



44 AUSTIN CRESCENT, PASCOE VALE

TOWN PLANNING APPLICATION

PROPOSAL FOR TWO RESIDENTIAL DWELLINGS

- TP1 NEIGHBOURHOOD DESCRIPTION PLAN
- TP2 DESIGN RESPONSE PLAN
- TP3 PROPOSED GROUND FLOOR PLAN
- TP4 ELEVATIONS
- TP5 SHADOW DIAGRAM
- TP6 TREE CANOPY & ROOF PLAN
- TP7 ROOF CATCHMENT PLAN



73 WOODLAND STREET, ESSENDON 3040
info@yourdesigngroup.com.au
www.yourdesigngroup.com.au
PH: 1300 - 035 - 740

ISSUE	AMENDMENT	DATE
A	TP SUBMISSION	17.04.2025
B	TP RFI	18.06.2025

PROJECT :
PROPOSED DWELLINGS AT:
44 AUSTIN CRESCENT, PASCOE VALE

DRAWING TITLE :
COVER SHEET

DESIGNED :	SCALES :	DATE :	JOB No. :
JM	-N/A-	MAY 2025	
SHEET SIZE :	SHEET NO:	DRAWING No. :	
A1		TP00	

LEGEND

1. ACCESS TO BUS SERVICE RUNS ALONG DEVON RD APPROX. 400M
2. ACCESS TO PASCOE VALE METRO STATION APPROX. 0.8KM
3. PROXIMITY TO AUSTIN CRESENT RESERVE APPROX. 0.3KM
4. LOCATION TO CBD APPROX. 12.7KM
5. ACCESS TO ST FRANCIS DE SALES PRIMARY SCHOOL APPROX. 1.4KM
6. ADJACENT OPEN SPACES TO BE PROTECTED FROM OVERVIEWING
7. PROPERTIES HAVE SET BACK BETWEEN 6.1M TO 12.5M
8. MOST PROPERTIES HAVE 0.5M TO 1.5M FENCE

LEGEND

- DOUBLE STOREY DWELLINGS
- SINGLE STOREY DWELLINGS
- EXISTING SOLAR PANELS



IMAGE 1

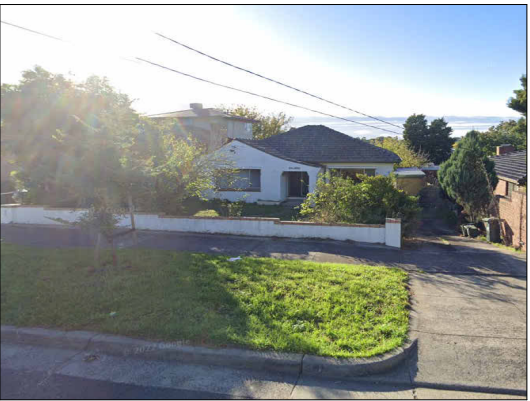


IMAGE 2

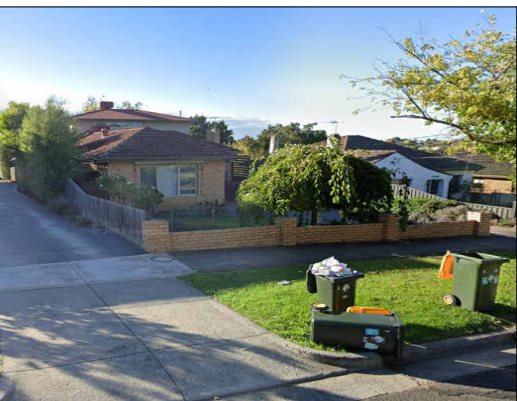


IMAGE 3

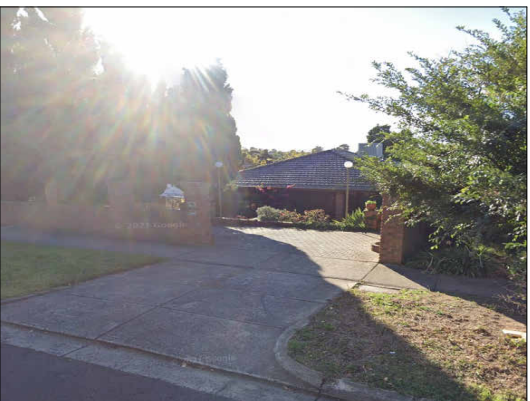


IMAGE 4

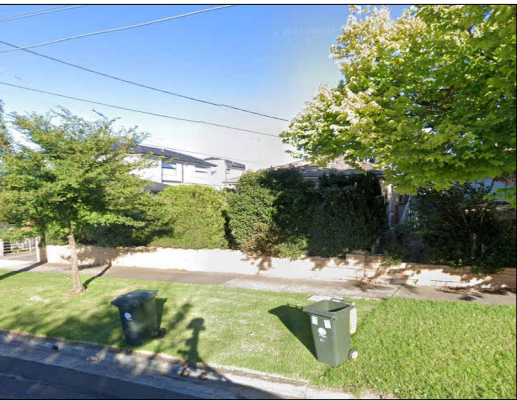


IMAGE 5

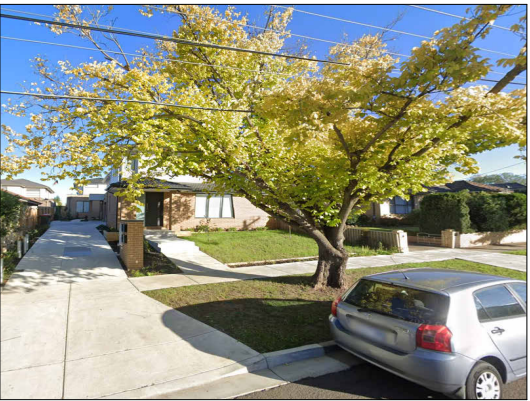
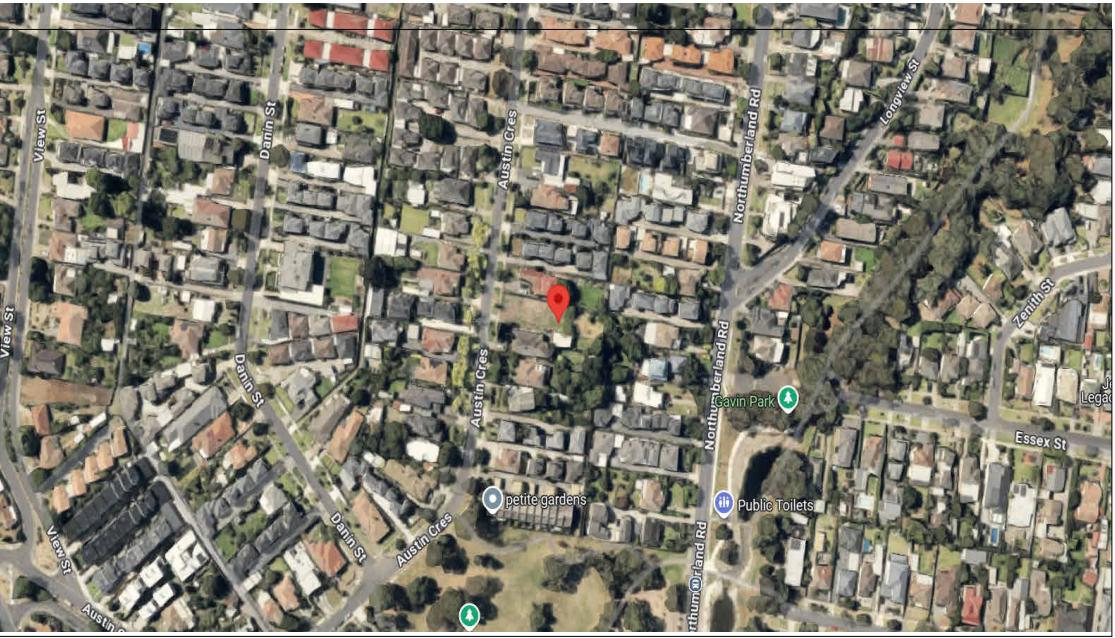


IMAGE 6



AERIAL NEIGHBOURHOOD LOCALITY PLAN - AUSTIN CRESCENT

ISSUE AMENDMENT DATE PROJECT : DRAWING TITLE : DESIGNED : SCALES : DATE : JOB No. :



73 WOODLAND STREET, ESSENDON 3040
THIS DRAWING AND INFORMATION HEREON REMAINS THE PROPERTY OF, AND MAY NOT BE USED OR COPIED IN ANY MEANS, WITHOUT THE PRIOR WRITTEN CONSENT OF YOUR DESIGN GROUP

info@yourdesigngroup.com.au
www.yourdesigngroup.com.au
PH: 1300 - 035 - 740

A TP SUBMISSION
B TP RFI

17.04.2025
18.06.2025



PROPOSED DWELLINGS AT:
44 AUSTIN CRESCENT, PASCOE VALE

NEIGHBOURHOOD DESCRIPTION PLAN

JM
A1 = 1:300
A3 = 1:600
SHEET SIZE :
A1
MAY 2025
SHEET NO:
1/7
DRAWING No. :
TP1

LEGEND

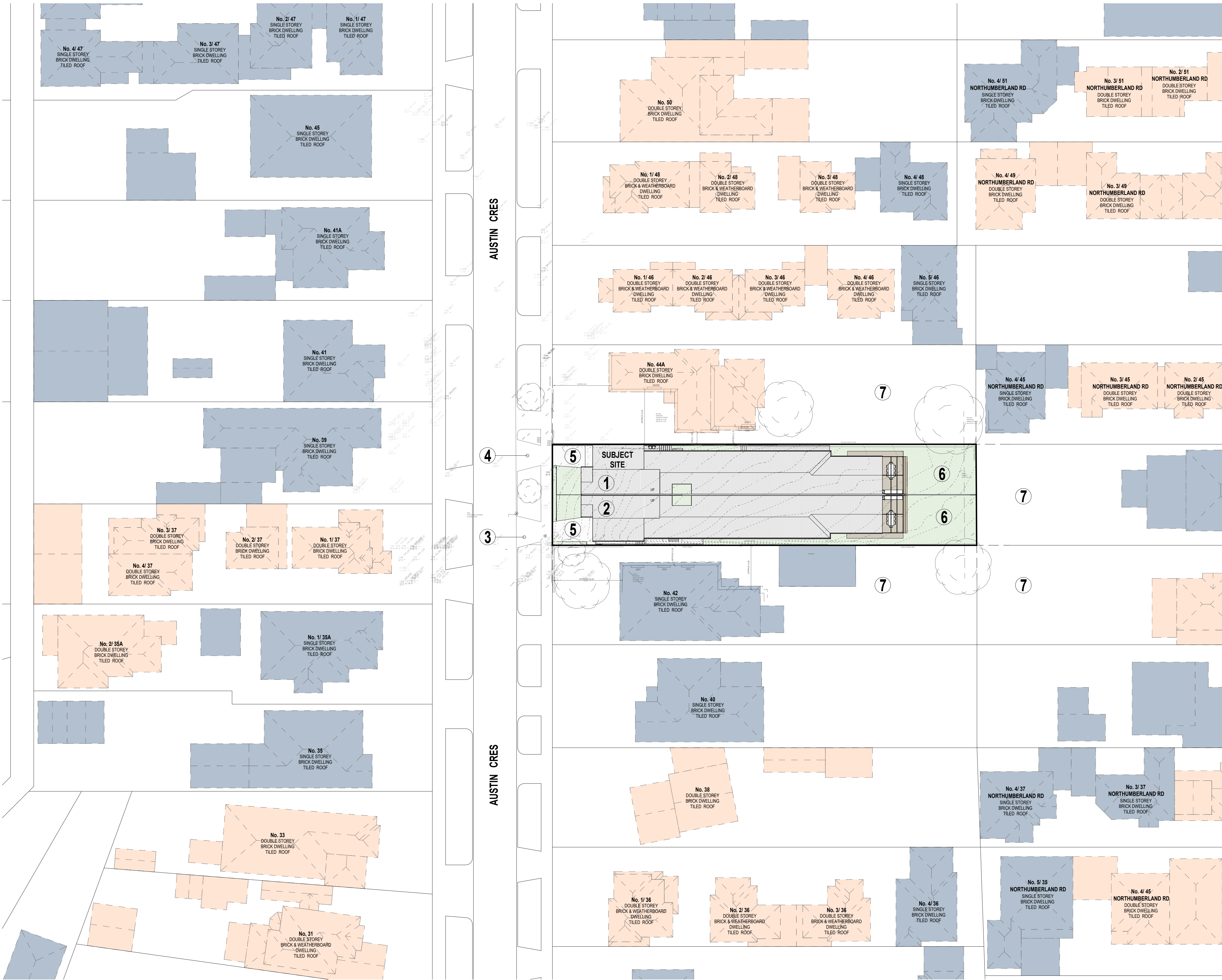
1. PROPOSED DWELLING 1
2. PROPOSED DWELLING 2
3. EXISTING CROSSOVER MODIFIED
4. PROPOSED CROSSOVER
5. PROPOSED DRIVEWAY
6. PROPOSED PRIVATE OPEN SPACE
7. ADJOINING PRIVATE OPEN SPACE

LEGEND

- DOUBLE STOREY DWELLINGS
- SINGLE STOREY DWELLINGS
- EXISTING SOLAR PANELS

LEGEND:

- TREES TO BE REMOVED



ISSUE AMENDMENT DATE PROJECT : DRAWING TITLE : DESIGNED : SCALES : DATE : JOB No. :

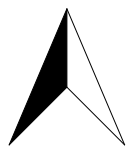


73 WOODLAND STREET, ESSENDON 3040
THIS DRAWING AND INFORMATION HEREON REMAINS
THE PROPERTY OF, AND MAY NOT BE USED OR
COPIED IN ANY MEANS, WITHOUT THE PRIOR
WRITTEN CONSENT OF YOUR DESIGN GROUP

info@yourdesigngroup.com.au
www.yourdesigngroup.com.au
PH: 1300 - 035 - 740

A
B
TP SUBMISSION
TP RFI

17.04.2025
18.06.2025



PROPOSED DWELLINGS AT:
44 AUSTIN CRESCENT, PASCOE VALE

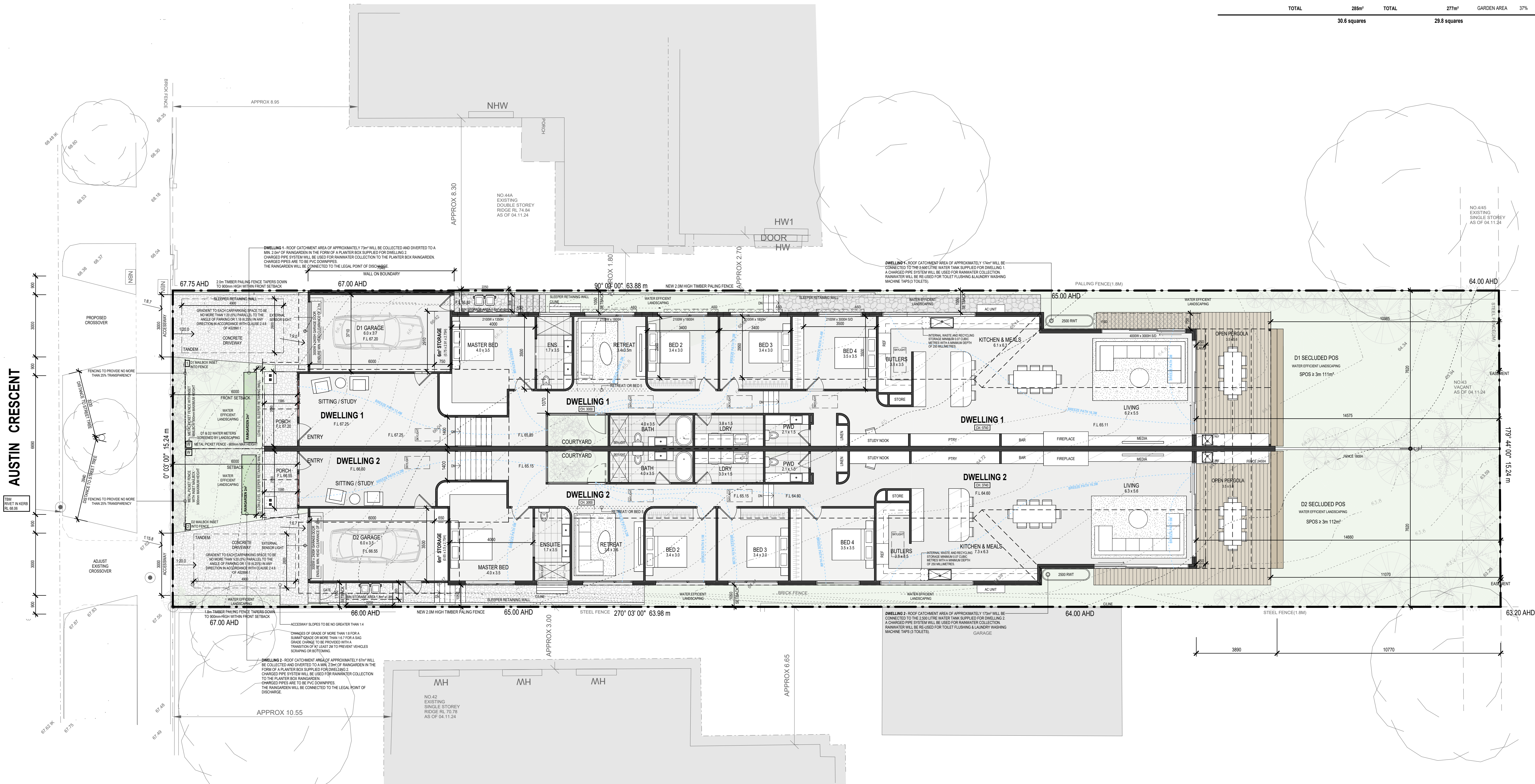
DESIGN RESPONSE PLAN

JM
A1 = 1:300
A3 = 1:600

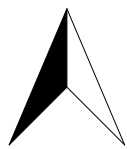
SHEET SIZE :
A1
SHEET NO:
2/7

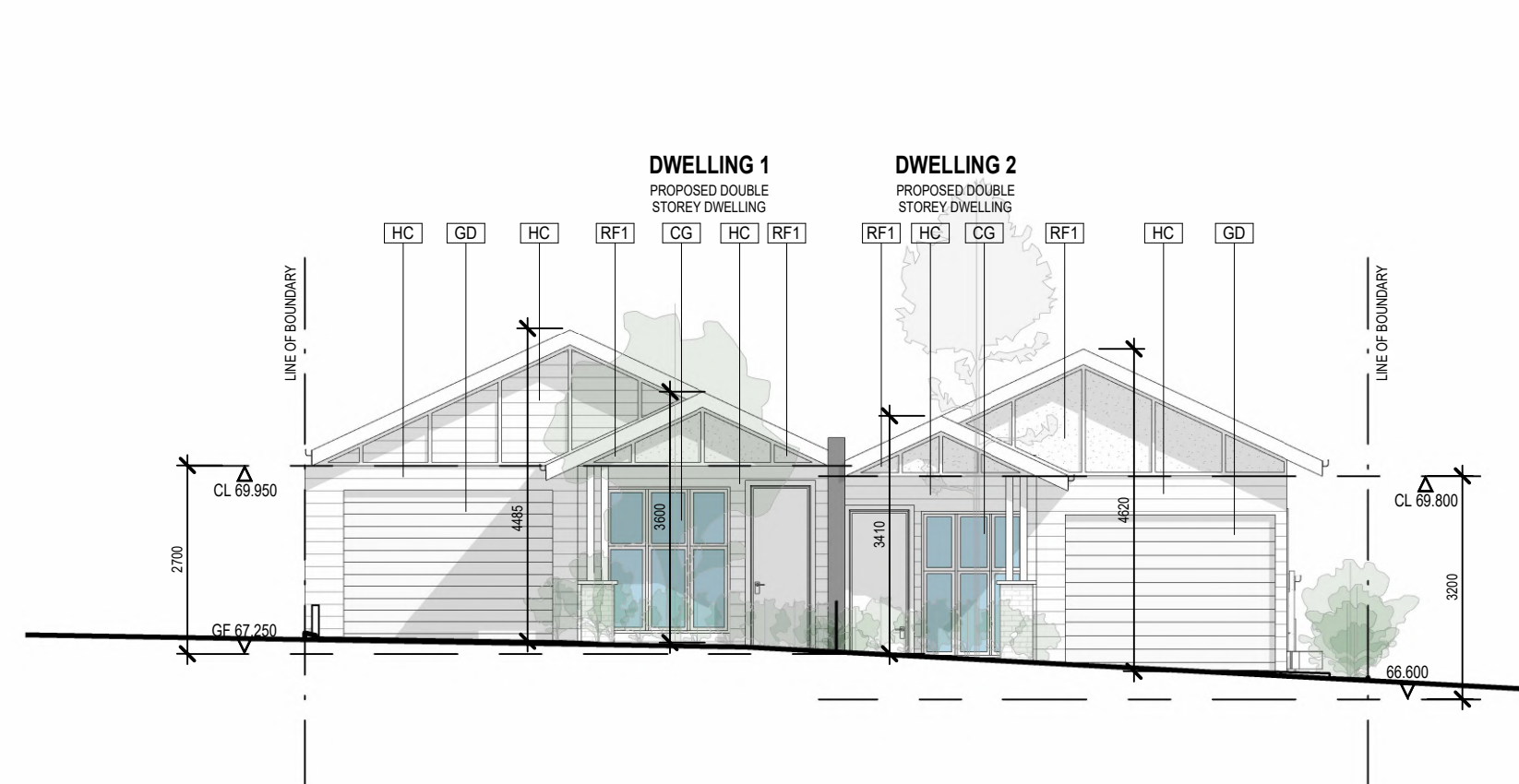
DRAWING No. :
TP2

AREA SCHEDULE	DWELLING 1		DWELLING 2		AREA ANALYSIS	
	GROUND FLOOR	252m ²	GROUND FLOOR		PERMEABILITY	37%
	GARAGE	28m ²	GARAGE		PERMEABILITY	37%
	PORCH	7m ²	PORCH		GARDEN AREA (m ²)	365m ²
	SPOS ≥ 3m	111m ²	SPOS ≥ 3m	112m ²	GARDEN AREA	37%
	TOTAL	285m ²	TOTAL	277m ²		
	30.6 squares		29.8 squares			

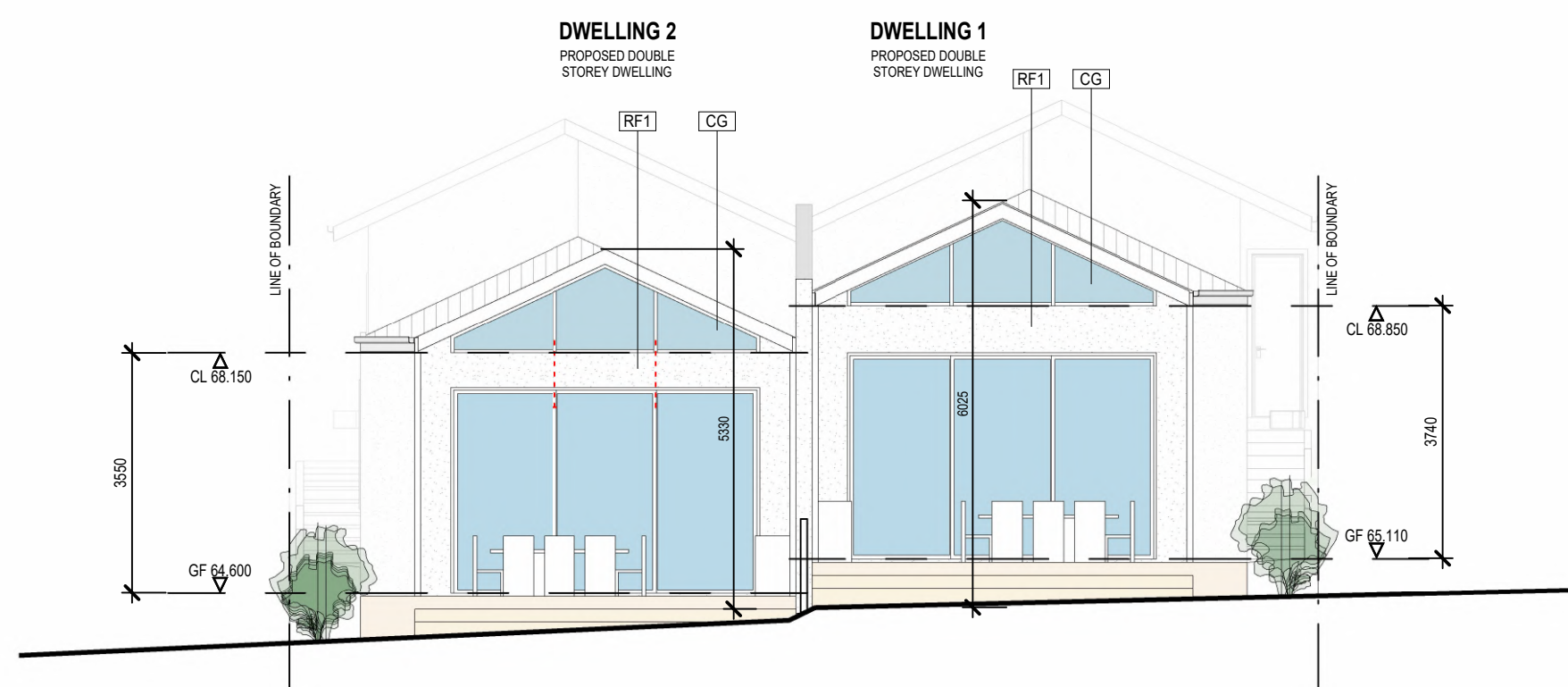


ISSUE		AMENDMENT	DATE	PROJECT :	DRAWING TITLE :	DESIGNED :	SCALES :	DATE :	JOB No. :			
A	TP SUBMISSION	17.04.2025		PROPOSED DWELLINGS AT: 44 AUSTIN CRESCENT, PASCOE VALE	PROPOSED GROUND FLOOR PLAN	JM	A1 = 1:100 A3 = 1:200	MAY 2025				
B	TP RFI	18.06.2025										
						SHEET SIZE :		SHEET NO:		DRAWING No. :		
						A1		3/7		TP3		

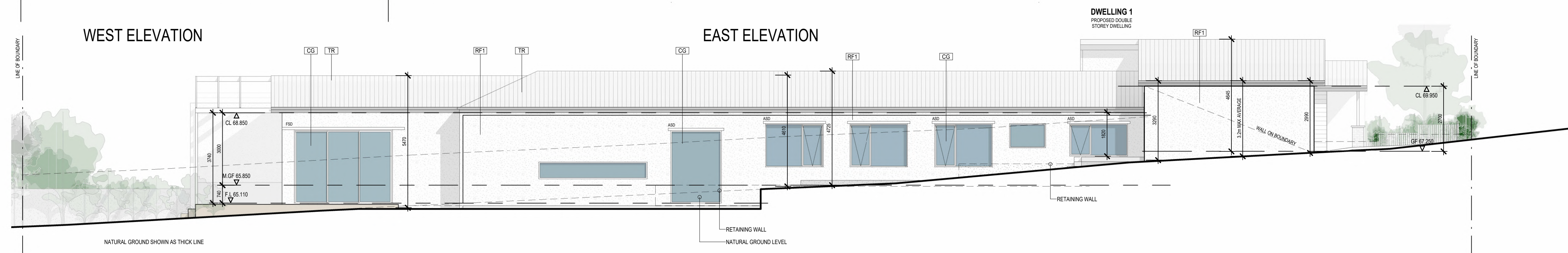




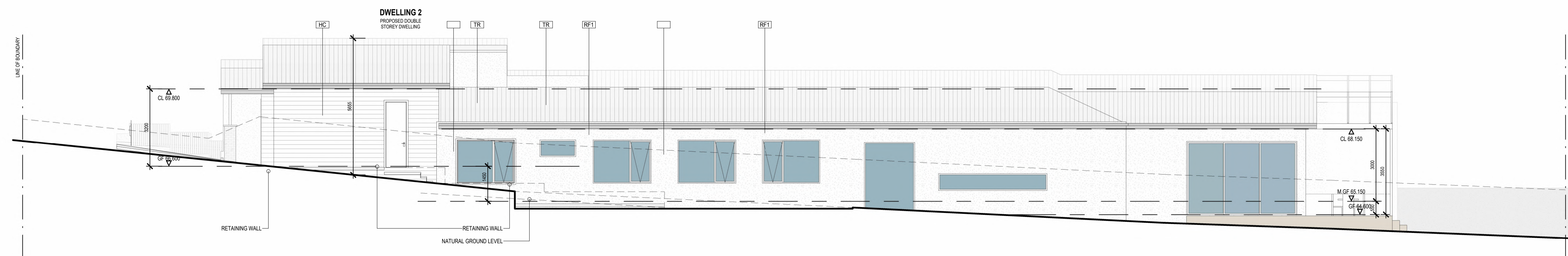
WEST ELEVATION



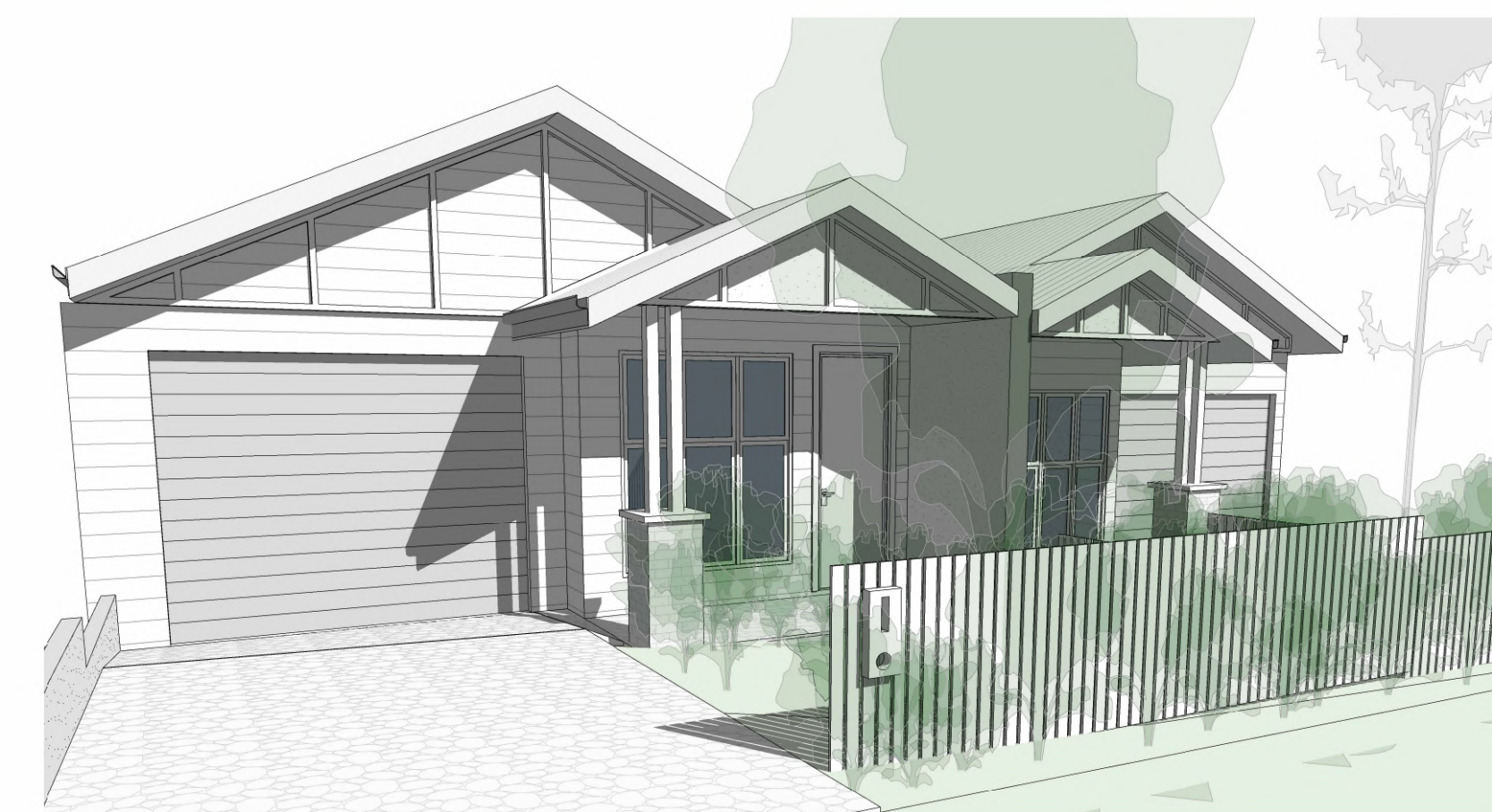
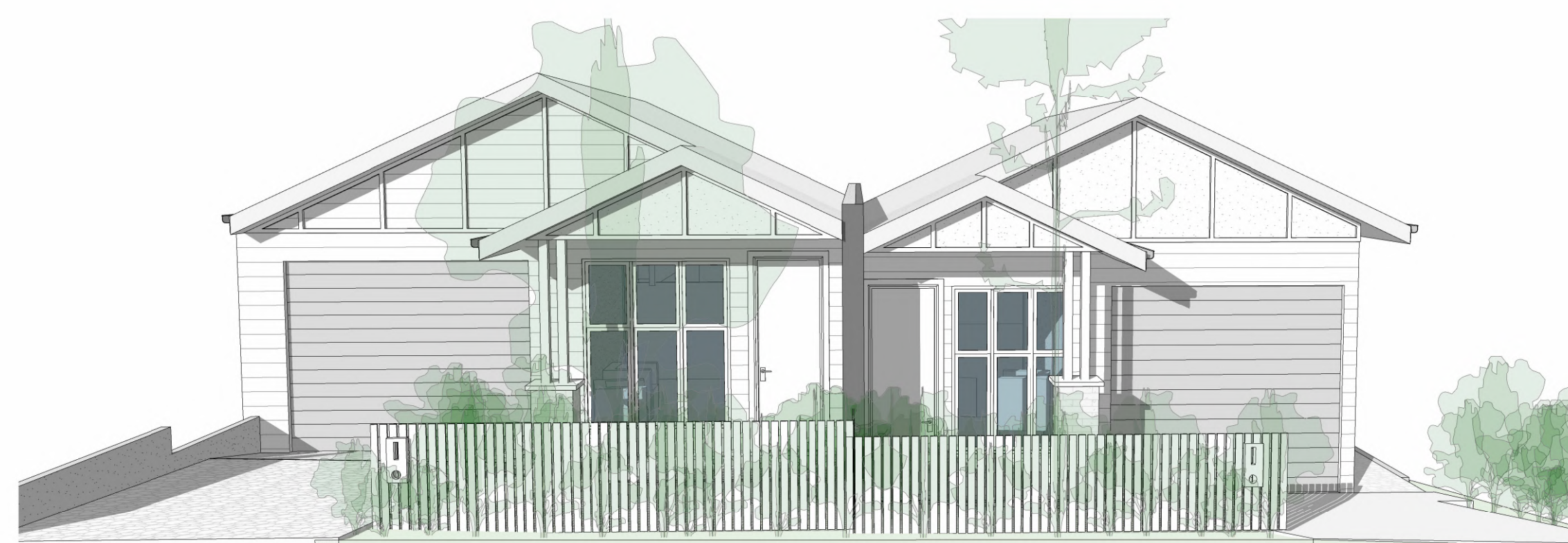
EAST ELEVATION



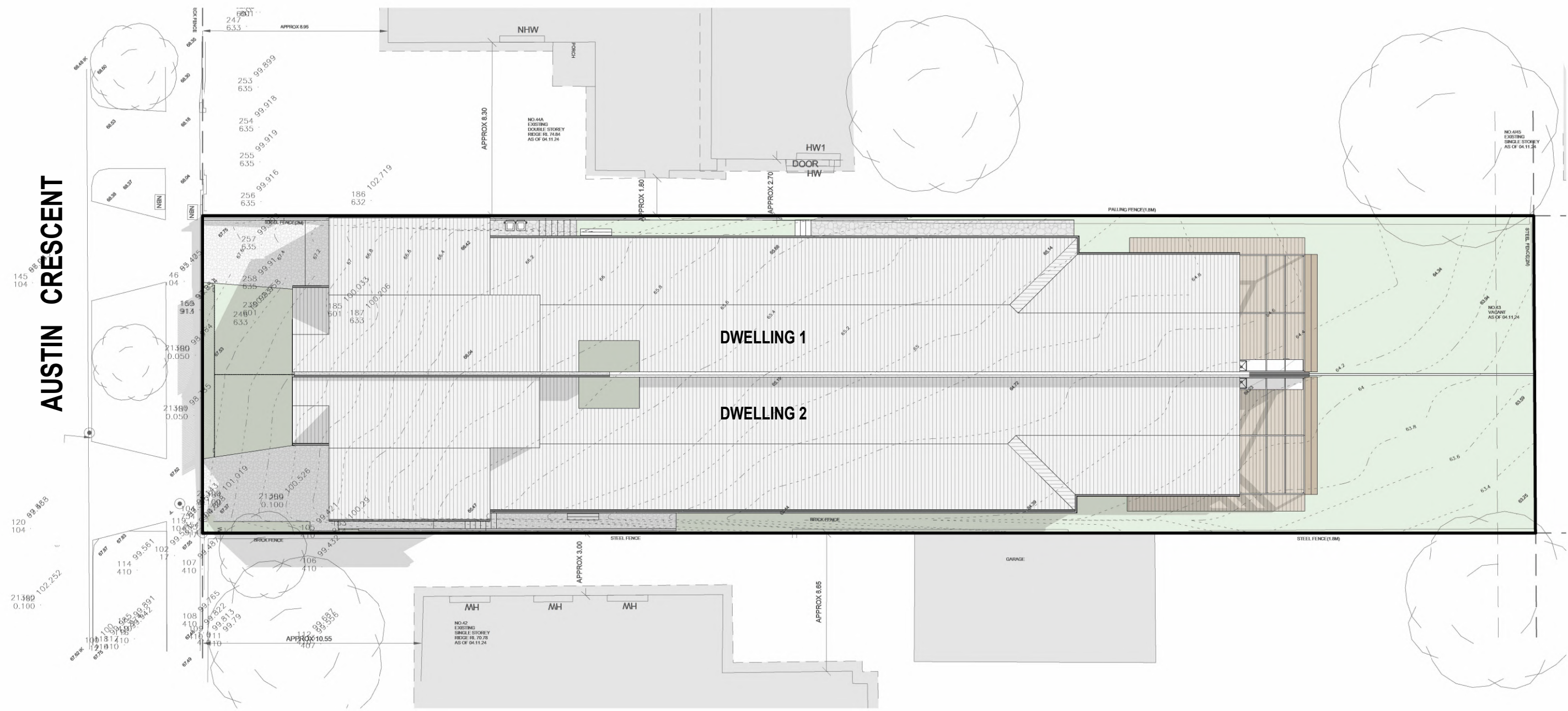
NORTH ELEVATION



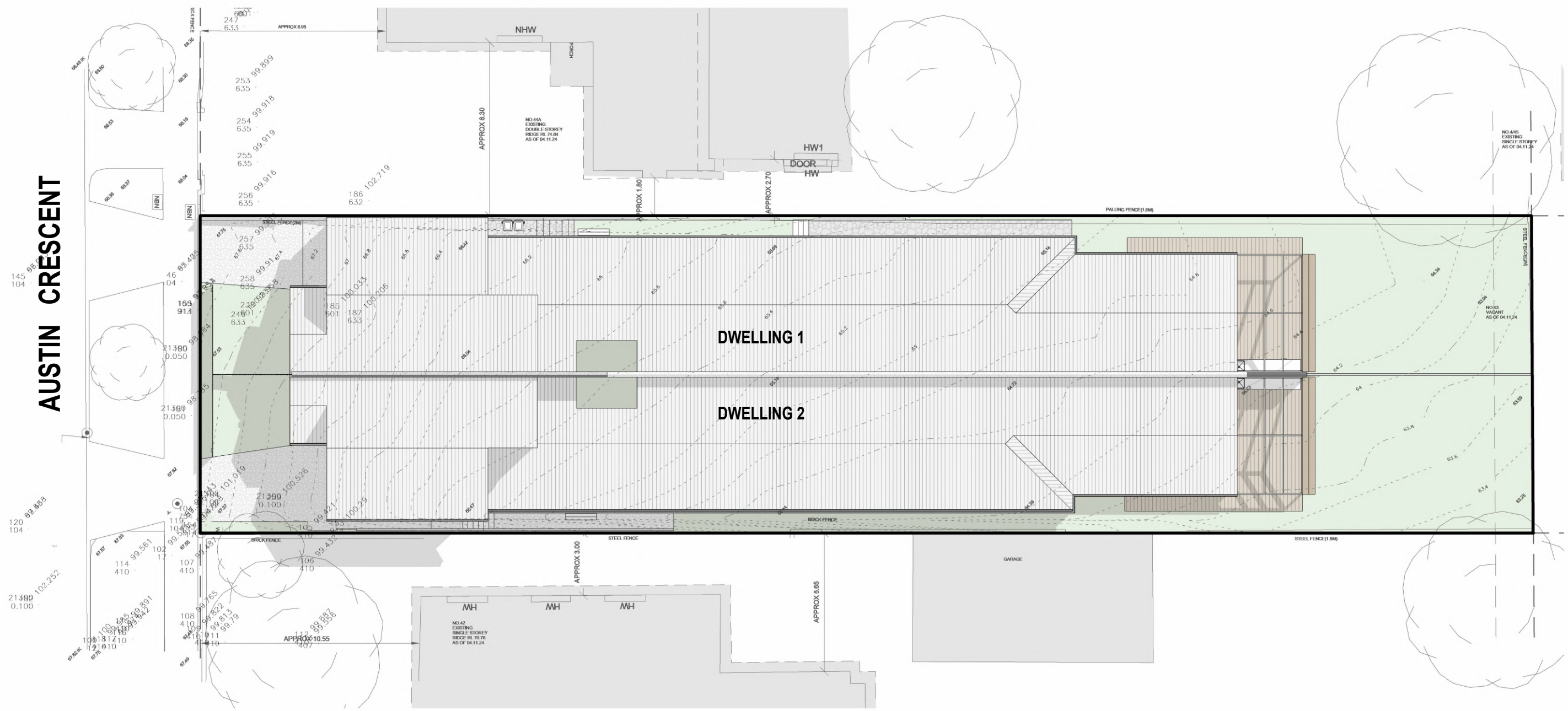
SOUTH ELEVATION



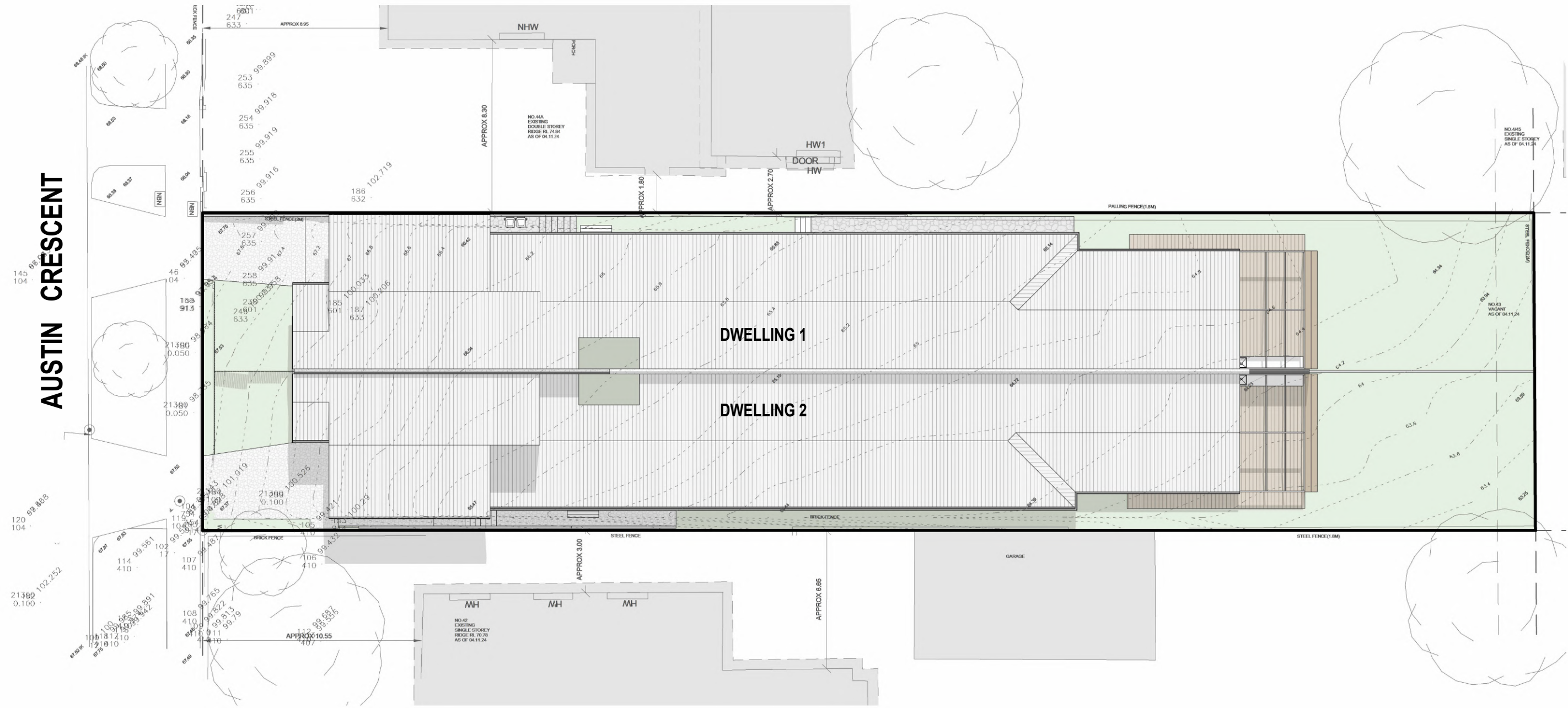
ISSUE	AMENDMENT	DATE	PROJECT :	DRAWING TITLE :	DESIGNED :	SCALES :	DATE :	JOB No.
-------	-----------	------	-----------	-----------------	------------	----------	--------	---------



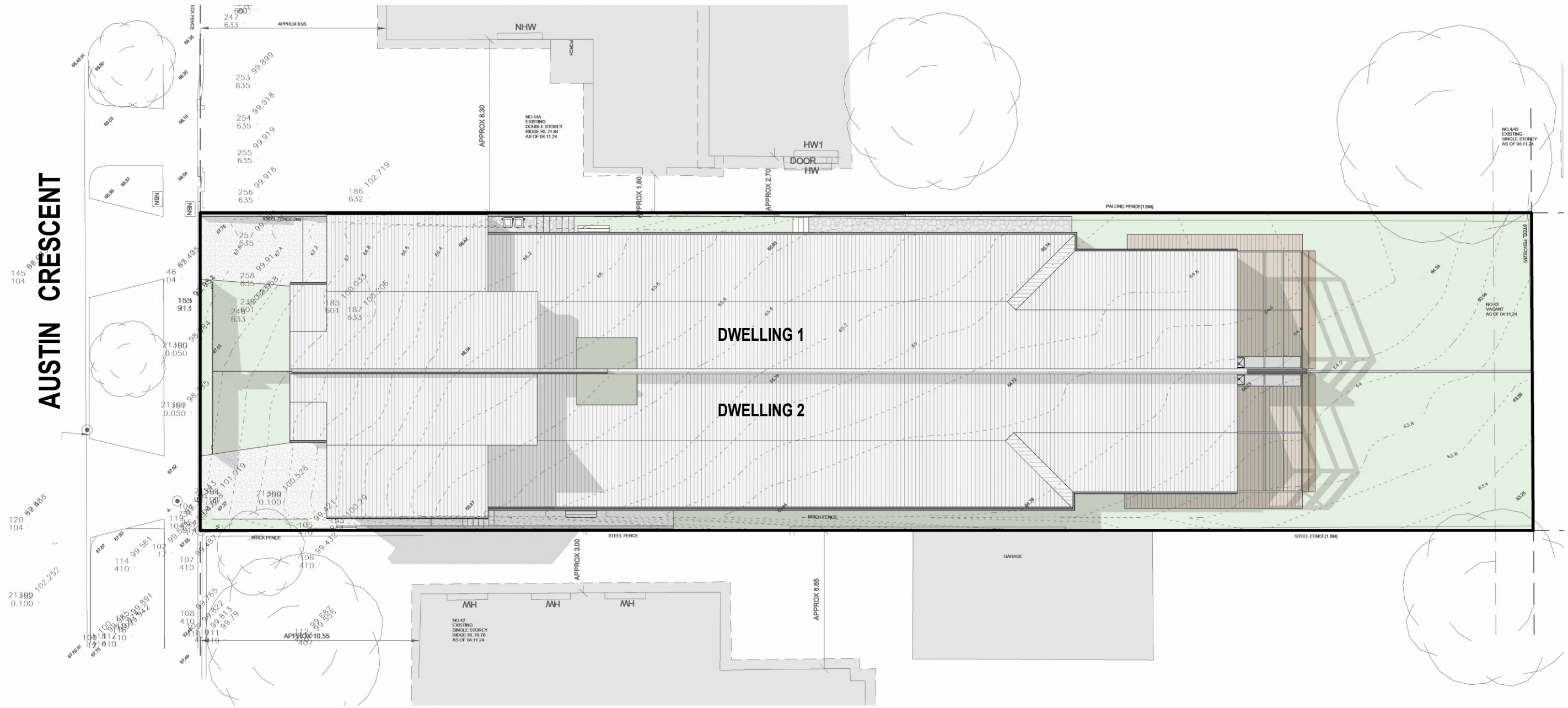
SHADOWS - 9AM



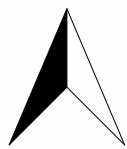
SHADOWS - 10AM

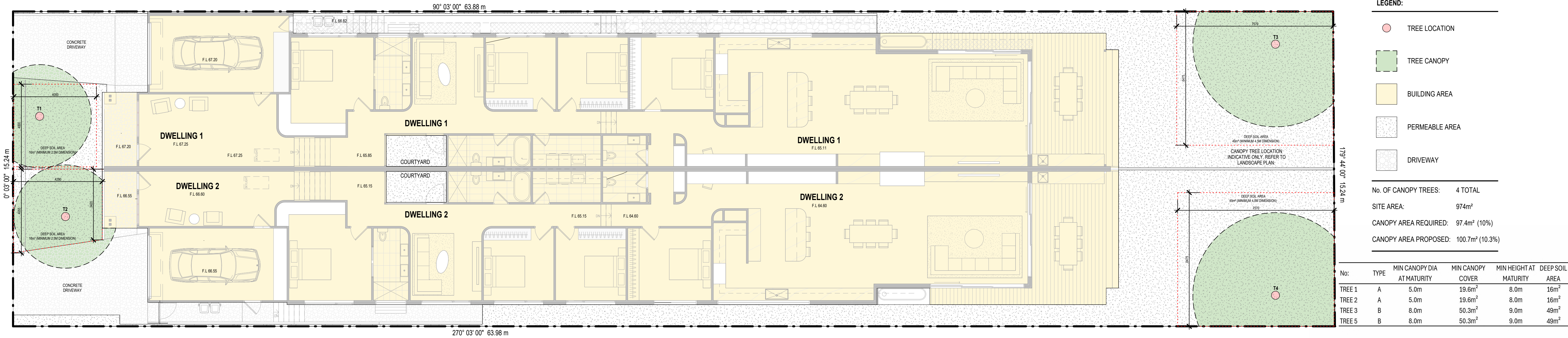


SHADOWS - 12 NOON

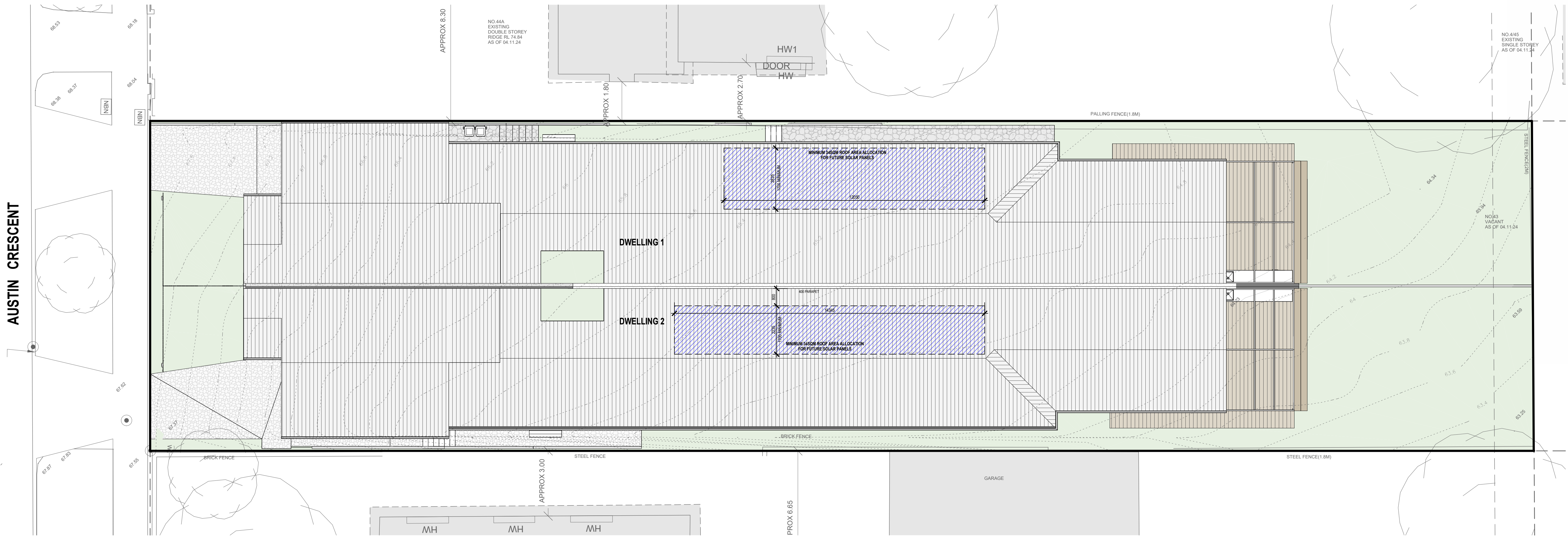


SHADOWS - 3PM





TREE CANOPY PLAN



ROOF PLAN

ISSUE AMENDMENT DATE

PROJECT :

DRAWING TITLE :

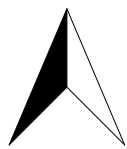
DESIGNED : SCALES : DATE : JOB No. :



73 WOODLAND STREET, ESSENDON 3040
THIS DRAWING AND INFORMATION HEREON REMAINS THE PROPERTY OF, AND MAY NOT BE USED OR COPIED IN ANY MEANS, WITHOUT THE PRIOR WRITTEN CONSENT OF YOUR DESIGN GROUP

info@yourdesigngroup.com.au
www.yourdesigngroup.com.au
PH: 1300 - 035 - 740

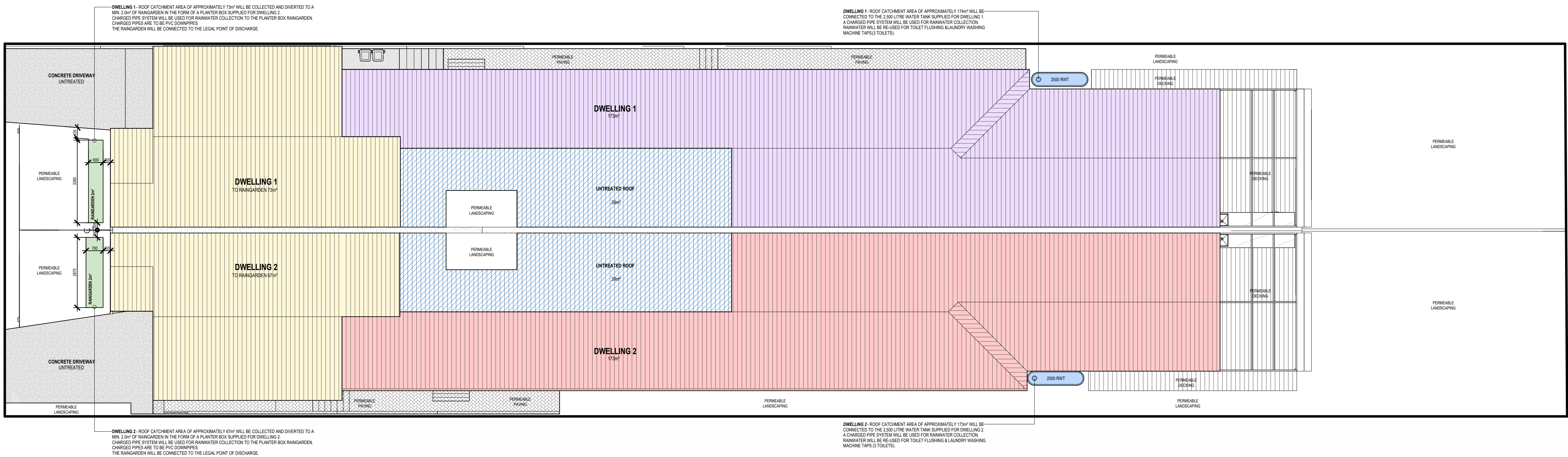
A TP SUBMISSION
B TP RFI
17.04.2025
18.06.2025



PROPOSED DWELLINGS AT:
44 AUSTIN CRESCENT, PASCOE VALE

TREE CANOPY & ROOF PLAN

JM
A1 = 1:100
A3 = 1:200
SHEET SIZE : A1
SHEET NO: 6/7
DRAWING No.: TP6



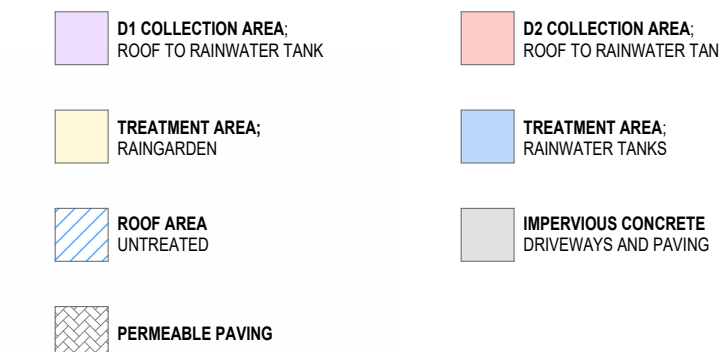
WSUD TREATMENT MEASURES

STORMWATER MANAGEMENT - RAINWATER COLLECTION & REUSE

RAINWATER TANKS
ROOF TOP AREAS FOR DWELLINGS 1 & 2 WILL BE COLLECTED AND STORED IN RAINWATER TANKS FOR REUSE. THE TOTAL EFFECTIVE CAPACITY OF THE RAINWATER TANKS WILL BE 5,000L (2 x 2,500L). A CHARGED PIPE SYSTEM WILL BE USED FOR RAINWATER COLLECTION FOR ALL DWELLINGS.

THE RAINWATER TANKS ARE TO BE CONNECTED TO TOILETS AND WASHING MACHINE TAPS. ENSURE GUTTER GUARDS, FIRST FLUSH DIVERTERS AND FILTERS ARE INSTALLED TO THE RAINWATER TANK. EACH DWELLING WILL HAVE 3 TOILETS EACH. THIS TREATMENT MEASURE HAS BEEN REFLECTED IN THE STORM REPORT VIA AN EXTRA BEDROOM IN EACH DWELLING.

PLANTER BOX RAINGARDENS
NOMINATED ROOF TOP AREAS FOR DWELLINGS 1 & 2 WILL BE COLLECTED AND DIVERTED TO A PLANTER BOX RAINGARDEN FOR STORMWATER TREATMENT. CHARGED PIPE SYSTEM WILL BE USED FOR RAINWATER COLLECTION TO THE PLANTER BOX RAINGARDEN. CHARGED PIPES ARE TO BE PVC DOWNPIPES. THE RAINGARDEN WILL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE.



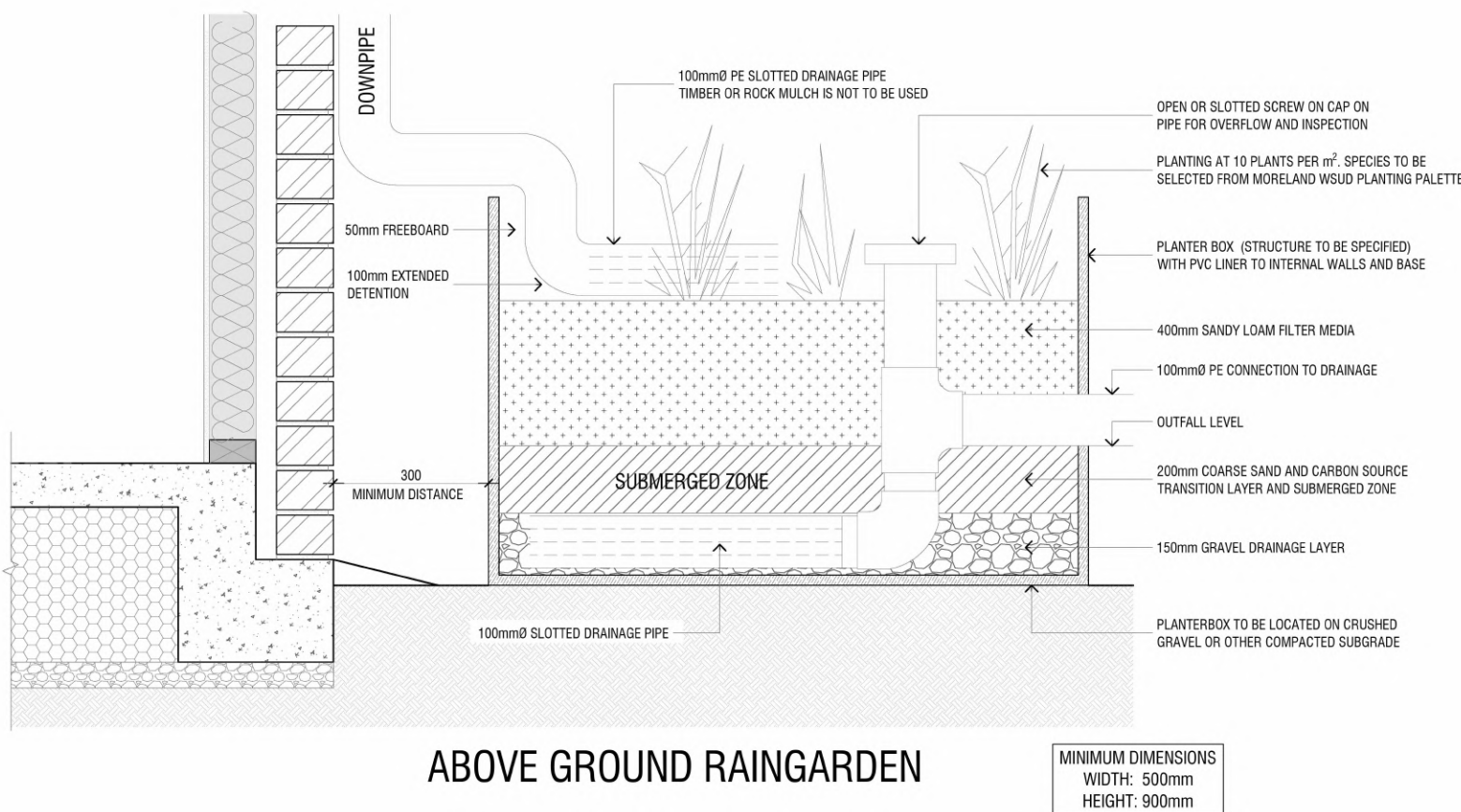
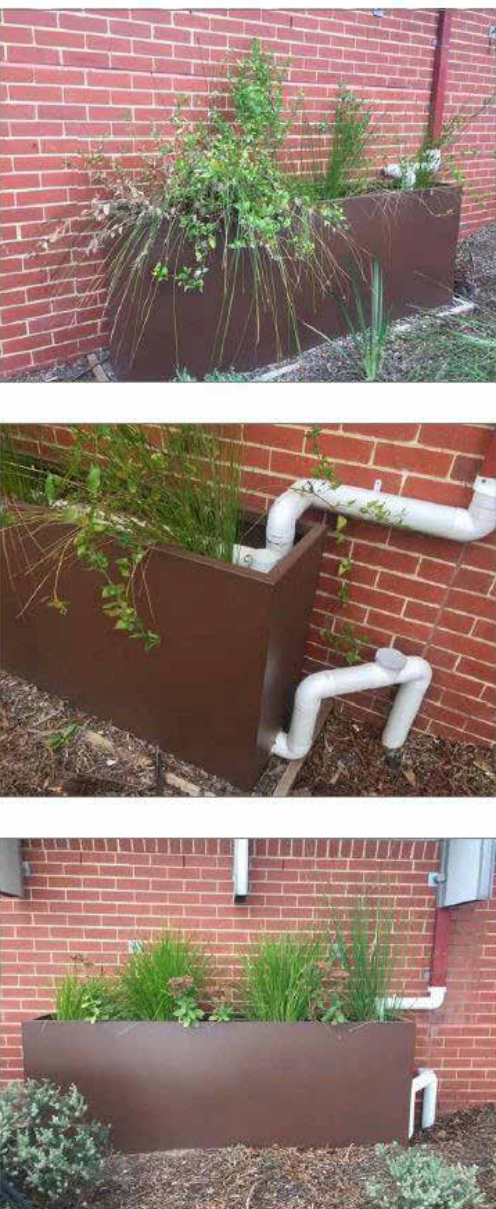
Melbourne Water STORM Rating Report

TransactionID: 0
Municipality: MERRI-BEK
Rainfall Station: MORELAND
Address: 44 Austin Crescent

Pascoe Vale
VIC 3044
Assessor: Your Design Group
Development Type: Residential - Multiunit
Allotment Site (m2): 974.00
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Dwelling 1 Treated (RWT)	173.00	Rainwater Tank	2,500.00	6	121.20	77.20
Dwelling 2 Treated (RWT)	173.00	Rainwater Tank	2,500.00	6	121.20	77.20
Dwelling 1 Treated (Raingarden)	73.00	Raingarden 100mm	2.00	0	131.00	0.00
Dwelling 2 Treated (Raingarden)	67.00	Raingarden 100mm	2.00	0	131.55	0.00
Dwelling 1 Untreated Roof	39.00	None	0.00	0	0.00	0.00
Dwelling 2 Untreated Roof	39.00	None	0.00	0	0.00	0.00
Driveways	40.00	None	0.00	0	0.00	0.00

PLANTER BOX RAINGARDEN DETAIL



ISSUE: AMENDMENT: DATE: PROJECT: DRAWING TITLE: DESIGNED: SCALES: DATE: JOB No.:



73 WOODLAND STREET, ESSENDON 3040
THIS DRAWING AND INFORMATION HEREON REMAINS THE PROPERTY OF, AND MAY NOT BE USED OR COPIED IN ANY MEANS, WITHOUT THE PRIOR WRITTEN CONSENT OF YOUR DESIGN GROUP

info@yourdesigngroup.com.au
www.yourdesigngroup.com.au
PH: 1300 - 035 - 740

A TP SUBMISSION
B TP RFI

17.04.2025
18.06.2025



PROPOSED DWELLINGS AT:
44 AUSTIN CRESCENT, PASCOE VALE

ROOF CATCHMENT PLAN

JM
A1 = 1:100
A3 = 1:200
SHEET SIZE: A1
SHEET NO: 7/7
DRAWING No.: TP7

Site Preparation
Remove any on-site building material, rubbish and weeds from planting areas that will be restrictive to plant growth. Stump ground all trees marked as 'to be removed.' Imported topsoil to be a medium texture sandy loam.

Garden Beds
Existing subgrade to be dug to a depth of no less than 275mm below finished grade in garden beds to allow for 200mm topsoil and 75mm mulch. Original sub-base to be cultivated where possible. Gypsum to be spread if there is a clay sub surface. Use organic mulch on all garden bed areas.

Trees
Use three 50 x 50 x 2400 HW stakes per tree. Fasten trees to stakes with 50mm fabric tie in figure 8 loop. Existing street trees to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Area beneath the canopy should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced arborist.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or similar with 80% of particles in the size range 10 to 20mm in plan and 5mm in thickness. No particles are to exceed 30mm in plan. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. All mulch is to be sloped towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.

Permeable Gravel Surface
75mm depth of Dromana Toppings gravel surface is to be laid on a 50mm depth of consolidated crushed rock. Surface to be compacted using a vibrating plate.

Lawn
Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

Timber Edges
Provide 75 x 25mm treated pine edges to all borders between gravel paths and garden beds (and lawn), using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joints in the plinth.

Fertilizer
Use 6-9 month osmocote suitable for Australian plants and applied at advanced rates:
Advanced trees: 200g per tree. 200 dia pots: 20g per pot. 150 dia pots: 15g per pot.

Irrigation
Drip irrigation to be supplied. For all shrub/ tree areas include a battery operated timer, water filter, pressure regulator backflow preventer, vacuum breakers and master valve.

Maintenance Schedule
To follow for a two year period after final completion. Work to be carried out by the owner or body corporate. Plants to be regularly checked for pests and diseases and appropriate treatments applied. Where necessary:

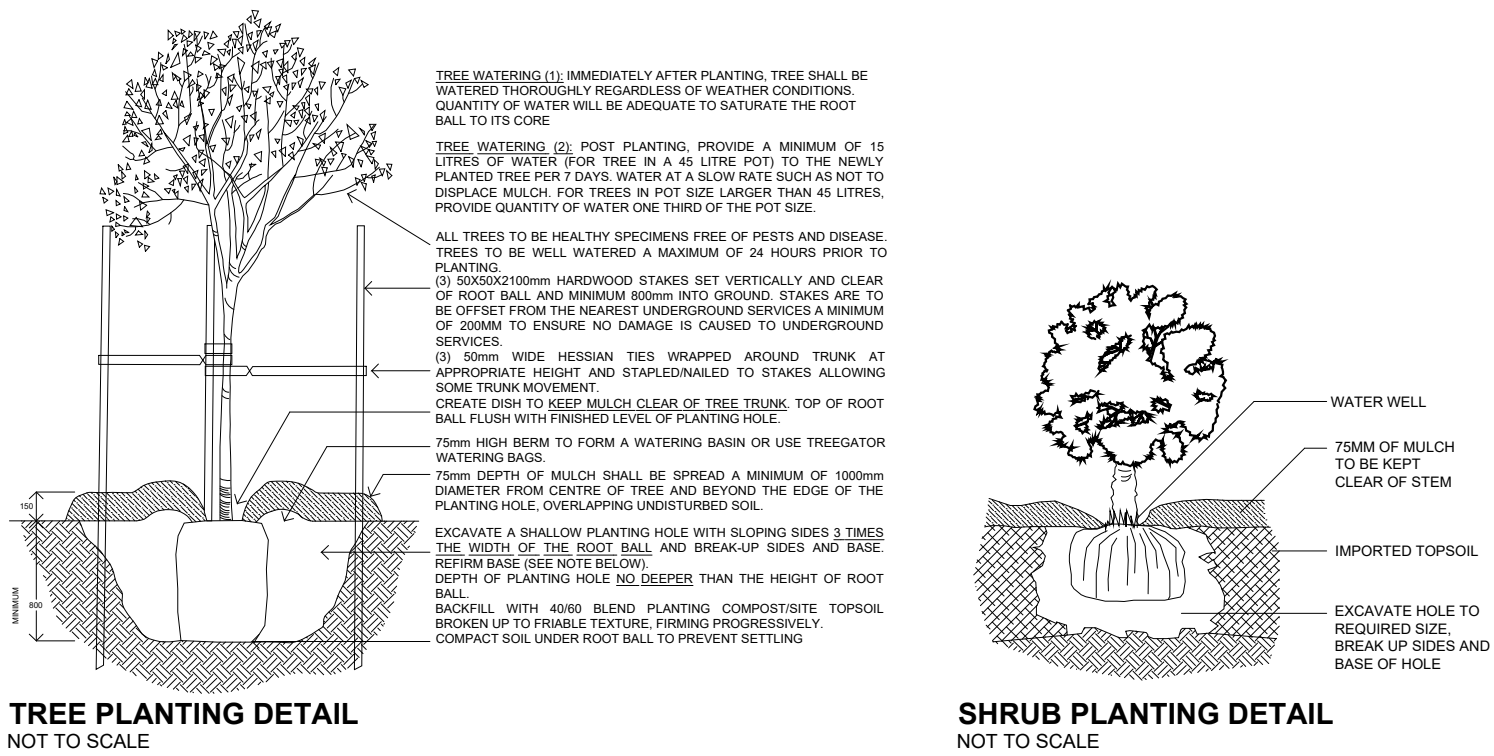
- prune every 3 months to ensure good shape and remove dead limbs
- additional applications of osmocote as per manufacturers recommendations
- regular watering during summer months and dry periods
- replace dead plants with equally sized plants within maintenance period
- control weeds throughout maintenance via hand and chemical means
- replenish mulch
- remove tree stakes after establishment to ensure successful ongoing health & shape of trees

PROPOSED PLANTING

KEY	BOTANICAL NAME	COMMON NAME	DECIDUOUS (D) EVERGREEN (E)	HEIGHT x SPREAD (MATURITY)	INSTALL SIZE (MIN.)	DENSITY	QTY
TREES:							
LfF	<i>Lagerstroemia fauriei</i> 'Fantasy'	Fantasy Crepe Myrtle	D	9.0 x 8.0m	2.0m Height	--	2
OeSH	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	E	8.0 x 5.0m	2.0m Height	--	2
SHRUBS:							
MpM	<i>Murraya paniculata</i> 'Min-A-Min'	Dwarf Orange Jessamine	E	1.0 x 1.0m	140mm Pots	--	40
RCW	<i>Rhaphiolepis indica</i> 'Cosmic White'	Cosmic White Indian Hawthorn	E	1.5 x 1.5m	140mm Pots	--	4
SaBC	<i>Syzygium australe</i> 'Bush Christmas'	Bush Christmas Lilly Pilly	E	1.5 x 1.5m	140mm Pots	--	1
SaSF	<i>Syzygium australe</i> 'Select Form'	Select Form Lilly Pilly	E	3.0 x 1.2m (clipped)	200mm Pots	--	14
VoDF	<i>Viburnum odoratissimum</i> 'Dense Fence'	Dense Fence Sweet Viburnum	E	2.0 x 1.0m (clipped)	200mm Pots	--	6
WAB	<i>Westringia</i> 'Aussie Box'	Aussie Box	E	0.7 x 0.7m	140mm Pots	--	7
WWG	<i>Westringia</i> 'Wynyabbie Gem'	Wynyabbie	E	1.5 x 1.5m	140mm Pots	--	2
GROUNDCOVERS:							
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	E	0.6 x 0.6m	140mm Pots	3.5 p/m ²	23
LmMW	<i>Liriope muscar</i> 'Monroe's White'	Monroe's White Turf Lily	E	0.4 x 0.4m	140mm Pots	4 p/m ²	121
TaFM	<i>Trachelospermum asiaticum</i> 'Flat Mat'	Flat Mat Jasmine	E	0.2 x spreading	140mm Pots	2 p/m ²	14
CLIMBERS:							
TJ	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	E	Climbing (on frame)	140mm Pots	--	6

All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use.
All canopy trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.
Most plants specified are drought tolerant species, and is capable of achieving a minimum density of 80% coverage after 12 months.

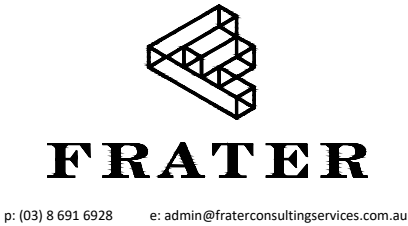
TREE TYPE:	CANOPY COVER P / TREE:	CANOPY COVER TOTAL:	MIN. DEEP SOIL AREA REQUIRED (m ²)	MIN. SOIL PLAN DIMENSION (m)
B	50.3m ²	100.6 m ²	49m ²	4.5m
A	19.6m ²	39.2m ²	16m ²	3.0m
TOTAL TREE CANOPY:		139.8 m ²	14.35%	
TOTAL SITE AREA:		974 m ²	100%	



All dimensions must be verified on site prior to commencement of work or establishment of any shop drawings. Figured dimensions must take precedence over scaled dimensions. All scaled dimensions must be verified on site. These drawings are to be read in conjunction with all specifications, schedules, all other consultants documentation Town Planning endorsed plans and Planning Permit.

Project Address
44 AUSTIN CRESCENT, PASCOE VALE

Drawing Title
LANDSCAPE PLAN



Rev -- Description TOWN PLANNING Date 17.06.2025

North Point
Scale 1:150 (A1)

Drawn by DD Checked by DD

Project Number 250520 FCS65024 Issue Date JUNE 2025

Drawing Number TP1 Revision Issue --