

Office Use Only

Application No.:

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

# Application for Planning Permit

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.

## The Land

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

### Street Address \*

Unit No.:	St. No.: 10	St. Name: NATHALIA ST
Suburb/Locality: BROADMEADOWS		Postcode: 3047

### Formal Land Description \*

Complete either A or B.

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

A  Lot No.: 565     Lodged Plan     Title Plan     Plan of Subdivision    No.: 059117

OR

B  Crown Allotment No.:

Section No.:

Parish/Township Name:

## 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](#)

3-UNIT DEVELOPMENT  
CONSTRUCTION OF 3 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 \*

Cost \$568K    **⚠** You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

## Existing Conditions

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

### 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: CHINH	Surname: MAI
Organisation (if applicable): PLANNING & DESIGN		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON	State: VIC	Postcode: 3072
Contact person's details *		
Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>		
Name:		
Title: Mr	First Name: CHINH	Surname: MAI
Organisation (if applicable): PLANNING & DESIGN		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON	State: VIC	Postcode: 3072
Contact information		
Business Phone: 0390181529	Email: ADMIN@PLANNINGANDESIGN.COM.AU	
Mobile Phone: [REDACTED]	Fax:	

## 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.

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: [REDACTED]

Date: 20/10/2021

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 <http://www.upcd.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 the 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 check list.

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

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:

Fax: 61 03 93090109

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

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

Page 1 of 1

VOLUME 09097 FOLIO 273

Security no : 124092898953F  
Produced 06/10/2021 10:41 AM

**LAND DESCRIPTION**

Lot 565 on Plan of Subdivision 092821.  
PARENT TITLE Volume 08864 Folio 869  
Created by instrument LP092821 11/08/1975

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT N398699P 14/04/1988

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 LP092821 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: 10 NATHALIA STREET BROADMEADOWS VIC 3047

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16667Y GADENS LAWYERS  
Effective from 12/05/2021

DOCUMENT END



# Imaged Document Cover Sheet

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Document Identification	<b>LP092821</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>06/10/2021 10:42</b>

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PLAN OF SUBDIVISION OF  
PART OF CROWN PORTION 10 AND PART OF FORMER  
GOVERNMENT ROAD  
PARISH OF WILL WILL ROOK  
COUNTY OF BOURKE

Measurements are in Feet & Inches  
Conversion Factor  
FEET X 0.3048 = METRES  
VOL8864 FOL869

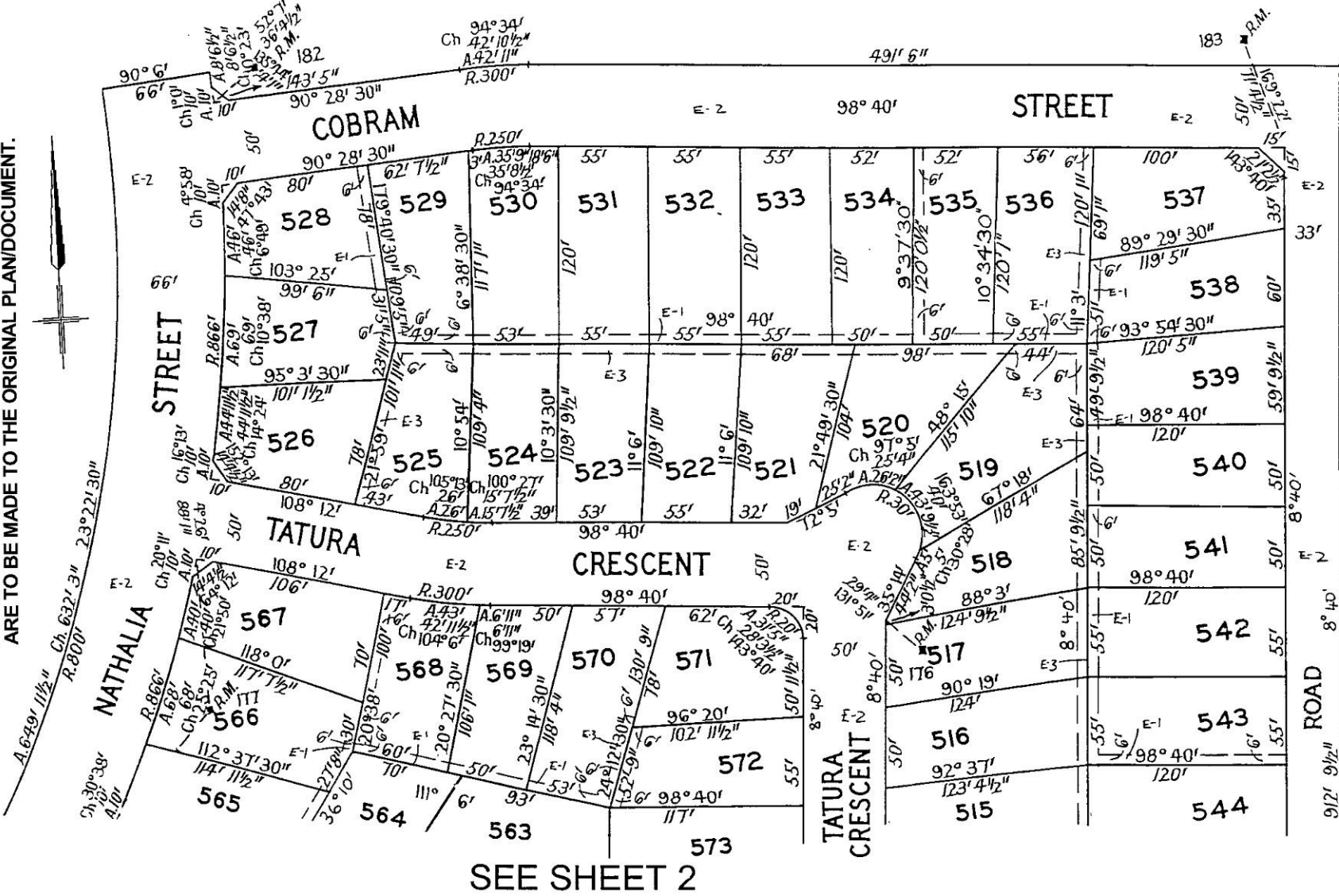
Approved for its consideration and review as part of a planning process under the Planning and Environment Act 1987.  
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OTHER NOTES  
Lot 554 omitted.

LP 92821  
EDITION 1  
APPROVED 27/10/75  
2 SHEETS  
SHEET 1

COLOUR CONVERSION  
E-1 = BLUE  
E-2 = BROWN  
E-3 = GREEN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

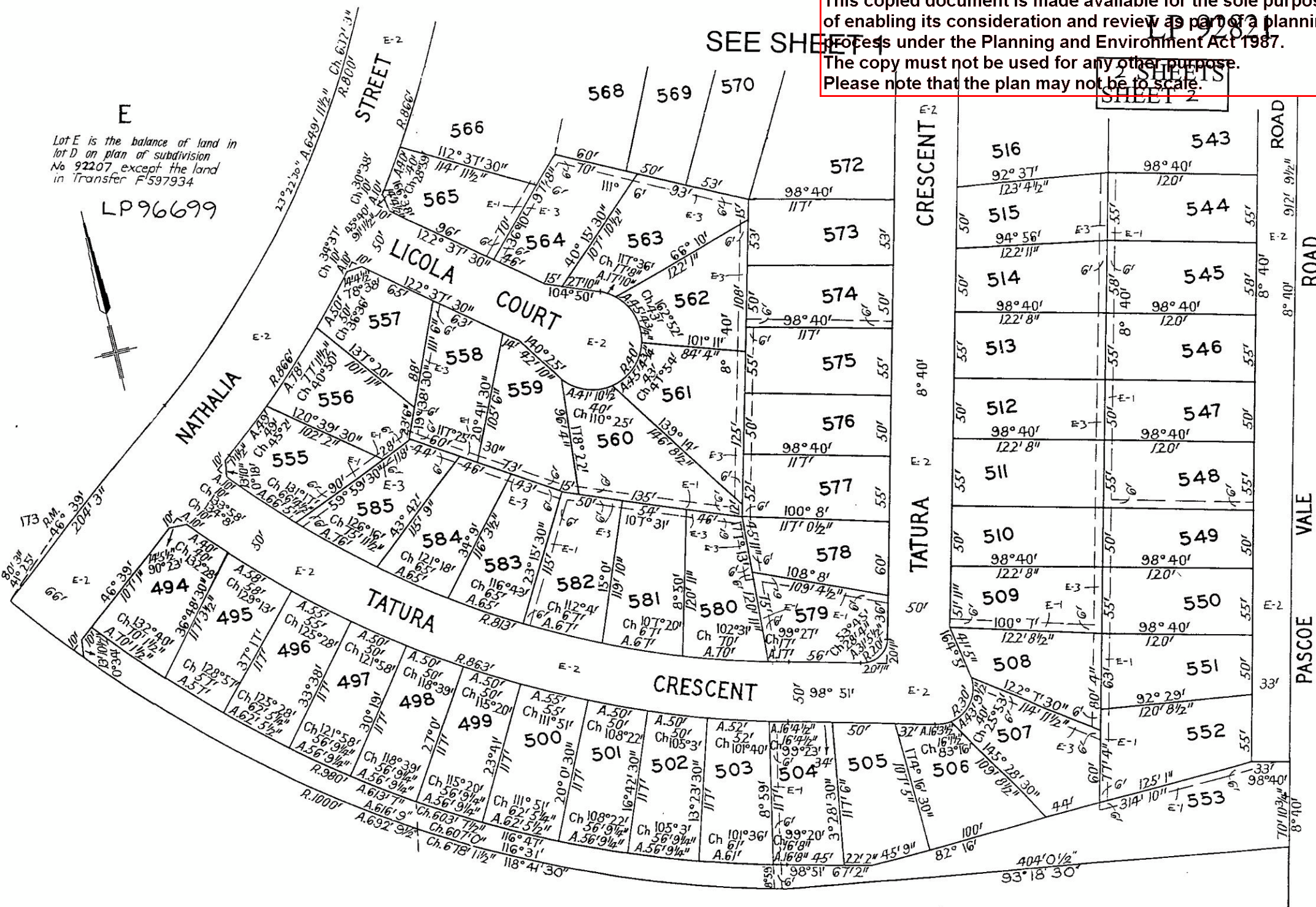


SEE SHEET 2

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2 SHEETS  
SHEET 2

SEE SHEET 1



E  
Lot E is the balance of land in lot D on plan of subdivision No 92207, except the land in Transfer F1597934

LP96699





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Lodged at the Titles Office by

McLEAN & GLEESON

Code 2496D

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 (Note 5)

Lot 565 on Plan of Subdivision 92821  
Volume 9097 Folio 273

Consideration (Note 6)  
FIFTEEN THOUSAND THREE HUNDRED AND SEVENTY-SIX DOLLARS  
(\$15,376.00)

Transferor (Note 7)

DIRECTOR OF HOUSING

STAMP DUTY VICTORIA  
U#03C#1 S#1 T#000220 00030452 13/04/88  
R#000666 D#44 \$215.00

Transferee (Note 8)

FRANK BORG and BETTY MAY BORG  
10 Nathalia Street, Broadmeadows

as joint tenants

Estate and Interest (Note 9)

All its estate and interest in the fee simple

Directing Party (Note 10)

NIL

Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)

see over



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

Controller of Stamps Use Only  
CODE 14  
DUTY:  
\$.....  
STATUS: 0  
TYPE:  
VALUE:  
\$ 15376  
ASSESSOR:  
*[Signature]*

T2

Office Use Only



*Leff = 6 covenant*

*18-5-88*

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The transferees for themselves and their heirs executors and transferees DO HEREBY and as separate covenants COVENANT with Director of Housing and other the registered proprietor or proprietors for the time being of the land comprised Plan of Subdivision Number 92821 (other than the land hereby transferred) as follows:

- (i) THAT they will not erect or cause or suffer to be erected upon any portion of the land hereby transferred within a distance of twenty-five feet from the street boundary any fence and upon the residue of the land hereby transferred any fence having a height greater than five feet six inches.
- (ii) THAT they will not permit or suffer to be grown upon any part of the land hereby transferred within a distance of twenty-five feet from the street boundary and inclusive of the street boundary any hedge having a height greater than two feet and upon the residue of the land hereby transferred any hedge having a height greater than five feet six inches.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants and each of them shall be attached to and run at law and in equity with the land aforementioned (except the land hereby transferred) and that the burden thereof shall be annexed to and run at law and in equity with the land hereby transferred and that the same shall be noted with respect to the land hereby transferred as an encumbrance affecting the land hereby transferred and every part thereof on every future Certificate of Title with respect to the land hereby transferred ~~issuing after registration in the Office of Titles~~ of this transfer.

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Date 11th April 1988.

(Note 13)

Execution and Attestation

(Note 14)

~~THE~~ <sup>CORPORATE</sup> ~~SEAL~~ SEAL of DIRECTOR OF HOUSING was hereunto affixed the day and year hereinbefore written in the presence of:



*[Signature]*  
.....  
An Officer of the Ministry of Housing and Construction to whom Director of Housing has delegated the appropriate power.

Signed by the said Transferees in the presence of:

*[Signature]*  
F. BORG

WITNESS

*[Signature]*

*[Signature]*  
B. BORG



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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.



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**PLANNING AND DESIGN**

31 Enfield Avenue  
Preston VIC 3072

T: 03 9018 1529  
E: [admin@planninganddesign.com.au](mailto:admin@planninganddesign.com.au)

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**PLANNING REPORT ASSESSMENT**

10 Nathalia Street, Broadmeadows

Proposed development of three dwellings

Municipality: Hume City Council

Planning Application Number: to be confirmed

Applicant: Planning & Design P/L

Dated: 12 October 2021

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The proposal involves the development of three double storey dwellings in a General Residential Zone. Key features of the development are summarized below:

#### Dwelling Layout

- Proposed dwellings are oriented to face Nathalia Street for unit 1 and Licola Court for units 2 & 3.
- All dwellings are designed with traditional living configurations featuring open plan living, meal and kitchen area, laundry and separate toilet located on the ground level.
- Unit 1 & 2 have one bedroom located on the ground floor and three bedrooms on the first floor.
- Unit 3 has three bedrooms located on the first floor.

#### Vehicle access and car parking

- The existing crossover situated on the north end of the frontage to Nathalia Street will be preserved for the vehicle access of unit 1.
- A double crossover is proposed towards the east end of the frontage to Licola Court for the shared vehicle access of units 2 & 3.
- The existing single crossover situated on the east end of the frontage to Licola Court will be closed off.
- All dwellings are designed with a single garage and single car space.

#### Landscaping

- Selected trees on site will be removed and comprehensive landscaping will be introduced with new plantings.
- Each dwelling will have direct access to secluded private open space from the living/meals area.

#### Setbacks & Building Heights

- Setback is 9m from Nathalia Street and 3m from Licola Court.
- The overall height of the proposed dwellings is 7.3m to the top of the roof ridge

#### Other features

- Existing fence along the street frontage will be removed and no new front fence is proposed.

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### *PLANNING PERMIT TRIGGER*

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Planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

## SITE AND NEIGHBOURHOOD CONTEXT

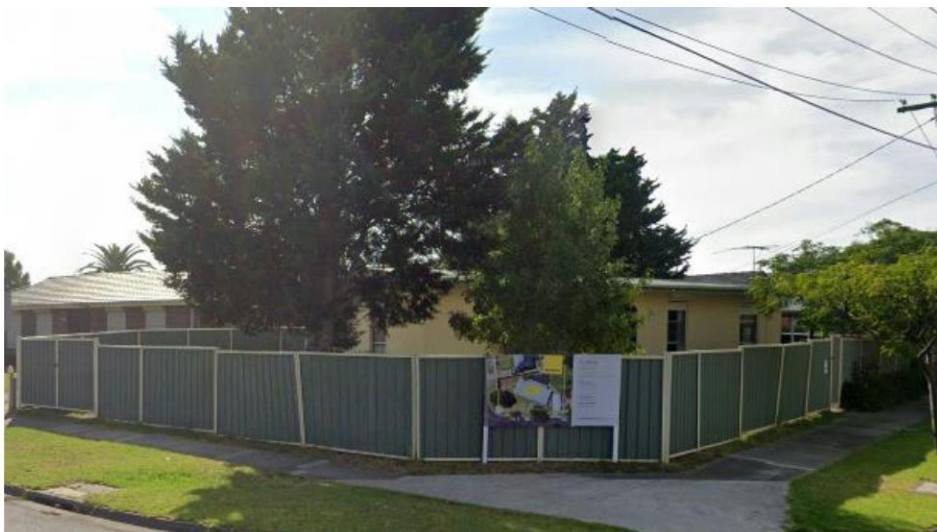
### Subject Site

The subject site is located on the east side of Nathalia Street. The land is a corner block, with the west frontage facing Nathalia Street and the south frontage facing Licola Court. The site has a total area of 601.7sqm. The site is relatively flat, with a fall of approximately 0.8m from the rear to the front. An easement is present along the rear boundary (east) of the site.



The current site contains a single storey brick dwelling with metal roof and a setback of approximately 9.6m from Nathalia Street. The garden is low maintenance, with lawn cover and trees. The site is surrounded by a 1.8m tall metal fence along the street frontages. A carport is situated to the rear, with access to Licola Court. All existing structures are proposed to be demolished to accommodate the proposed development.

Two street trees are present in the nature strip along Licola Court fronting the site. A single crossover is located on Licola Court, this will be closed off. A double crossover located on Nathalia Street is shared with the neighbouring property and will be retained.



### Surrounding Properties

The Neighbourhood and Site Description Plan provides details on the site and surrounding context. The immediate interfaces to the subject site are illustrated below:

#### To the north of the site:

12 Nathalia Street

The house is a single storey brick dwelling with tile roof. It has a front setback of approximately 10.4m from the street. The front garden is low maintenance with an open style metal fence. A double crossover is located on the south end of the frontage, this is shared with the subject site.



#### To the east of the site:

3 Licola Street

The house is a single storey brick dwelling with tile roof. The front garden is low maintenance and no front fence is present. A single crossover is located on the east end of the site. It has a setback of approximately 7.8m from the street.





**To the south of the site:**

**8 Nathalia Street**

The house is situated on a corner site, it is a single storey brick dwelling with tile roof. A tall metal fence is present along the street frontage. It has a front setback of approximately 11.1m from the Nathalia Street. A single crossover is located on the east end of the frontage to Licola Court.



**To the west of the site:**

**9 Nathalia Street & 11 Nathalia Street**

The dwellings on the two properties are similar in building style. They are both single storey brick dwellings with tile roofs. Property to the left (9 Nathalia Street) has a brick front fence and property to the right (11 Nathalia Street) has a metal front fence, both low in height. The houses have a setback of approximately 8.4m and 10.3m respectively from the street. They share a double crossover for vehicle access.



### Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of 1950s and 1970s dwellings and recent developments. The houses are mostly single storey detached brick dwellings with tile roof.

Unit developments are not very common in the neighbourhood, however double storey brick dwelling with tile roof is the dominant built form. Situated approximately 1.4km west from the subject site is Valley Park Estate, Westmeadows. The area has been redeveloped with medium density single and double storey dwellings.

Low open style Front fences are generally present and front gardens of adjoining properties are mostly low maintenance with lawn cover, small sized trees and shrubs. High canopy native and exotic trees are present along the nature strips and inside the garden of properties.

Land topography of the area is generally flat with a slight slope from east to west. The subdivision pattern varies in size and shape, block sizes approximately range from 200-800sqm. The setbacks of the dwellings along Nathalia Street in proximity to the subject site range from 6.2-11.1m.

Multi-dwelling developments in the neighbourhood includes:



Medium density developments in Valley Park Estate includes:



## The Locality

Nathalia Street is a local street connecting to Girgarre Street (north) and Riggall Street (south). The site is located within convenient proximity to various community services and facilities.

### Public Transport services

- Bus service 477 – Moonee Ponds – Broadmeadows Station runs nearby on Nathalia Street.
- Bus service 532 – Craigieburn Station – Broadmeadows Station runs nearby on Riggall Street.
- Bus service 541 – Broadmeadows Station – Craigieburn North runs nearby on Pascoe Vale Road.
- Bus service 901 – Frankston – Melbourne Airport runs nearby on Pascoe Vale Road.
- Bus service 953 – Broadmeadows Station – Craigieburn runs nearby on Pascoe Vale Road.
- Broadmeadows Station is approximately 1.6km south (4mins drive). Bus interchanges are available at the station for 10 routes.

### Public open space, sport and recreation facilities

- Board Meadows Valley Park is approximately 350m west (1min drive).
- Girgarre Street Playground is approximately 450m north (1min drive).
- Banksia Gardens is approximately 500m south (2mins drive).
- Kilmore Crescent Reserve is approximately 650m east (1min drive).
- Broadmeadows Town Park is approximately 1km south (3mins drive).
- Broadmeadows Aquatic and Leisure Centre is approximately 1.3km south (4mins drive).

### Education services

- Meadows Primary School is approximately 1.6km east (3mins drive).
- Hume Central Secondary College is approximately 1.6km east (3mins drive).
- Sirius College is approximately 350m north (1min drive).
- Ilim College is approximately 1.7m east (4mins drive).

### Retail services

- Broadmeadows Central is approximately 1km south (3mins drive).
- Dallas Shopping Centre is approximately 1.4m east (2mins drive).

### Religious services

- Hume Community Baptist Church is approximately 1.1km east (2mins drive).

### Health services

- Blair Medical Centre is approximately 1.4m east (2mins drive).
- Broadmeadows Hospital is approximately 1.8m south (5mins drive).

### Community services

- Broadmeadows Library is approximately 1.5km south (4mins drive).

### Emergency and government services

- Hume City Council is approximately 1.5km south (4mins drive).
- Centrelink and Medicare is approximately 1.5km south (4mins drive).
- Broadmeadows Magistrates' Court is approximately 1.5km south (4mins drive).
- VicRoads is approximately 1.5km south (4mins drive).

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## SITE OPPORTUNITIES & CONSTRAINTS

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Site opportunities and constraints has been identified through an assessment of the site and context. The proposed development has been designed to respond positively to these matters.

### Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The land is a corner block with a double street frontage to Nathalia Street and Licola Court. This minimises the sensitive interfaces the site may have with adjoining properties.
- The orientation of the site provides opportunities to capitalise on the northern aspect.
- The natural slope of the site will have minimum effect on the development.

### Constraints

- Selected trees on site will need to be removed.
- The site has an easement running along the rear boundary.
- The property to the north and east contains secluded open space areas in proximity to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

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## PLANNING POLICIES AND CONTROLS

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### Planning Policy Framework

The Planning Policy Framework (PPF) provides the broad guiding principles to facilitate appropriate land use and development. The following key themes and policies are of particular relevance to this application:

#### Clause 11 Settlement, including:

- Clause 11.01-1S Settlement  
*To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*
- Clause 11.01-1R Settlement – Metropolitan Melbourne  
*Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.*
- Clause 11.02-1S Supply of urban land  
*To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

#### Clause 15 Built Environment and Heritage, including:

- Clause 15.01-1S Urban design  
*To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

- Clause 15.01-1S Urban design – Metropolitan Melbourne  
*To create a distinctive and liveable city with quality design and amenity.*
- Clause 15.01-2S Building design  
*To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- Clause 15.01-3S Subdivision design  
*To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*
- Clause 15.01-4S Healthy neighbourhoods  
*To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
- Clause 15.01-5S Neighbourhood character  
*To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*
- Clause 15.02-1S Energy and resource efficiency  
*To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

#### Clause 16 Housing, including:

- Clause 16.01-1S Housing supply  
*To facilitate well-located, integrated and diverse housing that meets community needs.*
- Clause 16.01-2S Housing affordability  
*To deliver more affordable housing closer to jobs, transport and services.*

#### Clause 18 Transport, including:

- Clause 18.01-1S Land use and transport planning  
*To create a safe and sustainable transport system by integrating land use and transport.*
- Clause 18.02-4S Car parking  
*To ensure an adequate supply of car parking that is appropriately designed and located.*

### Local Planning Policy Framework

The Municipal Strategic Statement (MSS) and Local Planning Policies outline key objectives and strategies of a given municipality and provide specific guidelines for planning, land use and development. The proposal accords with the following key municipal strategies and local policies:

#### Clause 21.01 Municipal Profile:

Hume City is one of Melbourne's seven growth area municipalities. It also forms a part of Melbourne's Northern Growth Corridor, which plays a vital role in meeting demands of the growing population. The municipal is a key gateway to the north of Melbourne with great accessibility to the Melbourne CBD, Melbourne Airport and the Port of Melbourne.

## Clause 21.02 Urban Structure and Settlement

Please note that the plan may not be to scale.

Clause 21.02-1 Managing Growth and Increasing Choice focuses on the diversity and mix use of land for the growing population. Key objectives and strategies of relevance include:

- Objective 1* To facilitate large scale change that meets the needs of Hume's growing population and provides choice and equitable access to a range of housing, employment, transport, services and facilities.
- Strategy 1.2* Identify strategic development sites with good access to public transport that can accommodate increased dwelling densities and provide for smaller housing products.
- Strategy 1.3* Facilitate high density residential development within and around activity centres and train stations.
- Objective 2* To ensure that the planning for growth in Hume minimises the impact on the environment and heritage.
- Strategy 2.1* Ensure biodiversity, landscape, heritage and waterway values are appropriately considered during the planning process.
- Strategy 2.2* Ensure new development maximises the retention of biodiversity, including scattered trees.

## Clause 21.03 Liveable Neighbourhoods and Housing:

Clause 21.03-2 Housing focuses on housing diversity and the increasing demand for smaller dwellings to accommodate the ageing population. Key objectives and strategies of relevance include:

- Objective 4* To increase the diversity of housing in Hume.
- Strategy 4.1* Encourage well designed infill residential development that provides smaller housing product.
- Strategy 4.2* Encourage the development of one and two bedroom dwellings.
- Strategy 4.3* Encourage housing that is able to be adapted for different life stages or is suitable for the needs of an ageing household.

## Clause 21.04 Built Environment and Heritage:

Clause 21.04-1 Urban Design focuses on the appearance, layout and function of the built environment. Key objectives and strategies of relevance include:

- Objective 1* To improve the image and appearance of Hume Corridor's established areas and deliver high quality development in new growth areas across Hume.
- Strategy 1.3* Ensure development addresses the street and provides an active interface to the public realm, including open space and creek corridors.
- Objective 3* To enable well designed medium and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.
- Strategy 3.6* Encourage and support well designed infill residential development in areas characterised by single and double storey detached dwellings.
- Strategy 3.8* Encourage front fencing that is low and/or permeable.

Clause 21.04-2 Environmentally Sustainable Design and Development focuses on the sustainability of new developments to be more resilient to the impacts of climate change and more resource, energy and water efficient. Key objectives and strategies of relevance include:

- Objective 7* To encourage environmentally sustainable design and development.  
*Strategy 7.3* Ensure the design of new subdivisions and the siting of buildings maximises passive solar design principles.
- Objective 8* To minimise the contribution of new development to the Urban Heat Island effect.  
*Strategy 8.1* Encourage development to maximise the use of permeable surfaces.

#### Clause 21.07 Transport Connectivity and Infrastructure:

Clause 21.07-1 Connectivity and Choice focuses on transport connectivity and variety in transport modes. Key objectives and strategies of relevance include:

- Objective 4* To design high quality, well-connected neighbourhoods which promote sustainable modes of transport.  
*Strategy 4.1* Ensure the design of subdivisions provides a permeable and legible street network which allows safe and direct pedestrian and cycle access to local destinations and the major road network.

### Statutory Planning Controls

#### Zone

The land is in a General Residential Zone – Schedule 1. The purpose of this Zone includes

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

#### Permit Trigger

As identified earlier in this report, a planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

#### Minimum Garden Area requirement

Clause 32.08-4 applies to the construction or extension of a dwelling or residential building. Table below sets out the requirement for the minimum percentage of a lot set aside as garden area:

400-500sqm	25%
Above 500-650sqm	30%
Above 650sqm	35%

#### Varied Requirements of Clause 55

There are no varied Clause 55/ResCode requirements in Schedule 1 to the General Residential Zone.

## Overlay

The land is not affected by any planning overlays.

## Particular Provisions

The following particular provisions are relevant to the consideration of the application:

### Clause 52.06 Car Parking

The clause applies for the provision of car parking. Purpose of this clause is

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Proposal is assessed in accordance with the objectives and standards of Clause 52.06, please refer to Appendix 2.

### Clause 53.18 Stormwater Management in Urban Development

The clause applies to an application to construct a building. Purpose of this clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

### Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The Clause (ResCode) applies as a standard guideline to the proposal. Purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

Proposal is assessed in accordance with the objectives and standards of Clause 55, please refer to Appendix 1.

## General Provisions

Clause 55 Decision Guidelines outline list of considerations prior to deciding on an application or approval of a plan. Relevant matters include:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*



- *The purpose of the zone, overlay or other provision in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

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## ASSESSMENT

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### Planning Policy Considerations

The proposal is in accordance with the overarching objectives within the Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement. The findings are as follows:

#### Urban consolidation

The subject site is situated in an established area with a range of existing infrastructures and services. It is within walking distance to Broadmeadows activity centre and public transportation. Furthermore, it has excellent proximity to schools, recreation facilities and other social infrastructure. The high accessibility of the site will encourage residents to use sustainable transport modes such as walking, cycling and public transport. As sought by Clause 11, 18, 21.02 and 21.07 of the planning scheme.

#### Housing supply, diversity and affordability

The proposed development has been designed to comply with the managing of change and growth in the residential areas of Hume. The proposal brings a total of three double storey dwellings of different sizing and layout to the area. This will provide greater housing choice and diversity to the neighbourhood. Housing affordability is encouraged as multi-unit developments are relatively more affordable in comparison to low density developments (single dwelling on a similar sized land). As sought by Clause 16 and 21.03 of the planning scheme.

#### Neighbourhood character

The dwellings are a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. The exterior building materials proposed for the dwellings are selected to complement the architectural style and enhance the neighbourhood and streetscape character of the area. The upper floor level footprint is recessed from the ground floor envelope to reduce visual bulk and creates a more gradual transition between the single and double storey built form of the neighbourhood. The layout is designed to incorporate pedestrian safety by providing passive surveillance over the public realm, whilst minimising direct overlooking into the

neighbouring property. The dwellings will sensitively respond to the interface to Nathalia Street, Licola Court and its wider surrounding, making a positive contribution to the locality.

The proposed development will enhance the existing landscape character of the area by ensuring sufficient open space is provided to allow for the planting of canopy trees. No front fence is proposed for this development to reinforce the open streetscape character and to allow views to the front gardens. As sought by Clause 15 and 21.04 of the planning scheme.

### **General Residential Zone**

The proposed development meets the purpose of the General Residential Zone in respecting the neighbourhood character of the area and contribute to the diversity of housing types in a location offering good access to services and transport. The design also complies with the minimum garden area requirement by providing 40.8% of garden area for a block above 500-650sqm in size.

### **ResCode Considerations**

The proposal demonstrates a high level of compliance with Clause 55/ResCode as detailed in the assessment in Appendix 1.

### **Access and Car Parking Considerations**

Each dwelling will meet the requirements of Clause 52.06-5 of the planning scheme in the provision of two car space for three or more bedroom units. All units will have a single garage and a single car space.

The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The existing crossover situated on the north end of the frontage to Nathalia Street will be modified to form the accessway for unit 1. Unit 2 & 3 will share a double accessway via a proposed crossover towards the east end of the frontage to Licola Court. Please refer to Appendix 2 for a detailed assessment of Clause 52.06-9 of the planning scheme.

### **Stormwater Considerations**

The proposed development provides an appropriate stormwater management system on site to mitigate the impacts of stormwater on the environment, property and public safety.

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## **CONCLUSION**

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In summary, the proposed development of three new dwellings on a lot accords with the state and local policies in the Planning Scheme. It is an appropriate form of infill for the site based on existing development in the immediate and surrounding area. Therefore, the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

**Appendix 1 – ResCode (Clause 55) Assessment**

The proposal demonstrates a high level of compliance with the ResCode standards and meets the objectives of Clause 55 of the Planning Scheme as per the assessment below.

<p><b>Neighbourhood character</b> Clause 55.02-1 Standard B1</p>	<p><b>Complies with standard and objective.</b> Refer to the Neighbourhood and Site Description Plan</p> <p>The proposed development is appropriate to the neighbourhood and the site. The design respects the neighbourhood character.</p> <p>The existing dwelling on site will be removed and three new double dwellings are proposed to be built. This respects the single and double storey character of the area.</p> <p>The proposed dwellings will be sited in tandem; this will bring minimum impact to the existing streetscape on Nathalia Road.</p> <p>No front fence is proposed for this development to encourage the open streetscape character and to allow views to the front gardens.</p> <p>The proposed dwellings are a modern, contemporary interpretation of the traditional dwelling built form in the area to distinguish the old from the new. They will maintain the predominant built form in the area.</p> <p>The building materials proposed for the dwellings have the dual purpose of softening the appearance of the development whilst providing different textures that complement the existing architectural style and enhance the neighbourhood and streetscape character of the area.</p> <p>A spacious front setback is provided to allow for planting of canopy trees and shrubs that contribute to the streetscape.</p>
<p><b>Residential policy</b> Clause 55.02-2 Standard B2</p>	<p><b>Complies with standard and objective.</b> The proposed development meets the objectives in aspects such as affordable housing and providing needs of residents at various stages of life.</p> <p>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.</p> <p>The subject site is within close proximity of a number of community facilities and services including open space facilities, schools and shopping facilities are all within proximity of the site. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services.</p> <p>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.</p>

<p><b>Dwelling diversity</b> Clause 55.02-3 Standard B3</p>	<p><b>Not applicable.</b> The development does not meet or exceed ten dwellings.</p>
<p><b>Infrastructure</b> Clause 55.02-4 Standard B4</p>	<p><b>Complies with standard and objective.</b> The dwellings are proposed in an established area with appropriate utility services and infrastructure.</p> <p>They should also not represent any unreasonable burden on existing services and facilities.</p>
<p><b>Integration with the street</b> Clause 55.02-5 Standard B5</p>	<p><b>Complies with standard and objective.</b> Unit 1 will have direct integration with Nathalia Street and units 2 &amp; 3 will have direct integration with Licola Court.</p> <p>Existing front fence will be removed and no new front fence is proposed.</p>
<p><b>Street setback</b> Clause 55.03-1 Standard B6</p>	<p><b>Complies with standard and objective.</b> Unit 1 will have a front setback of 9m from Nathalia Street. This complies with the regulation of having the same distance as the setback of the abutting dwelling.</p> <p>Units 1, 2 &amp; 3 will have a setback of 3m from Licola Court. This complies with the regulation of having a minimum 3m setback from a side street.</p>
<p><b>Building height</b> Clause 55.03-2 Standard B7</p>	<p><b>Complies with standard and objective.</b> The overall total height of the proposed development is 7.3m to the top of the roof ridge. This is less than the limit of 9m as specified to the zone.</p> <p>The development will have minimal visual impact on adjoining properties or when viewed from the street.</p>
<p><b>Site coverage</b> Clause 55.03-3 Standard B8</p>	<p><b>Complies with standard and objective.</b> The proposed site coverage is 33%, which is less than the allowable 60%.</p>
<p><b>Permeability</b> Clause 55.03-4 Standard B9</p>	<p><b>Complies with standard and objective.</b> The proposed site permeability is 47.1%, which is well above the required 20%. Hard surfaces have been reduced as much as possible to allow for more permeable areas and for landscaping opportunities.</p> <p>The proposed development will provide good onsite stormwater infiltration and not cause an increase in storm water runoff.</p>
<p><b>Energy efficiency</b> Clause 55.03-5 Standard B10</p>	<p><b>Complies with standard and objective.</b> The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.</p> <p>The proposed dwellings are sited, oriented and designed to ensure that the energy efficiency of the existing dwellings on abutting properties is not unreasonably reduced.</p>

<p><b>Open space</b> Clause 55.03-6 Standard B11</p>	<p><b>Not applicable.</b> The development is not located adjacent to any public and communal open space.</p>
<p><b>Safety</b> Clause 55.03-7 Standard B12</p>	<p><b>Complies with standard and objective.</b> The entrances are not obscured or isolated from the street. They will enable casual surveillance of visitors and the street.</p> <p>The private open space for each dwelling will be appropriately design and sited with the protection of side and rear fences so that it is not used as a public thoroughfare.</p>
<p><b>Landscaping</b> Clause 55.03-8 Standard B13</p>	<p><b>Complies with standard and objective.</b> Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.</p>
<p><b>Access</b> Clause 55.03-9 Standard B14</p>	<p><b>Complies with standard and objective.</b> The existing two crossovers will be removed and two new crossovers, one single on Nathalia Street and one double on Licola Court is proposed.</p> <p>The width of the two accessways combined does not exceed 33% of the street frontage for a site with a frontage more than 20cm.</p>
<p><b>Parking location</b> Clause 55.03-10 Standard B15</p>	<p><b>Complies with standard and objective.</b> New vehicle storages for proposed units are close and convenient to each dwelling.</p> <p>Garages are also well ventilated.</p>
<p><b>Side and rear setbacks</b> Clause 55.04-1 Standard B17</p>	<p><b>Complies with standard and objective.</b> The proposed development complies with the side and rear setback as outlined in the standard: <i>1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i></p>
<p><b>Walls on boundaries</b> Clause 55.04-2 Standard B18</p>	<p><b>Complies with standard and objective.</b> A wall is proposed to be built along the north boundary of the site.</p> <p>The length of the new wall does not exceed 10m plus 25 per cent of the remaining length of the boundary of an adjoining lot as suggested by the standard.</p> <p>The height of the boundary wall does not exceed an average of 3.2m as suggested by the standard.</p>
<p><b>Daylight to existing windows</b> Clause 55.04-3 Standard B19</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings are sited with sufficient distance from existing windows of adjoining properties. Habitable room windows of adjoining dwellings will still maintain direct access to daylight.</p> <p>All windows will maintain a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.</p>

<p><b>North-facing windows</b> Clause 55.04-4 Standard B20</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings will allow adequate solar access to existing north-facing windows.</p>
<p><b>Overshadowing open space</b> Clause 55.04-5 Standard B21</p>	<p><b>Complies with standard and objective.</b> Refer to the proposed Shadow Diagram.</p> <p>Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwellings will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.</p>
<p><b>Overlooking</b> Clause 55.04-6 Standard B22</p>	<p><b>Complies with standard and objective.</b> Windows have been designed to limit overlooking into habitable room windows and secluded open space of adjacent properties.</p> <p>Views from living areas are orientated towards the private open space where possible.</p>
<p><b>Internal views</b> Clause 55.04-7 Standard B23</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings have been designed to limit the views into the secluded private open space and habitable room windows of other dwellings within the development.</p>
<p><b>Noise impacts</b> Clause 55.04-8 Standard B24</p>	<p><b>Complies with standard and objective.</b> The site is not situated close to any excessively high noise sources, such as a busy road, railway line or industry.</p> <p>The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.</p> <p>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 have been designed and sited to take into consideration noise sources on immediately adjacent properties.</p>
<p><b>Accessibility</b> Clause 55.05-1 Standard B25</p>	<p><b>Complies with standard and objective.</b> 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.</p> <p>Each dwelling has access to the entrance from the pedestrian links and access ways.</p>
<p><b>Dwelling entry</b> Clause 55.05-2 Standard B26</p>	<p><b>Complies with standard and objective.</b> Each dwelling will have its own sense of identity and address.</p> <p>The entrances for the proposed dwellings are appropriately oriented to front onto Nathalia Street and Licola Court.</p>

<p><b>Daylight to new windows</b> Clause 55.05-3 Standard B27</p>	<p><b>Complies with standard and objective.</b> The proposed dwellings have been designed to provide adequate daylight into new habitable room windows.</p> <p>All windows have a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky</p>
<p><b>Private open space</b> Clause 55.05-4 Standard B28</p>	<p><b>Complies with standard and objective.</b> 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.</p> <p>The proposed design meets the requirement of minimum 40sqm of private open space (POS) and minimum 25sqm of secluded private open space (SPOS) with a minimum dimension of 3m.</p> <p>The private open space for the dwellings is located off living areas, in the rear or side of the dwellings.</p>
<p><b>Solar access to open space</b> Clause 55.05-5 Standard B29</p>	<p><b>Complies with standard and objective.</b> The design has sought to orientate the open space areas to capitalize on the northern aspect as far as applicable.</p>
<p><b>Storage</b> Clause 55.05-6 Standard B30</p>	<p><b>Complies with standard and objective.</b> Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space.</p> <p>The storage facilities will not be visible from the street.</p>
<p><b>Design detail</b> Clause 55.06-1 Standard B31</p>	<p><b>Complies with standard and objective.</b> The design detail of the proposed dwellings respects the neighbourhood character of the area.</p> <p>The detailing, massing, and building materials are designed to both enhance and integrate with the streetscape.</p> <p>The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of each dwelling.</p>
<p><b>Front fences</b> Clause 55.06-2 Standard B32</p>	<p><b>Not applicable.</b> The existing fence along Nathalia Street and Licola Court will be removed and no front fence is proposed.</p>
<p><b>Common property</b> Clause 55.06-3 Standard B33</p>	<p><b>Complies with standard and objective.</b> The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments.</p> <p>Vehicle accessways to the dwellings will be functional and capable of efficient management.</p>

	Car parking, access areas and site facilities are functional, attractive and easily maintained.
<b>Site services</b> Clause 55.06-4 Standard B34	<b>Complies with standard and objective.</b> Adequate and accessible site facilities will be provided to each dwelling, including mailboxes and bins enclosures.

## Appendix 2 - Car Parking Assessment

The proposal satisfies the design standards for car parking in Clause 52.06-9 of the Planning Scheme as per the assessment below.

<b>Accessways</b> Design standard 1	<b>Complies with standard and objective.</b> The accessways are functional, with a minimum width of 3m, and corner visibility splays.
<b>Car parking spaces</b> Design standard 2	<b>Complies with standard and objective.</b> The single garage is at least 6m long and 3.5m wide, and the single car space is at least 4.9m long and 2.6m wide.
<b>Gradients</b> Design standard 3	<b>Not applicable.</b> The site is relatively flat and accessway grades are not steeper than 1:10 within 5m of the frontage.
<b>Mechanical parking</b> Design standard 4	<b>Not applicable.</b>
<b>Urban design</b> Design standard 5	<b>Complies with standard and objective.</b> The garages are designed to be visually compatible with neighbourhood characteristics and from an integral part of the dwelling.
<b>Safety</b> Design standard 6	<b>Complies with standard and objective.</b> The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
<b>Landscaping</b> Design standard 7	<b>Complies with standard and objective.</b> The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.





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**SDA REPORT ASSESSMENT**

**10 Nathalia Street, Broadmeadows Vic 3047**  
**3 Townhouse Development**

**Municipality: Hume City Council**

**Planning Application Number: P24096**

**Applicant: Planning & Design P/L**

**Dated: 21 December 2021**

*SDA Summary*

This report identifies that the dwellings in this development achieve:

- The BESS assessment concludes that the proposed development achieves the minimum BESS score of 50%. See BESS Report attached
- The Melbourne Water storm calculator demonstrates the development meets the minimum 100% required water quality objective. Refer WSUD Plan attached



SOUTH WEST ELEVATION  
SCALE 1:100

<b>Assessment Details:</b>
Assessor Name: Rosario Inguanti Signed: <i>Ross</i>
Assessor Name: Rosario Inguanti Signed: <i>Ross</i>
<b>Documentation Details:</b>
Project: 6904   MAY 2021 Revision: Rev_ 21.21.2021 ISSUE FOR RFI SUBMISSION Sheets: TP01-TP04, WSUD

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### *Methodology*

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The purpose of this report is to assess the thermal performance of the new development located at **10 Nathalia Street, Broadmeadows Vic 3047**

Default Heating & Cooling Values been used to ascertain the heating and cooling loads (shown in Mj/m<sup>2</sup>) which ultimately determine a star rating.

The heating and cooling scores show how much heat energy must be added or removed to maintain comfortable conditions within the home. They are based on a standard set of occupancy conditions used for rating purposes only. They do not reflect actual energy consumption and are not to be used for calculating heating and cooling system requirements.

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### *Development Information*

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The proposed development involves the construction of **three double storey dwellings (class 1)**. The project is Located at **10 Nathalia Street, Broadmeadows Vic 3047**

. Situated in a developed residential area and surrounded by existing homes and established vegetation, the development is in an area of *Suburban Exposure*, as per NatHERS tech note (category 3 wind-shielding).

The aerial image below depicts the existing neighbouring buildings at the time of this rating, which along with the documentation, will be considered in the assessment as potential shading screens, as per NatHERS tech note (part 10.12).



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*Building Fabric: NCC- Part 3.12.1*

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The basic building structural elements and components of a building including the roof, ceilings, walls and floors. These building elements are to be installed with a minimum of the added insulation values specified in NCC- Part 3.12.1

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*External Glazing: NCC - Part 3.12.2*

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The following performance values need to be achieved for each window system, as specified on plans.

- Double Glazing to Habitable Areas
- Single Glazing or greater to Non-Habitable Areas

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*Building Sealing: NCC - Part 3.12.3*

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Building sealing procedures are to be as following

- Mitigation of air leakage is paramount and must be considered in construction of all building elements. Unnoticed air leakage, drafts caused by poorly sealed external openings and construction gaps can affect the building occupants' sense of comfort, causing them to increase the use of artificial heating and cooling.
- All roofs, walls, floors etc are to be constructed in a manner that will minimise air leakage and all external doors and windows are to be adequately sealed by foam or rubber materials to prevent any air infiltration,
- Exhaust fans, Rangehoods must have an inbuilt draught seal or dampers, which must be self-close when the fan is not in operation. A chimney or flue serving an open solid fuel burning appliance is required to have a damper or flap fitted that can be closed (may be operated by the occupants)
- External door seals - for an effective seal, compression seals or bulb seals must be fitted to the door jamb, at the head and sides. (refer to general notes and NCC 2019: Volume 2: Part 3.12.3 Building Sealing, for strategies that may be employed).
- Weather-strips can be factory fitted or installed on site.
- Recessed downlights - All internal recessed downlights to be sealed and IC-4 Rated. The IC or insulation contact rating, is a measure used to determine whether a recessed downlight is suitable to come in contact with building insulation. Consequently, there is no need to cut clearance around the downlights and therefore the insulation is not compromised.

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#### *Air Movement: NCC - Part 3.12.4*

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Air movement has been assessed and will be taken into consideration as part of this star rating.

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#### *Services: NCC - Part 3.12.5*

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No heating or cooling services have been considered as part of this FirstRate assessment. It is assumed any mechanical ventilation systems requiring compliance to NCC will be addressed by the projects mechanical engineer.

Artificial lighting and power is to be limited throughout the building, a sufficient electrical design has been provided on plans and shows compliance to the NCC, table below indicating the required maximum wattages to be adhered to.

All external perimeter lighting must be installed as per the following specifications;

(i) be controlled by—

- (A) a daylight sensor; or
- (B) a time switch that is capable of switching on and off electric power to the system at variable pre-programmed times and on variable pre-programmed days; and
- (C) have an average light source efficacy of not less than 60 Lumens/W; or
- (D) be controlled by a motion detector

Artificial lighting and power is to be limited throughout the unit townhouses, table below indicating the required maximum wattages to be adhered to.

Zones	Maximum W/m <sup>2</sup>
Residence (Class 1)	4.0W/m <sup>2</sup> (a 20% reduction from The NCC allowance)
Garage (Class 10)	2.4W/m <sup>2</sup> (a 20% reduction from The NCC allowance)
Outdoor zones	3.2W/m <sup>2</sup> (a 20% reduction from The NCC allowance)

---

### *NatHERS Assessment - Results*

---

The following table represents the default heating and cooling load of the NatHERS energy assessments. This report identifies that the dwelling will achieve the minimum 6-star rating, required in accordance with The National Construction Code (NCC) Part 3.12 & Hume City Council.

Dwelling	Star Rating	Heating MJ/m <sup>2</sup>	Cooling MJ/m <sup>2</sup>	Total Energy MJ/m <sup>2</sup>
U1	6.0 ☆	120.0	18.0	138.0
U2	6.0 ☆	120.0	18.0	138.0
U3	6.0 ☆	120.0	18.0	138.0

---

### *BESS Assessment – Commitments*

---

BESS assessment has been undertaken and the following items have been actioned or shown on the drawings or quantified in the assessment.

**BESS 51%**

**Commitments**

**Score**

**Management:**

**53%**

- ESD officer present at PRE-APP Meeting: **Not Present**
- Preliminary NatHERS:(Planning Permit Stage) **NatHERS Ratings not yet Completed (TBC at PP)**
- Building users guide issued: **None Supplied**

**Water:**

**50%**

- Purple Pipe or On-site Water Recycling: **None**
- Swimming pool: **None**
- Rainwater Tanks: **>2000L with Tap attached & connected to Toilets**
- Bath Size: **Scoped Out**
- Fixtures, Fittings & Connections:
  - Showerhead: **4 Star WELS (>4.5 but <-6.0)**
  - Kitchen Taps: **5 Star WELS or greater**
  - Bathroom Taps: **5 Star WELS or greater**
  - Dishwashers: **Default or unrated**
  - WC: **4 Star WELS or greater**
  - Washing Machine: **Default or unrated**
- Water Efficient Landscaping: **Yes**

**Energy:**

**50%**

- Installing a Solar Photovoltaic (PV) System: **No**
- Installing Other Renewable Energy System(s): **No**
- Gas Supply to Building: **Natural Gas**
- Average NatHERS Rating: **6.0 Star Average**
- Heating System & Efficiency: **Gas Space, 4 Star**
- Cooling System & Efficiency: **Refrigerative Space, 4 Star**
- Hot Water System: **Gas Instantaneous, 5 Star**
- Contribution from Hot Water: **0%**
- Clothesline: **Private Clothesline**
- Dryer: **None Provided**
- External Lighting: **Motion Sensor Controlled**
- Illumination Reduction to 4W/sqm: **Yes**

**Stormwater:**

**100%**

- STORM score achieved: **Refer to WSUD Plan (100% Min - 120% Best Practice)**

**IEQ: (Indoor Environmental Quality)**

**60%**

- Habitable Room Cross Ventilation: **Satisfied Cross Ventilation to Habitable Rooms**
- Double Glazing to Habitable Areas: **Windows are Double Glazed in Habitable Areas**
- External Shading to North, East & West: **Unsatisfied External Shading Requirement**
- Min. 50% of Living Areas orientated to Nth: **Unsatisfied North Orientation to Living Areas**

**Transport:**

**100%**

- Secure Bicycle Spaces: **3 Secure bicycles spaces (One Per Dwelling)**
- Electrical Vehicle Charging: **GPO Designated for Electric Vehicles**

**Waste:**

**0%**

- Min. 30% Reuse Existing Building? **Site is being Fully Redeveloped**
- Management of Food & Garden Waste: **None Present**

Urban Ecology:

- Site Vegetation Cover: 35% Vegetated Area
- Green Roofs, Walls: None Present
- Balcony Floor Waste & Tap: No Tap & Floor Waste has been Annotated
- Food Production: No Areas Provided

Innovation:

0%

- Innovative Ideas/Measures Imposed: None Imposed



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# BESS Report

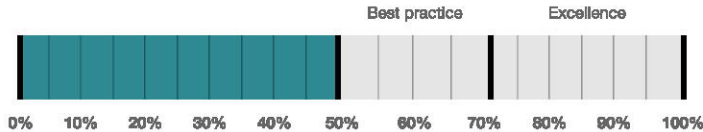
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 10 Nathalia St Broadmeadows VIC 3047. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

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

## Your BESS Score



# 53%

## Project details

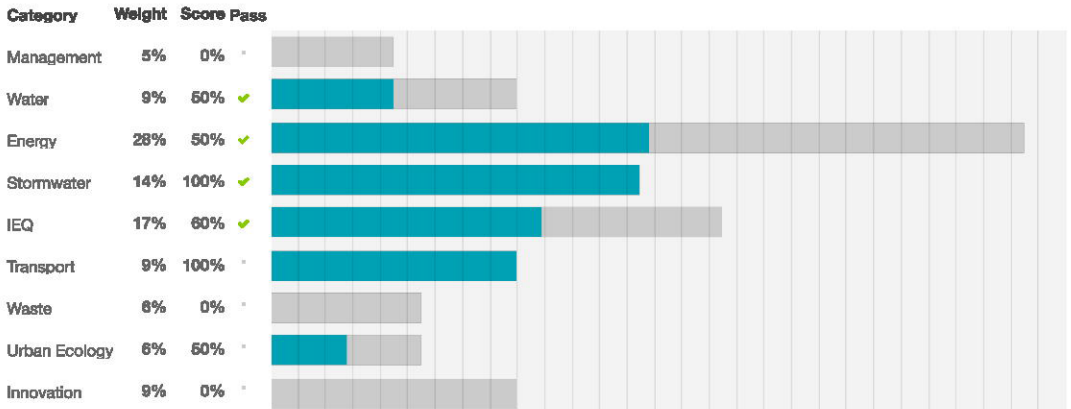
**Address** 10 Nathalia St Broadmeadows VIC 3047  
**Project no** 3761DEA8-R1  
**BESS Version** BESS-6

**Site type** Multi dwelling (dual occupancy, townhouse, villa unit etc)  
**Account** lnguantl@outlook.com  
**Application no.** P24096  
**Site area** 601 m<sup>2</sup>  
**Building floor area** 385.6 m<sup>2</sup>  
**Date** 21 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>Townhouse</b>			
Townhouse 1	1	134 m <sup>2</sup>	34%
Townhouse 2	1	128 m <sup>2</sup>	33%
Townhouse 3	1	124 m <sup>2</sup>	32%
<b>Total</b>	<b>3</b>	<b>386 m<sup>2</sup></b>	<b>100%</b>

## 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 2.2	Dwellings meeting the requirements for having 'natural cross flow ventilation'		-
IEQ 3.2	Adjustable shading systems		-
IEQ 3.3	North-facing living areas		-
Transport 1.1	All nominated residential bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Urban Ecology 2.1	Vegetated areas		-

### 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 2.2	A list of dwellings with natural cross flow ventilation		-
IEQ 3.2	Reference to floor plans and elevations showing shading devices		-
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north.		-

## Credit summary

### Management Overall contribution 4.5%

		0%
1.1 Pre-Application Meeting		0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		0%
4.1 Building Users Guide		0%

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**Water Overall contribution 8.0%**

		Minimum required 50%	50%	✓ Pass
1.1 Potable water use reduction				
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			100%	
3.1 Thermal comfort - Double Glazing			0%	
3.2 Thermal Comfort - External Shading			100%	
3.3 Thermal Comfort - Orientation			100%	

**Transport Overall contribution 9.0%**

1.1 Bicycle Parking - Residential		100%
1.2 Bicycle Parking - Residential Visitor		N/A <span style="color: orange;">◆</span> 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		100%
2.2 Green Roofs		0%
2.3 Green Walls and Facades		0%
2.4 Private Open Space - Balcony / Courtyard Ecology		0%
3.1 Food Production - Residential		0%

**Innovation Overall contribution 9.0%**

		0%
1.1 Innovation		0%

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**Credit breakdown****Management**

Overall contribution

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<b>1.1 Pre-Application Meeting</b>	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
<b>2.2 Thermal Performance Modelling - Multi-Dwelling Residential</b>	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
<b>4.1 Building Users Guide</b>	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%

<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: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Default or unrated
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	Tank 1
Townhouse 2	Tank 2
Townhouse 3	Tank 3
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
<b>Rainwater Tanks</b>	
What is the total roof area connected to the rainwater tank?:	
Tank 1	56.4 m <sup>2</sup>
Tank 2	38.7 m <sup>2</sup>
Tank 3	46.5 m <sup>2</sup>
Tank Size:	
Tank 1	2,000 Litres
Tank 2	2,000 Litres
Tank 3	2,000 Litres
Irrigation area connected to tank:	
Tank 1	35.6 m <sup>2</sup>
Tank 2	35.6 m <sup>2</sup>
Tank 3	35.6 m <sup>2</sup>
Is connected Irrigation area a water efficient garden?:	
Tank 1	Yes
Tank 2	Yes
Tank 3	Yes

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Other external water demand	connected to tank?	0.0 Litres/Day
Tank 1		0.0 Litres/Day
Tank 2		0.0 Litres/Day
Tank 3		0.0 Litres/Day

<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	611 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	491 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	422 kL	
Output	% Reduction in Potable Water Consumption	
Project	30 %	
Output	% of connected demand met by rainwater	
Project	71 %	
Output	How often does the tank overflow?	
Project	Never / Rarely	
Output	Opportunity for additional rainwater connection	
Project	200 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 14%

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 Profiles</b>	
Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides: All	2
NatHERS Annual Energy Loads - Heat: All	112 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	26.0 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
Is the hot water system shared by multiple dwellings?: All	No
% Contribution from solar hot water system: All	0 %
Clothes Line: All	D Private outdoor clothesline
Clothes Dryer: All	A No clothes dryer


<b>1.2 Thermal Performance Rating - Residential</b>		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	

<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)	
Townhouse	13,783 kg CO2	
Output	Proposed Building with Proposed Services (Actual Building)	
Townhouse	7,861 kg CO2	
Output	% Reduction in GHG Emissions	
Townhouse	42 %	

<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?	



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<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	
Townhouse	6,137 kWh	
Output	Proposed	
Townhouse	2,412 kWh	
Output	Improvement	
Townhouse	60 %	
<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	
Townhouse	146,361 MJ	
Output	Proposed	
Townhouse	105,090 MJ	
Output	Improvement	
Townhouse	28 %	
<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	
Townhouse	14,500 kWh	
Output	Proposed	
Townhouse	10,965 kWh	
Output	Improvement	
Townhouse	24 %	
<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 ?	
Townhouse	Yes	

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<b>3.4 Clothes Drying</b>		100%
Score Contribution		
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	1,885 kWh	
Output	Proposed	
Townhouse	377 kWh	
Output	Improvement	
Townhouse	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?	
Townhouse	Yes	
<b>4.4 Renewable Energy Systems - Other</b>		N/A <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?:		Meibourne 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	100	
Output	Min STORM Score	
Project	100	


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## IEQ Overall contribution 10%

<b>2.2 Cross Flow Ventilation</b>		
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	Yes	
<b>3.1 Thermal comfort - Double Glazing</b>		0%
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	No	
<b>3.2 Thermal Comfort - External Shading</b>		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	
<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 ?	
Townhouse	Yes	

## Transport Overall contribution 9%

<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 ?	
Townhouse	3	
Output	Min Bicycle Spaces Required	
Townhouse	3	
<b>1.2 Bicycle Parking - Residential Visitor</b>		N/A  Scoped Out
This credit was scoped out	Not enough dwellings.	
<b>2.1 Electric Vehicle Infrastructure</b>		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%

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<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>		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 0%

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<b>2.1 Vegetation</b>	0%
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	35 %
<b>2.2 Green Roofs</b>	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
<b>2.3 Green Walls and Facades</b>	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
<b>2.4 Private Open Space - Balcony / Courtyard Ecology</b>	0%
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	No
<b>3.1 Food Production - Residential</b>	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 <sup>2</sup>
Output	Min Food Production Area
Townhouse	3 m <sup>2</sup>

**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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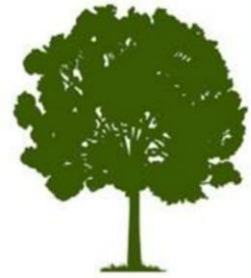
The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

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# TREEMAP

ARBORICULTURE

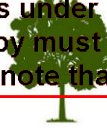


## Arboricultural Assessment & Report 10 Nathalia Street, Broadmeadows

Treemap Arboriculture  
PO Box 465, Heidelberg VIC 3084  
ABN 20 325 463 261  
[www.treemap.com.au](http://www.treemap.com.au)

February 2022

Prepared for:  
Planning & Design P/L



## 1 Name and address of consultant

Dean Simonsen  
Treemap Arboriculture  
PO Box 465, Heidelberg, Victoria 3084

## 2 Instructions

- 2.1 The instructions provided to Treemap Arboriculture on 21/01/22 by Planning & Design P/L were to provide a revised Arboricultural assessment and report for trees located on or adjacent to the subject site, the subject site being 10 Nathalia Street, Broadmeadows.

## 3 Introduction

- 3.1 The owners of the subject site are undertaking investigations to develop the property. As part of the design and application process the owners are undertaking a review of vegetation located adjacent to the site. This report examines the arboricultural matters associated with this vegetation.
- 3.2 Under AS4970-2009 (Australian Standard – Protection of trees on development sites), the following report would be defined as an 'Arboricultural impact assessment'. The standard indicates that "*The report will identify possible impacts on trees to be retained. The report will explain design and construction methods proposed to minimize impacts on retained trees where there is encroachment into the calculated TPZ.*"

## 4 Key Objectives

- 4.1 To undertake a general assessment of trees located near the subject site.
- 4.2 To provide an assessment of the subject trees with respect to their overall condition, structure, safety and suitability for protection.
- 4.3 To provide recommendations on the suitability of the trees for protection, and provide approved methods of tree protection.

## 5 Method

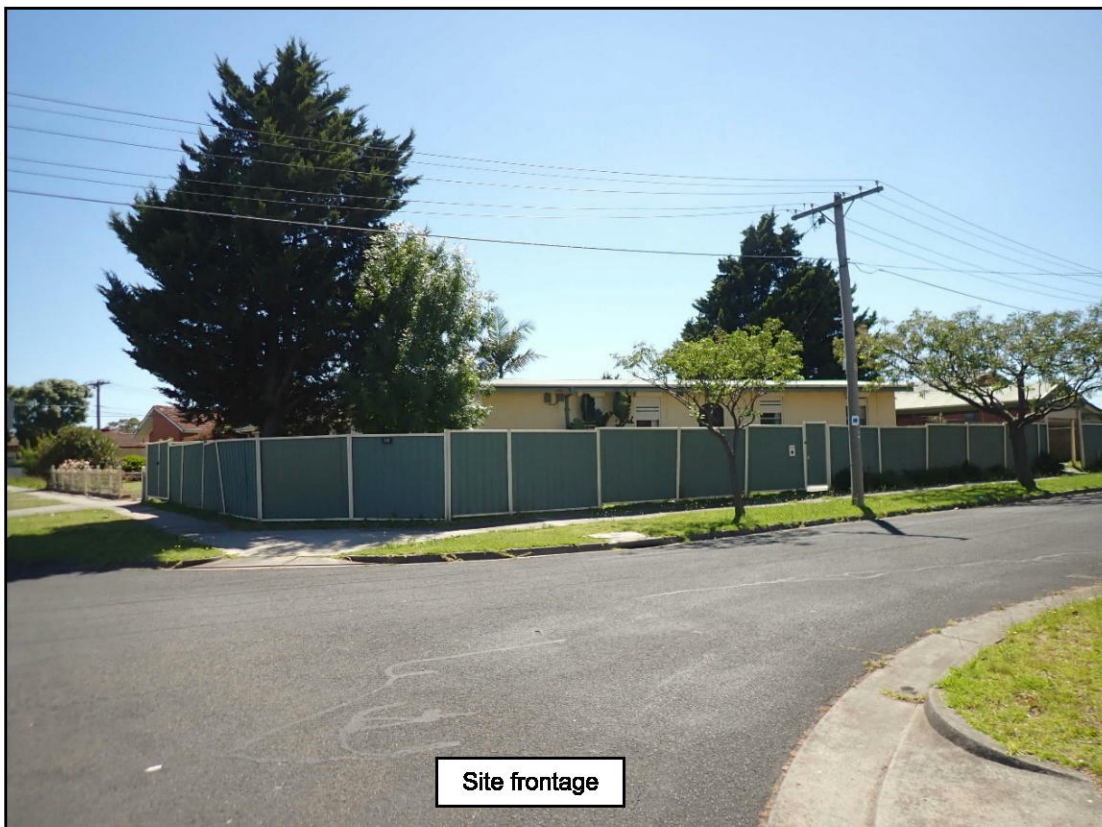
- 5.1 A site and tree inspection were conducted on Friday 17<sup>th</sup> December, 2021 and Thursday 3<sup>rd</sup> February, 2022.
- 5.2 The tree assessment consisted of a visual inspection, which was undertaken with regard to modern arboricultural principles and practices. The assessment did not involve a detailed examination of below ground or internal tree parts. The assessment was undertaken from the ground of the subject site to determine tree condition and species type. Measurements were taken to establish trunk and crown dimensions. No tree samples or site soil samples were taken unless specified. Trunk diameters for trees on adjoining properties may be estimated due to site access restrictions.



- 5.3 The trees have been allocated a retention value rating which combines tree condition factors with functional and aesthetic characteristics in the context of an urban landscape. The retention or preservation of trees may not depend solely on arboricultural considerations; therefore, the ratings may act as a guide to assist in decisions relating to tree management and retention.
- 5.4 A feature survey plan was provided by the client (Feature & Level Survey prepared by Planning & Design P/L, no date). The assessed trees have been numbered on this plan (Appendix 3).
- 5.5 A proposed ground floor plan was provided by the client for analysis (Ground Floor Plan, prepared by Planning & Design P/L, Project: 6904, Revision\_ and dated 14/01/22). The assessed trees have been indicated on this plan and Tree Protection Zones are provided for specific trees (Appendix 3a).

## 6 Observations

- 6.1 The site under review presented as a single residential allotment with an existing dwelling and detached carport. The site is a corner allotment and adjoins residential properties to the north and east. Nathalia Street frontage is located to the west and Licola Court frontage adjoins the southern boundary. The site contained a weed, 2 cypress trees and 1 palm tree.



- 6.2 Seven (7) trees or shrubs were assessed in detail as part of the site review. This included 4 trees on the subject site, 1 neighbouring tree and 2 street trees. The detail of each individual tree assessment is provided in table format at Appendix 1. Tree numbers within the assessment table correspond to those provided on the site feature plan (Appendix 3).
- 6.3 The property is not influenced by any specific local vegetation controls under the City of Hume Planning Scheme. This is based on a planning property report for the site being obtained from [www.planning.vic.gov.au/](http://www.planning.vic.gov.au/) on 17/12/21.

- 6.4 The proposed plan indicates the construction of 3 dwellings.

## 7 Discussion

The Australian Standard (AS4970-2009) – ‘Protection of trees on development sites’ puts forward a process for undertaking tree inspections and reports on property where development is being considered. It recommends a preliminary assessment be undertaken to help guide planners and property owners with regard to the preservation of existing trees; that is trees that might contribute to the completed proposal. The standard points out that the preliminary report ‘information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space’.

These assessments typically reveal a range of trees with varying attributes for health, structure and overall value. Some trees may be considered insignificant for their size, age, species type or condition, but they might still be considered for retention because they are situated conveniently on the site. Conversely, some trees may be exceptional for various reasons but there may be no scope for their retention because of their location or other site constraints. An objective of the tree assessment is to determine the trees that may be preferable, in terms of preservation, and to identify poor or insignificant trees that might be easily replaced or replaced with better species.

The arborist must also exercise judgement and expertise with respect to the types of trees that are deemed suitable for retention, and they should also consider what stage the tree is at in its overall lifecycle.

The site contained a weed, 2 cypress trees and 1 palm tree. The retention value of all the vegetation on the site was rated ‘Low’ or ‘None’. The absence of any applicable vegetation controls towards the site vegetation, plus its low quality, supports an approach whereby existing trees and shrubs should offer limited constraint to the proposed design. All of the trees and shrubs on the site are recommended for removal (Trees 3-6). A permit is not required to remove any trees.

Tree 5 - *XCupressocyparis leylandii* (Leyland Cypress) is recommended for removal. The species is widely recognised for its ability to damage services and property. The location of the tree near to the public footpath would inevitably result in damage to this public asset.

A factor that may influence development on the subject site will be the proposed design in the vicinity of the neighbouring tree and street trees. The Tree Protection Zone for the neighbouring tree and street trees are illustrated on the plan at Appendix 3a.

Street tree 1 - *Melia azedarach* (White Cedar) is distant from any site changes and no harm is predicted towards it.

Street tree 2- *Melia azedarach* (White Cedar) is exposed to major Tree Protection Zone encroachment from the proposed crossover and driveway (11.4%). The Structural Root Zone is also encroached. The crossover would need to be relocated outside the Structural Root Zone of Tree 2, as a minimum.

Neighbouring tree 7 - *Pittosporum tenuifolium* (Kohuhu) is exposed to minor Tree Protection Zone encroachment from the proposed storage shed for Unit 3 (5.5%). No harm is predicted to this tree from the design. There is existing built form in TPZ of this tree.

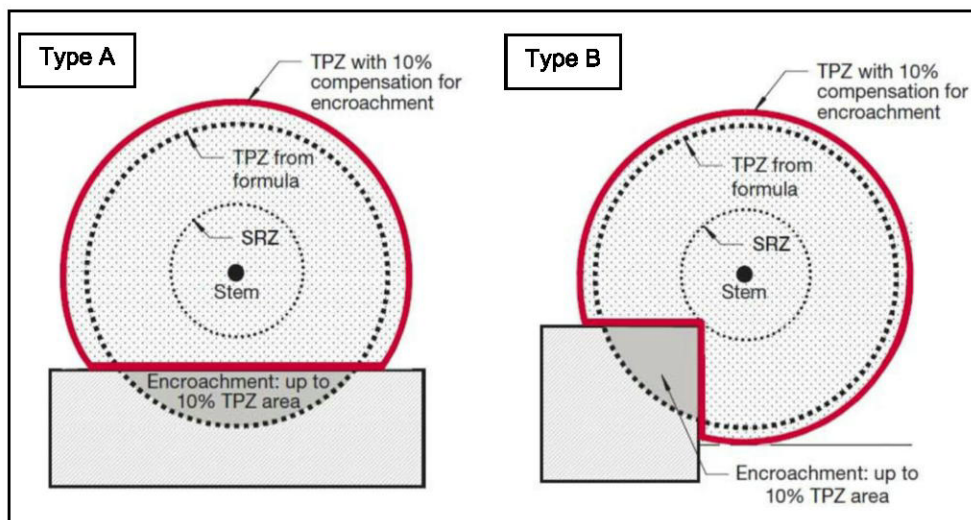
There are no other tree protection matters associated with trees or shrubs on adjoining land.

## 7.1 Tree protection zones on development sites

The level of encroachment and the impact to specific trees can be estimated by comparing standard or modified tree protection clearances with those clearances provided to trees in the development design (as discussed above). The overall impact towards a specific tree will be based on the severity of encroachment into the respective tree protection zones. The degree of root activity in the tree protection zone can vary significantly, which can result in more or less severe impacts to trees. The most accurate means of determining root activity in these zones is to undertake subsurface root investigations. The alternative to undertaking root investigations is to assign appropriate tree protection zones.

This report adopts AS4970-2009, Australian Standard – Protection of trees on development sites as the preferred tree protection method. The method provides a tree protection zone and a tree protection fencing distance (radial measurement from trunk centre) by using the width of the trunk at 1.4m above ground multiplied by 12. The prescribed TPZ distances are provided for each tree in Appendix 1 and tree protection zones are indicated for specific trees at Appendix 3a.

There is scope to reduce the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970-2009 (*Australian Standard – Protection of trees on development sites*). Under encroachment Type A, it is acceptable to reduce the Tree Protection Zone (TPZ) area by 10%. This translates to a reduction in radial clearance distance of approximately 33% on one side of the tree only. This can be applied if there is contiguous space around the tree for root development to occur. The following diagram, from AS4970-2009, is provided to illustrate the approach.



## 8 Recommendations

8.1 The retention value of all the vegetation on the site was rated 'Low' or 'None'. The absence of any applicable vegetation controls towards the site vegetation, plus its low quality, supports an approach whereby existing trees and shrubs should offer limited constraint to the proposed design. All of the trees and shrubs on the site are recommended for removal (Trees 3-6). A permit is not required to remove any trees.

8.1.1 Tree 5 - *XCupressocyparis leylandii* (Leyland Cypress) is recommended for removal. The species is widely recognised for its ability to damage services and property. The location of the tree near to the public footpath would inevitably result in damage to this public asset.

- 8.2 Street tree 1 - *Melia azedarach* (White Cedar) is distant from any site changes and no harm is predicted towards it.
- 8.3 Street tree 2- *Melia azedarach* (White Cedar) is exposed to major Tree Protection Zone encroachment from the proposed crossover and driveway (11.4%). The Structural Root Zone is also encroached. The crossover would need to be relocated outside the Structural Root Zone of Tree 2, as a minimum.
- 8.4 Neighbouring tree 7 - *Pittosporum tenuifolium* (Kohuhu) is exposed to minor Tree Protection Zone encroachment from the proposed storage shed for Unit 3 (5.5%). No harm is predicted to this tree from the design. There is existing built form in TPZ of this tree.
- 8.5 Any vegetation in the study area that was not assessed as part of this report was considered insignificant, generally undesirable or sufficiently clear of any expected works.
- 8.6 Any proposed development on the site should make provision for landscaping and the planting of new trees.



Dean Simonsen (BAppSc Melb.)  
Consultant Arborist

## 9 References

Australian Standard AS 4970, 2009. *Protection of trees on development sites*. Standards Australia

## 10 Definitions

The TPZ and SRZ are defined in AS4970-2009, Australian Standard – Protection of trees on development sites as:

### **Tree protection zone (TPZ)**

*A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.*

### **Structural root zone (SRZ)**

*The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.*

## 11 Expertise of Arborist to prepare report

### **Qualifications and expertise of consultant**

- Bachelor of Applied Science, Horticulture (Plant Production) – University of Melbourne, Burnley College.
- Diploma of Applied Science, Horticulture (Arboriculture) – University of Melbourne, Burnley College. Dux of Arboriculture.
- Twenty-eight years of experience in the arboriculture/horticulture industry (private and local government experience).
- Consultant Arborist and Director at Tree Logic Pty Ltd from June 1999 to September 2011.
- Manager of Arboriculture – Royal Botanic Gardens, Melbourne (27 Months 1997-1999).
- Secretary for the Victorian Tree Industry Organisation (VTIO) 2007-2012.

- Financial member of the International Society of Arboriculture (ISA).
- Trained and licensed to use Quantified Tree Risk Assessment method (Lic No. 809).
- Presented paper at the International Society of Arboriculture Conference, 2011 at Parramatta, NSW.

**Expertise to prepare report**

- My qualifications and experience have primarily involved the management of tree issues in the urban landscape. Specifically, this has involved hazard, general or detailed assessment of tree condition on private and public land with recommendations made on preservation strategies or remedial works.
- Tree assessments to establish tree health, tree structure and arboricultural values are core components of Treemap Arboriculture's business activities.
- Prepared in excess of 2000 development reports.
- I have experience at Victorian Civil Administrative Tribunal and the magistrate's court as an expert witness on arboricultural matters.
- I have inspected and assessed well over one hundred thousand trees and managed assessment programs for at least ten times as many.

## Appendix 1

**Tree Assessment Table**

No	Species	Common Name	DBH (cm)	TPZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	<i>Melia azedarach</i>	White Cedar	14	2.00	1.51	3.5x5	Semi-mature	Fair	Fair to Poor	Minor asymmetry		Australian native	Low	Street tree
2	<i>Melia azedarach</i>	White Cedar	33	3.96	2.16	5.5x8	Semi-mature	Fair	Fair to Poor	Minor asymmetry		Australian native	Low	Street tree
3	<i>XCupressocyparis leylandii</i>	Leyland Cypress	53	6.96	2.64	11x9	Semi-mature	Fair	Fair to Poor	Minor asymmetry		Exotic conifer	Low	Remove
4	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20,18 (26.9)	3.22	NA	6.5x5	Semi-mature	Fair	Fair	Minor asymmetry		Palm	Low	Remove
5	<i>XCupressocyparis leylandii</i>	Leyland Cypress	53	8.04	2.64	9x7	Semi-mature	Fair	Poor	Minor asymmetry	Acute primary branch attachment	Exotic conifer	Low	Remove
6	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert Ash	10	2.04	1.60	5.5x4	Semi-mature	Fair	Fair to Poor	Minor asymmetry	Woody weed	Exotic deciduous	None	Remove
7	<i>Pittosporum tenuifolium</i>	Kohuhu	15,15,15 (26)	3.12	1.96	6x6	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Neighbour's tree

\*Descriptors in Appendix 2

DBH = Diameter at Breast Height in centimetres (bracketed dimension = modified diameter according to AS4970)

HxW= Height and Width of crown, in metres.

TPZ – optimum radial clearance distance as per AS4970.

TPZr – reduced radial clearance distance allowable on one side of tree as per AS4970,

SRZ – radial clearance distance to maintain tree stability, as per AS4970.

**Appendix 2**

Must not be used for any other purpose.

Please note that the plan may not be to scale.

**Descriptors (Version C - 2013)**

Field name	Description
<b>No.</b>	Tree identification number. Unique numbers are assigned to each assessed individual tree or tree group.
<b>Species</b>	Identifies the tree using the international taxonomic classification system of binomial (or trinomial) nomenclature (genus, species, variety and cultivar).
<b>Common Name</b>	Provides the common name as occurs in current Australian horticultural literature. More than one common name can exist for a single tree species, or several species can share the same common name.
<b>DBH (Diameter at breast height)</b>	Indicates the trunk diameter (expressed in centimetres) of an individual tree usually measured at 1.4m above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for tree protection zone calculations.
<b>TPZ (Tree protection zone)</b>	Tree protection zone expressed as a radial distance in metres, measured from trunk centre. Based on AS 4970
<b>TPZr (Tree protection zone reduced)</b>	Reduced tree protection zone expressed as a radial distance in metres measured from trunk centre and justified according to a standard (Usually AS4970) or other method.
<b>HxW (Height x Width)</b>	Indicates height and width of single tree and measurement generally expressed in whole metres

Age	Description
<i>Young</i>	Sapling tree and/or recently planted
<i>Semi-mature</i>	Tree rapidly increasing in size and yet to achieve expected size in situation
<i>Maturing</i>	Specimen approaching expected size in situation, with reduced incremental growth
<i>Over-mature</i>	Tree is senescent and in decline

Health	Term assigned that provides a broad description of the health and vigour of the tree.					
<b>Ratings</b>	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Dead</i>

Structure	Term assigned that provides a broad description of the structure and stability of the tree.					
<b>Ratings</b>	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Failed</i>

Form	Description
<i>Symmetric</i>	Evenly balanced crown
<i>Asymmetric</i>	Crown biased in one direction; can be minor or major
<i>Stump re-sprout</i>	Adventitious shoots originating from stump or trunk
<i>Manipulated</i>	Hedge, pollard, topiary, windrow; managed for specific landscape use or aesthetic outcome

Comment	Additional comments that provide specific detail on the condition of the tree or management requirements

Tree type	Description
<i>Indigenous</i>	Occurs naturally in the area or region of the subject site
<i>Victorian native</i>	Occurs naturally within some part of Victoria (not exclusively) but is not indigenous
<i>Australian native</i>	Occurs naturally within Australia but is not a Victorian native or indigenous
<i>Exotic deciduous</i>	Occurs outside of Australia and typically sheds its leaves during winter
<i>Exotic evergreen</i>	Occurs outside of Australia and typically holds its leaves all year round
<i>Exotic conifer</i>	Occurs outside of Australia and is classified as a gymnosperm
<i>Native conifer</i>	Occurs naturally within Australia and is classified as a gymnosperm
<i>Palm</i>	Woody monocotyledon
<i>Other</i>	Other descriptions as indicated

Retention value	Qualitative rating provided on tree based on assessment factors. Provided as a guide for management decisions.			
<b>Ratings</b>	<i>High</i>	<i>Moderate</i>	<i>Low</i>	<i>None</i>

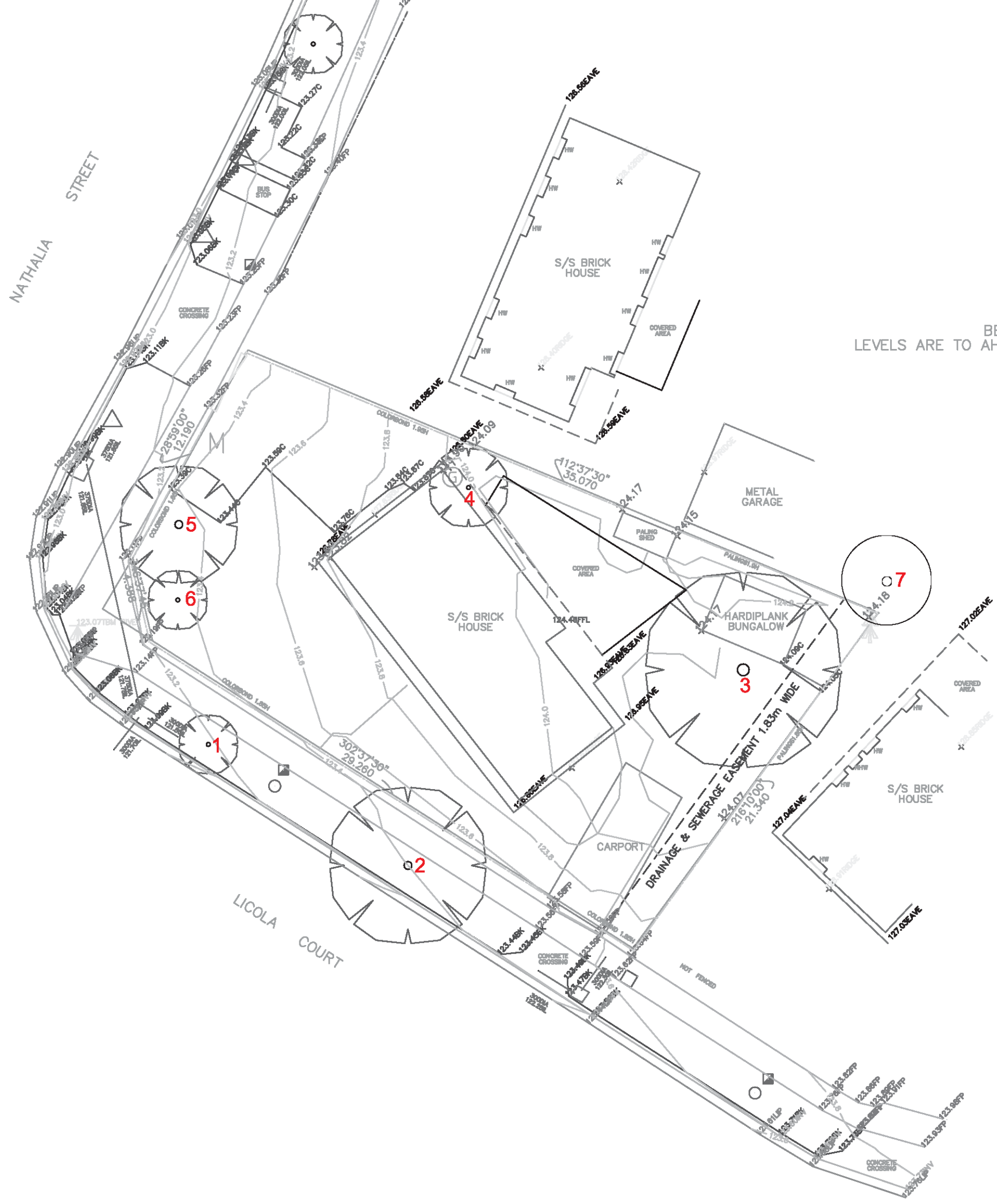
Recommend	Recommended action based on condition of the tree with reference to proposed site changes							
<b>Responses</b>	<i>Retain</i>	<i>Could be retained</i>	<i>Consider removal</i>	<i>Remove</i>	<i>Street tree</i>	<i>Neighbour's Tree</i>	<i>Already removed</i>	<i>Transplant</i>

Descriptors reviewed annually and subject to change

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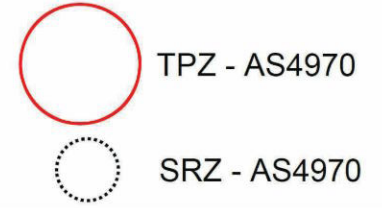


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LEVELS ARE TO AHD VIDE CONNECTION TO WILL WILL ROOK PM30



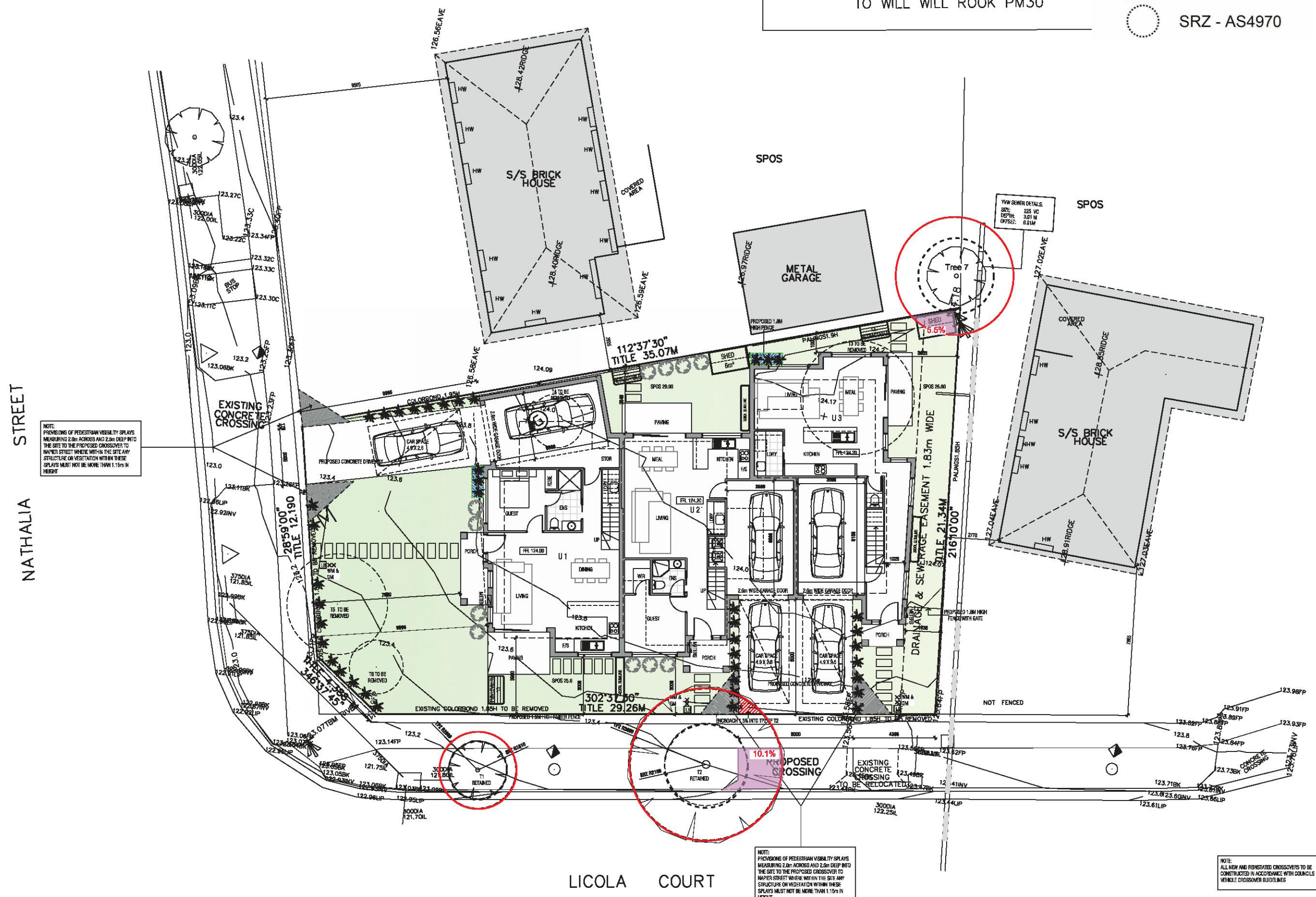


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**AREA SCHEDULE:**

<b>UNIT 1</b>	
GROUND FLOOR AREA:	68.1 m <sup>2</sup>
FIRST FLOOR AREA:	65.4 m <sup>2</sup>
GARAGE:	29.1 m <sup>2</sup>
PORCH:	3.2 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>133.5 SQ 165.8 m<sup>2</sup></b>
PDS:	104.3 m <sup>2</sup>
SPOS:	25.60 m <sup>2</sup>
<b>UNIT 2</b>	
GROUND FLOOR AREA:	66.6 m <sup>2</sup>
FIRST FLOOR AREA:	61.4 m <sup>2</sup>
GARAGE:	22.9 m <sup>2</sup>
PORCH:	3.8 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>16.6 SQ 154.7 m<sup>2</sup></b>
PDS:	17.1 m <sup>2</sup>
SPOS:	29.9 m <sup>2</sup>
<b>UNIT 3</b>	
GROUND FLOOR AREA:	67.4 m <sup>2</sup>
FIRST FLOOR AREA:	56.7 m <sup>2</sup>
GARAGE:	24 m <sup>2</sup>
PORCH:	2.5 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>16.2 SQ 150.6 m<sup>2</sup></b>
PDS:	43.75 m <sup>2</sup>
SPOS:	26.60 m <sup>2</sup>
<b>SITE</b>	
SITE AREA:	601.7 m <sup>2</sup>
SITE COVERAGE:	33.0% 285.4 m <sup>2</sup>
SITE PERMEABILITY:	47.1% 283.4 m <sup>2</sup>
GARDEN AREA REQ:	40.8% 245.4 m <sup>2</sup>



NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.0m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO NATHALIA STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 1.15m IN HEIGHT

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NOTE: ALL NEW AND REINSTATED CROSSOVERS TO BE CONSTRUCTED IN ACCORDANCE WITH COUNCILS VEHICLE CROSSOVER BUILDING



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Revisions

Rev.	Date	Issue For
1	25.10.2021	ISSUE FOR TP SUBMISSION
2	17.11.2021	ISSUE FOR W3 SUBMISSION
3	14.02.2022	ISSUE FOR W3 SUBMISSION

**PLANNING & DESIGN**

PLANNING & DESIGN PT.  
31 Erindale Ave Preston 3072 Ph:0318 1529  
E: admin@planninganddesign.com.au

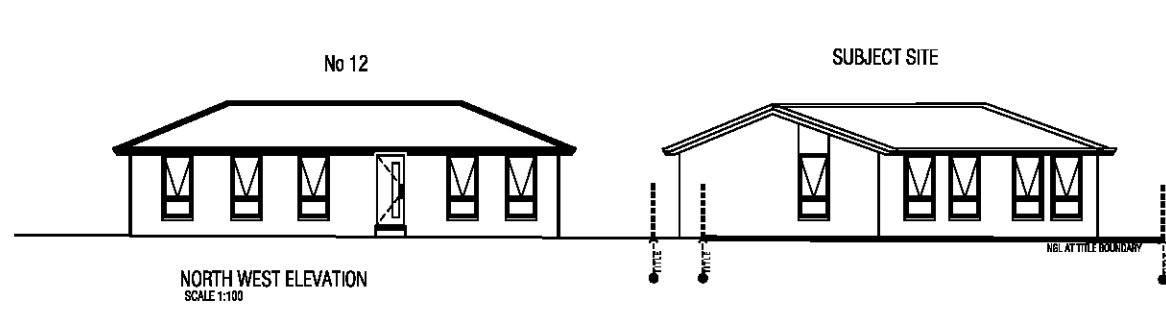
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GROUND FLOOR PLAN  
UNIT DEVELOPMENT  
10 NATHALIA STREET, BROADMEADOWS

**TP01**  
REV. [ ]

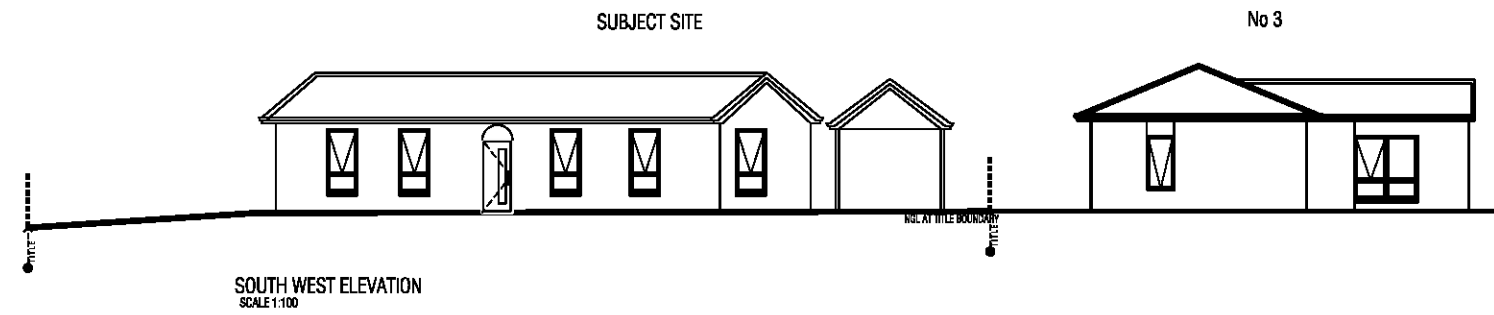
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2. Treemap Arboriculture assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Treemap Arboriculture has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however Treemap Arboriculture can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Treemap Arboriculture control.
4. No Treemap Arboriculture employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Treemap Arboriculture invalidates the entire report.
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7. This report and any values expressed herein represent the opinion of the Treemap Arboriculture consultant and the Treemap Arboriculture fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Treemap Arboriculture, that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Treemap Arboriculture consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

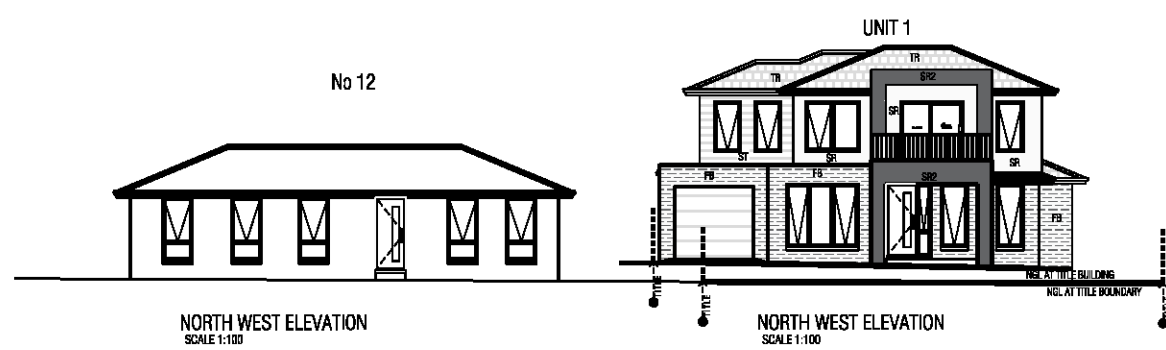
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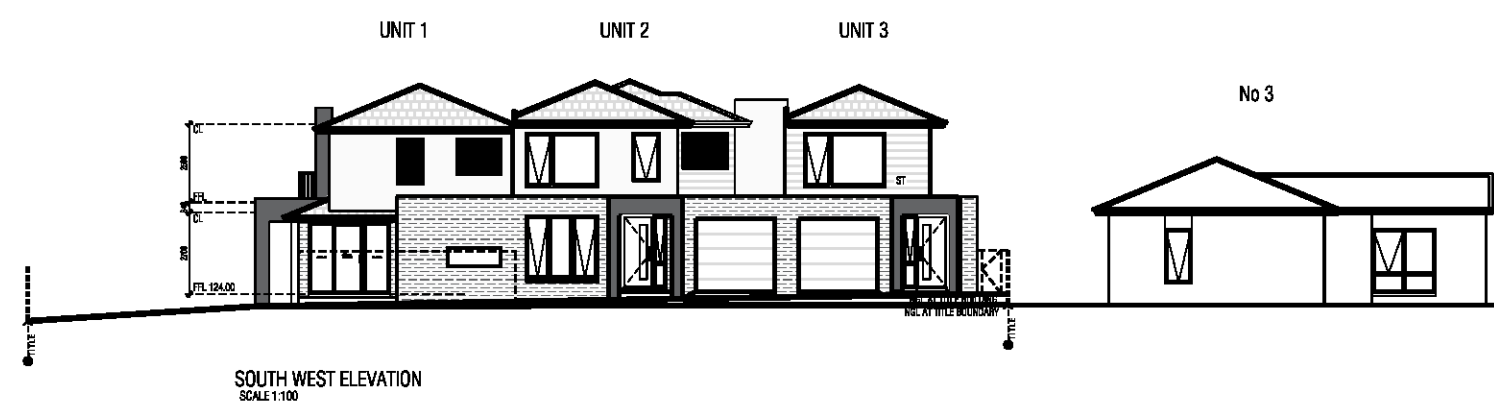
**EXISTING ELEVATIONS**



**EXISTING ELEVATIONS**



**PROPOSED ELEVATIONS**



**PROPOSED ELEVATIONS**

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Revisions
Rev-



DATE	SCALE	DRAWN BY	PROJECT No.
	1:250@A3	S.Z	
<b>STREET ELEVATIONS</b>			
UNIT DEVELOPMENT			<b>SE</b> REV-
10 Nathalia Street, Broadmeadows			

BEARINGS ARE ON TITLE DATUM  
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SITE COVERAGE:	33.0% 285.4 m <sup>2</sup>
SITE PERMEABILITY:	47.1% 283.4 m <sup>2</sup>
GARDEN AREA REQ:	40.8% 245.4 m <sup>2</sup>



NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO NAPER STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 1.15m IN HEIGHT

NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO NAPER STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 1.15m IN HEIGHT

NOTE: ALL NEW AND REINSTATED CROSSOVERS TO BE CONSTRUCTED IN ACCORDANCE WITH COUNCIL'S VEHICLE CROSSOVER GUIDELINES

NATHALIA STREET

LICOLA COURT

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MAY 2021	1:100(A4)	SZ	---	8904

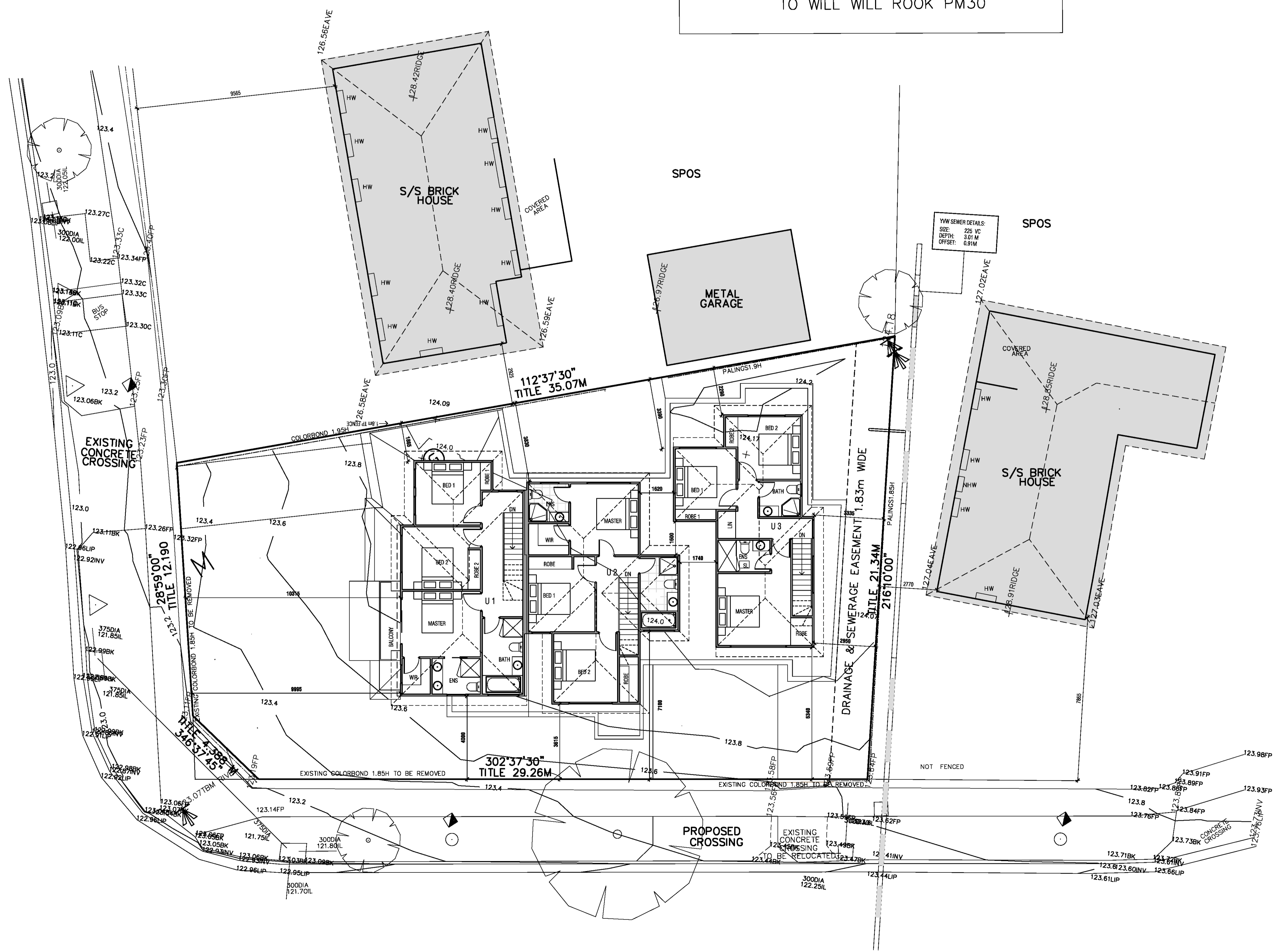
GROUND FLOOR PLAN

UNIT DEVELOPMENT  
10 NATHALIA STREET,  
BROADMEADOWS

**TP01**  
REV\_

BEARINGS ARE ON TITLE DATUM  
LEVELS ARE TO AHD VIDE CONNECTION  
TO WILL WILL ROOK PM30

NATHALIA STREET



LICOLA COURT

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MAY 2021	1:100@A1	SZ	-	6904

FIRST FLOOR PLAN

UNIT DEVELOPMENT  
10 NATHALIA STREET,  
BROADMEADOWS

**TP02**  
REV. 1

ALL LEVELS SHOWN ARE TO AHD.

Revisions

REV	DATE	ISSUE FOR TP SUBMISSION
Rev	05.10.2021	ISSUE FOR TP SUBMISSION
Rev	21.21.2021	ISSUE FOR R1 SUBMISSION
Rev	14.01.2022	ISSUE FOR R1.2 SUBMISSION

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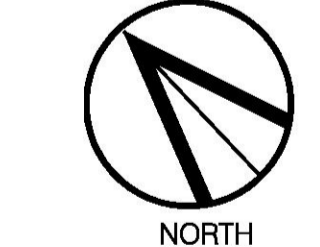
BEARINGS ARE ON TITLE DATUM  
LEVELS ARE TO AHD VIDE CONNECTION  
TO WILL WILL ROOK PM30



NOTE:  
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS  
MEASURING 2.0m ACROSS AND 2.5m DEEP INTO  
THE SITE TO THE PROPOSED CROSSOVER TO  
NATHALIA STREET WHERE WITHIN THE SITE ANY  
STRUCTURE OR VEGETATION WITHIN THESE  
SPLAYS MUST NOT BE MORE THAN 1.15m IN  
HEIGHT

NOTE:  
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS  
MEASURING 2.0m ACROSS AND 2.5m DEEP INTO  
THE SITE TO THE PROPOSED CROSSOVER TO  
NATHALIA STREET WHERE WITHIN THE SITE ANY  
STRUCTURE OR VEGETATION WITHIN THESE  
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NOTE:  
ALL NEW AND REINSTATED CROSSOVERS TO BE  
CONSTRUCTED IN ACCORDANCE WITH COUNCIL'S  
VEHICLE CROSSOVER GUIDELINES



ALL LEVELS SHOWN ARE TO AHD.

Revisions
Rev. 05.10.2021 ISSUE FOR TP SUBMISSION
Rev. 21.21.2021 ISSUE FOR RP1 SUBMISSION
Rev. 14.01.2022 ISSUE FOR RP2 SUBMISSION

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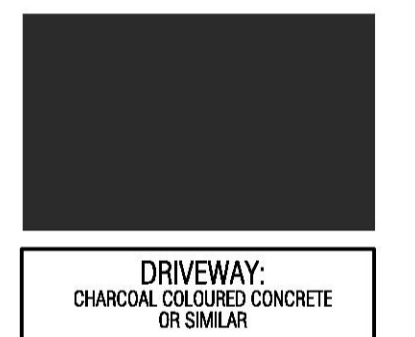
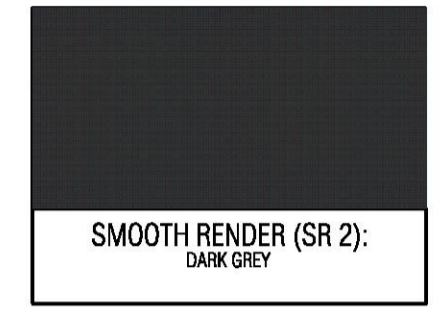
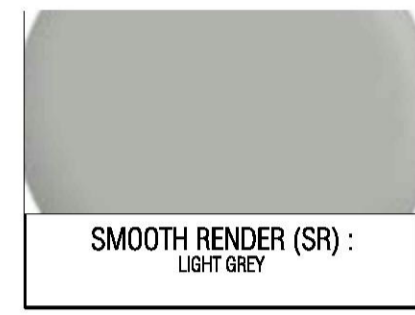
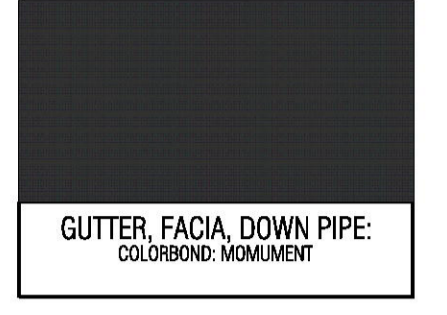
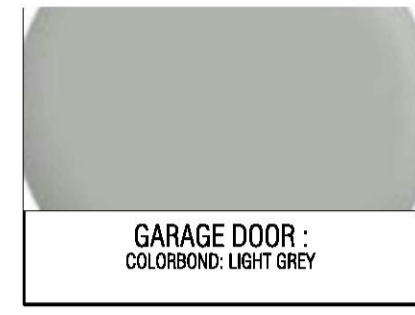
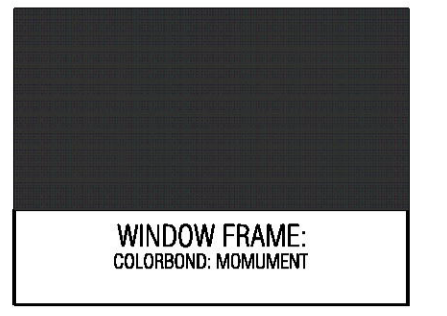
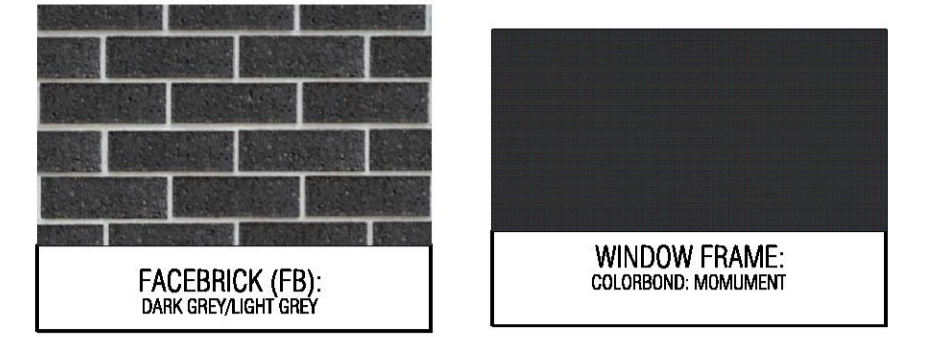
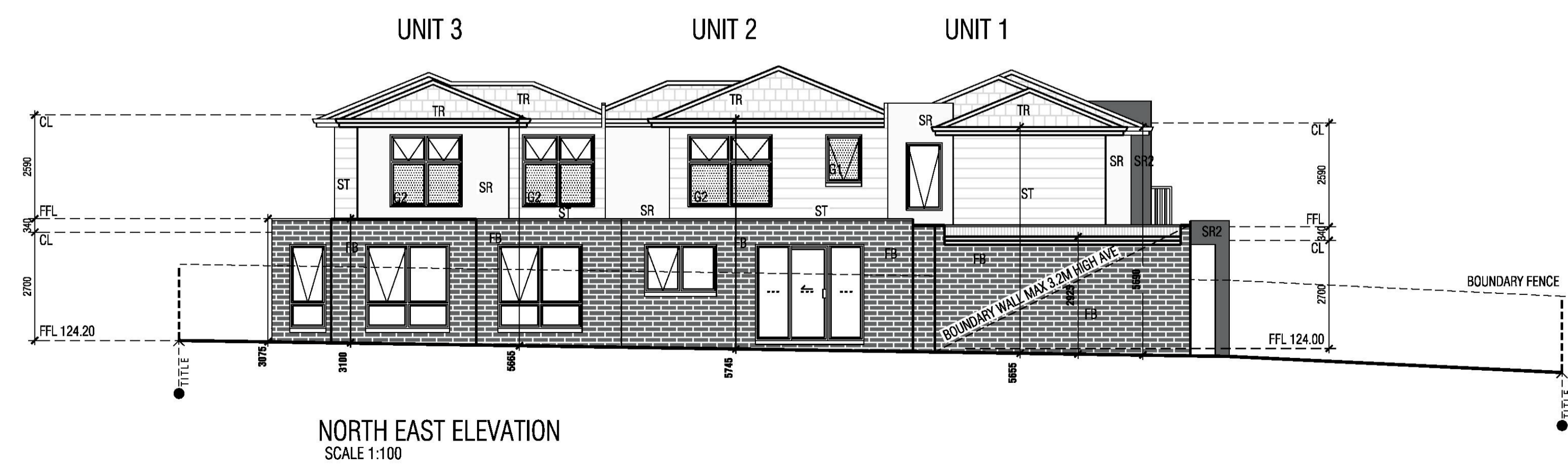
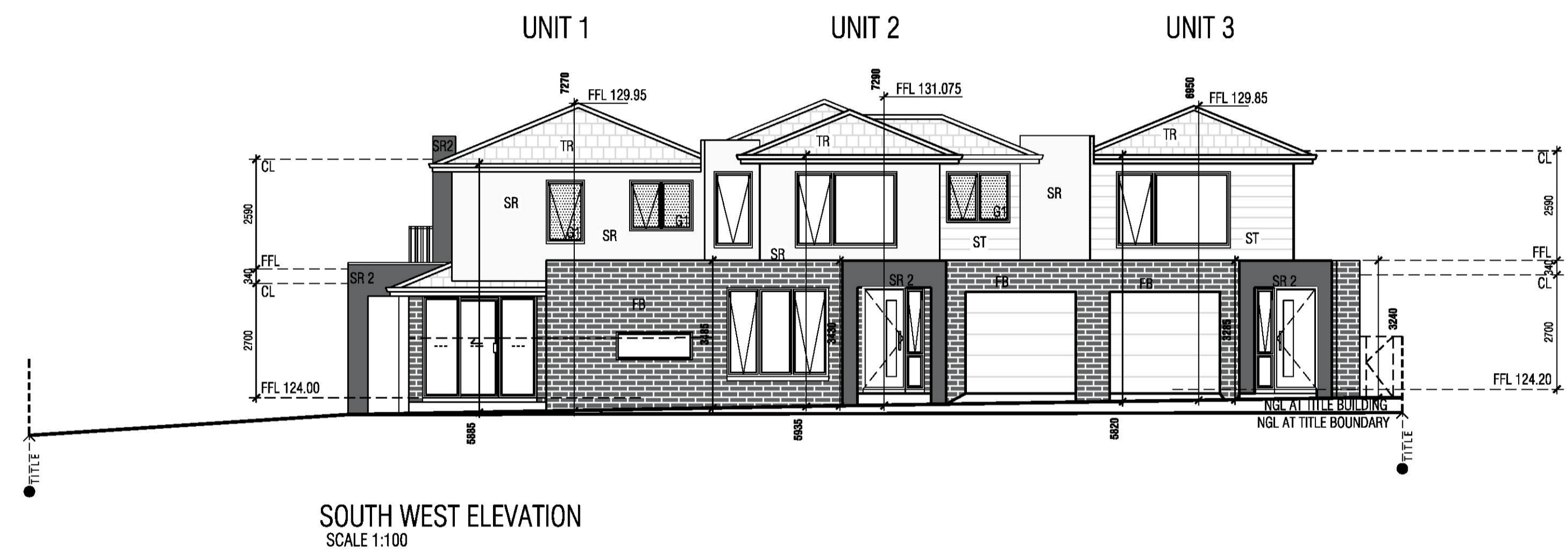
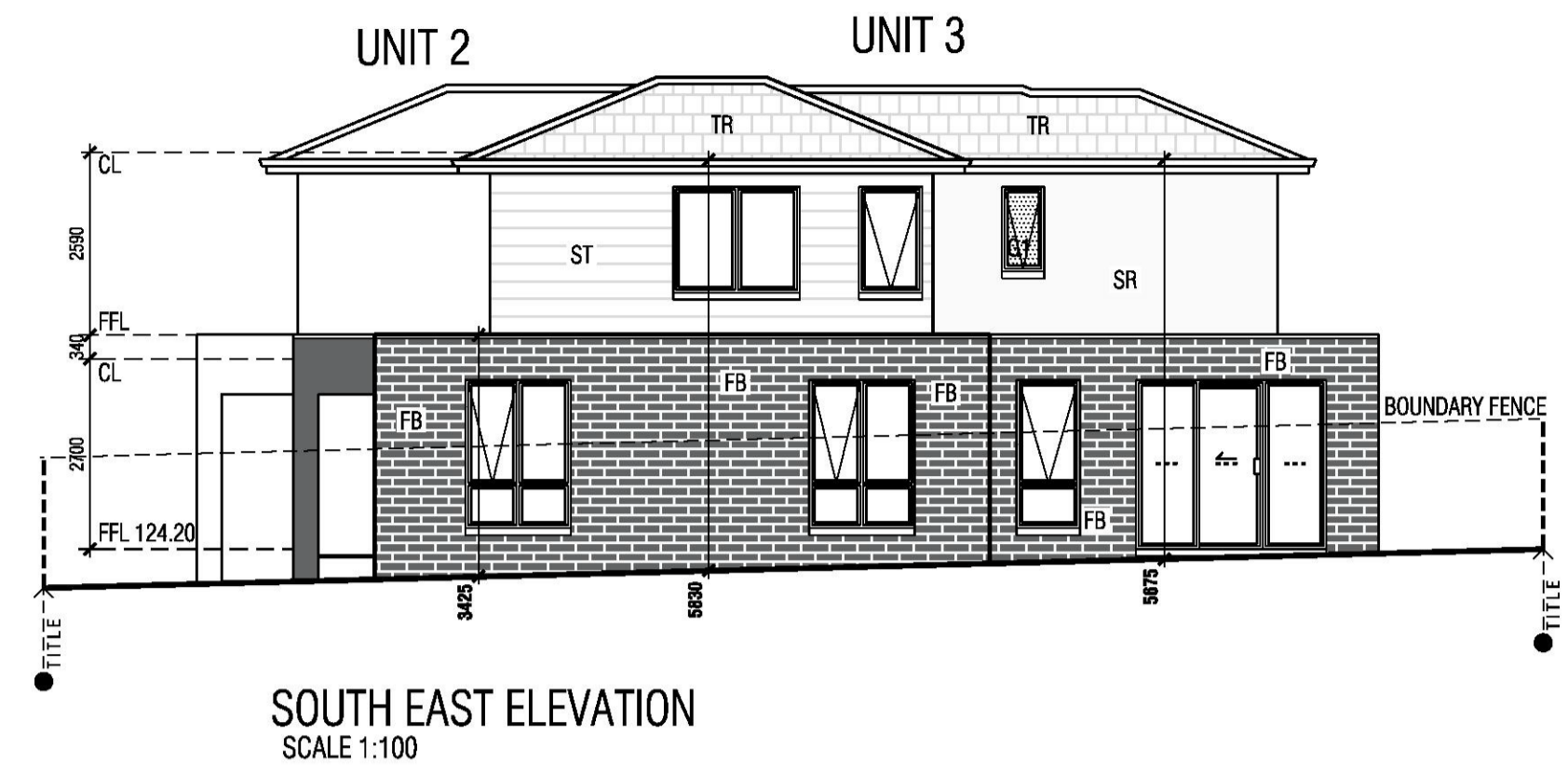
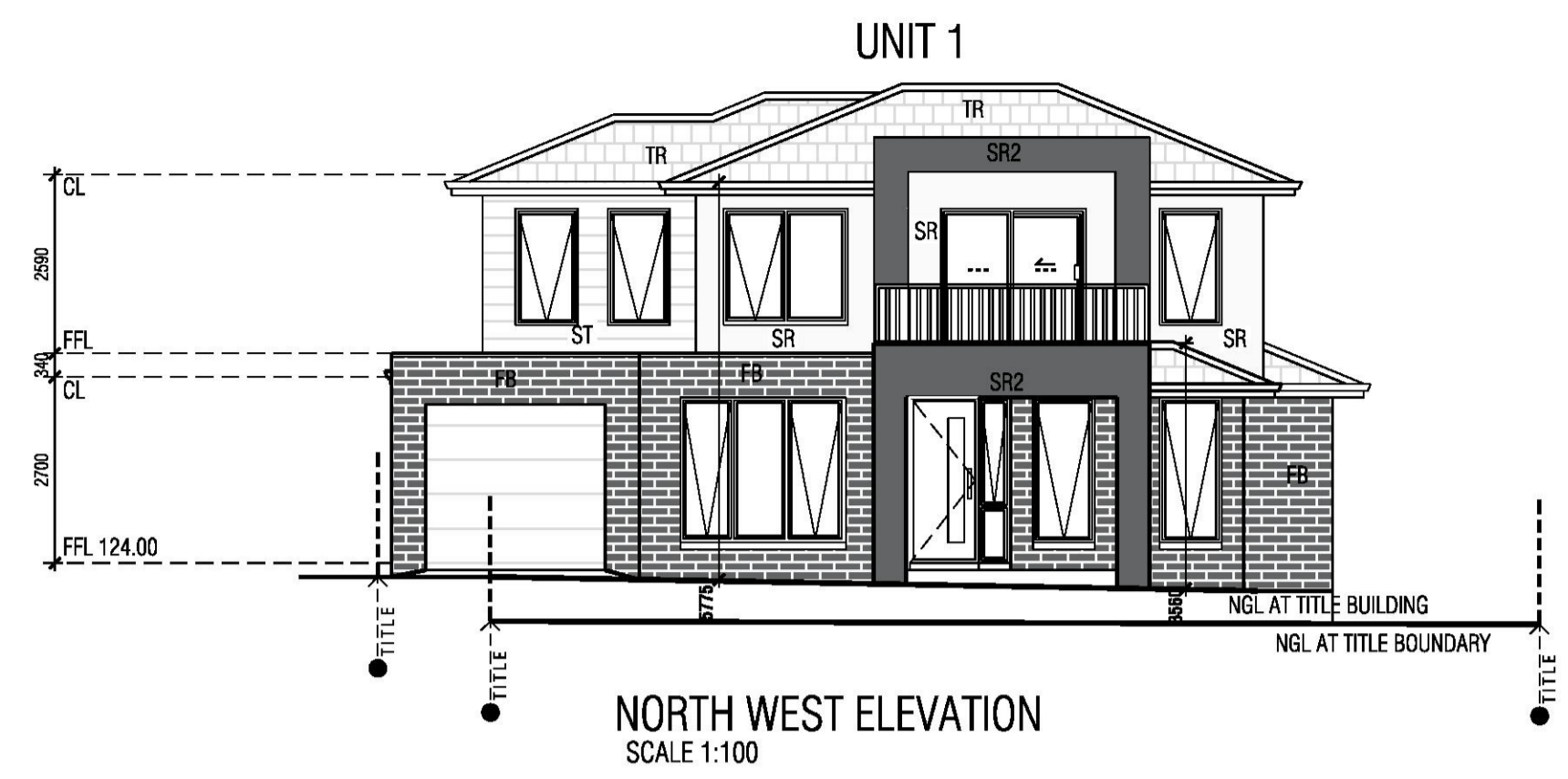
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MAY 2021	1:1000(AM)	SZ	---	6004

GARDEN AREA PLAN

UNIT DEVELOPMENT  
10 NATHALIA STREET,  
BROADMEADOWS

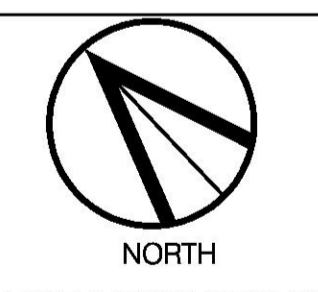
**TP03**  
REV.



**MATERIAL SCHEDULE:**

- SR SELECTED RENDERED FINISHED COLOUR 1
- SR 2 SELECTED RENDERED FINISHED COLOUR 2
- ST SELECTED STRIA CLADDING
- FB FACEBRICK WALL
- GD SELECTED GARAGE DOOR
- G1 OBS GLASS
- G2 OBSCURE GLAZING WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
- TR TILES ROOF AT 22.5 DEGREE PITCH

ALUMINIUM WINDOWS THROUGH-OUT  
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES



ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev	Date	Issue
05.10.2021	ISSUE FOR TP SUBMISSION	
21.21.2021	ISSUE FOR R1 SUBMISSION	
14.01.2022	ISSUE FOR R1.2 SUBMISSION	

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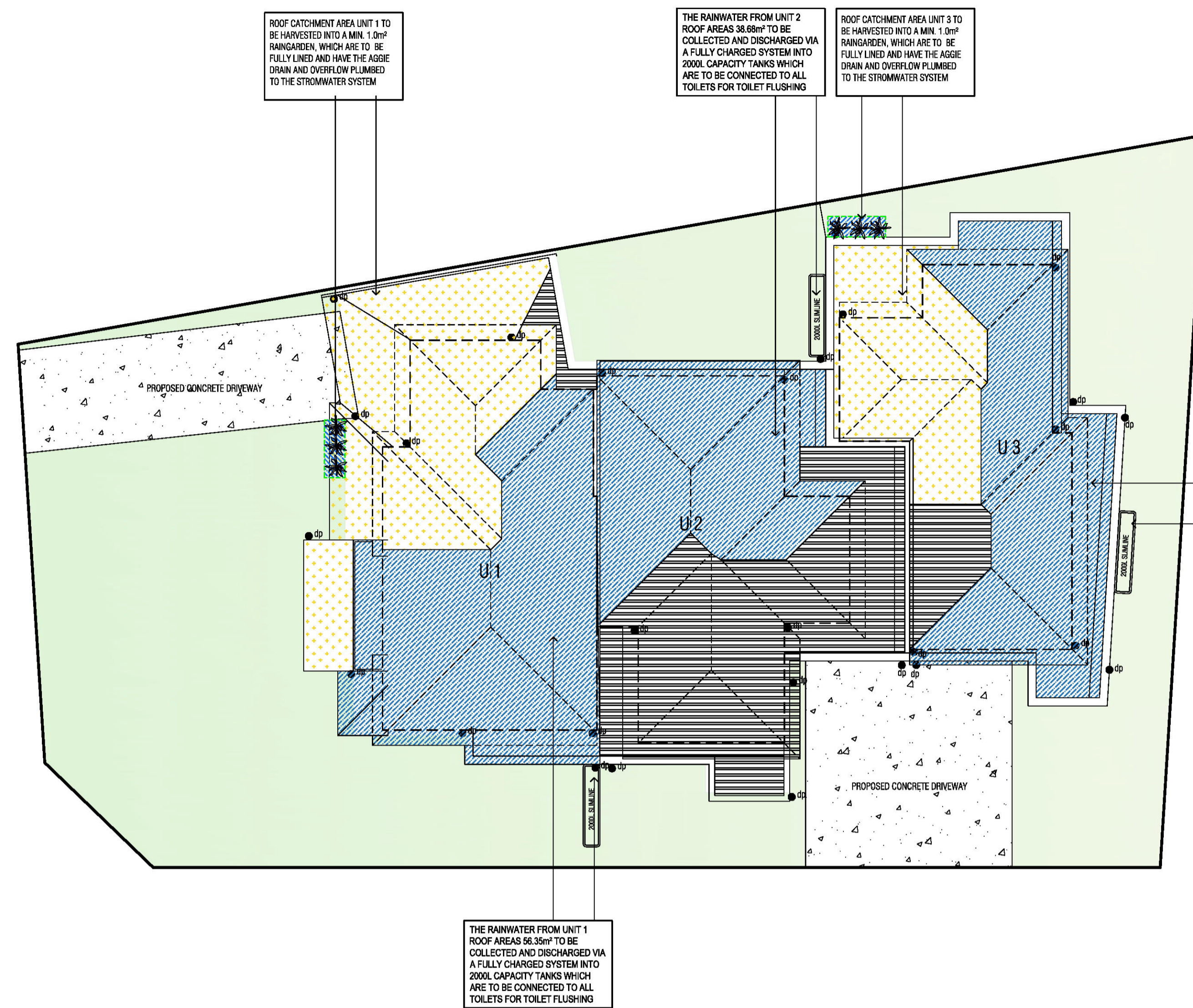
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ELEVATION PLAN

UNIT DEVELOPMENT  
10 NATHALIA STREET,  
BROADMEADOWS

**TP04**  
REV\_



### LEGEND

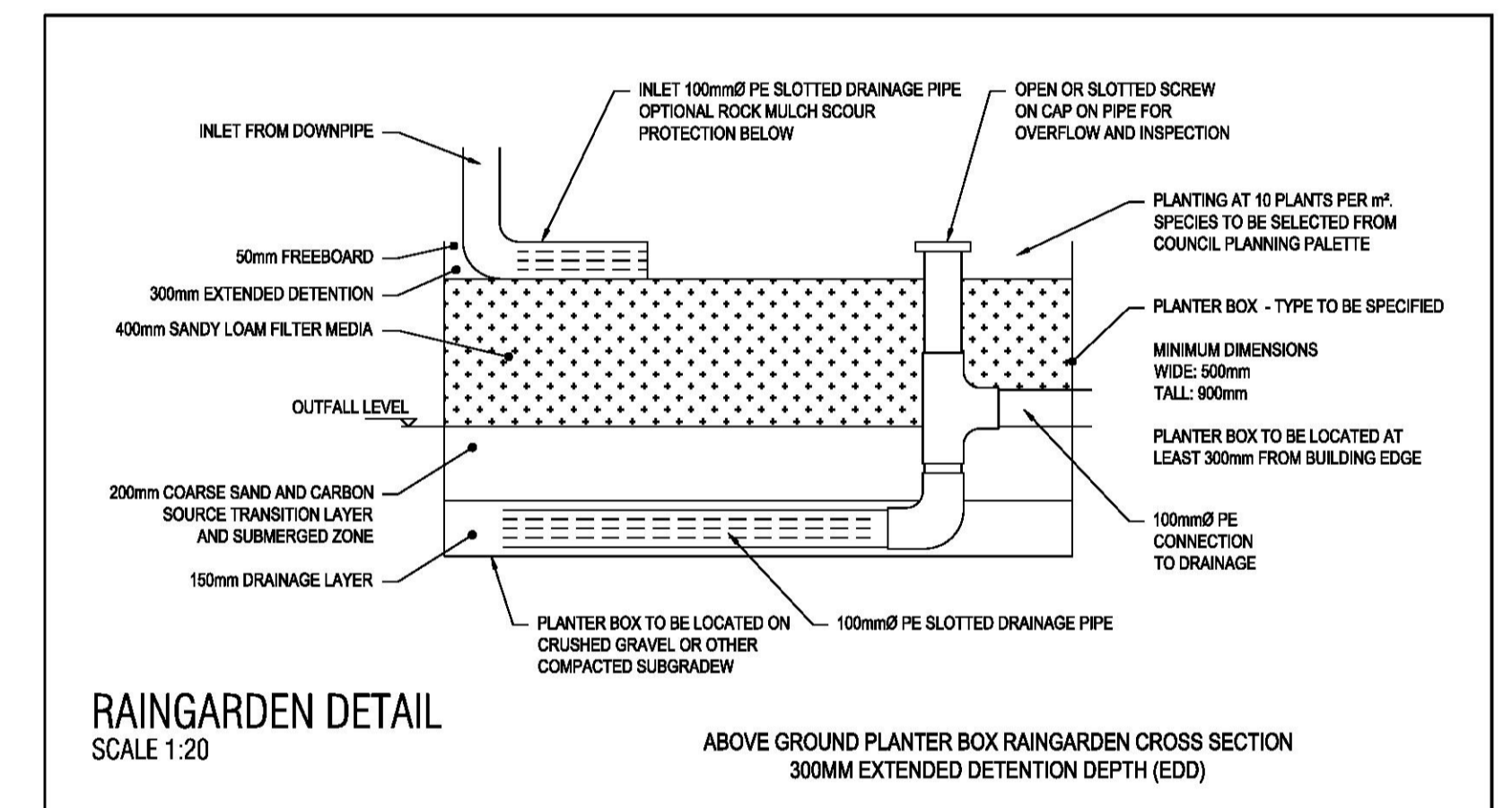
- CONCRETE SURFACE
- ROOF AREA TO RAINGARDEN
- ROOF AREA TO RAINWATER TANK
- ROOF AREA UNTREATED
- 2000L WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PERMEABLE AREA
- dp PROPOSE DOWN PIPE LOCATION

### SITE

SITE AREA:	601.7 m <sup>2</sup>
SITE COVERAGE:	33.0% 285.4 m <sup>2</sup>
SITE PERMEABILITY:	47.1% 283.4 m <sup>2</sup>
GARDEN AREA REQ:	40.8% 245.4 m <sup>2</sup>
VEGETATION AREA:	35.6% 214.0 m <sup>2</sup>

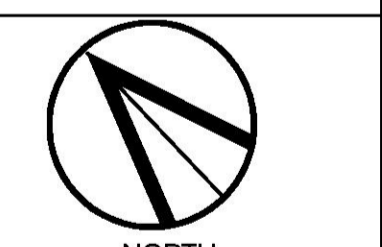
### WATER SENSITIVE URBAN DESIGN NOTES:

- ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER
- EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING
- GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.
- TANK OVERFLOW MUST BE TAKEN TO L.P.D.
- RAINWATER TANKS ARE EXCLUDE AND INDEPENDENT OF ANY DETENTION REQUIREMENTS.
- GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAIN GARDEN.
- RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS
- BUILD THE RAIN GARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAIN GARDEN.
- RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.
- FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS
- THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES



## Melbourne Water STORM Rating Report

TransactionID:	1282474					
Municipality:	HUME					
Rainfall Station:	HUME					
Address:	10 Nathalia Street					
	Broadmeadows					
	VIC 3047					
Assessor:	Sarah					
Development Type:	Residential - Multiunit					
Allotment Site (m2):	601.70					
STORM Rating %:	100					
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 Roof Treated RainWater Tank	56.35	Rainwater Tank	2,000.00	4	170.00	82.00
Unit 1 Roof Treated Rain Garden	48.78	Raingarden 300mm	1.00	0	130.60	0.00
Unit 2 Roof Treated rain water tank	38.68	Rainwater Tank	2,000.00	4	170.00	82.00
Unit 3 Roof Treated Rain water tank	46.50	Rainwater Tank	2,000.00	4	170.00	82.00
Unit 3 Roof Treated Rain Garden	26.50	Raingarden 300mm	1.00	0	133.85	0.00
Untreated Roof	61.20	None	0.00	0	0.00	0.00
Driveway Untreated	62.80	None	0.00	0	0.00	0.00
Date Generated:	30-Nov-2021				Program Version:	1.0.0



NORTH  
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Revisions		
Rev	DATE	ISSUE FOR
Rev	05.10.2021	ISSUE FOR T1 SUBMISSION
Rev	21.21.2021	ISSUE FOR R1 SUBMISSION
Rev	14.01.2022	ISSUE FOR R1 & 2 SUBMISSION

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MAY 2021	1:100 (R1)	SE	---	5804



FIRST FLOOR PLAN  
UNIT DEVELOPMENT  
10 NATHALIA STREET,  
BROADMEADOWS

TP02  
REV\_



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# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



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Rev	

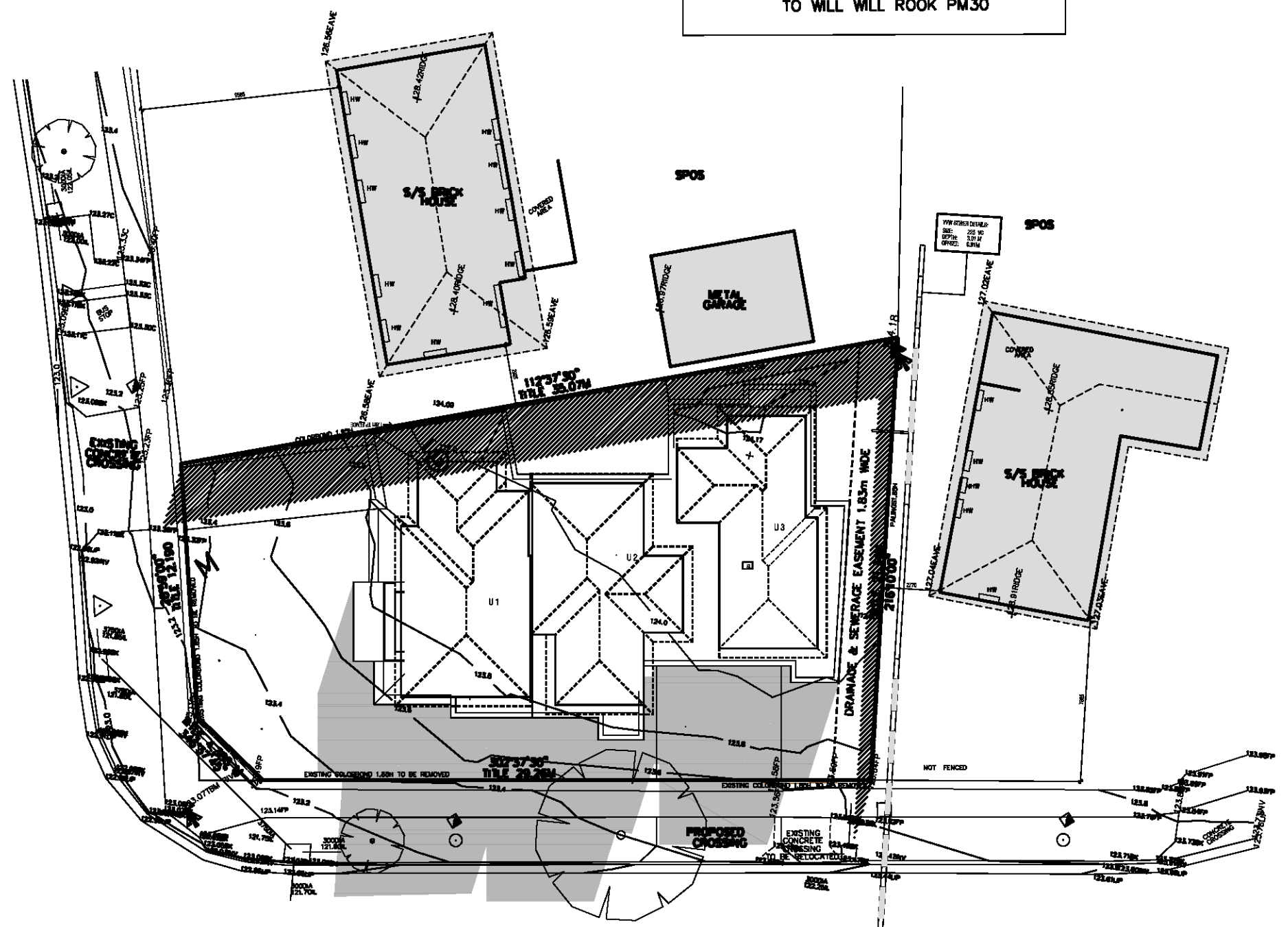


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	1:250@A3	SZ	

## PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT  
 10 Nathalia Street, Broadmeadows REV-



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NATHALIA STREET

LICOLA COURT

# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



NORTH  
**SHADOW DIAGRAM 12PM**  
 22nd OF SEPTEMBER

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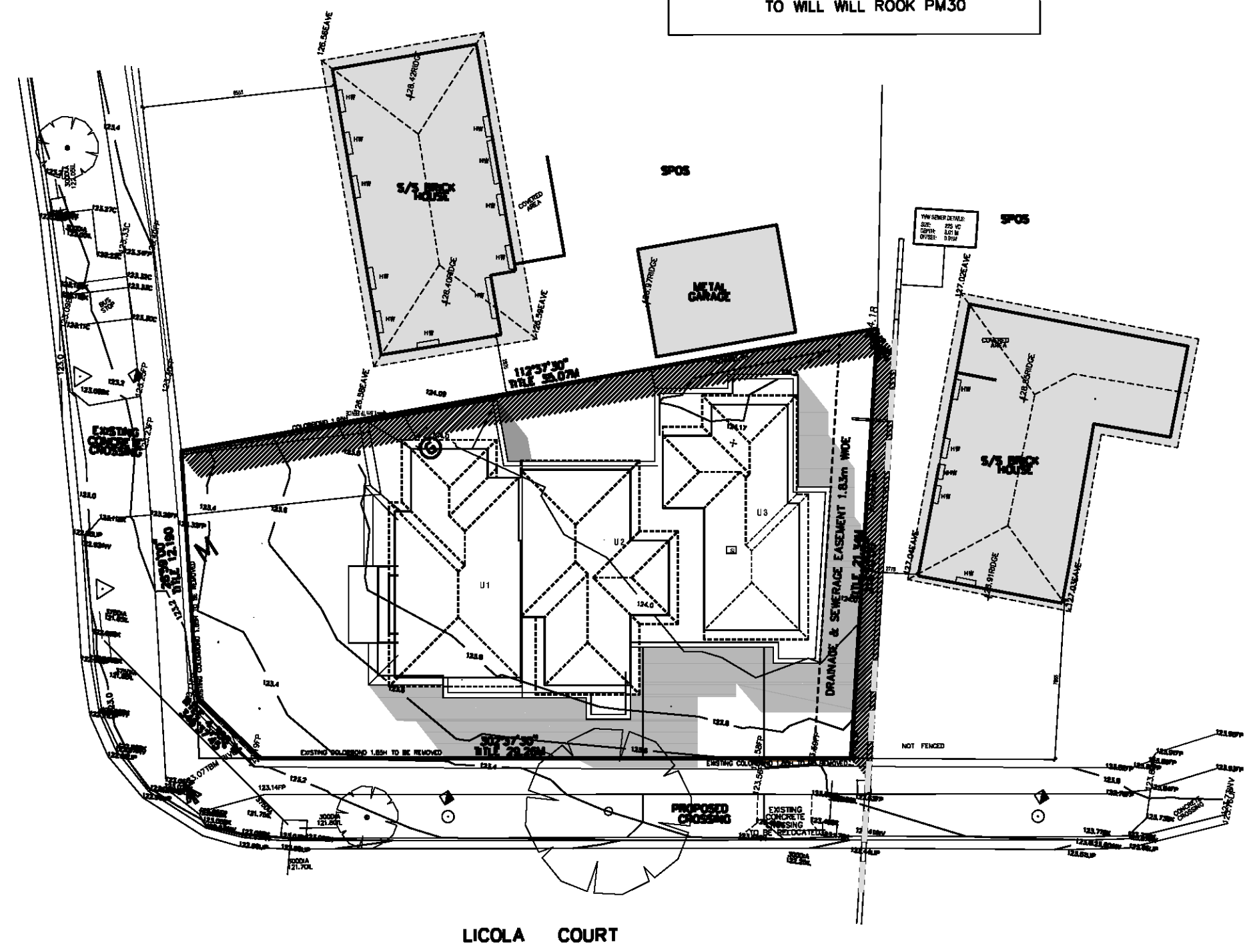
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	1:250@A3	S.Z	

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT **SD02**  
 10 Nathalia Street, Broadmeadows REV-

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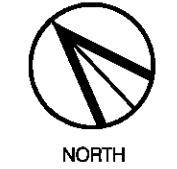
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# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



SHADOW DIAGRAM 15PM  
22nd OF SEPTEMBER

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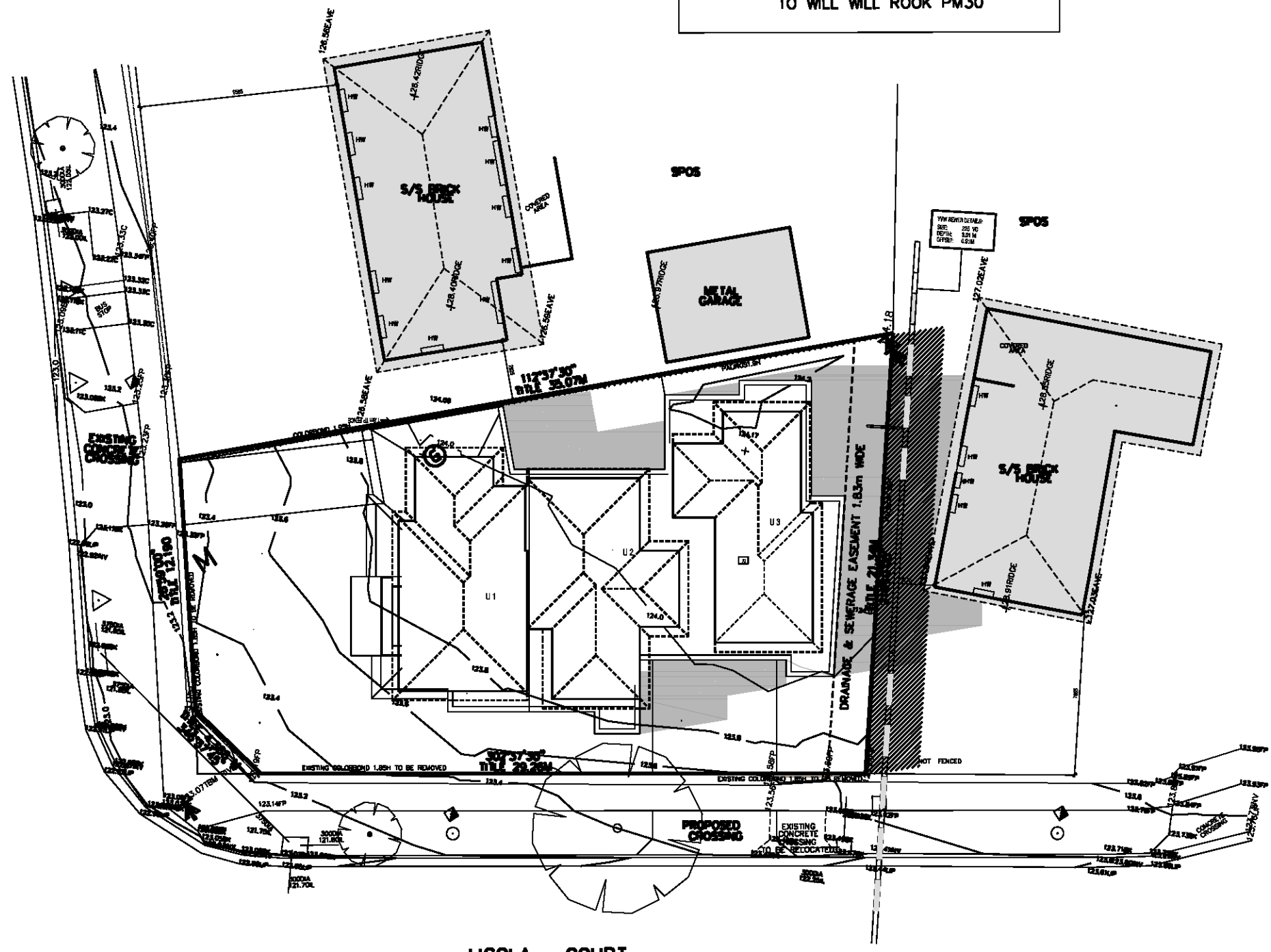
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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT  
10 Nathalia Street, Broadmeadows

**SD03**  
REV-

BEARINGS ARE ON TITLE DATUM  
LEVELS ARE TO AHD VIDE CONNECTION  
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NATHALIA STREET

LICOLA COURT