



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

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

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

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

Clear Form

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

Street Address *

Unit No.:	St. No.: 16	St. Name: FISHER GROVE
Suburb/Locality: TULLAMARINE		Postcode: 3043

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: 701 Lodged Plan Title Plan Plan of Subdivision No.: 085818

OR

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

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

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

Select the focus of this application and describe below:

Construction of 2 double storey dwellings

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

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

Cost \$ 650,000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions i

④ Describe how the land is used and developed now *

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

Single dwelling

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

Title Information i

⑤ Encumbrances on title *

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

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

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

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

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Organisation (if applicable): **LLOVIS ARCHITECTURAL PLANS AND PERMITS**

Postal Address:

Unit No.:

St. No.: **36**

If it is a P.O. Box, enter the details here:

St. Name: **WHARTON ST**

Suburb/Locality: **SURREY HILLS**

State: **VIC**

Postcode: **3127**

Contact person's details *

Same as applicant (if so, go to 'contact information')

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

If it is a P.O. Box, enter the details here:

St. Name:

Suburb/Locality:

State:

Postcode:

Contact information

Business Phone:

Email: **dorrian.francis.architectural@gmail.com**

Mobile Phone: **0422 998 969**

Fax:

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.

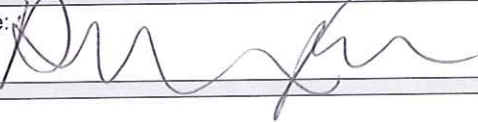


Declaration **i**

⑦ This form must be signed by the applicant *

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

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

Signature: 

Date: 28/10/2022
day / month / year

Need help with the Application?

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

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

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

No Yes

If 'yes', with whom?:

Date:


day / month / year

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

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

Provided all necessary supporting information and documents?

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

A plan of existing conditions.

Plans showing the layout and details of the proposal

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

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

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

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

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:

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:

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

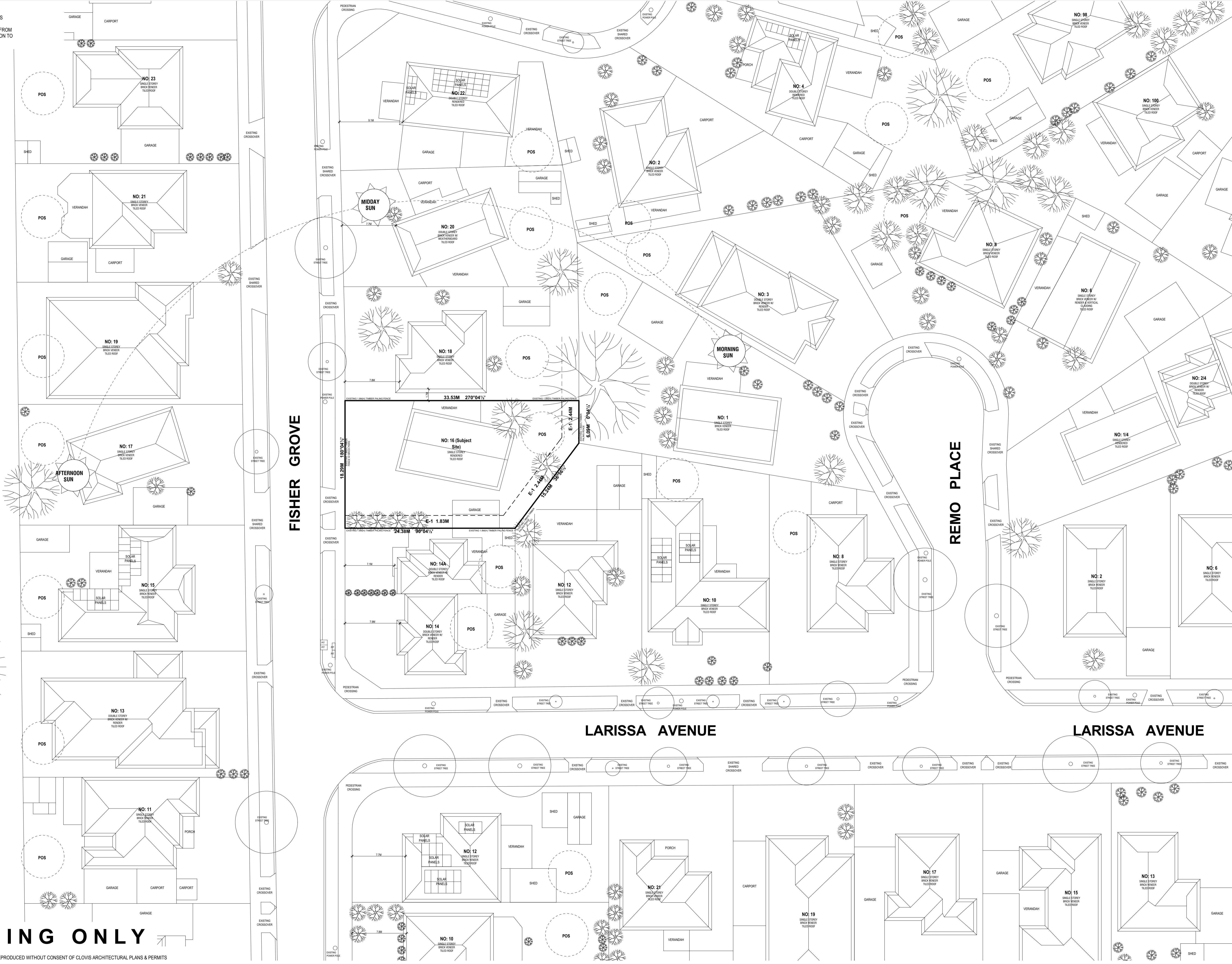
EVERY ENDEAVOR IS EMPLOYED FOR THE AS NEAR AS POSSIBLE DEPICTION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES AS SHOWN ON THE NEIGHBORHOOD & SITE DESCRIPTION PLAN MEASURED AND DRAWN BY THIS COMPANY. NOTE THAT ACCESS ON SITE IS RESTRICTED EXCLUSIVELY TO THE SUBJECT SITE, I.E. THE DEVELOPMENT SITE. INFORMATION RELATING TO THE NEIGHBORING PROPERTIES IS SUBJECT TO PHYSICAL AND VISUAL ACCESS FROM THE SUBJECT SITE. IT IS THEREFORE EXPECTED THAT DISCREPANCIES MAY OCCUR IN RELATION TO THE OUTLINE AND LOCATION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES



SITE ANALYSIS
SCALE: 1:250

TOWN PLANNING ONLY

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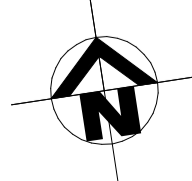


REVISIONS:	DATE:

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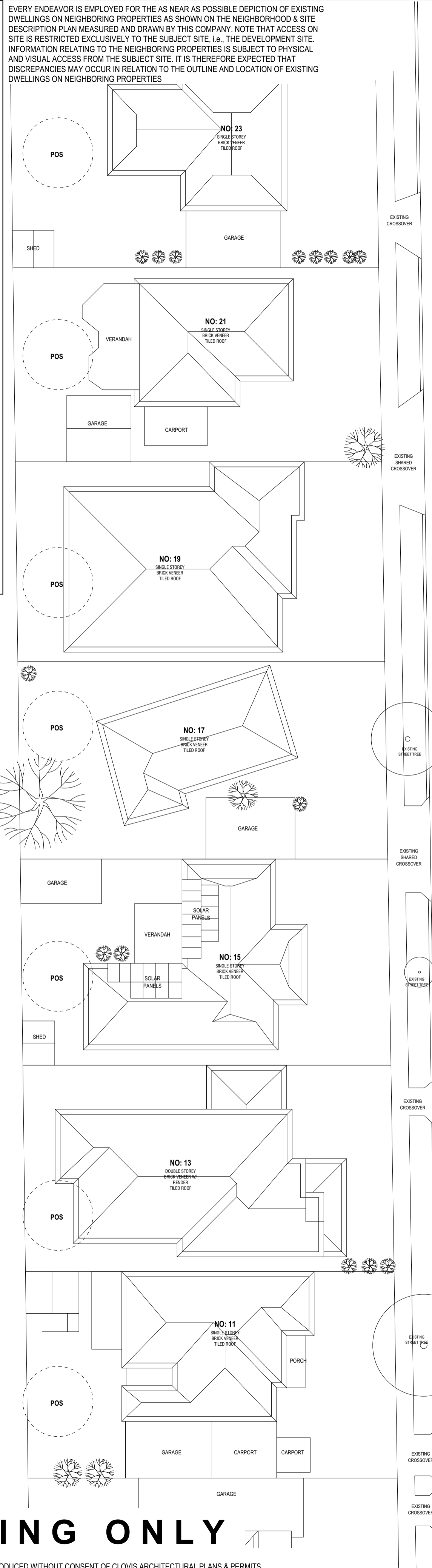
DUAL OCCUPANCY DEVELOPMENT
16 FISHER GROVE
TULLAMARINE VIC 3043

PROPOSED - SITE ANALYSIS			
CAD REF:	DRAWN BY: S.F.D.F.	PROJECT NO.:	REVISION NO.:
	SCALE: 1:250 @ A1	REVISION DATE:	DRAWING No: TP
	DATE: 23.08.22	14/04/2023	1 of 7



DESIGN RESPONSE

- 1** PROVIDE PROPOSED CROSSOVER FOR ACCESS TO UNIT 1.
- 1A** EXISTING CROSSOVER TO BECOME COMBINED FOR ACCESS TO UNIT 2.
- 2** NEW CONCRETE DRIVEWAY FOR ACCESS TO ALL DWELLINGS.
- 3** NEW GARAGES TO PROPOSED DWELLINGS TO BE SUBSTANTIALLY SETBACK FROM STREET TO AVOID VISIBLE IMPACT ON EXISTING STREETScape.
- 4** NEW MAILBOXES FOR ALL DWELLINGS.
- 5** FRONT SETBACK OF 7.5M FOR PROPOSED UNIT 1 & 2.
- 6** LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 7** OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND 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 BOTH DWELLING ARE LOCATED OFF LIVING AREAS.
- 8** LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
EXTENSIVE LANDSCAPING TO BE IMPLEMENTED.



GRASSLAND

FISHER GROVE

REMO PLACE

DESIGN RESPONSE
SCALE: 1:250

TOWN PLANNING ONLY

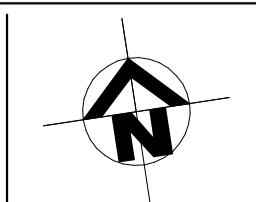
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CLOVIS ARCHITECTURAL PLANS & PERMITS
36 WHARTON STREET, SURREY HILLS 3127
E: DORIAN.FRANCIS.ARCHITECTURAL@GMAIL.COM

REVISIONS:	DATE:

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DUAL OCCUPANCY DEVELOPMENT
16 FISHER GROVE
TULLAMARINE VIC 3043



PROPOSED - DESIGN RESPONSE			
CAD REF:	DRAWN BY: S.F.D.F.	PROJECT NO.:	REVISION NO.:
	SCALE: 1:250 @ A1	REVISION DATE:	DRAWING No: TP
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FISHER GROVE

NO: 18

SINGLE STOREY
BRICK VENEER
TILED ROOF

A ANALYSIS

AREA	557.42m ²	100%
COVERAGE	313.45m ²	56.23%
PERMEABLE SURFACES	54.03m ²	9.69%
IMPERMEABLE SURFACES	190.31m ²	34.14%
OPEN AREA	190.31m ²	34.14%

UNIT 1

GROUND FLOOR	132.2m ²	
FIRST FLOOR	98.99m ²	
GARAGE	23.24m ²	
PORCH	7.72m ²	
TOTAL	262.15m²	28.21sq

UNIT 2

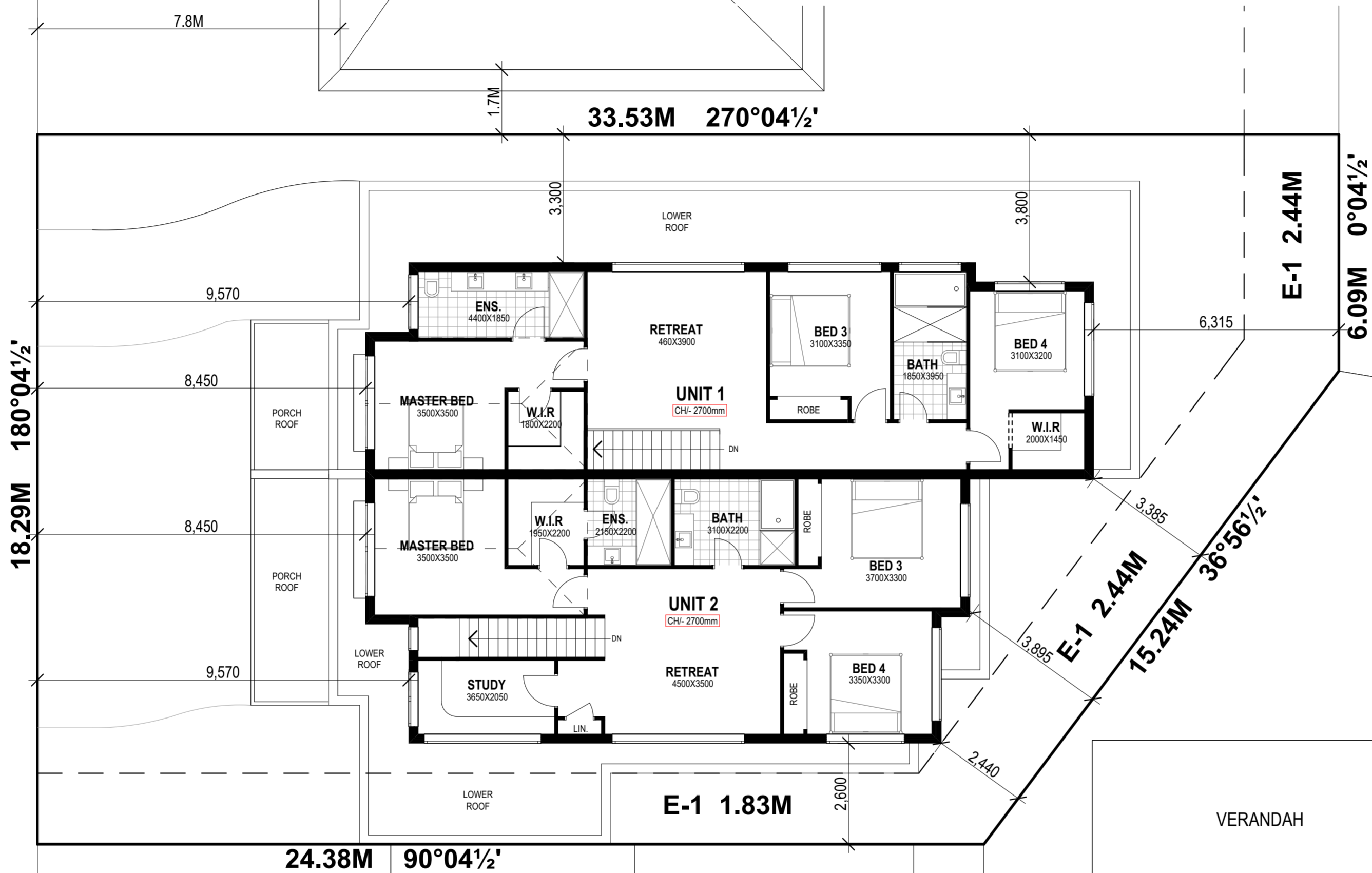
GROUND FLOOR	113.36m ²	
FIRST FLOOR	101.84m ²	
GARAGE	23.66m ²	
PORCH	11.68m ²	
TOTAL	250.54m²	26.96sq

NOTE:

-ALL OBSCURED GLAZING TO BE MANUFACTURED OBSCURED GLASS. OBSCURE FILM BEING APPLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED.

-ALL TREATMENTS TO PREVENT OVERLOOKING MUST NOT INCLUDE 'TRANSLUCENT FILM' ON WINDOWS AND MUST BE IN ACC. WITH STANDARD B22 OF CLAUSE 55.

-THE DEVELOPMENT MUST BE PROVIDED W/ EXTERNAL LIGHTING CAPABLE OF ILLUMINATING ACCESS TO EACH GARAGE AND CAR PARKING SPACE. LIGHTING MUST BE LOCATED, DIRECTED AND SHIELDED AND OF LIMITED INTENSITY THAT NO NUISANCE OR LOSS OF AMENITY IS CAUSED TO ANY PERSON WITHIN AND BEYOND THE SITE.



FIRST FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

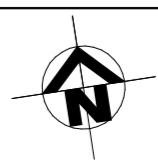
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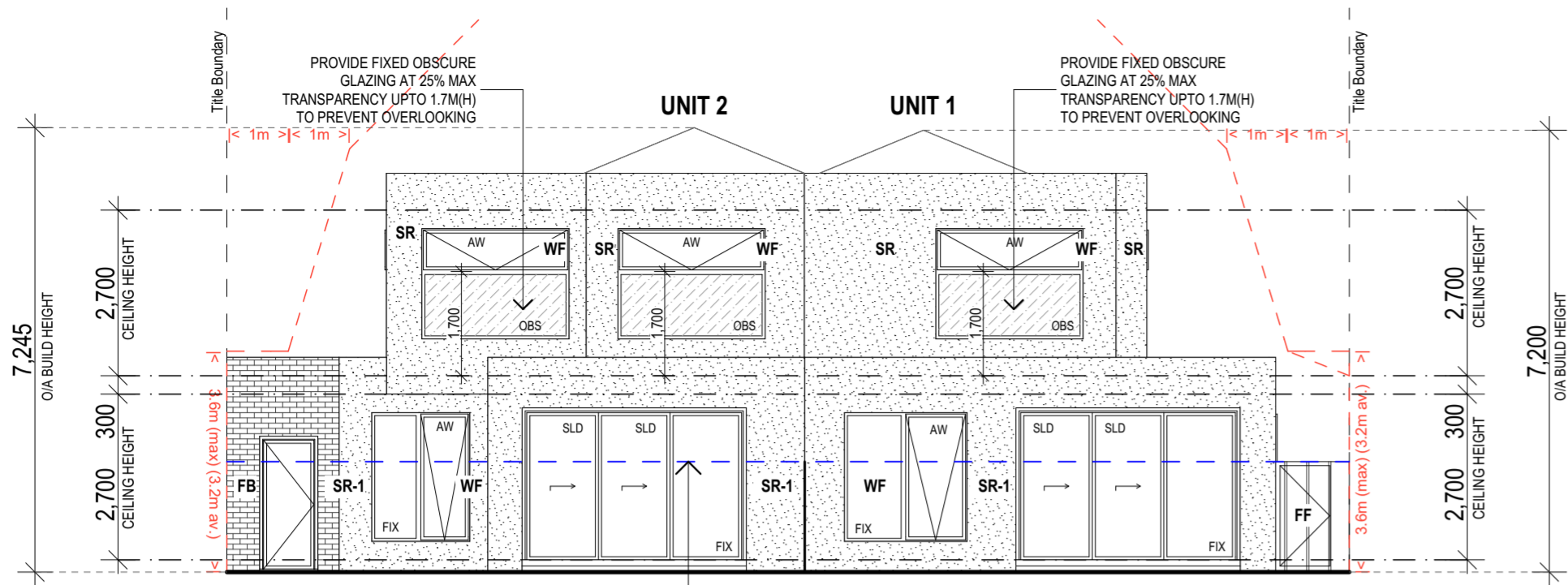
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DUAL OCCUPANCY DEVELOPMENT
16 FISHER GROVE
TULLAMARINE VIC 3043



PROPOSED - FIRST FLOOR PLAN			
CAD REF:	SCALE: 1:100, 1:110, 2:1	REVISION DATE:	REVISION NO:
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EAST ELEVATION
SCALE: 1:100

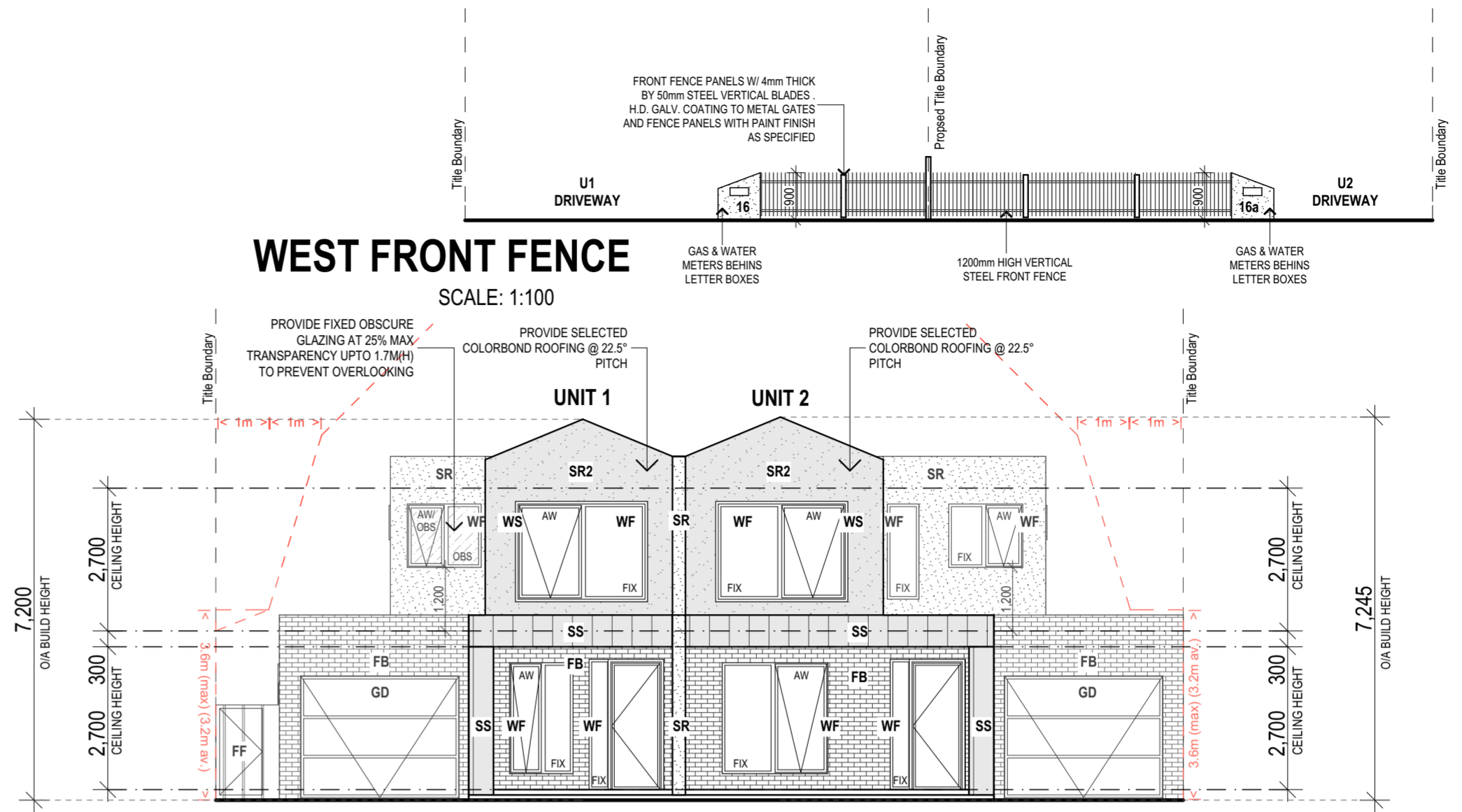
MATERIAL SCHEDULE

	SR	BRICK W/- SMOOTH RENDER FINISH - WHITE
	SR-2	BRICK W/- SMOOTH RENDER FINISH - GREY
	WF	ALUMINIUM FRAMED WINDOWS & DOORS - SURFMIST
	SS	VERTICAL STANDING SEAM CLADDING - MONUMNET
	FB	FACE BRICKWORK - RECYCLED BRICK
	FF	SIDE TIMBER FENCE - NATURAL STAIN
	GD	GARAGE DOOR - MONUMENT
	MR	METAL ROOFING - MONUMENT
	WS	ALUMINIUM WINDOW SHROUD - MONUMENT

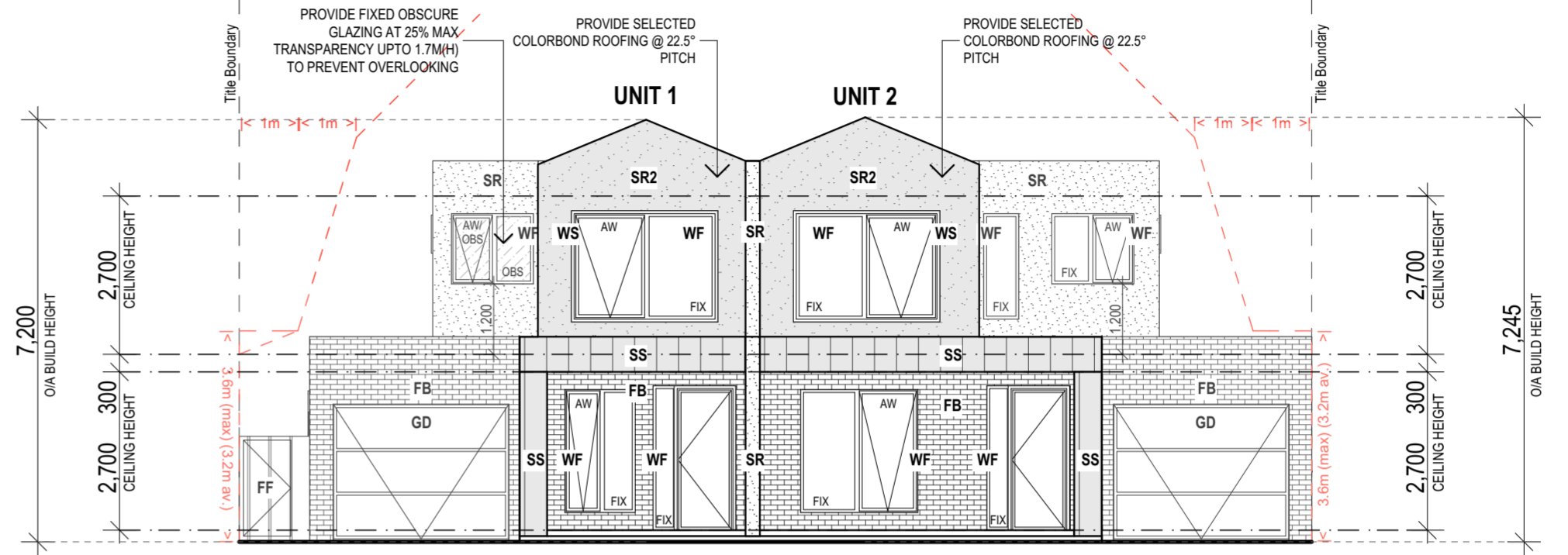
NOTE:
 PLEASE REFER TO MATERIAL SCHEDULE FOR EXACT MATERIAL FINISH.
 ALL OBSCURE GLAZING WITH NOT MORE THAN 25 PER CENT TRANSPARENCY
 EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION DETECTOR

LEGEND

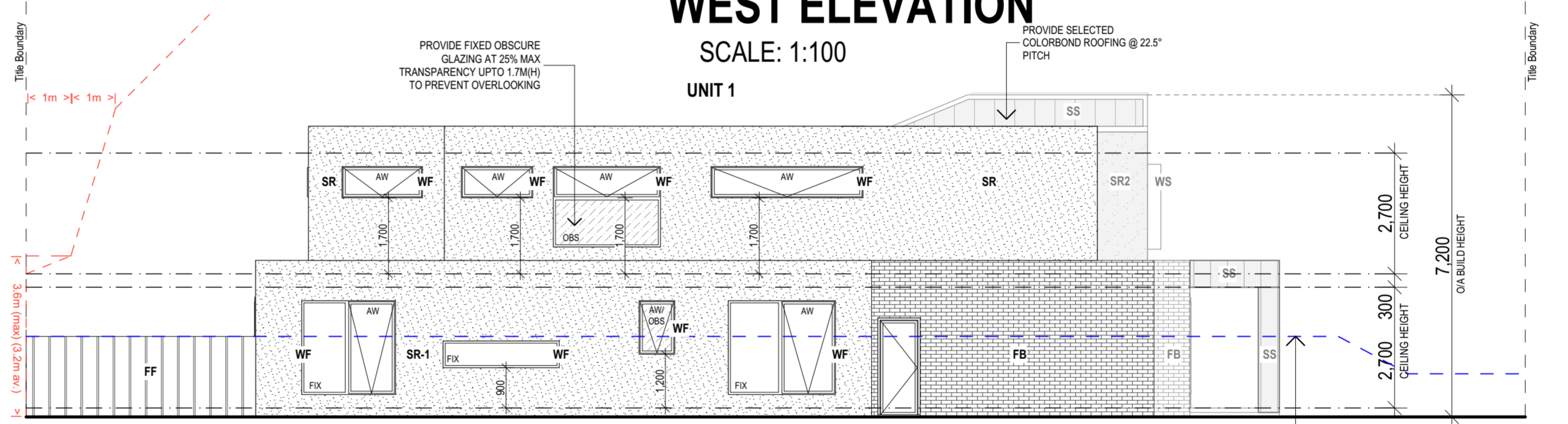
SLD	SLIDING PANEL
SLD/OBS	OBSCURE SLIDING PANEL
FIX	FIXED GLAZING
F/OBS	OBSCURE FIXED GLAZING
AW	AWNING WINDOW
AW/OBS	OBSCURE AWNING WINDOW



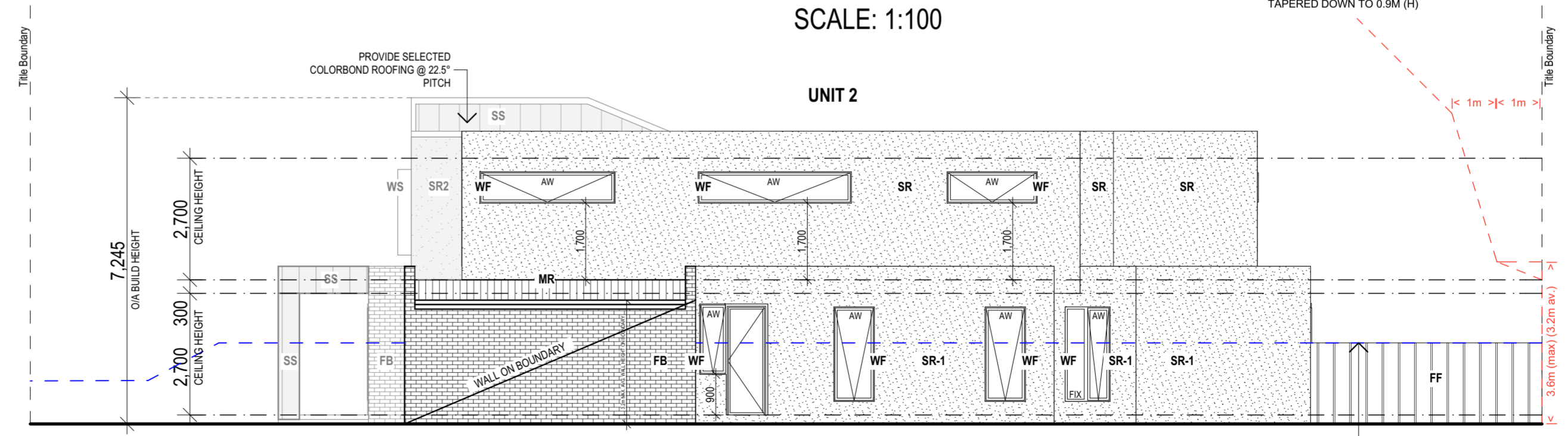
WEST FRONT FENCE
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100

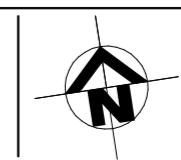
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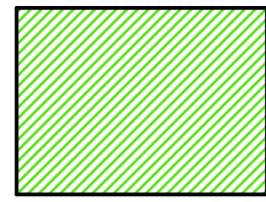
DUAL OCCUPANCY DEVELOPMENT
16 FISHER GROVE
 TULLAMARINE VIC 3043



PROPOSED - ELEVATIONS

CAD REF:	SCALE:	REVISION DATE:	PROJECT NO.:	REVISION NO.:
	1:100 @ A2	14/04/2023		

DRAWN BY: S.F. D.F. REVISION NO.: TP
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-NOMINATED GARDEN AREA

A ANALYSIS

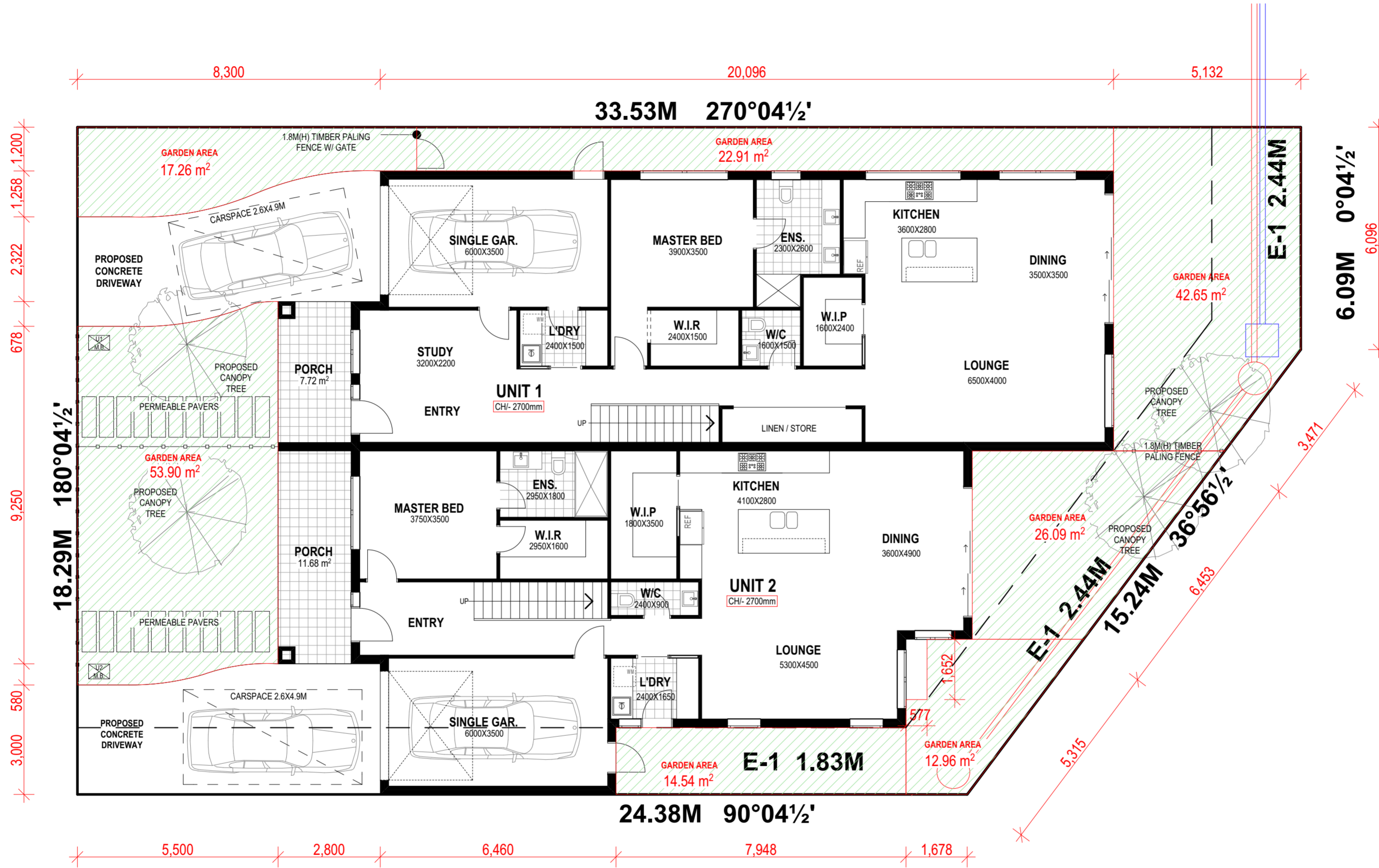
AREA	557.42m ²	100%
COVERAGE	313.45m ²	56.23%
PERMEABLE SURFACES	54.03m ²	9.69%
IMPERMEABLE SURFACES	190.31m ²	34.14%
OPEN AREA	190.31m ²	34.14%

UNIT 1

GROUND FLOOR	132.2m ²
FIRST FLOOR	98.99m ²
GARAGE	23.24m ²
PORCH	7.72m ²
TOTAL	262.15m² 28.21sqm

UNIT 2

GROUND FLOOR	113.36m ²
FIRST FLOOR	101.84m ²
GARAGE	23.66m ²
PORCH	11.68m ²
TOTAL	250.54m² 26.96sqm



GARDEN AREA FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

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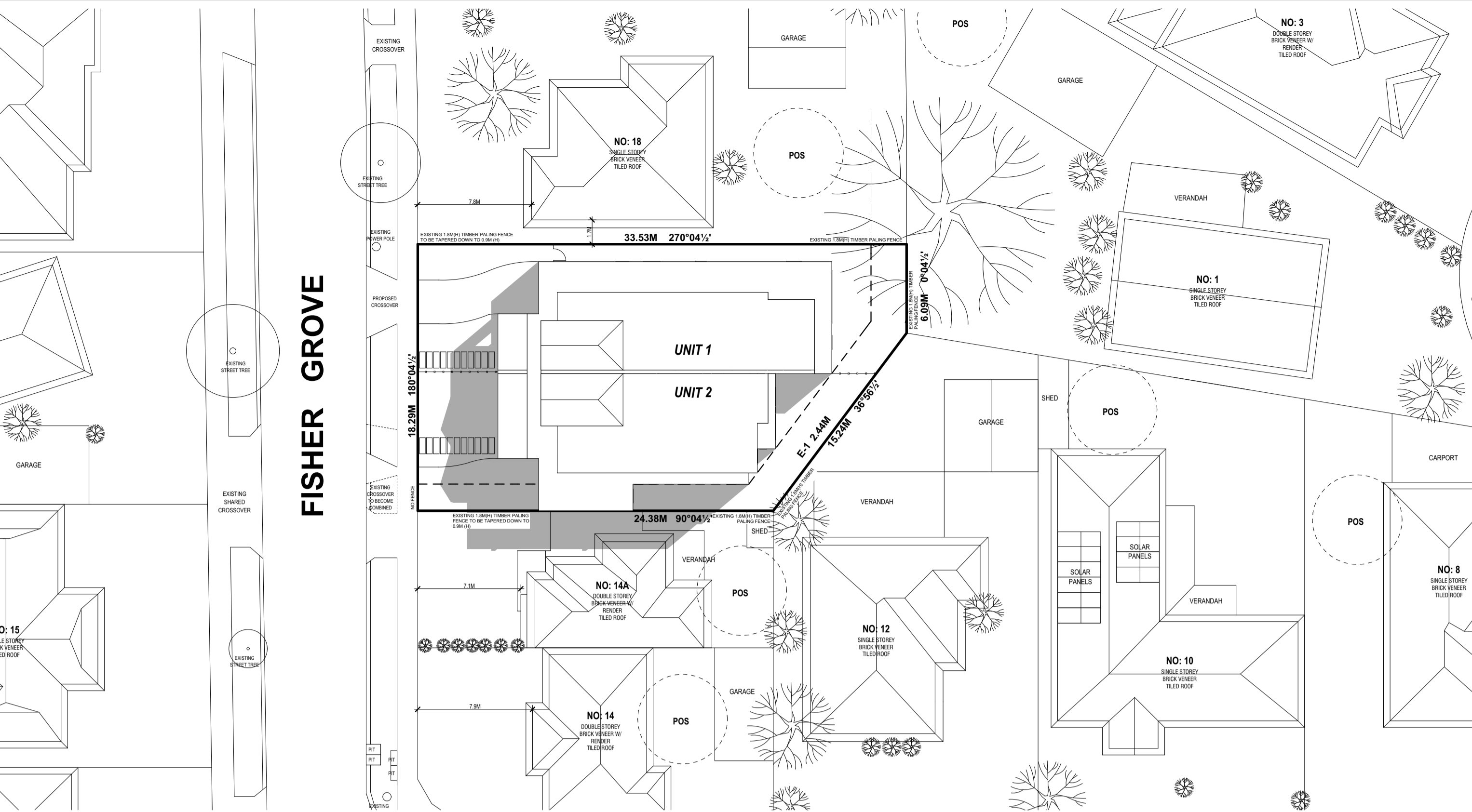
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DUAL OCCUPANCY DEVELOPMENT
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PROPOSED - GARDEN AREA PLAN

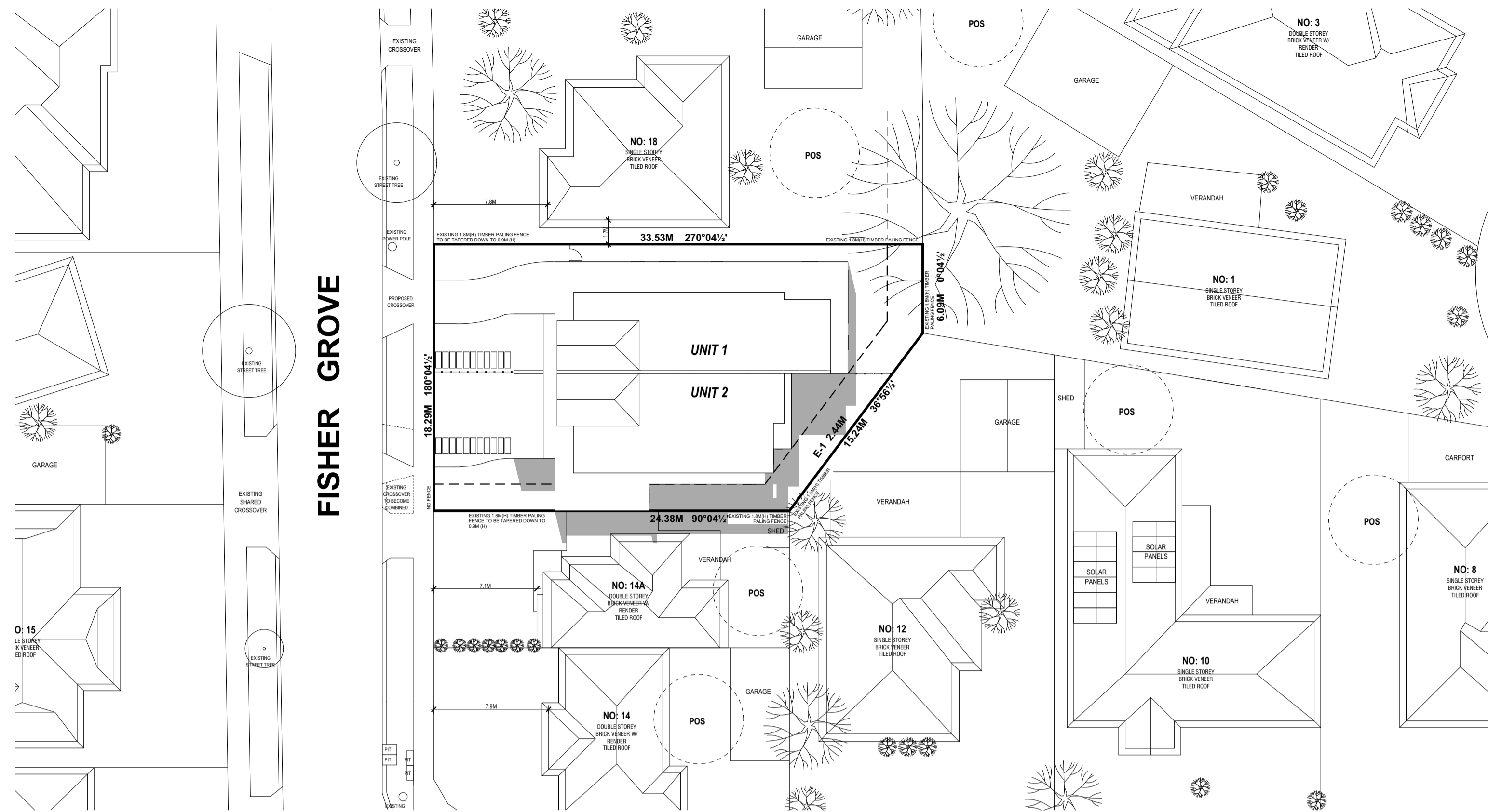
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CAD REF:	SCALE: 1:100, 1:110, 2:1	REVISION DATE:
DATE: 23.08.22	14/04/2023	DRAWING No: TP
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FISHER GROVE

22nd SEPTEMBER
9AM SHADOW DIAGRAM

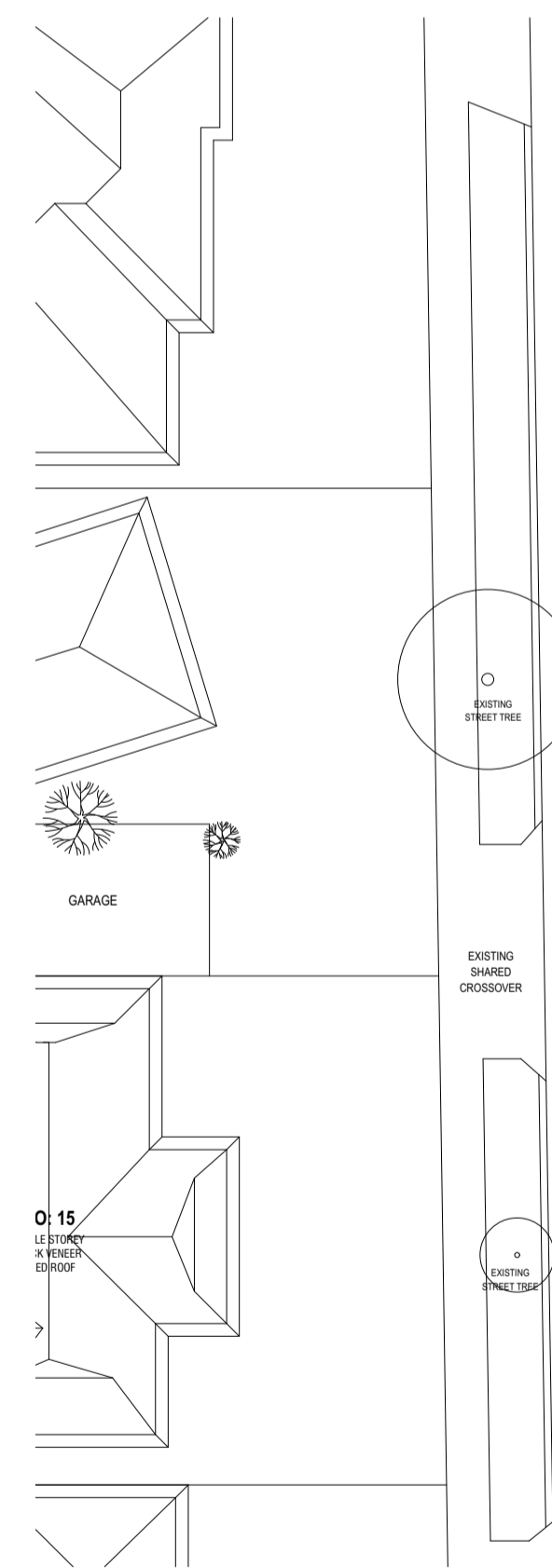
SCALE: 1:200



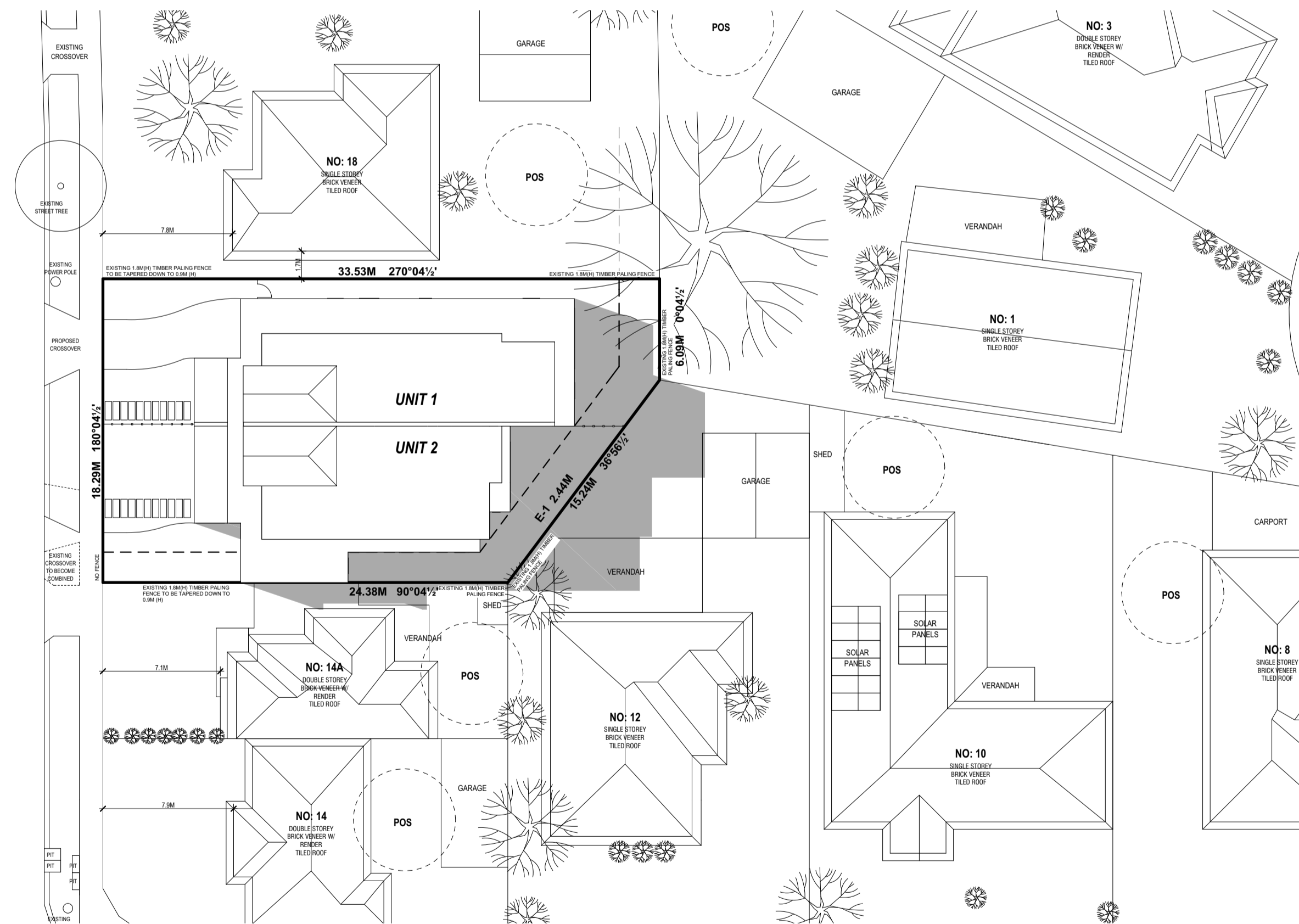
FISHER GROVE

22nd SEPTEMBER
12PM SHADOW DIAGRAM

SCALE: 1:200



FISHER GROVE



22nd SEPTEMBER
3PM SHADOW DIAGRAM

SCALE: 1:200

TOWN PLANNING ONLY

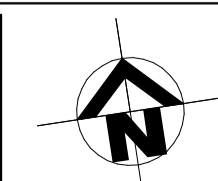
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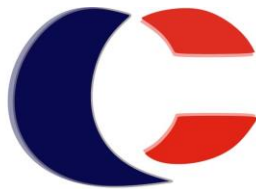
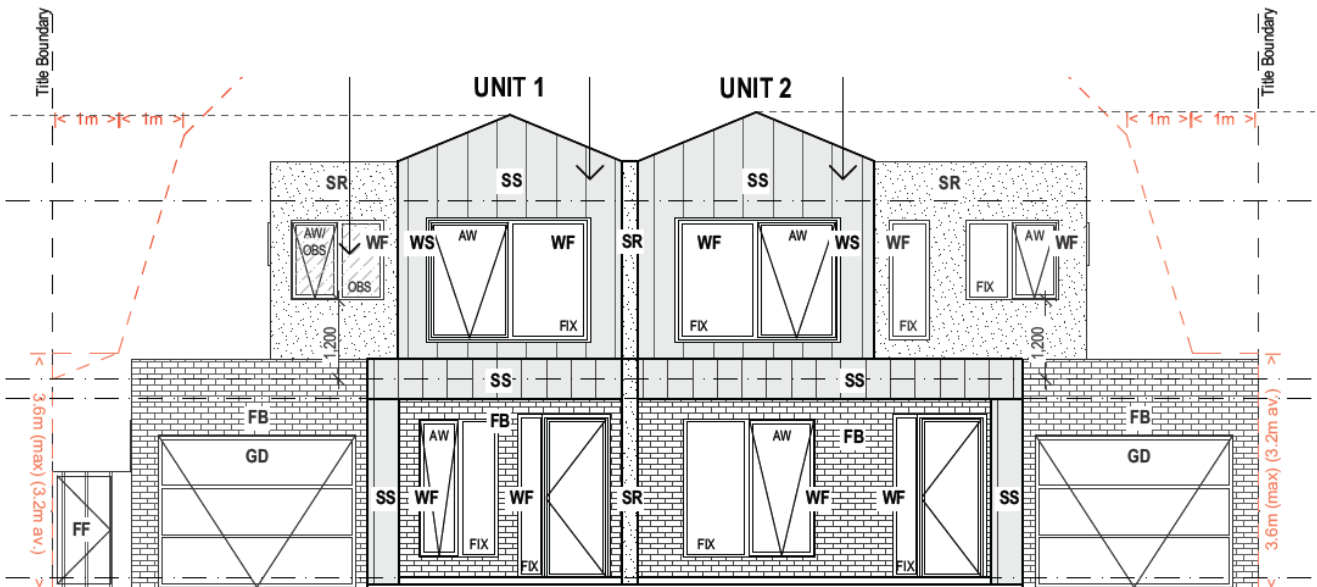


PROPOSED - SHADOW DIAGRAMS			
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	SCALE: 1:250 @ A1	REVISION DATE:	DRAWING No: TP
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Rescode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for Proposed Dual Occupancy development at No.16 Fisher Grove, Tullamarine



CLOVIS ARCHITECTURAL PLANS & PERMITS

Table of Contents

Rescode Clause 55.01-1 Neighbourhood and site description

- Scale Neighbourhood site description plan (1:200)
- 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 (1:200)
- 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

Clause 55.01 Neighbourhood and Site Description

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 - 900 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 1.3m 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 Fisher Grove 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 irregular in shape with a frontage width of approximately 18.29m.
- There is an easements on the site to the rear of the property and the side of the property.
- Allotment area is 557qm approx.
- A single storey detached brick dwelling with tile roof occupies the site.
- The existing dwelling is setback 7.8m approx. from Fisher Grove.
- The site has a single crossover off Fisher Grove.
- 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 a 1.8m(h) front fence that extends the front boundaries.
- A 1.8m timber paling fence above to the side boundaries.
- Transmission lines form part of the streetscape to Fisher Grove.

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 weatherboard dwelling with tile roof occupies the site.
- A single storey detached brick veneer dwelling with tile roof occupy the neighbouring property to the North with a front setback of 7.8m from Fisher Grove.
- A single storey detached Brick veneer dwelling with tile roof occupy the neighbouring property to the South with a front setback of 7.1m from Fisher Grove.

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 north is located in the rear yard of the site facing east. The dwelling has east and west facing habitable room windows within 9m of the subject site.
- Private open space of the dwelling to the south is located in the rear yard facing west. 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 are several trees within the nature strip directly outside the site.
- There is a drain in the nature strip in front of the site.
- The site has a single width crossover on Fisher Grove.

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

Locality Map and Report



Local Shops:

- 2.0km North to Melrose Drive Service Road

Public transport services:

- 6.3km East to Glenroy Train Station

Public open spaces:

- 600m East to Tullamarine Linear 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.

Development Summary

A ANALYSIS			UNIT 1		UNIT 2	
AREA	557.42m ²	100%	GROUND FLOOR	132.2m ²	GROUND FLOOR	113.36m ²
COVERAGE	313.45m ²	56.23%	FIRST FLOOR	98.99m ²	FIRST FLOOR	101.84m ²
PERMEABLE SURFACES	54.03m ²	9.69%	GARAGE	23.24m ²	GARAGE	23.66m ²
IMPERMEABLE SURFACES	190.31m ²	34.14%	PORCH	7.72m ²	PORCH	11.68m ²
OPEN AREA	190.31m ²	34.14%	TOTAL	262.15m²	TOTAL	250.54m²
				28.21sqm		26.96sqm

Rescode Clause 55 Assessment Summary Table

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

Rescode Objectives and Standards	Objectives (Complies)	Standards (Complies)	Comments
Standard B1: Neighbourhood character objectives	Yes	Yes	
Standard B2: Residential policy objectives	Yes	Yes	
Standard B3: Dwelling diversity objective	Yes	Yes	
Standard B4: Infrastructure 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 behind the other which is consistent with residential developments in the immediate and surrounding area.
- The existing dwelling on the site will be retained.
- The pitched roof form design helps integrate the new dwellings within the neighborhood character.
- Neutral and earthy 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 rear 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 rear of an existing on a 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 and one existing dwelling 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.

- The existing is at frontage of site.
- Proposed dwelling 2 + 3 at the rear 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 2 + 3 will be 3.0m from the rear 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 7.9m to the top which is less than the 9m as specified to the zone.
- The site is relatively flat.
- The proposed dwellings are double 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 rear 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 56.00%, 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 34.00%, 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 will be retained and access will be provided from the driveway to the dwellings.
- Vehicle access has not been designed to allow forward movement when exiting the site.
- 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.
- An open carport is proposed adjacent 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 or Two 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.
- 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.

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 have a direct interface with Fisher Grove.
- 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 65.56sqm.
- Proposed dwelling 2 will have a private open space of 54.20sqm
- 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.

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.

- No front fence will be proposed to the new dwellings.

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.

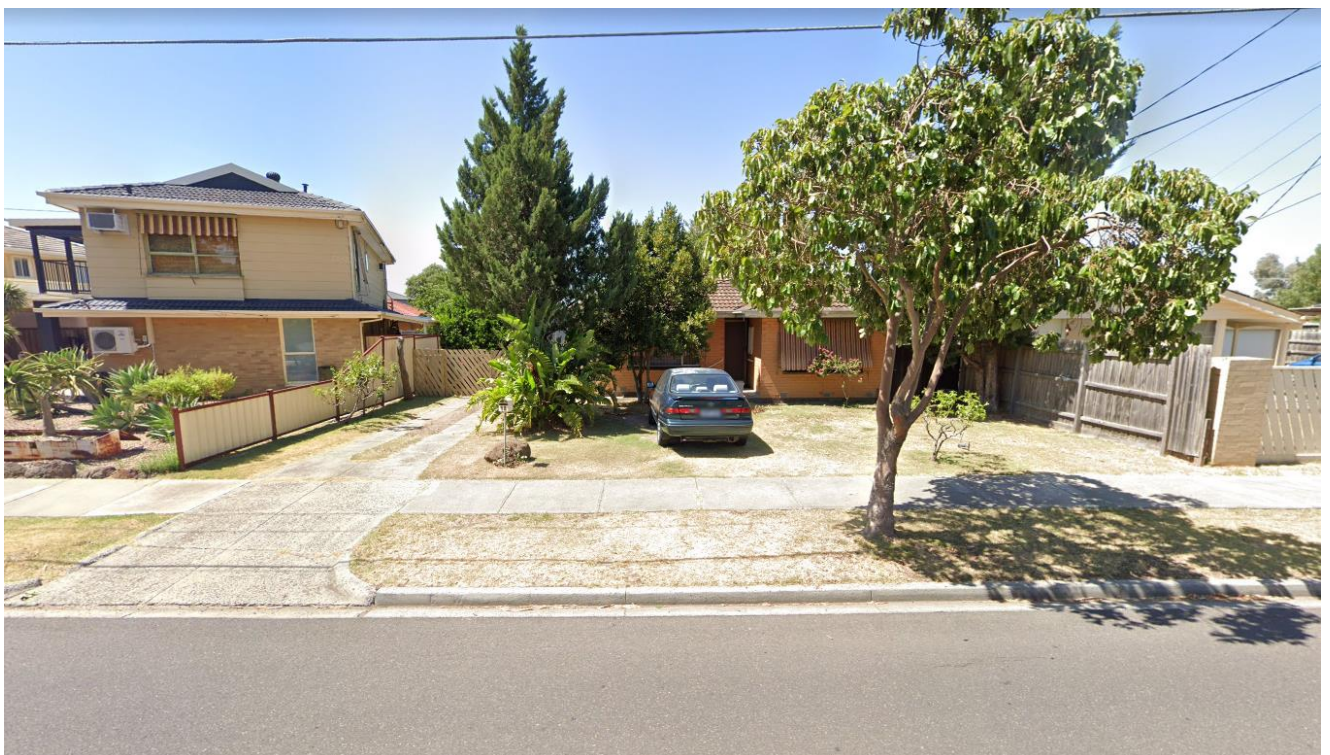
CONCLUSION

The proposed development of two new dwellings 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



16 Fisher Grove (subject Site)



18 Fisher Grove



14 Fisher Grove



35 FisherGrove

BESS Report

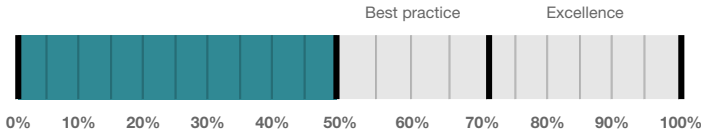
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 16 Fisher Grove Tullamarine VIC 3043. 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.

Your BESS Score



53%

Project details

Address 16 Fisher Grove Tullamarine VIC 3043
Project no 1D3C282C-R1
BESS Version BESS-6

Site type Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account aidan.rosin.architectural@gmail.com
Application no.
Site area 557.00 m²
Building floor area 445.00 m²
Date 25 October 2022
Software version 1.7.0-B.388



Performance by category ● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	0%	*
Water	9%	50%	✓
Energy	28%	50%	✓
Stormwater	14%	100%	✓
IEQ	17%	60%	✓
Transport	9%	100%	*
Waste	6%	0%	*
Urban Ecology	6%	50%	*
Innovation	9%	0%	*

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Townhouse 1	1	231 m ²	51%
Townhouse 2	1	214 m ²	48%
Total	2	445 m²	100%

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Water efficient garden annotated		-
Energy 3.3	External lighting sensors annotated		-
Energy 3.4	Clothes line annotated (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)		-
IEQ 3.1	Glazing specification to be annotated		-
IEQ 3.2	Adjustable shading systems		-
Transport 1.1	All nominated residential bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
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		-

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%

Water Overall contribution 9.0%

		Minimum required 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 heating 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	⊘ Disabled
				No other (non-solar PV) renewable energy is in use.
4.5 Solar PV - Houses and Townhouses			N/A	⊘ 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%	60%	✔ 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			0%	

Transport Overall contribution 9.0%

		100%
1.1 Bicycle Parking - Residential		100%
1.2 Bicycle Parking - Residential Visitor		N/A ✦ Scoped Out
Not enough dwellings.		
2.1 Electric Vehicle Infrastructure		100%

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 Innovation		0%

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 Residential	0%
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%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
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
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing 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 machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater Tanks	
What is the total roof area connected to the rainwater tank?:	
RWT U1	100 m ²
RWT U2	90.0 m ²
Tank Size:	
RWT U1	2,000 Litres
RWT U2	2,000 Litres
Irrigation area connected to tank:	
RWT U1	40.0 m ²
RWT U2	40.0 m ²
Is connected irrigation area a water efficient garden?:	
RWT U1	Yes
RWT U2	Yes
Other external water demand connected to tank?:	
RWT U1	0.0 Litres/Day
RWT U2	0.0 Litres/Day

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	521 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	418 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	348 kL	
Output	% Reduction in Potable Water Consumption	
Project	33 %	
Output	% of connected demand met by rainwater	
Project	89 %	
Output	How often does the tank overflow?	
Project	Often	
Output	Opportunity for additional rainwater connection	
Project	172 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	

Energy Overall contribution 14% Minimum required 50%**Dwellings Energy Approach**

What approach do you want to use for 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 energy 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 multiple dwellings?: All	No
--	----

Clothes Line: All	D Private outdoor clothesline
-------------------	-------------------------------

Clothes Dryer: All	A No clothes dryer
--------------------	--------------------

1.2 Thermal Performance Rating - Residential

0%

Score Contribution	This credit contributes 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 contributes 10.0% towards the category score.
--------------------	---

Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
----------	---

Output	Reference Building with Reference Services (BCA only)
--------	---


Townhouse	12,550 kg CO2
-----------	---------------

Output	Proposed Building with Proposed Services (Actual Building)
--------	--

Townhouse	6,884 kg CO2
-----------	--------------

Output	% Reduction in GHG Emissions
--------	------------------------------

Townhouse	45 %
-----------	------

2.2 Peak Demand	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	29.2 kW
Output	Peak Thermal Cooling Load - Proposed
Townhouse	28.6 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	5,406 kWh
Output	Proposed
Townhouse	2,097 kWh
Output	Improvement
Townhouse	61 %
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	136,891 MJ
Output	Proposed
Townhouse	92,318 MJ
Output	Improvement
Townhouse	32 %
2.5 Wood Consumption	N/A  Scoped Out
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 hot water system against the benchmark?
Output	Reference
Townhouse	11,488 kWh
Output	Proposed
Townhouse	9,272 kWh
Output	Improvement
Townhouse	19 %

3.3 External Lighting		100%
Score Contribution	This credit contributes 5.0% towards the category score.	
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.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?	
Output	Reference	
Townhouse	1,576 kWh	
Output	Proposed	
Townhouse	315 kWh	
Output	Improvement	
Townhouse	80 %	
3.5 Internal Lighting - Residential Single Dwelling		100%
Score Contribution	This credit contributes 5.0% towards the category score.	
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 - Other	N/A	⊘ Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses	N/A	⊘ 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 10% 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 Shading	100%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Is appropriate external shading provided to east, west and north facing glazing?
Question	Criteria Achieved ?
Townhouse	Yes
3.3 Thermal Comfort - Orientation	0%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Are at least 50% of living areas orientated to the north?
Question	Criteria Achieved ?
Townhouse	No

Transport Overall contribution 9%

1.1 Bicycle Parking - Residential	100%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?
Question	Bicycle Spaces Provided ?
Townhouse	2
Output	Min Bicycle Spaces Required
Townhouse	2
1.2 Bicycle Parking - Residential Visitor	N/A  Scoped Out
This credit was scoped out	Not enough dwellings.
2.1 Electric Vehicle Infrastructure	100%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes

Waste Overall contribution 0%

1.1 - Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 - Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Are facilities provided for on-site management 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	25 %
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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STORM Rating Report

TransactionID: 1474286
Municipality: HUME
Rainfall Station: HUME
Address: 16 Fisher Grove

Tullamarine
VIC 3043
Assessor: CAPP
Development Type: Residential - Multiunit
Allotment Site (m2): 557.00
STORM Rating %: 103

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	100.00	Rainwater Tank	2,000.00	4	145.20	81.50
Unit 1 Roof Area - Untreated	52.00	None	0.00	0	0.00	0.00
Unit 1 Driveway	26.00	None	0.00	0	0.00	0.00
Unit 2 Roof Area - Water Tank	90.00	Rainwater Tank	2,000.00	4	162.20	80.00
Unit 2 Roof Area - Raingarden	50.00	Raingarden 100mm	1.00	0	128.10	0.00
Unit 2 Driveway	27.75	None	0.00	0	0.00	0.00

Date Generated: 25-Oct-2022

Program Version: 1.0.0

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

Page 1 of 1

VOLUME 08921 FOLIO 163

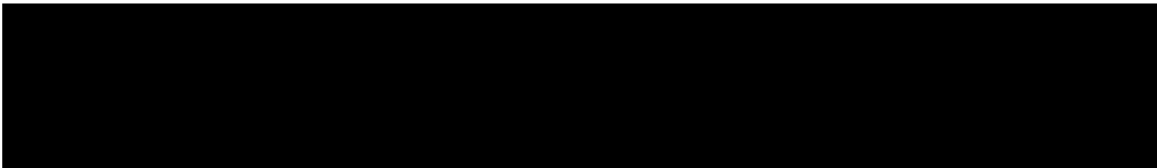
Security no : 124101452587B

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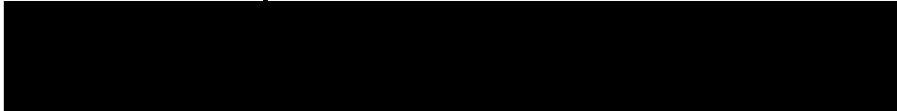
LAND DESCRIPTION

Lot 701 on Plan of Subdivision 085818.
PARENT TITLE Volume 08759 Folio 967
Created by instrument LP085818 12/04/1972

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT E575261 23/10/1972

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 LP085818 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW152677Y (E)	DISCHARGE OF MORTGAGE	Registered	12/10/2022
AW152678W (E)	MORTGAGE	Registered	12/10/2022

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

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

Street Address: 16 FISHER GROVE TULLAMARINE VIC 3043

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 12/10/2022

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	LP085818
Number of Pages (excluding this cover sheet)	3
Document Assembled	28/10/2022 15:39

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PLAN OF SUBDIVISION
PART OF CROWN PORTION 3
PARISH OF TULLAMARINE

COUNTY OF BOURKE
VOL. 8759 FOL. 967

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

LP 85818
EDITION 1

APPROVED 22/12/11
COLOUR CONVERSION
BLUE = B-1
BROWN = R-1
PURPLE = E-3
YELLOW = E-4

APPROPRIATIONS

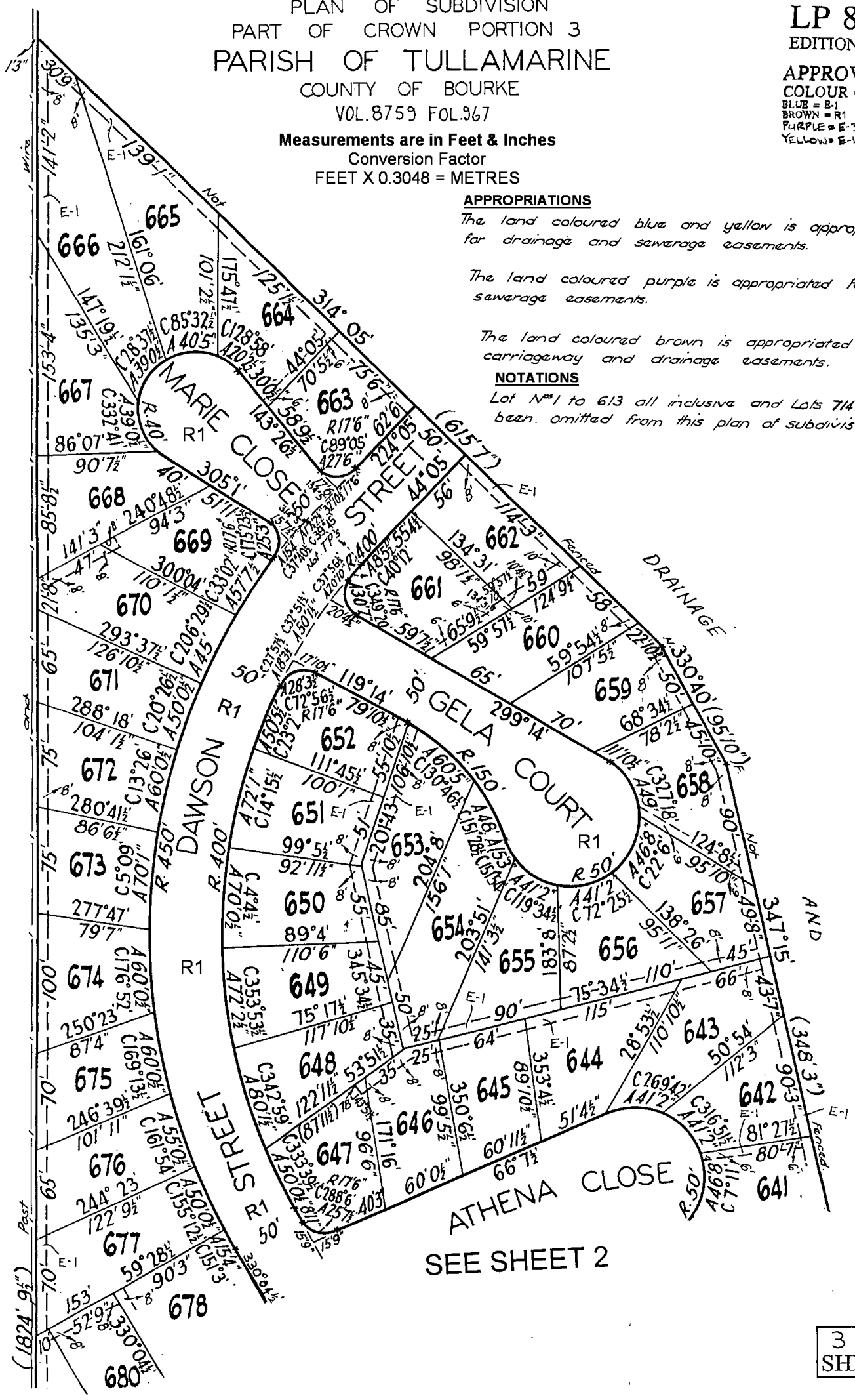
The land coloured blue and yellow is appropriated for drainage and sewerage easements.

The land coloured purple is appropriated for sewerage easements.

The land coloured brown is appropriated for carriageway and drainage easements.

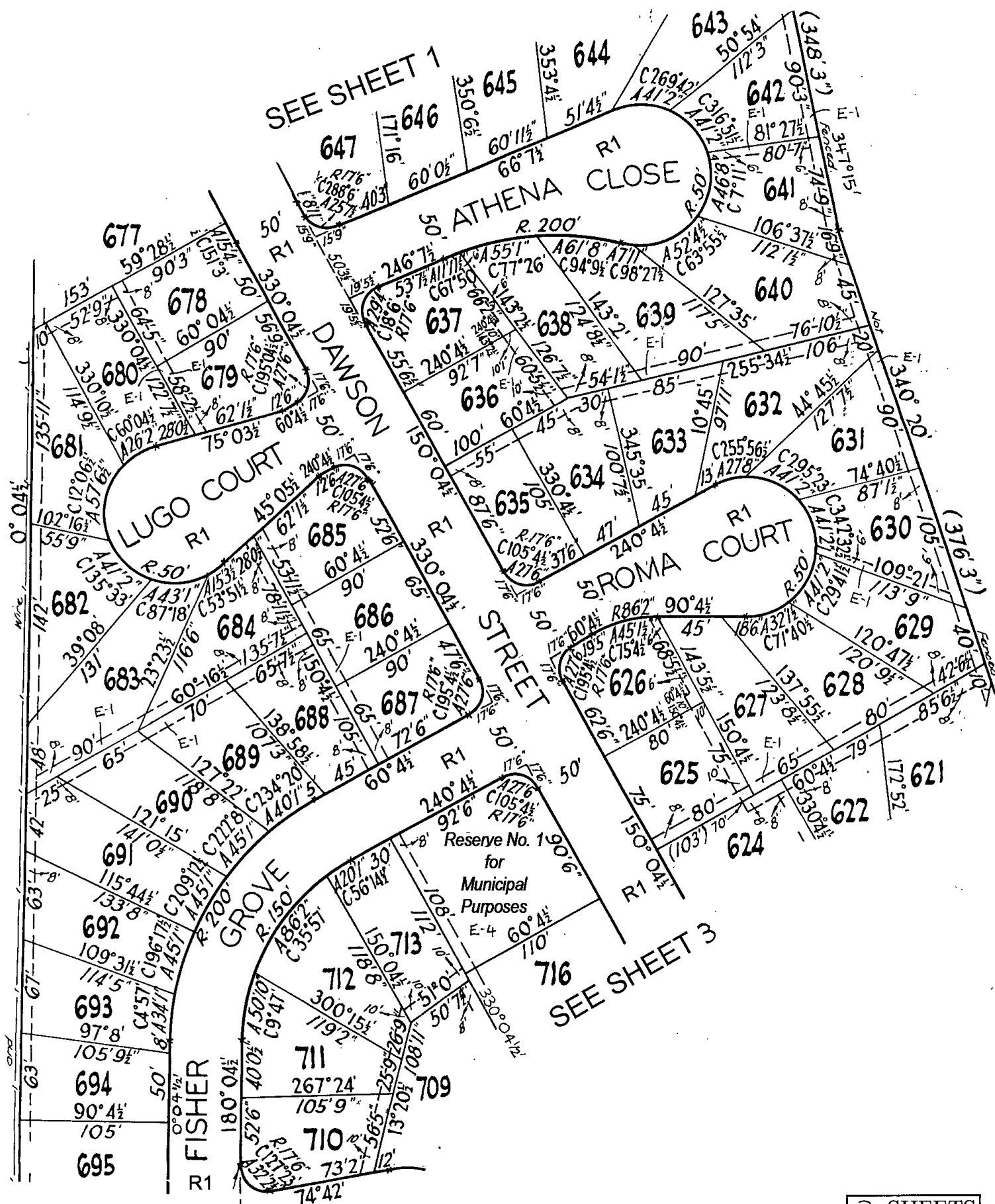
NOTATIONS

Lot N^o 1 to 613 all inclusive and Lots 714 and 715 have been omitted from this plan of subdivision.

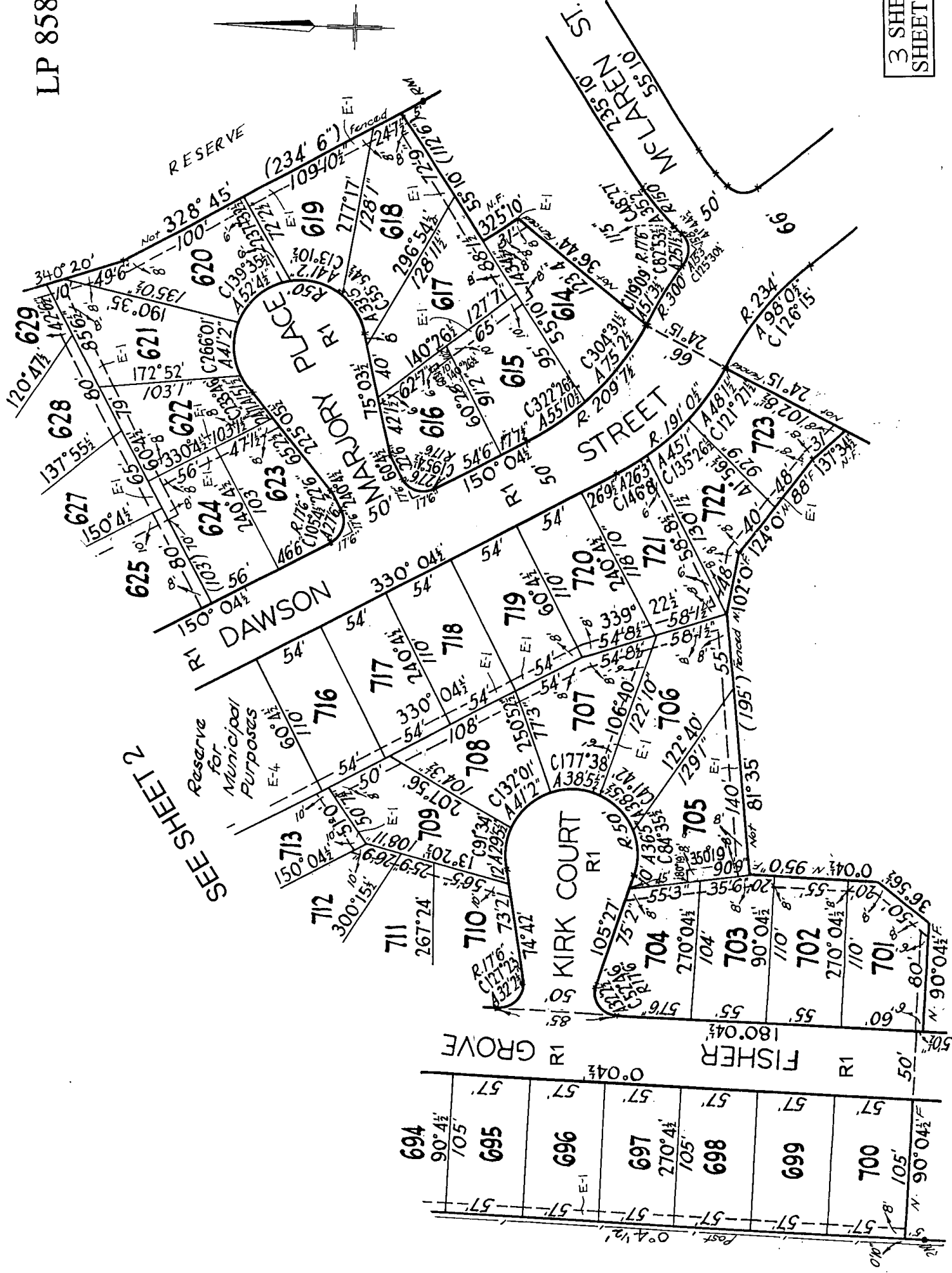


SEE SHEET 2

3 SHEETS
SHEET 1



3 SHEETS
SHEET 2



SEE SHEET 2

694	90° 4 1/2'	105'	57'
695			57'
696			57'
697	270° 4 1/2'	105'	57'
698			57'
699			57'
700		105'	57'



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E575261

E575261

REGD



12.00 A RT T

33 800427 OCT23-72

Signature to Mellowood Pty Ltd & Assoc
Victoria
TRANSFER OF LAND

\$5800

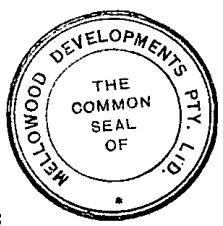
DEVELOPMENT UNDERWRITING (VICTORIA) PTY. LIMITED of 578 St. Kilda Road Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of THREE THOUSAND NINE HUNDRED DOLLARS (\$3,900) paid to it by MELLOWOOD DEVELOPMENTS PTY. LTD. of 97 Geelong Road Footscray DOTH HEREBY TRANSFER to the said Mellowood Developments Pty. Ltd. All its estate and interest in ALL THAT piece of land being Lot 701 on Plan of Subdivision No. 85818 Parish of Tullamarine and being the whole of the land comprised in Certificate of Title Volume 8921 Folio 163 AND the said Mellowood Developments Pty. Ltd. with the intent that the benefit of this covenant shall be attached to and run at law and in equity with every lot of the said Plan of Subdivision other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said land hereby transferred DOTH HEREBY for itself and its transferees executors administrators and assignees and as separate covenants COVENANT with the said Development Underwriting (Victoria) Pty. Limited and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision or any part or parts thereof other than the Lot hereby transferred that the said Mellowood Developments Pty. Ltd. shall not erect a dwelling or dwellings on the said land or any part of it unless the exterior walls of such dwelling or dwellings (except for usual outbuildings) are substantially of brick or brick veneer.
DATED this 16th day of October One thousand nine hundred and seventy-two.

THE COMMON SEAL of DEVELOPMENT UNDERWRITING (VICTORIA) PTY. LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of:-



[Signature] Director
[Signature] Director *[Signature]* Secretary

THE COMMON SEAL of MELLOWOOD DEVELOPMENTS PTY. LTD. was hereto affixed by authority of a Resolution of the Board of Directors in the presence of:



..... Director
..... Secretary

ENCUMBRANCES REFERRED TO:

As set out at the foot of the said Certificate of Title.

VICTORIA - STAMP DUTY
OCT-18-72 657154 90003
LEA1013*****8-50



DE575261-1-7

11/12/72

R. G. H. ...

To the Registrar of Titles:
Please register this Transfer
and hand new Title to issue to
Mellowood Developments
Pty. Ltd.
Parent Title (if any) to return
to Registry & Land
E506504

A memorandum of the within instrument
has been entered in the Register Book.



DATED 1972

DEVELOPMENTS UNDERWRITING
(VICTORIA) PTY. LIMITED

- to -

MELLOWOOD DEVELOPMENTS
PTY. LTD.

TRANSFER OF LAND

MARTIN & MARTIN,
Solicitors,
37 Queen Street,
MELBOURNE. 3000
62 5361

BT:OS