



Application for a **Planning Permit**

i Privacy Statement

Any material submitted with this application, including plans and personal information, may 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*. You must not submit any personal information or copyright material of third parties without their informed consent.

Central Goldfields Shire Council (CGSC) cannot publish your personal information (apart from the relevant address) on its internet site unless you consent to this. Do you consent to your personal information (such as your name and contact details) being made available to members of the public?

☒ No.

Yes. (Name only?)

i Questions marked with must be completed.

More information about the planning permit application process is found [here](#).

Please submit your application to planning@cgoldshire.vic.gov.au.

Application type

Is this a [VicSmart](#) application?

☒ No

Yes. Please specify which classes:

Pre-application meeting

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

☒ No

Yes. Name and date:

Applicant details

Name:

Organisation (if applicable):

Address:

Phone number:

Email:

Preferred contact (if different to applicant):

Name:

Organisation (if applicable):

Address:

Phone number:

Email:

Land details

Address:

Formal land description:

Lot: on Lodged Plan/Title Plan/Plan of Subdivision:

OR

Crown Allotment: Section:

Parish/Township of:

Land owner:

Current land use and development description:

Proposal

Description of the use, development or other matter proposed:

Construction of duplex dwelling with attached garages

Estimated cost of development (if applicable): \$663,700.00

Applicant declaration



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

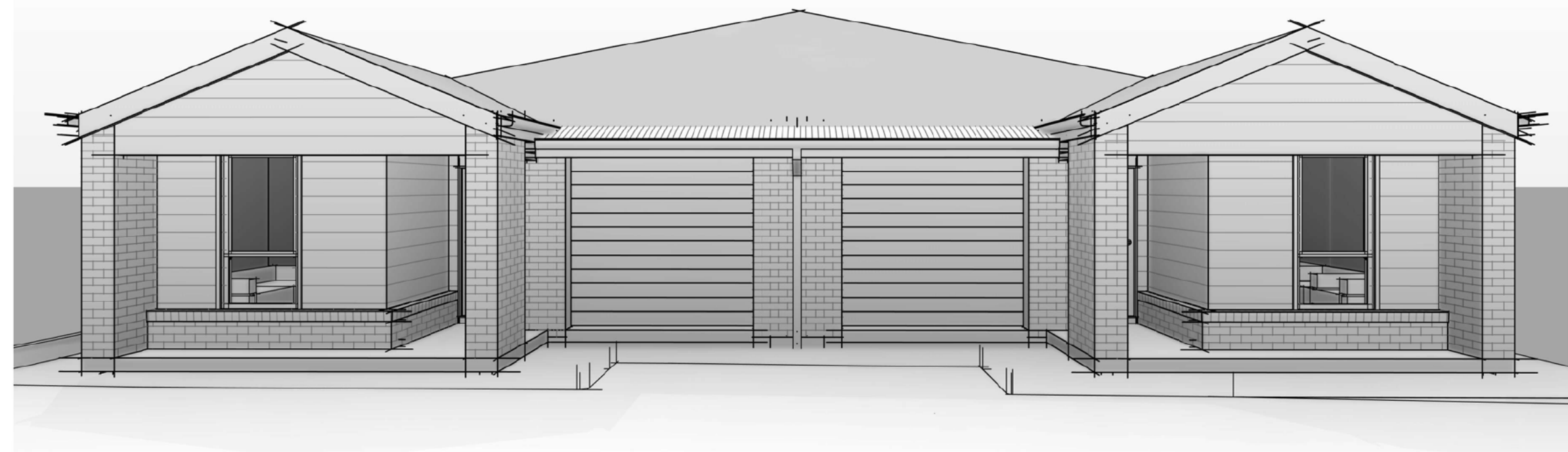
Signature:

Date: 25/05/2026

Application checklist

- ✓ Correctly filled and signed planning permit application form.
- ✓ Full and current copy of title documents: Register Search Statement, Title Plan and any restrictive covenants (generated within 3 months) – can be purchased from [Landata](#).
- ✓ Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- ✓ Information required by the planning scheme.

SHEET LIST	
SHEET NUMBER	SHEET NAME
00	COVER PAGE
01.1	SITE PLAN
01.2	LANDSCAPE PLAN
01.3	SLAB PLAN
02	GROUND FLOOR
03.1	ELEVATIONS A - B
03.2	ELEVATIONS C - D
04	SECTIONS
05	ELECTRICAL PLAN
06.1	INTERNALS - KITCHEN 1 / LAUNDRY 1
06.2	INTERNALS - BATHROOM 1 / ENSUITE 1
06.3	INTERNALS - LINEN / WIR / ROBE
07.1	INTERNALS - KITCHEN 2 / LAUNDRY 2
07.2	INTERNALS - BATHROOM 2 / ENSUITE 2
07.3	INTERNALS - LINEN / WIR / ROBE



SPECIFICATIONS

GENERAL

- IT IS RESPONSIBILITY OF BUILDER TO VERIFY ALL DOCUMENTS AS TO THEIR ACCURACY AND SUITABILITY
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS WHERE APPLICABLE
- NCC 2022 - NATIONAL CONSTRUCTION CODE 2022 - VOLUME 2 - HOUSING PROVISIONS

STATUTORY REQUIREMENTS

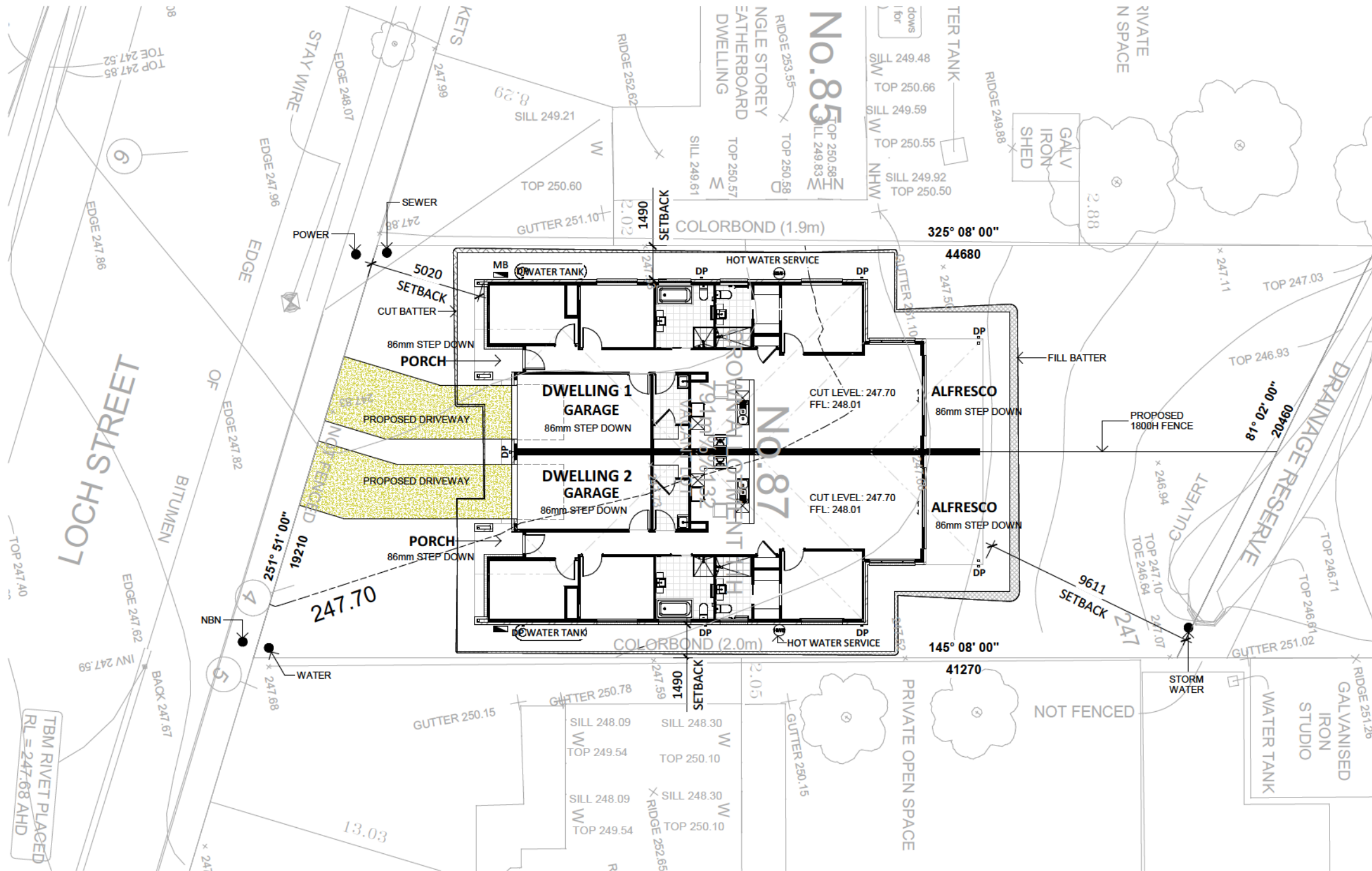
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC 2022 CONDITIONS IMPOSED BY LOCAL AUTHORITY, & COMMITMENTS NOTED IN RELEVANT BASIX/6-STAR CERTIFICATE
- THE BUILDER IS TO COMPLY WITH REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER BUILDING WORKS AND PROVISIONS OF THE HOME BUILDING ACT.
- BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR THE USE OF THE SUBCONTRACTORS

NCC 2022 REQUIREMENTS

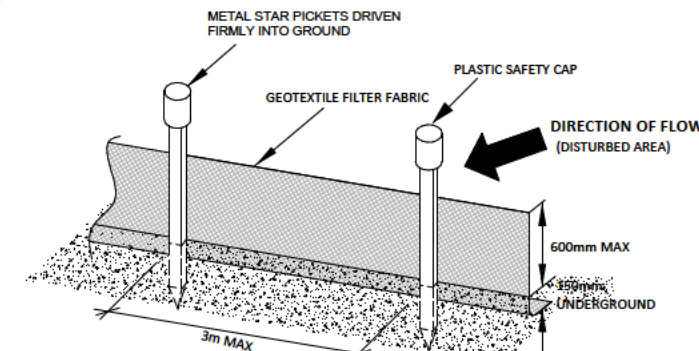
- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH ENGINEER'S DETAILS & PART 3.2 OF NCC 2022. ALL EXCAVATIONS & UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH ENGINEER'S DETAILS & PART 4.2.3 OF NCC 2022
- PRIMARY BUILDING ELEMENTS TO BE PROTECTED FROM SUBTERRANEAN TERMITES IN ACCORDANCE WITH PART 3.4 OF NCC 2022
- PROVIDE ADEQUATE CROSS VENTILATION TO SPACE UNDER SUSPENDED GROUND FLOORS IN ACCORDANCE WITH PART 6.2.1 OF NCC 2022
- STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.3 OF NCC 2022 & AS/NZS 3500.3
- ALL TIMBER FRAMEWORK SHALL COMPLY WITH AS1684
- ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH AS1720 & INSTALLED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS
- STRIP & SHEET FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH AS1684
- STEEL FRAMING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & PART 6.3 OF NCC 2022
- ALL ROOF CLADDING SHALL COMPLY WITH PART 7 OF NCC 2022, & INSTALLED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS
- METAL SHEET ROOF CLADDING'S COMPLIANCE WITH AS1562.1:2018
- GUTTERS & DOWNPIPES SHALL BE IN ACCORDANCE WITH PART 7.4 OF NCC 2022
- DOWNPIPE LOCATION IS FOR INDICATIVE PURPOSES ONLY AND WILL BE INSTALLED AT PLUMBER'S DISCRETION TO AS3500.3:2018
- PLIABLE WRAP & SARKING SHALL COMPLY WITH AS/NZS4200.1 & 2
- FLASHING SHALL COMPLY WITH EITHER AS4773 OR AS3700
- PARAPET CAPPINGS TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS NCC 2022 PART 7.5.8
- CLAY BRICK WORK SHALL COMPLY WITH EITHER AS4773 OR AS3700
- CONCRETE BLOCK WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH EITHER AS4773 OR AS3700
- AUTOCLAVED AERATED CONCRETE PRODUCTS SHALL E INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- DAMP PROOF COURSES & CAVITY VENTILATION SHALL COMPLY WITH EITHER AS4773 OR AS3700
- MORTAR & JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH EITHER AS4773 OR AS3700
- MASONRY ACCESSORIES SHALL COMPLY WITH EITHER AS4773 OR AS3700 APPROPRIATE TIES SHALL BE PROVIDED TO ARTICULATED MASONRY JOINTS
- UNTELS USED TO SUPPORT BRICKWORK OVER OPENINGS & BE PROTECTED FROM CORROSION SHALL COMPLY WITH EITHER AS4773 OR AS3700
- ENGAGED PIERS IN SINGLE LEAF MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDAANCE WITH EITHER AS4773 OR AS3700
- INTERNAL WET AREAS & BALCONIES OVER HABITABLE ROOMS TO BE WATERPROOFED IN ACCORDANCE WITH PART 10.2 OF NCC 2022 & AS3740:2021. WET AREA WALL LINING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- ALL TIMBER DOOR & DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS2688 & AS2689 UNLESS NOTED OTHERWISE IN THE SCHEDULE OF WORKS
- WINDOWS & DOORS SHALL BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH AS 2047
- PROTECTION OF OPENABLE WINDOWS IN ACCORDANCE WITH CLAUSE 11.3 OF NCC 2022
- ALL GLAZING SHALL COMPLY WITH PART 8 OF NCC 2022 AND AS 1288:2021
- OPAQUE BANDS TO THE GLASS DOORS AND WINDOWS IN ACCORDANCE WITH CLAUSE 8.4.7 OF THE NCC 2022
- STAIR & RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 11.2 OF NCC 2022
- BALUSTRADES SHALL BE IN ACCORDANCE WITH PART 11.3 OF NCC 2022
- HANDRAIL FOR FULL FLIGHT OF STAIRS IN ACCORDANCE WITH 11.3.5 OF THE NCC 2022
- ALL PLUMBING SHALL COMPLY WITH REQUIREMENTS OF RELEVANT SUPPLY AUTHORITY & AS3500, & BE CARRIED OUT BY A LICENSED PLUMBER
- ALL ELECTRICAL WORK SHALL COMPLY WITH REQUIREMENTS OF RELEVANT SUPPLY AUTHORITY & AS3000 & BE CARRIED OUT BY LICENSED ELECTRICIAN
- ALL GAS INSTALLATIONS SHALL COMPLY WITH REQUIREMENTS OF RELEVANT SUPPLY AUTHORITY, & BE CARRIED OUT BY A LICENSED GAS FITTER
- PROVIDE & INSTALL HARD WIRED INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH AS3786:2014 & HSD6 OF NCC 2022
- INSTALLATION OF WALL & FLOOR TILES SHALL BE IN ACCORDANCE WITH AS3958.1
- BUILDING FABRIC SHALL COMPLY WITH PART 13.2 OF NCC 2022 FOR ABCB HOUSING PROVISIONS
- BUILDING TO BE SEALED TO THE REQUIREMENTS OF PART 13.4 OF NCC 2022, INCLUDING CHIMNEY'S, FLUES, ROOF LIGHTS, EXTERNAL WINDOWS & DOORS, EXHAUST FANS, ROOF, WALLS, & FLOORS.
- SERVICES ARE TO BE INSTALLED TO THE REQUIREMENTS OF 13.7 OF NCC 2022, INCLUDING HOT WATER SUPPLY, INSULATION OF SERVICES, CENTRAL HEATING WATER PIPING, HEATING & COOLING DUCTWORK
- MECHANICAL VENTILATION IS TO BE INSTALLED IN ACCORDANCE WITH PART 10.6 OF NCC 2022
- INWARD SWINGING WC DOORS ARE TO BE FITTED WITH LIFT OFF HINGES TO COMPLY WITH PART 10.4.2 OF NCC 2022
- METHOD OF TERMITE TREATING THE GARAGE ON THE BOUNDARY IN ACCORDANCE WITH AS3660.1 (TERMITE-GREEN PHYSICAL BARRIER)
- PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOUR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2
- CONDENSATION MANAGEMENT COMPLIANCE IN ACCORDANCE WITH NCC 2022 CLAUSE 10.8
- EXHAUST SYSTEMS (THIS INCLUDES TASTIC LIGHT & VENT COMBO TYPE FANS) TO DISCHARGE TO OUTSIDE AIR AS PER PART 10.8.2 OF NCC 2022
- EXHAUST SYSTEM FLOW RATE IN ACCORDANCE WITH NCC 2022 CLAUSE 10.8.2:
 - 40 l/s FOR A LAUNDRY/KITCHEN
 - 25 l/s FOR A BATHROOM/SANITARY COMPARTMENT
- EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 13.4 NCC 2022
- ANTI PONDING BOARDS TO ROOF AS PER NCC 2022 CLAUSE 7.3 DUE TO NO EAVES
- LIGHTWEIGHT EXTERNAL WALL CLADDING CLEARANCE TO THE GROUND TO BE IN ACCORDANCE WITH NCC 2022, VOL 2, PART 7.5.7
- SLIP RESISTANCE TO STAIRS IN ACCORDANCE WITH NCC 2022, VOL 2, PART 11.2.4 AND TABLE 11.2.4 AND AS4586

ARTIST IMPRESSION REPRESENTED IN 3D IMAGE ARE FOR ILLUSTRATIVE PURPOSES ONLY. SUBSEQUENT DOCUMENTATION TAKES PRECEDENCE

00	BUILDER:	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. ALL WRITTEN DIMENSIONS IN THIS DRAWING ARE NOMINAL ONLY.	REV:	DESCRIPTION:	INITIAL:	DATE:	duplex DUAL OCCUPANCY 	DRAWN BY: NARKIAN		DESIGN NAME: RUBY 298
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	Designer							SCALE:	REV: -	00-000



- STANDARD NOTES**
1. ALL WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE.
 2. ALL ROOF BEAMS, LINTELS AND BRICKWORK ANGLES TO TRUSS/WALL FRAME MANUFACTURER'S SPECIFICATIONS AND ENGINEERS VERIFICATION.
 3. WC DOORS TO COMPLY WITH BCA VOL 2 PT 3.8.3.3.
 4. ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH BCA VOL 2 PT 3.8.1.
 5. ENGINEER DESIGNED - PREFABRICATED TIMBER ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS. (600 CTS UNLESS NOTED OTHERWISE).
 6. 90mm PREFABRICATED TIMBER WALL FRAMES AS PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
 7. BUILDER & TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT BE ORDERING OF MATERIALS.
 8. REPORT ANY ERRORS FOR CLARIFICATION/CORRECTION AS NO RESPONSIBILITY WILL BE TAKEN AFTER CONSTRUCTION HAS COMMENCED.
 9. ALL ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
 10. SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER AND WILL BE INSTALLED AT PLUMBERS DISCRETION TO AS3500.3-2018
 11. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT TRADE AND TECHNICAL MANUALS.
- GENERAL NOTE:**
- ALL LEVELS SHOWN ARE NOMINAL
 - FINAL LEVELS ARE TO BE DETERMINED ON-SITE TO BEST SUIT GRADE & FALLS



- CONSTRUCTION NOTES**
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO FOLLOW THE CONTOURS OF THE SITE.
 2. DRIVE 1.5 METRE LONG POSTS INTO GROUND, MAXIMUM 3 METRES APART.
 3. STAPLE TO 40 mm SQUARE HARDWOOD POSTS OR WIRE TIED TO STEEL POSTS.
 4. DIG A 150 mm DEEP TRENCH ALONG THE UP-SLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 5. BACKFILL TRENCH OVER BASE OF FABRIC AND COMPACT ON BOTH SIDES.

SITE AREA		
NAME	AREA (m²)	PERCENTAGE
D1 - DRIVEWAY	21.46	2.71%
D1 - DWELLING	156.21	19.75%
D2 - DRIVEWAY	24.01	3.04%
D2 - DWELLING	156.22	19.75%
SITE REMAINING	433.06	54.75%
TOTAL	790.96	100.00%

ALLOTMENT 790.96m² GREATER THAN 650m²
- NO LESS THAN 35% MINIMUM GARDEN AREA - 276.84m²

SITE PLAN
ALTO

01.1

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Designer

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DESCRIPTION:

INITIAL:

DATE:

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DUAL OCCUPANCY

JOB ADDRESS:
87 LOCH STREET MARYBOROUGH

DRAWN BY: NARKIAN

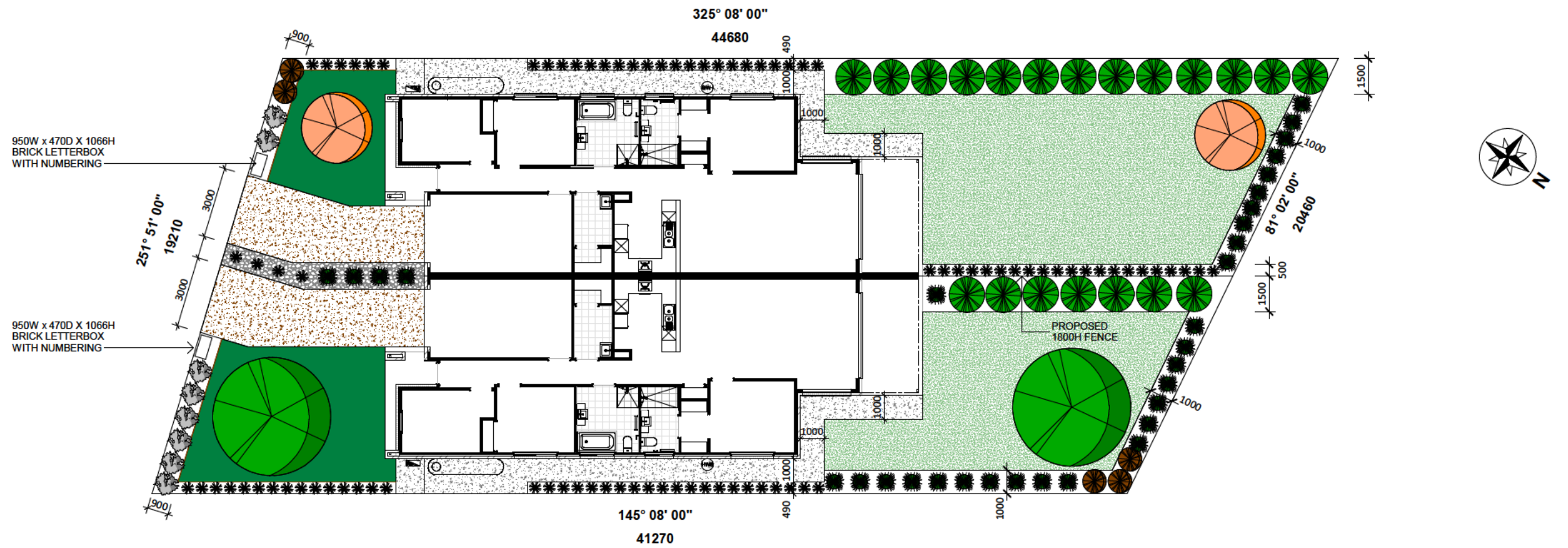
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OWNER:
HOTONDO MASTER

DESIGN NAME: RUBY 298

PROJECT No: 00-000



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE (mm)	MATURE SIZE (M) (Height x Width)	EXOTIC / NATIVE	EVERGREEN / DECIDUOUS	QUANTITY
LARGE TREES							
	MAGNOLIA GRANDIFLORA	YELLOW BLOODWOOD	300	8 x 5	NATIVE	EVERGREEN	1
MEDIUM TREES							
	CORYMBIA EXIMIA	EVERGREEN MAGNOLIA	300	4 x 3	EXOTIC	EVERGREEN	1
MEDIUM SHRUBS							
	PITTOSPORUM	WONDER SCREEN	200	3 x 1.5	NATIVE	EVERGREEN	20
	ABELIA	GRANDIFLORA DWARF	200	1 x 1	EXOTIC	EVERGREEN	5
GROUND COVER							
	CONVOLVULUS CNEORUM	SILVER LEAFED CONVULVULUS	200	0.6 x 0.9	EXOTIC	EVERGREEN	8
TUSSOCKS							
	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	100	0.6 x 1.0	NATIVE	EVERGREEN	32
	ORTHROSANTHUS MULTIFLORUS	MORNING FLAG	100	0.5 x 0.5	NATIVE	EVERGREEN	88

LEGEND

EXPOSED AGGREGATE CONCRETE	
COLOURED CONCRETE	
PLAIN CONCRETE	
RIVER ROCKS - VARIED SIZING	
TURF SUITABLE TO LOCALITY	
SEEDED LAWN	
GARDEN BED EDGING	

CANOPY TREE REQUIREMENT:
SITE AREA: 790.96m²
GARDEN AREA: 433.06m² / 54.75%
10% OF SITE AREA: 79.096m²

PROPOSED CANOPY TREE		
TREE NAME	QUANTITY	TOTAL CANOPY AREA
MAGNOLIA GRANDIFLORA	2	153.9m ²
CORYMBIA EXIMIA	2	113.1m ²
		267m ²

LANDSCAPE PLAN

ALTO

01.2

BUILDER:
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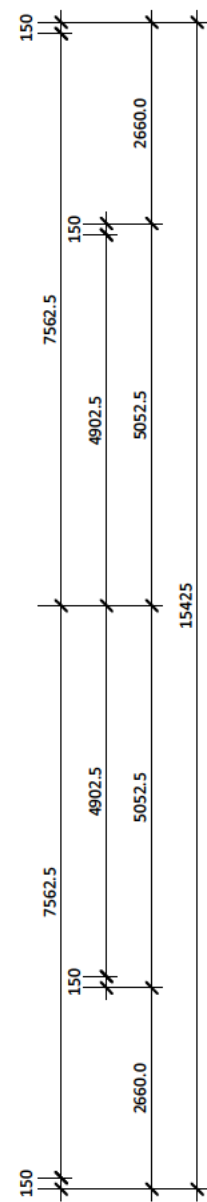
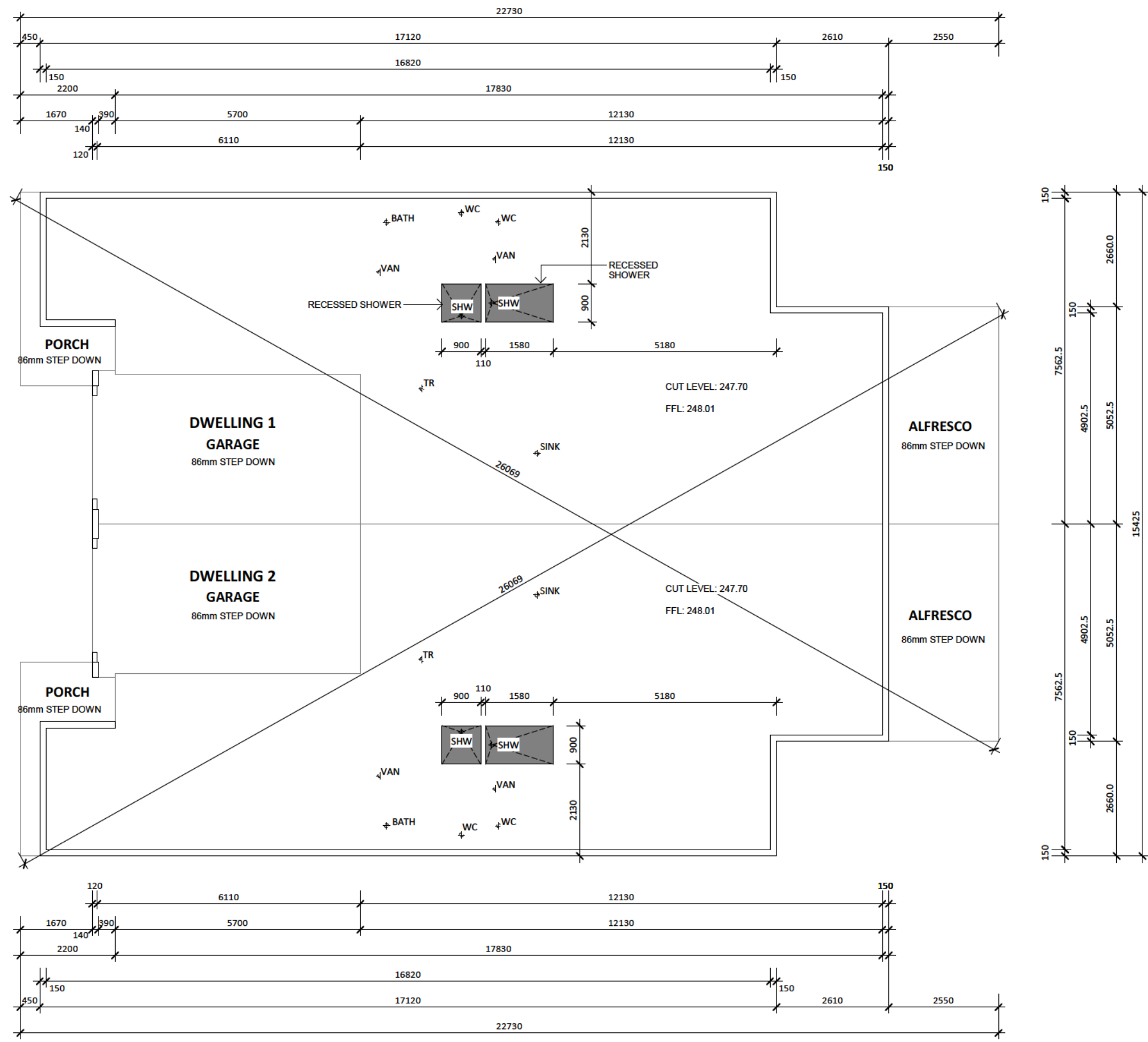
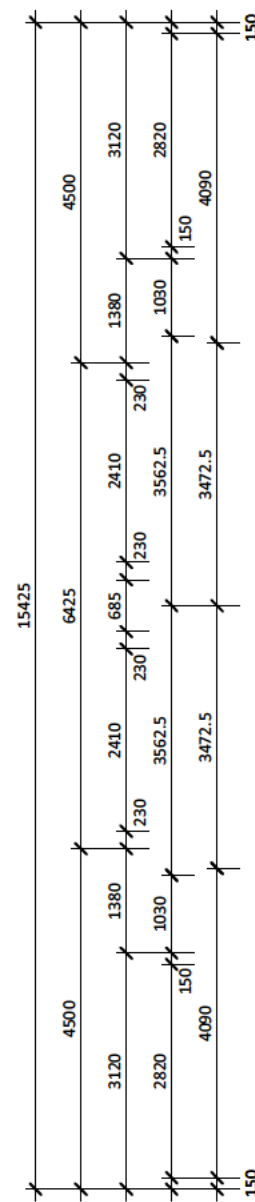
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SLAB PLAN

ALTO

01.3

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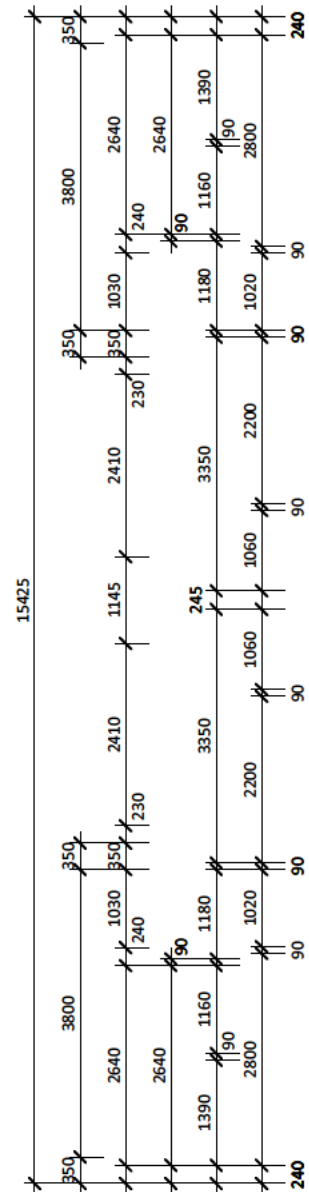


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SCALE: 1 : 100	REV: -		

ALL EXTERNAL WINDOWS & DOORS
TO HAVE A NOMINAL HEAD HEIGHT
OF 2100mm FROM FINISHED FLOOR
LEVEL UNLESS NOTED OTHERWISE

ALL FIXTURES AND FITTINGS USED
THROUGHOUT THIS SET OF DRAWINGS ARE
FOR ILLUSTRATIVE PURPOSES ONLY. REFER
TO RELEVANT CURRENT SPECIFICATION
DOCUMENT FOR ALL STANDARD INCLUSIONS

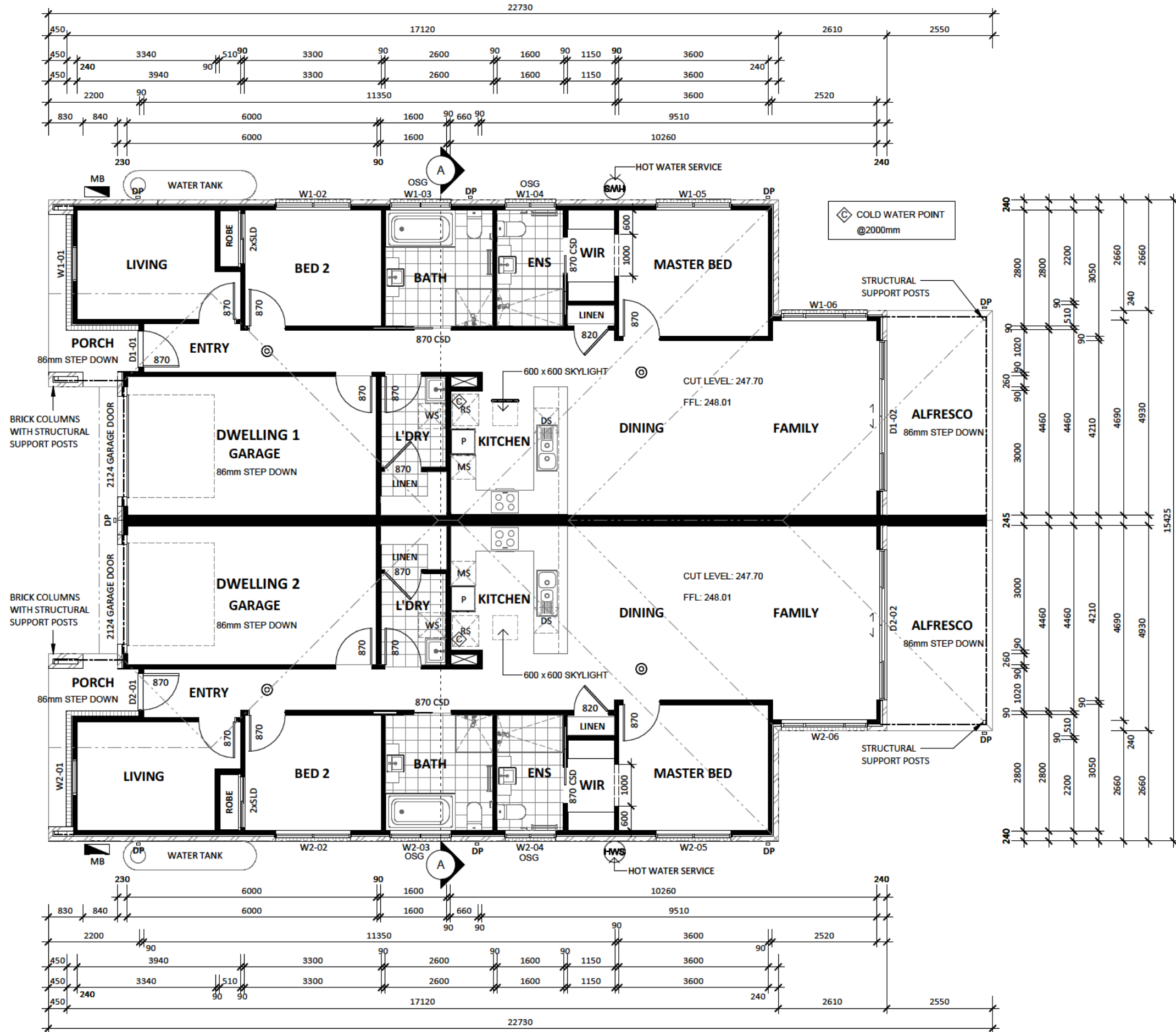
B
A X C
D
ELEVATION



MS MICROWAVE SPACE
DS DISHWASHER SPACE
RS REFRIGERATOR SPACE
WS WASHING MACHINE SPACE
OSG OBSCURE SAFETY GLASS
--- 230mm BULKHEAD
--- CUPBOARD OVERHEAD
--- CUPBOARD UNDERNEATH
--- ROOF LINE ABOVE
--- STRUCTURAL BEAM

FLOOR PLAN

ALTO



FLOOR AREA (m²)

D1. PORCH	4.10
D1. DWELLING	117.56
D1. ALFRESCO	12.88
D1. GARAGE	21.67
DWELLING 1	156.21
D2. DWELLING	117.56
D2. PORCH	4.10
D2. ALFRESCO	12.88
D2. GARAGE	21.67
DWELLING 2	156.21
TOTAL	312.43

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JOB ADDRESS:
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OWNER:
HOTONDO MASTER

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DESIGN NAME: RUBY 298

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PROJECT No:

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02

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LEGEND

REFER TO DETAILED SINGLE PAGE SPECIFICATION DOCUMENT FOR FULL FACADE DETAILS



SELECTED FACE BRICK



SELECTED COLORBOND ROOF AT 22.5° PITCH

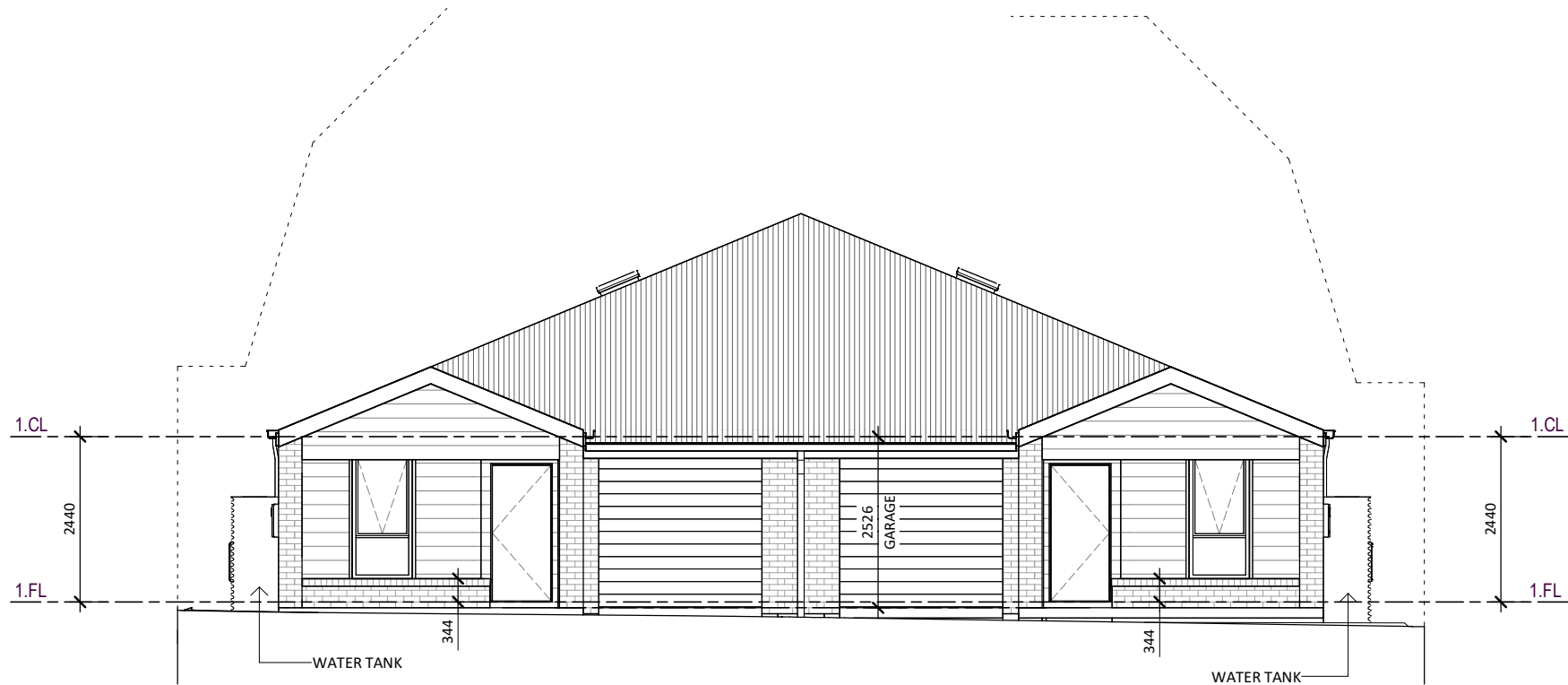


JAMES HARDIE HARDIPLANK SMOOTH 230



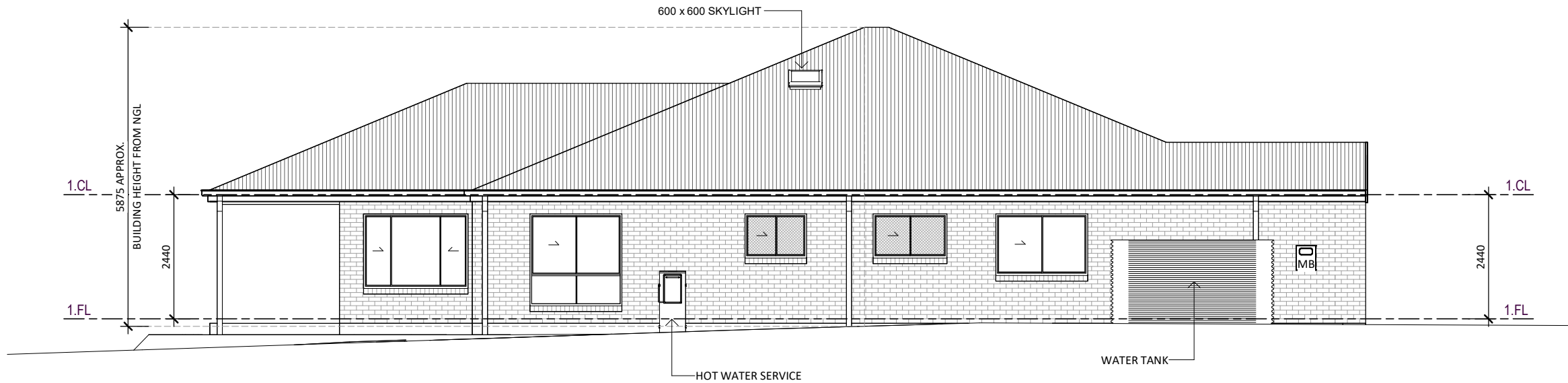
OBSCURE GLAZING

- FRONT ENTRY DOOR TO FACADE SPECIFICATION
- GARAGE DOOR TO STANDARD INCLUSIONS
- IN FILL ABOVE GARAGE DOOR TO FACADE SPECIFICATION
- SELECTED ALUMINIUM WINDOWS TO FACADE SPECIFICATION
- SELECTED JAMES HARDIE FC SHEET IN FILL ABOVE ALL WINDOWS & DOORS UNLESS NOTED OTHERWISE
- BRICKWORK ABOVE FRONT ENTRY DOOR & WINDOWS TO FRONT FACADE ONLY
- COLORBOND FASCIA & GUTTER



ELEVATION A

ALTO



ELEVATION B

ALTO

ALL GROUND FLOOR EXTERNAL WINDOWS & DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

03.1

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SCALE: 1 : 100	REV: -	

LEGEND

REFER TO DETAILED SINGLE PAGE SPECIFICATION DOCUMENT FOR FULL FACADE DETAILS



SELECTED FACE BRICK



SELECTED COLORBOND ROOF AT 22.5° PITCH

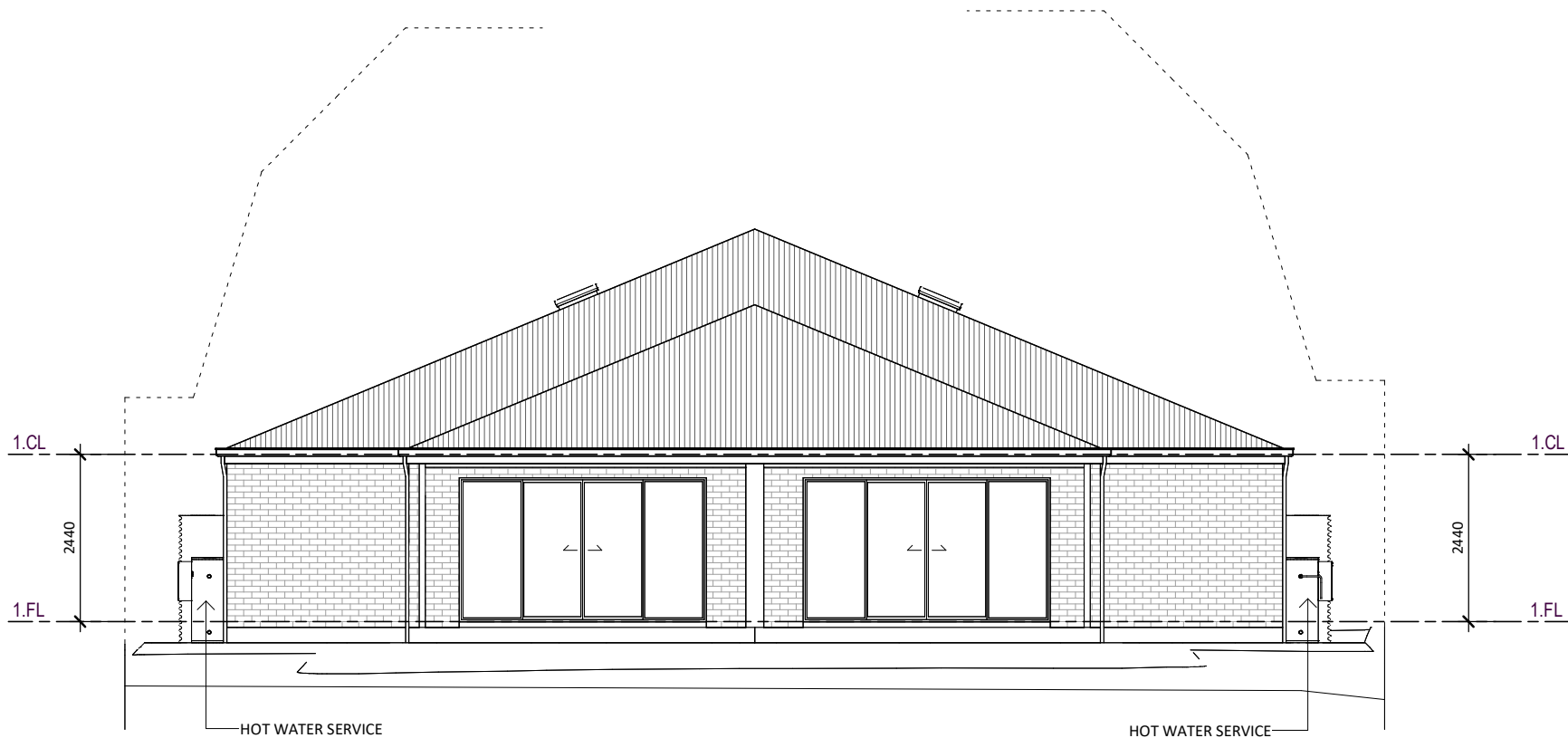


JAMES HARDIE HARDIPLANK SMOOTH 230



OBSCURE GLAZING

- FRONT ENTRY DOOR TO FACADE SPECIFICATION
- GARAGE DOOR TO STANDARD INCLUSIONS
- IN FILL ABOVE GARAGE DOOR TO FACADE SPECIFICATION
- SELECTED ALUMINIUM WINDOWS TO FACADE SPECIFICATION
- SELECTED JAMES HARDIE FC SHEET IN FILL ABOVE ALL WINDOWS & DOORS UNLESS NOTED OTHERWISE
- BRICKWORK ABOVE FRONT ENTRY DOOR & WINDOWS TO FRONT FACADE ONLY
- COLORBOND FASCIA & GUTTER



ELEVATION C
ALTO



ELEVATION D
ALTO

ALL GROUND FLOOR EXTERNAL WINDOWS & DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2100mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

03.2

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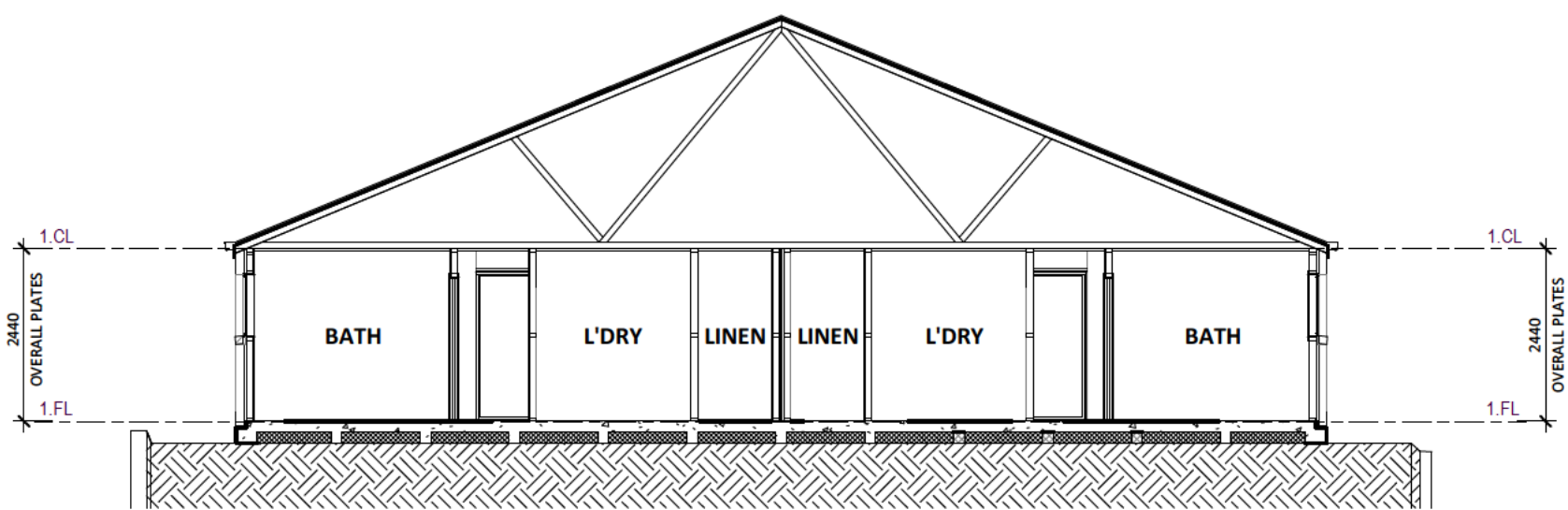
duplex
DUAL OCCUPANCY



JOB ADDRESS: 87 LOCH STREET MARYBOROUGH		OWNER: HOTONDO MASTER
DRAWN BY: NARKIAN		DESIGN NAME: RUBY 298
18/06/2026 08:55:33	SHEET: 03.2	PROJECT No: 00-000
SCALE: 1 : 100	REV: -	

WINDOW SCHEDULE				
ID	HEIGHT (mm)	WIDTH (mm)	DESCRIPTION	AREA (m²)
W1-01	1800	850	AWNING WINDOW	1.53
W1-02	1200	1810	SLIDING WINDOW	2.17
W1-03	857	1450	SLIDING WINDOW	1.24
W1-04	857	1210	SLIDING WINDOW	1.04
W1-05	1800	1810	SLIDING WINDOW	3.26
W1-06	1457	2050	SLIDING WINDOW	2.99
W2-01	1800	850	AWNING WINDOW	1.53
W2-02	1200	1810	SLIDING WINDOW	2.17
W2-03	857	1450	SLIDING WINDOW	1.24
W2-04	857	1210	SLIDING WINDOW	1.04
W2-05	1800	1810	SLIDING WINDOW	3.26
W2-06	1457	2050	SLIDING WINDOW	2.99
D1-01	2040	870	ENTRY DOOR	1.77
D1-02	2100	3610	SLIDING DOOR	7.58
D2-01	2040	870	ENTRY DOOR	1.77
D2-02	2100	3610	SLIDING DOOR	7.58

- LEGEND**
- REFER TO APPROVED BUILDING PERMIT
DRAWINGS FOR ALL FINAL SPECIFICATIONS
- ROOF TRUSSES AT 22.5° TO MANUFACTURERS SPECIFICATION
 - SELECTED COLORBOND ROOF ON BATTENS
 - SELECTED COLORBOND FASCIA & GUTTER
 - NO EAVE OVERHANG UNLESS NOTED OTHERWISE
 - CONCRETE SLAB TO ENGINEERS SPECIFICATION
 - PLASTERBOARD LINING TO ALL CEILINGS AND WALLS
 - UPPER STOREY FLOOR JOISTS (WHERE APPLICABLE) TO MANUFACTURERS SPECIFICATION



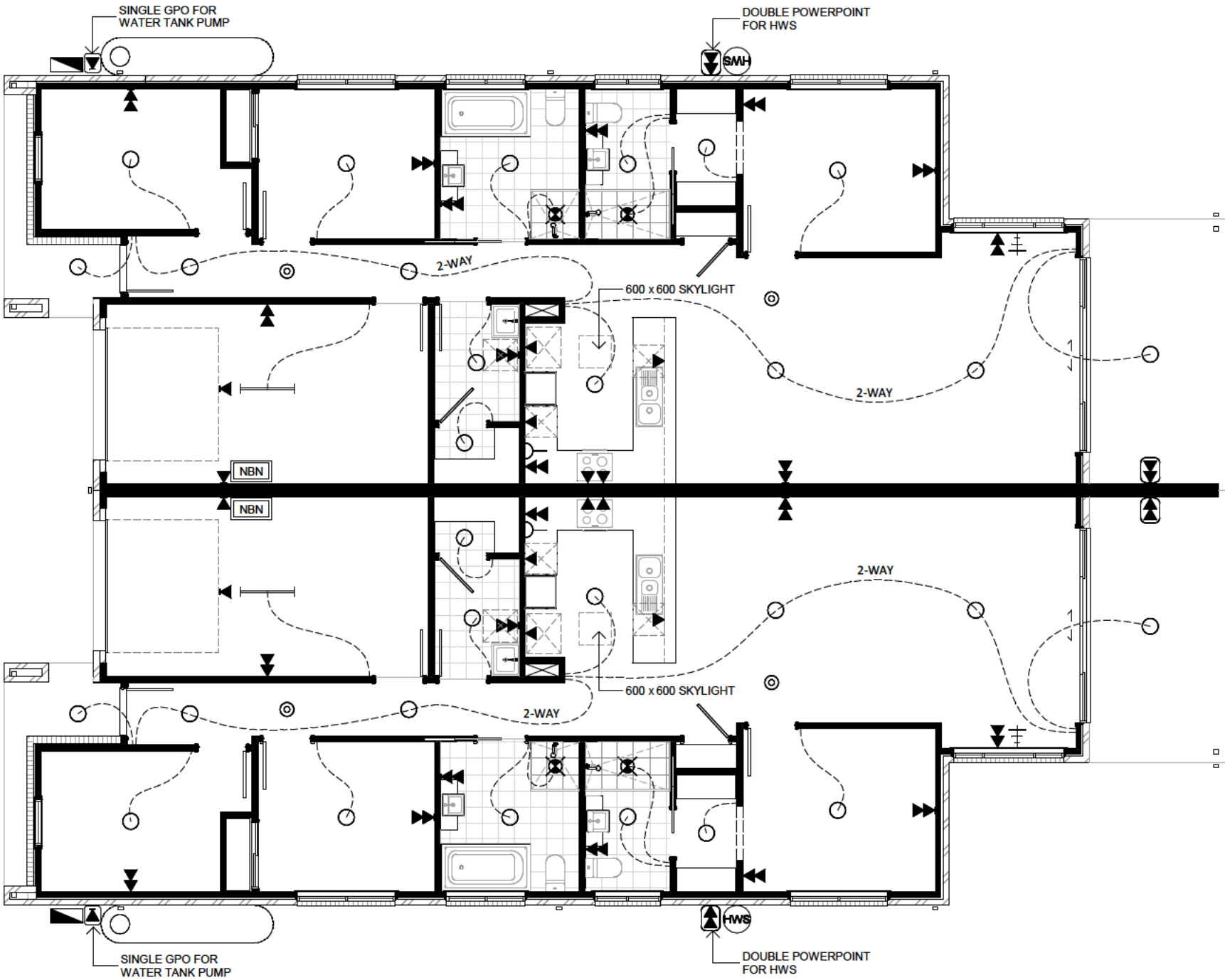
ELEVATION A
ALTO

04	BUILDER:	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. ALL WRITTEN DIMENSIONS IN THIS DRAWING ARE NOMINAL ONLY.	REV:	DESCRIPTION:	INITIAL:	DATE:	duplex DUAL OCCUPANCY 	JOB ADDRESS: 87 LOCH STREET MARYBOROUGH	OWNER: HOTONDO MASTER	
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	Designer							18/06/2026 08:55:34	SHEET: 04	PROJECT No:
								SCALE: 1 : 100	REV: -	00-000

LEGEND

REFER TO DETAILED SPECIFICATION DOCUMENT
FOR FULL ELECTRICAL INCLUSIONS AND PROVISIONS

- CEILING FAN
- NBN WIRED SERVICES CABINET
- HDMI POINT
- DATA POINT
- SPEAKER PRE WIRE
- STRIP LIGHTING
- DOUBLE FLOOD LIGHT WITH SENSOR
- DOUBLE FLOOD LIGHT
- SINGLE FLOOD LIGHT WITH SENSOR
- SINGLE FLOOD LIGHT
- INTERNAL WALL LIGHT
- EXTERNAL WALL LIGHT
- PENDANT LIGHT
- HEATING/COOLING OUTLET
- LED DOWN LIGHT
- ILLUME SOLAR LIGHT
- LIGHT POINT
- WALL MOUNTED LIGHT POINT
- FLUORESCENT LIGHT POINT
- SINGLE GENERAL POWER OUTLET
- DOUBLE GENERAL POWER OUTLET
- EXTERNAL WEATHERPROOF
DOUBLE GENERAL POWER OUTLET
- EXHAUST FAN
- EXHAUST FAN & LIGHT
- SMOKE DETECTOR
- TELEVISION POINT
- TELECOMMUNICATIONS POINT
- 2 LAMP HEAT, LIGHT & FAN
- 4 LAMP HEAT, LIGHT & FAN
- PROVIDE SINGLE GPO AND COLD
WATER POINT TO DISHWASHER SPACE
- PROVIDE SINGLE GPO TO MICROWAVE SPACE
- PROVIDE SINGLE GPO FOR RANGEHOOD
- PROVIDE SINGLE GPO WITH
ISOLATION SWITCH FOR OVEN
- PROVIDE DOUBLE GPO TO CEILING
SPACE FOR HEATING UNIT
- PROVIDE 1x LIGHT POINT TO ROOF SPACE
- PROVIDE 1x SINGLE GPO TO GARAGE
CEILING FOR GARAGE DOOR



ELECTRICAL PLAN

TRADITIONAL

05

BUILDER:
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Designer

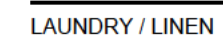
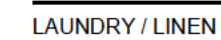
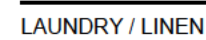
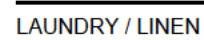
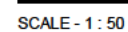
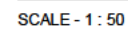
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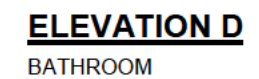
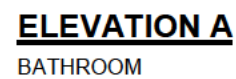
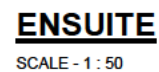
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SCALE: 1 : 100	REV: -	



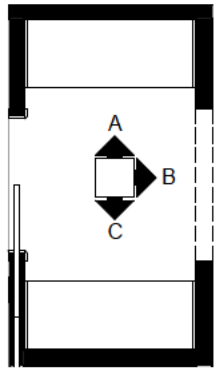
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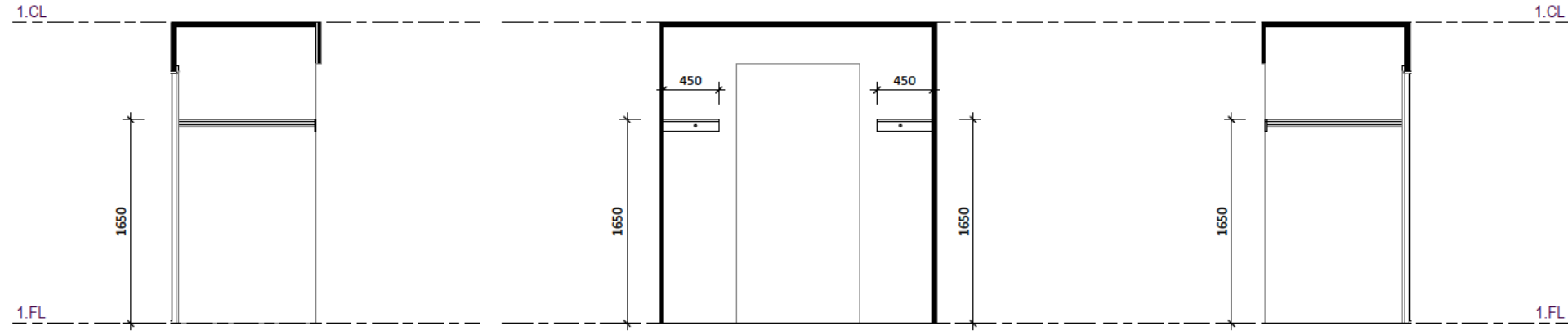
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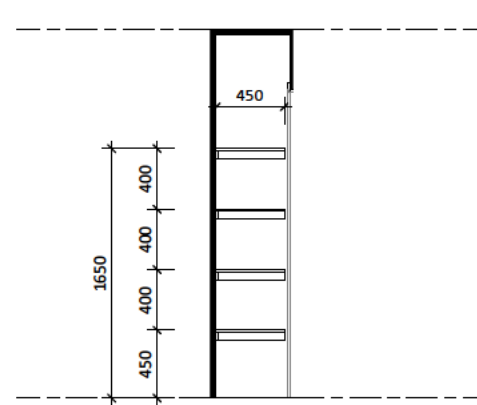
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SCALE - 1 : 50



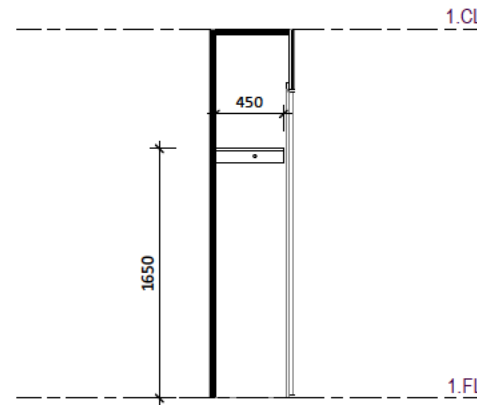
ELEVATION A
WIR

ELEVATION B
WIR

ELEVATION C
WIR



LINEN - TYPICAL
SCALE - 1 : 50



ROBE - TYPICAL
SCALE - 1 : 50

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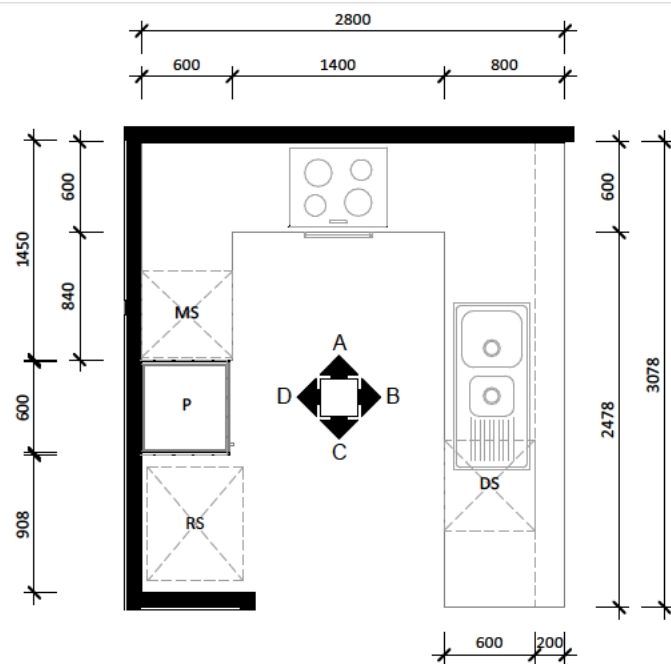


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SCALE: 1 : 50	REV: -	

DWELLING 1

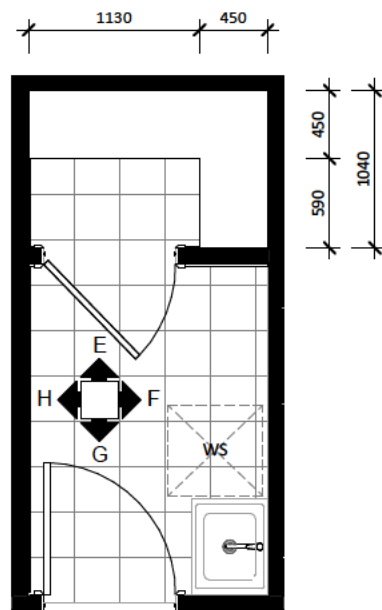
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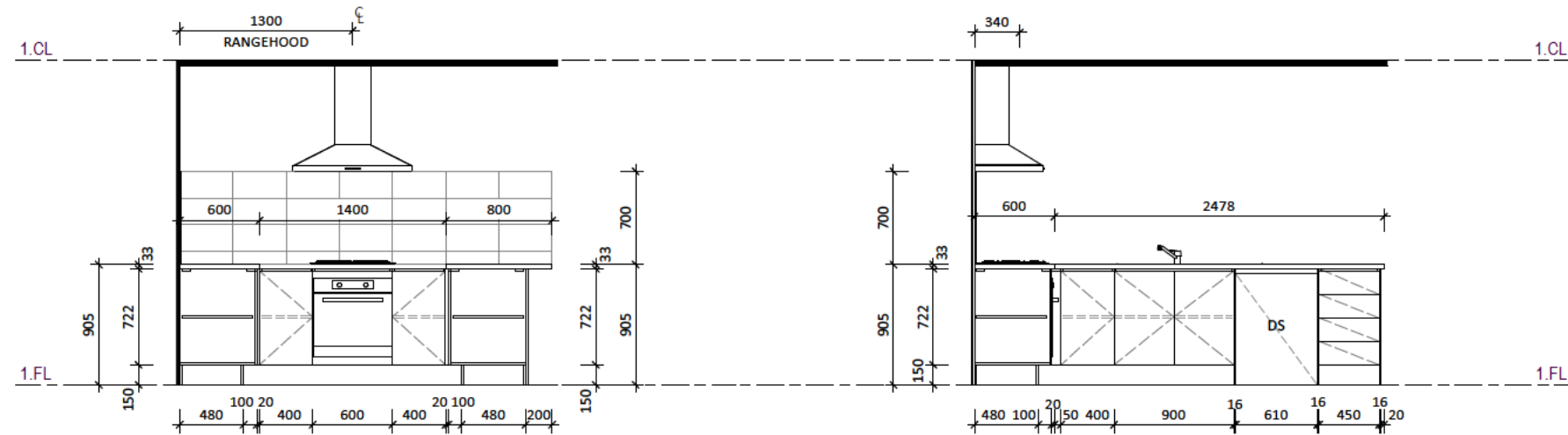
KITCHEN

SCALE - 1 : 50



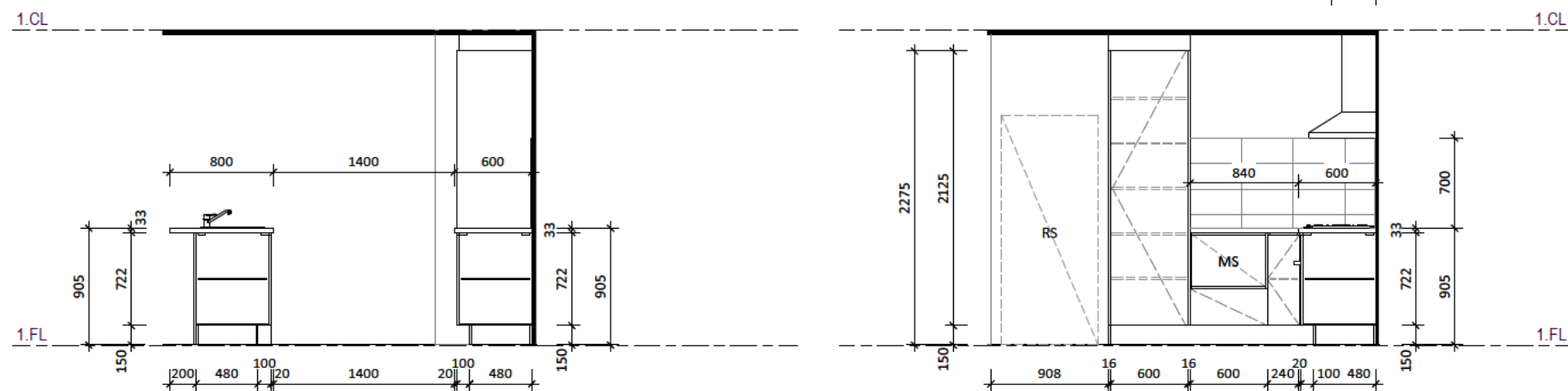
LAUNDRY / LINEN

SCALE - 1 : 50



ELEVATION A

KITCHEN



ELEVATION B

KITCHEN



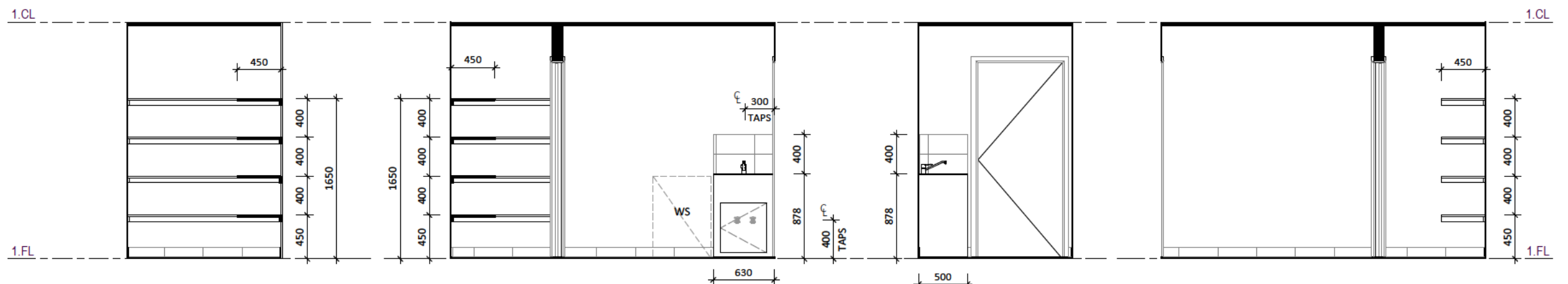
ELEVATION C

KITCHEN



ELEVATION D

KITCHEN



ELEVATION E

LAUNDRY / LINEN

ELEVATION F

LAUNDRY / LINEN

ELEVATION G

LAUNDRY / LINEN

ELEVATION H

LAUNDRY / LINEN

MS - MICROWAVE SPACE
DS - DISHWASHER SPACE
RS - REFRIGERATOR SPACE
WS - WASHING MACHINE SPACE

ALL BULKHEADS ABOVE CABINERY
BY CABINET MANUFACTURER
UNLESS NOTED OTHERWISE

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07.1

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87 LOCH STREET MARYBOROUGH

DRAWN BY: NARKIAN

18/06/2026 08:55:37

SCALE: 1 : 50

SHEET: 07.1

REV: -

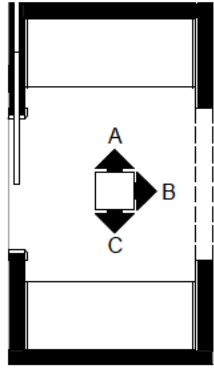
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HOTONDO MASTER

DESIGN NAME: RUBY 298

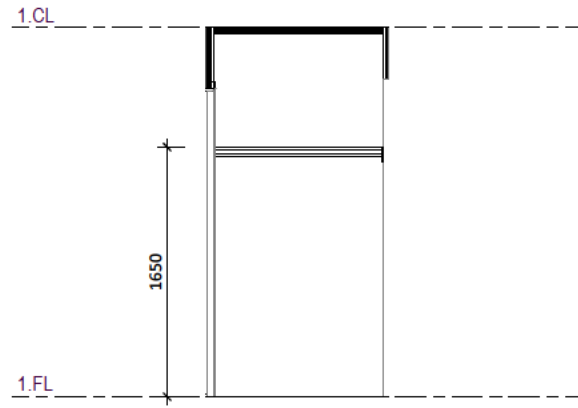
PROJECT No:
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DWELLING 2

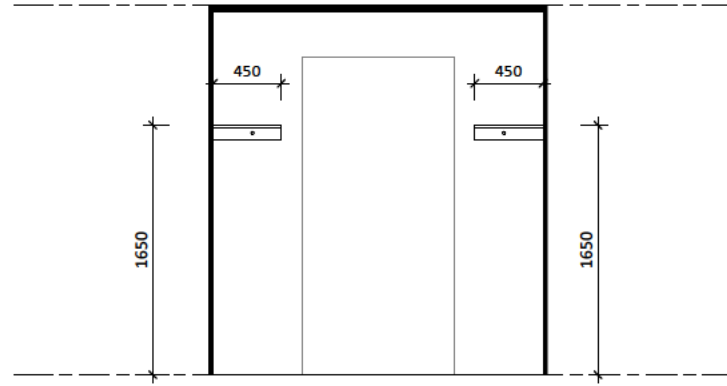
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SCALE: 1 : 50	REV: -	



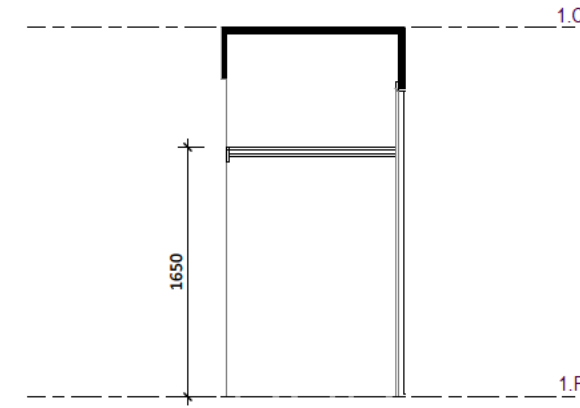
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SCALE - 1 : 50



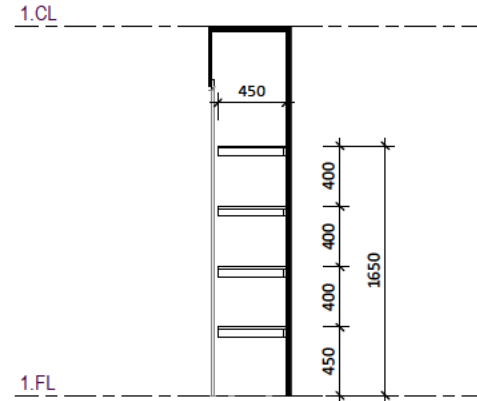
ELEVATION A
WIR



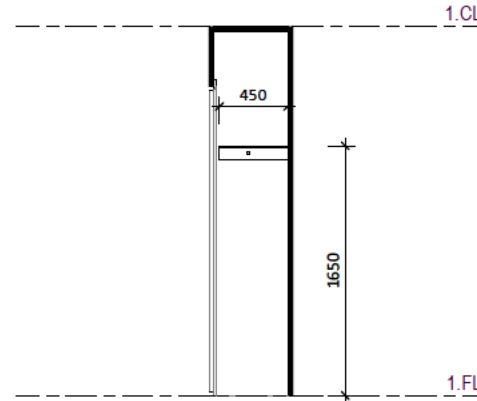
ELEVATION B
WIR



ELEVATION C
WIR



LINEN - TYPICAL
SCALE - 1 : 50



ROBE - TYPICAL
SCALE - 1 : 50

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DWELLING 2

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

VOLUME 10814 FOLIO 418

Security no : 124134019029V

Produced 22/04/2026 06:38 PM

LAND DESCRIPTION

Crown Allotment 11G Section 11 and Crown Allotment 11H Section 11 Parish of Maryborough.

PARENT TITLE Volume 07695 Folio 101

Created by instrument AC959270G 05/07/2004

REGISTERED PROPRIETOR

e
[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX991627A 13/05/2024

Caveator

JELCON PTY LTD ACN: 169271747

Grounds of Claim

UNPAID VENDOR UNDER A CONTRACT OF SALE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

23/05/2023

Estate or Interest

INTEREST AS CHARGEE

Prohibition

ABSOLUTELY

Lodged by

NICHOLAS JAMES LAWYERS

Notices to

NICHOLAS JAMES LAWYERS of SUITE 1 LEVEL 2 902 MT ALEXANDER ROAD ESSENDON VIC 3040

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP523697B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

Effective from 06/06/2023

DOCUMENT END

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Clause 55 assessment template

Clause 55 Assessment

Overview

Clause 55 (Two or more dwellings on a lot) is the primary assessment tool for the residential design, layout and amenity outcomes of the proposal.

Clause 55 establishes a deemed-to-comply framework, whereby:

- All applicable objectives must be met;
- Where a standard is met, the corresponding objective is taken to be met; and
- Where a standard is not met, the relevant decision guidelines must be considered to determine whether the objective is nonetheless satisfied.

The assessment below has regard to:

- The submitted plans and supporting documentation;
- The Applicant's Written Statement Checklist;
- The objectives, standards and decision guidelines themselves.

Summary of Compliance ('Deemed-to-comply')

Where a Clause 55 standard is met, the corresponding objective is deemed to be met and the responsible authority is not required, and is not permitted, to consider the associated decision guidelines or require design changes in relation to that standard.

Where a standard is not met, the responsible authority must assess the proposal against the relevant decision guidelines to determine whether the corresponding objective is nonetheless satisfied. Only in respect of standards that are not met does Council have scope to require design changes, impose conditions, or form an adverse conclusion.

Compliance with Clause 55 standards also determines the operation of notice and third-party review rights. Only standards relating to neighbourhood character and amenity are relevant for this purpose. These implications are addressed later in this report.

Accordingly, the assessment below focuses only on those Clause 55 standards that are not met.

Table 1 - Clause 55 - Summary of Compliance

CLAUSE	STANDARD	DESCRIPTION	IS STANDARD MET?
55.02-1	B2-1	Street Setback	Yes
55.02-2	B2-2	Building Height	Yes
55.02-3	B2-3	Side and Rear Setbacks	Yes
55.02-4	B2-4	Walls on boundaries	Yes
55.02-5	B2-5	Site coverage	Yes
55.02-6	B2-6	Access	Yes
55.02-7	B2-7	Tree Canopy	Yes
55.02-8	B2-8	Front fences	Yes
55.03-1	B3-1	Dwelling diversity	Yes
55.03-2	B3-2	Parking location	Yes
55.03-3	B3-3	Street integration	Yes

55.03-4	B3-4	Entry	Yes
55.03-5	B3-5	Private open space	Yes
55.03-6	B3-6	Solar access to open space	Yes
55.03-7	B3-7	Functional layout	Yes
55.03-8	B3-8	Room depth	Yes
55.03-9	B3-9	Daylight to new windows	Yes
55.03-10	B3-10	Natural ventilation	Yes
55.03-11	B3-11	Storage	Yes
55.04-1	B4-1	Daylight to existing windows	Yes
55.04-2	B4-2	Existing north-facing windows	Yes
55.04-3	B4-3	Overshadowing secluded open space	Yes
55.04-4	B4-4	Overlooking	Yes
55.04-5	B4-5	Internal views	Yes
55.05-1	B5-1	Permeability and stormwater management	Yes
55.05-2	B5-2	Overshadowing domestic solar energy systems	Yes
55.05-3	B5-3	Rooftop solar energy generation area	Yes
55.05-4	B5-4	Solar protection to new north-facing windows	Yes
55.05-5	B5-5	Waste and recycling	Yes
55.05-6	B5-6	Noise impacts	Yes

Assessment of Clause 55 Standards not Met

The following table addresses each Clause 55 standard that is not met, having regard to the objective, standard, assessment and relevant decision guidelines.

Standard B2-1 – Street Setback

ELEMENT	ASSESSMENT
Objective	To ensure that the setback of a building from a street respects the existing or preferred neighbourhood character and makes efficient use of the site.
Standard	Front setback consistent with nearby buildings.
Response / Assessment	The development provides a front setback of 5020mm, consistent with established setbacks along Loch Street. The siting responds appropriately to the existing streetscape and maintains visual continuity.
Applicant's Written Statement	The proposed siting is consistent with the neighbourhood character and maintains appropriate spatial separation from the street.

Decision Guidelines	The proposal is consistent with surrounding dwellings and does not dominate the streetscape. In assessing the proposal, the following has been considered: • The extent to which the setback is consistent with adjoining dwellings. • Whether the setback contributes to the character of the streetscape. • The provision of landscaping within the front setback. • The visual relationship of the development to the street.
Conclusion	The development achieves an appropriate setback response. Standard met

Standard B2-6 – Access

ELEMENT	ASSESSMENT
Objective	Provide safe and practical vehicle access.
Standard	Access must be safe, convenient and minimise impact
Response / Assessment	Each dwelling is provided with independent driveway access and garages. The layout allows for safe vehicle entry/exit and appropriate on-site parking provision
Applicant's Written Statement	Access design ensures functionality and safety
Decision Guidelines	Driveways are appropriately located and do not adversely impact the streetscape The following has been considered: • The safety and functionality of vehicle access points. • The impact of crossovers and driveways on the streetscape. • The ability to enter and exit the site safely. • The suitability of access arrangements for each dwelling.
Conclusion	Vehicle access is appropriate and functional. Standard met

Standard B3-3 Street Integration

ELEMENT	ASSESSMENT
Objective	Ensure dwellings are well integrated with the street
Standard	Entries visible and accessible from street
Response / Assessment	Both dwellings present clearly identifiable entries facing the street with direct pedestrian pathways, supporting activation and passive surveillance
Applicant's Written Statement	The proposal achieves an appropriate level of street integration consistent with the objectives of Clause 55
Decision Guidelines	In assessing the proposal against the decision guidelines for Street Integration, the following matters have been considered: • The extent to which the development maintains a direct and functional relationship with the street, including clearly defined pedestrian entries for each dwelling. • Whether the location and design of vehicle access and garages avoid visual dominance when viewed from the street.

	• The provision of landscaped areas within the front setback, contributing positively to the streetscape. • The extent to which the development provides opportunities for passive surveillance of the street through the orientation of windows and entries. • The degree to which the proposal establishes a clear transition between public and private space, consistent with surrounding residential development. • Whether the development is consistent with the existing character of Loch Street, having regard to the spacing, setbacks and presentation of adjoining dwellings.
Conclusion	The proposal responds appropriately to the street through its layout, orientation and landscaping. The development achieves an acceptable level of integration with the existing streetscape. Standard met

Standard B3-4 Entry

ELEMENT	ASSESSMENT
Objective	Provide a sense of identity for each dwelling
Standard	Dwelling's entrance is identifiable, sheltered and provides a sense of address and a transitional space around the entry for accessibility and usability
Response / Assessment	Each dwelling has a clearly defined entry, visible from the street and integrated into the building design
Applicant's Written Statement	Each dwelling includes a clearly identifiable entry that is visible from the street and directly accessible. The entries contribute to the legibility and identity of each dwelling.
Decision Guidelines	The following has been considered: • The visibility of entries from the street. • The accessibility of entries for occupants and visitors. • The extent to which entries provide a sense of address. • The integration of entries into the building design.
Conclusion	Each dwelling provides a clearly defined and accessible entry. Standard met

Standard B3-7 Functional layout

ELEMENT	ASSESSMENT
Objective	Provide functional and liveable internal layouts
Standard	Dwellings must be designed to provide functional and efficient internal layouts
Response / Assessment	Each dwelling includes: • Open plan living areas • Adequately sized bedrooms • Logical circulation • Direct access to open space
Applicant's Written Statement	Both dwellings incorporate functional internal layouts, including open plan living areas, appropriately sized bedrooms, and logical circulation spaces. Each dwelling has direct access to private open space and achieves a practical arrangement suitable for residential use.

Decision Guidelines	The following has been considered: • The functionality of internal room layouts. • Access to natural light and ventilation. • The relationship between internal living spaces and private open space. • The overall usability and amenity of each dwelling.
Conclusion	The dwellings provide an efficient and functional layout. Standard met

Standard B5-3 Rooftop solar energy generation area

ELEMENT	ASSESSMENT
Objective	Ensure roofs allow future solar installation
Standard	Buildings should be designed to provide adequate roof area that is suitable and unshaded to accommodate the installation of solar energy systems.
Response / Assessment	Roof design provides sufficient area and orientation to enable future solar energy systems
Applicant's Written Statement	The roof form and orientation of both dwellings provide sufficient unshaded roof area to enable the future installation of rooftop solar energy systems.
Decision Guidelines	The following has been considered: • The availability of suitable roof space for solar panels. • The orientation and pitch of roof planes. • The extent to which future solar installation is facilitated.
Conclusion	The proposal allows for future solar energy generation. Standard met

Standard B5-5 Waste and recycling

ELEMENT	ASSESSMENT
Objective	Provide adequate waste storage and collection arrangements
Standard	Development should provide adequate space for the storage and collection of waste and recycling bins
Response / Assessment	Each dwelling can accommodate waste bins within private areas with access to collection points
Applicant's Written Statement	Each dwelling is capable of accommodating waste and recycling bins within the site, with provision for convenient access to the street for collection. Bin storage areas can be appropriately screened from view.
Decision Guidelines	The following has been considered: • The availability of space for bin storage. • Accessibility for collection services. • The ability to screen waste areas from public view. • The impact of waste management on amenity.
Conclusion	Waste and recycling can be appropriately managed on the site. Standard met

Final summary:

The proposed dual occupancy development at 87 Loch Street, Maryborough has been assessed against all relevant Clause 55 standards.

The assessment demonstrates that:

- All standards are met
- The proposal achieves a deemed-to-comply outcome
- The development provides appropriate siting, amenity, access and landscaping

Accordingly, the proposal represents an appropriate planning outcome and satisfies the requirements of Clause 55.