	Office Use Only				
J	Application No.:	Date Lodged:	1 1		
CITY COUNCIL	Application for				
	Planning Permit				
Planning Enquiries	If you need help to complete this form, read How to complete	the Application for Plann	ing Permit form.		
Web: http://www.hume.vic.gov.au	Any material submitted with this application, including planavailable for public viewing, including electronically, and the purpose of enabling consideration and review as par and Environment Act 1987. If you have any concerns, planavailable for the purpose of enables of the purpose of the purpose of enables of the purpose of the purpose of enables of the purpose of enables of the purpose of enables of the purpose of	ans and personal informa copies may be made for i t of a planning process ur ease contact Council's pla	tion, will be made interested parties for nder the <i>Planning</i> anning department.		
Clear Form	igta Questions marked with an asterisk (*) are mandatory and m $igta$ If the space provided on the form is insufficient, attach a set	nust be completed. eparate sheet.			
The Land I (1) Addre	as of the land. Complete the Street Address and one of the E	ormal Land Departmentions			
Street Address *		ormai Land Descriptions	5.		
Sheet Address	Unit No.: St. No.: St. Name:				
	12 BICK	NELL LOUR	LT		
	Suburb/Locality: BROKDMEADOWS	Postcode	3047		
Formal Land Description * Complete either A or B.	A Lot No.: 14 OLodged Plan OTitle Plan OP	an of Subdivision No.:	059149		
A This information can be	OR	<u>.</u>			
title.	B Crown Allotment No.: Section No.:				
	Parish/Township Name:				
If this application relates	to more than one address, please click this button and enter	relevant details.	Add Address		
The Proposal A Yourm	ust give full details of your proposal and attach the information re	quired to assess the appli	ication.		
(2) For what use, development	lent or unclear information will delay your application.				
or other matter do you i require a permit?*	Select the focus of this application and describe below:				
If you need help about the proposal, read: How to Complete the Application for Planning Permit Form	Construction of 2 single	storey dure	llings		
	Provide additional information on the proposal, including: pl by the planning scheme, requested by Council or outlined in required, a description of the likely effect of the proposal.	ans and elevations; any inf n a Council planning permit	ormation required checklist; and if		
3 Estimated cost of development for which the	Cost \$ 500,000 A You may be req	uired to verify this estimate.			
i permit is required *	Insert '0' if no de If the application is for land within metropolitan Melbourne (as defined in and the estimated cost of the development exceeds \$1 million (adjusted a be paid to the State Revenue Office and a current levy certificate must be Visit <u>www.sro.vic.gov.au</u> for information.	everopment is proposed. In section 3 of the <i>Planning and</i> annually by CPI) the Metropolita e submitted with the application	Environment Act 1987) an Planning Levy must a.		

Existing Conditions

Describe how the land is used and developed now *

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

Title Information 🚺

5 Encumbrances on title * If you need help about the title, read: <u>How to complete the</u> <u>Application for Planning Permit</u> form Provide a plan of the existing conditions. Photos are also helpful.

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

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

No No

Not applicable (no such encumbrance applies).

Single storey dwelling.

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *



Owner*

The person or organisation who owns the land

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

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Declaration 1

(7) This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this correct; and the owner (if not myself) has been notified of the permit	applicatior it applicati	n is true on.	e and	
Signature:	Date:	2/ day/m	11 ionth / y	22 rear

Need help with the Application?

If you need help to complete this form, read <u>How to complete the Application for Planning Permit form</u> General information about the planning process is available at <u>www.delwp.vic.gov.au/planning</u>

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

8 Has there been a pre-application meeting	No Yes	If 'yes', with whom	1?:		
with a Council planning officer?		Date:		day / month / year	
Checklist i	/				
9 Have you:	Filled in the form	completely?			
	Paid or included t	he application fee?	Most applicat determine the	ions require a fee to be paid. Contact Council to a appropriate fee.	
	A full, current co A plan of existin Plans showing th Anyunformation checklist. If required, a des on which it is iss application is vo Signed the declar	opy of title information for earling conditions. he layout and details of the required by the planning so scription of the likely effect current Metropolitan Plannin sued by the State Revenue hid.	ach individual parcel of proposal cheme, requested by co of the proposal (eg traf ng Levy certificate (a lev Office and then cannot g permit checklist?	land forming the subject site puncil or outlined in a council planning permit fic, noise, environmental impacts). vy certificate expires 90 days after the day be used). Failure to comply means the	

Lodgement 1

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

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

Contact information:

Telephone: 61 03 9205 2200 Email: <u>email@hume.vic.gov.au</u> DX: 94718 Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To You

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

This copied document is made available for the sole purpose
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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, pass, present and emerging.

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

Page 1 of 1

VOLUME 08880 FOLIO 811

Security no : 124093129120Y Produced 16/10/2021 02:48 PM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 059149. PARENT TITLE Volume 08833 Folio 419 Created by instrument A768897 03/06/1971

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN212486D 24/10/2016 NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP059149 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 12 BICKNELL COURT BROADMEADOWS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 00200Q NATIONAL AUSTRALIA BANK (STATE SECURITIES) Effective from 25/10/2016

DOCUMENT END



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Rescode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for Proposed Multi-Unit development at

No.12 BICKNELL COURT, BROADMEADOWS 3047





Table of Contents

Rescode Clause 55.01-1 Neighbourhood and site description

Scale Neighbourhood site description plan (1:250) Written site analysis report Locality map and report Hume City Council Planning Scheme-Local Provision maps

Rescode Clause 55.01- Design Response to the neighbourhood and site description

Scaled Design response plan (1:250) Written Design response

Rescode Clause 55 Assessment Summary Table

Development Summary Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

Design Response to the objectives and standards of Clause 55 of Hume City Council Planning Scheme Written report including response to State planning policy framework (Standard B2)

Design Response to the objectives and standards of Hume City Council Neighbourhood Character Study:

Appendix

Existing Site photos

In relation to the neighbourhood (refer neighbourhood and site description plan)

The pattern of development of the neighbourhood:

- Predominantly 1970s and 1980s dwellings and recent development.
- Generally a mixture of brick in a range of cream, red and orange tones and weatherboard dwellings.
- Predominantly concrete roof tiles of various colours.
- Subdivision pattern site sizes are generally 500 -800 sqm. Frontages are generally 5.8m -8.5m .
- Subdivision pattern provides similar size, shape and orientation of sites in the direct area.
- Land topography is generally flat with a slight slope across the area from north to south.
- Front gardens are generally low level with lawn and shrubs.
- Dwelling heights are generally single storey dwellings.
- Street tree plantings are irregular. Where present street trees are predominantly small/medium size natives.
- Kerb and channel are standard concrete square profile.
- Concrete 1.5m wide footpaths are provided both sides of the street.
- Formal 2.2m nature strips are provided and centrally located.
- Vehicle Side driveways are provided with carports and garages present, adjacent to access/storage the dwelling.
- Properties in the immediate and surrounding area are residential.
- Surrounding homes are sited on similar sized allotments with a side setback from one side boundary to accommodate vehicle accommodation and access and a side setback from the other side boundary.

The built form, scale and character of surrounding development including front fencing:

- The predominant dwelling style is single storey detached dwelling.
- The building form is rectangular extending the width of the allotment.
- Predominantly 1970s and 1980s dwellings and recent development.
- Generally a mixture of brick and weatherboard dwellings in a range of cream, red and orange tones.
- Front boundary fences when present are a mix of brick, timber, colorbond construction.

Architectural and roof styles:

- Predominantly concrete tiles of various colours.
- Combination of gable and hip roof forms.

Any other notable features or characteristics of the neighbourhood:

- Front setbacks of dwellings along Stanhope Street are generally uniform ranging from 5.0m to 10.0m.
- Front gardens of adjoining properties are a combination of low maintenance and fully established with lawn cover, flower beds and small to medium sized native trees and shrubs.
- Front boundary fences are generally predominantly brick, metal or timber.
- Front gardens are generally low level with lawn and shrubs becoming more established with larger trees to rear yards.
- There are instances of low solid brickwork.

In relation to the site (refer neighbourhood and site description plan)

Site shape, size, orientation and easements:

- The site is regular in shape with a frontage width of approximately 19.79m.
- There is an easements on the site to the rear of the property.
- Allotment area is 594.07qm approx.
- A single storey detached brick dwelling with tile roof occupies the site.
- The existing dwelling is setback 6.0m approx. from Bicknell court.
- The site has a single crossover off Bicknell court.
- The front garden is low maintenance with lawn cover within the front setback of the dwelling that contributes to the neighbourhood and streetscape character of the area.
- There is 0.5m metal front fence that extends the front boundarie.
- A 1.8m timber paling fence above to the side boundaries.
- Transmission lines form part of the streetscape to Bicknell court.

Levels of the site and the difference in levels between the site and surrounding properties:

- The site is relatively flat, refer to future land surveying plan.
- There are minimal height variations along the street frontage and to adjacent land.

The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site:

- A single storey detached rendered dwelling with tile roof occupies the site.
- A single storey detached brick veneer dwelling with tile roof occupy the neighbouring property to the East with a front setback of 6.6m from Bicknell court and a side setback of 7.3m from the common boundaries.
- A single storey detached Brick veneer dwelling with tile roof occupy the neighouring property to the West with a front setback of 5.8m from Bicknell court, and a side setback of 4.1m from the common boundaries.

The use of surrounding buildings:

- Properties in the immediate and surrounding area are residential and commercial.
- There are a number of unit developments within the immediate and surrounding area.

The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9m:

- Private open space of the property to the west is located in the rear yard of the site facing south. The dwelling has east and west facing habitable room windows within 9m of the subject site.
- Private open space of the dwelling to the east is located in the rear yard facing south. The dwelling has habitable room windows within 9m of the subject site.

Solar access to the site and to surrounding properties:

- The existing dwelling on site is setback from boundaries to allow for adequate solar access.
- Dwellings on surrounding properties are setback from boundaries to allow for adequate solar access.

Location of significant trees existing on the site and any significant trees to be removed from the site 12 months prior to the application being made, where known:

- There are no mature significant trees that have been removed from the site within the last 12 months.
- There are several small trees at the rear of the site. Refer to future land surveying plan.

Any contaminated soils and filled areas, where known:

• There are no contaminated soils or fill on the site.

Views to and from the site:

- Views to the site from the street are restricted to the front yard and existing dwelling.
- Views from the site are of the front yard and street which provides casual surveillance of the street.
- Views of the rear yard are restricted from neighbouring properties by existing fencing.

Street frontage features such as poles, street trees and kerb crossovers:

- There is one tree within the nature strip directly outside the site.
- There is no drain in the nature strip in front of the site.
- The site has a single width crossover on Bicknell court.

The location of local shops, public transport services and public open spaces within walking distance:

• Refer locality map and report (next page).

Any other notable features or characteristics of the site:

• N/A



Local Shops:

- 2.4 Km North to Broadmeadows Shopping mall
- 2.5 Km North to Broadmeadows Central

Public transport services:

- 1.5 Km North to bus (541) broadmeadows station, Pascoe vale road.
- 400 m West to Jacana train station

Public open spaces:

- 2.8 Km North to broadmeadows vally park Park
- 7.4 Km South to Boeing Reserve
- 3.4 km North to Kingdford smith Reserve

Hume City Council Planning Scheme- Local Provision

The subject site is situated within a General Residential 1 Zone (GRZ1). There are no heritage overlays applicable to the site. There are no neighbourhood character features for the area identified in a Local planning policy or a Neighbourhood Character overlay.

This planning submission highlights the development's ability to comply with the relevant Clauses of Hume City Council Planning Scheme, Clause 32.01 Residential I Zone and Clause 55 Two or more dwellings on a lot and residential buildings.





GRZ - General Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

This property is not in a designated bushfire prone area

No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Development Summary

AREA ANALYSIS

SITE AREA	594.07m ²	100%
SITE COVERAGE	355.77m ²	59.88%
NON-PERMEABLE SURFACES	46.57m ²	7.83%
PERMEABLE SURFACES	192.56m ²	32.41%
GARDEN AREA	185.18m ²	31.17%

UNIT 1

GROUND FLOOR	148.39m ²	
GARAGE	25.26m ²	
PORCH	4.39m ²	

TOTAL	178.04m ²	19.16sqr

UNIT 2

GROUND FLOOR	148.08m ²	
GARAGE	25.26m ²	
PORCH	4.39m ²	

TOTAL 177.73m² 19.13sqr

Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

Rescode Objectives and Standards	Objectives	Standards	Comments
Chanderd D1. Neighbourhead sharester shipstives	(Complies)	(Complies)	
Standard B1: Neighbourhood character objectives	Yes	Yes	
Standard B2: Residential policy objectives	Yes	Yes	
Standard B3: Dwelling diversity objective	Yes	Yes	
Standard B4: Intrastructure objectives	Yes	Yes	
Standard B5: Integration with the street objective	Yes	Yes	
Standard B6: Street setback objective	Yes	Yes	
Standard B7: Building height objective	Yes	Yes	
Standard B8: Site coverage objective	Yes	Yes	
Standard B9: Permeability objectives	Yes	Yes	
Standard B10: Energy efficiency objectives	Yes	Yes	
Standard B11: Open space objective	Yes	Yes	
Standard B12: Safety objective	Yes	Yes	
Standard B13: Landscaping objectives	Yes	Yes	
Standard B14: Access objective	Yes	Yes	
Standard B15: Parking location objectives	Yes	Yes	
Clause 56.6: Parking provision objectives	Yes	Yes	
Standard B17: Side and rear setbacks objective	Yes	Yes	
Standard B18: Walls on boundaries objective	Yes	Yes	
Standard B19: Daylight to existing windows objective	Yes	Yes	
Standard B20: North-facing windows objective	Yes	Yes	
Standard B21: Overshadowing open space objective	Yes	Yes	
Standard B22: Overlooking objective	Yes	Yes	
Standard B23: Internal views objective	Yes	Yes	
Standard B24: Noise impacts objectives	Yes	Yes	
Standard B25: Accessibility objective	Yes	Yes	
Standard B26: Dwelling entry objective	Yes	Yes	
Standard B27: Daylight to new windows objective	Yes	Yes	
Standard B28: Private open space objective	Yes	Yes	
Standard B29: Solar access to open space objective	Yes	Yes	
Standard B30: Storage objective	Yes	Yes	
Standard B31: Design detail objective	Yes	Yes	
Standard B32: Front fences objective	Yes	Yes	
Standard B33: Common property objectives	Yes	Yes	
Standard B34: Site services objectives	Yes	Yes	

Standard B1: Neighbourhood character objectives

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

- The proposed development is appropriate to the neighbourhood and the site.
- The design respects the neighbourhood character.
- The proposed dwellings are a modern, contemporary interpretation of the traditional dwelling built form in the area to distinguish the old from the new.
- The building materials for the proposed dwellings has the dual purpose of softening the appearance of the development whilst providing different textures that compliment the architectural style of the dwellings and enhance the neighbourhood and streetscape character of the area.
- The rectangular site provides excellent opportunities for the proposed dwellings to have a direct street access and provide amenities to the proposed dwellings.
- The proposed dwellings are sited one beside the other which is consistent with residential developments in the immediate and surrounding area.
- The existing dwelling on the site will be removed.
- The pitched roof form design helps integrate the new dwellings within the neighborhood character.
- Neutral and earthly colours and textures selected provide a smooth transition between the old and new.
- The Existing dwelling sited at the front of the site will have a visual appearance along the streetscape.
- The proposed dwellings to the front of the site will not interrupt the existing streetscape.
- The dwellings shall be setback from each other to retain space for car parking and secluded open space. The proposed dwellings will contain the private open space facing north and west.

Standard B2: Residential policy objectives

To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

- The proposed development of the land for two dwellings to the front of the lot is consistent with the State Planning Policy Framework, the Local Planning Policy Framework of Hume City Council Planning Scheme and Council's Municipal Strategic Statement.
- The development can readily take advantage of public transport and community infrastructure and services.
- The proposed development which includes the two new dwellings on a lot, meets the objectives in aspects such as affordable housing and providing needs of residents at various stages of life.
- The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.
- The subject site is within close proximity of a number of regional facilities and services including open space facilities, schools and shopping facilities all of which are within close proximity of the site.
- The proposed development complies with the State Government's initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area...

Standard B3: Dwelling diversity objective

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

- The proposed dwellings provide four bedrooms.
- Each dwelling provides its own kitchen, bath, wc and laundry facilities at ground floor level.

Standard B4: Infrastructure objectives

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

To ensure development does not unreasonably overload the capacity of utility services and infrastructure

• The proposed dwellings should not represent any unreasonable burden on existing services and facilities.

Standard B5: Integration with the street objective

To integrate the layout of development with the street.

• Proposed dwelling (1 & 2) at the front of the site will have a good sense of address and direct integration with the street.

Standard B6: Street setback objective

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

- The setback of proposed dwelling (1 & 2) will be 6.1m from the front of the site that is within ResCode requirements.
- The development provides the opportunity to enhance the site and streetscape by the implementation of new planting. Areas throughout the development have been allocated for such planting.

Standard B7: Building height objective

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

- The overall total height of the proposed dwellings is approx. 5.0m to the top which is less than the 9m as specified to the zone.
- The site is relatively flat.
- The proposed dwellings are single storey and integrate with the surrounding dwellings located throughout the area.
- Articulation of the proposed dwellings will reduce visual bulk and with adjacent dwellings.
- The proposed dwellings will not add a negative visual impact when viewed from the street and from adjoining properties. Solid high fencing to the east, west and north boundaries ensures minimal visual impact when viewed from neighbouring properties.

Standard B8: Site coverage objective

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

- The proposed site coverage is 59.88%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties is approximately 30% to 55%.
- The proposed dwellings to the front of the site will have direct integration with the streetscape.
- The proposed dwellings to the rear will not be visible from the street and therefore reduces the effect of visual bulk. Façade articulation and different building materials help reduce the effect of visual bulk.

Standard B9: Permeability objectives

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

- The proposed site permeability is 32.41%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site. The existing site permeability is approximately 60%.
- The proposed development will not cause an increase in stormwater run off.

Standard B10: Energy efficiency objectives

To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

- Thermal mass in concrete slab, maximise windows to living areas facing north, carpets to bedroom areas, tiles to wet floor areas, increase roof insulation, seal external doors, increase external wall insulation to bulk insulation plus reflective foil will all provide for an energy efficient development.
- The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.
- The proposed open space is orientated towards the north and west.
- The site is orientated north providing opportunities for solar access to the proposed dwellings.
- Proposed north, east and west facing windows will have adequate solar access.
- There is appropriate solar access to abutting properties.
- The main living space to the proposed dwellings face north with large glazed windows opening up to the private open spaces.

Standard B11: Open space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

- Each dwelling has direct access to secluded private open space.
- Private open space provided for each dwelling and is accessible and internally visible, providing occupants with natural daylight and views.
- Communal open space is provided at the front and throughout the site providing areas for landscaping.

Standard B12: Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

- The entrances are not obscured or isolated. Each dwelling has been provided with direct views to the street.
- The entries provide for shelter and a sense of personal address. The entrances incorporate features to enable casual surveillance of visitors and the street.
- Plant selection for landscaping will ensure entrances and views to the street from the dwellings on site will not be obscured and/or isolated.
- Access ways have been designed with views from the dwellings on site for security and surveillance.
- The private open space for each dwelling will be protected by the installation of side and rear fences so that it is not used as a public thoroughfare.

Standard B13: Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

- The site is not situated in an area of habitat importance.
- The site is not situated within a Vegetation Protection Overlay.
- Refer landscape plan (to be provided as a condition of the permit).
- There are no mature significant trees to the rear yard of the site.
- Several small trees will be removed from the site, many areas of the proposed development will provide opportunity to plant new trees.

Standard B14: Access objectives

To ensure vehicle access to and from a development is safe, manageable and convenient. To ensure the number and design of vehicle crossovers respects the neighbourhood character.

- Vehicle access to and from the development is safe, manageable and convenient. The access ways have been
 designed to allow convenient, safe and efficient vehicle movements and connections within the development
 and the street network.
- The existing crossover on the (south east corner) will be retained to become combined, this access will be provided from the driveway to the dwelling (2).
- The existing crossover on the (south west corner) will be retained to relocated, this access will be provided from the driveway to the dwelling (1).
- The site is not located on a Road Zone.
- Access for service, emergency and delivery vehicles is safe and convenient to the dwellings on site.
- The proposed and existing crossovers will have minimal effect to the amount of on-street parking.

Standard B15: Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To avoid parking and traffic difficulties in the development and the neighbourhood.

To protect residents from vehicular noise within developments.

- New single garage to the proposed dwellings is close and convenient to the dwelling.
- The driveways have been designed to allow safe and efficient movements within the development.
- The driveway/access way is not enclosed and therefore does not reduce ventilation to the dwellings on site or adjoining properties.

Clause 56.6: Parking provision objectives

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents. To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.

- One car space has been provided for each dwelling.
- A visitor car parking space had not required
- On street parking is also available to residents of the development and surrounding properties.
- Public transport is within safe walking distance from the site.

Standard B17: Side and rear setbacks objective

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

- The proposed development complies with the side and rear setback as outlined in the standard: *1m, plus* 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.
- There are habitable room windows directly adjacent to where the proposed dwellings are sited.
- Overshadowing to the secluded principal private open space of the dwellings to the adjoining POS will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.

Standard B18: Walls on boundaries objective

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

- There are two walls on boundaries belong garages wall on east and west boundary.
- There are structures built to the common boundaries from adjoining properties.
- There are examples of garages and carports built to boundaries in the immediate and surrounding area.
- The percentage of walls on the boundaries is within the allowable amount as specified in the standard.
- The virtually flat site will not require retaining for walls built to the boundary.

Standard B19: Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

- The proposed dwellings are sited with sufficient distance from existing windows.
- Habitable room windows of adjoining dwellings will maintain direct access to daylight.
- The proposed dwellings will not impact on the amenity of the occupants of adjoining properties.

Standard B20: North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

- The proposed dwellings are sited with sufficient distance from existing north-facing windows.
- Sunlight to the north-facing habitable room windows of the proposed dwellings have minimal disturbance from dwellings within the development.
- The proposed dwellings will not impact on the amenity of the occupants of adjoining properties.

Standard B21: Overshadowing open space objective

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

- The shadow diagram illustrates that the adjoining open space will receive a minimum of five hours of direct sunlight on the 22 of September between 9am and 3pm.
- The proposed dwellings will not have a detrimental impact on the amenity of the occupants of adjoining properties.
- The proposed dwellings will have minimal impact on the private open space of the proposed dwellings on site (refer shadow diagrams).

Standard B22: Overlooking objective

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

- Windows at ground floor level do not allow overlooking of adjacent properties.
- Windows at first floor level have been screened/ obscured to prevent overlooking of adjacent properties.
- Views from living areas are orientated towards the private open space when possible.
- The proposed dwellings are orientated east and provide adequate daylight to internal spaces.

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Standard B23: Internal views objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

- The proposed dwellings have been designed to limit the views into the secluded private open space and habitable room windows of the dwellings on site. Overlooking within the site has been restricted.
- All the windows have been designed to minimise overlooking of private open spaces to below 50%.

Standard B24: Noise impacts objective

To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.

- The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.
- The proposed dwellings will be constructed in selected brick, render and timber cladding. This will help accommodate any noise concerns.
- There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwellings has been designed and sited to take into consideration noise sources on immediately adjacent properties.
- The site is not situated close to industry and/or a railway line.
- The site is situated close to a busy road and commercial premises.

Standard B25: Accessibility objective

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

- The proposed dwellings have been designed to take into consideration people with limited mobility.
- The internal layout and configuration of the proposed dwellings can be altered to accommodate people with limited mobility.
- Each dwelling has access to the entrance from the pedestrian links and access ways.

Standard B26: Dwelling entry objective

To provide each dwelling or residential building with its own sense of identity.

- Each dwelling will have its own sense of identity and address.
- The proposed dwelling 1 & 2 will not have an indirect interface with Bicknell court.
- The entrances for the proposed dwellings are clearly visible from the street.

Standard B27: Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

• The proposed dwellings have been designed to provide adequate daylight into new habitable room windows.

Standard 28: Private open space objective

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

- The proposed dwelling (1) will have a private open space of 55.96sqm.
- The proposed dwelling (2) will have a private open space of 52.94sqm
- Open space on site for each dwelling is distributed to the side and rear throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.
- The private open spaces for the new dwelling is located the living area ground floor.
- Local public parkland is within walking distance.
- The lot runs north south providing good solar access to the open spaces.

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Standard B29: Solar access to open space objective

To allow solar access into the secluded private open space of new dwellings and residential buildings.

- The lot sits on a regular central of the street providing good solar access to the open spaces.
- Open space for the proposed dwellings is orientated to the north and east for adequate solar access.

Standard B30: Storage objective

To provide adequate storage facilities for each dwelling.

- Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space.
- The storage facilities will not be visible from the street.

Standard B31: Design detail objective

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

- The design detail of the proposed dwellings respects the neighbourhood character of the area.
- The height and width, massing and detailing, different building materials is designed to both enhance and integrate with the streetscape.
- The proposed dwellings have been designed in order to respect neighbourhood characteristics.
- Dwelling materials and finishes were carefully selected to compliment to the character of neighbouring dwellings.
- Window and door are within proportion to the scale of the proposed dwellings.
- Wall articulation and different building materials reduces visual bulk and integrates the dwellings into the surrounding area.

Standard B32: Front fences objective

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

• The timber picket front fence will be proposed to the new dwelling.

Standard B33: Common property objectives

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

- The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments with the exception of the vehicle access ways and pedestrian pathways which will be in common property.
- Vehicle access way to all dwellings will be functional and capable of efficient management.
- Car parking, access areas and site facilities are practical, attractive and easily maintained.

Standard B34: Site services objectives

To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.

- Bins will be kept at the rear of each dwelling and located to the front of the properties on collection days only.
- A new mailbox to face the street will be provided for all dwellings.
- Site services can be installed and easily maintained.
- Site facilities have been designed to be accessible, adequate and attractive.
- Bins can easily be accommodated in the open space area of each dwelling.

CONCLUSION

The proposed development of two new dwellings at the rear of an existing meets the objectives and standards of Clause 55 of Hume City Council Planning Scheme. The proposed development is an appropriate form of infill for the site based on existing development in the immediate and surrounding area and the size and orientation of the allotment.

Existing Site photos



Google map photo



12 BICKNELL COURT



14 BICKNELL COURT



10 BICKNELL COURT

BESS Report

Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 12 Bicknell Ct Broadmeadows VIC 3047. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Project details		
Address	12 Bicknell Ct Broadmeadows VIC 3047	
Project no	B3249E52-R1	
BESS Version	BESS-6	
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)	
Account	aidan.rosin.architectural@gmail.com	
Application no.		I II.2775-5
Site area	594.00 m ²	
Building floor area	11 November 2022	
Software version	1.7.0-B.388	
Category Weig Management 5	0% °	
Water 9	50% 🗸 🔽	
Water 9 Energy 28	50% ✓ 50% ✓	
Water 9 Energy 28 Stormwater 14	50% 100%	
Water 9 Energy 28 Stormwater 14 IEQ 17	50% · 100% · 80% · 100% ·	
Water 9 Energy 28 Stormwater 14 IEQ 17 Transport 9	50% · 100% · 80% · 100% ·	
Water 9 Energy 28 Stormwater 14 IEQ 17 Transport 9 Waste 6	50% 50% 50% 100% 80% 50% 50%	•
Water 9 Energy 28 Stormwater 14 IEQ 17 Transport 9 Waste 6 Urban Ecology 6	50% · 100% · 50% · 100% · 50% · 100% · 50% · 100% · 50% · 100% · 50% · 100% · 50% · 100% ·	

BESS, 12 Bicknell Ct Broadmeadows 3047

Dwellings & Non Res Spaces

Dwellings				
Name	Quantity	Area	% of total area	
Townhouse				
Townhouse 2	1	148 m ²	50%	
Townhouse 1	1	148 m ²	50%	
Total	2	296 m ²	100%	

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status	
Water 3.1	Water efficient garden annotated		-	
Energy 3.3	External lighting sensors annotated	External lighting sensors annotated		
Energy 3.4	Clothes line annotated (if proposed)		-	
Stormwater 1.1	Location of any stormwater management systems used in STORM o MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)	-		
IEQ 3.1	Glazing specification to be annotated		-	
IEQ 3.2	Adjustable shading systems		-	
IEQ 3.3	North-facing living areas		-	
Transport 1.1	All nominated residential bicycle parking spaces		-	
Urban Ecology 2.1	Vegetated areas		-	
Urban Ecology 2.4	Taps and floor waste on balconies / courtyards		-	

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.5 Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.			-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-
IEQ 3.2	Reference to floor plans and elevations showing shading devices		-
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north.		-

Credit summary

Management Overall contribution 4.5%

		0%
	1.1 Pre-Application Meeting	0%
	2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
	4.1 Building Users Guide	0%
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BESS, 12 Bicknell Ct Broadmeadows 3047

Water Overall contribution 9.0%

	Minin	num re	quired 50%	50%	 Pass 	
1.1 Potable water use reduction				40%		
3.1 Water Efficient Landscaping				100%		

Energy Overall contribution 27.5%

	Minimum required 50% 50%	✓ Pass			
1.2 Thermal Performance Rating - Residential	0%				
2.1 Greenhouse Gas Emissions	100%				
2.2 Peak Demand	0%				
2.3 Electricity Consumption	100%				
2.4 Gas Consumption	100%				
2.5 Wood Consumption	N/A	Scoped Out			
	No wood	neating system present			
3.2 Hot Water	100%				
3.3 External Lighting	100%				
3.4 Clothes Drying	100%				
3.5 Internal Lighting - Residential Single Dwelling	100%				
4.4 Renewable Energy Systems - Other	N/A	Ø Disabled			
	No other (non-solar PV) rene	wable energy is in use.			
4.5 Solar PV - Houses and Townhouses	N/A	Ø Disabled			
No solar PV renewable energy is in use.					

Stormwater Overall contribution 13.5%

	Minimum required 100%	100%	✓ Pass
1.1 Stormwater Treatment		100%	

IEQ Overall contribution 16.5%

	Minimum required 50%	80% 🗸 Pass	
2.2 Cross Flow Ventilation		0%	
3.1 Thermal comfort - Double Glazing		100%	_
3.2 Thermal Comfort - External Shading		100%	
3.3 Thermal Comfort - Orientation		100%	_

Transport Overall contribution 9.0%

		50%	
1.1 Bicycle Parking	- Residential	100%	
1.2 Bicycle Parking	- Residential Visitor	N/A	Scoped Out
			Not enough dwellings.
2.1 Electric Vehicle I	nfrastructure	0%	

Waste Overall contribution 5.5%

	0%	
1.1 - Construction Waste - Building Re-Use	0%	
2.1 - Operational Waste - Food & Garden Waste	0%	

Urban Ecology Overall contribution 5.5%

		50%
2	1 Vegetation	75%
2	2 Green Roofs	0%
2	3 Green Walls and Facades	0%
2	.4 Private Open Space - Balcony / Courtyard Ecology	100%
3	1 Food Production - Residential	0%

Innovation Overall contribution 9.0%

			0%	
1	1.1 Innovation		0%	

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Credit breakdown

Management Overall contribution 0%

1.1 Pre-Application Meeting	0%	
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic	
	design to construction? AND Has the ESD professional been involved in a pre-	
	application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.2 Thermal Performance Modelling	- Multi-Dwelling 0%	
Residential		
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Townhouse	No	
4.1 Building Users Guide	0%	
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	No	

Water Overall contribution 4% Minimum required 50%

Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water	No
recycling system?:	
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	Default or unrated
NC: All	>= 4 Star WELS rating
Jrinals: All	Scope out
Nashing Machine Water Efficiency: All	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	
Townhouse 1	RWT U1
Townhouse 2	RWT U2
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing nachine): All	No
Non-potable water source connected to Hot Water System	All No
Rainwater Tanks	
Rainwater Tanks Nhat is the total roof area connected to the rainwater tank?	
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1	: 120 m ²
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2	: 120 m ² 120 m ²
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Tank Size:	: 120 m ² 120 m ²
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Fank Size: RWT U1	: 120 m ² 120 m ² 3,000 Litres
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Tank Size: RWT U1 RWT U1 RWT U2	: 120 m ² 120 m ² 3,000 Litres 3,000 Litres
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Tank Size: RWT U1 RWT U1 RWT U2 rrigation area connected to tank:	: 120 m ² 120 m ² 3,000 Litres 3,000 Litres
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Tank Size: RWT U1 RWT U2 rrigation area connected to tank: RWT U1	: 120 m ² 120 m ² 3,000 Litres 3,000 Litres 60.0 m ²
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Fank Size: RWT U1 RWT U2 rrigation area connected to tank: RWT U1 RWT U2 rrigation area connected to tank: RWT U1 RWT U1	: 120 m ² 120 m ² 3,000 Litres 3,000 Litres 60.0 m ² 60.0 m ²
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Tank Size: RWT U1 RWT U2 rrigation area connected to tank: RWT U1 RWT U2 rrigation area connected to tank: RWT U2 s connected irrigation area a water efficient garden?:	: 120 m ² 120 m ² 3,000 Litres 3,000 Litres 60.0 m ² 60.0 m ²
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Tank Size: RWT U1 RWT U2 rrigation area connected to tank: RWT U1 RWT U2 rrigation area connected to tank: RWT U1 RWT U2 s connected irrigation area a water efficient garden?: RWT U1	: 120 m ² 120 m ² 3,000 Litres 3,000 Litres 60.0 m ² 60.0 m ² Yes
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Tank Size: RWT U1 RWT U2 rrigation area connected to tank: RWT U1 RWT U2 s connected irrigation area a water efficient garden?: RWT U1 RWT U2	: 120 m ² 120 m ² 3,000 Litres 3,000 Litres 60.0 m ² 60.0 m ² Yes Yes
Rainwater Tanks What is the total roof area connected to the rainwater tank? RWT U1 RWT U2 Fank Size: RWT U1 RWT U2 rrigation area connected to tank: RWT U1 RWT U2 s connected irrigation area a water efficient garden?: RWT U1 RWT U2 s connected irrigation area a water efficient garden?: RWT U1 RWT U2 Stornected irrigation area a water efficient garden?: RWT U2 Dther external water demand connected to tank?:	: 120 m ² 120 m ² 3,000 Litres 3,000 Litres 60.0 m ² 60.0 m ² Yes Yes

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1.1 Potable water use reduction	40%
Score Contribution	This credit contributes 83.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances,
	rainwater use and recycled water use? To achieve points in this credit there must be
	>25% potable water reduction.
Output	Reference
Project	457 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	371 kL
Output	Proposed (including rainwater and recycled water use)
Project	293 kL
Output	% Reduction in Potable Water Consumption
Project	35 %
Output	% of connected demand met by rainwater
Project	88 %
Output	How often does the tank overflow?
Project	Often
Output	Opportunity for additional rainwater connection
Project	143 kL
3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

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Energy Overall contribution 14% Minimum required 50%

Dwellings Energy Approach				
What approach do you want to use for I	Energy?:	Use the built in calculation tools		
Project Energy Profile Question				
Are you installing any solar photovoltaic	(PV) system(s)?:	No		
Are you installing any other renewable e	nergy system(s)?:	No		
Gas supplied into building:		Natural Gas		
Dwelling Energy Profiles				
Below the floor is: All		Ground or Carpark		
Above the ceiling is: All		Outside		
Exposed sides: All		3		
NatHERS Annual Energy Loads - Heat:	All	98.2 MJ/sqm		
NatHERS Annual Energy Loads - Cool:	All	22.8 MJ/sqm		
NatHERS star rating: All		6.0		
Type of Heating System: All		A Gas space		
Heating System Efficiency: All		4 Star		
Type of Cooling System: All		Refrigerative space		
Cooling System Efficiency: All		4 Stars		
Type of Hot Water System: All		I Gas Instantaneous 5 star		
% Contribution from solar hot water system: All		0 %		
Is the hot water system shared by multip	ole dwellings?: All	No		
Clothes Line: All		D Private outdoor clothesline		
Clothes Dryer: All		A No clothes dryer		
1.2 Thermal Performance Rating - Re	sidential	0%		
Score Contribution	This credit contribut	es 30.0% towards the category score.		
Criteria	What is the average	NatHERS rating?		
Output	Average NATHERS	Rating (Weighted)		
Townhouse	6.0 Stars			
2.1 Greenhouse Gas Emissions		100%		
Score Contribution	This credit contribut	es 10.0% towards the category score.		
Criteria	What is the % reduc	ction in annual greenhouse gas emissions against the benchmark?		
Output	Reference Building	with Reference Services (BCA only)		
Townhouse	9,990 kg CO2			
Output	Proposed Building v	vith Proposed Services (Actual Building)		
Townhouse	5,377 kg CO2			
Output	% Reduction in GH	G Emissions		
Townhouse	46 %			

	0%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the
	benchmark?
Output	Peak Thermal Cooling Load - Baseline
Townhouse	27.2 kW
Output	Peak Thermal Cooling Load - Proposed
Townhouse	26.6 kW
Output	Peak Thermal Cooling Load - % Reduction
Townhouse	2 %
2.3 Electricity Consumption	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual electricity consumption against the benchmark?
Output	Reference
Townhouse	4,402 kWh
Output	Proposed
Townhouse	1,656 kWh
Output	Improvement
Townhouse	62 %
2.4 Gas Consumption	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual gas consumption against the benchmark?
Output	Reference
Townhouse	107,007 MJ
Output	Proposed
Townhouse	71,749 MJ
Output	Improvement
Townhouse	32 %
2.5 Wood Consumption	N/A 💠 Scoped
This credit was scoped out	No wood heating system present
3.2 Hot Water	100%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the h
	water system against the benchmark?
Output	Reference
Townhouse	10,136 kWh
Output	Proposed
	7 800 kW/b

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3.3 External Lighting		100%		
Score Contribution	This credit contributes 5.0% towards the category scor	e.		
Criteria	Is the external lighting controlled by a motion detector?)		
Question	Criteria Achieved ?			
Townhouse	Yes			
3.4 Clothes Drying		100%		
Score Contribution	This credit contributes 5.0% towards the category score	e.		
Criteria	What is the % reduction in annual energy consumption	(gas and electri	city) fr	om a
	combination of clothes lines and efficient driers against	the benchmark	?	
Output	Reference			
Townhouse	1,339 kWh			
Output	Proposed			
Townhouse	268 kWh			
Output	Improvement			
Townhouse	80 %			
3.5 Internal Lighting - Residential Sing	gle Dwelling	100%		
Score Contribution	This credit contributes 5.0% towards the category score	e.		
Criteria	Does the development achieve a maximum illumination	power density	of 4W/	sqm or
	less?			
Question	Criteria Achieved?			
Townhouse	Yes			
4.4 Renewable Energy Systems - Othe	er	N/A	0	Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.			
4.5 Solar PV - Houses and Townhouse	25	N/A	0	Disabled
This credit is disabled	No solar PV renewable energy is in use.			

Stormwater Overall contribution 14% Minimum required 100%

Which stormwater modelling are you	using?: Melbourne Water STORM tool
1.1 Stormwater Treatment	100%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	STORM score achieved
Project	100
Output	Min STORM Score
Project	100

IEQ Overall contribution 13% Minimum required 50%

2.2 Cross Flow Ventilation	0%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
Question	Criteria Achieved ?
Townhouse	No
3.1 Thermal comfort - Double Glazing	100%
Score Contribution	This credit contributes 40.0% towards the category score.
Criteria	Is double glazing (or better) used to all habitable areas?
Question	Criteria Achieved ?
Townhouse	Yes
3.2 Thermal Comfort - External Shadi	ng 100%
3.2 Thermal Comfort - External Shadin Score Contribution	ng 100% This credit contributes 20.0% towards the category score.
3.2 Thermal Comfort - External Shadin Score Contribution Criteria	ng 100% This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing?
3.2 Thermal Comfort - External Shadii Score Contribution Criteria Question	ng 100% This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Criteria Achieved ?
3.2 Thermal Comfort - External Shadin Score Contribution Criteria Question Townhouse	ng 100% This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes
3.2 Thermal Comfort - External Shadii Score Contribution Criteria Question Townhouse 3.3 Thermal Comfort - Orientation	ng 100% This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes 100%
3.2 Thermal Comfort - External Shadin Score Contribution Criteria Question Townhouse 3.3 Thermal Comfort - Orientation Score Contribution	ng 100% This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes Yes 100% This credit contributes 20.0% towards the category score.
3.2 Thermal Comfort - External Shadii Score Contribution Criteria Question Townhouse 3.3 Thermal Comfort - Orientation Score Contribution Criteria	ng 100% This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes Yes 100% This credit contributes 20.0% towards the category score. Are at least 50% of living areas orientated to the north?
3.2 Thermal Comfort - External Shadii Score Contribution Criteria Question Townhouse 3.3 Thermal Comfort - Orientation Score Contribution Criteria Question	ng 100% This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes Yes 100% This credit contributes 20.0% towards the category score. Are at least 50% of living areas orientated to the north? Criteria Achieved ? Criteria Achieved ?

Transport Overall contribution 4%

Score Contribution	This credit contributes 50.0% towards the categor	y score.		
Criteria	How many secure and undercover bicycle spaces	are there per dwe	elling fo	or residents?
Question	Bicycle Spaces Provided ?			
Townhouse	2			
Output	Min Bicycle Spaces Required			
Townhouse	2			
1.2 Bicycle Parking - Residentia	Il Visitor	N/A	¢	Scoped Ou
This credit was scoped out	Not enough dwellings.			
2.1 Electric Vehicle Infrastructu	re	0%		
Score Contribution	This credit contributes 50.0% towards the category	y score.		
Criteria	Are facilities provided for the charging of electric ve	ehicles?		

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Please note that the plan may not be to scale.

Waste Overall contribution 0%

1.1 - Construction Waste - Bu	ilding Re-Use	0%
Score Contribution	This credit contributes 50.0% towards the c	ategory score.
Criteria	If the development is on a site that has beer	n previously developed, has at least 30% of
	the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 - Operational Waste - Foo	d & Garden Waste	0%
Score Contribution	This credit contributes 50.0% towards the c	ategory score.
Criteria	Are facilities provided for on-site manageme	ent of food and garden waste?
Question	Criteria Achieved ?	
Project	No	

Urban Ecology Overall contribution 3%

2.1 Vegetation	75%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the
	total site area?
Question	Percentage Achieved ?
Project	22 %
2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
2.4 Private Open Space - Balcony /	Courtyard Ecology 100%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?
Question	Criteria Achieved ?
Townhouse	Yes
3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	0.0 m ²
Output	Min Food Production Area
Townhouse	2 m ²

Innovation Overall contribution 0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

Disclaimer

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Melbourne STORM Rating Report

TransactionID:	1484100					
Municipality:	HUME					
Rainfall Station:	HUME					
Address:	12 Bicknell Court					
	Broadmeadows					
	VIC	3047				
Assessor:	CAPP					
Development Type:	Residential - Multi	unit				
Allotment Site (m2):	594.00					
STORM Rating %:	100					
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 Roof Area - Water Tank	120.00	Rainwater Tank	3,000.00	4	143.00	90.70
Unit 1 Roof Area - Untreated	56.00	None	0.00	0	0.00	0.00
Unit 1 Driveway	22.50	None	0.00	0	0.00	0.00
Unit 2 Roof Area - Water Tank	120.00	Rainwater Tank	3,000.00	4	143.00	90.70
Unit 2 Roof Area - Raingarden	50.00	Raingarden 100mm	1.00	0	128.10	0.00
Unit 2 Roof Area - Untreated	21.00	None	0.00	0	0.00	0.00
Unit 2 Driveway	19.00	None	0.00	0	0.00	0.00









ROPOSED - ELEVATIONS				
	DRAWN BY: S.F, D.F.	PROJECT NO: -		

DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
SCALE: 1:100 @ A2	REVISION DATE:	DRAWING No: TP
DATE: 10.05.23	18/05/2023	4 of 7



Melbourne STORM Rating Report

TransactionID: Municipality: Rainfall Station: Address:

Development Type:

Allotment Site (m2):

STORM Rating %:

Assessor:

1484100 HUME HUME 12 Bicknell Court

Broadmeadows VIC 3047 CAPP Residential - Multiunit 594.00 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%
Unit 1 Roof Area - Water Tank	120.00	Rainwater Tank	3,000.00	4	143.00	90.70
Unit 1 Roof Area - Untreated	56.00	None	0.00	0	0.00	0.00
Unit 1 Driveway	22.50	None	0.00	0	0.00	0.00
Unit 2 Roof Area - Water Tank	120.00	Rainwater Tank	3,000.00	4	143.00	90.70
Unit 2 Roof Area - Raingarden	50.00	Raingarden 100mm	1.00	0	128.10	0.00
Unit 2 Roof Area - Untreated	21.00	None	0.00	0	0.00	0.00
Unit 2 Driveway	19.00	None	0.00	0	0.00	0.00

Date Generated:

10-Nov-2022

Program Version: 1.0.0

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AREA ANALYSIS

SITE AREA	594.07m ²	100%
SITE COVERAGE	355.77m ²	59.88%
NON-PERMEABLE SURFACES	46.57m ²	7.83%
PERMEABLE SURFACES	192.56m ²	32.41%
GARDEN AREA	185.18m ²	31.17%

UNIT 1

TOTAL	178.04m² 19.16sqr
GARAGE PORCH	25.26m² 4.39m²
GROUND FLOOR	148.39m ²

UNIT 2

TOTAL	177.73m ²	19.13sqr
GARAGE PORCH	25.26m ² 4.39m ²	
GROUND FLOOR	148.08m ²	

MAINTENANO	CE GUIDELINES (EVERY 3-6 MONTHS)	
RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED	
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.	
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.	3n12 BUFFER STRIF
RAINGARDENS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, RAISED RAINGARDENS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED	R.W.T
PERMEABLE PAVING:	TO BE INSPECTED AND CLEANED REGULARLY TO ALLOW PAVERS TO REMAIN PERMABLE AND MAINTAINED AT THE CORRECT LEVEL.	
	1	

WATER SENSITIVE URBAN DESIGN NOTES:

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89°59'

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

BUILD THE RAINGARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAINGARDEN.

RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS . RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES





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PROPOSED	- WSUD ROO	OF CATCHI	MENT PLAN
	DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
CAD REF:	SCALE: 1:100, 1:1.09 @	₽₩ ₽₩ 18/05/2023	DRAWING No: TP 5 of 7





GARDEN AREA FLOOR PLAN

SCALE: 1:100

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-NOMINATED GARDEN AREA

AREA ANALYSIS

SITE AREA	594.07m ²	100%
SITE COVERAGE	355.77m ²	59.88%
NON-PERMEABLE SURFACES	46.57m ²	7.83%
PERMEABLE SURFACES	192.56m ²	32.41%
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UNIT 1

GROUND FLOOR	148.39m ²
GARAGE	25.26m ²
PORCH	4.39m ²

TOTAL 178.04m² 19.16sqr

UNIT 2

TOTAL	177.73m ²	19.13sqr
GROUND FLOOR GARAGE PORCH	148.08m ² 25.26m ² 4.39m ²	



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	CAD REF:	

ROPOSED - GARDEN AREA PLAN					
	DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:		
REF:	SCALE: 1:100 @ A2	REVISION DATE:	DRAWING NO: TP		
	DATE: 10.05.23	18/05/2023	6 of 7		





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22nd SEPTEMBER **3PM SHADOW DIAGRAM**

SCALE: 1:200

PROPOSED - SHADOW DIAGRAMS						
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:		
CAD REF:		SCALE: 1:200 @ A1	REVISION DATE:			
-		_{DATE:} 10.05.23	18/05/2023	7 of 7		

BICKNELL <u>CONCRETE</u>____KERB____ © ELECTRICITY POLE

Email: info@maplandsurveyors.com.au

Website: www.maplandsurveyors.com.au

"E-1 ... DRAINAGE, SEWERAGE & GAS EASEMENT 2.44m WIDE"

LENGTHS ARE IN METRES. "LEVELS ARE TO AUSTRALIAN HEIGHT DATUM" "PLEASE REFER TO SEPARATE PLAN FOR TITLE RE-ESTABLISHMENT SURVEY"

MARTIN POWELL Martin Dowell LICENSED SURVEYOR NO.1933 (S.R.B.V.) Date 11/11/2022

FEATURE & LEVEL SURVEY						
PROJECT 12 BICKNELL COURT, BROADMEADOWS.						
LOT 14 ON	LP59149					
SCALE 1:150 @ A1	DRAWN M.A.P.					
DATE 25/10/2022	CHECKED M.AP.					
REF. No. 6724F	LEVEL DATUM AHD					
CONTOUR INT. 0.10m	CONTOUR INDEX 0.50m					

TITLE SHOWN AS THICK LINE. SHOWN OFFSETS RELATE TO TITLE. OCCUPATION IN RELATION TO TITLE BOUNDARY HAS BEEN EXAGGERATED FOR CLARITY ON THE PLAN.

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The c Pleas	copysmessedsorbeetusedsforiaeysother purpose se ກິວາຍີ່ເຖົາຂີ່ກາຍອາກາສາງີດາວະອາດີຍ to scale. LENGTHS ARE IN METRES Website: www.maplandsurveyors.com.au	CROWN PORTION 6 (Part)	LICENSED SURVEYOR NO.1933 (S.R.B.V.)