

# 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.: 48	St. Name: SIMMINGTON CIRCUIT
Suburb/Locality: GREENVALE		Postcode: 3059

### Formal Land Description \* Complete either A or B.

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

A   Lodged Plan  Title Plan  Plan of Subdivision

OR

B

If this application relates to more than one address, please click this button and enter relevant details.

## 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? \*

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

PROPOSED DWELLING TO THE REAR OF EXISTING DWELLING

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**📎** 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 \*

**⚠** 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](http://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.

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

## Title Information

### 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

### 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.

Name:

Title: Mr	First Name: HALIS	Surname: ERCIYAS
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Organisation (if applicable): O. K. DESIGN & CONSTRUCTION

Postal Address:

Unit No.:	St. No.: 12	St. Name: MARNE DRIVE
Suburb/Locality: ROXBURGH PARK	State: VIC	Postcode: 3064

Contact person's details \*

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

Name:

Title: Mr	First Name: HALIS	Surname: ERCIYAS
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Organisation (if applicable): O. K. DESIGN & CONSTRUCTION

Postal Address:

Unit No.:	St. No.: 12	St. Name: MARNE DRIVE
Suburb/Locality: ROXBURGH PARK	State: VIC	Postcode: 3064

Contact Information

Business Phone:	Email: HALIS.ERCIYAS@GMAIL.COM
Mobile Phone: 0455540555	Fax:

[Redacted area]


## Declaration

### 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.

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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: 8 Sep 2021 day / month / year
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## 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](http://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?: JEREMY FINDLAY

Date: 4 Jun 2021


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](mailto: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:

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  
Your Computer

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

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

Page 1 of 1

VOLUME 09628 FOLIO 187

Security no : 124092355355X  
Produced 08/09/2021 09:34 PM

**LAND DESCRIPTION**

Lot 484 on Plan of Subdivision 149043Q.  
PARENT TITLE Volume 09608 Folio 093  
Created by instrument LP149043Q 23/08/1985

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors



**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AM728300D 26/04/2016  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument N128539R

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 LP149043Q 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: 48 SIMMINGTON CIRCUIT GREENVALE VIC 3059

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 22/10/2016

DOCUMENT END

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**LP149043Q**  
**EDITION 2**  
CHART 12

**PLAN OF SUBDIVISION OF:  
 PART OF CROWN  
 PORTION D SECTION 2**

**PARISH: YUROKE  
 COUNTY: BOURKE**

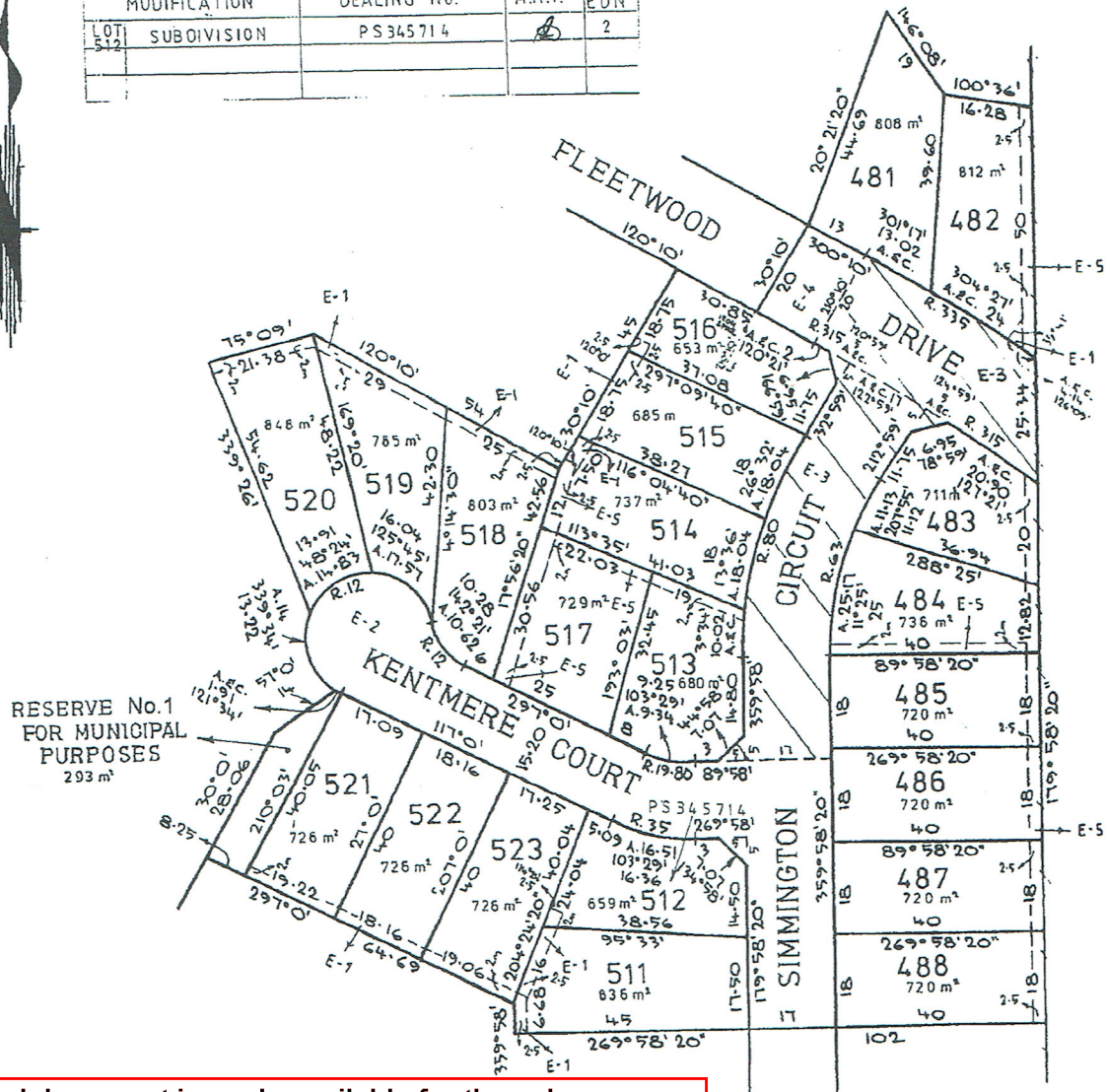
SCALE  
 16 8 0 16 32  
 LENGTHS ARE IN METRES

VOL. 960B FOL. 093.

APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
PURPLE, BROWN & BROWN HATCHED. :- CARRIAGEWAY, DRAINAGE & SEWERAGE.	BROWN :- DRAINAGE & SEWERAGE - EASEMENT VIDE L.P. 145124.
BLUE :- DRAINAGE & SEWERAGE.	YELLOW & BROWN HATCHED :- DRAINAGE & SEWERAGE - EASEMENT VIDE L.P. 146245 ...
<b>APPROVED 23/8/1985</b> <b>COLOUR CONVERSION</b> BLUE = E-1 BROWN = E-2 BROWN HATCHED = E-3 PURPLE = E-4 YELLOW = E-5	PURPLE :- DRAINAGE & SEWERAGE - EASEMENT VIDE L.P. 148587 ...
	LOT NOS. 1 TO 480 (BOTH INCLUSIVE) AND 489 TO 510 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
	REFERENCE MARKS ARE 0.3m PIPES PLACED AT THE CENTRE OF ALL CURVES.

PS - MODIFICATIONS

MODIFICATION	DEALING No.	A.R.T.	NEW EDN
LOT 512 SUBDIVISION	PS 345 714		2



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Titles Office Use Only

REGD

Lodged at the Titles Office by

COMMONWEALTH SAVINGS BANK OF AUST  
CODE 20 S

101187 1320 45 38 N128539R

Code Q731G

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land Lot 484 on Plan of Sub N° 149043 & being the (Note 5)  
land Described in Certificate of Title Volume 9628 Folio 187.

STAMP DUTY VICTORIA  
3333TRANS#87097 S.D.V. 44 190CTS7  
RECEIPT# 52324 11A \$VVVVVV741.00

Consideration (Note 6)  
THIRTY-EIGHT THOUSAND DOLLARS (\$38,000.00).

Transferor (Note 7)  
L.B. GORDON CONSTRUCTIONS PTY. LTD.

Transferee (Note 8)  
ALAN ROBERT LEHMANN and MARGARET ANNE LEHMANN both of 63 Heversham Grove, Greenvale as Joint Tenants.

Estate and Interest (Note 9)  
All the Transferor's Estate and Interest in the fee simple.

Directing Party (Note 10)

Comptroller of Stamps Office Only  
CODE: 44  
DUTY: 741  
ASSESSOR: 60  
VALUE: \$38,000

Creation (or Reservation) of Easement and/or

Covenant AND the said Transferees with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision No. 149043 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 DO HEREBY for themselves their transferees administrators executors and assignees and as separate Covenants COVENANT with the said L. B. GORDON CONSTRUCTIONS PTY. LTD and other the registered proprietor or proprietors for the time being of every Lot on the said Plan of Subdivision or any part or parts thereof other than the Lot hereby transferred that the said Transferees shall not (without first

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

OFFICE OF TITLES  
M.J.M.

obtaining the consent in writing of the said L.B. GORDON CONSTRUCTIONS PTY. LTD.:-

1. Erect or cause or permit to be erected or remain erected on the land hereby sold or any part thereof any building other than:
  - (a) a dwelling house having an interior floor area of not less than 140 square metres and having 75% of all external walls (save for provision of windows, doors, fascias and gables) of brick, or stone; and
  - (b) usual outbuildings having their front or side walls (which face a road or street) constructed of brick or stone.
2. Prior to the 31st day of December 1988 erect or cause or permit to be erected or remain erected on the land hereby sold or any part thereof any notice, sign, board or other display advertising or indicating that the land hereby sold or any other Lot or Lots on the said Plan of Subdivision is or are for sale provided that this provision shall not relate to an allotment upon which a detached house has been erected to lock up stage.
3. Prior to the 31st day of December 1988 use the land hereby sold or any part thereof for any purpose other than as a private residence.

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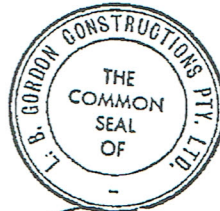
Date *PLEASE DO NOT DATE*  
*19/10/87.*

(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of L.B. GORDON  
CONSTRUCTIONS PTY. LTD was  
 hereunto affixed in accordance  
 with its Articles of Association  
 and in the presence of:



DIRECTOR *[Signature]* DIRECTOR/SECRETARY *[Signature]*

SIGNED by the said ALAN ROBERT  
LEHMANN in Victoria in the  
 presence of:

*[Signature]*  
 ALAN ROBERT LEHMANN

SIGNED by the said MARGARET ANNE  
LEHMANN in Victoria in the  
 presence of:

*[Signature]*  
 MARGARET ANNE LEHMANN

*[Signature]*  
 MARGARET ANNE LEHMANN





364, 4, 5, 2, 3

NOTES

1. This form must be used for any transfer by the registered proprietor—
  - (a) of other than the whole of an estate and interest in fee simple
  - (b) by direction
  - (c) in which an easement is created or reserved
  - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or, (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.  
 Multiple annexures may appear on the same annexure sheet but each must be correctly headed.  
 All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
 e.g. \$ ..... paid by B to A  
 \$ ..... paid by C to B  
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

*John*

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# ***O. K. DESIGN & CONSTRUCTION***

DESIGNER AND BUILDER OF QUALITY CONSTRUCTION  
12 MARNE DRIVE ROXBURGH PARK VIC. 3064

R. B. P. DP – AD 20789 / DB - U12349  
EMAIL: [okocpgi@hotmail.com](mailto:okocpgi@hotmail.com) MOB: 0403 108 520

## **A SITE ASSESSMENT FOR PLANNING PERMIT APPLICATION**

### **RESCODE - CLAUSE 55**

**PROPOSED:** CONSTRUCTION OF A SECOND DWELLING WITH ONE  
EXISTING DWELLING ON THE LOT.

**AT:** 48 (LOT 484) SIMMINGTON CIRCUIT, GREENVALE

**DATE:** DECEMBER 2021 REVISION A

**AUTHORITY:** HUME CITY COUNCIL

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# **SITE ANALYSIS ASSESSMENT & DESIGN RESPONSE**

## **INTRODUCTION**

This is a site assessment to identify and document the constraints and opportunities applicable for the proposed development of this site. The assessment will outline the designs to be considered and their ability to address the intent of the building regulations for Medium Density Housing, compliance with the Planning Policy Framework. The Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

## **EXISTING CONDITIONS**

The subject site is the land on the east side of Simmington Circuit. It is all the land contained within Title Volume 09628 Folio 187 being Lot 484 on Plan of Subdivision 149043Q. The site is affected by covenant N128539R and an easement along the southern and eastern boundary. The land is an irregular shape; it has a street frontage of 25m, north boundary of 36.94m, east boundary of 12.82m and a south boundary of 40m. The site has an area of 736m<sup>2</sup>.

The site presently contains a double storey, B.V. dwelling with a hip & valley tile roof, a garage and a verandah/carport which are to be removed. The site has a fall of approximately 620mm from the front north/west corner to the rear south/east corner of the site.

Surrounding dwellings in the neighbourhood are all contemporary design of both single storey and double storey, brick veneer, hip/valley tiled roof design of varying floor areas as well as gable galvanised roof design. The site's location is close to all amenities such as; shopping centre, public transport, primary school and community infrastructure & services.

## **COVENANT N128539R CONDITIONS RESPONSE**

Stipulated in section 1.(a) of the covenant is that "a dwelling house having an interior floor area of not less than 140 square metres and having 75% of all external walls (save for provision of windows, doors, fascias and gables) of brick, or stone". Thus the rear proposed dwelling is designed to have a floor area of 172.4 square metres and 78% of external wall of brick, as clearly shown on the elevation plans (also noted under the colour schedule).

## **55.02 NEIGHBOURHOOD CHARACTER & INFRASTRUCTURE**

### **55.02-1 Neighbourhood character**

The proposed development being located at the rear of the site will have minimal impact if any at all to the streetscape. It's design, size, bulk, material is similar to the existing dwelling on the site and surrounding dwellings, thus this proposal will respect the neighbourhood character.

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### **55.02-2 Residential policy**

The proposed development complies with the State Planning Policy Framework, Local Planning Policy Framework, Municipal Strategic Statement and local planning policy for the following reasons:

- Neighbourhood character is sustained
- The development has convenient access to local services and facilities, recreation areas and public transport.
- Private open space is adequate.
- Neighbouring properties private open space is not affected.

### **55.02-3 Dwelling diversity**

Applicable for developments with ten or more dwellings.

### **55.02-4 Infrastructure**

The site is in an established area, which is fully serviced with all the utilities, placing this proposal in a position to be connected to all services easily. With no reason for this development to overload the capacity of utility services and infrastructure.

### **55.02-5 Integration with the street**

Majority of works for this development are at the rear of the existing dwelling which will not impact adversely with the street integration, with existing garden beds and crossings being retained the street integration will be maintained.

## **55.03 SITE LAYOUT AND BUILDING MASSING**

### **55.03-1 Street setback**

As stated previously the proposed dwelling is located to the rear of the existing dwelling, therefore no impact to the neighbourhood character with relation to street setback.

### **55.03-2 Building height**

The height of the proposed two storey dwellings will be 7.2m maximum, similar in height as existing double storey dwellings throughout the neighbourhood.



### **55.03-3 Site coverage**

The proposals site coverage is 42%, which is far below the maximum site coverage of 60%. Visual bulk will not be of much concern as the proposal is well articulated, setback from boundaries.

### **55.03-4 Permeability**

While there are no known drainage problems in the area, the amount of hard surface site cover has been minimised as much as possible. Landscaped areas are designed to maximise on site filtration and all paving will be provided with falls where possible to direct stormwater run-off into garden and lawn areas. The percentage of pervious surfaces is 21%. The Front yard is also a large rock garden well vegetated, which makes for good filtration of stormwater.

### **55.03-5 Energy efficiency**

The orientation of the site and the dwellings makes the best use of the site providing for maximum ventilation, daylight and solar energy. The location of living areas and the private open spaces have been located to gain north sun where possible.

The proposed dwelling will be insulated with thermal insulation to ensure that winter heat loss is minimised. It is considered that the proposal adequately satisfies the objectives of the Energy Efficiency element. (A 6-star Nationwide House Energy Rating Scheme Certificate will be provided later during the building permit application stage)

Existing rooftop solar energy system on adjoining lot no.50 is appropriately located north of the proposal, so it will not be affected adversely at all. Shown clearly on the feature survey and shadow plans.

### **55.03-6 Open space**

As indicated on the plans this site has convenient access to local public reserves, parklands, recreation facilities. In addition to this both dwellings will be provided with private open spaces easily accessible from habitable areas and are fenced for privacy.

### **55.03-7 Safety**

The entrances for both dwellings are distinct and open for the safety and security of the residents. Private spaces within the development are fenced off preventing inappropriate use as public thoroughfares.

### **55.03-8 Landscaping**

Some additional landscaping to the existing landscaping will be provided for the development to further enhance the site and local area.

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### **55.03-9 Access**

Vehicle access to and from site will be through the existing crossings and driveway, with each dwelling having its own access. Street front is 25m and combined accessway is 8.5m making 34 per cent of the street frontage, noting that these are existing conditions and no new accessway is being proposed.

### **55.03-10 Parking location**

The locations of parking spaces are provided close to and in a convenient position to their respective dwelling.

## **55.04 AMENITY IMPACTS**

### **55.04-1 Side and rear setbacks**

The side and rear setbacks, are well in excess of the minimum setbacks according the building heights therefore this proposal will have no impact on the amenity of neighbouring dwellings and between the dwellings in this proposal.

### **55.04-2 Walls on boundary**

The height and length of all walls on the boundary to the subject site will be below the maximum height and length limits. These walls respect the adjoining properties and will therefore be of little impact due to the proposed height and length.

### **55.04-3 Daylight to existing windows**

Due to the orientation of the site and the way in which the development has been sited the existing neighbouring dwellings will maintain a generous amount of daylight to their habitable room windows.

### **55.04-4 North-facing windows**

The location of the proposed dwelling being at the rear of the site and the location/setback of adjoining dwellings there will be no impact to solar access to north facing windows of adjoining neighbouring dwellings.

#### **55.04-5 Overshadowing open space**

Due to the orientation of the site, overshadowing of adjoining neighbours open space to the east and the south and within the development is minimal and well within the tolerance levels of this standard.

#### **55.04-6 Overlooking**

To prevent any overlooking into secluded private open spaces from the developments habitable room windows of the upper level will have obscure glazed windows as detailed on the plans, therefore overlooking into the private open spaces and habitable room windows of all adjacent property and within the development will be obsolete.

#### **55.04-7 Internal views**

Views into private open space and habitable room windows within the development will be of no concern due to the location of the proposed dwellings windows and the location of the existing dwellings private open space and habitable room windows.

#### **55.04-8 Noise impacts**

Noise sources to and from this development will have minimal affect on existing properties as the proposed construction (building fabric) is of a sound nature and noise levels should be low due to the proposed residential use of the dwellings. Simmington Cct is a quiet residential circuit where external street noise is minimal and therefore will be of no concern to all dwellings.

### **55.05 ON-SITE AMENITIES AND FACILITIES**

#### **55.05-1 Accessibility**

The entries of both dwellings are easily accessible for people with limited mobility as the block is fairly flat where the dwellings are and therefore the entry areas are easy to enter due to the lack of slope and minimal steps. Distances to amenity areas from living areas are minimal which is convenient for elderly people and people with limited mobility.

#### **55.05-2 Dwelling entry**

Each dwelling being detached provides visible and easy identifiable entries from the street, the location of the lounge room and bedroom windows provides additional security and surveillance of the entries of each dwelling.

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### **55.05-3 Daylight to new windows**

The dwellings being detached as stated above provide adequate daylight to all habitable room windows as they are located to face their own private open space or street.

### **55.05-4 Private open space**

Both dwellings will have ample adequate private open space and are well dimensioned therefore very reasonable for recreation and service needs of residents. There is direct access from a habitable room to the private open space.

### **55.05-5 Solar access to open space**

The size of the private open spaces and their orientation allows for clear northern solar access into the private open spaces for both dwellings.

### **55.05-6 Storage**

Both dwellings will be provided with storage facilities via lockable shed for the proposed dwelling located in an easily accessible area within the private open space, for the existing dwelling also easily accessible area within the existing garage.

## **55.06 DETAILED DESIGN**

### **55.06-1 Design details**

As far as design is concerned the proposed dwelling respects the neighbourhood character and is of a high architectural standard. The proposed dwelling will be constructed with similar materials, which are common throughout the local area and those similar with the existing dwelling.

The proposed dwelling contains well-proportioned windows and doors, similar roof forms/pitches and eaves that are seen and match some dwellings throughout the neighbourhood.

### **55.06-2 Front fences**

No fence is proposed to the front.

### **55.06-3 Common property**

No common property for the development.

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#### **55.06-4 Site services**

Each dwelling has been provided with all the required site facilities such as mailbox, service metres and clothes drying lines.

### **CONCLUSION**

- The buildings proposed satisfactorily respond to site features and constraints without impacting adversely on adjoining land and local environment.
- The proposal provides for diversity in housing in an established residential area.
- The land is well located to public transport and to commercial and community facilities.
- The proposed development meets the objectives and standards of Clause 55.
- There is no policy reason why the proposed development should not be permitted.

SUBJECT SITE  
48 SIMMINGTON CCT GREENVALE



ABOVE VIEW ALONG SUBJECT SITE SIDE OF STREET (LOOKING EAST OF SIMMINGTON CCT)



48 SIMMINGTON CCT (EXISTING DWELLING)



48 SIMMINGTON CCT (EXISTING CROSSING TO REAR)



ABOVE VIEW ALONG OPPOSITE SIDE OF SUBJECT SITE (LOOKING WEST OF SIMMINGTON CCT)



2A KENTMERE CT (ON SIMMINGTON CCT)



45 SIMMINGTON CCT

47 SIMMINGTON CCT

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Date photo taken: 10.02.2021

Rev	Notes	Date


**O.K. DESIGN & CONSTRUCTION**  
 R.B.P. DP-AD 20789  
 MOBILE: 0403 108 520  
 EMAIL: okocpgi@hotmail.com

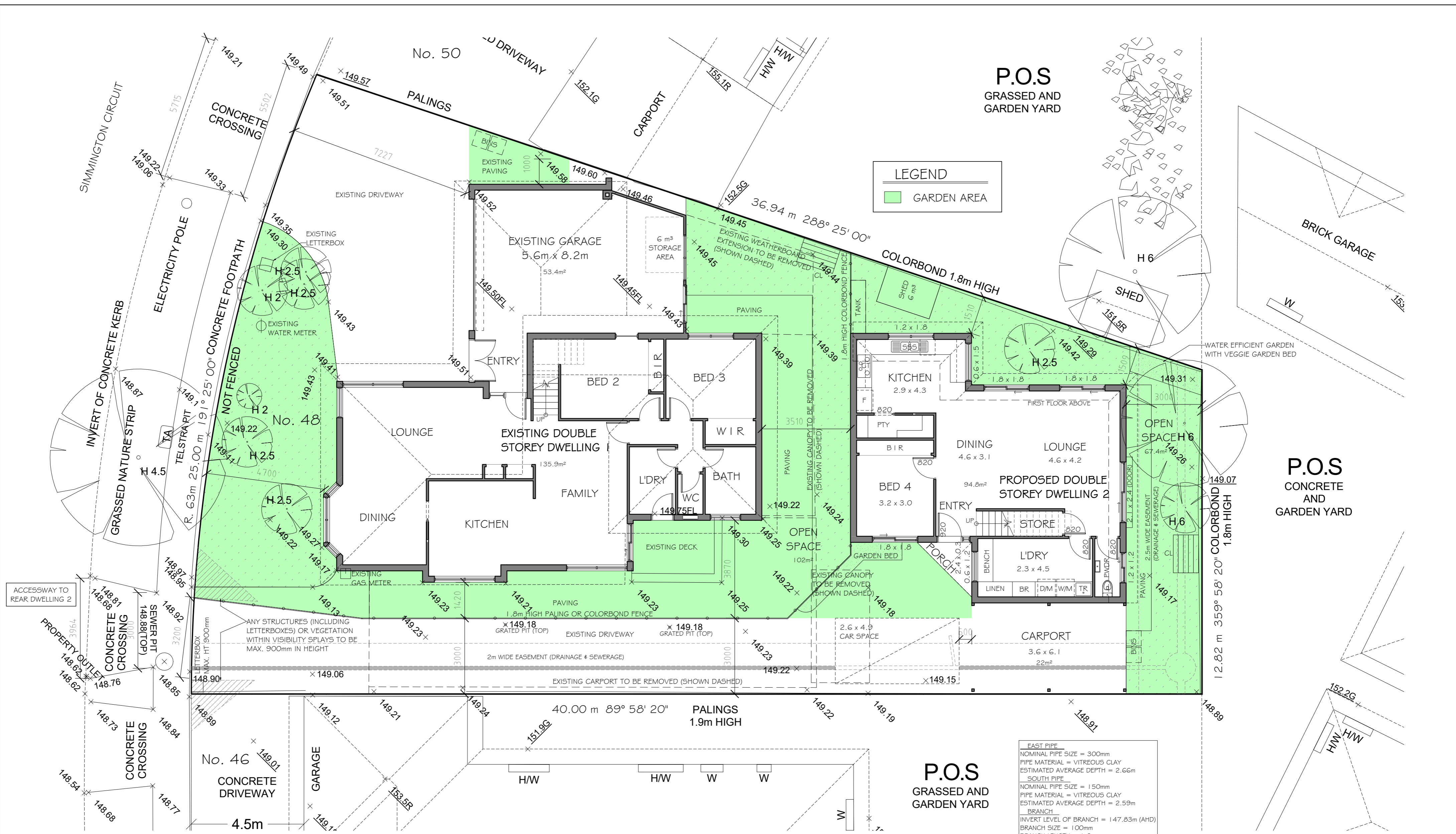
PROJECT  
 DESIGN RESPONSE FOR REAR DWELLING AT:  
 48 (Lot 484) SIMMINGTON CCT GREENVALE  
 DRAWING TITLE  
 STREETScape PHOTOMONTAGE

CLIENT  
 Mr Y & Mrs F Orak  
 DATE  
 SCALE  
 @ A3  
 DRAWN BY H. Erçiyas  
 CHECKED BY F. Koc  
 REVISION  
 DRAWING No.  
 1 Of 1\_







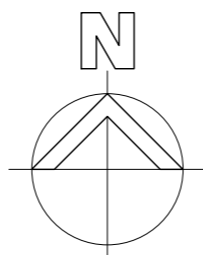


**PROPOSED SITE & GROUND FLOOR PLAN**

SCALE: 1:100 @ A2

**AREA ANALYSIS**

1. SITE AREA	: 735.7 m <sup>2</sup>	4. SITE COVERAGE	: 42%
2. EXISTING DWELLING		5. PERMEABLE SURFACES	: 21%
DWELLING GROUND FL	: 135.9 m <sup>2</sup> (14.6 Sq)	6. GARDEN AREA (SHOWN IN GREEN)	: 35%
DWELLING FIRST FL	: 52.9 m <sup>2</sup> (5.7 Sq)		
GARAGE	: 53.4 m <sup>2</sup> (5.8 Sq)		
TOTAL	: 242.2 m <sup>2</sup> (26.1 Sq)		
PRIVATE OPEN SPACE	: 102.0 m <sup>2</sup>		
3. PROPOSED DWELLING			
DWELLING GROUND FL (inc Porch)	: 96.4 m <sup>2</sup> (10.4 Sq)		
DWELLING FIRST FL	: 76.0 m <sup>2</sup> (8.1 Sq)		
CARPORT	: 22.0 m <sup>2</sup> (2.4 Sq)		
TOTAL	: 194.4 m <sup>2</sup> (20.9 Sq)		
PRIVATE OPEN SPACE	: 67.4 m <sup>2</sup>		



**EAST PIPE**  
 NOMINAL PIPE SIZE = 300mm  
 PIPE MATERIAL = VITREOUS CLAY  
 ESTIMATED AVERAGE DEPTH = 2.66m  
**SOUTH PIPE**  
 NOMINAL PIPE SIZE = 150mm  
 PIPE MATERIAL = VITREOUS CLAY  
 ESTIMATED AVERAGE DEPTH = 2.59m  
**BRANCH**  
 INVERT LEVEL OF BRANCH = 147.83m (AHD)  
 BRANCH SIZE = 100mm  
 BRANCH LENGTH = 1.2m  
 ESTIMATED DEPTH SEWER PIPE = 2.68m

COUNCIL'S ACCESS TO THE PIT MUST BE MAINTAINED FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPAIRING COUNCIL'S ASSET

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Rev	Notes	Date
1	AMENDMENTS AS PER REV 1 (SEE DATED 06/01/2022)	06/01/2022
2	AMENDMENTS AS PER REV 2 (SEE DATED 15/01/2022)	15/01/2022
3	AMENDMENTS AS PER REV 3 (SEE DATED 18/01/2022)	18/01/2022

**O.K. DESIGN & CONSTRUCTION**  
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PROJECT  
 DESIGN RESPONSE FOR REAR DWELLING AT:  
 48 (Lot 484) SIMMINGTON CCT  
 GREENVALE

DRAWING TITLE  
**PROPOSED SITE & GROUND FLOOR PLANS**

CLIENT  
 Mr Y & Mrs F Orak

DATE  
 Jan 2022

SCALE  
 1 : 100 @ A2

DRAWN BY  
 H. Erçiyas

CHECKED BY  
 F. Koc

REVISION  
 C

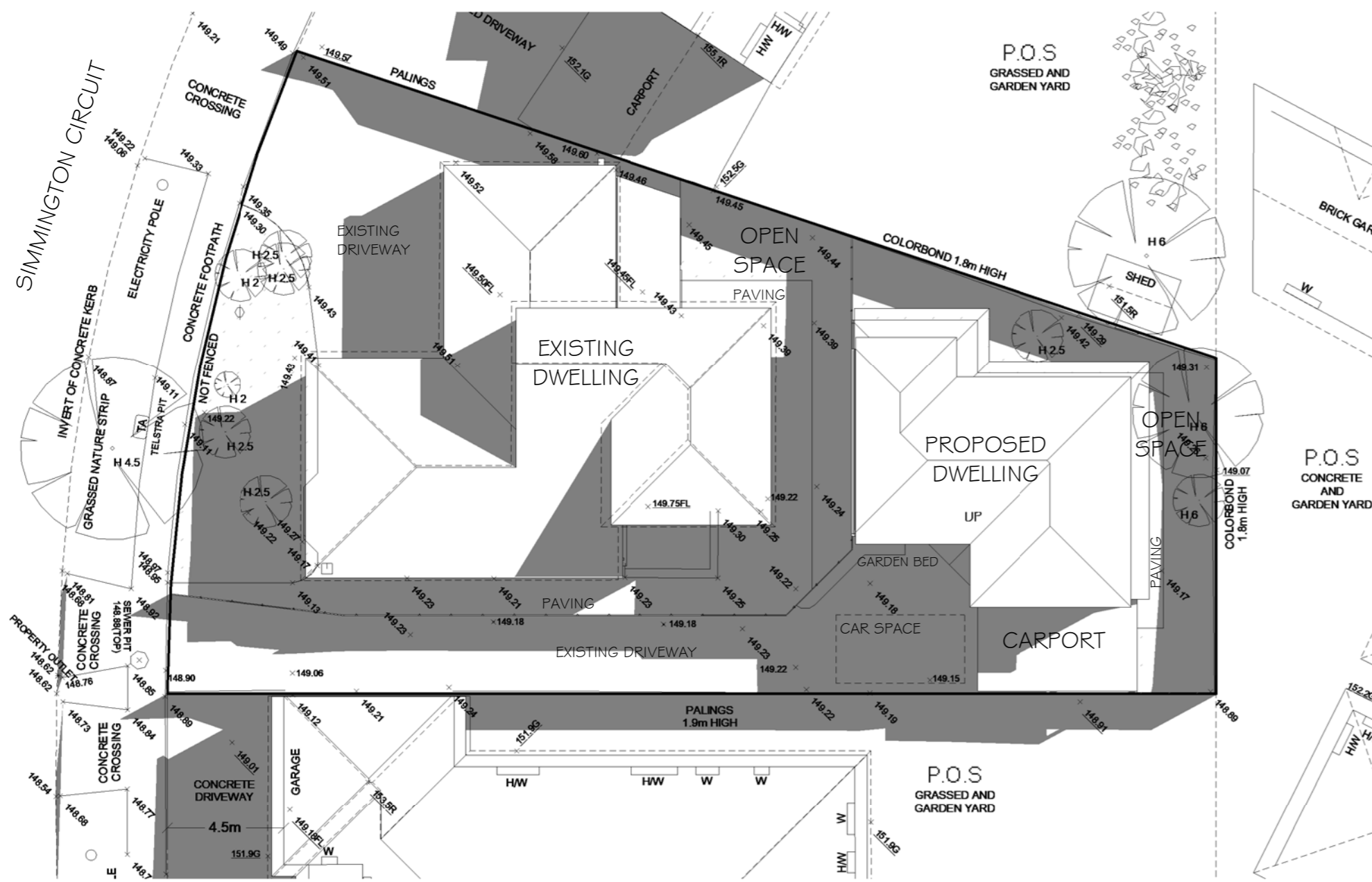
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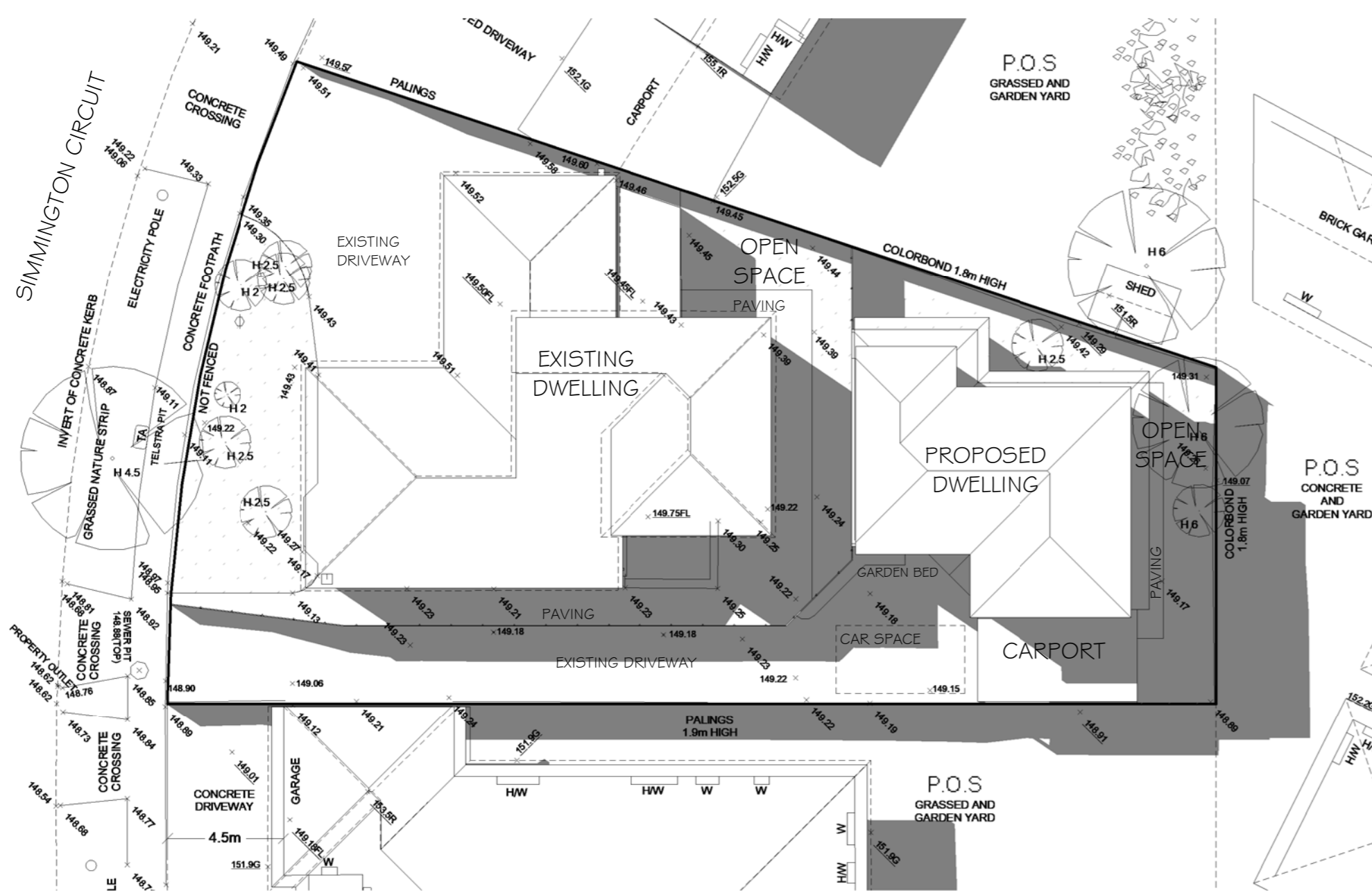




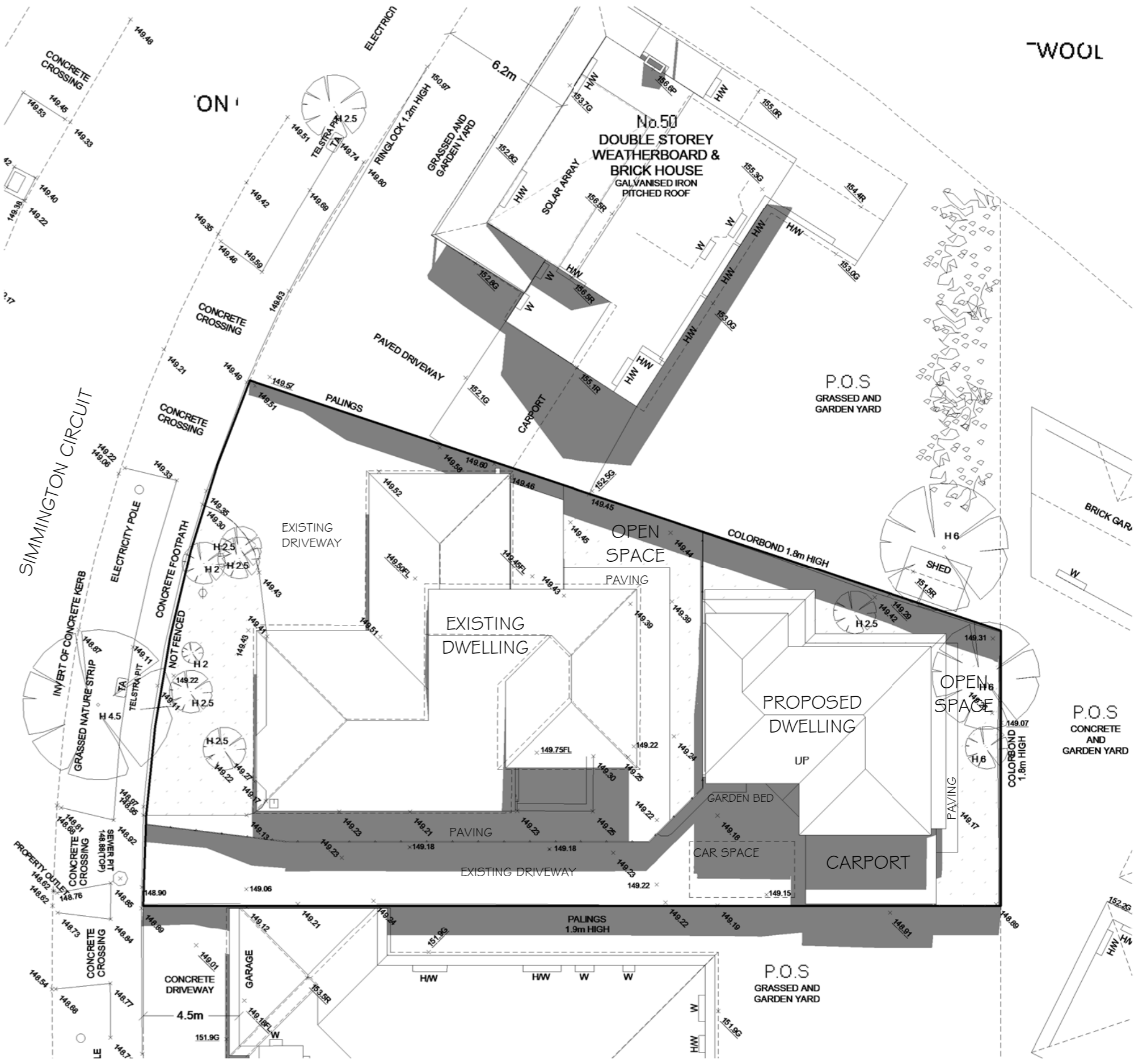




SHADOW PLAN 9am  
SCALE: 1:200 @ A2

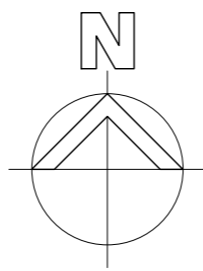


SHADOW PLAN 3pm  
SCALE: 1:200 @ A2



SHADOW PLAN 12noon  
SCALE: 1:200 @ A2

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Rev	Notes	Date

**O.K. DESIGN & CONSTRUCTION**  
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DESIGN RESPONSE FOR REAR DWELLING AT:  
48 (Lot 484) SIMMINGTON CCT  
GREENVALE

DRAWING TITLE  
SHADOW PLANS

CLIENT  
Mr Y & Mrs F Orak

DATE  
Dec 2021

SCALE  
1 : 200 @ A2

DRAWN BY  
H. Erçiyas

CHECKED BY  
F. Koc

REVISION  
A

DRAWING NO.  
tp1 Of 1





# BESS Report

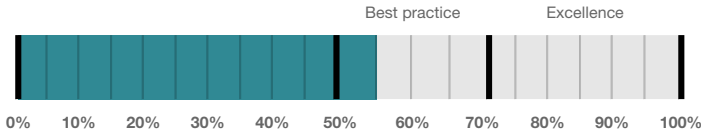
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 48 Simmington Cct Greenvale VIC 3059. 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



# 56%

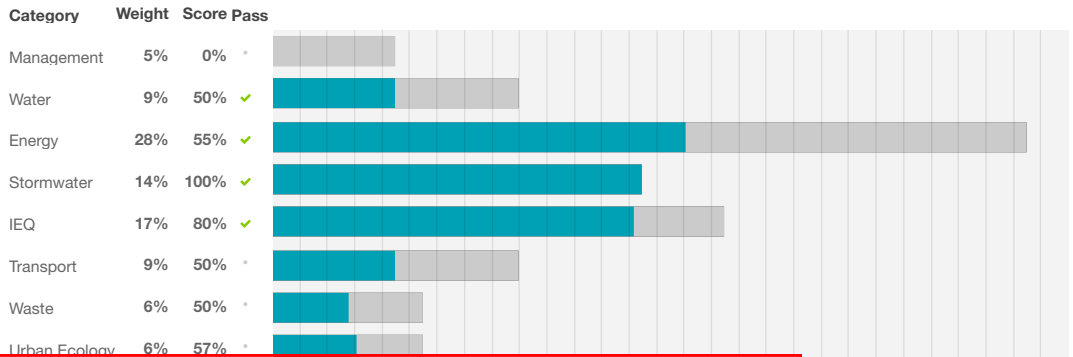
## Project details

Address	48 Simmington Cct Greenvale VIC 3059
Project no	D9830DD2-R1
BESS Version	BESS-6
<hr/>	
Site type	Single dwelling
Account	halis.erciyas@gmail.com
Application no.	P24000
Site area	736 m <sup>2</sup>
Building floor area	194.0 m <sup>2</sup>
Date	06 December 2021
Software version	1.7.0-B.375



## Performance by category

● Your development ● Maximum available



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## Dwellings & Non Res Spaces

### Dwellings

Name	Quantity	Area	% of total area
<b>Detached dwelling</b>			
Dwelling	1	194 m <sup>2</sup>	100%
<b>Total</b>	<b>1</b>	<b>194 m<sup>2</sup></b>	<b>100%</b>

### Supporting information

#### Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Water efficient garden annotated	To be printed Noted on site plan	✓
Energy 3.3	External lighting sensors annotated	To be printed Will be noted on future working drawing plans as per the BCA	✓
Energy 3.4	Clothes line annotated (if proposed)	To be printed On site plan	✓
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)	To be printed On site plan	✓
IEQ 2.2	Dwellings meeting the requirements for having 'natural cross flow ventilation'	To be printed Windows on floor plans	✓
IEQ 3.1	Glazing specification to be annotated	To be printed To be part of future energy report	✓
IEQ 3.3	North-facing living areas	To be printed As seen on floor plans	✓
Transport 1.1	All nominated residential bicycle parking spaces	To be printed Under carport	✓
Waste 2.1	Location of food and garden waste facilities	To be printed Green lid recycle bin	✓
Urban Ecology 2.1	Vegetated areas	To be printed On site plan	✓
Urban Ecology 3.1	Food production areas	To be printed On site plan	✓

#### 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.	To be printed BCA Vol.2 3.12.5.5 5 watts per square metre (5W/sqm) of lighting indoors 4 watts per square metre (4W/sqm) of lighting in outdoor areas (including verandahs) 3 watts per square metre (3W/sqm) of lighting in garages	✓
Stormwater 1.1	STORM report or MUSIC model	To be printed TP 48 Simmington Cct Greenvale StormRatingReport with initial application.	✓

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Credit	Requirement	Response	Status
IEQ 2.2	A list of dwellings with natural cross flow ventilation	To be printed 2016_48 Simmington Cct Greenvale_TP As seen on plans	✓
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north.	To be printed 2016_48 Simmington Cct Greenvale_TP As seen on plans	✓

### Credit summary

#### Management Overall contribution 4.5%

		0%
1.1 Pre-Application Meeting		0%
2.1 Thermal Performance Modelling - Single Dwelling		0%

#### Water Overall contribution 9.0%

		Minimum required 50%	50%	✓ Pass
1.1 Potable water use reduction			40%	
3.1 Water Efficient Landscaping			100%	

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**Energy Overall contribution 27.5%**

		<b>Minimum required 50%</b>	<b>55%</b>	<b>✓ Pass</b>
1.2 Thermal Performance Rating - Residential			16%	
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%**

		<b>Minimum required 100%</b>	<b>100%</b>	<b>✓ Pass</b>
1.1 Stormwater Treatment			100%	

**IEQ Overall contribution 16.5%**

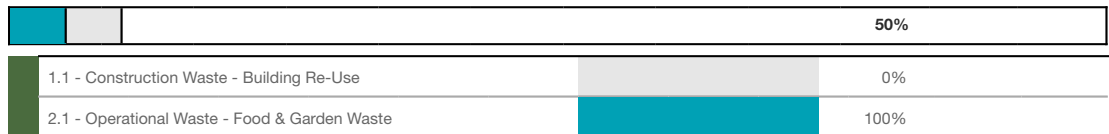
		<b>Minimum required 50%</b>	<b>80%</b>	<b>✓ Pass</b>
2.2 Cross Flow Ventilation			100%	
3.1 Thermal comfort - Double Glazing			100%	
3.2 Thermal Comfort - External Shading			0%	
3.3 Thermal Comfort - Orientation			100%	

**Transport Overall contribution 9.0%**

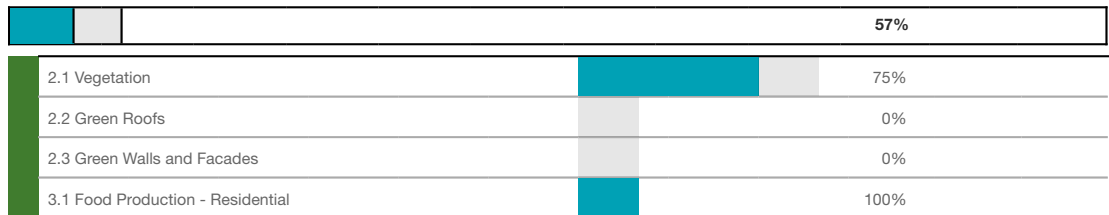
		<b>50%</b>
1.1 Bicycle Parking - Residential		100%
2.1 Electric Vehicle Infrastructure		0%

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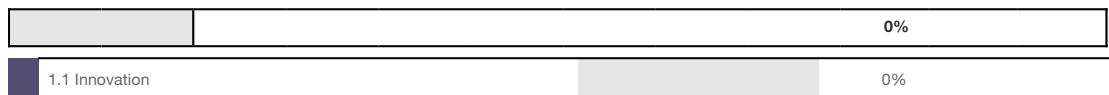
**Waste Overall contribution 5.5%**



**Urban Ecology Overall contribution 5.5%**



**Innovation Overall contribution 9.0%**



**Credit breakdown**

**Management** Overall contribution 0%

<b>1.1 Pre-Application Meeting</b>	0%
Score Contribution	This credit contributes 60.0% 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
<b>2.1 Thermal Performance Modelling - Single Dwelling</b>	0%
Score Contribution	This credit contributes 40.0% towards the category score.
Criteria	Has a preliminary NatHERS rating been undertaken?
Annotation	Will be done during building permit stage.
Question	Criteria Achieved ?
Detached dwelling	No

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**Water** Overall contribution 4% Minimum required 50%

<b>Water Approach</b>	
What approach do you want to use for Water?:	Use the built in calculation tools
<b>Project Water Profile Question</b>	
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
<b>Water fixtures, fittings and connections</b>	
Showerhead:	3 Star WELS ( $\geq 7.5$ but $\leq 9.0$ ) (minimum requirement)
Bath:	Medium Sized Contemporary Bath
Kitchen Taps:	$\geq 5$ Star WELS rating
Bathroom Taps:	$\geq 5$ Star WELS rating
Dishwashers:	$\geq 5$ Star WELS rating
WC:	$\geq 4$ Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	$\geq 4$ Star WELS rating
Which non-potable water source is the dwelling/space connected to?:	Tank 1
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	Yes
Non-potable water source connected to Hot Water System:	No
<b>Rainwater Tank</b>	
What is the total roof area connected to the rainwater tank?: Tank 1	94.8 m <sup>2</sup>
Tank Size: Tank 1	2,100 Litres
Irrigation area connected to tank: Tank 1	-
Is connected irrigation area a water efficient garden?: Tank 1	No
Other external water demand connected to tank?: Tank 1	-

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<b>1.1 Potable water use reduction</b>		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	229 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	189 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	145 kL	
Output	% Reduction in Potable Water Consumption	
Project	36 %	
Output	% of connected demand met by rainwater	
Project	96 %	
Output	How often does the tank overflow?	
Project	Never / Rarely	
Output	Opportunity for additional rainwater connection	
Project	48 kL	
<b>3.1 Water Efficient Landscaping</b>		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 15% Minimum required 50%

<b>Dwellings Energy Approach</b>	
What approach do you want to use for Energy?:	Use the built in calculation tools
<b>Project Energy Profile Question</b>	
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
<b>Dwelling Energy Profile</b>	
Below the floor is:	Ground or Carpark
Above the ceiling is:	Outside
Exposed sides:	4
NatHERS Annual Energy Loads - Heat:	98.0 MJ/sqm
NatHERS Annual Energy Loads - Cool:	20.0 MJ/sqm
NatHERS star rating:	6.5
Type of Heating System:	D Reverse cycle space
Heating System Efficiency:	3 Star
Type of Cooling System:	Refrigerative space
Cooling System Efficiency:	3 Stars
Type of Hot Water System:	J Gas Instantaneous 6 star
Is the hot water system shared by multiple dwellings?:	No
% Contribution from solar hot water system:	-
Clothes Line:	D Private outdoor clothesline
Clothes Dryer:	F Clothes dryer 1 stars
<b>1.2 Thermal Performance Rating - Residential</b> 16%	
Score Contribution	This credit contributes 30.0% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Detached dwelling	6.5 Stars
<b>2.1 Greenhouse Gas Emissions</b> 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)
Detached dwelling	9,322 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Detached dwelling	3,117 kg CO2
Output	% Reduction in GHG Emissions
Detached dwelling	66 %

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<b>2.2 Peak Demand</b>	0%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in instantaneous (peak-hour) demand against the benchmark?
Output	Peak Thermal Cooling Load - Baseline
Detached dwelling	22.4 kW
Output	Peak Thermal Cooling Load - Proposed
Detached dwelling	20.2 kW
Output	Peak Thermal Cooling Load - % Reduction
Detached dwelling	9 %

<b>2.3 Electricity Consumption</b>	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
Detached dwelling	8,138 kWh
Output	Proposed
Detached dwelling	2,303 kWh
Output	Improvement
Detached dwelling	71 %

<b>2.4 Gas Consumption</b>	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
Detached dwelling	19,863 MJ
Output	Proposed
Detached dwelling	14,935 MJ
Output	Improvement
Detached dwelling	24 %

<b>2.5 Wood Consumption</b>	N/A	✦ Scoped Out
This credit was scoped out	No wood heating system present	

<b>3.2 Hot Water</b>	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
Detached dwelling	5,518 kWh
Output	Proposed
Detached dwelling	4,197 kWh

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<b>3.3 External Lighting</b>		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 ?	
Detached dwelling	Yes	
<b>3.4 Clothes Drying</b>		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	
Detached dwelling	748 kWh	
Output	Proposed	
Detached dwelling	150 kWh	
Output	Improvement	
Detached dwelling	80 %	
<b>3.5 Internal Lighting - Residential Single Dwelling</b>		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?	
Detached dwelling	Yes	
<b>4.4 Renewable Energy Systems - Other</b>	N/A	⊘ Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.	
<b>4.5 Solar PV - Houses and Townhouses</b>	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	
<b>1.1 Stormwater Treatment</b>		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	101	
Output	Min STORM Score	
Project	100	

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**IEQ** Overall contribution 13% Minimum required 50%

<b>2.2 Cross Flow Ventilation</b>	100%
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 ?
Detached dwelling	Yes
<b>3.1 Thermal comfort - Double Glazing</b>	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 ?
Detached dwelling	Yes
<b>3.2 Thermal Comfort - External Shading</b>	0%
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 ?
Detached dwelling	No
<b>3.3 Thermal Comfort - Orientation</b>	100%
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 ?
Detached dwelling	Yes

**Transport** Overall contribution 4%

<b>1.1 Bicycle Parking - Residential</b>	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 ?
Detached dwelling	1
Output	Min Bicycle Spaces Required
Detached dwelling	1
<b>2.1 Electric Vehicle Infrastructure</b>	0%
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	No

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**Waste** Overall contribution 3%

<b>1.1 - Construction Waste - Building Re-Use</b>	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
<b>2.1 - Operational Waste - Food &amp; Garden Waste</b>	100%
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	Yes

**Urban Ecology** Overall contribution 3%

<b>2.1 Vegetation</b>	75%
Score Contribution	This credit contributes 57.1% 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	21 %
<b>2.2 Green Roofs</b>	0%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
<b>2.3 Green Walls and Facades</b>	0%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
<b>3.1 Food Production - Residential</b>	100%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Detached dwelling	3.0 m <sup>2</sup>

Output	Min Food Production Area
Detached dwelling	1 m <sup>2</sup>

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**Innovation** Overall contribution 0%

<b>1.1 Innovation</b>	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)?

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