- 3mm.  
All dimensions shall be rounded to the nearest millimetre.  
When an integer value is required to the nearest millimetre, the dimension shall be rounded to the nearest millimetre.  
When a decimal value is required to the nearest millimetre, the dimension shall be rounded to the nearest millimetre.  
When a dimension is given to the nearest millimetre, the dimension shall be rounded to the nearest millimetre.

**55.01 Neighbourhood and Site Description**

**Standard B1-2 Site description**

① The frontage of the site is on north side along Blackwood Drive. Site width is 16.5m, site length is 57m.

② The site area is 935 sqm.

③ Approximate 8.27m fall along west boundary.

④ A single crossover off Blackwood Drive

⑤ Easement to Victoria Pipelines Commission at rear.

⑥ Electrical pit and sewer along 28 Blackwood Drive frontage.

⑦ 1 existing tree within natural strip along Blackwood Drive

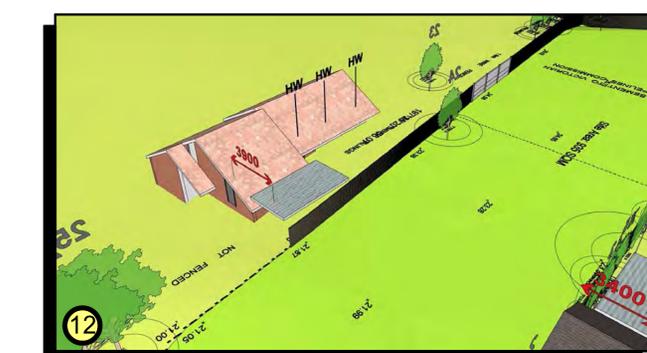
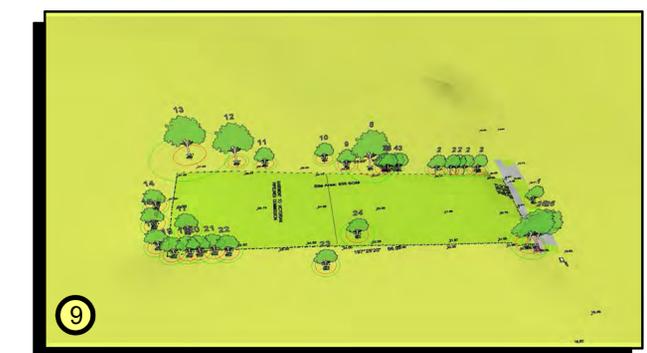
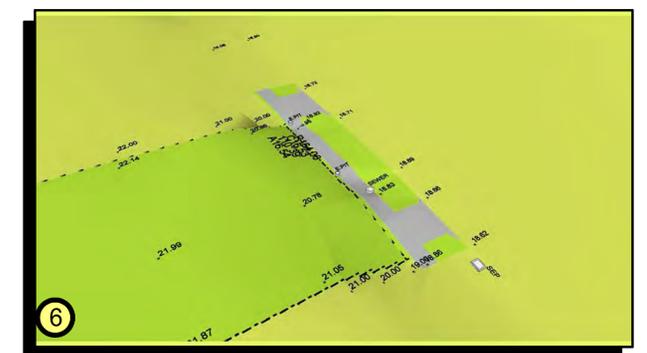
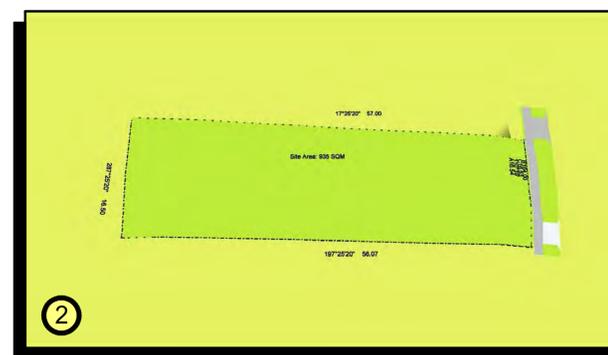
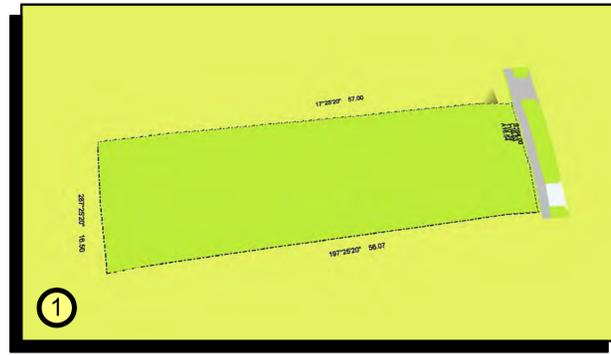
⑧ 2 existing trees on subject site

⑨ 23 existing trees on adjacent properties

⑩ Existing fences along west, south and east boundary

⑪ Existing property to the west has habitable room windows within 9m

⑫ Existing property to the east has habitable room windows within 9m



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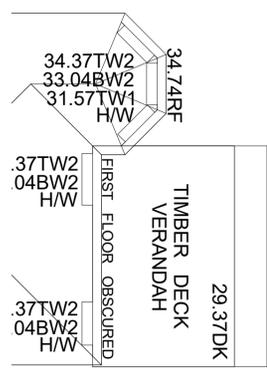
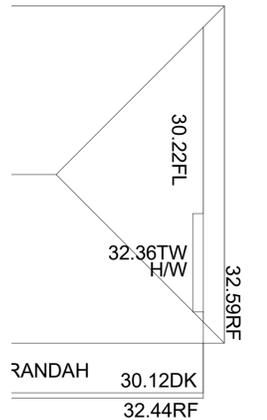
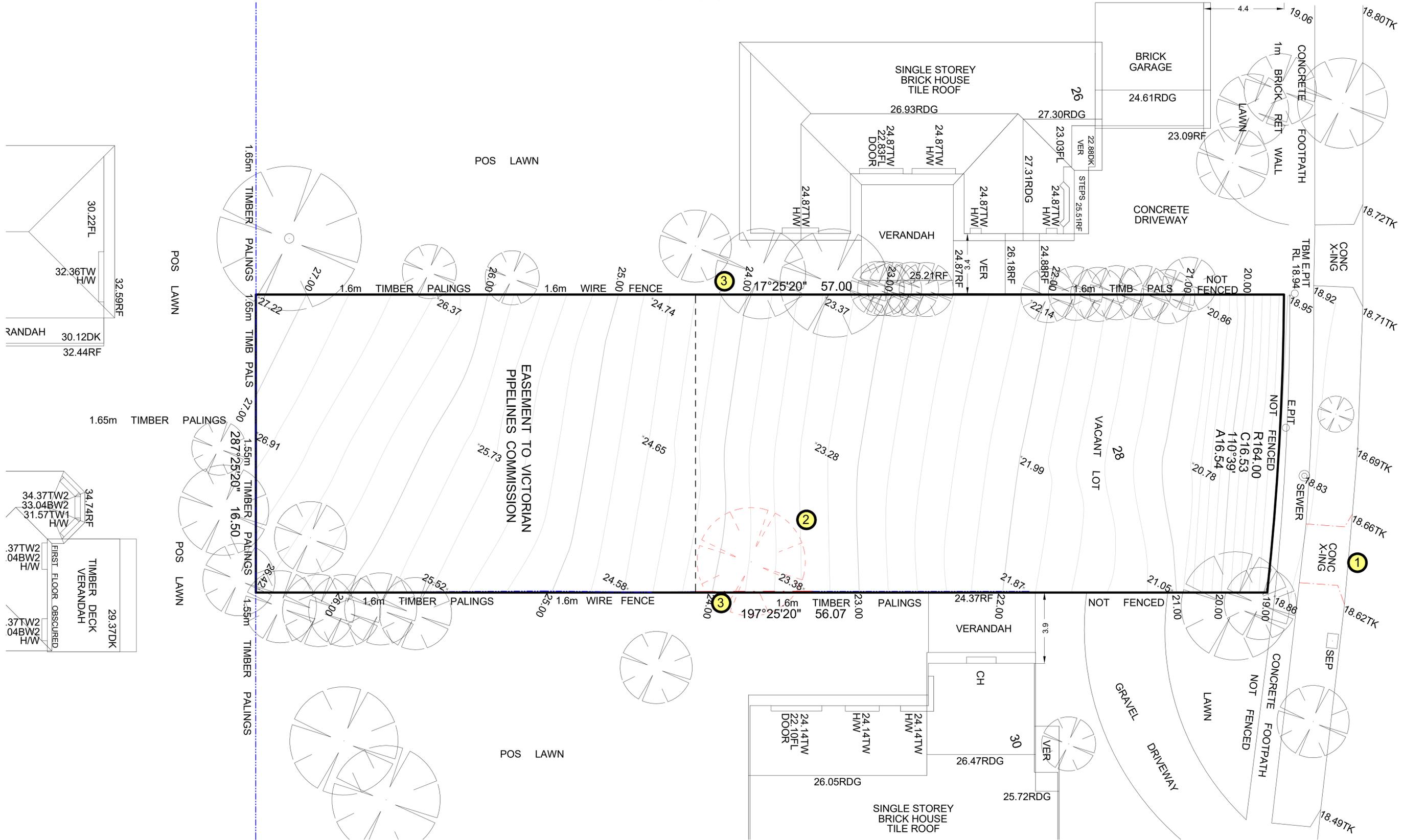
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PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B1-2 2  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B1-2 2



TIMBER PALINGS



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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B1-3 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	1 : 100@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B1-3 1

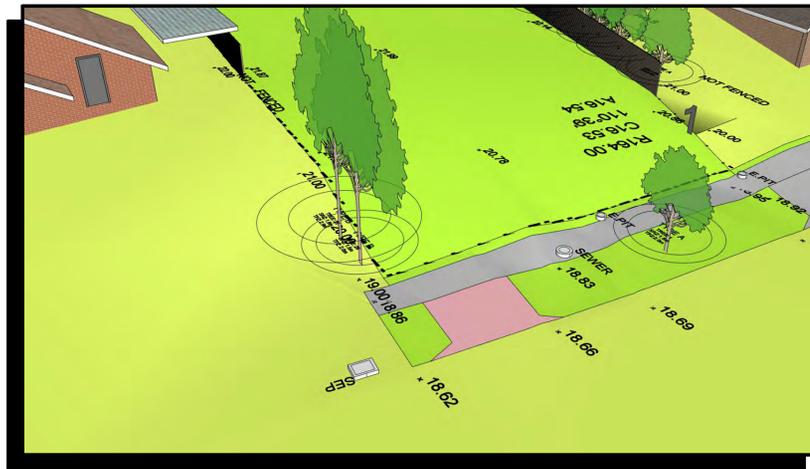


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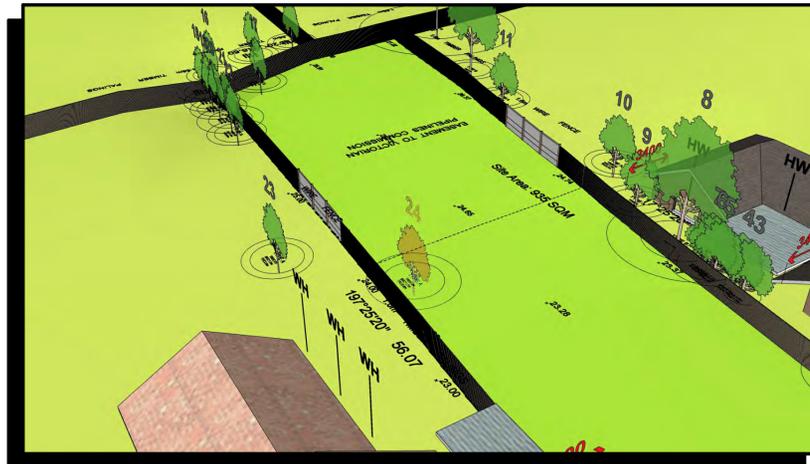
**55.01 Neighbourhood and Site Description**

**Standard B1-3 Demolition plan**

- ① Single crossover off Blackwood Drive will be removed
- ② 1 existing tree on site to be removed
- ③ Part of the 1.6m high timber paling fences to be removed



①



②



③

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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

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PROJECT  
Proposed Two Unit Development

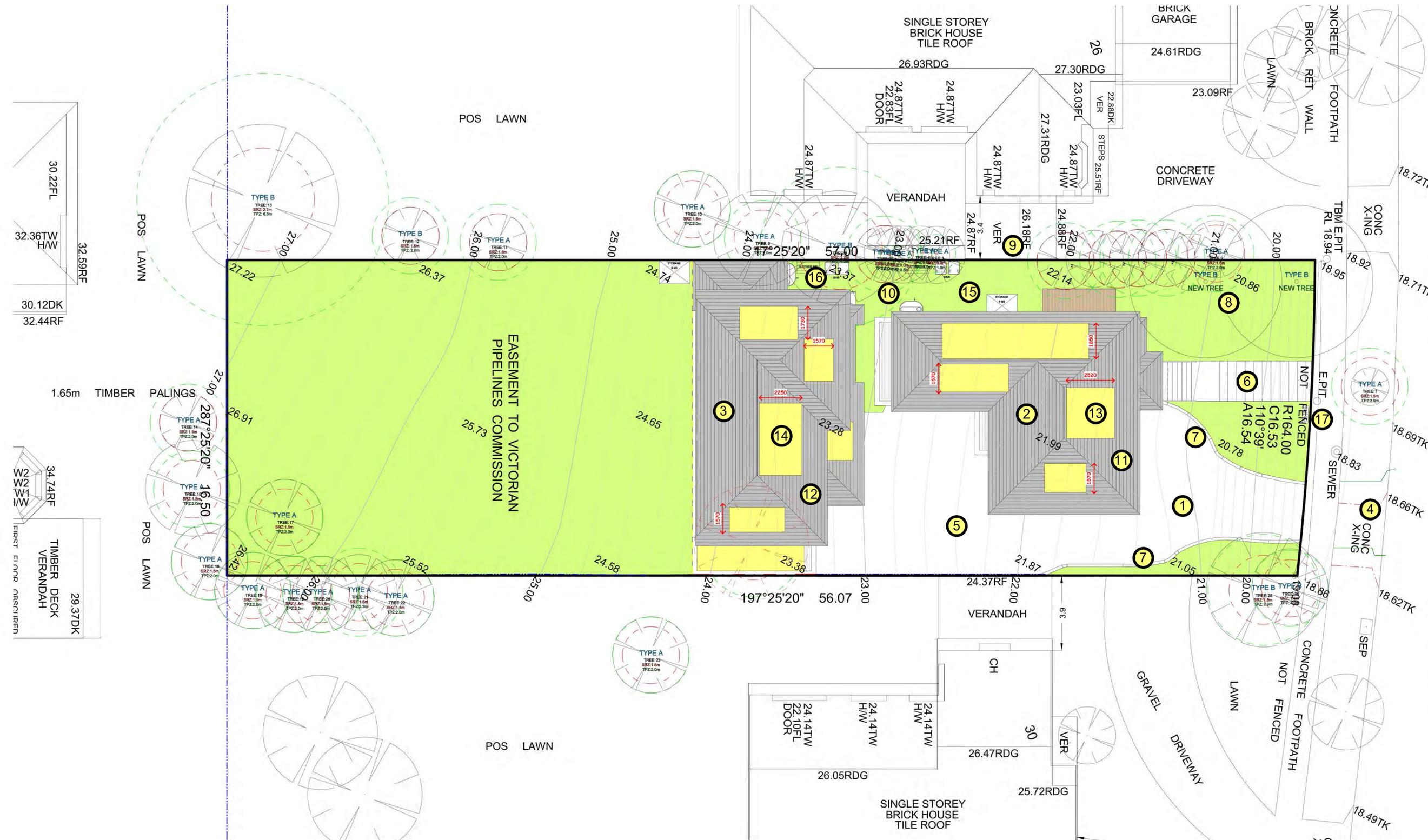
TITLE  
Compliance B1-3 2  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated @ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B1-3 2



BLACKWOOD

DRIVE



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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B1-4 1  
28 Blackwood Drive, Hampton Park

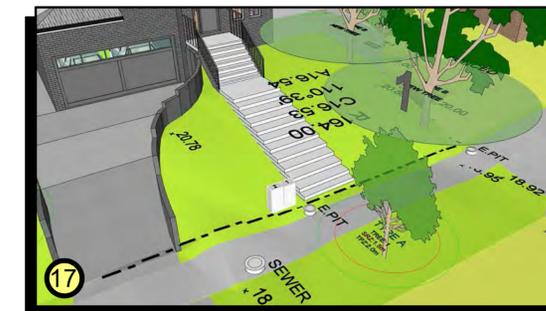
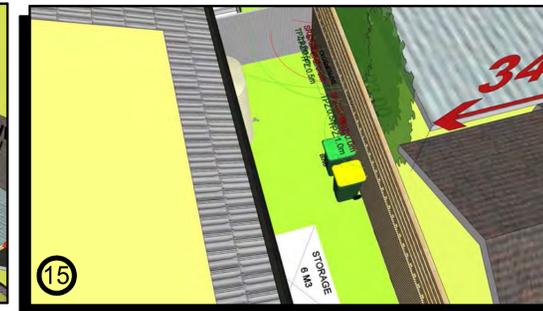
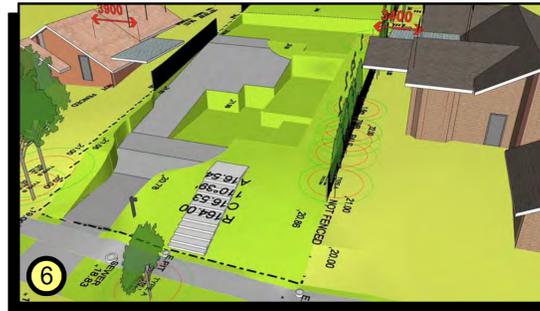
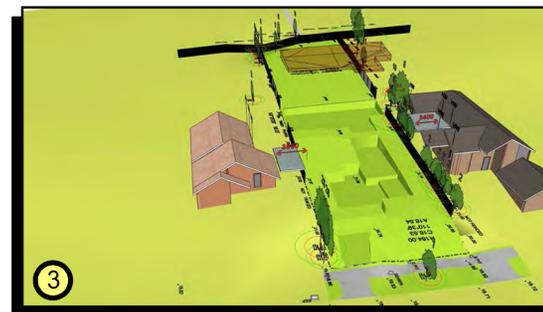
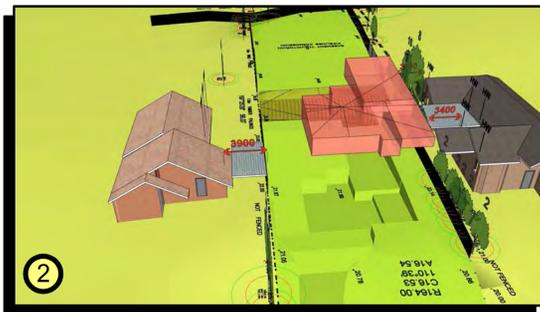
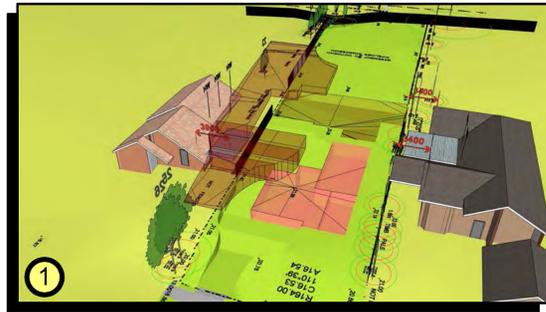
Date	Issue Date
Scale (A1)	1 : 100@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B1-4 1

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**55.01 Neighbourhood and Site Description**

**Standard B1-4 Design response**

- ① Part of the site to be cut for proposed concrete driveway
- ② Part of the site to be cut for proposed Unit 1
- ③ Part of the site to be cut for proposed Unit 2
- ④ Proposed new single crossover off Blackwood Drive
- ⑤ Proposed concrete driveway
- ⑥ Proposed concrete steps for Unit 1
- ⑦ Proposed concrete retaining walls
- ⑧ Proposed 2 new type B trees
- ⑨ Proposed 400mm to 600mm lattice fences on top of existing fences
- ⑩ Proposed new 1.8m high paling fences on site
- ⑪ Proposed Unit 1
- ⑫ Proposed Unit 2
- ⑬ Proposed Unit 1 solar energy generation areas
- ⑭ Proposed Unit 2 solar energy generation areas
- ⑮ Proposed storage, bins and water tank for Unit 1
- ⑯ Proposed storage, bins and water tank for Unit 2
- ⑰ Proposed mailboxes for Unit 1 and 2



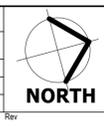
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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

Submitters/Contractors shall verify the dimensions before any construction.  
General dimensions shall have a tolerance of +/- 30mm.  
All dimensions shall be taken from the finished ground level unless otherwise stated.  
When an area is not shown to the scale of the drawing, the dimensions shall be taken from the site plan or approved site plan approved by the relevant authority.

PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B1-4 2  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B1-4 2



# CLAUSE 55

Proposed Two Dwelling Development  
at  
**28 Blackwood Drive, Hampton Park**

## 55.02 Neighbourhood Character



REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

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© Council/Contractor shall verify the dimensions before any site construction.  
General dimensions shall have precedence over detailed work.  
Work shall not commence until the final dimensions, clear markings and all dimensions  
for work in progress have been fixed to the ground/structure and the construction  
work has commenced prior to the start of required work (except as noted by the  
contract/conditions).

PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B2  
28 Blackwood Drive, Hampton Park

Date Issue Date  
Scale (A1) 1 : 100@ A1  
Drawn by Author  
Checked Checker  
Job Number 0001  
Drawing Number



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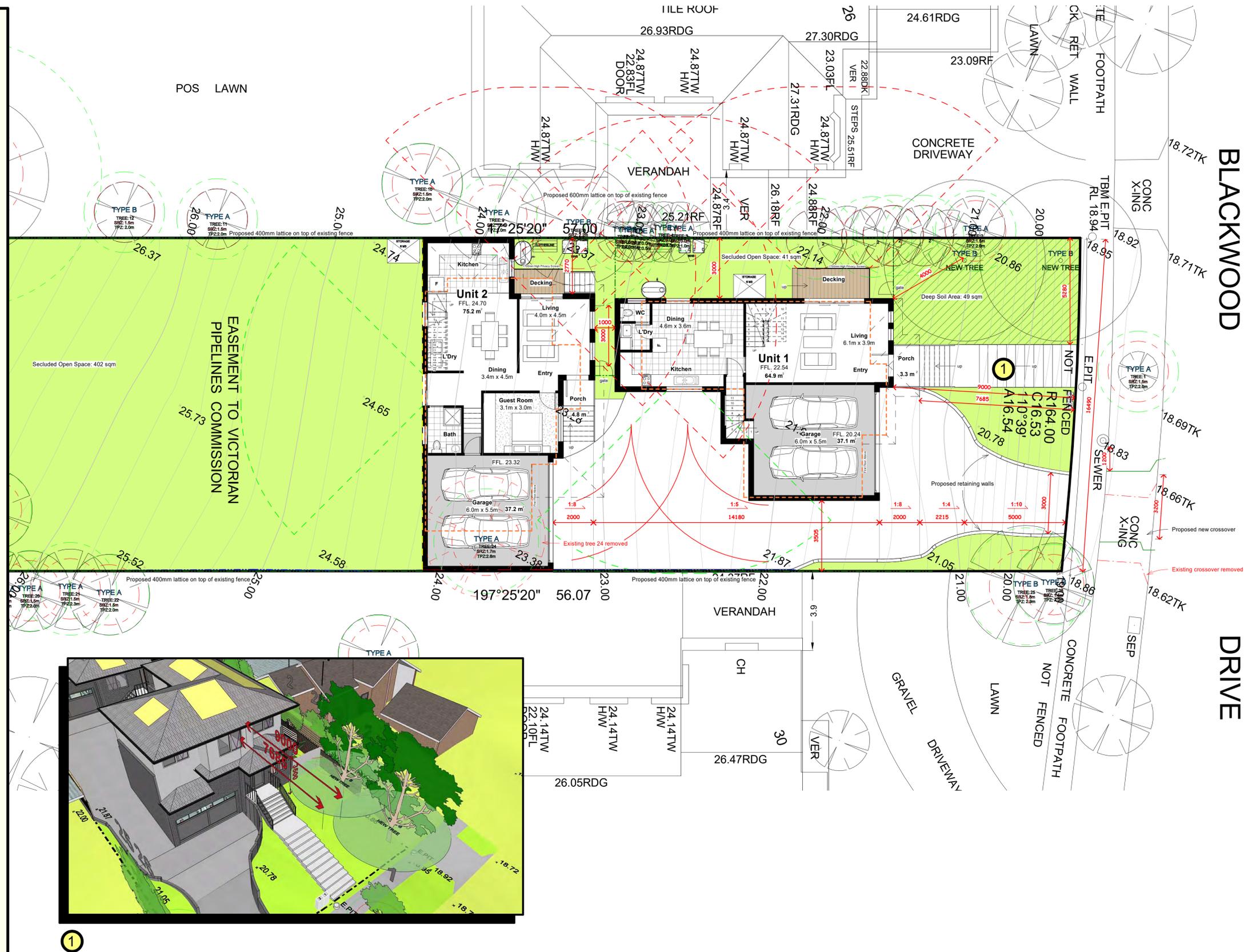
B2 Title

**55.02 Neighbourhood Character**

**Standard B2-1 Street setback**



- 1 The proposed Unit 1 will have a 9.0m front setback at ground floor level from Blackwood Drive.
- 2 The proposed Unit 1 will have a 9.2m front setback at first floor level from Blackwood Drive.



1

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B2-1 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated @ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B2-1



BLACKWOOD

DRIVE



2



REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B2-1 2  
28 Blackwood Drive, Hampton Park

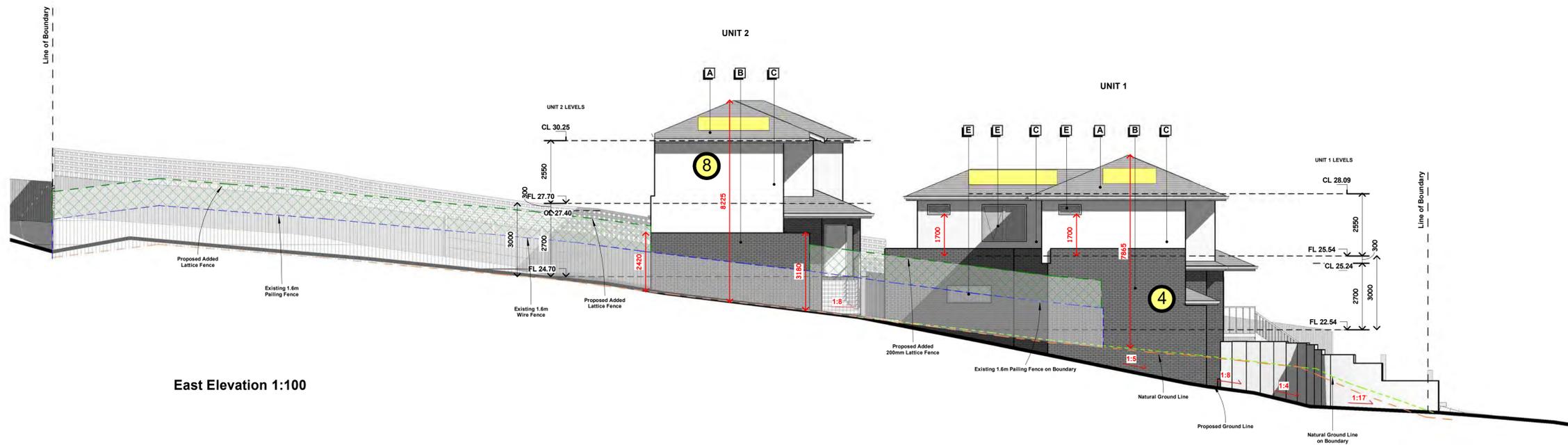
Date	Issue Date
Scale (A1)	As indicated@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B2-1 2

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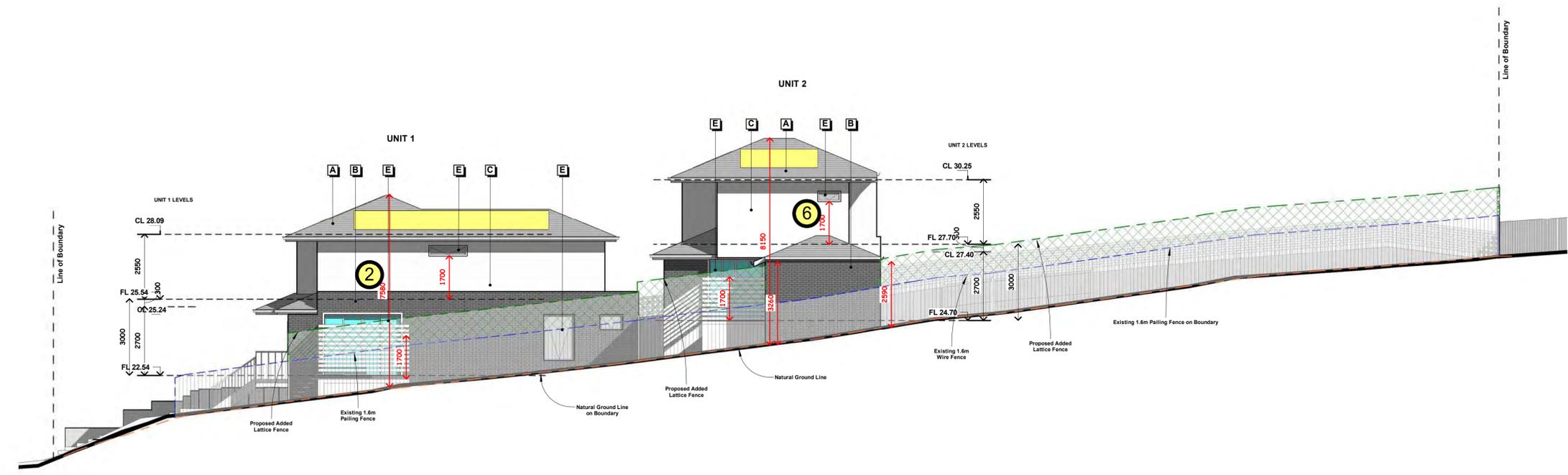
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Business/Contractors shall verify all dimensions before any site construction.  
General dimensions shall have precedence over detailed work.  
When an error occurs in the drawing, the drafter shall be responsible for the error and shall correct it.  
When a discrepancy exists between drawings, the drafter shall be responsible for the discrepancy and shall correct it.  
When a discrepancy exists between drawings, the drafter shall be responsible for the discrepancy and shall correct it.

MATERIAL LEGEND	
A	TILED ROOF (Darker Grey)
B	FACE BRICK (Brown)
C	RENDER FINISH - WHITE
D	RENDER FINISH - GREY
E	CLEAR GLASS
F	OBSCURED GLASS
G	SECTIONAL GARAGE DOOR WITH DAYLIGHT



East Elevation 1:100



West Elevation 1:100

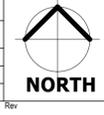
NOT TO BE USED FOR CONSTRUCTION PURPOSES

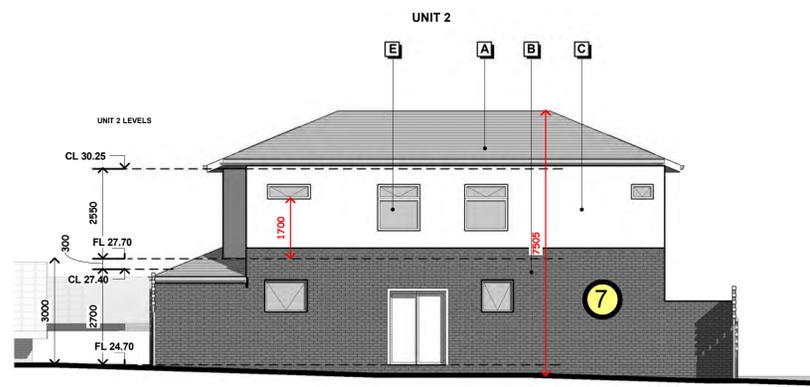
REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

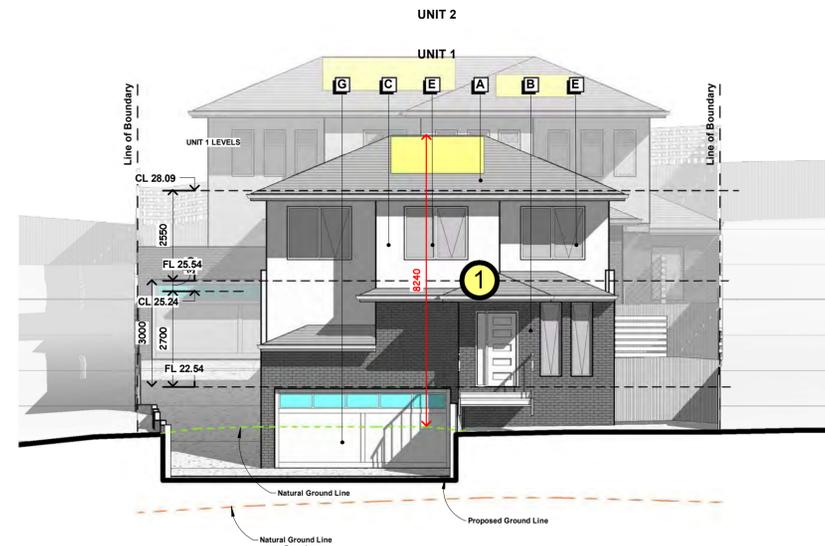
TITLE  
Compliance B2-2 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	1 : 100@ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B2-2 1





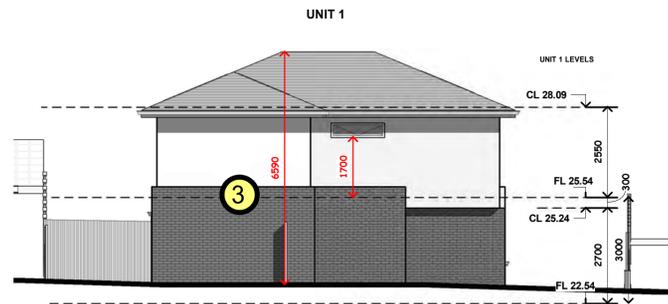
South Elevation 1:100



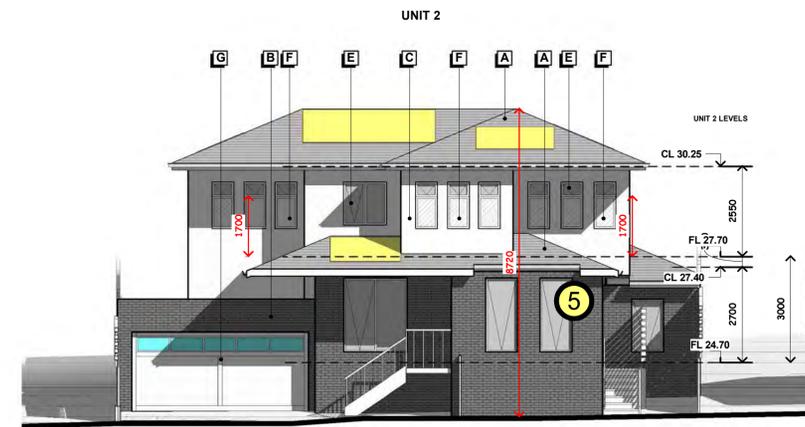
North Elevation 1:100

**MATERIAL LEGEND**

- A TILED ROOF (Darker Grey)
- B FACE BRICK (Brown)
- C RENDER FINISH - WHITE
- D RENDER FINISH - GREY
- E CLEAR GLASS
- F OBSCURED GLASS
- G SECTIONAL GARAGE DOOR WITH DAYLIGHT



South Internal Elevation Unit 1 1:100



North Internal Elevation Unit 2 1:100



North and Streetscape Elevation 1:100

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B2-2 2  
28 Blackwood Drive, Hampton Park

Date Issue Date

Scale (A1) 1 : 100@ A1

Drawn by Author

Checked Checker

Job Number 0001

Drawing Number



B2-2 2

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**55.02 Neighbourhood Character**

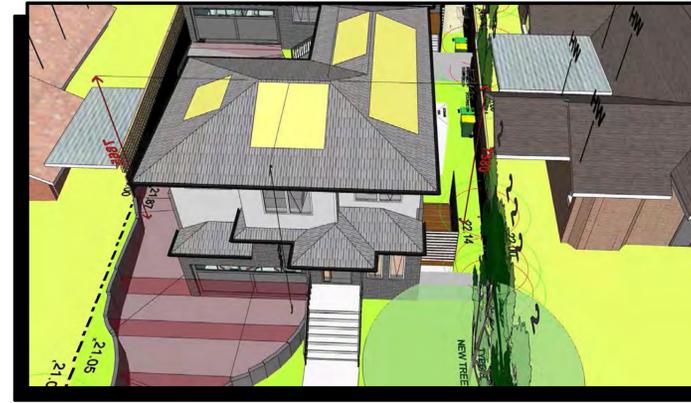
**Standard B2-2 Building height**



- ① The overall total height of the proposed Unit 1 from natural ground level is less than the 9m.
- ② The overall total height of the proposed Unit 1 from natural ground level is less than the 9m.
- ③ The overall total height of the proposed Unit 1 from natural ground level is less than the 9m.
- ④ The overall total height of the proposed Unit 1 from natural ground level is less than the 9m.
- ⑤ The overall total height of the proposed Unit 2 from natural ground level is less than the 9m.
- ⑥ The overall total height of the proposed Unit 2 from natural ground level is less than the 9m.
- ⑦ The overall total height of the proposed Unit 2 from natural ground level is less than the 9m.
- ⑧ The overall total height of the proposed Unit 2 from natural ground level is less than the 9m.



①



②



③



④



⑤



⑥



⑦



⑧

NOT TO BE USED FOR CONSTRUCTION PURPOSES

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

Builders/Contractors shall verify the dimensions before any construction.  
General dimensions shall have a tolerance of +/- 10mm.  
All dimensions shall be taken to the outside of the wall or window.  
All dimensions shall be taken to the outside of the window or door.  
All dimensions shall be taken to the outside of the window or door.  
All dimensions shall be taken to the outside of the window or door.

PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B2-2 3  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated @ A1
Drawn by	Author
Checked	Checker
Job Number	0001
Drawing Number	B2-2 3

**NORTH**

**55.02 Neighbourhood Character**

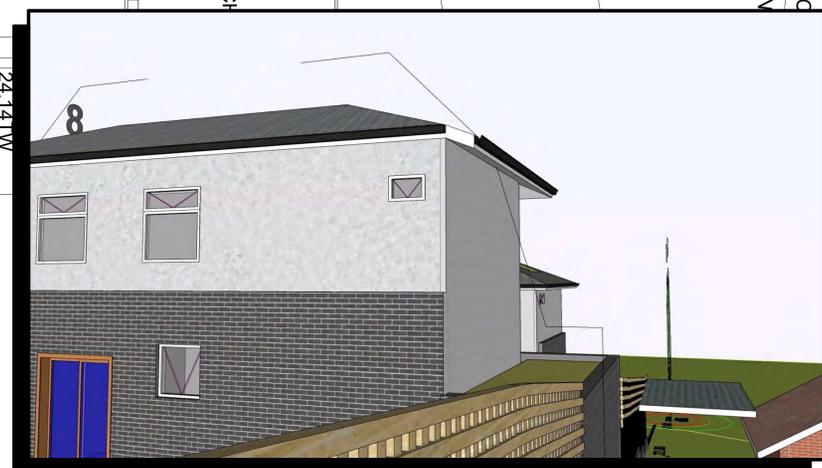
**Standard B2-3 Side and rear setbacks**



- ① Proposed Unit 2 is set back from west boundary at least 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1 metre for every metre of height over 6.9m.
- ② Proposed Unit 2 is set back from east boundary at least 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1 metre for every metre of height over 6.9m.



①



②

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

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Date Issue Date  
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Business/Contractors shall verify the dimensions before any construction.  
General dimensions shall have a tolerance of +/- 3mm.  
All dimensions shall be taken from the finished floor level unless otherwise stated.  
All dimensions shall be taken from the finished floor level unless otherwise stated.  
All dimensions shall be taken from the finished floor level unless otherwise stated.

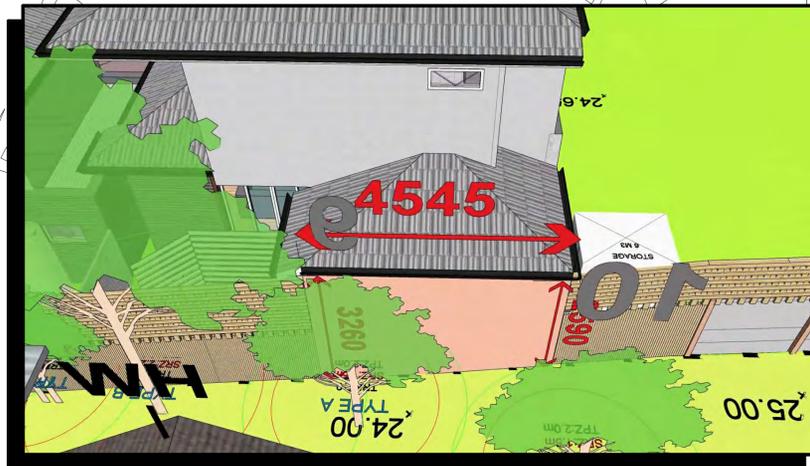
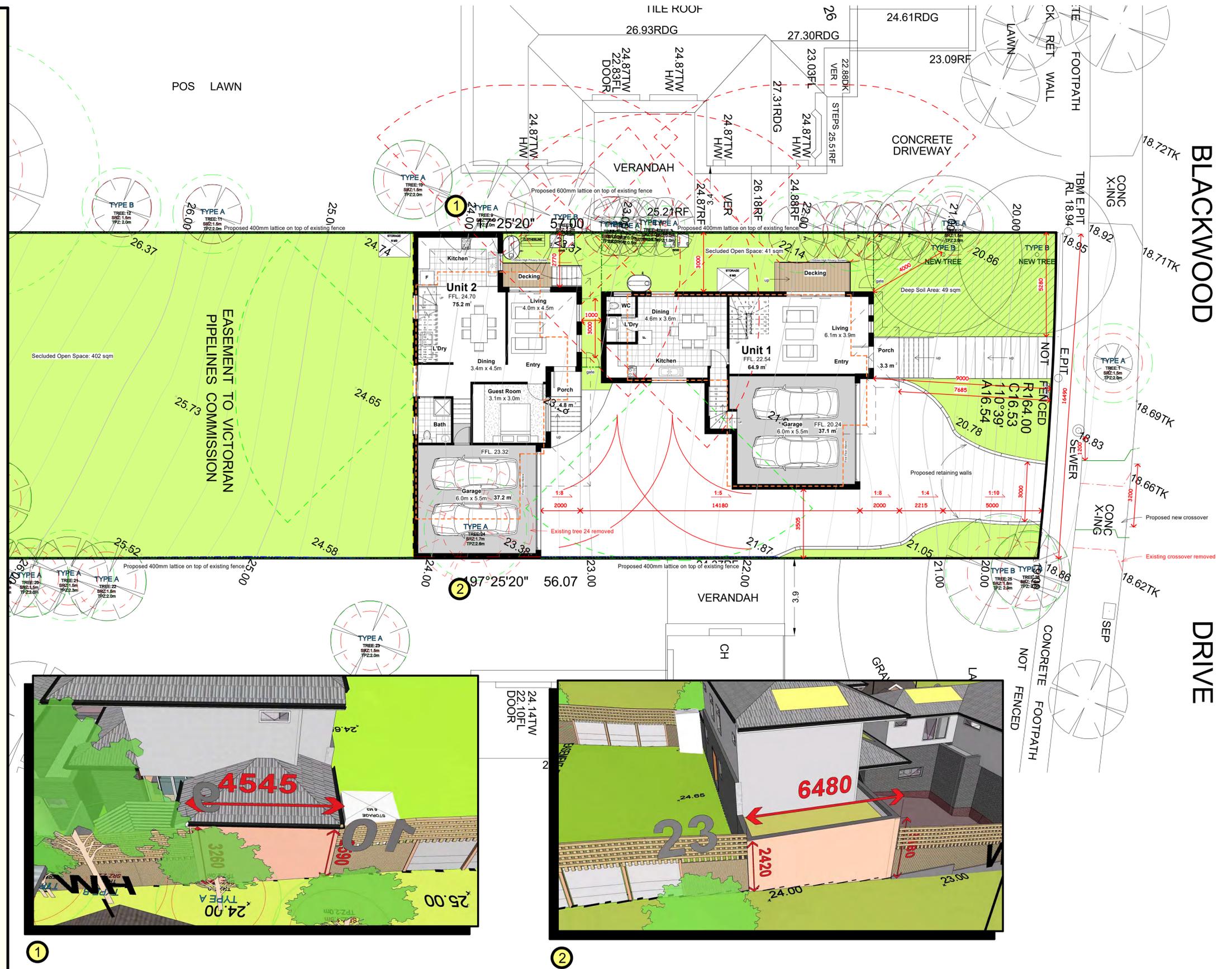
B2-3 1

**55.02 Neighbourhood Character**

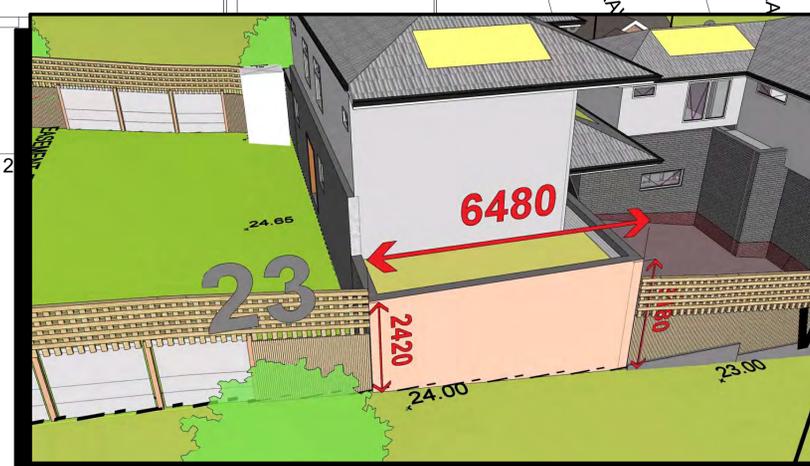
**Standard B2-4 Walls on boundaries**



- ① The length of proposed unit 2 garage wall on west boundary is 4.45m. The area of wall is 13.4sqm. The average height of the wall is 2.95m. The maximum height wall height is 3.26m.
- ② The length of proposed unit 2 garage wall on east boundary is 6.48m. The area of wall is 18.2sqm. The average height of the wall is 2.8m. The maximum height wall height is 3.18m.



①



②

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Job Number 0001

Drawing Number



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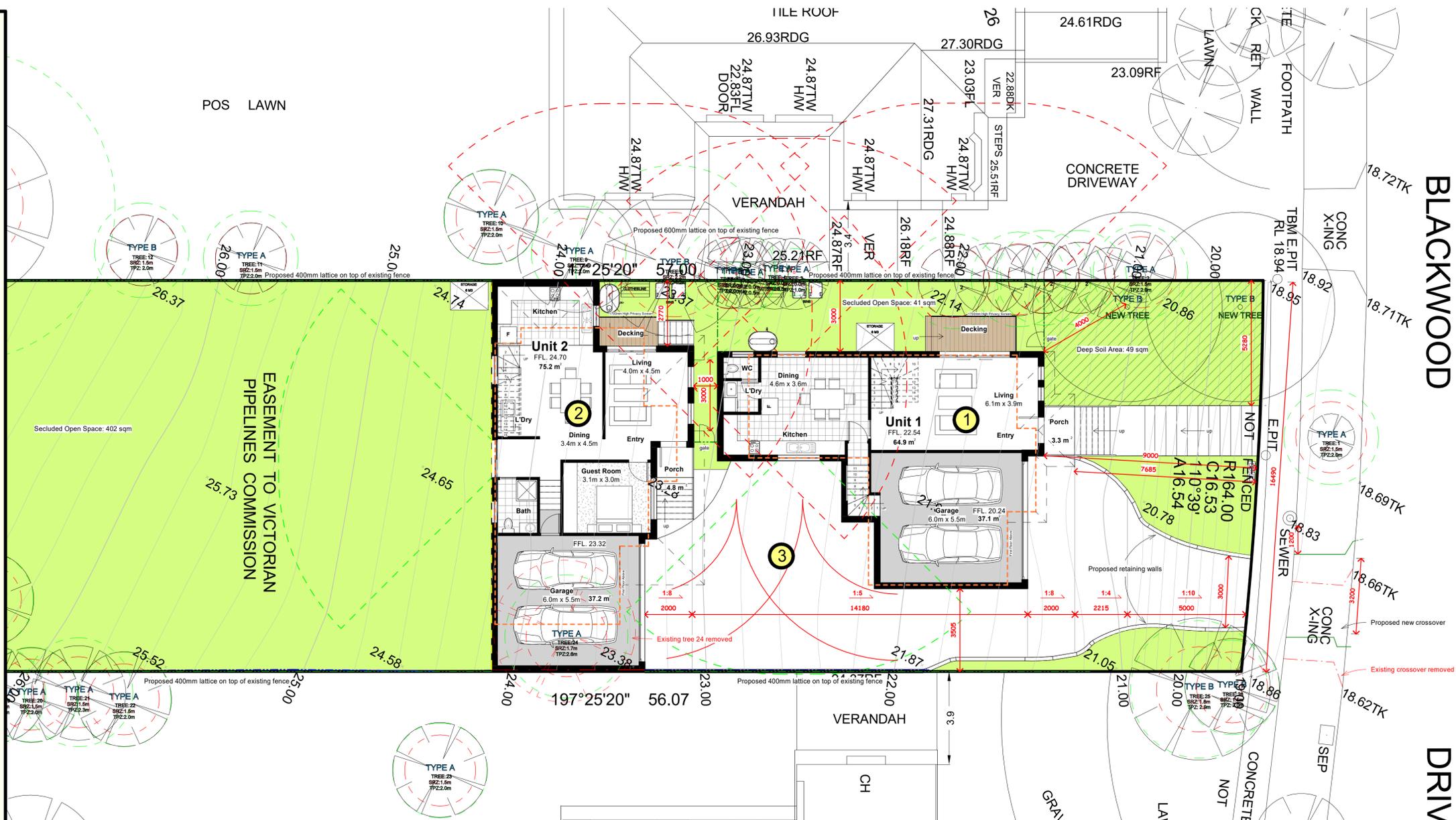
B2-4 1

**55.02 Neighbourhood Character**

**Standard B2-5 Site coverage**



- 1 Proposed Unit 1 site coverage area is 103.7 sqm.
- 2 Proposed Unit 2 site coverage area is 120.2 sqm.
- 3 The subject site area is 935 sqm. The total site coverage area is 223.9 sqm. Site coverage is 23.95%.



1



2



3

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

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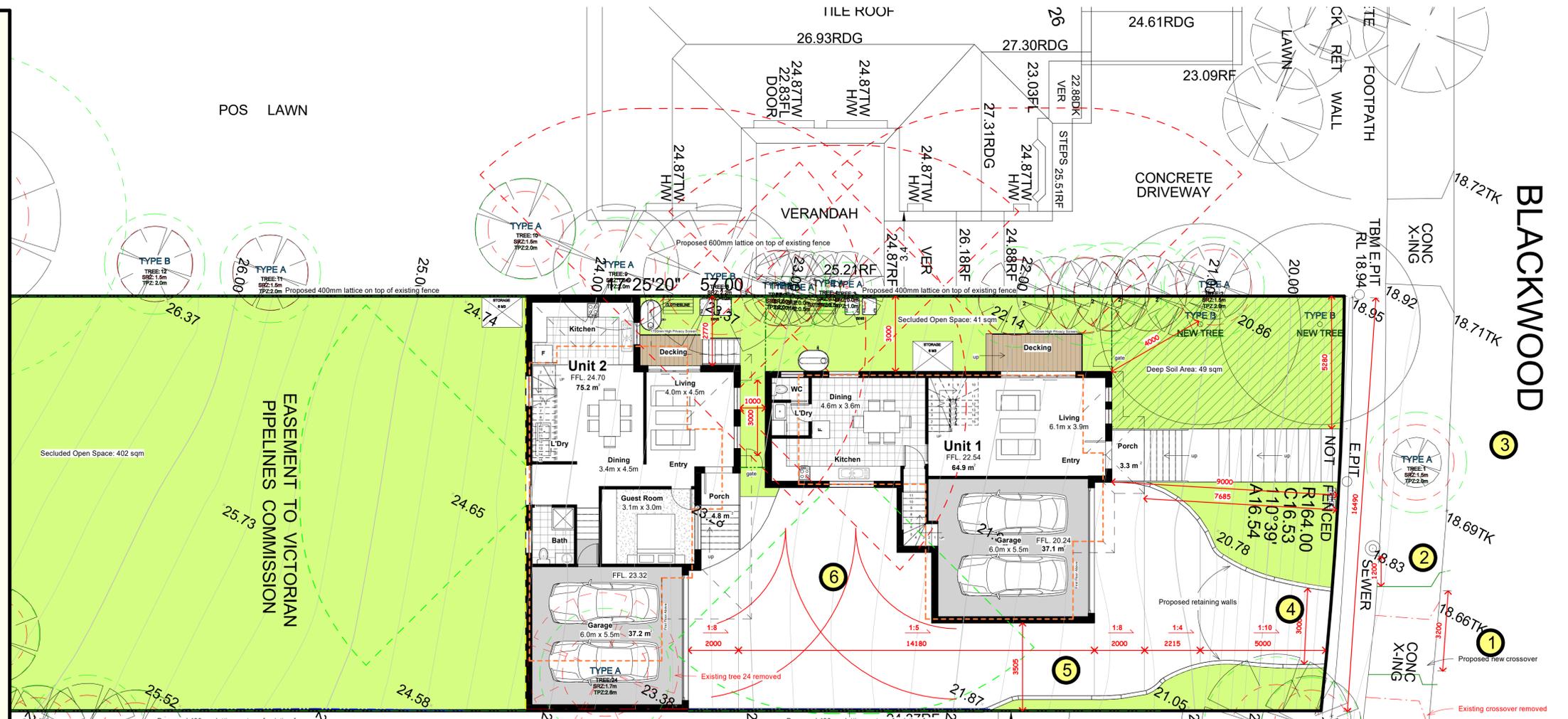
B2-5 1

**55.02 Neighbourhood Character**

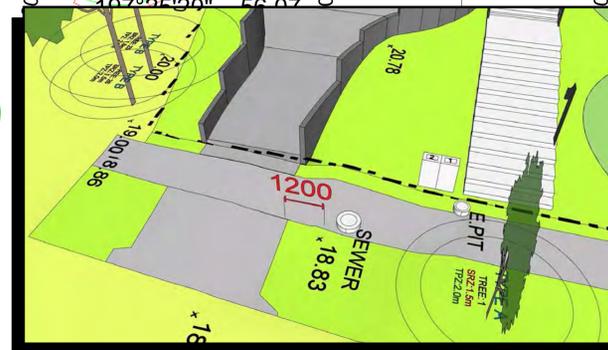
**Standard B2-6 Access**



- 1 The total street frontage of Blackwood Drive is 16.49m. The width of proposed new single crossover is 3.20m, which is less than 40% of street frontage.
- 2 The edge of proposed new single crossover on Blackwood Drive is 1.20m away from utility pits.
- 3 The space between existing and proposed crossover along Blackwood Drive is 10.8m, which allows 2 car space for street parking.
- 4 The width of proposed driveway is at least 3.0m.
- 5 Driveway grade is not steeper than 1:10 within 5 metres of the frontage. Driveway grade is not steeper than 1:4 over any segment of 20 metres or less. There is no location where the grade difference between two sections of a ramp or floor exceeds 1:8 (12.5%) for a summit grade change, or 1:6.7 (15%) for a sag grade change. A transition section of at least 2 metres is provided where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change.
- 6 Proposed Unit 2 has an internal radius of at least 4 metres at changes of direction.



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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B2-6 1  
28 Blackwood Drive, Hampton Park

Date Issue Date  
Scale (A1) As indicated@ A1  
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Job Number 0001  
Drawing Number B2-6 1

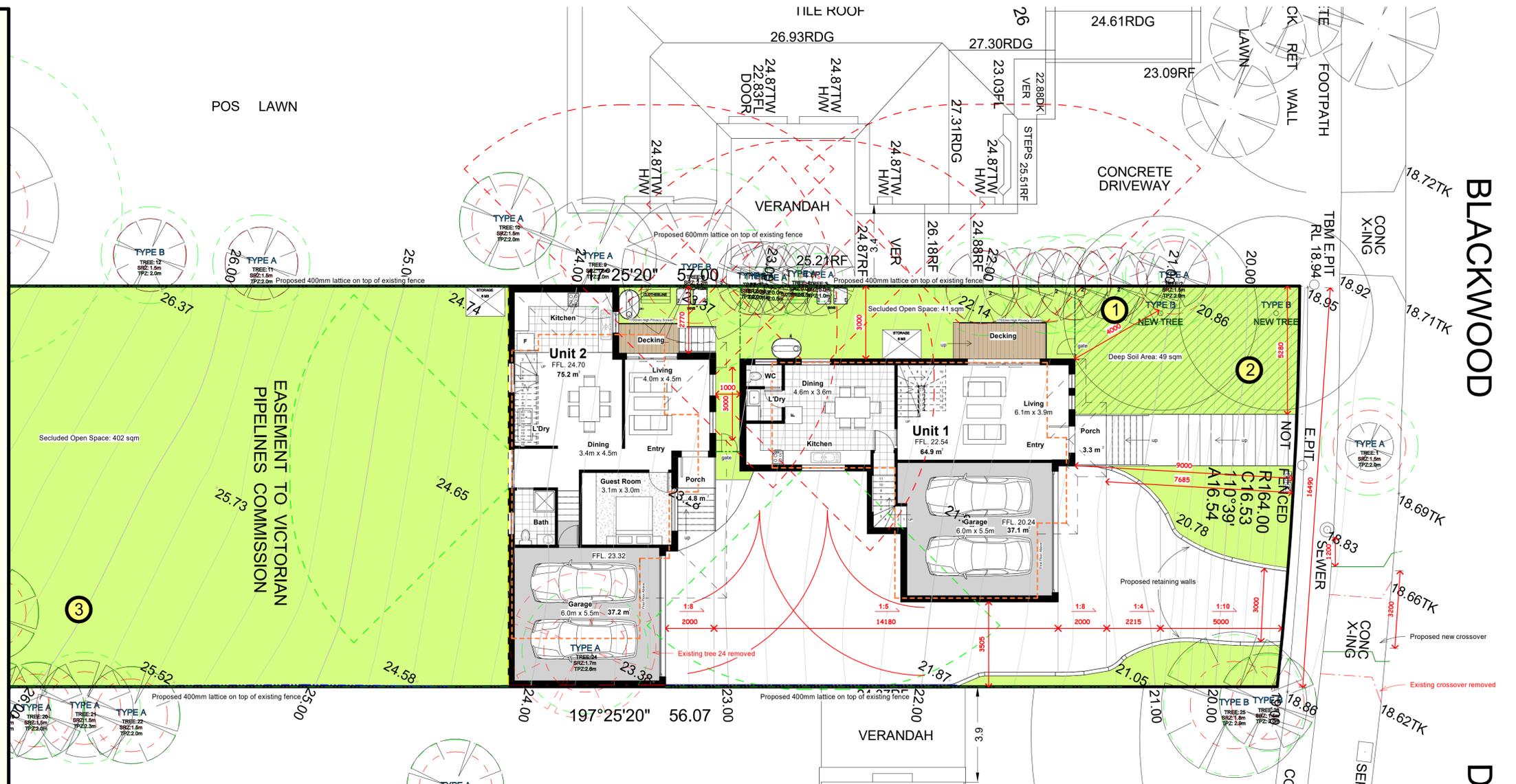


**55.02 Neighbourhood Character**

**Standard B2-7 Tree canopy**



- ① 2 new type B trees with trunk located more than 4 metres from the development are proposed in the front setback.
- ② Treess are planted in deep soil with minimum area of 49sqm and minimum plan dimension of 4.5m.
- ③ Totally, there are [ 1 ] existing type A and 2 proposed new type B trees on site. The total canopy area is 113.2 sqm. Overlapping canopy area is 14.5 sqm. The total effective canopy area is 98.7 sqm, greater than 10% of site area.



①



②



③

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B2-7 1  
28 Blackwood Drive, Hampton Park

Date Issue Date

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NORTH

B2-7 1

**55.02 Neighbourhood Character**

**Standard B2-8 Front fences**



1 No new front fence is proposed for the development.



1

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B2-8 1  
28 Blackwood Drive, Hampton Park

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B2-8 1

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General dimensions shall have a tolerance of +/- 10mm.  
All dimensions shall be rounded to the nearest millimetre and shall be indicated as such.  
When no dimension is indicated, the dimensions shall be taken from the centre of the element.  
When no dimension is indicated, the dimensions shall be taken from the centre of the element.  
When no dimension is indicated, the dimensions shall be taken from the centre of the element.

# CLAUSE 55

Proposed Two Dwelling Development  
at  
**28 Blackwood Drive, Hampton Park**

## 55.03 Liveability



REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

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PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B3  
28 Blackwood Drive, Hampton Park

Date Issue Date  
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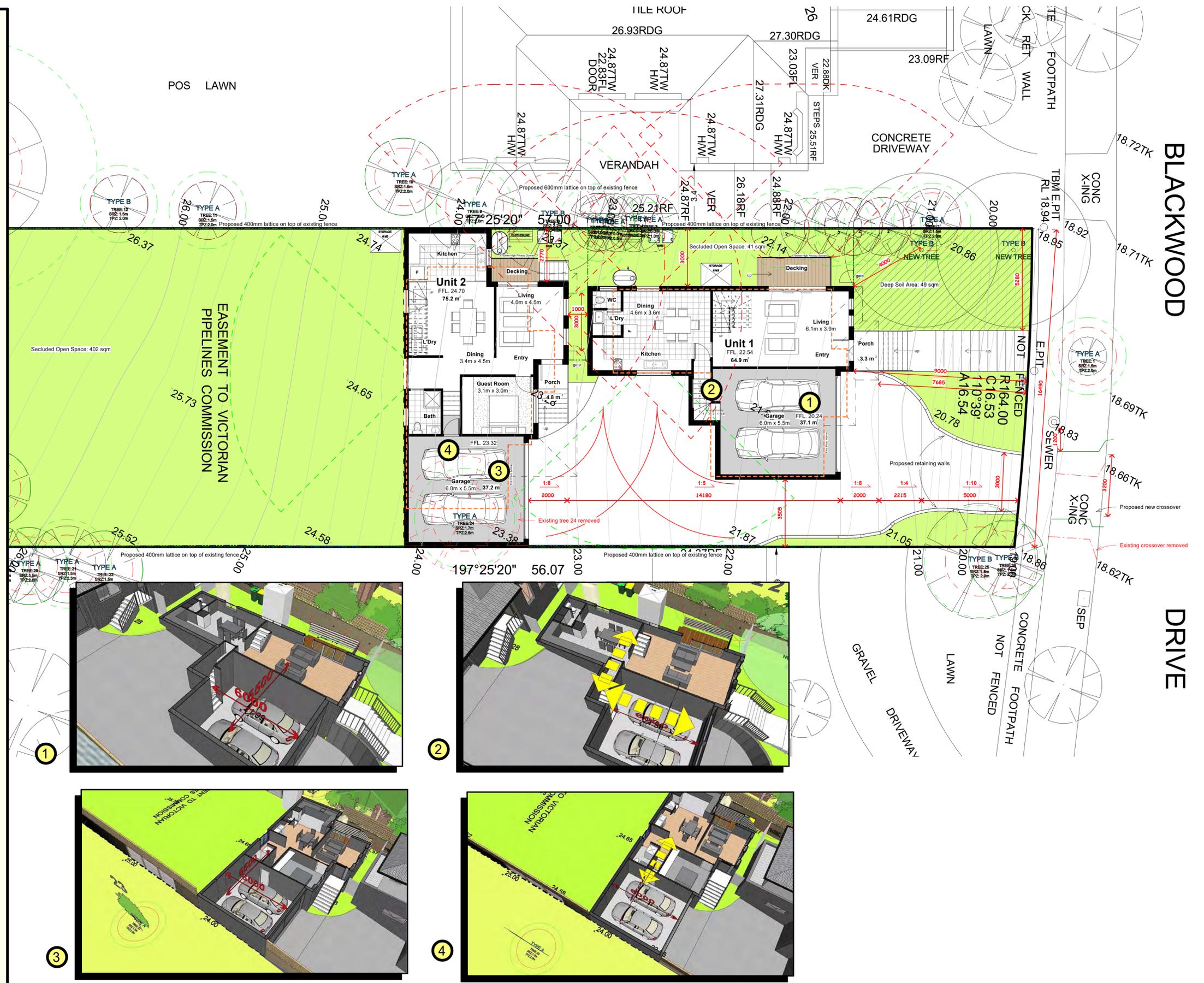
B3 Title

**55.03 Liveability**

**Standard B3-2 Parking location**



- 1 Internal dimension of Unit 1 single garage is 6.0m x 3.5m.
- 2 Single garage for Unit 1 is conveniently located on ground floor.
- 3 Internal dimension of Unit 2 single garage is 6.0m x 3.5m.
- 4 Single garage for Unit 2 is conveniently located on ground floor.



REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B3-2 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated @ A1
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Checked	Checker
Job Number	0001
Drawing Number	B3-2



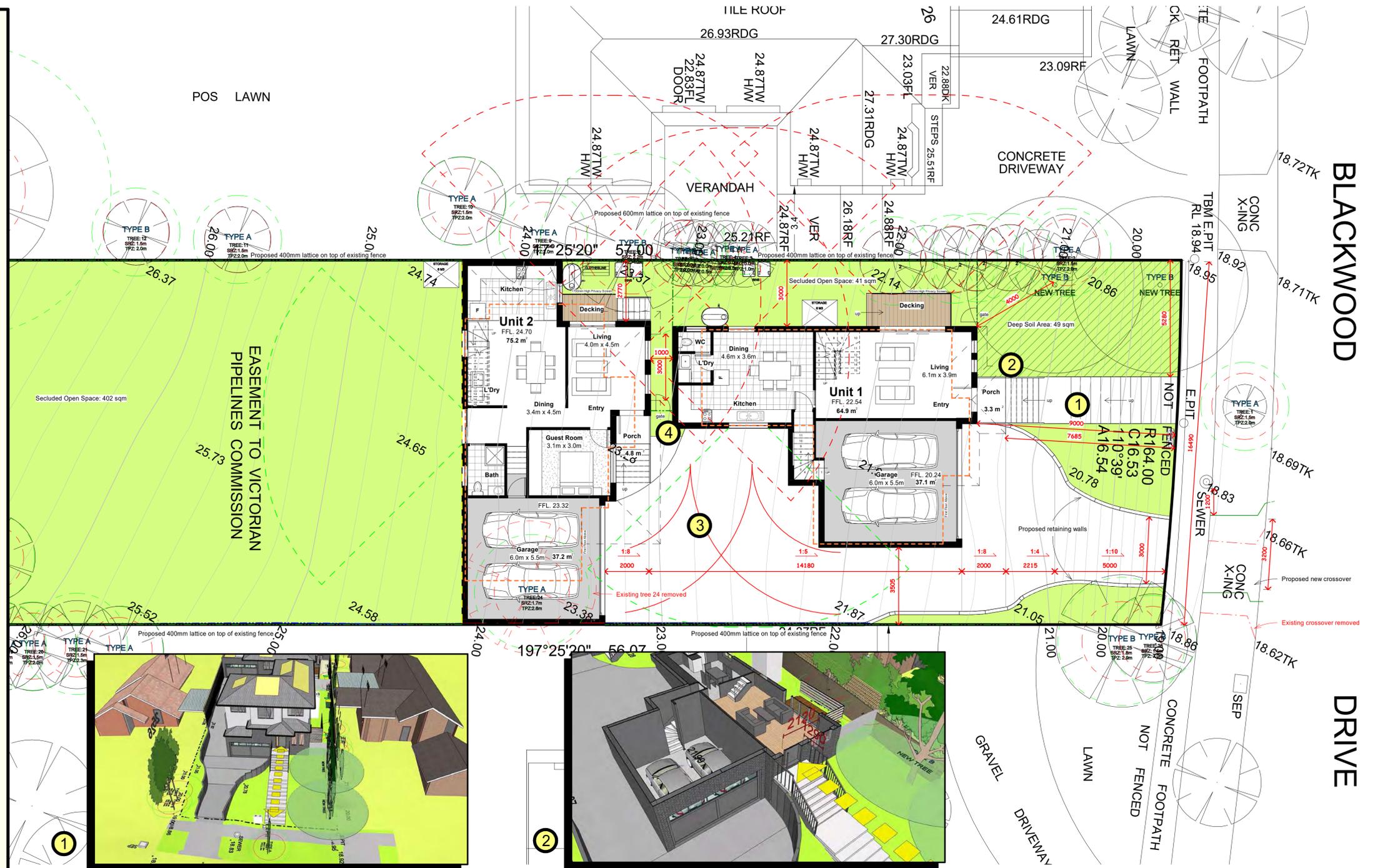
NOT TO BE USED FOR CONSTRUCTION PURPOSES

**55.03 Liveability**

**Standard B3-4 Entry**



- 1 Unit 1 ground level entry door has a direct line of sight from a street.
- 2 Unit 1 has a ground level entry door with an external covered area of at least 1.44 square metres and a minimum dimension of at least 1.2 metres.
- 3 Unit 2 ground level entry door has a direct line of sight from accessway.
- 4 Unit 2 has a ground level entry door with an external covered area of at least 1.44 square metres and a minimum dimension of at least 1.2 metres.



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PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B3-4 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated @ A1
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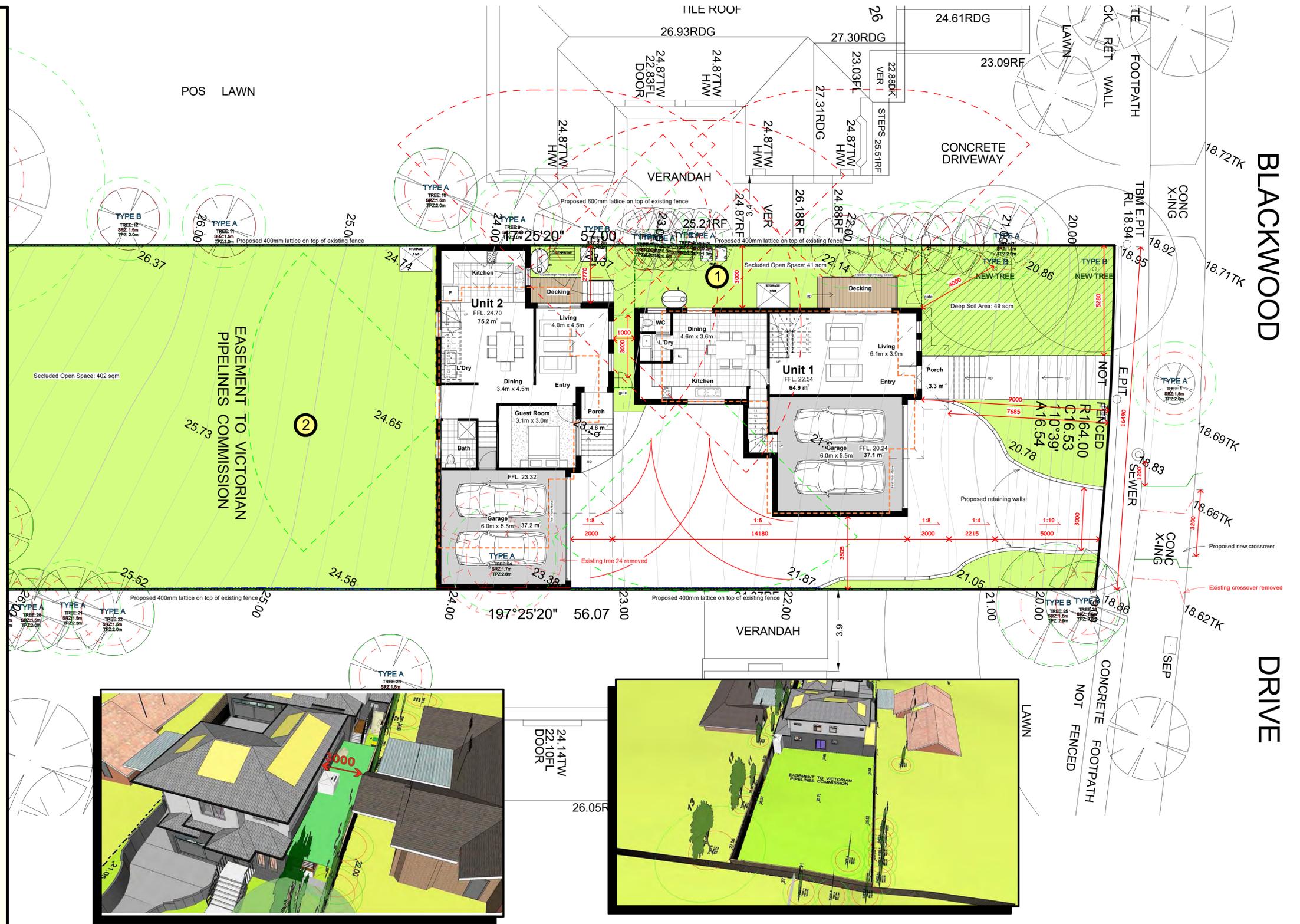
B3-4 1

**55.03 Liveability**

**Standard B3-5 Private open space**



- ① The proposed Unit 1 will have 41 sqm of secluded private open space with minimum width of 3m.
- ② The proposed Unit 1 will have 402.4 sqm of secluded private open space with minimum width of 3m.



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PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B3-5 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
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Checked	Checker
Job Number	0001
Drawing Number	B3-5 1

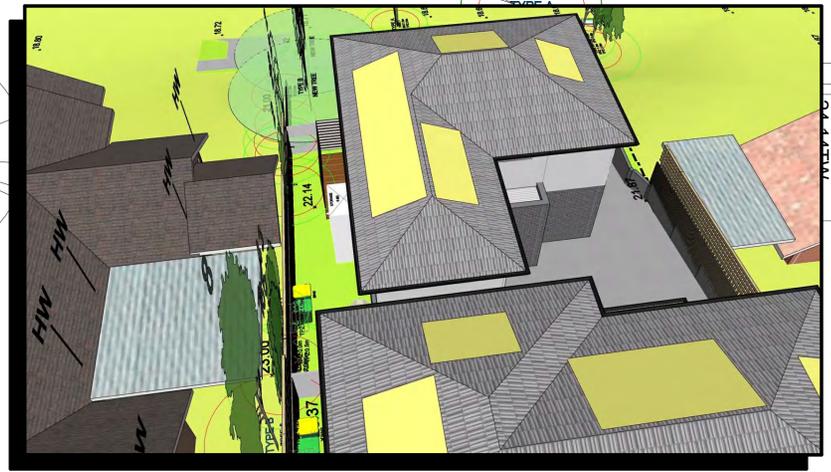
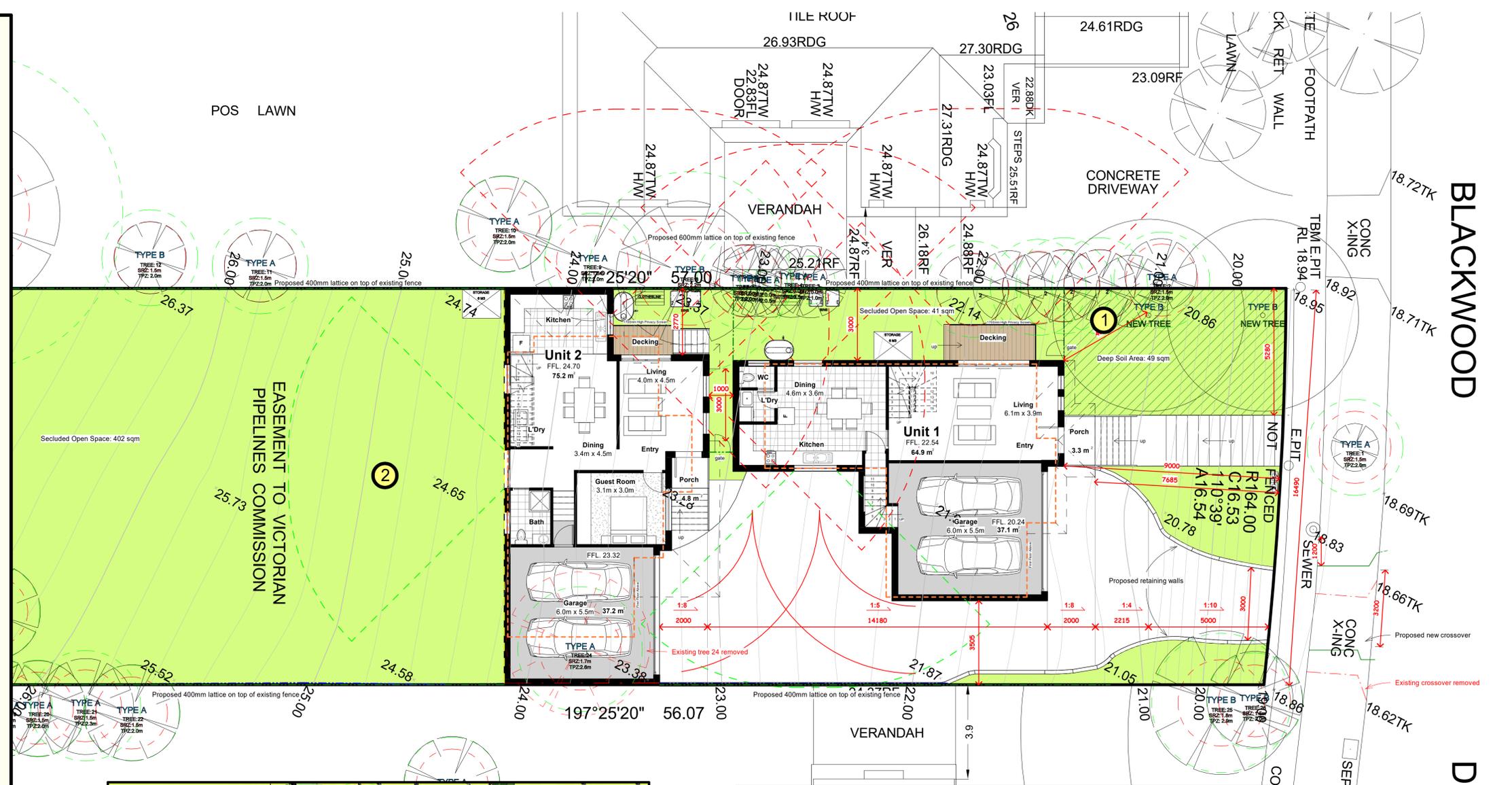


**55.03 Liveability**

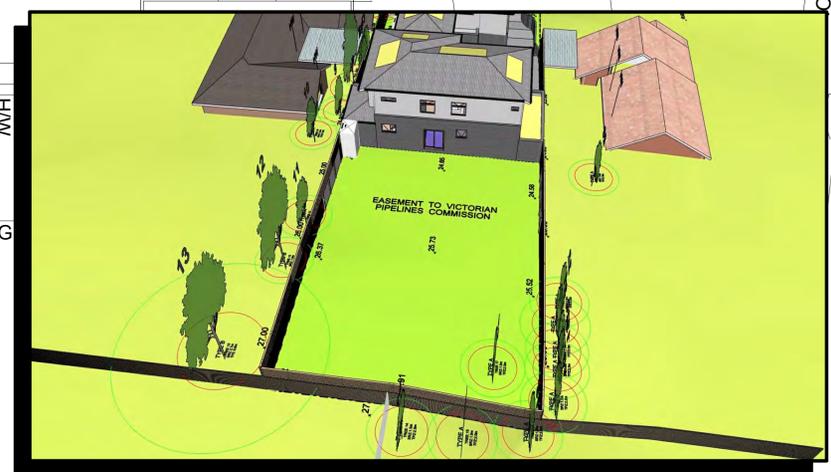
**Standard B3-6** Solar access to open space



- 1 Private open space of proposed Unit 1 is facing west and there is no wall on northern boundary of private open spaces.
- 2 Northern wall of proposed Unit 2 is far away from southern boundary of private open space.



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PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B3-6 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated @ A1
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Job Number	0001
Drawing Number	B3-6 1

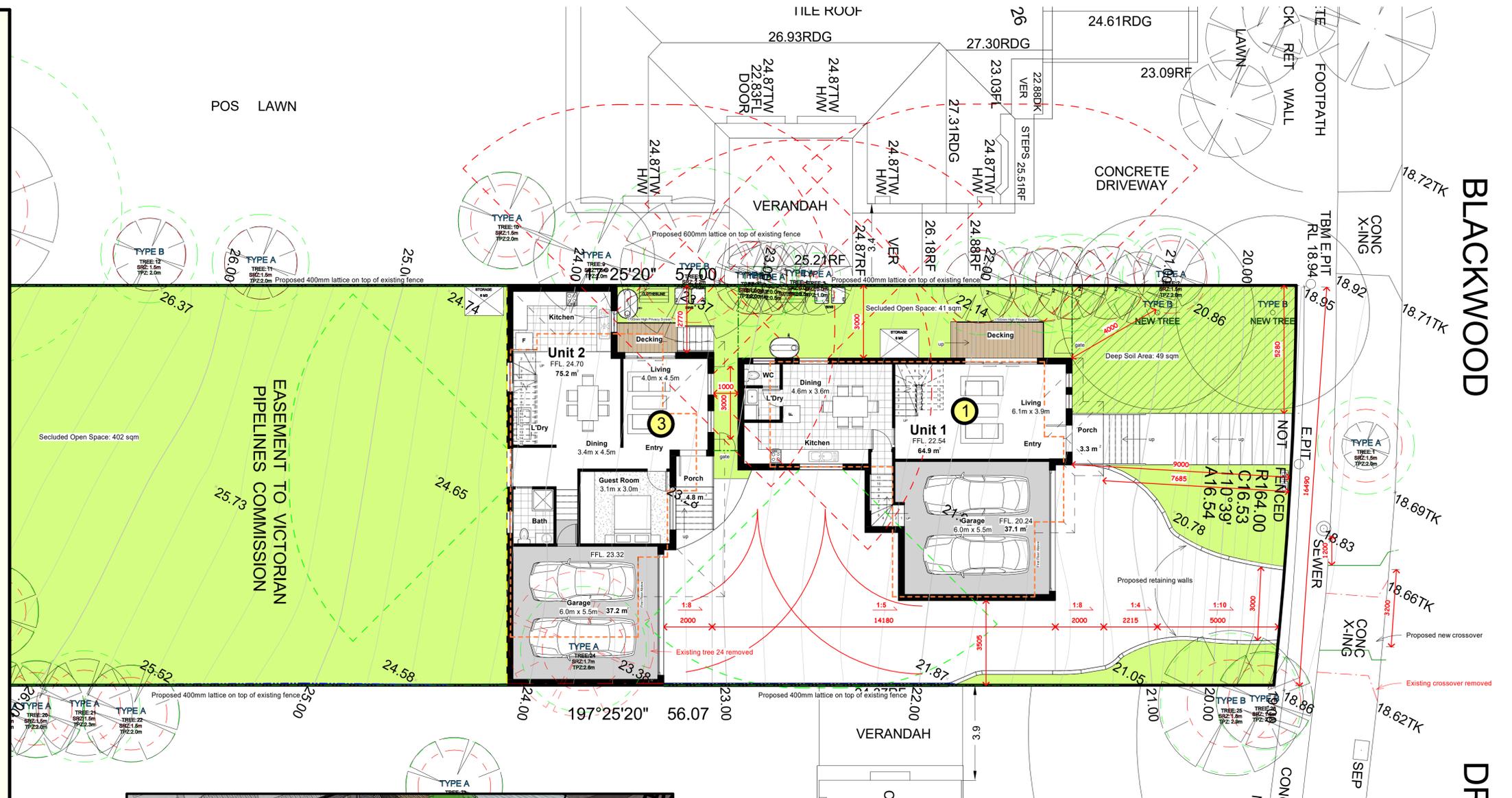


**55.03 Liveability**

**Standard B3-7 Functional layout**



- 1 Proposed Unit1 will have minimum living area of 12 sqm with minimum width of 3.6m.
- 2 Proposed Unit1 will have main bedrooms with a minimum width of 3m and a minimum depth of 3.4m, other bedrooms with a minimum width of 3m and a minimum depth of 3m.
- 3 Proposed Unit1 will have minimum living area of 12 sqm with minimum width of 3.6m.
- 4 Proposed Unit1 will have main bedrooms with a minimum width of 3m and a minimum depth of 3.4m, other bedrooms with a minimum width of 3m and a minimum depth of 3m.



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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B3-7 1  
28 Blackwood Drive, Hampton Park

Date Issue Date

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Drawing Number





**55.03 Liveability**

**Standard B3-8 Room depth**



- 1 Proposed Unit 1 living area habitable room has ceiling height of 2.7m. Habitable room depth is 5.08m, less than 2.5 x 2.7m.
- 2 Proposed Unit 2 living area habitable room has ceiling height of 2.7m. Kitchen within living area is located furthest from the window. Habitable room depth is 7.34m, less than 9m.



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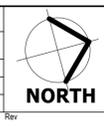
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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B3-8 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated @ A1
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Job Number	0001
Drawing Number	B3-8 1



**55.03 Liveability**

**Standard B3-9 Daylight to new windows**



① Habitable room window of proposed Unit 2 faces an outdoor space clear to the sky with a minimum area of 3 sqm and minimum dimension of 1m.



①

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PROJECT  
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28 Blackwood Drive, Hampton Park

Date	Issue Date
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Job Number	0001
Drawing Number	B3-9 1



**55.03 Liveability**

**Standard B3-10 Natural ventilation**



- 1 Proposed Unit 1 has a breeze path of 12.45m through the dwelling on the ground floor.
- 2 Proposed Unit 1 has a breeze path of 7.07m through the dwelling on the first floor.
- 3 Proposed Unit 2 has a breeze path of 8.1m through the dwelling on the ground floor.
- 4 Proposed Unit 2 has a breeze path of 8.3m through the dwelling on the first floor.



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PROJECT  
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Job Number	0001
Drawing Number	B3-10 1





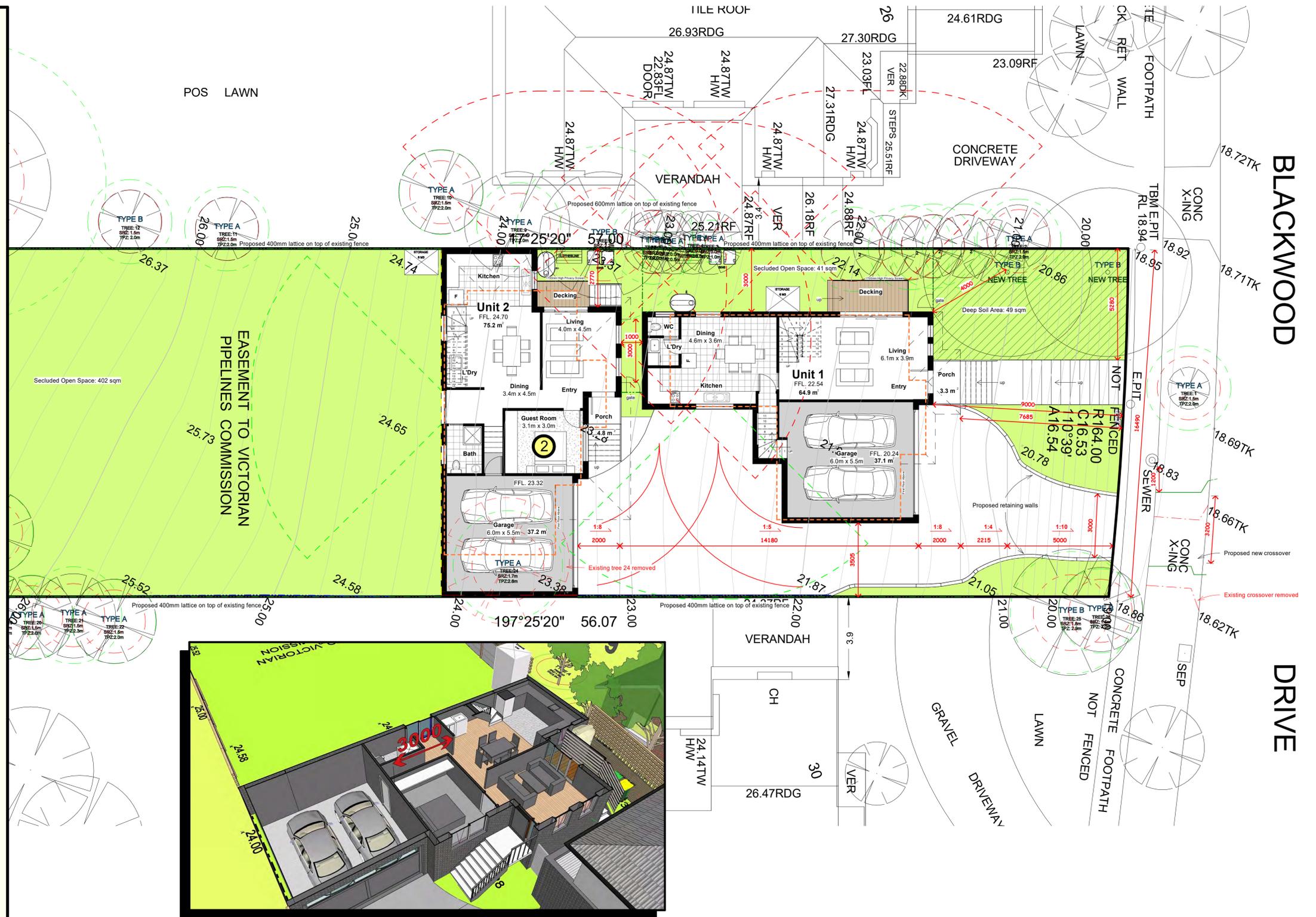
**55.03 Liveability**

**Standard B3-11 Storage**



1 A minimum of 1.8 metres of robe length for the main bedroom and a 1.5 metres for all other bedrooms for Unit 1

2 A minimum of 1.8 metres of robe length for the main bedroom and a 1.5 metres for all other bedrooms for Unit 2



2

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
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TITLE  
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B3-11 1

BLACKWOOD

DRIVE



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2

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PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B3-11 2  
28 Blackwood Drive, Hampton Park

Date	Issue Date
Scale (A1)	As indicated@ A1
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Drawing Number	B3-11 2

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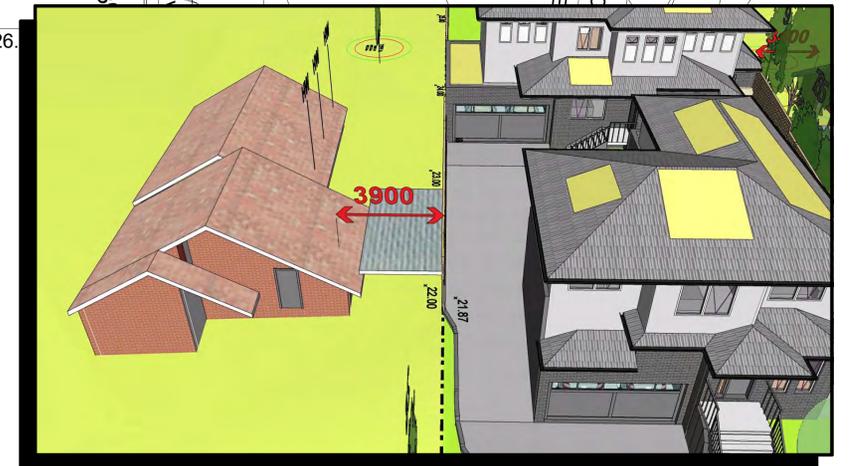
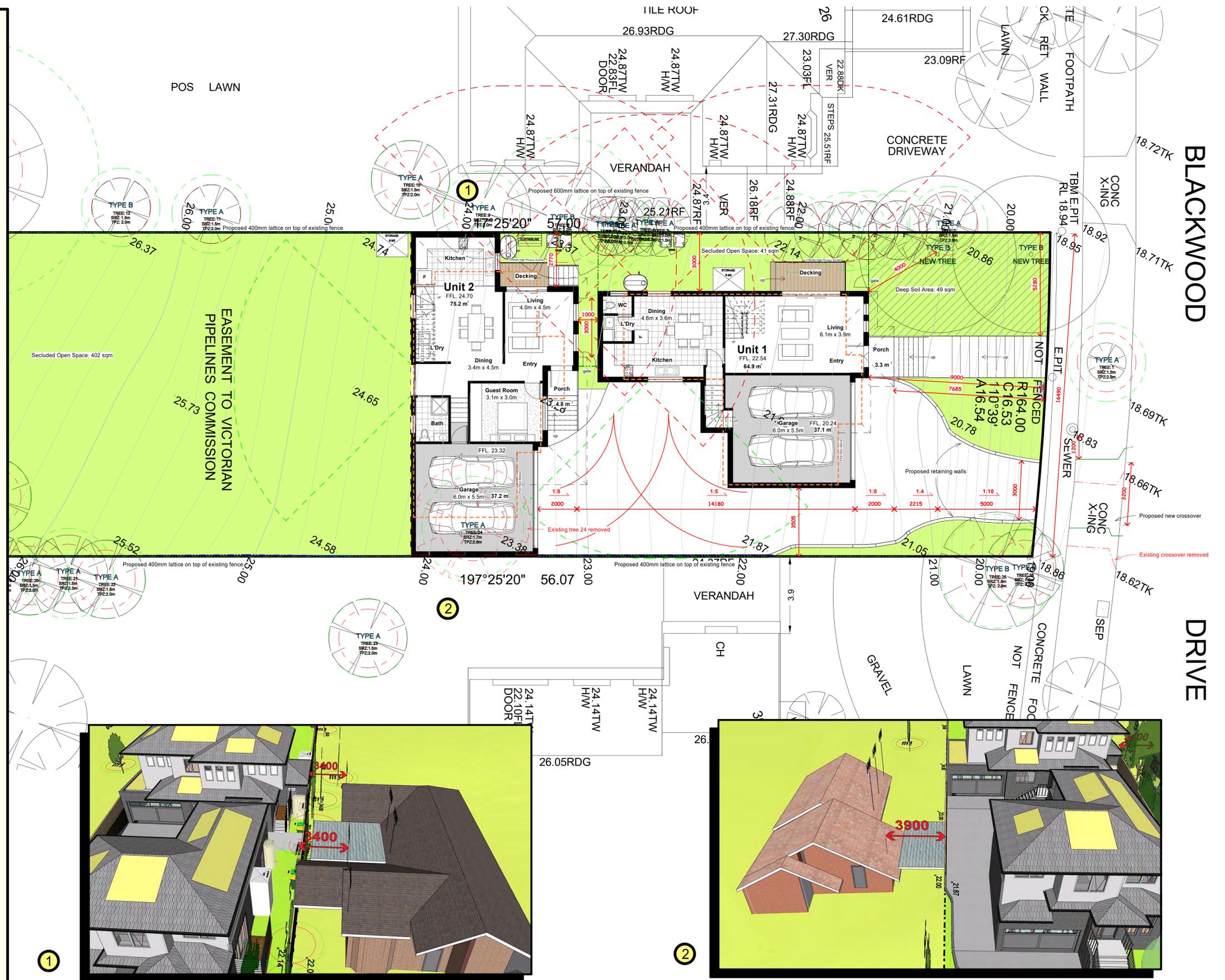


**55.04 External Amenity**

**Standard B4-1 Daylight to existing windows**



- ① Proposed Walls opposite existing habitable room windows of adcent property No. 26 are set back enough distance from the window.
- ② Proposed Walls opposite existing habitable room windows of adcent property No. 30 are set back enough distance from the window.



REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B4-1 1  
28 Blackwood Drive, Hampton Park

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B4-1 1

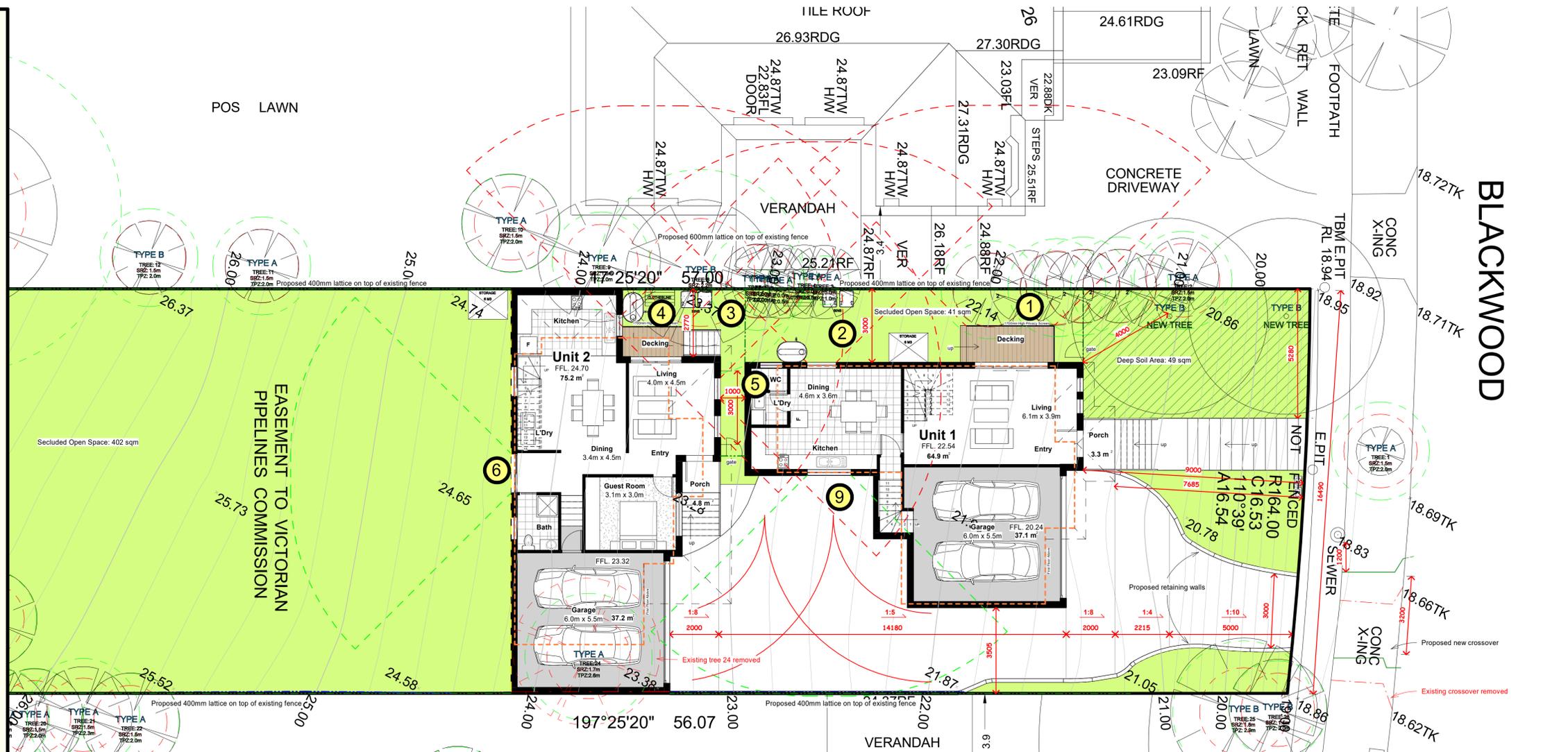


**55.04 External Amenity**

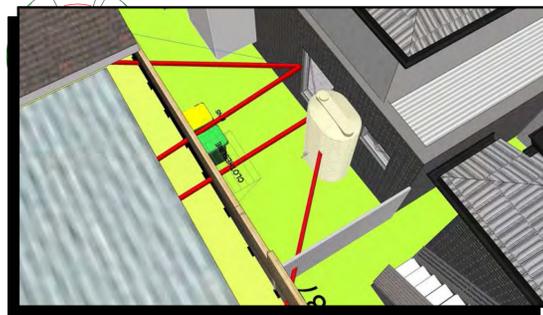
**Standard B4-4 Overlooking**



- 1 Proposed Unit 1 ground floor decking will have permanently fixed external screens to at least 1.7m above floor level to prevent overlooking into POS of adjacent property No. 26.
- 2 Proposed 0.6m lattice fence on top of existing 1.6m high paling fence prevents overlooking from proposed Unit 1 living room western window into POS of adjacent property No. 26.
- 3 Proposed Unit 2 ground floor decking will have permanently fixed external screens to at least 1.7m above floor level to prevent overlooking into POS of adjacent property No. 26.
- 4 Proposed 0.6m lattice fence on top of existing 1.6m high paling fence prevents overlooking from proposed Unit 2 kitchen northern window into POS of adjacent property No. 26.
- 5 Proposed 0.6m lattice fence on top of existing 1.6m high paling fence prevents overlooking from proposed Unit 2 living room northern window into POS of adjacent property No. 26.
- 6 There is no overlooking issue for proposed unit 2 ground floor living room southern sliding door.
- 7 There is no overlooking issue for proposed unit 2 first floor retreat southern window.
- 8 There is no overlooking issue for proposed unit 2 first floor retreat northern window.
- 9 There is no overlooking issue for proposed unit 1 ground floor kitchen eastern window.
- 10 There is no overlooking issue for proposed unit 1 first floor retreat southern window.



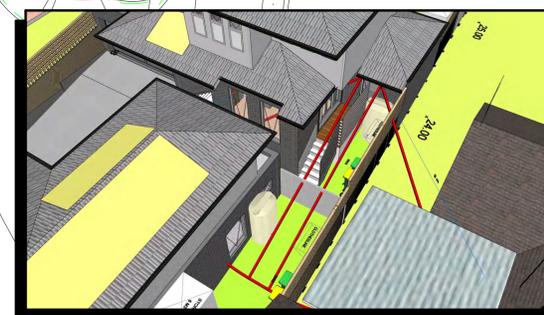
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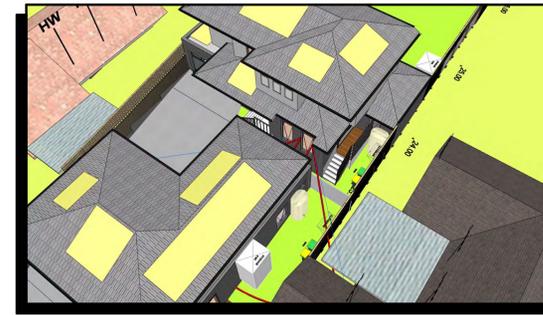
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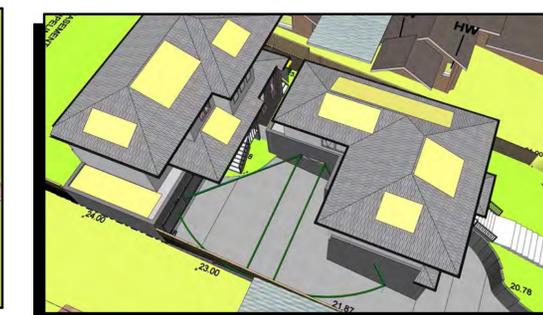
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7

REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B4-4 1  
28 Blackwood Drive, Hampton Park

Date	Issue Date
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Job Number	0001
Drawing Number	B4-4 1

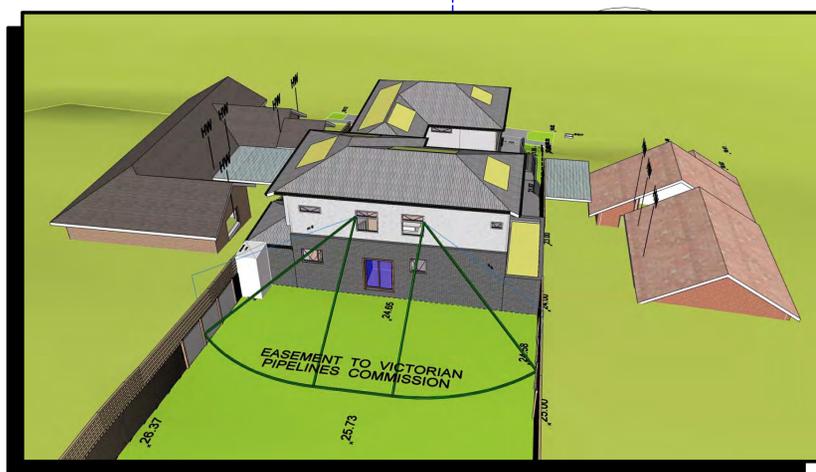


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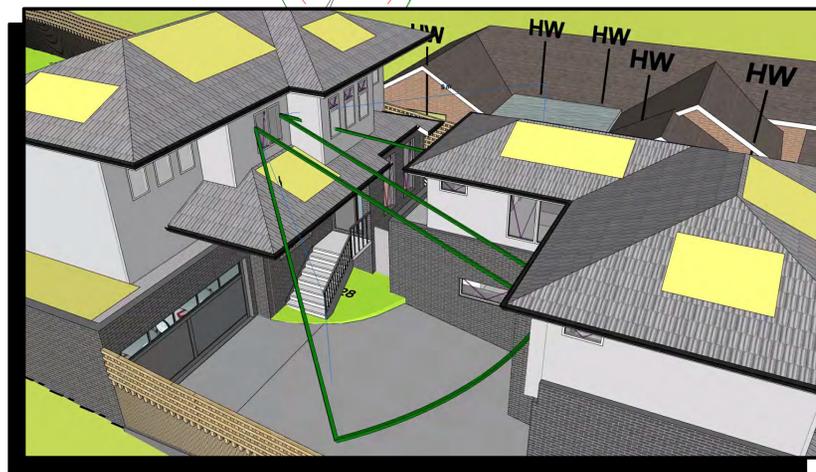
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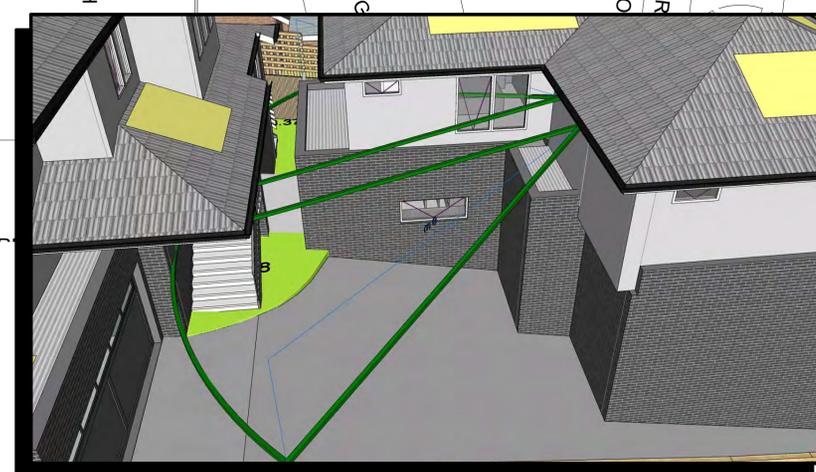
DRIVE



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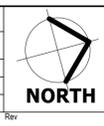
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PROJECT  
Proposed Two Unit Development

TITLE  
Compliance B4-4 2  
28 Blackwood Drive, Hampton Park

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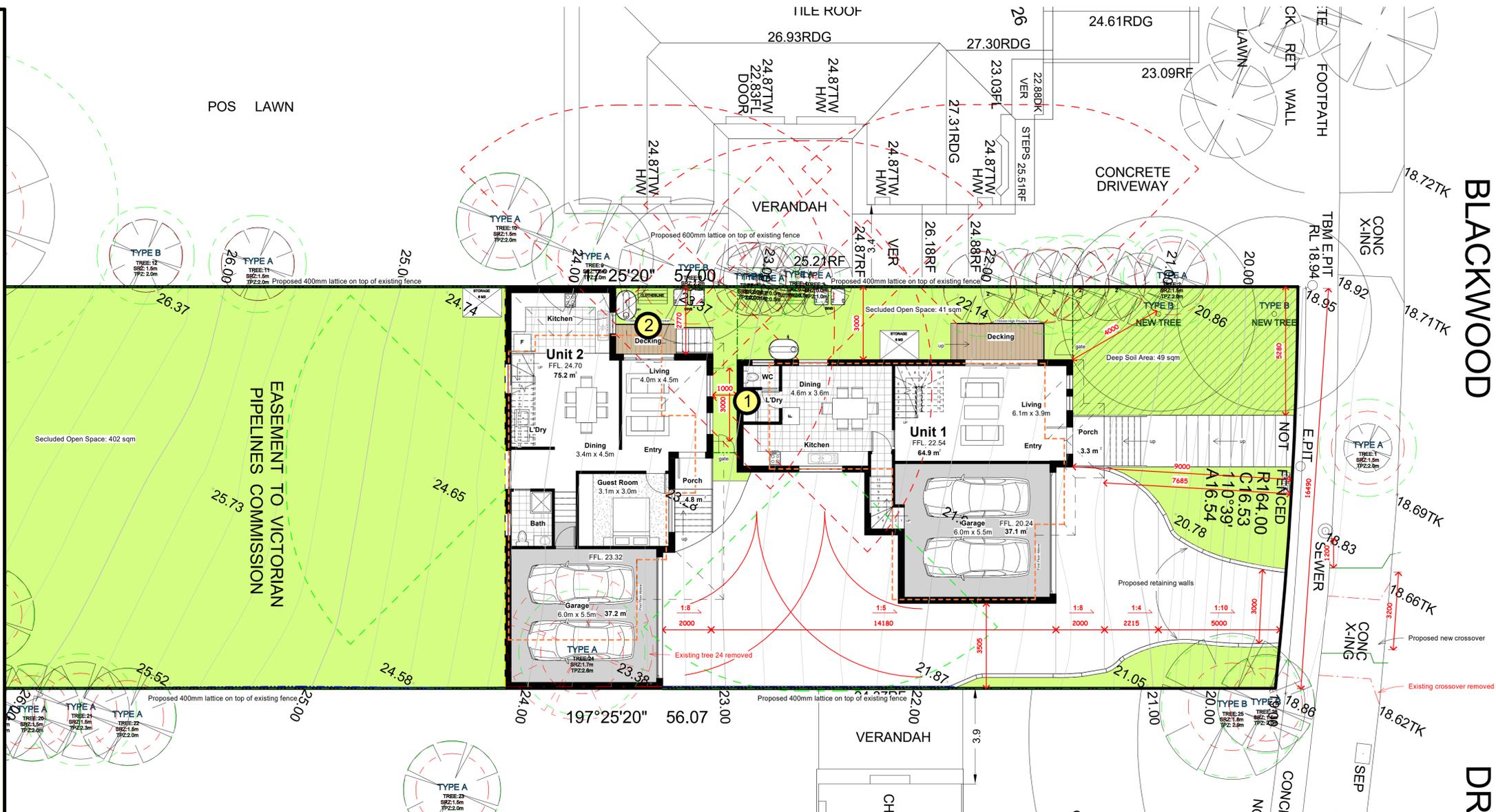
**55.04 External Amenity**

Standard B4-5 Internal views

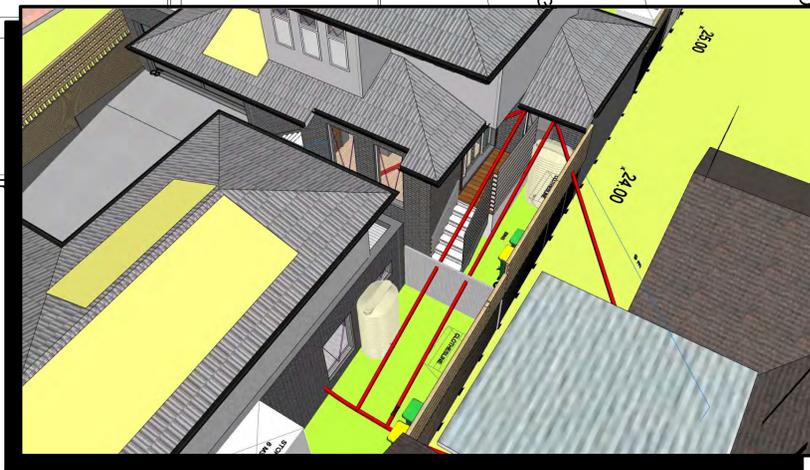


1 Fixed 1.7m high obscure glazing above floor level prevents overlooking from proposed Unit 2 living room northern window into proposed Unit 1 POS.

2 Proposed 1.8m high paling fence prevents overlooking from proposed Unit 2 living room northern window into proposed Unit 1 POS.



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REV	DATE	DESCRIPTION	INITIAL	REV	DATE	DESCRIPTION	INITIAL

PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B5-1 1  
28 Blackwood Drive, Hampton Park

Date Issue Date  
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# CLAUSE 55

Proposed Two Dwelling Development  
at  
**28 Blackwood Drive, Hampton Park**

## 55.05 Sustainability



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When used for construction, the dimensions shall be as shown.  
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PROJECT  
Proposed Two Unit Development  
TITLE  
Compliance B5  
28 Blackwood Drive, Hampton Park

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B5 Title

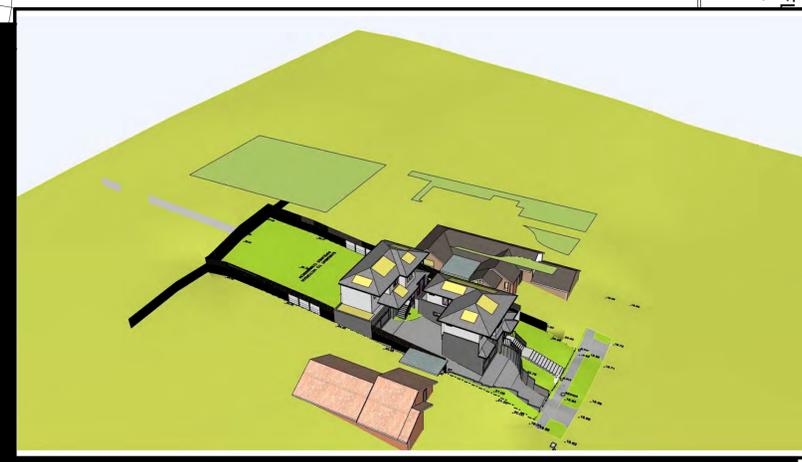
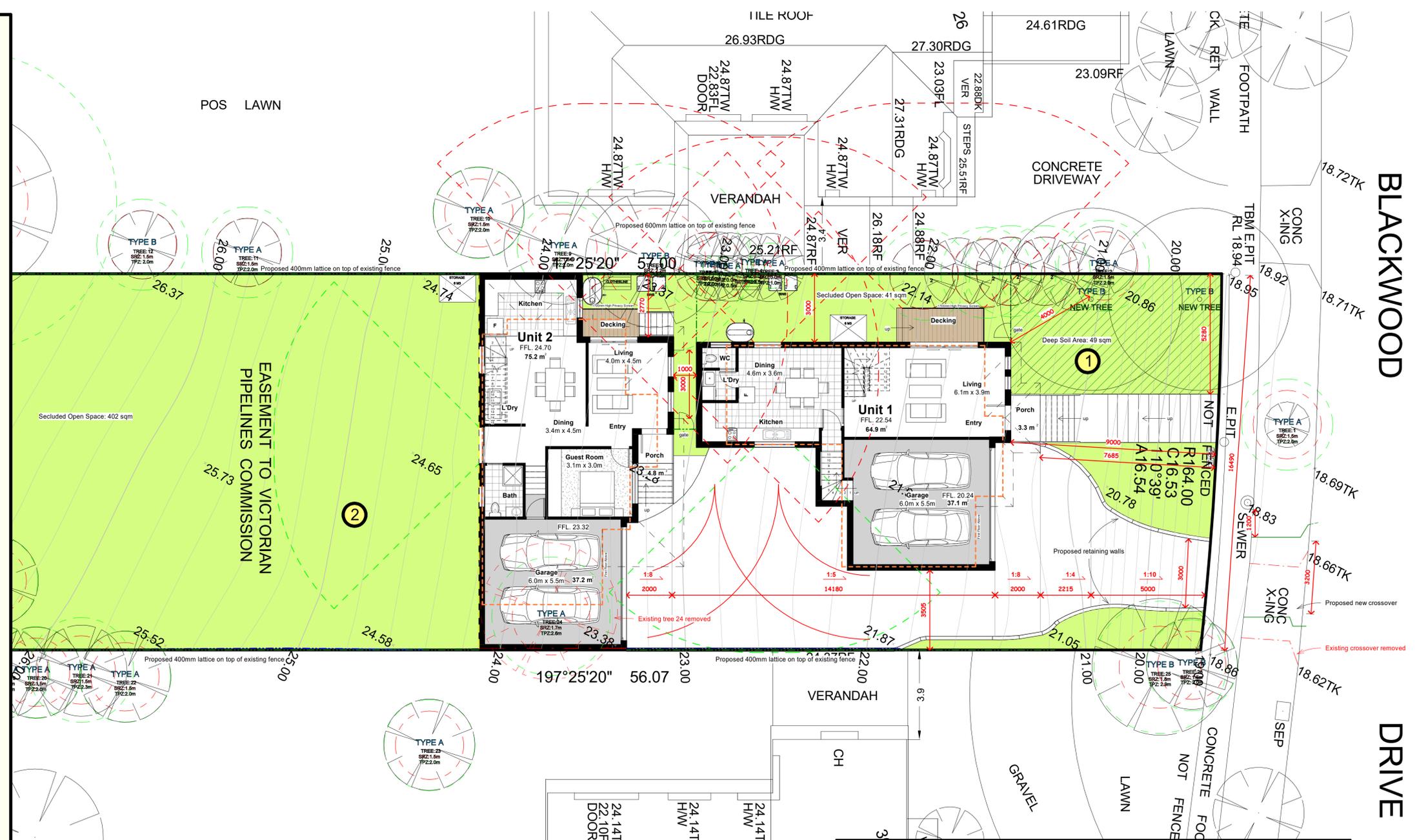
**55.05 Sustainability**

**Standard B5-1** Permeability and stormwater management



① Total permeable area of proposed development is 546.9 sqm.

② Subject site area is 935 sqm. Permeability is 58.49%.



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PROJECT  
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Compliance B5-1 1  
28 Blackwood Drive, Hampton Park

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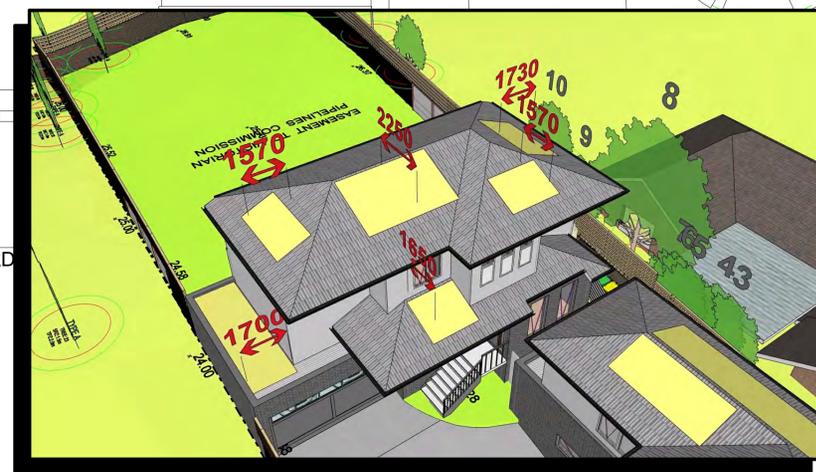
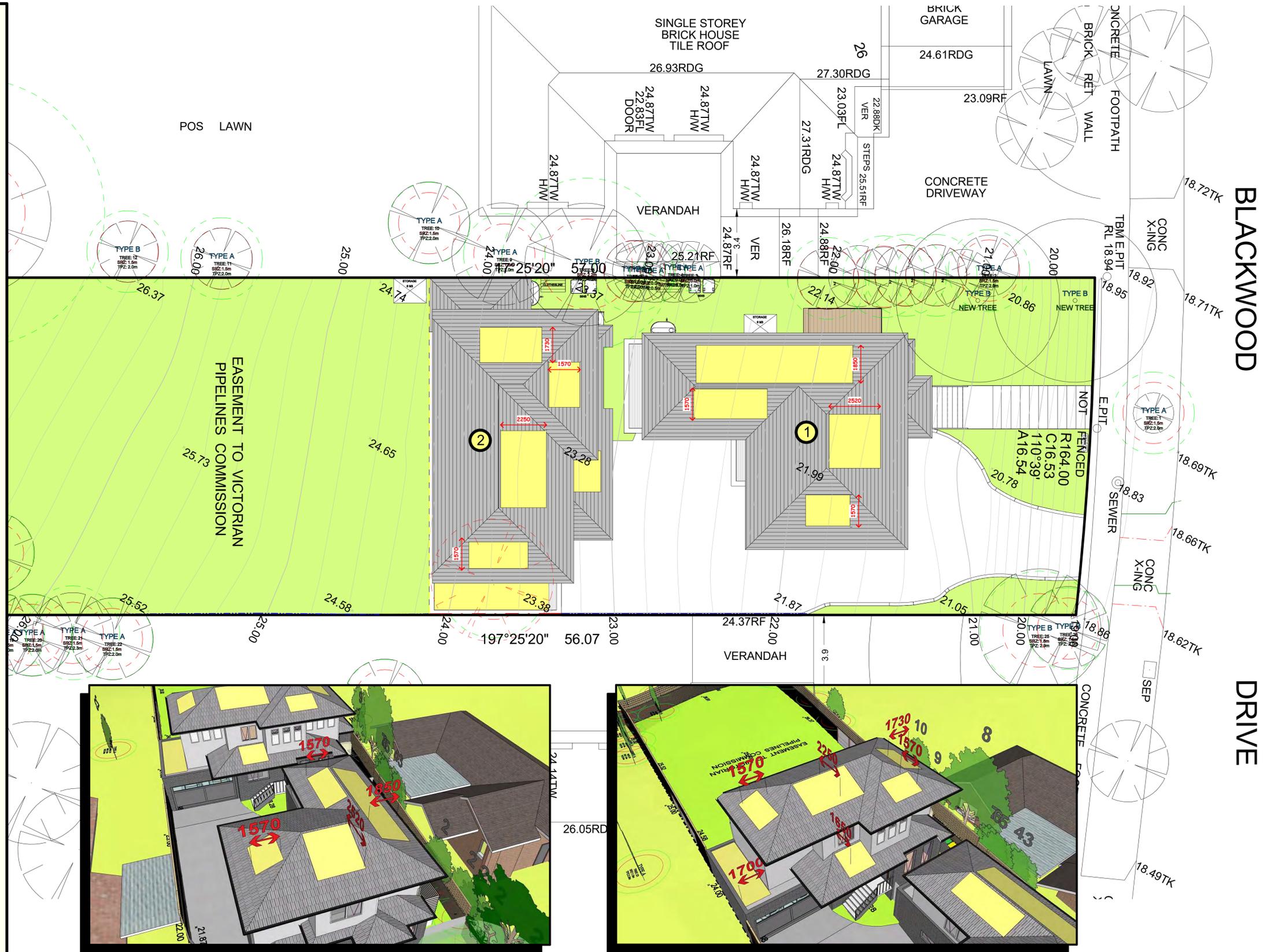


**55.05 Sustainability**

**Standard B5-3 Rooftop solar energy generation area**



- 1 Proposed Unit 1 will have total roof area of 34 sqm capable of siting rooftop solar energy systems with minimum dimension of 1.7m (roof slope 22.5 degree, plan dimension of 1.57m equals 1.7m dimension on roof slope) positioned on the top two thirds of north, east, west facing pitched roofs.
- 2 Proposed Unit 2 will have total roof area of 34 sqm capable of siting rooftop solar energy systems with minimum dimension of 1.7m (roof slope 22.5 degree, plan dimension of 1.57m equals 1.7m dimension on roof slope) positioned on the top two thirds of north, east, west facing pitched roofs.



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PROJECT  
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28 Blackwood Drive, Hampton Park

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