



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

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

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

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

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

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

Clear Form

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

Street Address *

Unit No.:	St. No.: 23	St. Name: KATRINA DRIVE
Suburb/Locality: GLADSTONE PARK		Postcode: 3043

Formal Land Description *
Complete either A or B.

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

A Lot No.: 1065 Lodged Plan Title Plan Plan of Subdivision No.: 089556

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

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

Add Address

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

② **i** 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](#)

Select the focus of this application and describe below:

Construction of two double storey dwellings

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

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

Cost \$ 500,000 **⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

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

Existing Conditions

- 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 storey 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 *

Name:

Title:

First Name: **DORIAN**

Surname: **FRANCIS**

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

Postal Address:

Unit No.:

St. No.: **36**

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

St. Name: **WHARTON ST**

Suburb/Locality: **SURREY HILLS**

State: **VIC**

Postcode: **3127**

Contact person's details *

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

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

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

St. Name:

Suburb/Locality:

State:

Postcode:

Contact information

Business Phone: **0422 898 869**

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

Mobile Phone:

Fax:

Owner *

The person or organisation who owns the land

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



Declaration **i**

7 This form must be signed by the applicant *

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

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

Signature: 

Date: 26/11/2021
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 www.delwp.vic.gov.au/planning

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

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

No Yes

If 'yes', with whom?:

Date:


day / month / year

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

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

Provided all necessary supporting information and documents?

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

A plan of existing conditions.

Plans showing the layout and details of the proposal

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

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

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

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

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

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

Contact information:


Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718


Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

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

 Print Form

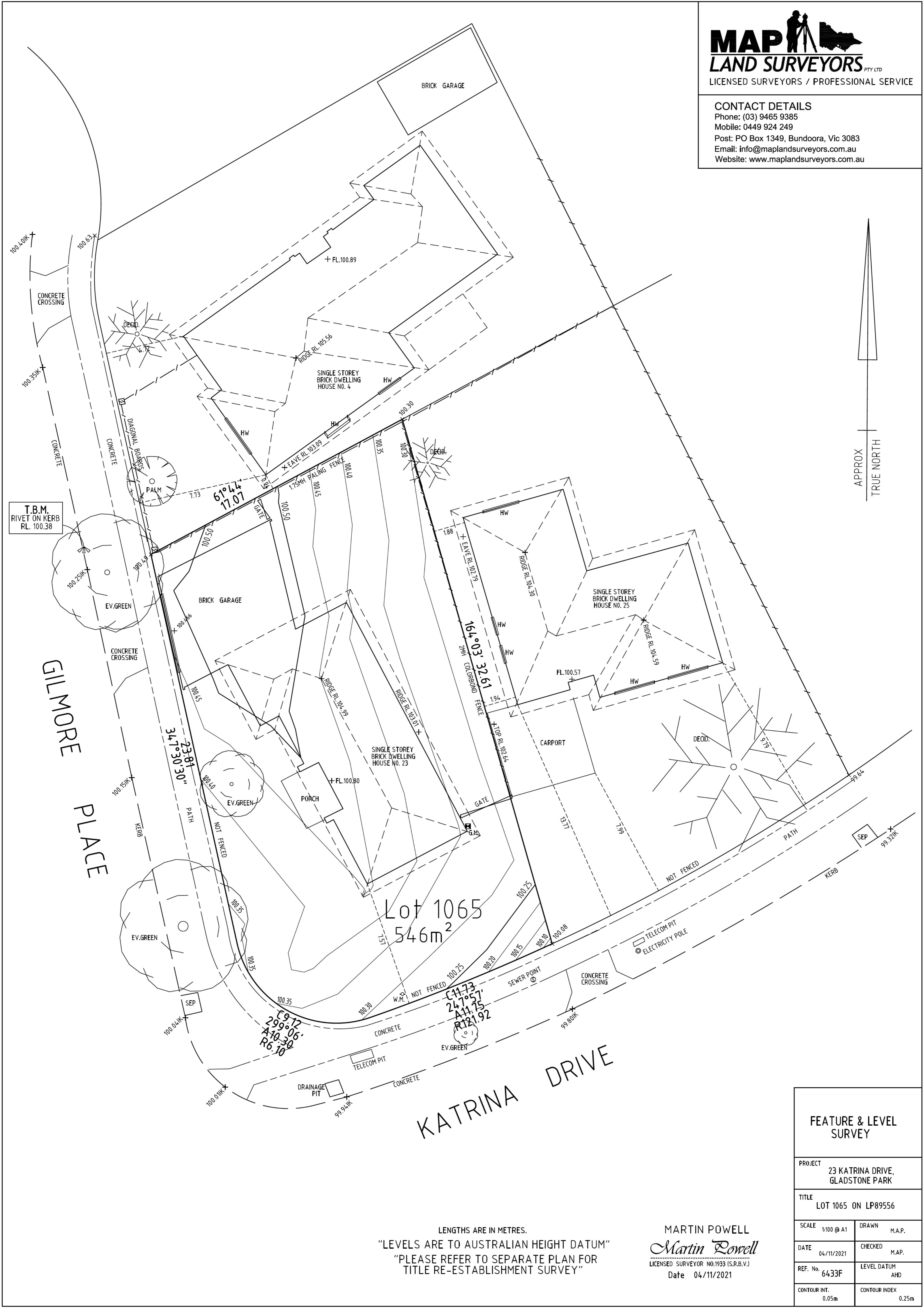
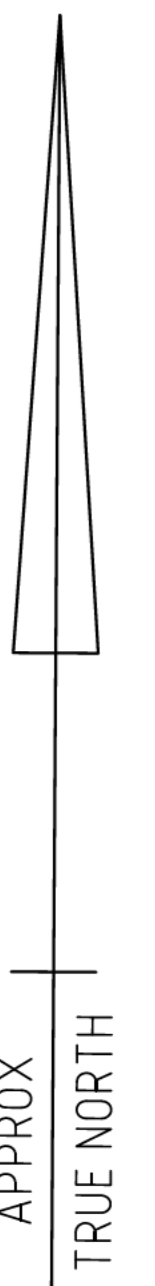
Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

 Save Form To You

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

CONTACT DETAILS
 Phone: (03) 9465 9385
 Mobile: 0449 924 249
 Post: PO Box 1349, Bundoora, Vic 3083
 Email: info@maplandsurveyors.com.au
 Website: www.maplandsurveyors.com.au



Lot 1065
 546m²

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

MARTIN POWELL
Martin Powell
 LICENSED SURVEYOR NO.1933 (S.R.B.V.)
 Date 04/11/2021

FEATURE & LEVEL SURVEY	
PROJECT	23 KATRINA DRIVE, GLADSTONE PARK
TITLE	LOT 1065 ON LP89556
SCALE	1:100 @ A1
DATE	04/11/2021
REF. No.	6433F
CONTOUR INT.	0.05m
DRAWN	M.A.P.
CHECKED	M.A.P.
LEVEL DATUM	AHD
CONTOUR INDEX	0.25m

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

Page 1 of 1

VOLUME 08887 FOLIO 044

Security no : 124094026809A
Produced 27/11/2021 11:39 AM

LAND DESCRIPTION

Lot 1065 on Plan of Subdivision 089556.
PARENT TITLE Volume 08551 Folio 749
Created by instrument LP089556 02/07/1971

REGISTERED PROPRIETOR

Estate Fee Simple

AR757431E 13/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU598764H 20/07/2021
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT E353347 10/04/1972

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

DIAGRAM LOCATION

SEE LP089556 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: 23 KATRINA DRIVE GLADSTONE PARK VIC 3043

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 20/07/2021

DOCUMENT END

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E353347

E353347

2-24 569045 APR10-72

\$12

Trick

\$61.50

VICTORIA - STAMP DUTY

HR-30-72 445645 32461

LEA1813**61-50

Contract of the name
to Charles Law. St
E321824 (Contract)
1/12/72

VICTORIA
TRANSFER OF LAND **REGD**

MADE AVAILABLE TO ISSUE TO

Russell Kennedy
COSTAIN DEVELOPMENTS (AUSTRALIA) PROPRIETARY LIMITED, formerly of 461 but now of 147 Eastern Road, South Melbourne St. Kilda Road; Melbourne/being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of FOUR THOUSAND AND EIGHTY FIVE DOLLARS paid to it by

and interest in ALL THAT piece of land being lot 1065 on Plan of Subdivision No. 89556 lodged in the Office of Titles Parish of Tullamarine and being the whole of the land more particularly described in Certificate of Title Volume 8887 Folio 044
AND the said [redacted] for themselves their heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate covenants COVENANT with the said COSTAIN DEVELOPMENTS (AUSTRALIA) PROPRIETARY LIMITED its successors assigns and transferees and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and every part or parts thereof (other than the land hereby transferred) that they will not erect or cause to be erected on the said land any fence on the front boundary or within twenty-five feet of same on the side ^{*boundaries*} ~~boundaries~~ or in the case of corner allotments within ten feet of the front boundary on the side street boundary other than a fence of not more than three feet above ground level and this covenant shall appear on the Certificate of Title to issue for the said land and run with the land.

DATED the 28th day of March 1972.



1/11 E380424
16/1/72
15/6/72

.2.

THE COMMON SEAL of COSTAIN
DEVELOPMENTS (AUSTRALIA)

PROPRIETARY LIMITED was hereto
affixed by the authority of a
resolution of a Board of
Directors in the presence of:



.....*[Signature]*.....Director

.....*[Signature]*.....Secretary



ENCUMBRANCES REFERRED TO:

As set out on the said Certificate of Title.



DE353347-2-3

E 321821

The Registrar of Titles
Please register this

Transfer of land
and on completion hand

Transfer Title
to

A memorandum of the within instrument
the lodged Title has been entered in the Register Book.
For The Commercial Bank
of Australia Ltd.

[Signature]
Manager.



DATED

COSTAIN DEVELOP
(AUSTRALIA) PR
LIMITED

to

A. & M. CEE

TRANSFER O

RUSSELL

[Handwritten notes]
Solicitor
13 010
Sunshine
Tel: 311 0426
311 4495

20-72-3215

RUSSELL, KENNEDY & COOK

SOLICITORS & NOTARIES

401 COLLINS STREET, MELBOURNE, 3000

- A. J. KENNEDY
- E. A. COOK
- R. W. LLOYD
- J. K. AITKEN
- J. C. JONES
- C. E. HANDS
- G. M. RANDALL
- B. R. J. HALLOWS
- G. J. PARKES
- I. F. BULT
- R. C. FORSYTH
- CONSULTANT:
SIR REGINALD SHOLL

TELEPHONE:
62 4311 - 62 3231

TELEGRAPHIC &
CABLE ADDRESS:
RECORD, MELBOURNE

[Signature] 27.4.72

14th April 19 72

OUR REF. 20/78 72.3215

YOUR REF.

1972

The Registrar of Titles,
MELBOURNE.

re: Dealing No. E353347

Please hand control of the above dealing to
the Commonwealth Savings Bank of Australia and Certificate
of Title to issue thereunder to the Bank.

Russell, Kennedy & Cook
[Signature]

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP089556
Number of Pages (excluding this cover sheet)	3
Document Assembled	27/11/2021 11:41

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2 SHEETS
SHEET 1

LP89556

EDITION 2
PLAN APPROVED 3/5/71

COLOUR CODE
E-1 & E-3 = BLUE
E-2 - BROWN

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED FOR EASEMENTS OF DRAINAGE AND SEWERAGE
THE LAND COLOURED BROWN IS APPROPRIATED FOR EASEMENTS OF WAY AND DRAINAGE

ENCUMBRANCES

AS TO THE LAND MARKED E-3 THE DRAINAGE EASEMENT CREATED IN D199923

L P 91381
LOT Q
BALANCE OF LOT P
ON L.P. 84819

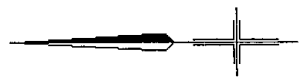
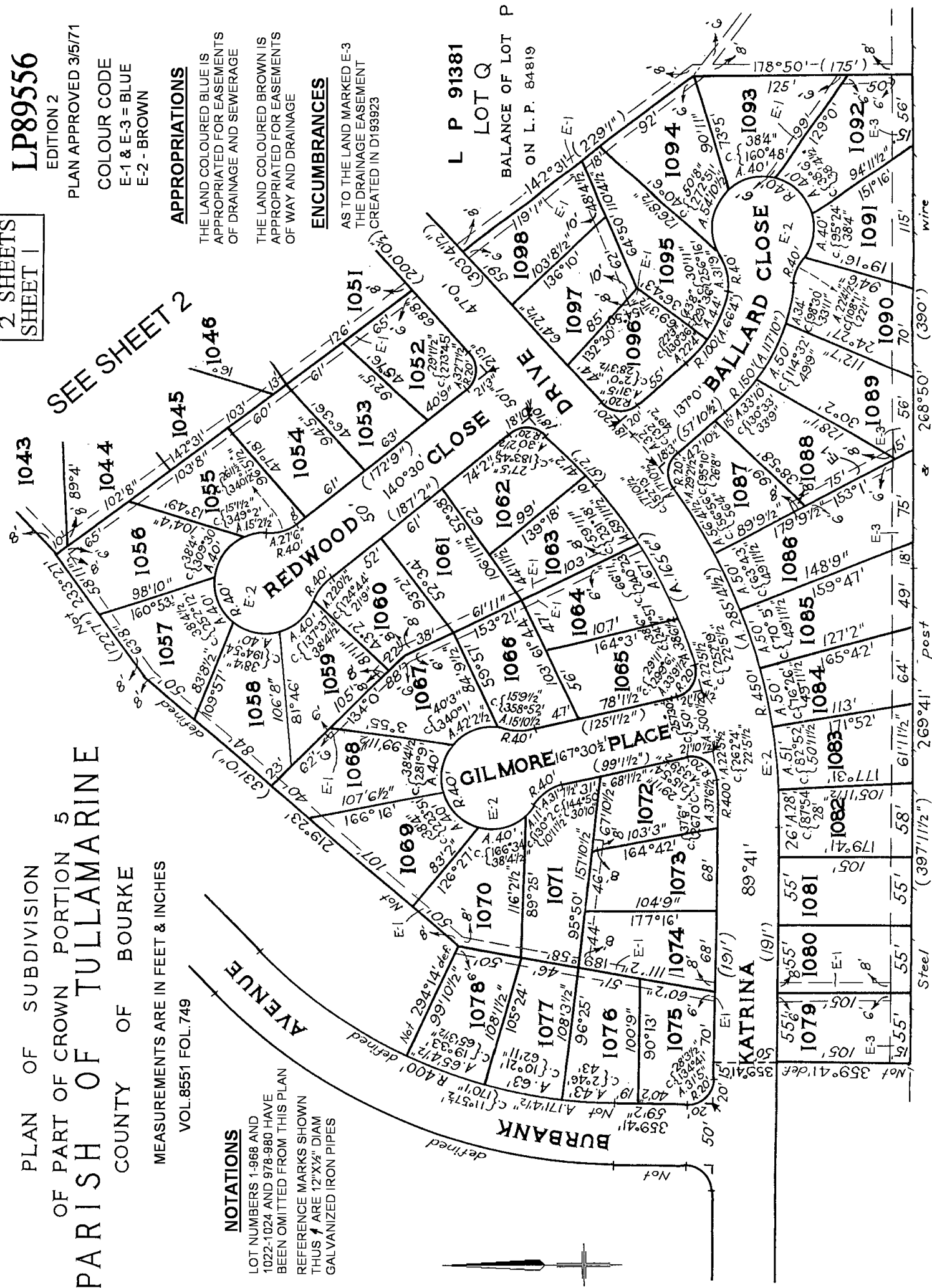
PLAN OF SUBDIVISION
OF PART OF CROWN PORTION 5
PARISH OF TULLAMARINE
COUNTY OF BOURKE

MEASUREMENTS ARE IN FEET & INCHES

VOL.8551 FOL.749

NOTATIONS

LOT NUMBERS 1-968 AND 1022-1024 AND 978-980 HAVE BEEN OMITTED FROM THIS PLAN
REFERENCE MARKS SHOWN THUS ∇ ARE 12"x1/2" DIAM GALVANIZED IRON PIPES

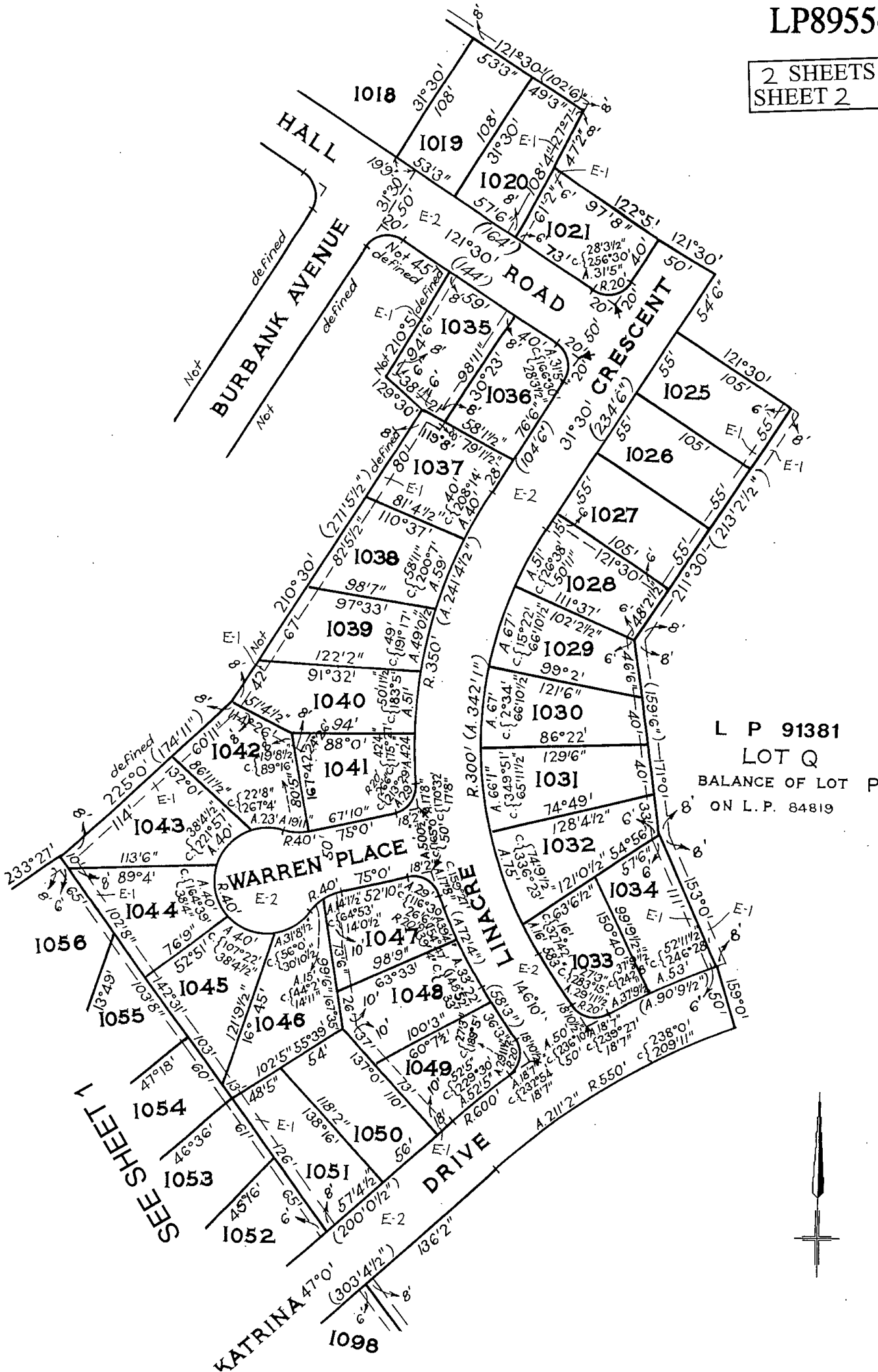


SEE SHEET 2

Steel (397'11/2") 269'4" post
wire 268'50" (390')

LP89556

2 SHEETS
SHEET 2



L P 91381
 LOT Q
 BALANCE OF LOT P
 ON L.P. 84819

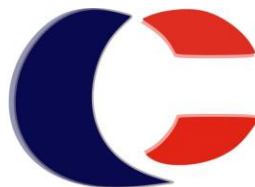
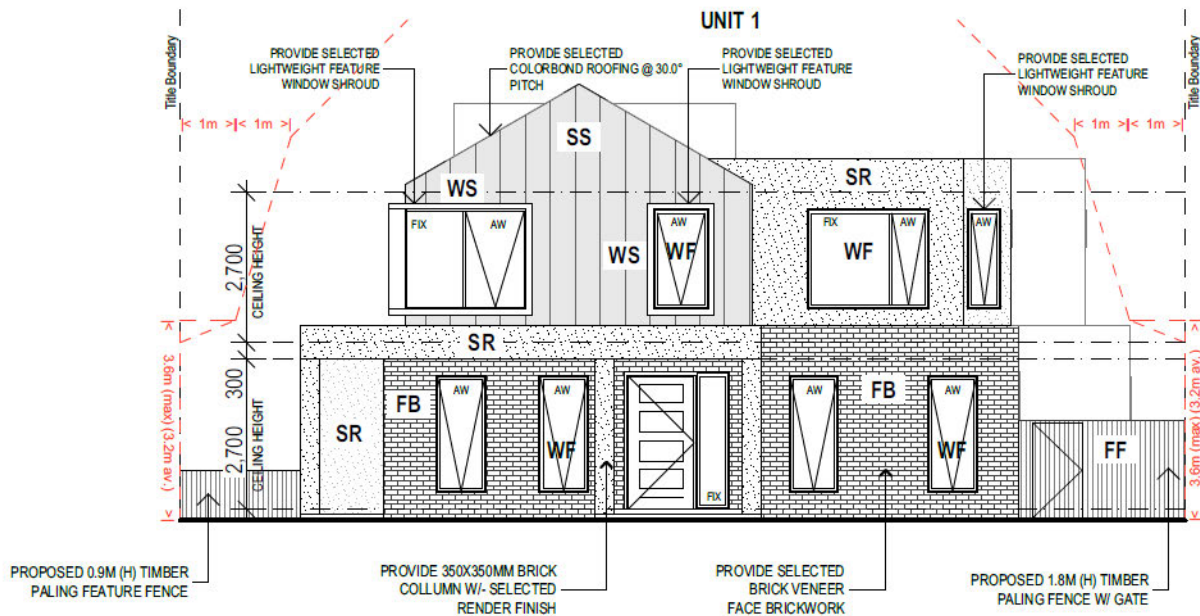


SEE SHEET 1

Rescode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for Proposed Dual-Occupancy development at No.23 Katrina Drive, Gladstone Park



CLOVIS ARCHITECTURAL PLANS & PERMITS

Table of Contents

Rescode Clause 55.01-1 Neighbourhood and site description

- Scale Neighbourhood site description plan (1:200)
- Written site analysis report
- Locality map and report
- Hume City Council Planning Scheme-Local Provision maps

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

- Scaled Design response plan (1:200)
- Written Design response

Rescode Clause 55 Assessment Summary Table

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

Design Response to the objectives and standards of Clause 55 of Hume City Council Planning Scheme

- Written report including response to State planning policy framework (Standard B2)

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

Appendix

- Existing Site photos

Clause 55.01 Neighbourhood and Site Description

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

The pattern of development of the neighbourhood:

- Predominantly 1970s and 1980s dwellings and recent development.
- Generally, a mixture of brick in a range of cream, red and orange tones and weatherboard dwellings.
- Predominantly concrete roof tiles of various colours.
- Subdivision pattern site sizes are generally 500 -800 sqm. Frontages are generally 5.0m -10.0m .
- Subdivision pattern provides similar size, shape and orientation of sites in the direct area.
- Land topography is generally flat with a slight slope across the area from north to south.
- Front gardens are generally low level with lawn and shrubs.
- Dwelling heights are generally single storey dwellings.
- Street tree plantings are irregular. Where present street trees are predominantly small/medium size natives.
- Kerb and channel are standard concrete square profile.
- Concrete 1.3m wide footpaths are provided both sides of the street.
- Formal 2.2m nature strips are provided and centrally located.
- Vehicle Side driveways are provided with carports and garages present, adjacent to access/storage the dwelling.
- Properties in the immediate and surrounding area are residential.
- Surrounding homes are sited on similar sized allotments with a side setback from one side boundary to accommodate vehicle accommodation and access and a side setback from the other side boundary.

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

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

Architectural and roof styles:

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

Any other notable features or characteristics of the neighbourhood:

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

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

Site shape, size, orientation and easements:

- The site is a corner block and is an irregular shape with a frontage width of approximately 17.00m.
- There is no easement on the site.
- Allotment area is 548qm approx.
- A single storey detached brick dwelling with tile roof occupies the site.
- The existing dwelling is setback 7.00m approx. from Katrina Drive.
- The site has a single crossover off Katrina Drive.
- The front garden is low maintenance with lawn cover within the front setback of the dwelling that contributes to the neighbourhood and streetscape character of the area.
- There is no front fence that extends the front boundaries.
- A 1.8m timber paling fence above to the side boundaries.
- Transmission lines form part of the streetscape to Katrina Drive.

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

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

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

- A single storey detached brick veneer dwelling with tile roof occupies the site.
- A Single storey detached brick veneer dwelling with tile roof occupy the neighboring property to the East with a front setback of 9.50m from Katrina Drive and a side setback of 1.88m from the common boundaries.
- A Single storey detached Brick veneer dwelling with tile roof occupy the neighboring property to the North with a front setback of 4.8m from Gilmore Place.

The use of surrounding buildings:

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

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

- Private open space of the property to the East is located in the rear yard of the site facing East. The dwelling has West and South facing habitable room windows within 9m of the subject site.
- Private open space of the dwelling to the North is located in the rear yard facing West. The dwelling has habitable room windows within 9m of the subject site.

Solar access to the site and to surrounding properties:

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

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

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

Any contaminated soils and filled areas, where known:

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

Views to and from the site:

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

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

- There are several trees within the nature strip directly outside the site.
- There is a drain in the nature strip in front of the site.
- The site has a single width crossover on Gilmore Place.

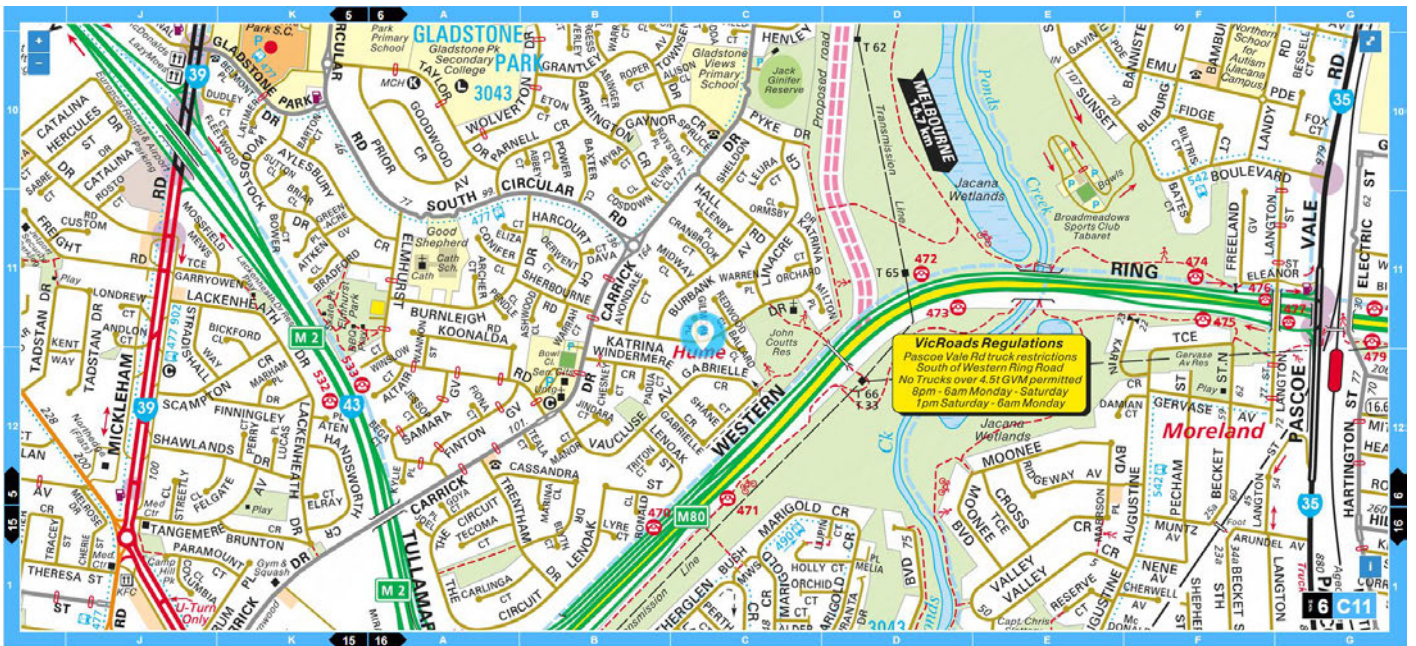
The location of local shops, public transport services and public open spaces within walking distance:

- Refer locality map and report (next page).

Any other notable features or characteristics of the site:

- N/A

Locality Map and Report



Local Shops:

- 1.5km South-West to Carrick Drive Shopping Strip
- 1.8km North-West to Gladstone Park Shopping Centre

Public transport services:

- 600m North to Carrick Drive Bus Stop 477
- 6.7km East to Jacana Train Station

Public open spaces:

- 190m East to John Coultts Reserve
- 800m South to Vacluse Drive Reserve

Hume City Council Planning Scheme- Local Provision

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

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

Development Summary

AREA ANALYSIS

SITE AREA	548.00m ²	100%
BUILDING AREA	226.63m ²	41.35%
SEALED SURFACES	38.07m ²	6.95%
PERMEABLE SURFACES	288.62m ²	52.67%
GARDEN AREA	288.62m ²	52.67%

UNIT 1

GROUND FLOOR	87.17m ²	
FIRST FLOOR	100.69m ²	
GARAGE	23.42m ²	
PORCH	4.50m ²	
TOTAL	215.78m²	23.23sqr

UNIT 2

GROUND FLOOR	79.03m ²	
FIRST FLOOR	87.88m ²	
GARAGE	23.63m ²	
PORCH	3.75m ²	
TOTAL	194.29m²	20.91sqr

Rescode Clause 55 Assessment Summary Table

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

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

Standard B1: Neighbourhood character objectives

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

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

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

Standard B2: Residential policy objectives

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

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

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

Standard B3: Dwelling diversity objective

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

- The proposed dwellings provide 4 bedrooms.
- Each dwelling provides its own kitchen, bath, wc and laundry facilities at ground floor level.

Standard B4: Infrastructure objectives

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

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

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

Standard B5: Integration with the street objective

To integrate the layout of development with the street.

- Proposed dwellings at the rear of the site will have a good sense of address and direct integration with the street.

Standard B6: Street setback objective

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

- The setback of proposed dwellings 1 will be 9.6m
- The development provides the opportunity to enhance the site and streetscape by the implementation of new planting. Areas throughout the development have been allocated for such planting.

Standard B7: Building height objective

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

- The overall total height of the proposed dwellings is approx 6.9m to the top which is less than the 9m as specified to the zone.
- The site is relatively flat.
- The proposed dwellings are double storey and integrate with the surrounding dwellings located throughout the area.
- Articulation of the proposed dwellings will reduce visual bulk and with adjacent dwellings.
- The proposed dwellings will not add a negative visual impact when viewed from the street and from adjoining properties. Solid high fencing to the east, west and rear north boundaries ensures minimal visual impact when viewed from neighbouring properties.

Standard B8: Site coverage objective

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

- The proposed site coverage is 41.35%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties is approximately 30% to 55%.
- The proposed dwellings to the front of the site will have direct integration with the streetscape.
- The proposed dwellings to the rear will not be visible from the street and therefore reduces the effect of visual bulk. Façade articulation and different building materials help reduce the effect of visual bulk.

Standard B9: Permeability objectives

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

To facilitate on-site stormwater infiltration.

- The proposed site permeability is 52.67%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site. The existing site permeability is approximately 60%.
- The proposed development will not cause an increase in stormwater run off.

Standard B10: Energy efficiency objectives

To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

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

Standard B11: Open space objective

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

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

Standard B12: Safety objective

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

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

Standard B13: Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

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

Standard B14: Access objectives

To ensure vehicle access to and from a development is safe, manageable, and convenient.

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

- Vehicle access to and from the development is safe, manageable, and convenient. The access ways have been designed to allow convenient, safe, and efficient vehicle movements and connections within the development and the street network.
- The existing crossover will be relocated, and access will be provided from the driveway to the dwellings.
- Vehicle access has not been designed to allow forward movement when exiting the site.
- The site is not located on a Road Zone.
- Access for service, emergency and delivery vehicles is safe and convenient to the dwellings on site.
- The proposed and existing crossovers will have minimal effect to the amount of on-street parking.

Standard B15: Parking location objectives

To provide convenient parking for resident and visitor vehicles.

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

To protect residents from vehicular noise within developments.

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

Clause 56.6: Parking provision objectives

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.

To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.

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

Standard B17: Side and rear setbacks objective

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

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

Standard B18: Walls on boundaries objective

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

- There are no walls on boundaries.
- There are structures built to the common boundaries from adjoining properties.
- There are examples of garages and carports built to boundaries in the immediate and surrounding area.
- The percentage of walls on the boundaries is within the allowable amount as specified in the standard.
- The virtually flat site will not require retaining for walls built to the boundary.

Standard B19: Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

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

Standard B20: North-facing windows objective

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

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

Standard B21: Overshadowing open space objective

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

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

Standard B22: Overlooking objective

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

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

Standard B23

: Internal views objective

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

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

Standard B24: Noise impacts objective

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

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

Standard B25: Accessibility objective

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

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

Standard B26: Dwelling entry objective

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

- Each dwelling will have its own sense of identity and address.
- The existing dwelling at the front of the site will have direct street address and interface with Katrina Drive.
- The proposed dwellings will not have an indirect and direct interface with Katrina Drive.
- The entrances for the proposed dwellings are clearly visible from the street.

Standard B27: Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

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

Standard B28: Private open space objective

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

- Proposed Dwelling 1 will have a private open space of 220.45sqm.
- Proposed Dwelling 2 will have a private open space of 69.15sqm
- Open space on site for each dwelling is distributed to the side and rear throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.
- The private open spaces for the new dwellings are located the living area ground floor.
- Local public parkland is within walking distance.
- The lot runs north south providing good solar access to the open spaces.

Standard B29: Solar access to open space objective

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

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

Standard B30: Storage objective

To provide adequate storage facilities for each dwelling.

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

Standard B31: Design detail objective

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

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

Standard B32: Front fences objective

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

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

Standard B33: Common property objectives

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

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

Standard B34: Site services objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

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

CONCLUSION

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

Existing Site photos



23 Katrina Drive, Gladstone Park (Subject Site)

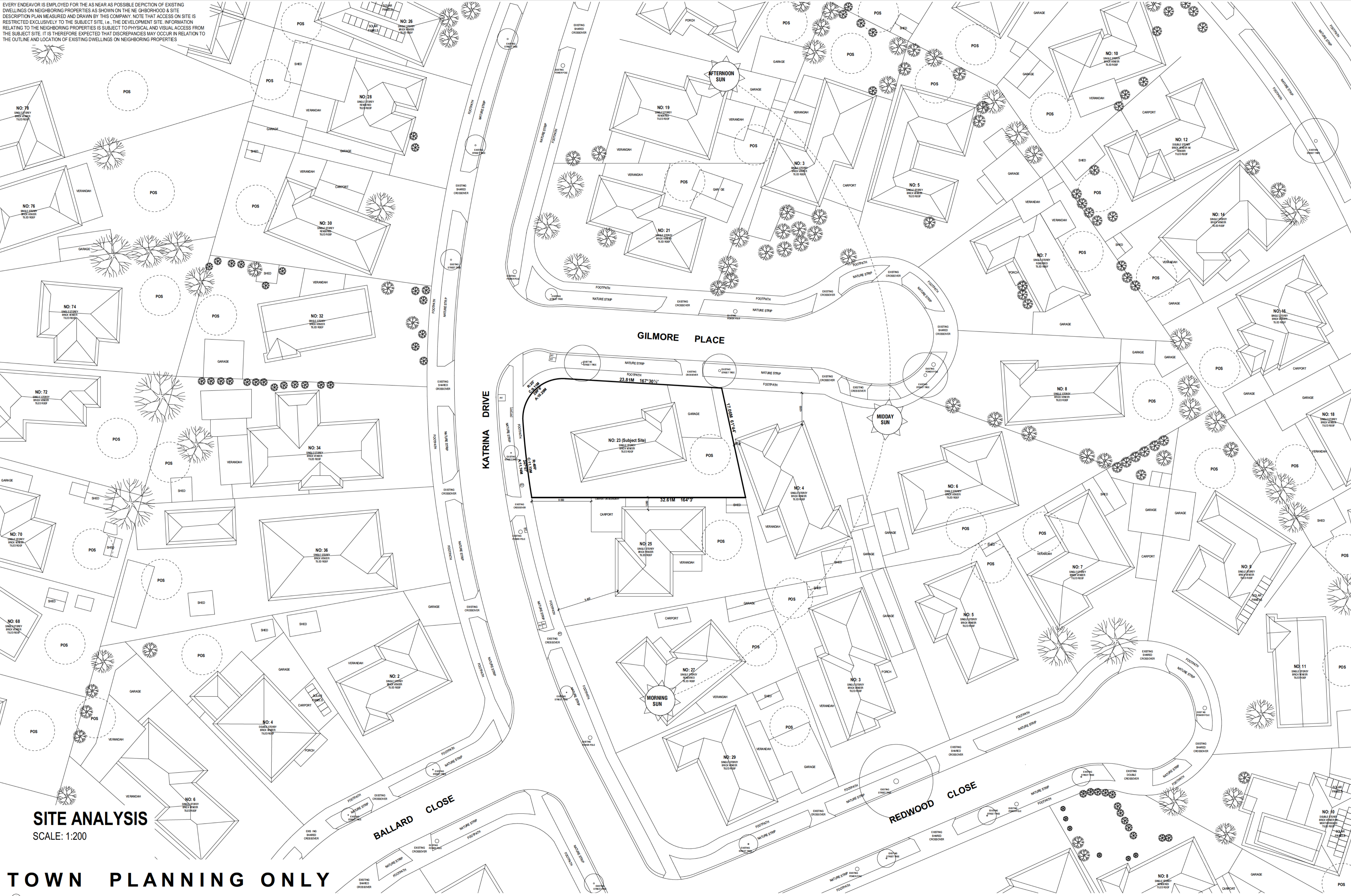


25 Katrina Drive, Gladstone Park



4 Gilmore Place, Gladstone Park

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



SITE ANALYSIS
SCALE: 1:200

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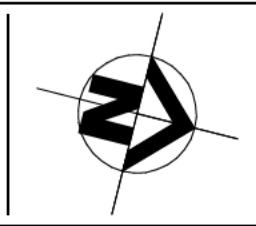
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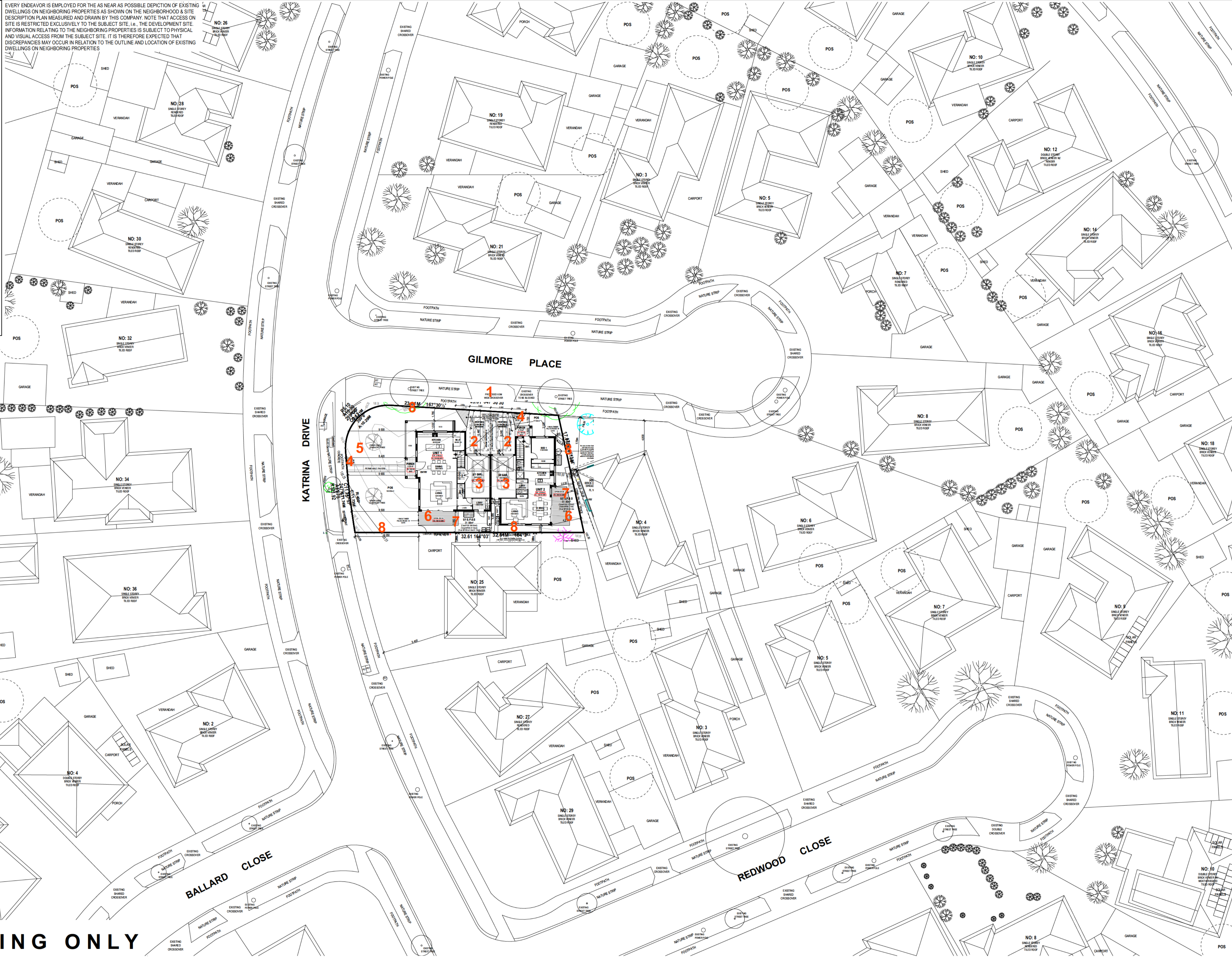
DUAL OCCUPANCY DEVELOPMENT
23 KATRINA DRIVE
GLADSTONE VIC 3043



PROPOSED - SITE ANALYSIS			
CAD REF:	DRAWN BY: S.F. D.F.	PROJECT NO.:	REVISION NO.:
DATE: 21.10.21	SCALE: 1:250 @ A1	REVISION DATE:	DRAWING No: TP
		20/02/2022	1 of 7

DESIGN RESPONSE

- 1 EXISTING CROSSOVER TO BE BLOCKED UP W PROPOSED CROSSOVER FOR ACCESS TO UNITS 1-2
- 2 NEW CONCRETE DRIVEWAY FOR ACCESS TO ALL DWELLINGS.
- 3 NEW GARAGES TO PROPOSED DWELLINGS TO BE SUBSTANTIALLY SETBACK FROM STREET TO AVOID VISIBLE IMPACT ON EXISTING STREETScape.
- 4 NEW MAILBOXES FOR ALL DWELLINGS.
- 5 FRONT SETBACK OF 10.3M FOR PROPOSED UNIT 1.
- 6 LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 7 OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR BOTH DWELLING ARE LOCATED OFF LIVING AREAS.
- 8 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES. EXTENSIVE LANDSCAPING TO BE IMPLEMENTED.



DESIGN RESPONSE

SCALE: 1:200

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DUAL OCCUPANCY DEVELOPMENT
23 KATRINA DRIVE
 GLADSTONE VIC 3043

PROPOSED - DESIGN RESPONSE			
CAD REF:	DRAWN BY: S.F. D.F.	PROJECT NO.:	REVISION NO.:
	SCALE: 1:250 @ A1	REVISION DATE:	DRAWING No: TP
	DATE: 21.10.21	20/02/2022	2 of 7

GILMORE PLACE

RL. 100.38
RIVET ON KERB
T.B.M.

AREA ANALYSIS

SITE AREA	548.00m ²	100%
BUILDING AREA	226.63m ²	41.35%
SEALED SURFACES	38.07m ²	6.95%
PERMEABLE SURFACES	288.62m ²	52.67%
GARDEN AREA	288.62m ²	52.67%

UNIT 1

GROUND FLOOR	87.17m ²
FIRST FLOOR	100.69m ²
GARAGE	23.42m ²
PORCH	4.50m ²

TOTAL 215.78m² 23.23sqr

UNIT 2

GROUND FLOOR	79.03m ²
FIRST FLOOR	87.88m ²
GARAGE	23.63m ²
PORCH	3.75m ²

TOTAL 194.29m² 20.91sqr

KATRINA DRIVE

GROUND FLOOR PLAN
SCALE: 1:100
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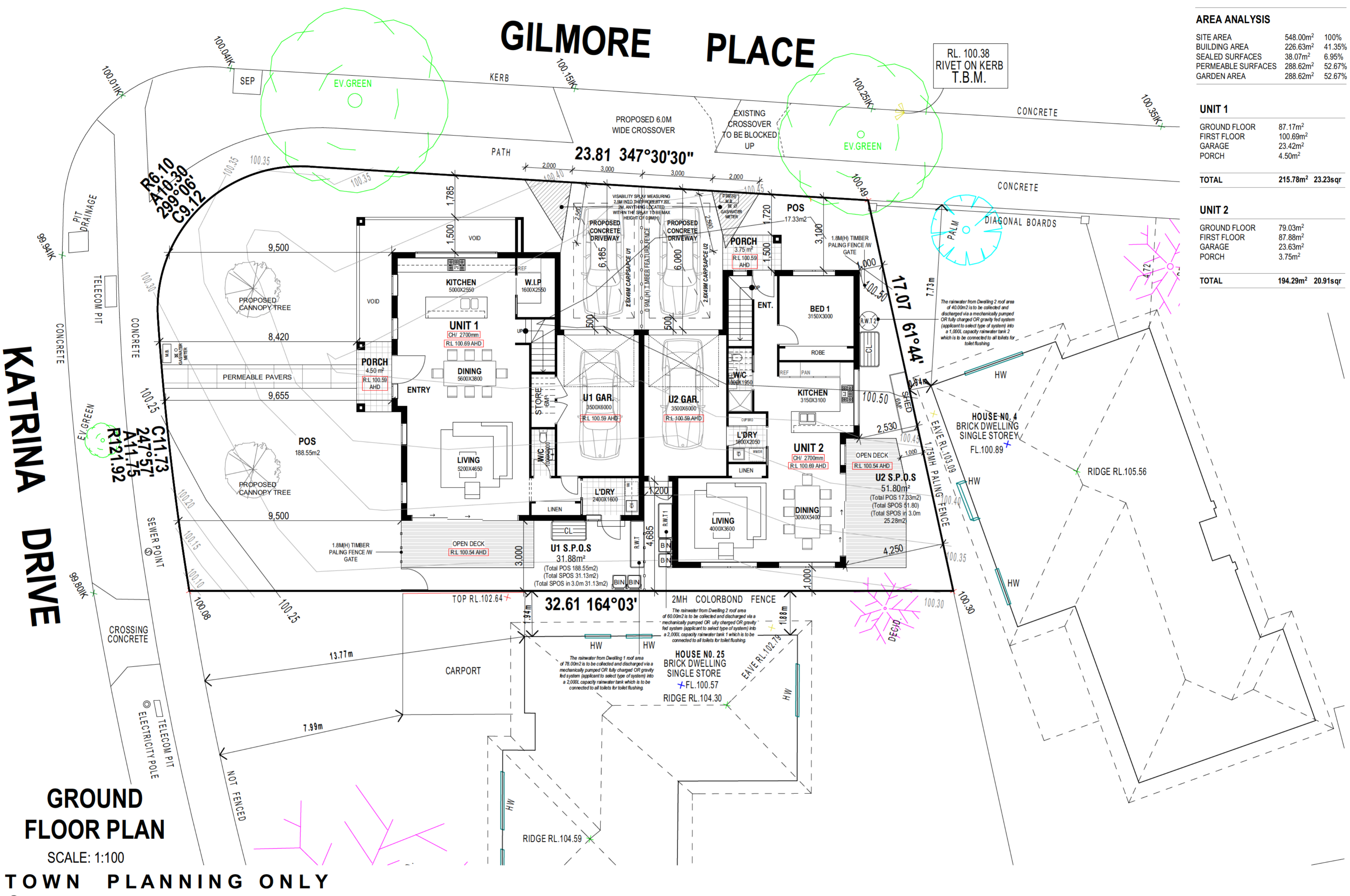
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DUAL OCCUPANCY DEVELOPMENT
23 KATRINA DRIVE
GLADSTONE PARK VIC 3043

PROPOSED - GROUND FLOOR PLAN			
CAD REF:	DRAWN BY: S.F.D.F.	PROJECT NO:	REVISION NO:
	SCALE: 1:100, 1:137.5	REVISION DATE:	DRAWING No: TP
		20/02/2022	3 of 7



GILMORE PLACE

RL. 100.38
RIVET ON KERB
T.B.M.

AREA ANALYSIS		
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UNIT 1		
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FIRST FLOOR	100.69m ²	
GARAGE	23.42m ²	
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UNIT 2		
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FIRST FLOOR	87.88m ²	
GARAGE	23.63m ²	
PORCH	3.75m ²	
TOTAL	194.29m²	20.91sq

KATRINA DRIVE

FIRST FLOOR PLAN
SCALE: 1:100
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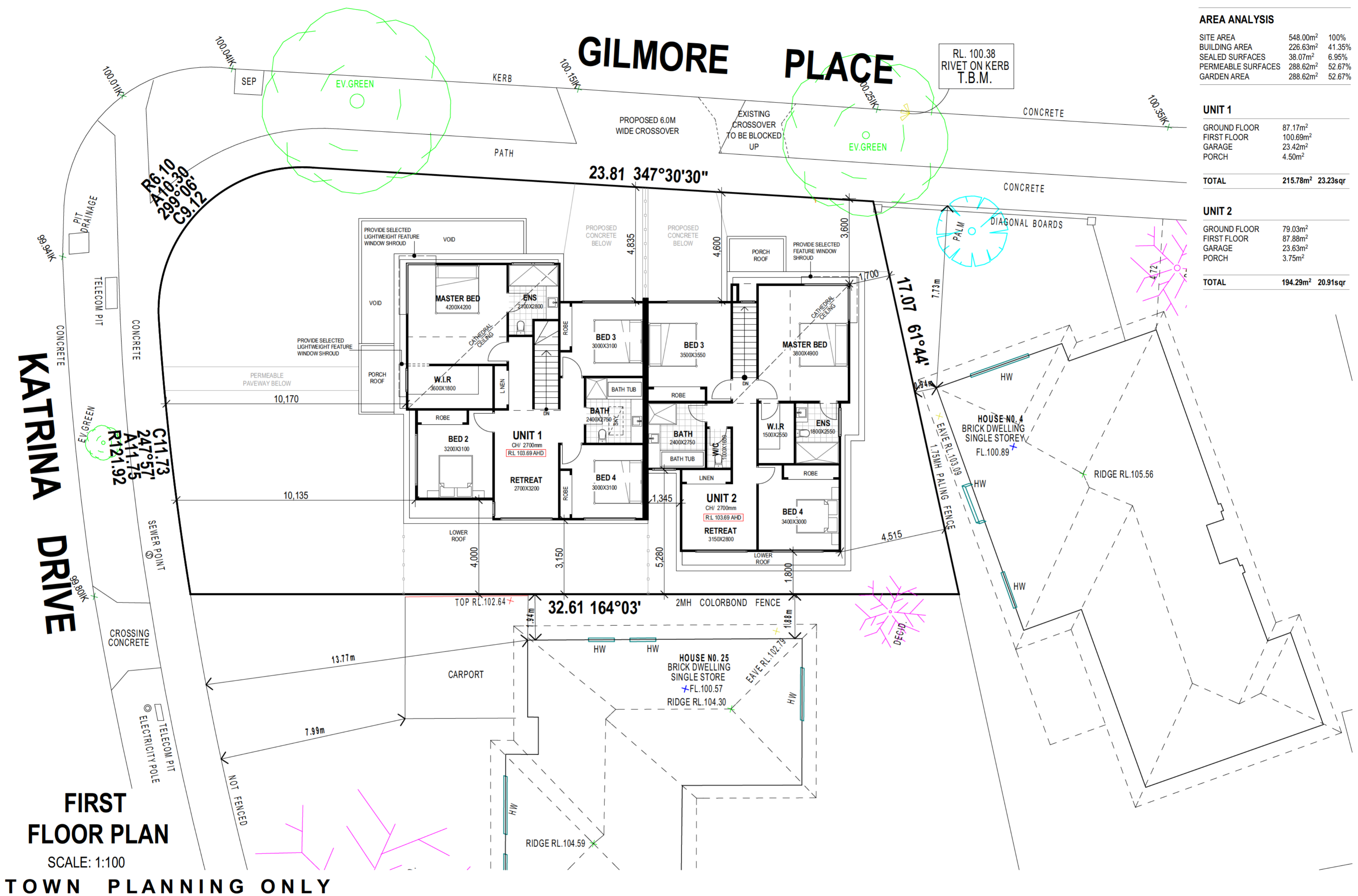
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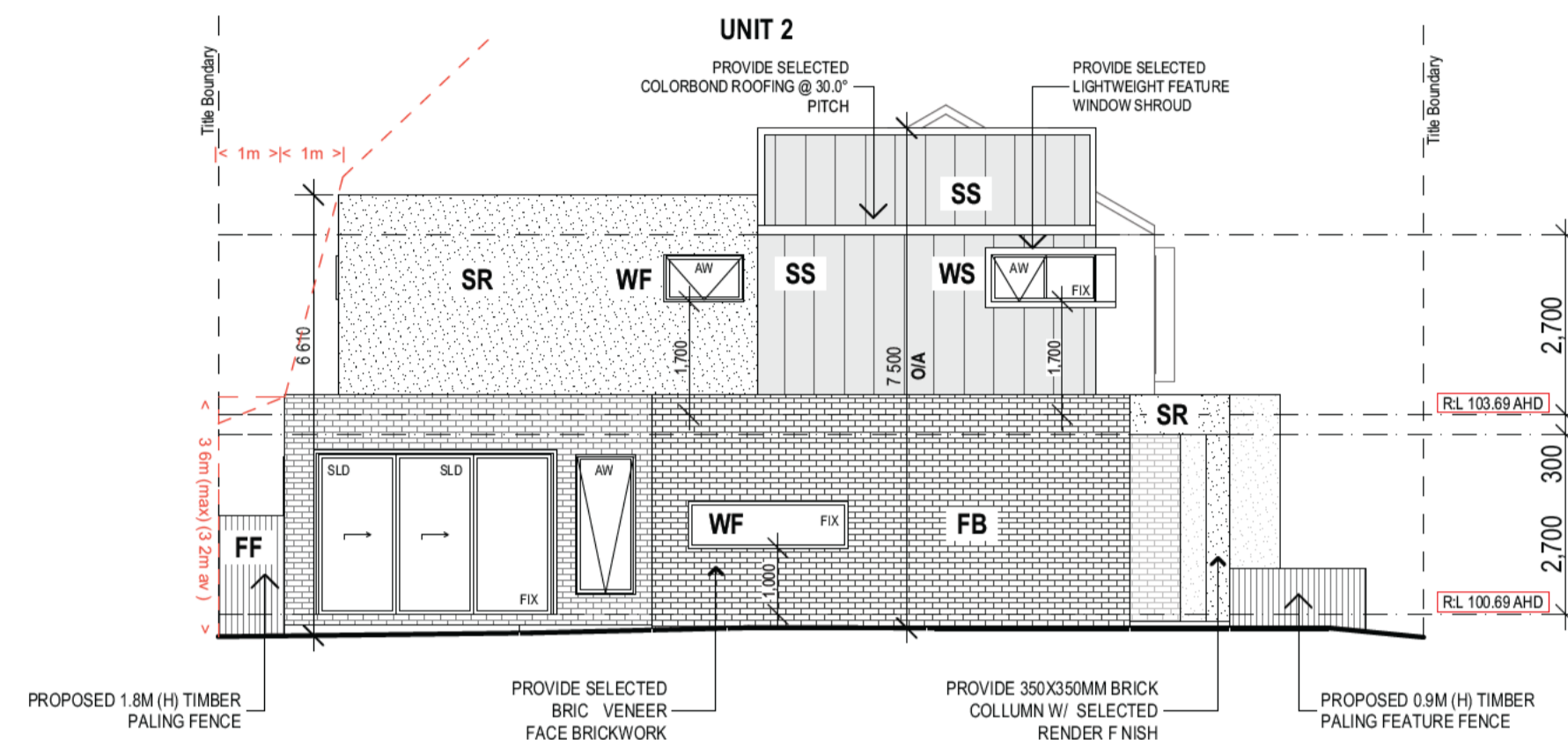
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DUAL OCCUPANCY DEVELOPMENT
23 KATRINA DRIVE
GLADSTONE PARK VIC 3043

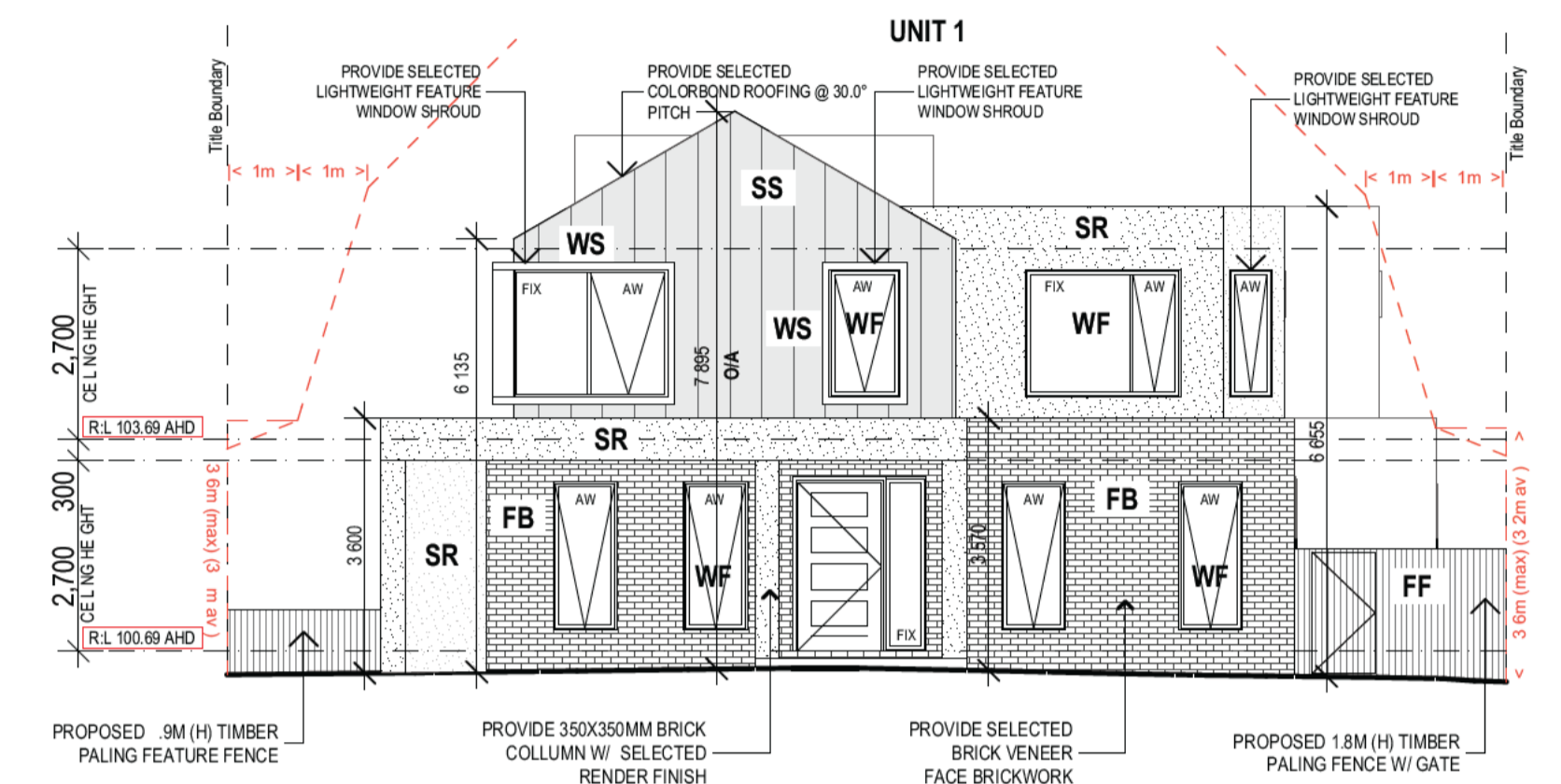
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CAD REF:	DRAWN BY: S.F.D.F.	PROJECT NO:	REVISION NO:
DATE: 21.10.21	SCALE: 1:137.55, 1:100	REVISION DATE: 20/02/2022	DRAWING No: TP 4 of 7



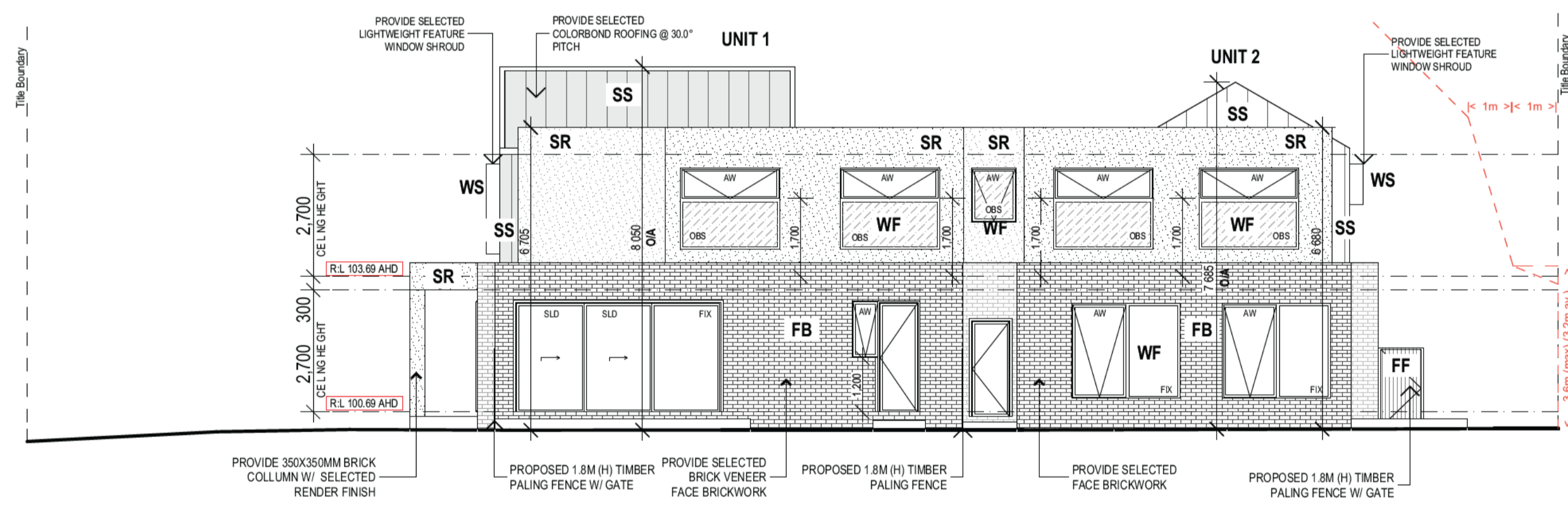
MATERIAL SCHEDULE	
	SR SMOOTH RENDER FIN SH - WHITE - OR SIMILAR
	WF ALUMINIUM FRAMED WINDOWS & DOORS - BLACK COLOUR - OR SIMILAR
	CB COLORBOND ROOF SHEETING - SURFMIST WHITE - OR SIMILAR
	SS VERTICAL STNADING SEAM CLADDING -SURFMIST WHITE - OR SIMILAR
	FF FRONT TIMBER FENCE -NATURAL STAIN- OR SIMILAR
	FB PGH FACE BRICKWORK - LIGHT GREY BRICKS - OR SIMILAR
	GD GARAGE DOOR -SURFMIST WHITE -OR SIMILAR
	WS ALUMINIUM WINDOW SHROUD -COLORBOND BLACK



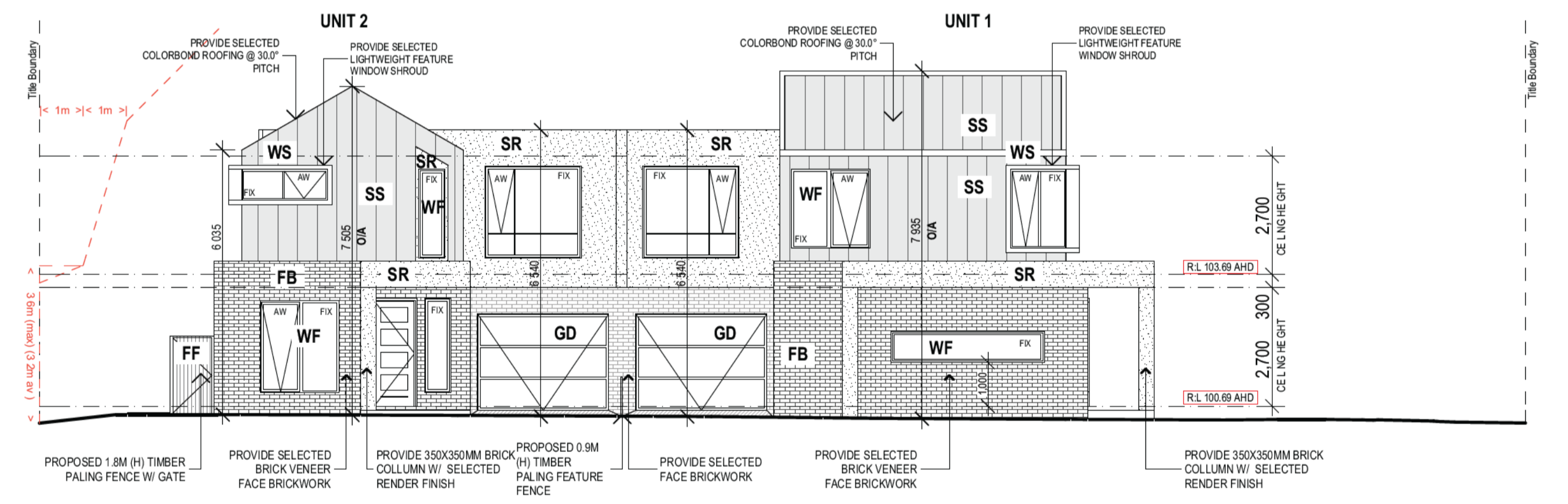
NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

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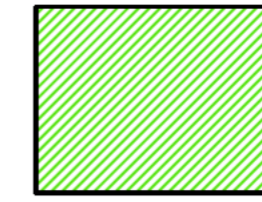
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DUAL OCCUPANCY DEVELOPMENT
23 KATRINA DRIVE
GLADSTONE VIC 3043



PROPOSED - ELEVATIONS			
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CAD REF:	SCALE: 1:100 @ A1	REVISION DATE:	DRAWING No: TP
	DATE: 21.10.21	20/02/2022	5 of 7



-NOMINATED GARDEN AREA

AREA ANALYSIS

SITE AREA	548.00m ²	100%
BUILDING AREA	226.63m ²	41.35%
SEALED SURFACES	38.07m ²	6.95%
PERMEABLE SURFACES	288.62m ²	52.67%
GARDEN AREA	288.62m ²	52.67%

UNIT 1

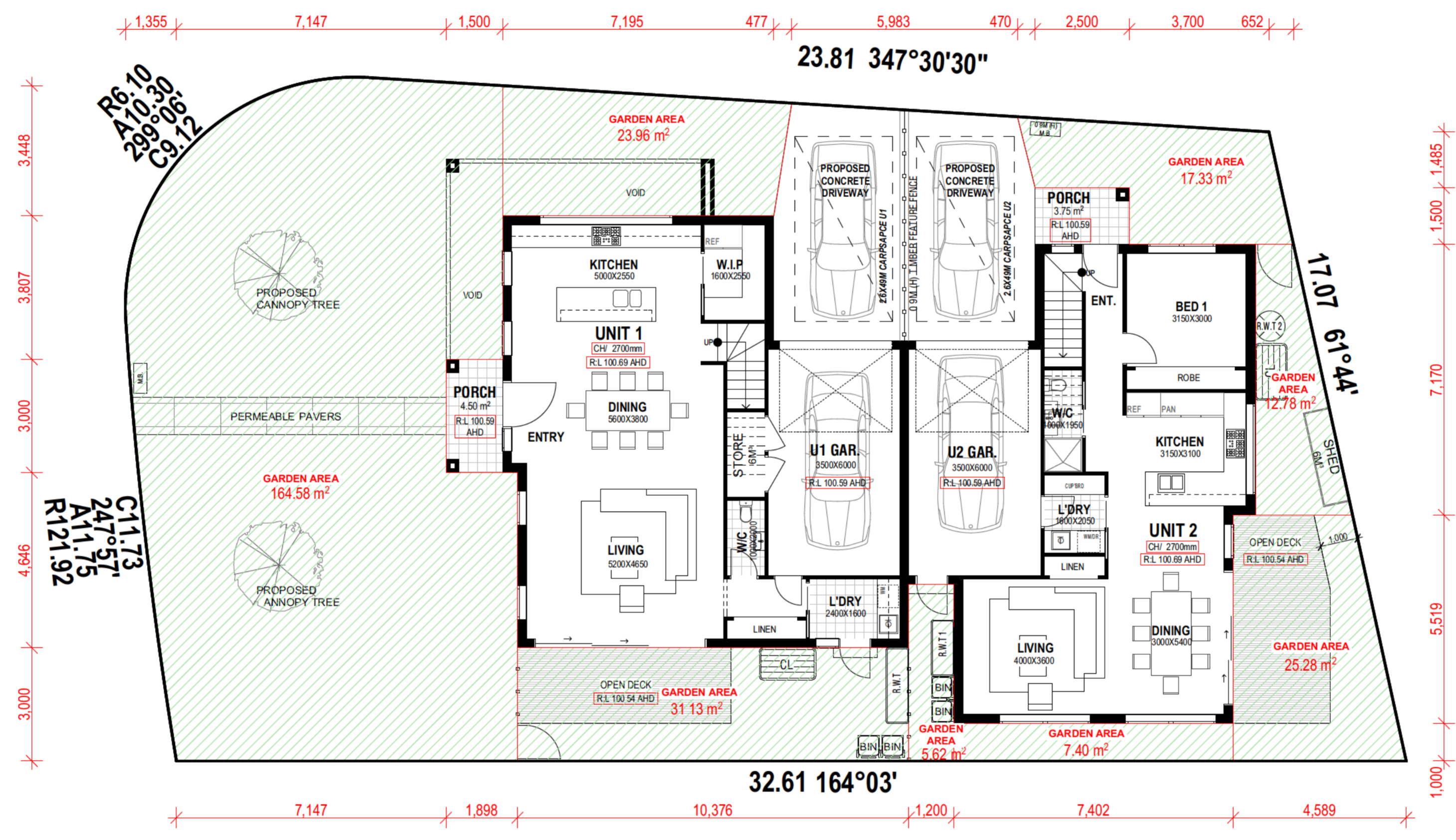
GROUND FLOOR	87.17m ²
FIRST FLOOR	100.69m ²
GARAGE	23.42m ²
PORCH	4.50m ²

TOTAL 215.78m² 23.23sqr

UNIT 2

GROUND FLOOR	79.03m ²
FIRST FLOOR	87.88m ²
GARAGE	23.63m ²
PORCH	3.75m ²

TOTAL 194.29m² 20.91sqr



GARDEN AREA FLOOR PLAN

SCALE: 1:100

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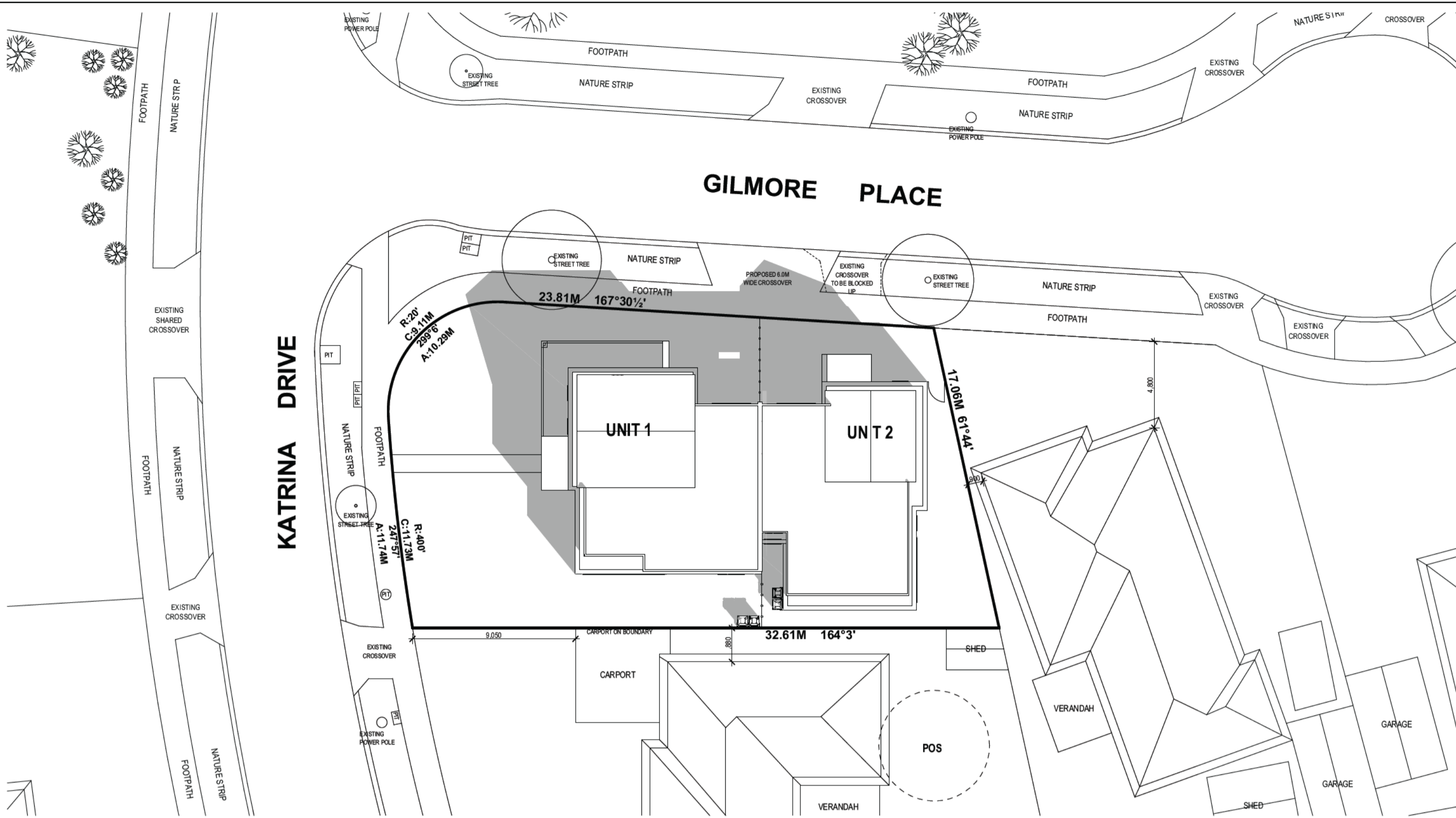
REVISIONS:	DATE:

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

DUAL OCCUPANCY DEVELOPMENT
 23 KATRINA DRIVE
 GLADSTONE PARK VIC 3043

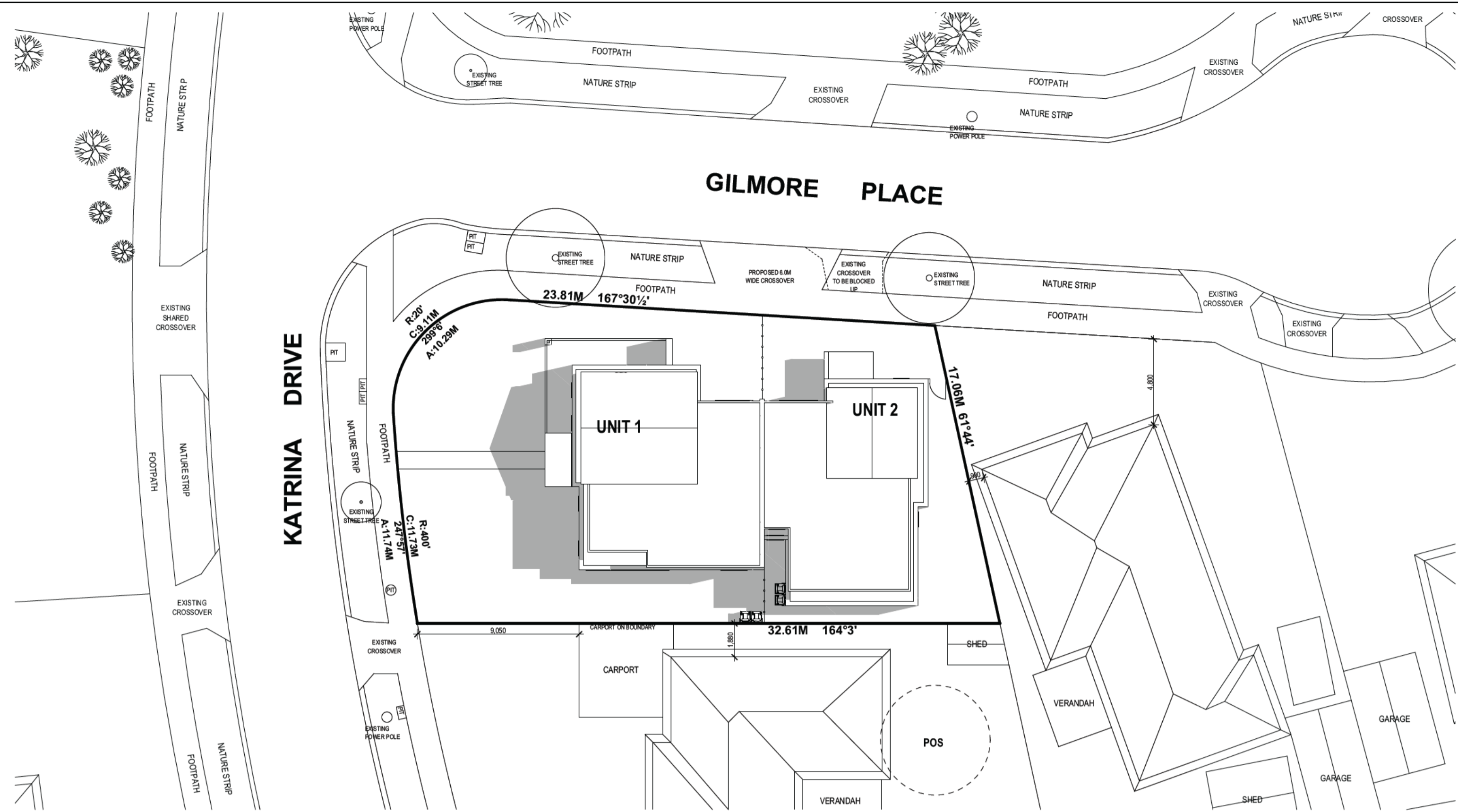


PROPOSED - GARDEN AREA PLAN			
CAD REF:	DRAWN BY: S.F.D.F.	PROJECT NO:	REVISION NO:
	SCALE: 1:100, 1:137.5	REVISION DATE:	DRAWING No: TP
	DATE: 21.10.21	20/02/2022	6 of 7



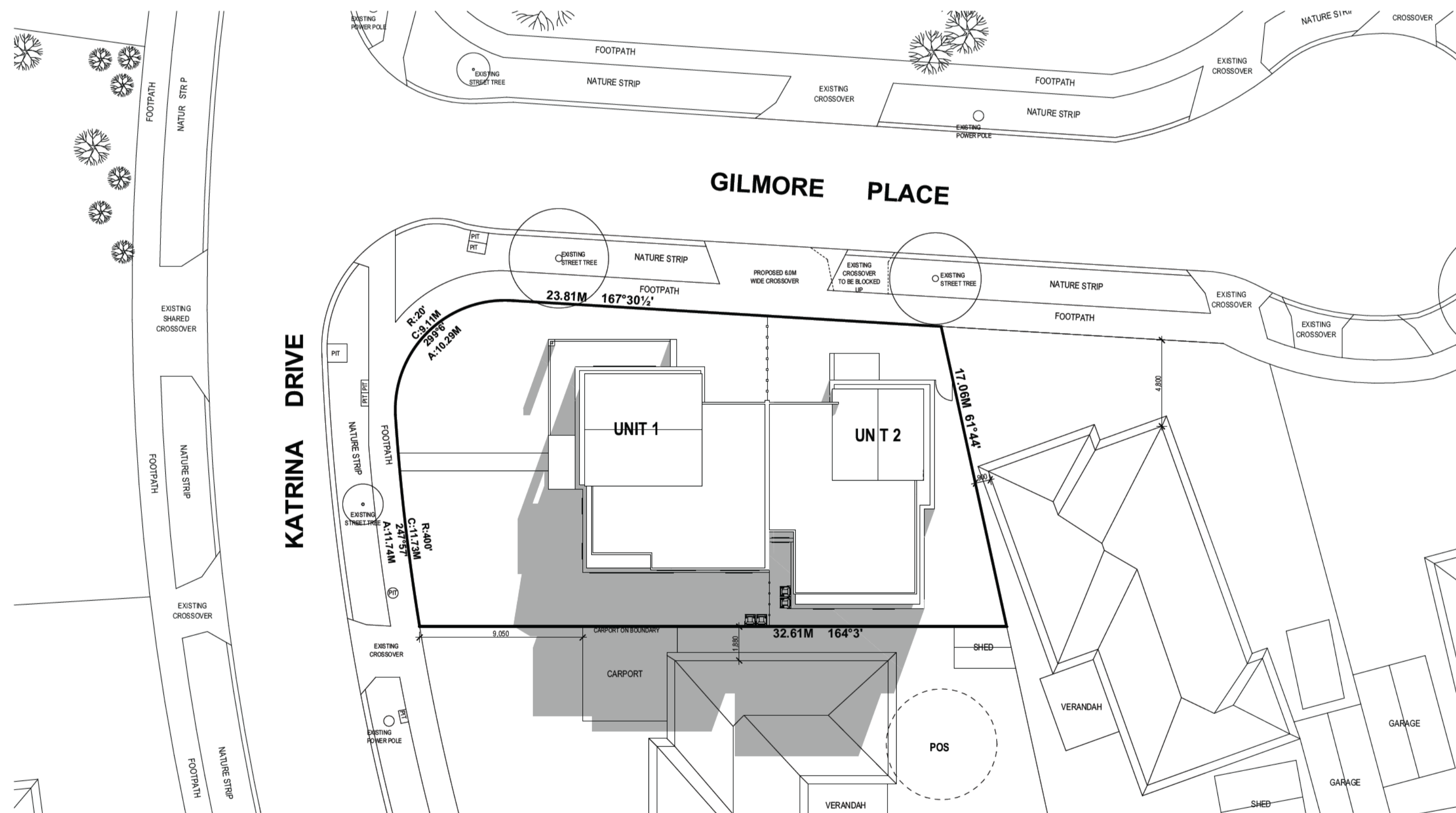
**22nd SEPTEMBER
9AM SHADOW DIAGRAM**

SCALE: 1:200



**22nd SEPTEMBER
12PM SHADOW DIAGRAM**

SCALE: 1:200



**22nd SEPTEMBER
3PM SHADOW DIAGRAM**

SCALE: 1:200

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

REVISIONS:	DATE:

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS. DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

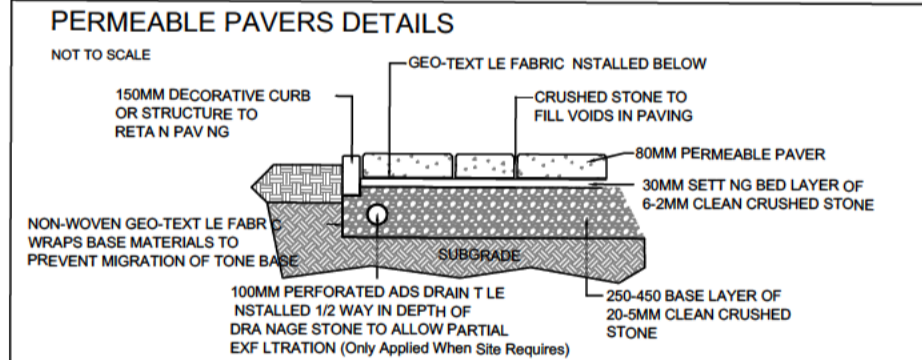
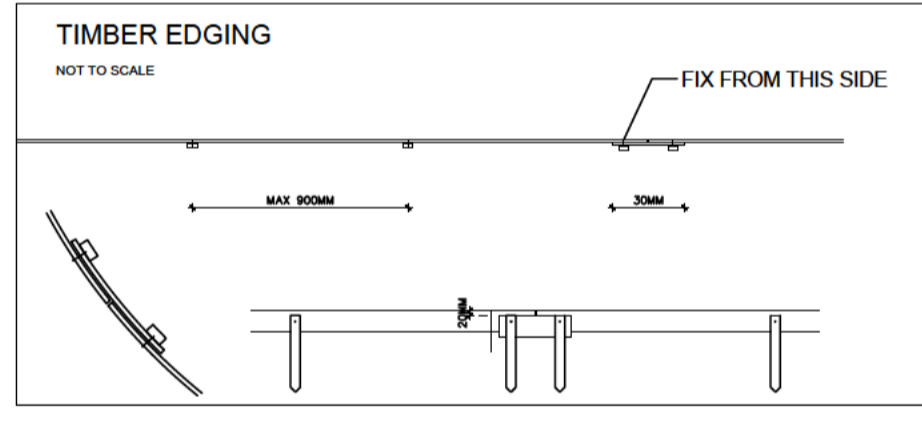
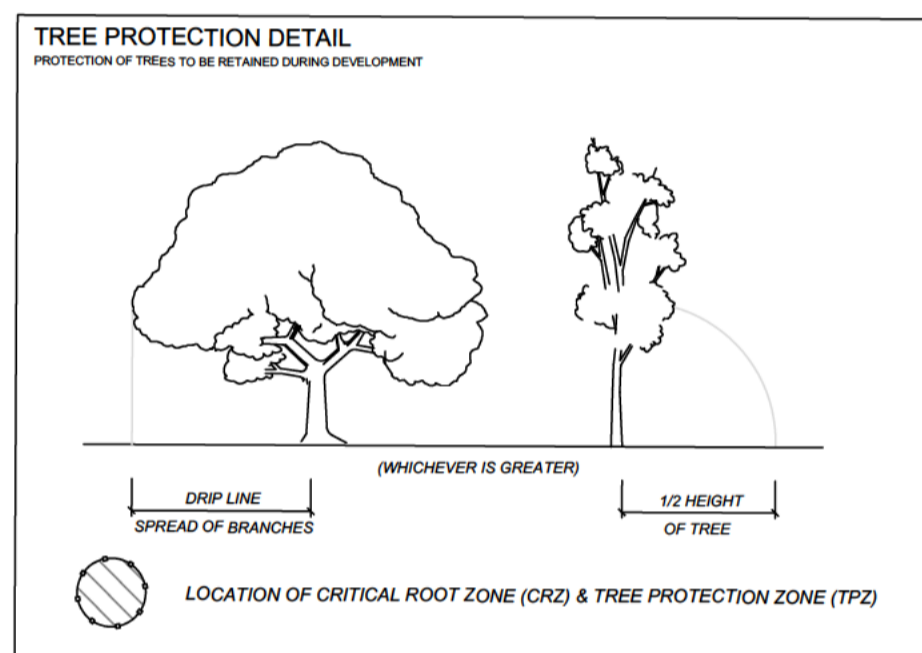
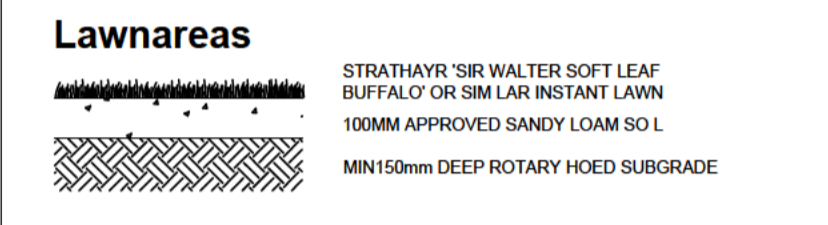
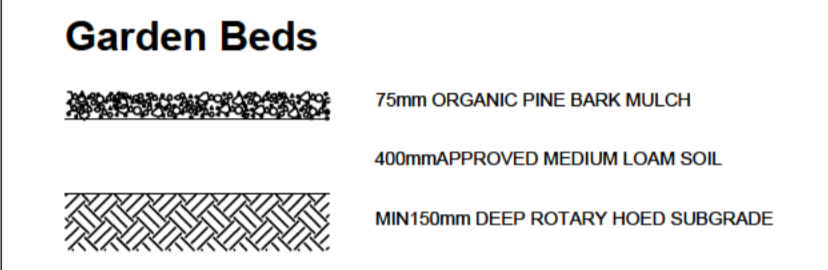
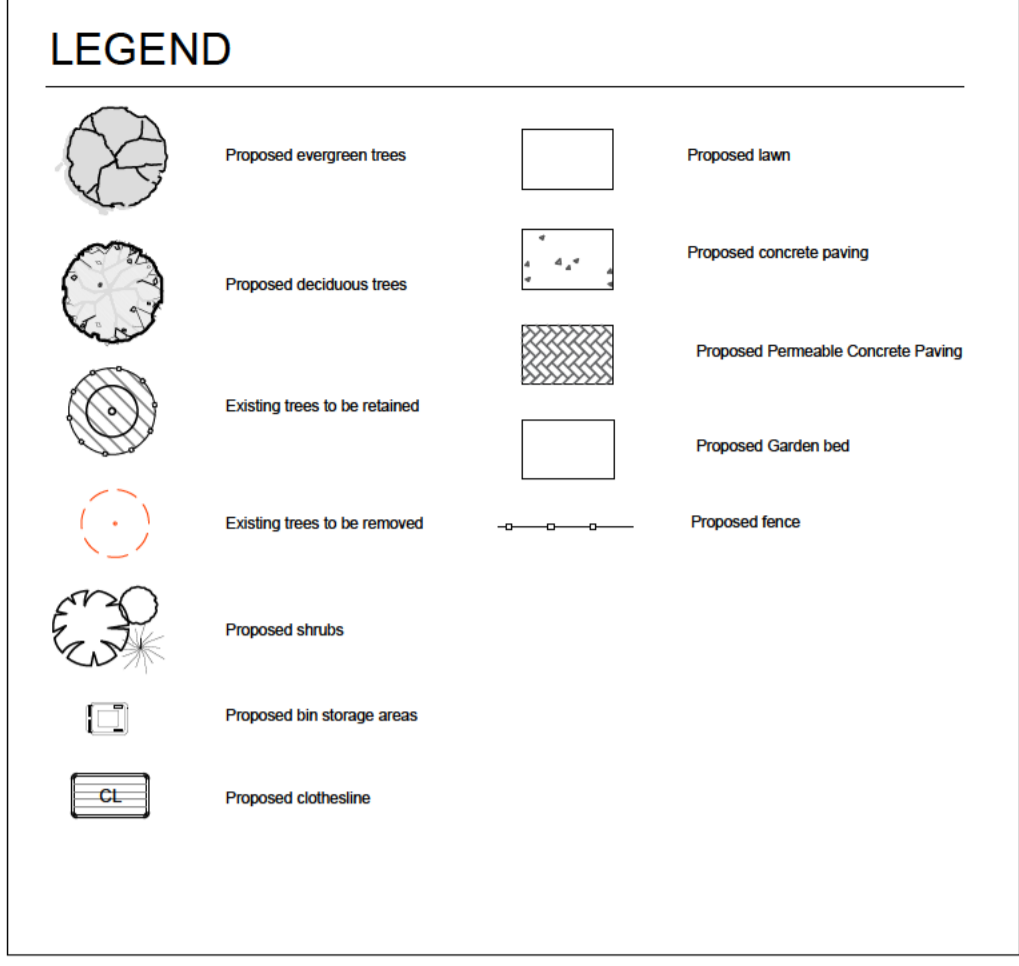
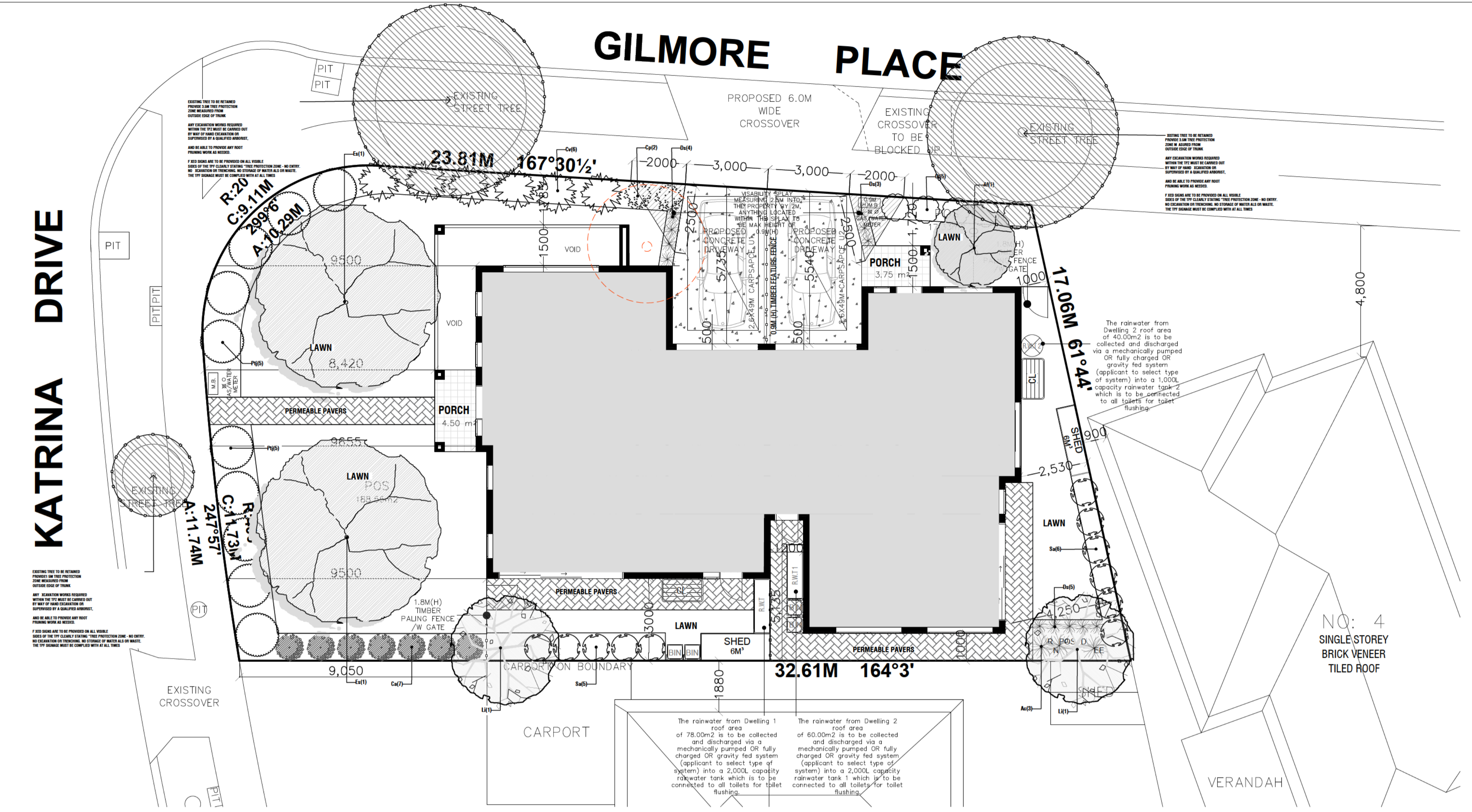
DUAL OCCUPANCY DEVELOPMENT
23 KATRINA DRIVE
GLADSTONE VIC 3043



PROPOSED - SHADOW DIAGRAMS			
CAD REF:	DRAWN BY: S.F. D.F.	PROJECT NO.:	REVISION NO.:
	SCALE: 1:200 @ A1	REVISION DATE:	DRAWING No: TP
	DATE: 21.10.21	20/02/2022	7 of 7

GILMORE PLACE

KATRINA DRIVE



TWO YEAR TREE ESTABLISHMENT PLAN

Activity	Year 1 - Number of Visits	Year 2 - Number of Visits
Watering	30	20
Weed control	2	1
Mulch top up	2	1
Formative pruning	-	1
Stake removal	-	1
Water well removal	-	1
Tree tie removal	-	1

- ### ADDITIONAL TREE PLANTING NOTES
- Locate services (Ring Melbourne One Call Services) Prior to setting out excavation
 - All excavation to be undertaken by hand
 - Advanced trees to be approximately 2000mm high (40-50 litres container min.)
 - Apply 150 litres of water immediately after planting
 - Apply 25 grams NPK (20-4-8) at per square meter of root zone

TREE PROTECTION ZONE NOTES

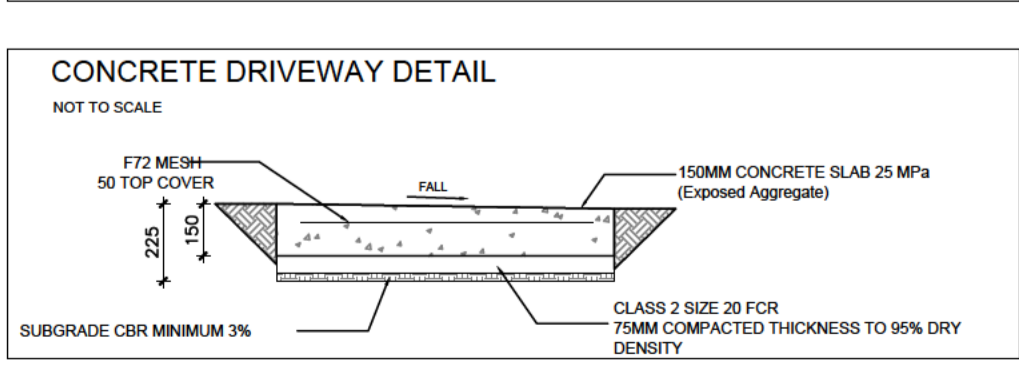
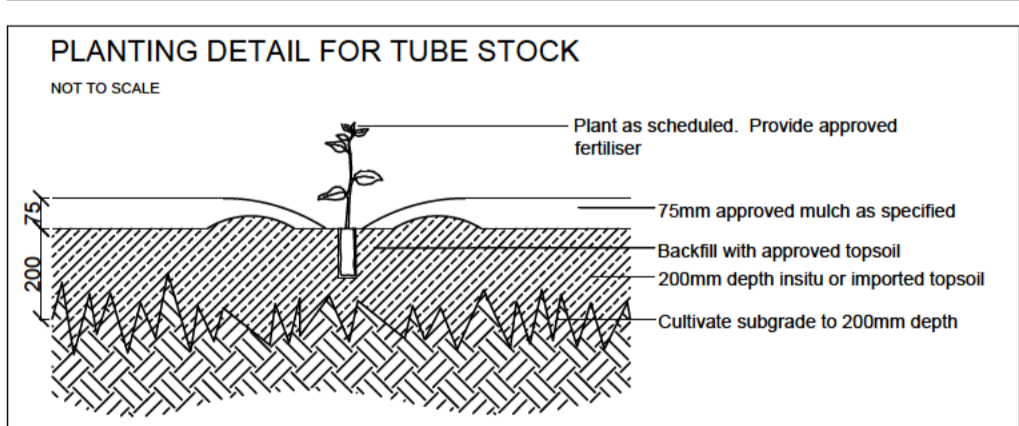
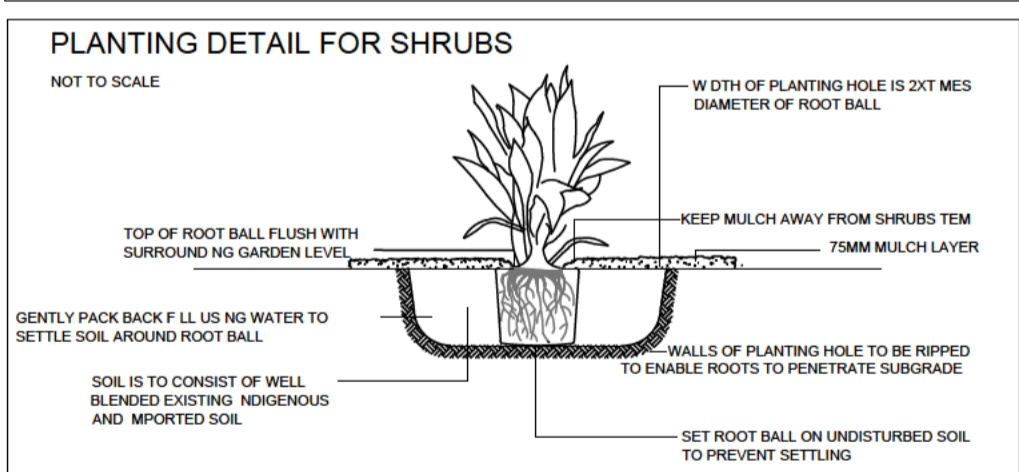
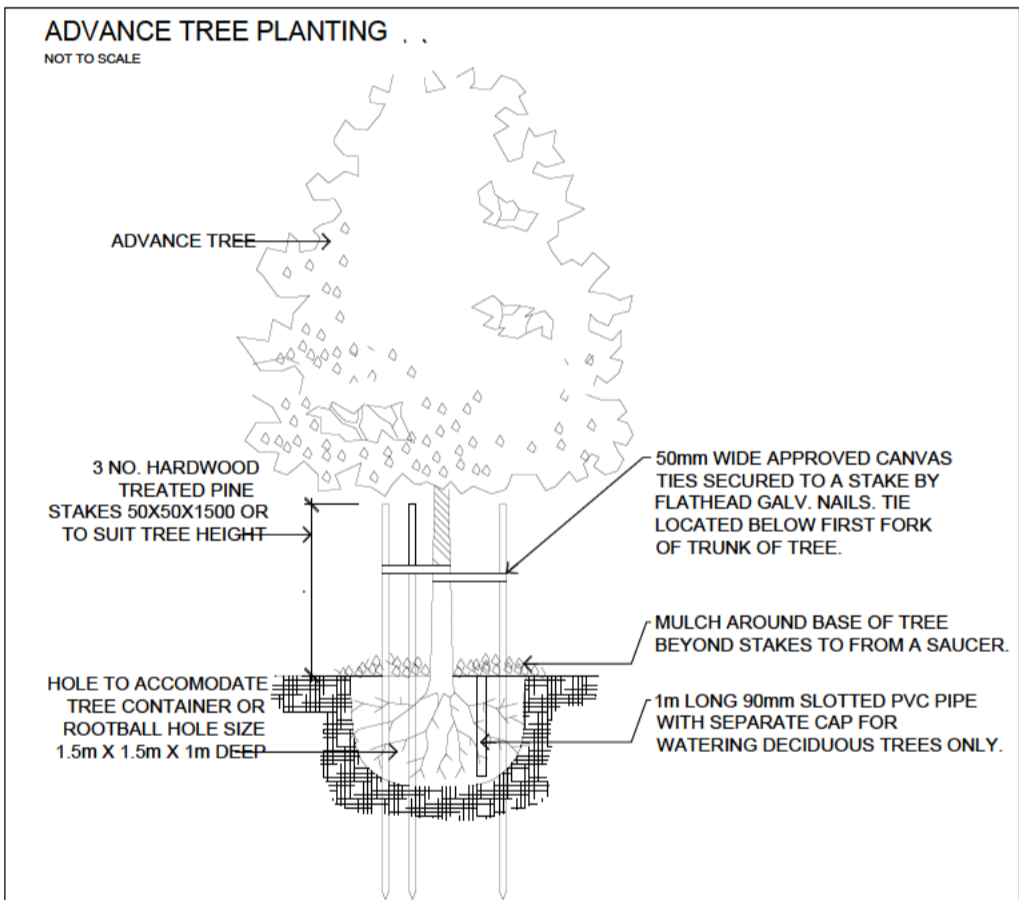
tree protection fencing must be installed around the nature strip tree prior to any work on-site. fencing must remain in place for the duration of construction and be installed in accordance with Australian Standard AS4970:2009. Protection of trees on development sites.

tree tree protection fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.



PROPOSED LANDSCAPE PLAN SCALE 1:100

PROPOSED PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	FINAL SIZE (HxW)	SUPPLY SIZE	QTY
TREES					
Af	Agonis flexuosa 'Burgundy'	Burgundy Willow Myrtle	5.0 x 3.0m	40ltr / min 2.0m high	1
Es	Eucalyptus scoparia	Wallangarra White Gum	12.0 x 7.0m	40ltr / min 2.0m high	2
Li	Lagerstroemia indica 'Natchez'	Crepe Myrtle	6.0 x 4.0m	40ltr / min 2.0m high	1
SHRUBS					
Sa	Syzygium australe 'Bush Christmas'	Lilly Pilly	3.0 x 1.0m	200mm	11
Cp	Correa pulchella	Salmon Correa	0.6 x 1.0m	200mm	2
Ca	Correa alba	White correa	1.0 x 1.0m	140mm	7
Cv	Callistemon viminalis 'CV01' PBR	Callistemon	2.0 x 1.5m	200mm	6
Gf	Grivella 'Rosy's Baby'	Rosy's baby	1.0 x 1.0m	200mm	5
Pfj	Pittosporum tenuifolium	Pittosporum 'James stirling'	2.5 x 1.5m	200mm	10
GROUND COVERS & TUSsock PLANTS					
Ds	Dianella 'Silver Streak'	Variegated Flax Lily	0.5 x 0.5m	140mm	12
Ac	Arthropodium cirratum	New Zealand Rock Lily	0.9 x 0.9m	140mm	3

SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHARED PRIOR TO TOP SOILING. TEST SUB-GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES

WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB-GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.

SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:
 * FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
 * FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
 * PH TO BE 6.0-7.0 x TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
 * FREE FROM SILT MATERIAL IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM

MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MOTTLED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL - IF SUFFICIENT WATERING IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2200MM x 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW-RELEASE FERTILISER (3/6 MONTH FORMULATIONS) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMIZE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING. MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD. WATER AS OFFER AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS. MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRINKLING OR MECHANICAL WEEDING. FERTILISING - 3/6 MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALIZED PLANTS BEYOND REPAIR OR REGROWN WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD.

IRRIGATION
IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

TIMBER EDGING
TIMBER EDGING TO BE 75MM x 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACING WITH GALVANIZED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS.

DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTORS ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS.

GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES. CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.

PLANTS - QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES, TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANTS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI-MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALIPER OF 50MM AT GROUND LEVEL, BE UNDAUNTED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH.

PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBORING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION, VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERRECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4970:2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4974:2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

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CLOVIS ARCHITECTURAL PLANS & PERMITS
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E.DORIAN.FRANCIS.ARCHITECTURAL@GMAIL.COM

REVISIONS:	DATE:

NOTE:
CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

DUAL OCCUPANCY DEVELOPMENT 23 KATRINA DRIVE GLADSTONE PARK VIC 3043

PROPOSED - LANDSCAPE PLAN

SCALE BAR 1:100	DRAWN BY: LR	PROJECT NO:	REVISION NO:
	SCALE: 1:00 @ A1	REVISION DATE:	LP
	DATE: 26.11.21	26/11/2021	1 of 1



STORM Rating Report

TransactionID: 1278006
Municipality: HUME
Rainfall Station: HUME
Address: 23 Katrina Drive

Gladstone Park
VIC 3043

Assessor: Aidan
Development Type: Residential - Multiunit
Allotment Site (m2): 548.00
STORM Rating %: 105

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 Roof Area - Water Tank 1	69.00	Rainwater Tank	2,000.00	4	170.00	82.00
Unit 1 Roof Area - Untreated	44.00	None	0.00	0	0.00	0.00
Unit 2 Roof Area - Water Tank 1	60.00	Rainwater Tank	2,000.00	3	170.00	82.00
Unit 2 Roof Area - Water Tank 2	40.00	Rainwater Tank	1,000.00	1	125.00	96.30
Common Driveway	40.00	None	0.00	0	0.00	0.00
Unit 2 Roof Area - Untreated	3.00	None	0.00	0	0.00	0.00

Date Generated: 24-Nov-2021

Program Version: 1.0.0

BESS Report

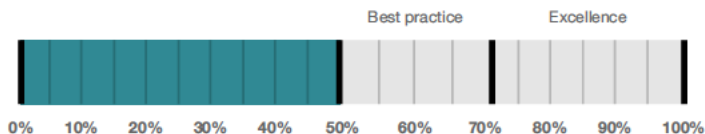
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 23 Katrina Dr Gladstone Park VIC 3043. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

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

Your BESS Score



53%

Project details

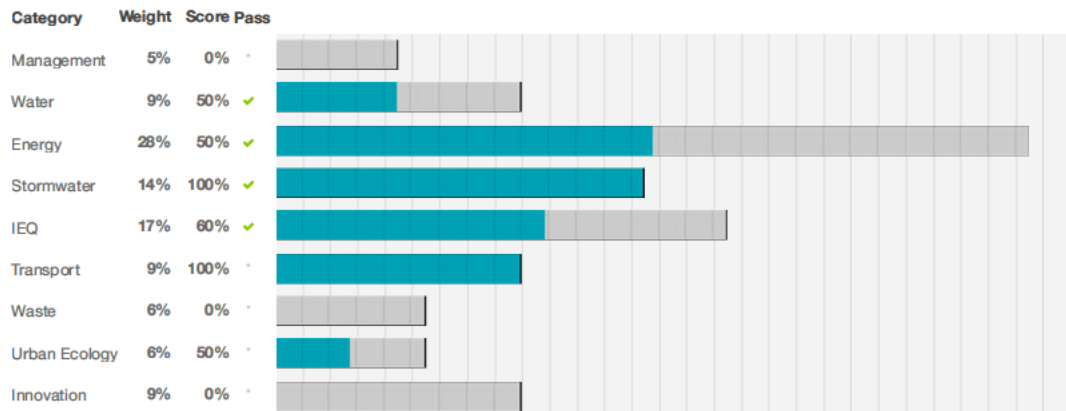
Address 23 Katrina Dr Gladstone Park VIC 3043
Project no 0B9EF01B-R1
BESS Version BESS-6

Site type Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account aidan.rosin.architectural@gmail.com
Application no.
Site area 548 m²
Building floor area 353.0 m²
Date 24 November 2021
Software version 1.7.0-B.375



Performance by category

● Your development ● Maximum available



Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Townhouse 1	1	187 m ²	52%
Townhouse 2	1	166 m ²	47%
Total	2	353 m²	100%

Supporting information

Floorplans & elevation notes

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

Supporting evidence

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

Credit summary

Management Overall contribution 4.5%

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

Water Overall contribution 9.0%

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

Energy Overall contribution 27.5%

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

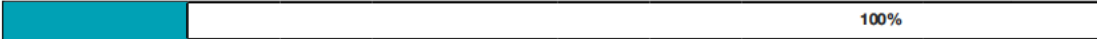


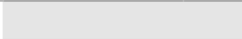

Stormwater Overall contribution 13.5%

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

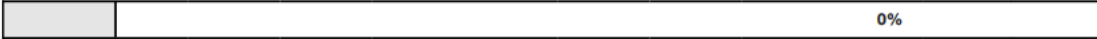
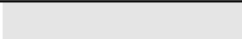
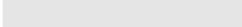
IEQ Overall contribution 16.5%

	Minimum required 50%	60%	✓ Pass
2.2 Cross Flow Ventilation		0%	
3.1 Thermal comfort - Double Glazing		100%	
3.2 Thermal Comfort - External Shading		100%	
3.3 Thermal Comfort - Orientation		0%	







Transport Overall contribution 9.0%

		100%
1.1 Bicycle Parking - Residential		100%
1.2 Bicycle Parking - Residential Visitor		N/A  Scoped Out
		Not enough dwellings.
2.1 Electric Vehicle Infrastructure		N/A  Scoped Out
		Electric Vehicles uncommon in this area.

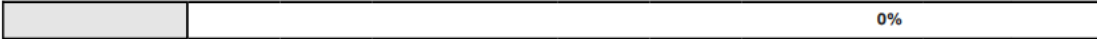

Waste Overall contribution 5.5%

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

Urban Ecology Overall contribution 5.5%

		50%
2.1 Vegetation		75%
2.2 Green Roofs		0%
2.3 Green Walls and Facades		0%
2.4 Private Open Space - Balcony / Courtyard Ecology		100%
3.1 Food Production - Residential		0%

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

Credit breakdown

Management Overall contribution 0%

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

Water Overall contribution 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	Default or unrated
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	
Townhouse 1	U1 RWT
Townhouse 2	U2 RWT
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater Tanks	
What is the total roof area connected to the rainwater tank?:	
U1 RWT	69.0 m ²
U2 RWT	100 m ²
Tank Size:	
U1 RWT	2,000 Litres
U2 RWT	3,000 Litres
Irrigation area connected to tank:	
U1 RWT	80.0 m ²
U2 RWT	80.0 m ²
Is connected irrigation area a water efficient garden?:	
U1 RWT	No
U2 RWT	Yes
Other external water demand connected to tank?:	
U1 RWT	0.0 Litres/Day
U2 RWT	0.0 Litres/Day

1.1 Potable water use reduction		40%
Score Contribution	This credit contributes 83.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	521 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	428 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	357 kL	
Output	% Reduction in Potable Water Consumption	
Project	31 %	
Output	% of connected demand met by rainwater	
Project	58 %	
Output	How often does the tank overflow?	
Project	Often	
Output	Opportunity for additional rainwater connection	
Project	156 kL	
3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	

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

What approach do you want to use for Energy?:	Use the built in calculation tools
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Project Energy Profile Question

Are you installing any solar photovoltaic (PV) system(s)?:	No
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Are you installing any other renewable energy system(s)?:	No
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Gas supplied into building:	Natural Gas
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Dwelling Energy Profiles

Below the floor is: All	Ground or Carpark
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Above the ceiling is: All	Outside
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Exposed sides: All	3
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NatHERS Annual Energy Loads - Heat: All	98.2 MJ/sqm
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NatHERS Annual Energy Loads - Cool: All	22.8 MJ/sqm
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NatHERS star rating: All	6.0
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Type of Heating System: All	A Gas space
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Heating System Efficiency: All	4 Star
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Type of Cooling System: All	Refrigerative space
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Cooling System Efficiency: All	4 Stars
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Type of Hot Water System: All	I Gas Instantaneous 5 star
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Is the hot water system shared by multiple dwellings?: All	No
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% Contribution from solar hot water system: All	0 %
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Clothes Line: All	D Private outdoor clothesline
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Clothes Dryer: All	A No clothes dryer
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1.2 Thermal Performance Rating - Residential

0%

Score Contribution	This credit contributes 30.0% towards the category score.
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Criteria	What is the average NatHERS rating?
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Output	Average NATHERS Rating (Weighted)
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Townhouse	6.0 Stars
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2.1 Greenhouse Gas Emissions

100%

Score Contribution	This credit contributes 10.0% towards the category score.
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Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
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Output	Reference Building with Reference Services (BCA only)
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Townhouse	11,013 kg CO2
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Output	Proposed Building with Proposed Services (Actual Building)
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Townhouse	5,983 kg CO2
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Output	% Reduction in GHG Emissions
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Townhouse	45 %
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2.2 Peak Demand	0%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in instantaneous (peak hour) demand against the benchmark?
Output	Peak Thermal Cooling Load Baseline
Townhouse	28.0 kW
Output	Peak Thermal Cooling Load Proposed
Townhouse	27.4 kW
Output	Peak Thermal Cooling Load % Reduction
Townhouse	2 %
2.3 Electricity Consumption	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual electricity consumption against the benchmark?
Output	Reference
Townhouse	4,801 kWh
Output	Proposed
Townhouse	1,830 kWh
Output	Improvement
Townhouse	61 %
2.4 Gas Consumption	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual gas consumption against the benchmark?
Output	Reference
Townhouse	118,996 MJ
Output	Proposed
Townhouse	80,087 MJ
Output	Improvement
Townhouse	32 %
2.5 Wood Consumption	N/A  Scoped Out
This credit was scoped out	No wood heating system present
3.2 Hot Water	100%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?
Output	Reference
Townhouse	10,715 kWh
Output	Proposed
Townhouse	8,447 kWh
Output	Improvement
Townhouse	21 %

3.3 External Lighting		100%
Score Contribution	This credit contributes 5.0% towards the category score.	
Criteria	Is the external lighting controlled by a motion detector?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.4 Clothes Drying		100%
Score Contribution	This credit contributes 5.0% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?	
Output	Reference	
Townhouse	1,441 kWh	
Output	Proposed	
Townhouse	288 kWh	
Output	Improvement	
Townhouse	80 %	
3.5 Internal Lighting - Residential Single Dwelling		100%
Score Contribution	This credit contributes 5.0% towards the category score.	
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?	
Question	Criteria Achieved?	
Townhouse	Yes	
4.4 Renewable Energy Systems - Other	N/A	⊗ Disabled
This credit is disabled	No other (non solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses	N/A	⊗ Disabled
This credit is disabled	No solar PV renewable energy is in use.	

Stormwater

Overall contribution 14%



Minimum required 100%

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

IEQ Overall contribution 10% Minimum required 50%

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

Transport Overall contribution 9%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?	
Question	Bicycle Spaces Provided ?	
Townhouse	2	
Output	Min Bicycle Spaces Required	
Townhouse	2	
1.2 Bicycle Parking - Residential Visitor		N/A  Scoped Out
This credit was scoped out	Not enough dwellings.	
2.1 Electric Vehicle Infrastructure		N/A  Scoped Out
This credit was scoped out	Electric Vehicles uncommon in this area.	

Waste Overall contribution 0%

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

Urban Ecology Overall contribution 3%

2.1 Vegetation	75%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	25 %
2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
2.4 Private Open Space - Balcony / Courtyard Ecology	100%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?
Question	Criteria Achieved ?
Townhouse	Yes
3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	0.0 m ²
Output	Min Food Production Area
Townhouse	2 m ²

Innovation Overall contribution 0%

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

Disclaimer

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