

This form is only to be used for changes made to a current planning permit application

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: \$

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

Name: Steven Perisanidis	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.
Tel.: 9478 8873	
Address: 591 Plenty Road, Preston 3072.	

THE LAND: Give the address and title particulars of the land.

28 Sharps Road, Tullamarine 3043

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

The proposal is redesigned to be a 4 units development.
The parking arrangements are re designed to avoid any crossovers to Sharps road.
The development plans are updated to reflect the above.

THE OWNER: The owner must be notified of these proposed changes

Name: Ali Balikel	Tel. Bus. hours:
Address: 22 Ryan Street, Footscray 3011	

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS

This form must be signed. Please complete A, B or C

A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature:
		Date:
B	I am the Owner of the land. I have seen this application	Owner Signature:
		Date:
C	I/We the Applicant declare that all information given is true and correct	Applicant Signature:
		Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature
		Steven Perisanidis
		Date: 13/11/2023

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HOW TO AMEND AN APPLICATION FOR A PLANNING PERMIT

Section 50. Amendment to application at request of applicant before notice

- (1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) A request under this section must—
 - (a) be accompanied by the prescribed fee (if any); and
 - (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
 - (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.
- (4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
- (5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
- (6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (7) On the amendment of an application under this section, the amended application is to be taken—
 - (a) to be the application for the purposes of this Act; and
 - (b) to have been received on the day that the request for amendment was received by the responsible authority.

50A. Amendment of application by responsible authority before notice

- (1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) The responsible authority may require the applicant—
 - (a) to notify the owner under subsection (1); and
 - (b) to make a declaration that that notice has been given.
- (4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (5) On the amendment of an application under this section, the amended application is to be taken—
 - (a) to be the application for the purposes of this Act; and
 - (b) to have been received on the day that the application is amended.

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57A. Amendments to application after notice of application is given

- (1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.
- (2) An amendment to an application may include—
 - (a) an amendment to the use or development mentioned in the application; and
 - (b) an amendment to the description of land to which the application applies; and
 - (c) an amendment to any plans and other documents forming part of or accompanying the application.
- (3) A request under this section must—
 - (a) be accompanied by the prescribed fee (if any); and
 - (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
 - (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.
- (4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
- (5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
- (6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
- (7) On the amendment of an application under this section—
 - (a) the amended application is to be taken—
 - (i) to be the application for the purposes of this Act; and
 - (ii) to have been received on the day that the request for amendment was received by the responsible authority; and
 - (b) all objections made in relation to the original application are to be taken to be objections to the amended application.
- (8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.
- (9) Sections 52 and 55 do not apply to an amended application.

Send your completed form and all documents to the Responsible Authority:

HUME CITY COUNCIL – STATUTORY PLANNING

P O Box 119, DALLAS 3047

1079 PASCOE VALE RD. BROADMEADOWS

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

Page 1 of 1

VOLUME 08091 FOLIO 010

Security no : 124110514593V
Produced 15/11/2023 12:25 PM

LAND DESCRIPTION

Lot 146 on Plan of Subdivision 020168.
PARENT TITLE Volume 07356 Folio 050
Created by instrument 2706701 08/02/1955

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN434529X 09/01/2017
WESTPAC BANKING CORPORATION

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 LP020168 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: 28 SHARPS ROAD TULLAMARINE VIC 3043

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 29/04/2017

DOCUMENT END

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Document Identification	LP020168
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Document Assembled	15/11/2023 12:26

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LP 20168

EDITION 2

PLAN MAY BE LODGED 18.9.50

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 4 PORTION 4 PARISH OF TULLAMARINE COUNTY OF BOURKE

VT356 F050

Measurements are in Feet & Inches

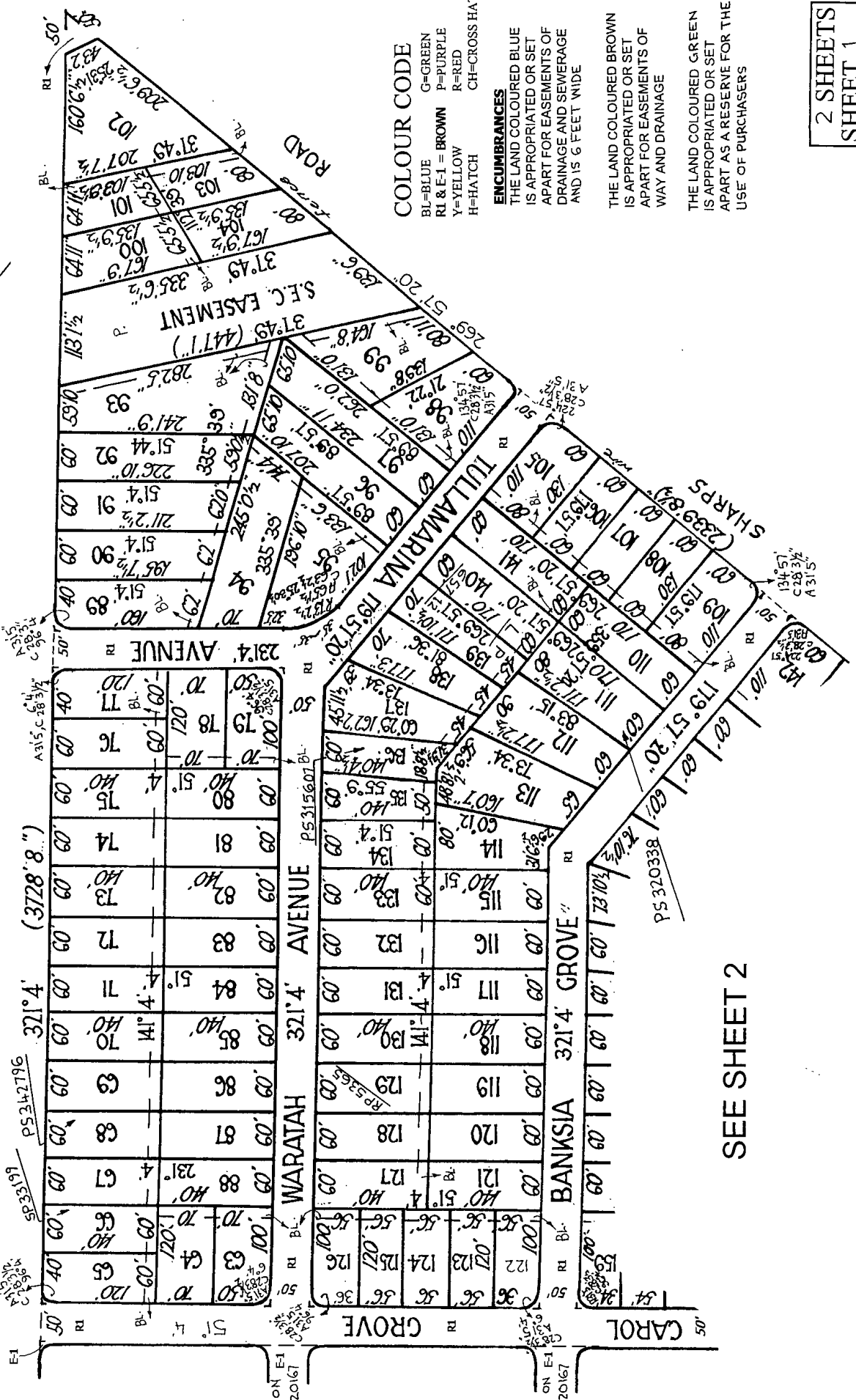
Conversion Factor

FEET X 0.3048 = METRES

NOTATIONS
20 feet radius curves at road intersections
except where otherwise shown.

ENCUMBRANCES
THE LAND COLOURED PURPLE
IS ENCUMBERED SEE
SEE VOL.7356 FOL.050

MELROSE DRIVE



COLOUR CODE

- BL=BLUE
- G=GREEN
- RI & E-1 = BROWN
- Y=YELLOW
- H=HATCH
- P=PURPLE
- R=RED
- CH=CROSS HATCH

ENCUMBRANCES

- THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND IS 6 FEET WIDE
- THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE
- THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART AS A RESERVE FOR THE USE OF PURCHASERS

2 SHEETS
SHEET 1

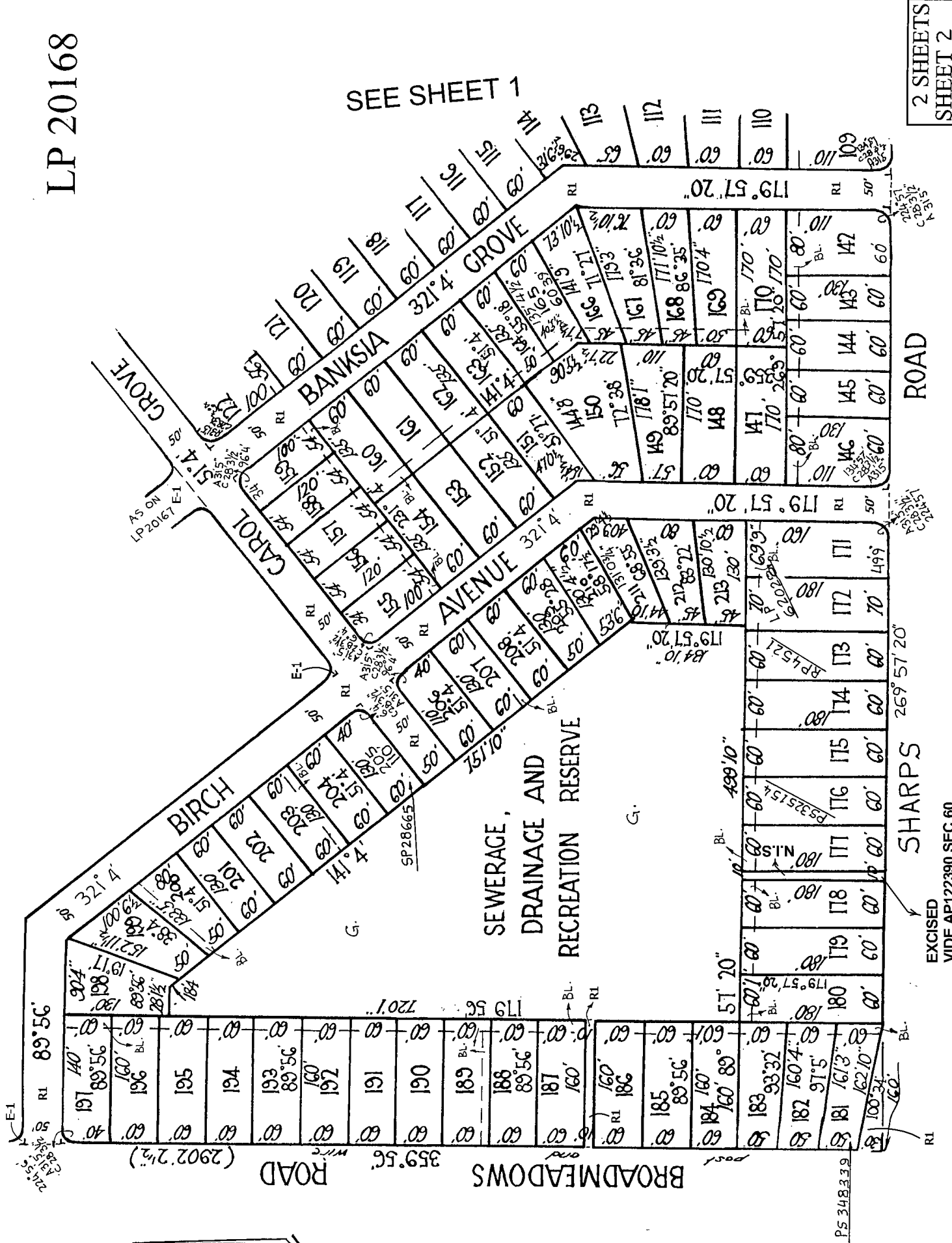
SEE SHEET 2

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SEE SHEET 1

2 SHEETS
SHEET 2



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

PLAN NUMBER LP20168

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
10 FOOT ROAD FRONTING SHARPS ROAD	SEE LOT 1 TP826469B	EXCISED FROM PLAN	AP122390B SEC60	7/5/2003		2	RCL

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ArchiScale

architectural **design** consultants

Multi-Unit Development 28 SHARPS ROAD, TULLAMARINE

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APPLICATION SUMMARY SHEET

SITE ADDRESS:	28 Sharps Road, Tullamarine.
TITLE PARTICULARS:	LOT 146 on Plan of Subdivision 20168.
APPLICANT:	Archiscale
EXISTING USAGE:	Single storey brick dwelling.
PROPOSAL:	4 Double Storey units consisting of 3 bedrooms. Ground floor consisting of brick and first floor comprising of light weight material.
MUNICIPALITY:	Hume City Council
ZONING:	General Residential Zone 1 (GRZ1).
OVERLAY CONTROLS:	No Overlays
RESTRICTIVE COVENANTS:	Non – Applicable.
PRE-APPLICATION MEETING:	Non – Applicable.
PLANNER:	Non – Applicable.

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- Overlays Controls (clause 45.06).
- Car parking provisions (52.06).
- Stormwater Management (53.18-5 & 53.18-6)
- Particular Provisions – response to Res Code (clause 55.00).
- General Provisions (clause 65.01).
- Detailed site analysis:
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 - Site Context Plan – TP02,
 - Proposed Site Plan & Shadow Diagrams – TP03,
 - Garden Area Plan – TP04,

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- o Proposed Roof Plan – TP05,
 - o Proposed Ground Floor Plan – TP06,
 - o Proposed First Floor plan – TP07,
 - o Elevations / Materials / Colours List – TP08.
-
- Certificate of title

Designers Statement

The site is situated at the corner of 28 Sharps Road and Birch Avenue, Tullamarine. The block has a 6.10m curved frontage and has a length of 39.62m. The units are oriented from East to west & North to South. The site has a total area of approximately 958.20m². A single storey, brick dwelling with a tile roof currently occupies the site.

Vehicular access is by way of the existing driveway located on the north- West of the site to serve the proposed dwelling. The existing driveway will remain and each unit has a proposed driveway. The site has a slope of approximately 0.15m from the north – West to the south - East of the site. There are no significant trees located on the site.

The site is in a well established residential area, which has excellent existing surrounding amenity & parklands. To the North is a double storey multi Unit brick dwelling with tiled roof. To the East is a single storey brick dwelling with a tiled roof. The sites to the east are both single storey brick dwellings with tiled roofs. The street as a whole has large parcels of land with the opportunity for developmental proposals. The styles are varied brick and weatherboard dwellings.

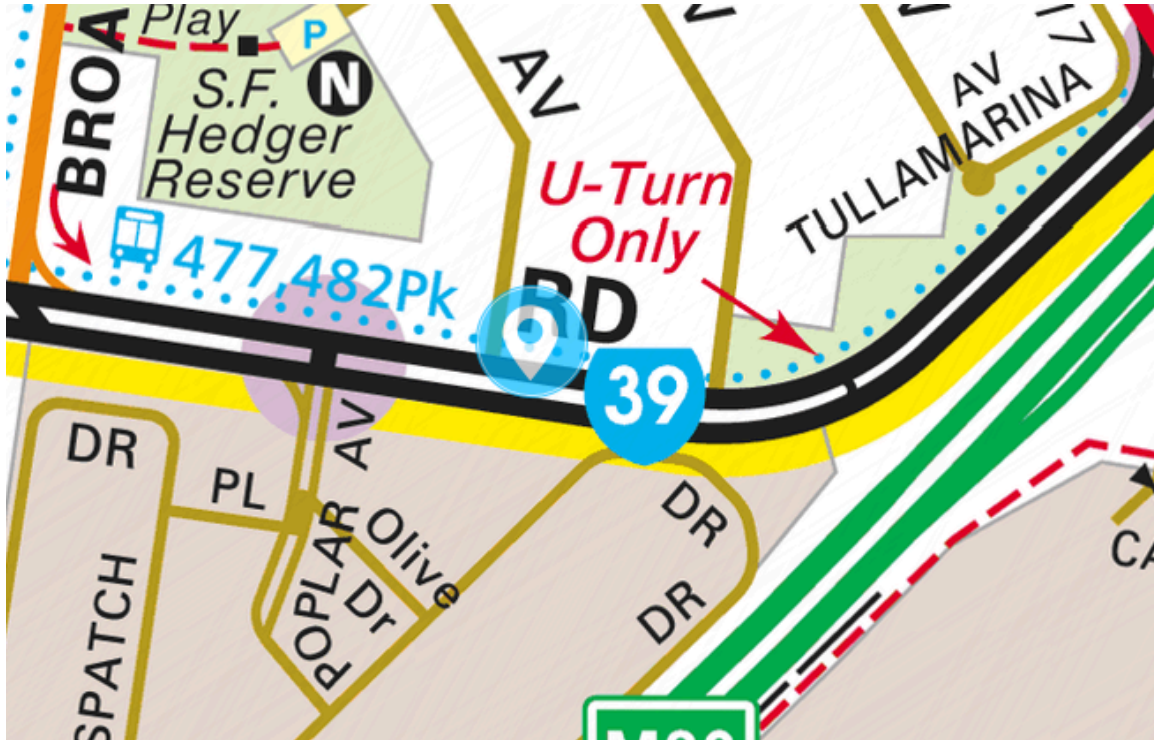
Proposed Dwelling Description:

Multi-Unit double storey dwellings constructed with brick & light - weight materials. The ground floor consists of a separate single garage and one Double garage at unit 3, kitchen, living and dining area, a laundry and separate toilet. On the first floor there is a master bedroom with an ensuite and walk in robe, along with a rumpus room in Unit 3, a study at Units 1 & 2, two bedrooms with a built in robe and separate bathroom for all units. This unit has been designed to fit in with the neighbourhood surrounding developments.

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Locality plan

The following is a copy of a 'Melways' map indicated the locality of the site in relation to its surrounding neighbourhood:



COPYRIGHT MELWAY PUBLISHING PLY. LTD. REPRODUCED WITH PERMISSION.
To be read in conjunction with the neighbourhood and Site Context Plan & Proposed Site
Plan, TP01 & TP02.

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Satellite photograph



To be read in conjunction with the neighbourhood and Site Context Plan & Proposed Site Plan, TP01 & TP02.

Photographic Survey

28 Sharps Road, Tullamarine SUBJECT SITE



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26 Sharps Road, Tullamarine.



2 Birch Road



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Town Planning Report
28 Sharps Rd, Tullamarine.

Opposite Subject Site



Municipal Planning Strategy

02.01 Context

Hume City is located 20 kilometres north-west of the Melbourne CBD and is one of Melbourne's seven growth area municipalities. It occupies 504 square kilometres of traditional land of the Wurundjeri people of the Kulin Nation.

It is bound by the Calder Freeway and Jacksons Creek and the Maribyrnong River in the south-west, Merri Creek to the west and Jacksons Creek and rural roads to the north.

Hume is situated on the eastern edge of Victoria's volcanic plains making for a rich natural heritage including large areas of flat land punctuated by volcanic cones and deep, wide creek valleys of the Deep, Emu, Jacksons, Merri and Moonee Ponds Creeks and their tributaries. Significant landscape features, areas of native vegetation and biodiversity and a number of significant aboriginal cultural features make a strong contribution to the character of Hume.

The settlement pattern comprises of two urban corridors (Hume Corridor and Sunbury Township and growth area) separated and surrounded by Rural Areas. The main land uses are industrial, established residential and new residential development, and agriculture.

Hume's population will grow by more than fifty percent from just under 245,000 in 2021 to nearly 395,000 by 2041. When all current growth area land is developed the population will be around 420,000.

Broadmeadows, Sunbury and Donnybrook (Cloverton) Town Centres are existing and future Metropolitan Activity Centres. Broadmeadows will strengthen its role as a key

centre in the north, supporting the growing population of Hume and the wider Northern Subregion.

One and two person households make up more than 47% of Hume's households, another 10% are one parent families and 33% of households are couples with children.

Hume is a key gateway to the north of Melbourne and has excellent access to freeways and arterial roads, providing good accessibility to the Melbourne CBD, Melbourne Airport (which is located within the municipal boundary) and the Port of Melbourne. Hume has commuter rail links through the Upfield, Craigieburn and Sunbury lines, and freight links via the national rail line running from Melbourne to Sydney.

Hume's economy generates \$32 billion worth of output and contributes significantly to Victoria's economic performance. State Significant Industrial Areas including large strategic employment hubs within and around the Melbourne Airport and along the Hume Highway and Sydney Road, cater for much of the manufacturing, transport and logistics demands of Melbourne. Sunbury provides a smaller, but important, role in providing employment and meeting the regional economic needs of the wider region.

Clause 02.03-5 Built environment & heritage

Building design

There is significant opportunity to ensure that new buildings and development in Hume set high environmental standards and are designed to be more resilient to the impacts of climate change and to be more resource, energy and water efficient. This will also improve the long-term affordability of housing in the region, particularly in light of anticipated increasing utility costs.

Assessment Summary:

The proposed development aims to be environmentally sustainable through the use of ESD strategies such as solar orientation for passive solar gain, use of energy efficient appliances and other strategies set out in the SDA report.

Clause 02.03-6 Housing

The strategic directions for housing are:

- Increase the diversity of housing in Hume.
- Encourage well-designed infill residential development that provides housing options for smaller households.
- Encourage housing that can be adapted for different life stages or is suitable for the needs of an ageing household.
- Encourage the development of attractive, well-designed accommodation for older people that meets the needs of future occupants, in appropriate locations throughout the residential areas.

- Locate and design aged accommodation to be accessible to a range of community facilities.

Assessment Summary

While the development consists of dwellings of 4 bedrooms each and thus cater to larger households, 2 of the dwellings are provided with ground floor bedrooms with attached walk in robes and bathrooms, which would allow for aging-in-place of owners who may have mobility issues later in life. With the provision of multiple living areas the dwellings could allow for multi-generational living to provide better community integration.

State Planning Policy Framework

Settlement

Clause 11

The State Planning Policy Framework sets out the relevant state wide policies for residential development with respect to housing.

11.02 Managing growth

Clause 11.02-1S Supply of urban land

Objective

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Assessment Response:

The proposed dwelling assists with redevelopment and densification of a site which is on the edge of a residential area. As there are only adjacent neighbours on two sides, one of those sides being to the north, the site is suitable for 2-storey residential development as there is less overshadowing of neighbouring dwellings.

Clause 11.02-2S Structure planning

Objective

To facilitate the fair, orderly, economic and sustainable use and development of urban areas.

Clause 15 Built Environment and Heritage

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

15-01-1S Urban Design

Objective:

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To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Assessment Summary

The proposed development responds to its context through use of materials and roof forms which can already be found in the housing stock of the area. The dwellings support passive surveillance of the public land adjacent to the site, and are provided with landscaping that enhances the urban fabric of the area. The proposed development is located within a short walking distance to a number of bus stops and is very close to major arterial roads as well as the metropolitan ring road.

15.01-2S Building Design

Objective:

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Assessment Summary:

The design of the development was informed by a site analysis which was crucial in outlining the appropriate number of dwellings, dwelling height, and massing for the site. The massing of the dwellings was located so as to minimise overshadowing of the adjacent property to the east. The dwellings will be provided with all available resource recovery bins available through Hume Council, and is to be water efficient as outlined in the ESD report, with stormwater discharge minimised as per the STORM report.

15.01-2L-01 Building Design - Hume

Assessment Summary:

The dwelling incorporates architectural treatments and use of colours, materials and finishes which are visually interesting, such as brick, steel cladding, cement sheet cladding, as well as a variety of roof forms and fenestration.

Landscaping is used to improve amenity and appearance of the development, as well as encourage biodiversity. Front fencing is low and permeable and as a corner site a balance is maintained between the low fencing and providing private open space for the dwelling located on the corner.

15.01-2L-02 Energy and resource efficiency - Hume

Assessment Summary:

The development aims to provide good solar ingress to the living areas and private open space, with each SPOS receiving solar access for parts of the day. Permeable surfaces are provided where possible with the site achieving almost double (37%) the required amount of permeable surfaces. Drought tolerant plants are to be used where possible.

15.01-2L-03 Environmentally sustainable development - Hume

Objective:

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To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Assessment Summary:

The building is orientated to take advantage of solar design principles such as prioritising north facing living areas where possible whilst reducing west facing windows where possible. Most west-facing windows are provided with some sort of eave or shading device to reduce afternoon sun exposure.

Water efficient fixtures are to be specified where possible as outlined in the SDA. All dwellings are provided with a rainwater tank as required by the STORM report.

All of the living areas are provided with cross ventilation in order to improve indoor air quality.

The proposed development is located on the edge of a residential area but is located within walking distance of a primary school as well as a number of outdoor recreational areas.

The development uses durable and reusable building materials such as brick, steel sheet cladding and roofing which can either be reused or easily recycled. Each dwelling has room in the SPOS for composting facilities.

15.01-5L Hume preferred neighbourhood character

Assessment Summary:

The proposed development aims to maintain and enhance the garden setting of dwellings and openness of the streetscapes through appropriate setbacks of the dwellings. The two-storey massing of the dwellings is spaced to maintain the rhythm of spacing similar to that found on the freestanding houses in the area. The dwellings do not dominate the streetscape as there are a number of two-storey dwellings close to the site such as those in Birch Av. Trees and shrubs are provided to the front and rear landscaping of all dwellings.

The older housing stock in the area surrounding the site are mostly constructed of brick and the development is located in Precinct 1 of the Tullamarine preferred character. The dwellings have been provided with brick materials for the ground floor in order to be consistent with the streetscape of the surrounding area. First floor materials consist of Cement Sheet material which can be found on nearby developments, while the steel sheet cladding is reminiscent of the industrial buildings located nearby.

15.03-1L Heritage conservation - Hume

Assessment Summary:

There are no heritage buildings or places on or adjacent to the development site.

Housing

Clause 16

16.01-1S Housing Supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

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Assessment Summary:

The development aims to provide higher density housing development at a site that is well located in relation to jobs, services and public transport. The adjacent industrial area provides a number of jobs, while there are a number of nearby bus routes which provide links to other public transport modes. The dwellings provide a high level of internal and external amenity.

16.01-1L-01 Housing supply - Hume

Assessment Summary:

The proposed development provides dwellings with 3 or 4 bedrooms each. While the Hume strategy aims to provide more one and two bedroom dwellings, the large title area of the site and corner location make it ideal for a development of larger sized dwellings.

16.01-2S Housing affordability

Objective

To deliver more affordable housing closer to jobs, transport and services.

Assessment Summary

The development aims to increase the choice in housing type to meet the needs of households as they move through life cycle changes. Two of the dwellings offer the ability for owners to age-in-place through provision of ground floor bedrooms.

Zone Provisions

The purpose of the General Residential Zone 1, set out in **Clause 32.08** of the Scheme, 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.*

Assessment Summary:

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We submit that the proposed development is consistent with the purposes of the General Residential Zone 1, as it is compatible with the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. The development also contributes to the provision of a range of dwelling types and densities to provide for different living requirements within the area. The site is located within proximity to numerous services and facilities, including main road networks, bus and train lines and the commercial shopping areas of Tullamarine. The proposal will result in the rejuvenation of a site, with a new dwelling designed to cater for modern living requirements.

Response to Suburban Residential key Design Principles

Height

The proposed dwelling is double storey in height and does not exceed the council guidelines of 9m in height.

The proposal reflects the existing suburban scale and character.

Setbacks

The front setback is compliant with clause 55 requirements.

Site Coverage

Site coverage for the site does not exceed council guidelines and provides ample opportunity for landscaping and large canopy trees.

Private Open Space

The dwellings are provided with 111.12m² (Unit 1), 114.93m² (Unit 2), 70.57m² (Unit 3), 76.40m² (Unit 4) of Private open space. This exceeds council guidelines and provides ample opportunity for landscaping.

52.06 Car Parking Provisions

Purpose

Clause 52.06

To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local 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.

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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.

Scope

Clause 52.06-1

Clause 52.06 applies to:

- A new use; or
- An increase in the floor area or site area of an existing use; or
- An increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Provision of car parking spaces

Clause 52.06-2

Before:

- A new use commences; or
- The floor area or site area of an existing use is increased; or
- An existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- On the land; or
- In accordance with a permit issued under Clause 52.06-3
- In accordance with financial contribution requirement in schedule to the parking overlay.

Table 1: Car Parking Requirement

Use	Rate Column A Applies to the Standard rate to all zones	Rate Column B Only Applies where specified in a schedule to the Parking Overlay	Car Parking Measure Column C
-----	---------------------------------------------------------------------	---------------------------------------------------------------------------------------------	---------------------------------

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Dwelling	2	2	To each 3 or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom) plus For visitors to every 5 dwellings for developments of 5 or more dwellings.
	1	0	

Response

Design Standard 1 - Access ways

The proposed development provides access to the site via a concrete driveway. There are no overhead obstructions over garage doors and the height of the garage door is 2.4m. The access way and each garage has been designed to be able to exit the site safely.

Design Standard 2 – Car Parking Spaces

The car parking spaces for the proposed units will be provided by a single car garage and single carport. The dimensions of car parking spaces are a minimum of 3.5m wide by 6m long and 5.5m wide by 6m long for the double garage. The minimum access way width throughout the development is 3.0m. Refer to the ground floor plan for details.

Design Standard 3 – Gradients

The existing road adjoins the existing driveway and allows for a sufficient access way to enter and exit the site for the proposed units.

Design Standard 4: Mechanical Parking

There is no mechanical parking proposed.

Design Standard 5: Urban Design

Ground level, garage doors and access ways do not visually dominate public space. The proposed garages for all Units are located behind or on the proposed and existing façade line and do not impact the existing streetscape appearance.

Design Standard 6: Safety

The garages are designed for easy access and management. Proposed garages are all located behind the line of the existing front dwelling. There is sufficient lighting and natural surveillance for pedestrian visibility from each unit. Pedestrian access to each unit and garage is convenient.

Design Standard 7: Landscaping

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The layout of the car parking areas has been designed for water sensitive urban design treatment and landscaping. The access way does not unduly impact the immediate gradient of the natural ground line. Front landscape especially in the pedestrian visibility splay are low in height and below 0.9m to minimize blind spots.

53.18 Stormwater Management

53.18-5 - Stormwater management objectives for buildings and works.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

53.18-6 – Site management objectives.

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

Response:

New development must comply with the best practice performance targets for suspended solids, total phosphorus and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee.

Currently, these water quality performance targets require:

- Suspended Solids – 80% retention of typical urban annual load.
- Total Nitrogen – 45% retention of typical urban annual load.
- Total Phosphorus – 45% retention of typical urban annual load.
- Litter – 70% reduction of typical urban annual load.

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The STORM tool, an industry accepted tool, was used to assess the development and ensure that the best practice targets described above are met. A minimum compliance score of 100% is require to be achieved for the development.

Site Delineation

For the purpose of the assessment, the development has been delineated into the following surface types:

- Site area of 958.2m².
- Part of the roof area runoff of dwelling 1 of 104.50m² which will be diverted into rainwater tanks(s).
- Part of the roof area runoff of dwelling 2 of 151.20m² which will be diverted into rainwater tanks(s).
- Part of the roof area runoff of dwelling 3 of 109.5m² which will be diverted into rainwater tanks(s).
- Part of the roof area runoff of dwelling 4 of 109.5m² which will be diverted into rainwater tanks(s).

- Permeable area of 356.77m² comprised of landscaped area and other pervious surfaces in the backyards.
- Remainder of impervious areas of 121.20m² comprised of unconnected roof areas, driveways and other impervious areas around the site.

Stormwater Initiatives

Rainwater Tank – 2000L Rainwater tank for toilet flushing for each dwelling.

The roof catchment area of each townhouse (as described above) will be diverted to 2000L rainwater tanks for each townhouse. The rainwater collected will be used for toilet flushing in all townhouses.

If required, a charged pipe system or multiple tanks will be installed to collect water from part of the roof of each dwelling.

In the case of a charged pipe system, the charged pipes will not be running underneath the slab and the stakeholders (builder/developer/architect) will be require to explicitly acknowledge this solution and have the capacity to install it.

The remainder of impervious areas will directly be released at the legal point of discharge on site.

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STORM Rating Report

TransactionID: 0
Municipality: HUME
Rainfall Station: HUME
Address: 28 Sharps Road
Tullamarine
VIC 3043
Assessor: MSC
Development Type: Residential - Multiunit
Allotment Site (m2): 958.20
STORM Rating %: 114

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof Unit 1	104.50	Rainwater Tank	2,000.00	5	157.30	78.00
Roof Unit 2	151.20	Rainwater Tank	2,000.00	5	122.40	79.00
Roof Unit 3	109.50	Rainwater Tank	2,000.00	4	149.80	81.90
Roof Unit 4	109.50	Rainwater Tank	2,000.00	4	149.80	81.90
Remainder of Impervious Areas	121.20	None	0.00	0	0.00	0.00

Stormwater Management at Construction Site

To manage the stormwater management in the construction stage, measures will be put in place to minimise the likelihood of contaminating stormwater. This will mean ensuring buffer strips are in place, sediment traps are installed, and the site will be kept clean from any loose rubbish. The builder will follow the process outlined in "Keeping Our Stormwater Clean – A Builder's Guide" by Melbourne Water.

1. Neighbourhood & Site Description & Design Response

1.1. Neighbourhood and site description

Please refer to drawing no TP 02 for a detailed analysis of the site and the immediate amenity, facility and infrastructure.

In addition, please refer to the photographs in this document showing the site and surrounding properties.

1.2. Design Response

Please refer to drawing no: TP 02 for a detailed layout of the design response.

2. Neighbourhood character & infrastructure

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CLAUSE	RELAVENT EXTRACT	COMMENT
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Clause 55.02-1.	B1 Neighbourhood Character	
To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbour-hood character	The design response must be appropriate to the neighbourhood and site.	The proposed development is situated within the Hume city council. The area has average to large lot sizes with the potential for building very large homes. This municipality is ideal for multi unit development, which will make effective use of the large rear yards.
To ensure that development responds to the features of the site and the surrounding area	The proposed design must respect the existing or preferred neighbourhood character and responds to the site.	The existing site has a single storey brick dwelling with a tile roof, Surrounding sites are single storey brick and double storey brick house with tile roof. The proposed dwelling is a double storey with a brick ground floor and a light weight first floor.

Clause 55.02-2.	B2 Residential policy objectives.	
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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 & local planning policies.

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

An Application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with and relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement & local planning policies.

The Hume City Council has an aging population, narrow economic base, diverse cultural aspects, and the need for sustained growth. The municipality has identified the need to diversify its demographic composition. This will ensure that the municipality is resilient to local and global economic changes.

While the City will continue to attract the family unit, it is essential that through the planning scheme they plan for a more diverse cross section of community. It is this diversity, which the Hume City Council believes is the key to its future success.

As this municipality is one of Melbourne's fastest growing, it is crucial that new developments accommodate the population increase. The population is expected to increase as the dwelling size decreases. The need still exists for developments to cope with future needs for compact average sized housing.

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This development is consistent with the Hume City Council Municipal Strategic Statement. It provides site responsive dual occupancy development, which assists in dwelling diversity. The development provides for 5 units. The proposed units are three-bedroom double storey units. The development will help house the growing proportion of residents that only require a small amount of area and an averaged sized backyard but room for a small family. This assists in a minimal maintenance factor.

Hume City Council has copious amounts of public open space, an existing infrastructure yet to be used to full potential and an ever-growing diverse community within the municipality.

Clause 55.02-3.

B3 Dwelling diversity

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

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

- Dwellings with a different number of bedrooms.
- At least one dwelling that contains a kitchen, bath or shower, and a toilet & washbasin at ground level.

This development has less than 10 dwellings. Each dwelling has a kitchen and living areas on the ground floor, along with a separate toilet.

Clause 55.02-3.

B4 Infrastructure

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<p>To ensure development is provided with appropriate utility services and infrastructure.</p>	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available</p>	<p>The development will be connected to the reticulated sewerage supply, the stormwater system, electricity supply and gas supply.</p>
<p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for up grading of or mitigation of the impact on services or infrastructure.</p>	<p>The development should not unduly affect the existing services including the roads</p>

Clause 55.02-3. B5 Integration with the street

<p>To integrate the layout of the development with the street</p>	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p>	<p>Existing crossover and footpath allows for generous vehicular and pedestrian accessibility.</p>
<p></p>	<p>Development should be oriented to front existing and proposed streets. High front fencing in front of dwelling should be avoided where practicable.</p>	<p>Proposed development faces the street. There is no front fence proposed or existing on the subject site.</p>
<p></p>	<p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>There are no existing adjoining public open spaces.</p>

3. Site layout & building massing

CLAUSE	RELAVENT EXTRACT	COMMENT
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Clause 55.03-1.

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

B6 Street setback Objectives

Wall of building should be setback from street:

- At least the distance specified in the schedule to the zone, or
- If no distance specified in the schedule to the zone, the distance specified in Table B1

Seeking variation to this requirement.

Clause 55.03-2.

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

B7 Building height objective

The maximum building height should not exceed:

- The maximum height specified in the schedule to the zone, or.
- If no maximum height is specified in the schedule to the zone. 9 metres.

Changes of the building height between existing buildings and new buildings should be graduated

Rescode's maximum building height of 9m is not exceeded with this development. With a maximum height of approx. 8.1m could change once roof sheeting is included in the proposed development. However, it is well within the height requirements of rescode.

Clause 55.03-3.

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

B8 Site Coverage Objectives

The site area covered by building should not exceed:

- The maximum site coverage specified in the schedule to the zone or,
- If not maximum site coverage is specified in the schedule to the zone, 60 per cent

The site coverage that this development achieves is a modest **532.91m²** or **55.62%**, below the Res-code benchmark of 60%.

Clause 55.03-4.

B9 Permeability Objectives

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

At least 20 per cent of the site should not be covered by impervious surfaces

The site has **356.77m²** or **37.23%** of the site covered by permeable surfaces (lawn or garden beds). Well above the Res-code benchmark of 20%.

Clause 55.03-5.

B10 Energy Efficiency Objectives

To achieve and protect energy efficient dwelling and residential buildings.

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

Buildings should be:

- Orientated to make appropriate use of solar energy.
- Sited and design to ensure that the energy efficiency of existing dwelling on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development if practicable. Developments should be designed so that solar access to north facing windows is maximised.

Refer to energy rating report using the "FirstRate" system to be supplied to the relevant building surveyor. The proposed unit achieves at least **6 STARS**.

Clause 55.03-6.

B11 Open Space Objectives

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

If any public or communal open space provided in or adjacent to the development.

- Be substantially fronted by dwelling, where appropriate.
- Provide outlook for as many dwellings as practicable.
- Be designed to protect and natural features on the site

No public or communal open space is provided on the site.

Well-designed and located private open space areas for each dwelling have dominated the allocation of open space.

Clause 55.03-7.

B12 Safety Objectives,

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

Entrances to dwelling and residential buildings, should not be obscured and isolated from the street and internal access way.

Front entry to the proposed unit is visible from the street.

Planting which creates unsafe spaces along streets and access ways should be avoided.

There is good surveillance/lighting and visibility provided from the internal space of the unit to the access drive and the car parking areas.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways.

Private open spaces are hidden from public access.

Private spaces within the development should be protected from inappropriate use as public thoroughfares.

Clause 55.03-8.

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.

B13 Landscaping Objectives

The landscape layout and design should:

- Protect predominate landscape features of the neighbourhood.
- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In location of habitat importance, maintain existing habitat and provide new habitat for plants and animals.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the last 12 months prior to the application being made.

The landscape design will complement the proposed architecture.

Low lying and medium density landscaping along the driveways and fences.

There are no trees that will need to be removed from the site.

Please refer to the future landscape plan for all details, this will be submitted at a later date.

The landscape design should specify landscape themes, vegetation (locations and species), paving and lighting

Clause 55.03-9.

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

Ensure that the number and design of vehicle crossovers respects the neighbourhood character.

B14 Access Objectives

Access ways should:

- Be designed to allow for convenient, safe and efficient vehicle movements and connections within the development and to the street network.
- Be designed to ensure vehicles can exit the development in a forward's direction if the access way serves five or more car spaces three or more dwellings or connect to a road in a Road Zone.
- Be at least 3.0m wide.
- Have internal radius of at least 4.0m at changes of direction.
- Provide an internal passing area at the entrance that is at least 5.0m X 7.0m long if the access way serves ten or more spaces.

The width of the access way or car space should not exceed:

- 33 % of the street frontage, or
- If the width of the street frontage is less than 20m, 40% of the street frontage.

No more than one single width crossover should be provided for each dwelling fronting the street.

The location of crossovers should maximise the retention of on-street car parking facility.

The number of access point to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles.

The proposed driveway allows for convenient, safe and efficient vehicle movements.

The development provides 1 garage and 1 car space.

The driveway is at least 3m wide

A crossover is existing to serve the proposed car space and garage for each unit.

Service, emergency and delivery vehicles have easy access.

Existing crossover is retained.

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Clause 55.03-10.

B15 Parking Location

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 the development

Car parking facilities should:

- Be reasonably close to dwellings and residential buildings.
- Be secure.
- Be designed to allow for safe and efficient movements within the development.
- Be well ventilated.

Large car parking areas should be broken up with trees, buildings or different surface treatments.

Shared access ways or car parks of other dwellings and residential buildings should be located at least 1.5m from the windows of habitable room windows. This setback may be reduced to 1.0m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the access way

The car parking facilities are:

- Proposed carspace has direct access to the proposed dwellings.
- Proposed garages have direct access and located next to proposed dwelling
- Proposed garage and carspace meets exceeds the minimum requirement for vehicle accessibility and are well ventilated.

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4. Amenity impacts

CLAUSE	RELAVENT EXTRACT	COMMENT
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Clause 55.04-1.

B17 Side and rear setback objectives

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

A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:

- At least the distance specified in the schedule to the zone or,
- If no distance is specified in the schedule to the zone – refer to setback Line of 'Diagram B1 Side and rear setbacks'.

Sunblinds, verandas, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Built form has been designed to limit overlooking, overshadowing & reduce the visual bulk.

The proposed unit has side and rear setbacks within the requirements on the standard. Refer to the setback diagrams located on the elevations TP08.

Clause 55.04-2.

B18 Walls on boundaries objectives

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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 amenity of existing dwellings.

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of not more than:

- 10 metres plus 25 per cent of the remaining length of an adjoining lot or,
- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building setback up to 200mm from a boundary.

The height of a wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not exceed an average of 3.2 metres with not part higher than 3.6 metres unless abutting an existing or higher simultaneously constructed wall.

East wall on boundary length of proposed unit is 6.48m.

Clause 55.04-3.

B19 Daylight to existing windows objectives

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To allow adequate light into existing habitable room windows

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 metres square and a minimum of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

The building does not unduly affect daylight to existing habitable room windows.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be setback from the window at least 50 per cent of the height of the new wall if the wall is within a 55-degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Refer to 'Diagram B2, Daylight to existing windows'.

Clause 55.04-4.

B20 North facing windows objective

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

If a north facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary as per 'Diagram B3 North facing windows'.

There are no existing north facing windows affected by this development as the development is kept well away from existing north facing habitable room windows.

Clause 55.04-5.

B21 Over-shadowing open space objective

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

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of secluded private open space should receive a minimum of 5 hours of sunlight between 9am and 3pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the sunlight should not be further reduced.

The proposed dwelling will not unduly affect the existing secluded private open space of the neighbours. The proposed dwelling is setback from the East boundary and below the allowable height limit to help minimise any new overshadowing of adjoining properties. Refer to TP-02 for 9am, 12pm & 3pm on 22 September Shadow diagrams.

Clause 55.04-6.

B22 Overlooking objective

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To limit the views into an existing secluded private open space and habitable room window.

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured on ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45-degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and to a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured on ground level) of the window, balcony, terrace, deck or patio:

- Offset a minimum distance of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed obscured glazing in any part of the window below 1.7 metres above floor level.
- Have permanently fixed external screen to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscured glazing in any part of the below 1.7 metres above floor level may be operable provided there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent opening or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to new habitable room window, balcony, terrace,

The proposed dwelling is double storey, first floor windows will be appropriately screened to prevent overlooking into neighbouring POS.

deck or patio which faces a property boundary where there is a visual barrier at least 1.6 metres high and the floor level of the habitable room window, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Clause 55.04-7.

B23 Internal Views objective

To limit the views into an existing secluded private open space and habitable room window of dwelling within the development.

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower level dwelling or residential building directly below and within the same development.

There are no views possible from one dwelling into the open space on another.

Clause 55.04-8.

B24 Noise impact objective

To contain noise sources within developments that may affect existing dwelling.

Noise sources such as mechanical plant, should not be located near bedrooms or existing dwellings.

Mechanical plant will not be located near bedrooms.

To protect residents from external noise.

Noise sensitive rooms and secluded open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

Surrounding noise sources have been taken into account and comfortable side and rear setback together with type of construction will minimise the effects of adjoining noise sources.

Dwelling and residential building close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

5. On – site amenity and facilities

CLAUSE

RELAVENT EXTRACT

COMMENT

Clause 55.05-1.

B25 Accessibility objective

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

The ground floor of dwelling and residential dwellings should be accessible or able to be easily made accessible to people with limited mobility.

The ground floor of the new dwelling is easily accessible by people with limited mobility.

Clause 55.05-2.

B26 Dwelling entry objective

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

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from the streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

Articulated porch makes the entry easily identifiable from the street.

The entry to the proposed unit will have a covered porch to provide a transitional space and a sense of personal address.

Clause 55.05-3.

B27 Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

A window in a habitable room should be located to face:

- An outdoor space open to the sky or a light court with a minimum area of 3 square metres and a minimum dimension of 1 metres clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

All new habitable room windows are located so that they face the open sky or a light court at least 3m² and 1m wide.

Clause 55.05-4.

B28 Private open space objective

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

A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone.

If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:

- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
- A roof top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

The dwelling has been provided with individual private open space. These include options for service areas, shaded secluded open space & garden beds.

The total private open space for the unit does not include a balcony or roof top area.

Secluded Private Open Space

Unit 1 – 46.50m²
Unit 2 – 34.00m²
Unit 3 – 41.33m²
Unit 4 – 42.94m²

Clause 55.05-5.

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

B29 Solar access to open space objective

The private open space should be located on the north side of the dwellings or residential buildings, if appropriate.

Refer to 'Diagram B5, Solar access to open space'.

Private open spaces that come off a living space have direct north light.

Seeking variation to the requirement for unit 3

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Clause 55.05-6.

B30 Storage objective

To provide adequate storage facilities for each dwelling.

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

The proposed units are provided with 6m³ of secure storage area.

6. Detailed design

CLAUSE

RELAVENT EXTRACT

COMMENT

Clause 55.06-1.

B31 Detailed design objective

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

The design of building, including.

- Façade articulation and detailing,
- Window and door proportions,
- Roof form and
- Verandah, eaves and parapets

Should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

As noted in the response to the neighbourhood character study, the design incorporates elements of the local character, including façade articulation, window and door proportions, roof forms and porches. These are used in a contemporary manner.

Clause 55.06-2.

B32 Front fence objective

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

The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

Front fences are consistent with the development and provide visual surveillance of the street from the dwellings.

A front fence within 3 metres of a street should not exceed:

- The maximum height specified in the schedule to the zone, or
- If no maximum height specified in the schedule to the zone, the maximum height specified in table B3.

Refer to 'Table B3, Maximum front fence height'.

Clause 55.06-3.

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

B33 Common property objective

Developments should clearly de-lineate public, communal, and private areas.

There is no common property.

Common property where provided, should be functional and capable of efficient management.

Clause 55.06-4.

B34 Site services objective

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

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

The site services have easy and direct access to each unit.

To ensure that site facilities are accessible, adequate and attractive

Bins and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bins and recycling enclosures should be located for convenient access for residents. Mailboxes should be provided and located for convenient access as required by Australia post.

Bins for all units are located in the rear yards.

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General Provisions

Decision guidelines

Clause 65.01 outlines the decision guidelines for an application. We submit the proposed dual occupancy development satisfies the decisions guidelines as listed below:

- The matters set out in Section 60 of the Act.
- The state Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the 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.

Assessment Summary:

The proposed development is consistent with the decision guidelines of Clause 65 for the following reasons:

- Complies with MSS, local policies and the zoning.
- There will be no detrimental impact upon the amenity of the area as the design is generally consistent with the existing and emerging built form. Furthermore, the use of the land for residential living will not cause any detriment.
- The development will not have an impact upon the parking within the immediate vicinity of the site as sufficient on site parking is provided.
- There will be no impact upon the local environment or result in any land degradation.

The site is connected to reticulated sewage and there will be no increase in stormwater runoff from the site.

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TOWN PLANNING APPLICATION - HUME CITY COUNCIL

28 SHARPS ROAD, TULLAMARINE

TP00 - COVER PAGE

TP01 - SITE CONTEXT PLAN

TP02 - PROPOSED SITE PLAN
- STREETScape ELEVATION

TP03 - PROPOSED SHADOW DIAGRAMS
(9AM, 12PM, & 3PM)

TP04 - PROPOSED GARDEN PLAN

TP05 - PROPOSED ROOF PLAN

TP06 - PROPOSED GROUND FLOOR PLAN

TP07 - PROPOSED FIRST FLOOR PLAN

TP08 - ELEVATIONS
- MATERIALS / COLOURS LIST

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	ARCHISCALE	-	JUNE 2024		28 SHARPS ROAD, TULLAMARINE	TP00 of 08
	R.J.				HUME CITY COUNCIL	

PLAN OF FEATURES & LEVELS

NOTES:

- RF - ROOF HEIGHT (GUTTER)
- RDG - RIDGE HEIGHT
- FL - FLOOR LEVEL
- TW - TOP OF WINDOW LEVEL
- BW - BOTTOM OF WINDOW LEVEL
- TK - TOP OF KERB LEVEL
- DK - DECK LEVEL
- H/W - HABITABLE WINDOW
- FR - FROSTED/OPAQUE WINDOW
- SEP - SIDE ENTRY PIT
- E-2 DRAINAGE & SEWERAGE EASEMENT (1.83 METRES WIDE)

LEGEND:

- GRATE
- DRAINAGE PIT
- BOUNDARY PEG
- TELSTRA
- TREE
- TBM
- WATER METER

LEVEL DATUM: AHD via GNSS (MELBpos)
 CONTOUR INTERVAL: 0.2m
 LENGTHS ARE IN METRES
 DATE OF SURVEY: 17.08.2016
 VERSION: 1

MELWAY: 15 J3

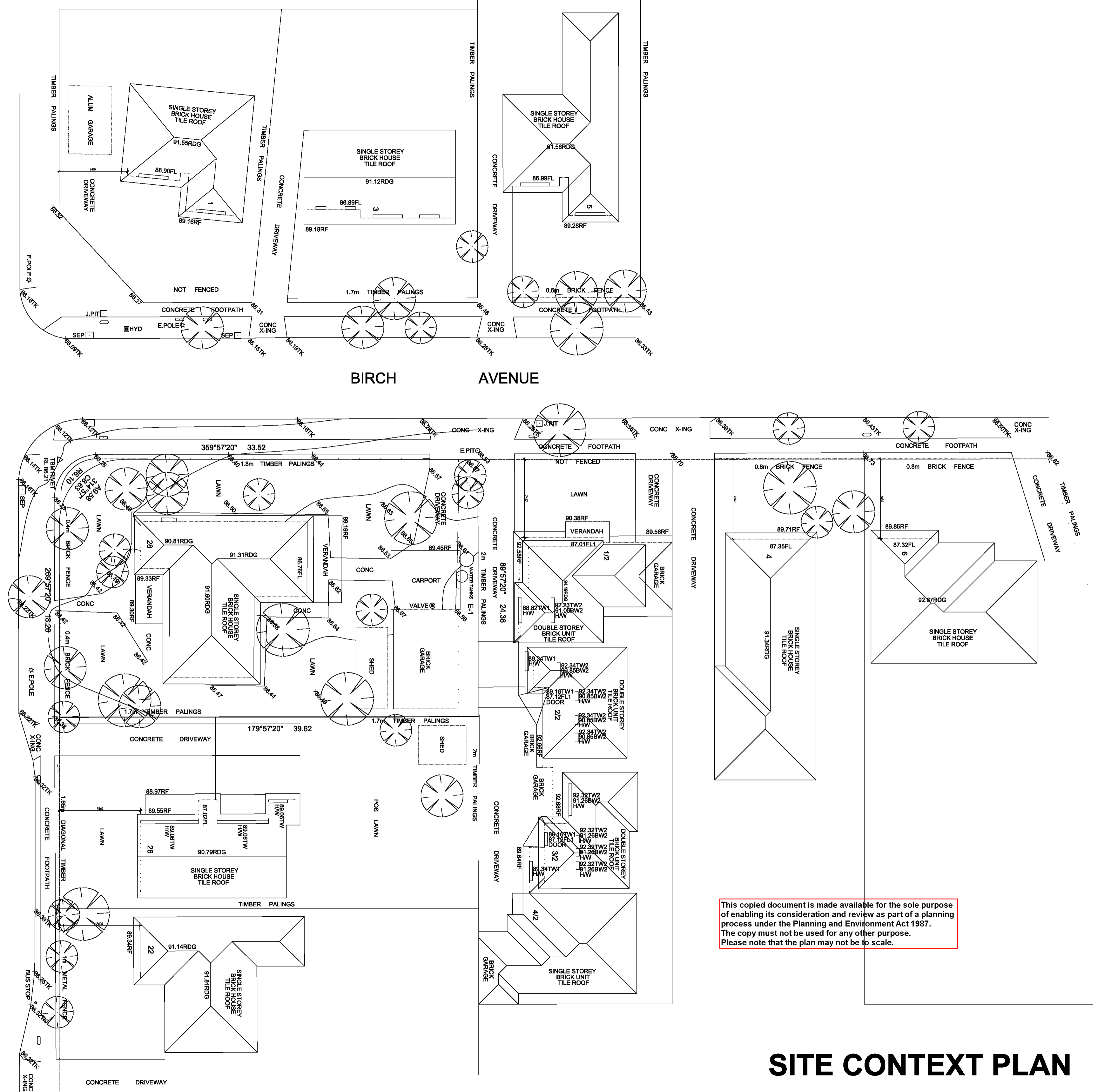
28 SHARPS ROAD
 TULLAMARINE

TITLE: Vol.8091 Fol.010
 LP 20168 (LOT 146)

COUNTY:
 PARISH:
 CROWN PORTION:

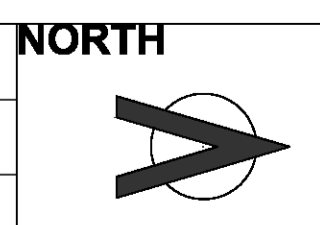
SOWDEN SURVEYS P/L
LAND SURVEYORS

ASN 59 766 599 129
 PO Box 5555, CLAYTON, 3168
 Mob: 0408 771 852
 Email: sowdensurveys@gmail.com



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SITE CONTEXT PLAN



A1

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 TEL: 613 9478 8873, EMAIL: archiscale@mac.com, WEB: archiscale.com

CLIENT:	DRAWN:	JOB NO:	DATE:	SCALE:	SITE ADDRESS:	DWG NO.
[REDACTED]	ARCHISCALE	-	JUNE 2024	1:200@A1	28 SHARPS ROAD, TULLAMARINE	TP01 of 08
	R.J.				HUME CITY COUNCIL	

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BUILDING AREA:
DEVELOPMENT SUMMARY & GROSS BUILDING AREA:

SITE AREA: 958.20m²
 SITE COVERAGE: 532.91m² (55.62%) 60% MAX
 SITE PERMEABILITY: 356.77m² (37.23%) 20% MIN
 GARDEN AREA: 367.59m² (38.36%) 35% MIN

GROSS BUILDING AREA/UNIT:

DWELLING 1
 PORCH: 4.69m²
 GARAGE: 23.48m²
 GROUND: 106.41m²
 FIRST: 81.78m²
 TOTAL: 216.36m² 23.29SQ

DWELLING 2
 PORCH: 4.56m²
 GARAGE: 35.74m²
 GROUND: 110.26m²
 FIRST: 112.40m²
 TOTAL: 262.96m² 28.30SQ

DWELLING 3
 PORCH: 3.75m²
 GARAGE: 23.40m²
 GROUND: 81.43m²
 FIRST: 84.47m²
 TOTAL: 193.05m² 20.77SQ

DWELLING 4
 PORCH: 3.75m²
 CARPORT: 22.10m²
 GROUND: 83.38m²
 FIRST: 84.47m²
 TOTAL: 193.70m² 20.85SQ

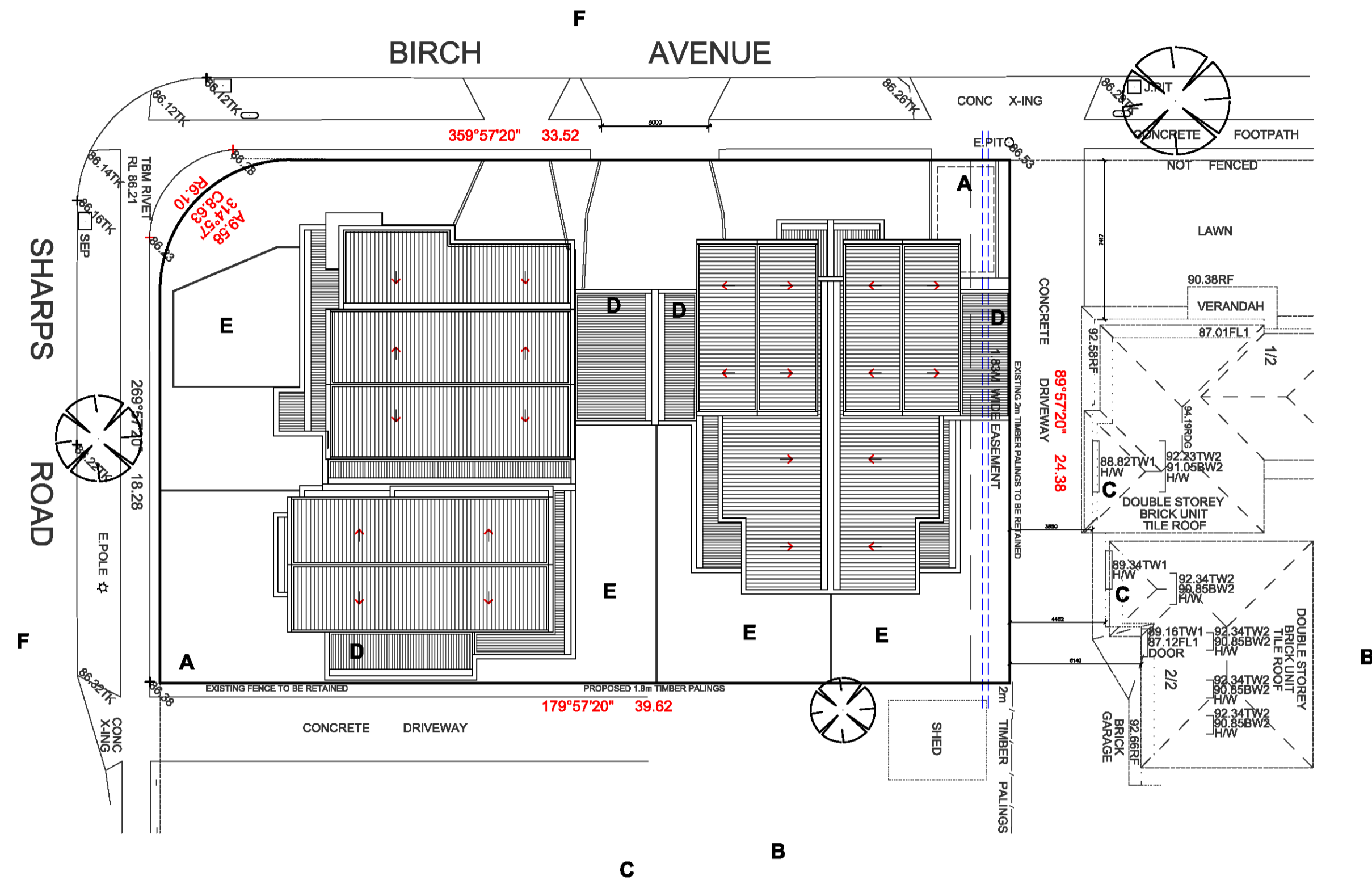
PRIVATE OPEN SPACE:

DWELLING 1
 SECLUDED P.O.S.: 46.50m²
 TOTAL PRIVATE OPEN SPACE: 111.12m²

DWELLING 2
 SECLUDED P.O.S.: 34.00m²
 TOTAL PRIVATE OPEN SPACE: 114.93m²

DWELLING 3
 SECLUDED P.O.S.: 41.33m²
 TOTAL PRIVATE OPEN SPACE: 70.57m²

DWELLING 4
 SECLUDED P.O.S.: 42.94m²
 TOTAL PRIVATE OPEN SPACE: 76.40m²



- SITE CHARACTERISTICS**
- A** - SITE FALLS APPROX. 0.15m FROM THE NORTH WEST CORNER TO THE SOUTH EAST CORNER OF THE SITE.
 - B** - ADJACENT OPEN SPACE TO BE PROTECTED FROM OVER-LOOKING & OVER-SHADOWING
 - C** - SOLAR ACCESS & PRIVACY TO ADJOINING WINDOWS TO BE PROTECTED
 - D** - CAR PARKING ON SITE FOR EACH UNIT IS BY WAY OF A SINGLE & DOUBLE GARAGE AND BY OF CAR SPACE
 - E** - PRIVATE OPEN SPACE IS APPROPRIATELY PROPORTIONED TO PROVIDE GOOD NORTH EXPOSURE TO SOLAR ACCESS
 - F** - SURVEILLANCE OF SHARPS ROAD & BIRCH AVE. IS POSSIBLE FROM FRONT ALL UNITS

SITE PLAN- DESIGN RESPONSE



STREETSCAPE ELEVATION- BIRCH AVENUE

SCALE 1:200

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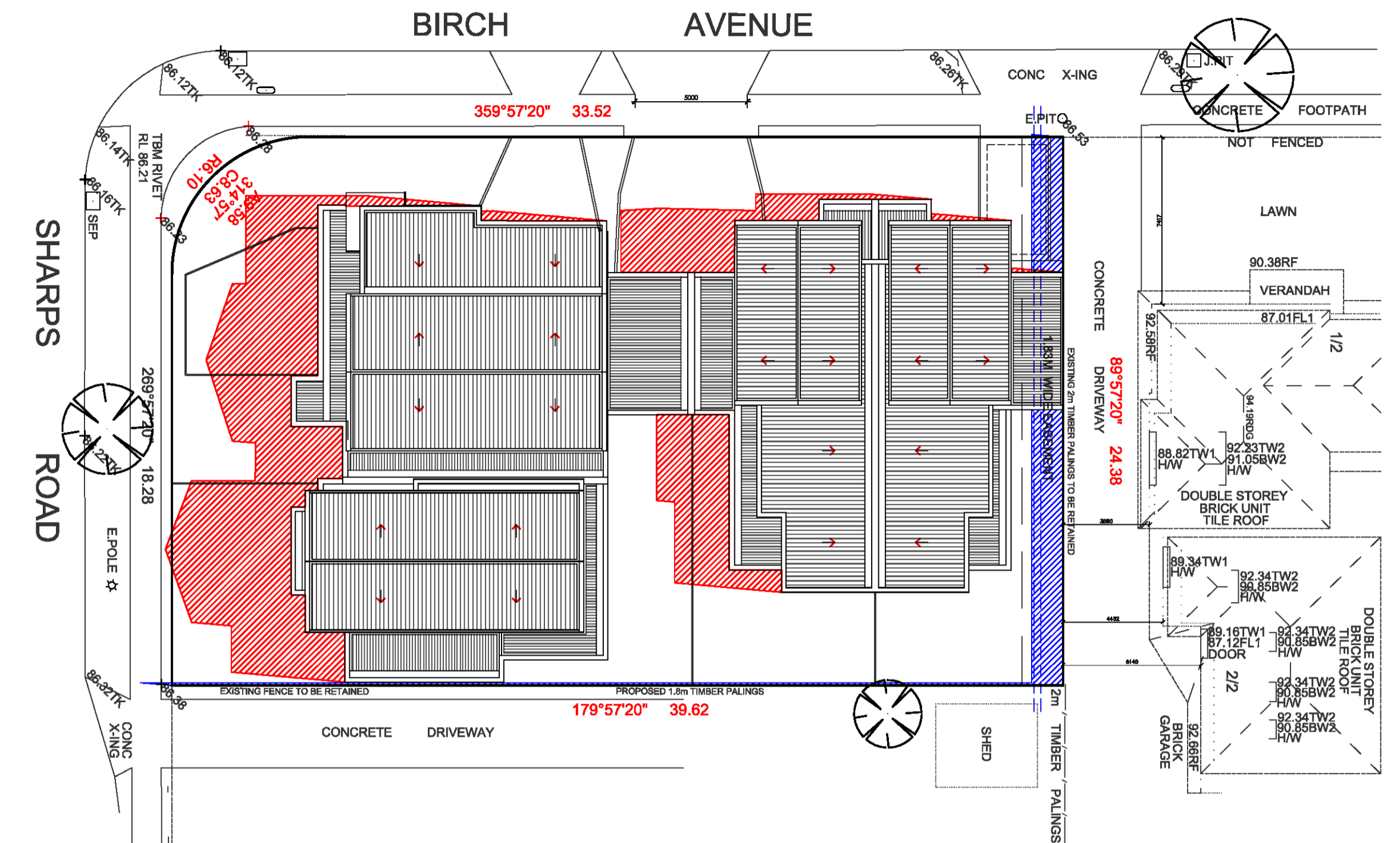
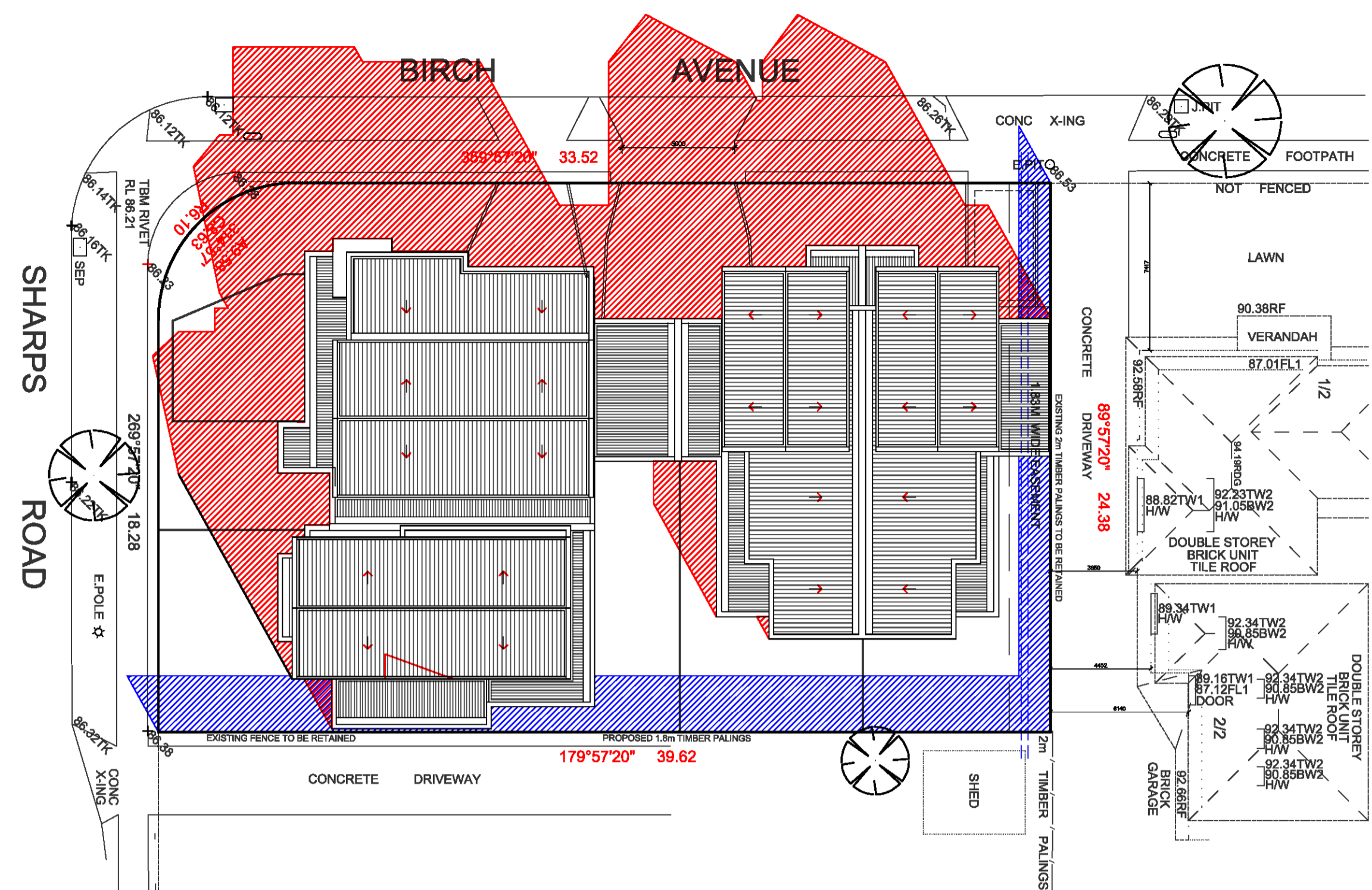
A1

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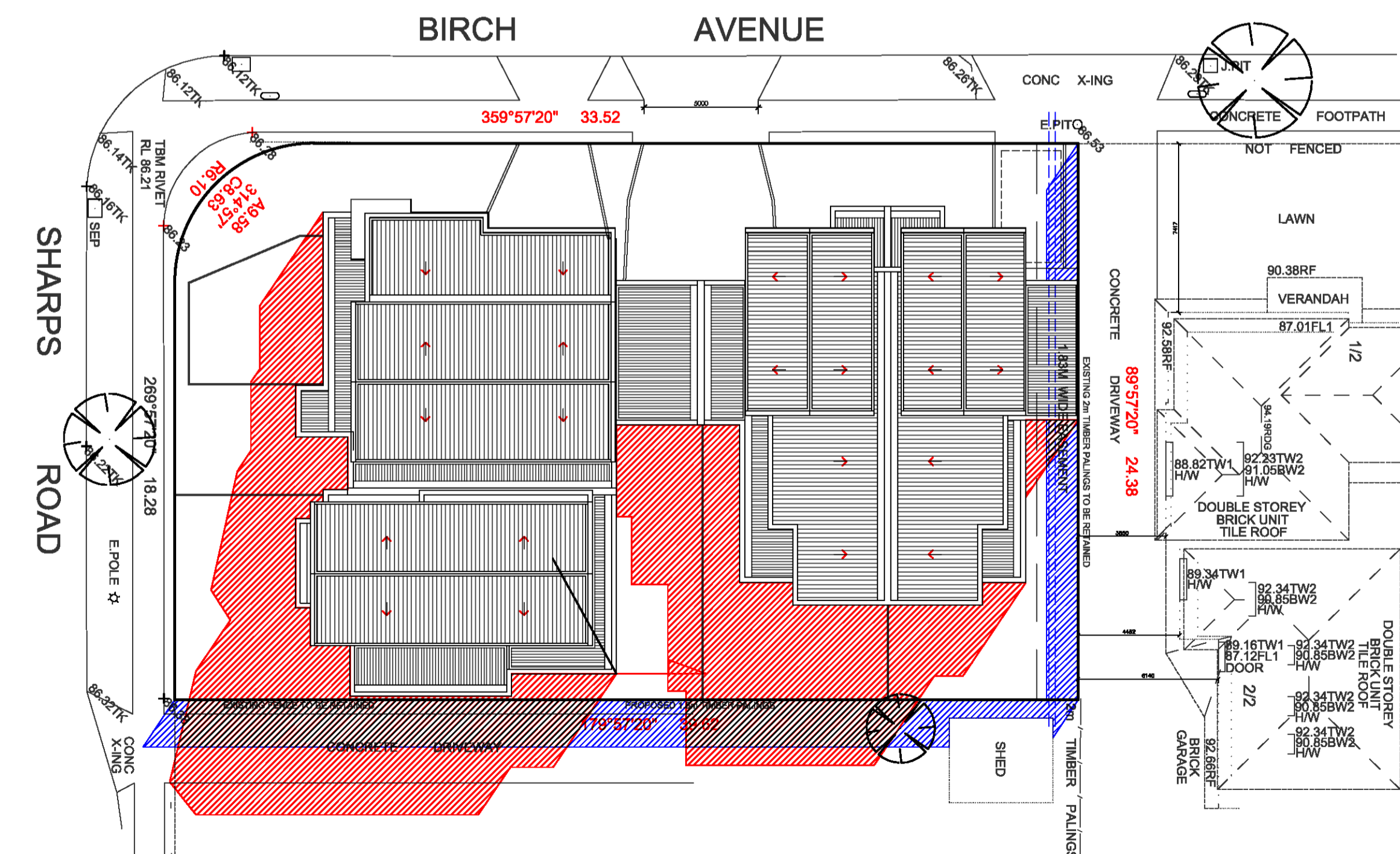


PROPOSED SHADOW DIAGRAM
@ 9AM SEPTEMBER 22ND

SHADOW CAST BY PROPOSED DWELLING
SHADOW CAST BY FENCE

PROPOSED SHADOW DIAGRAM
@ 12PM SEPTEMBER 22ND

SHADOW CAST BY PROPOSED DWELLING
SHADOW CAST BY FENCE



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PROPOSED SHADOW DIAGRAM
@ 3PM SEPTEMBER 22ND

SHADOW CAST BY PROPOSED DWELLING
SHADOW CAST BY FENCE

SHADOW DIAGRAMS

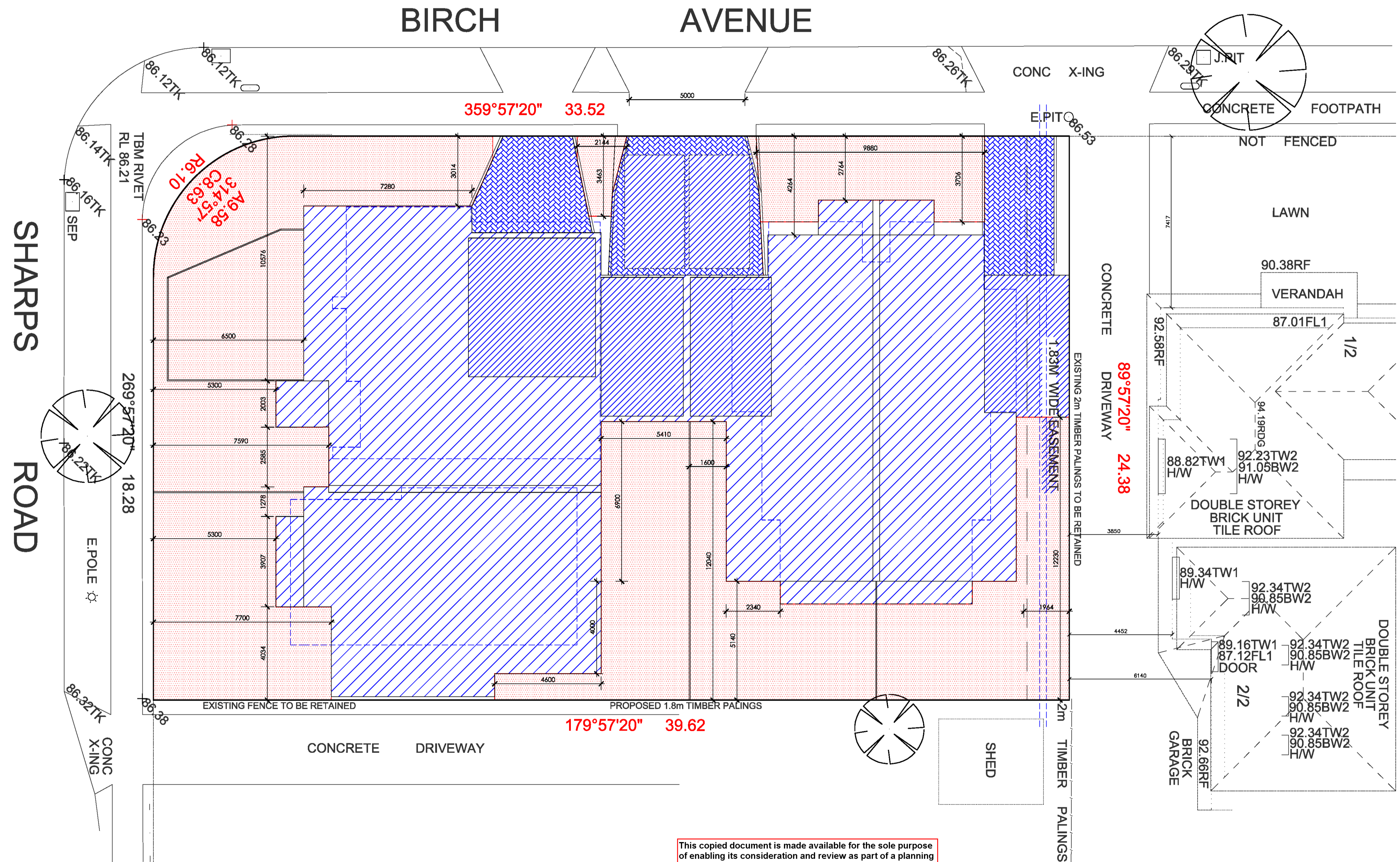
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LEGEND

	BUILDING FOOTPRINT	532.91M2
	PARKING SPACES	SINGLE AND DOUBLE GARAGES
	DRIVEWAYS	74.41M2
	GARDEN AREAS	367.59M ² - 38.36% OF SITE



GARDEN AREA PLAN

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BUILDING AREA:
DEVELOPMENT SUMMARY & GROSS BUILDING AREA:

SITE AREA:	958.20m ²	
SITE COVERAGE:	532.91m ² (55.62%)	60% MAX
SITE PERMEABILITY:	356.77m ² (37.23%)	20% MIN
GARDEN AREA:	367.59m ² (38.36%)	35% MIN

GROSS BUILDING AREA/UNIT:

DWELLING 1

PORCH	4.69m ²
GARAGE	23.48m ²
GROUND	106.41m ²
FIRST	81.78m ²
TOTAL	216.36m ² 23.29SQ

DWELLING 2

PORCH	4.56m ²
GARAGE	35.74m ²
GROUND	110.26m ²
FIRST	112.40m ²
TOTAL	262.96m ² 28.30SQ

DWELLING 3

PORCH	3.75m ²
GARAGE	23.40m ²
GROUND	81.43m ²
FIRST	84.47m ²
TOTAL	193.05m ² 20.77SQ

DWELLING 4

PORCH	3.75m ²
CARPORIT	22.10m ²
GROUND	83.38m ²
FIRST	84.47m ²
TOTAL	193.70m ² 20.85SQ

PRIVATE OPEN SPACE:

DWELLING 1

SECLUDED P.O.S.	46.50m ²
TOTAL PRIVATE OPEN SPACE:	111.12m ²

DWELLING 2

SECLUDED P.O.S.	34.00m ²
TOTAL PRIVATE OPEN SPACE:	114.93m ²

DWELLING 3

SECLUDED P.O.S.	41.33m ²
TOTAL PRIVATE OPEN SPACE:	70.57m ²

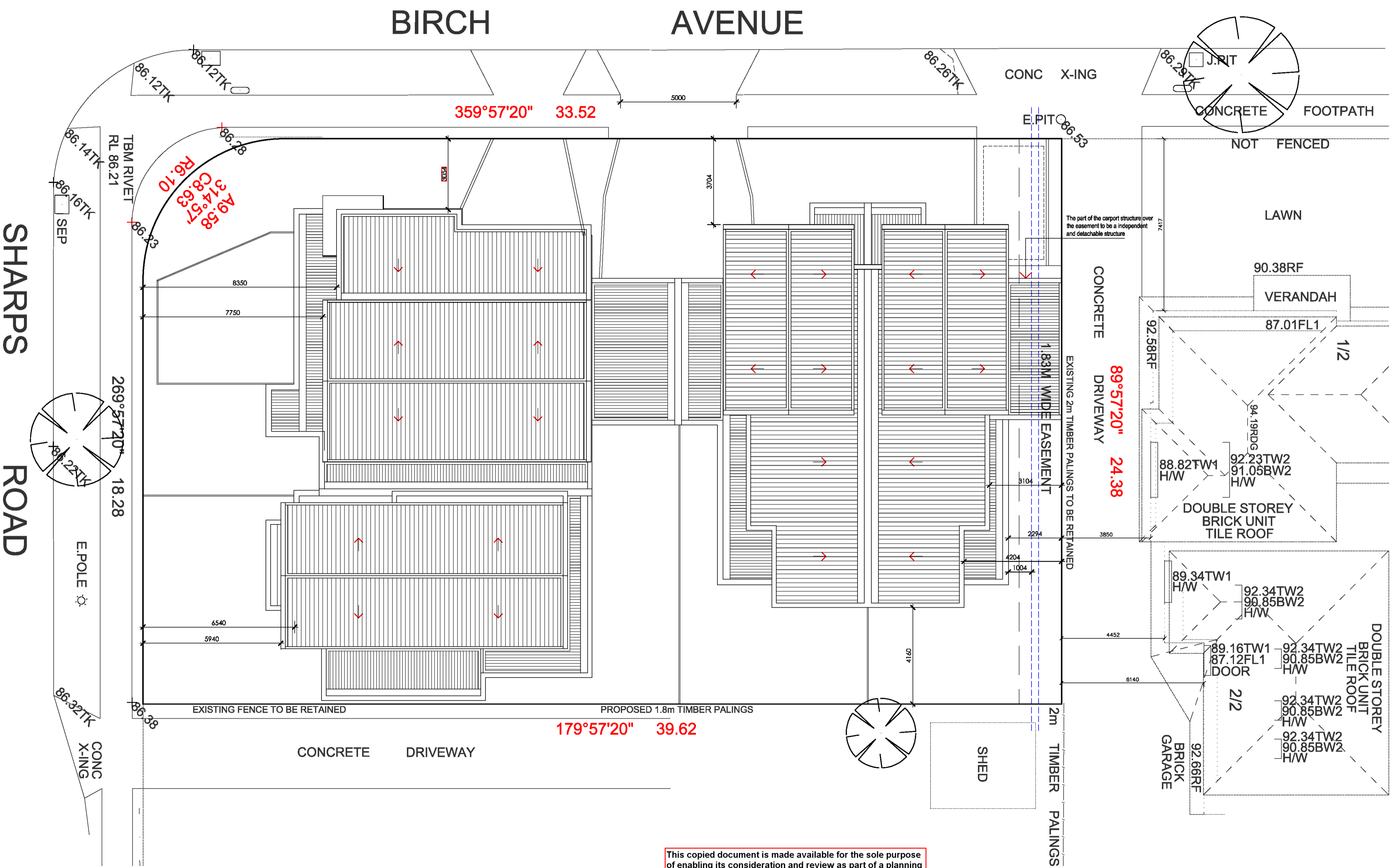
DWELLING 4

SECLUDED P.O.S.	42.94m ²
TOTAL PRIVATE OPEN SPACE:	76.40m ²

LEGEND:

- E ELECTRICAL METER LOCATION
- M MAIL BOX LOCATION
- G GAS METER LOCATION
- W WATER METER LOCATION
- T GARDEN TAP LOCATION
- B1|B2 BIN LOCATION
- PROPOSED FINISHED FLOOR LEVEL TO AHD
- EXISTING SITE LEVELS TO AHD
- 16.80 PROPOSED CONSTRUCTED SURFACE LEVELS
- X EXISTING TREES TO BE REMOVED

ROOF PLAN



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	R.J.				HUME CITY COUNCIL		

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**BUILDING AREA:
DEVELOPMENT SUMMARY &
GROSS BUILDING AREA:**

SITE AREA:	958.20m ²	60% MAX
SITE COVERAGE:	532.91m ² (55.82%)	20% MIN
SITE PERMEABILITY:	356.77m ² (37.23%)	35% MIN
GARDEN AREA:	367.59m ² (38.36%)	

GROSS BUILDING AREA/UNIT:

DWELLING 1	
PORCH	4.89m ²
GARAGE	23.48m ²
GROUND	106.41m ²
FIRST	81.78m ²
TOTAL	216.56m ² 23.29SQ

DWELLING 2	
PORCH	4.56m ²
GARAGE	35.74m ²
GROUND	110.28m ²
FIRST	112.40m ²
TOTAL	262.96m ² 28.30SQ

DWELLING 3	
PORCH	3.75m ²
GARAGE	23.40m ²
GROUND	81.43m ²
FIRST	84.47m ²
TOTAL	193.05m ² 20.77SQ

DWELLING 4	
PORCH	3.75m ²
CARPORT	22.10m ²
GROUND	83.38m ²
FIRST	84.47m ²
TOTAL	193.70m ² 20.85SQ

PRIVATE OPEN SPACE:

DWELLING 1	
SECLUDED P.O.S:	46.50m ²
TOTAL PRIVATE OPEN SPACE:	111.12m ²

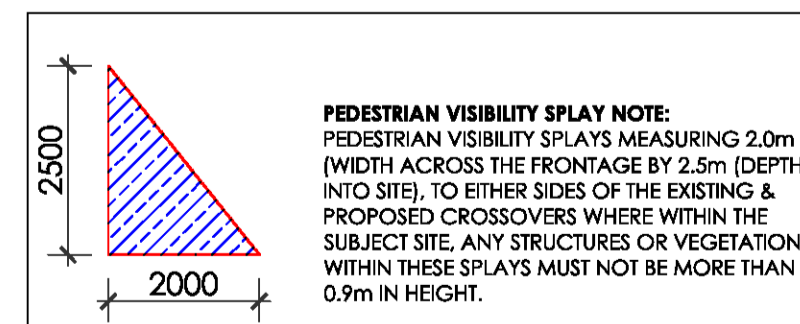
DWELLING 2	
SECLUDED P.O.S:	34.00m ²
TOTAL PRIVATE OPEN SPACE:	114.93m ²

DWELLING 3	
SECLUDED P.O.S:	41.33m ²
TOTAL PRIVATE OPEN SPACE:	70.57m ²

DWELLING 4	
SECLUDED P.O.S:	42.94m ²
TOTAL PRIVATE OPEN SPACE:	76.40m ²

LEGEND:

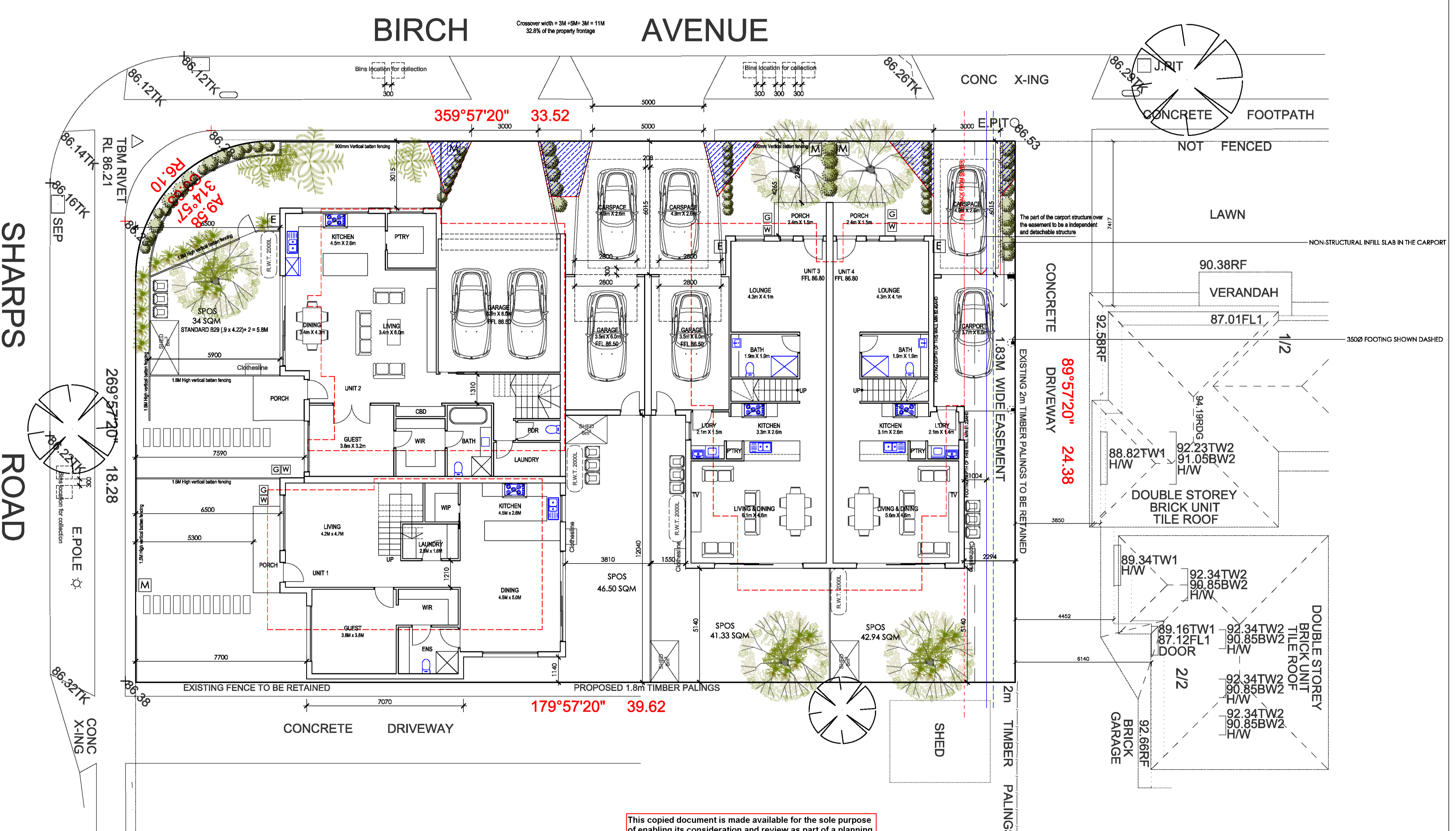
- E ELECTRICAL METER LOCATION
- M MAIL BOX LOCATION
- G GAS METER LOCATION
- W WATER METER LOCATION
- T GARDEN TAP LOCATION
- B1 B2 BIN LOCATION
- F.F.L. PROPOSED FINISHED FLOOR LEVEL TO AHD
- 11.10 EXISTING SITE LEVELS TO AHD
- 16.80 PROPOSED CONSTRUCTED SURFACE LEVELS
- EXISTING TREES TO BE REMOVED



GROUND FLOOR PLAN

PROVISION OF ELECTRICAL INFRASTRUCTURE FOR FUTURE LEVEL 2 EV CHARGER FOR ALL UNITS.

7 STAR NATHERS COMMITMENT
PLEASE REFER TO THE APPROVED SDA PREPARED BY MSCONSULTANTS



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			ARCHISCALE	-	JUNE 2024	1:100@A1	28 SHARPS ROAD, TULLAMARINE HUME CITY COUNCIL	TP06 of 08	

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DEVELOPMENT SUMMARY & GROSS BUILDING AREA:

SITE AREA:	958.20m ²	
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SITE PERMEABILITY:	356.77m ² (37.23%)	20% MIN
GARDEN AREA:	367.59m ² (38.36%)	35% MIN

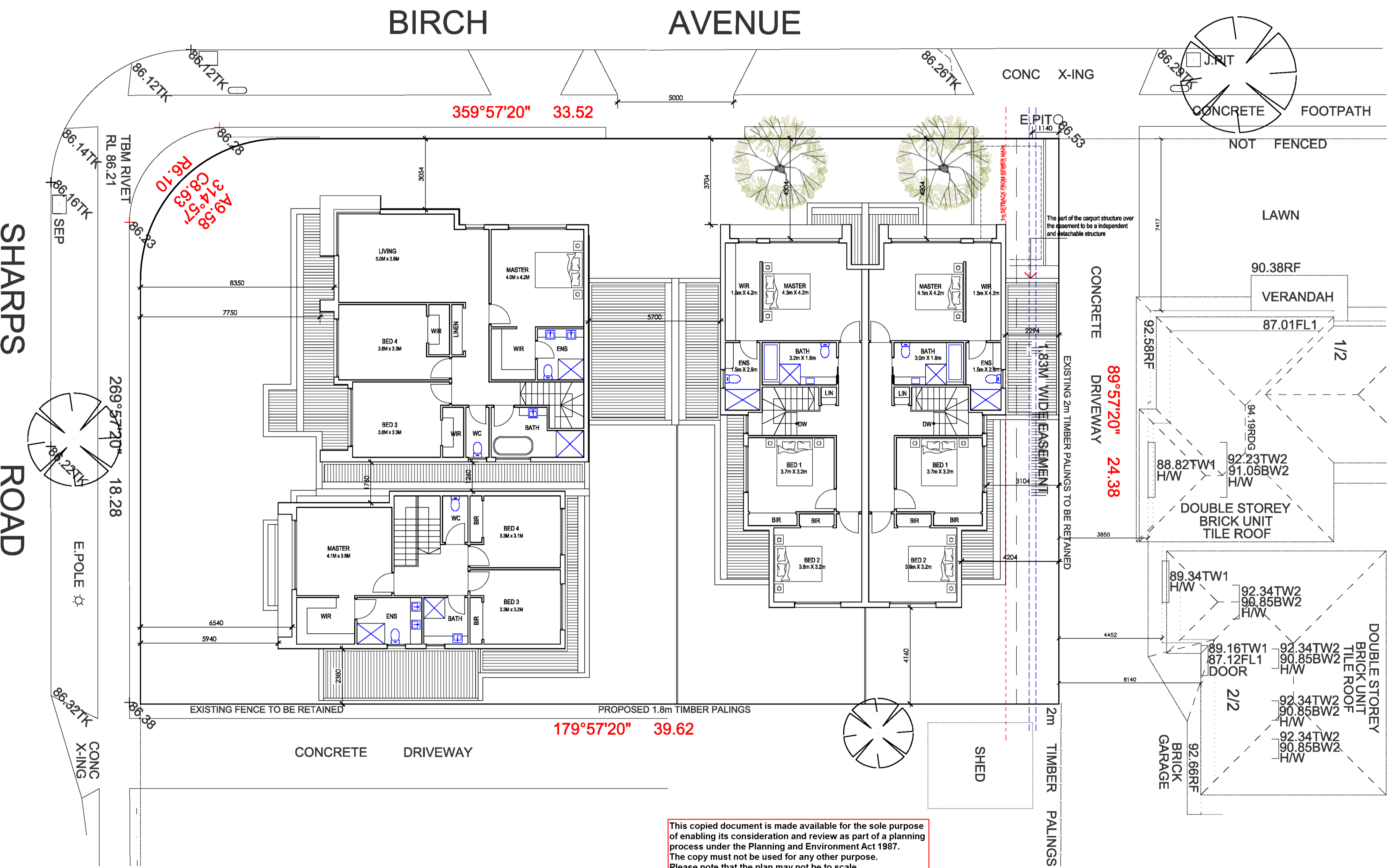
GROSS BUILDING AREA/UNIT:

DWELLING 1		
PORCH.....	4.69m ²	
GARAGE.....	23.48m ²	
GROUND.....	106.41m ²	
FIRST.....	81.78m ²	
TOTAL.....	216.36m²	23.29SQ
DWELLING 2		
PORCH.....	4.56m ²	
GARAGE.....	35.74m ²	
GROUND.....	110.26m ²	
FIRST.....	112.40m ²	
TOTAL.....	262.96m²	28.30SQ
DWELLING 3		
PORCH.....	3.75m ²	
GARAGE.....	23.40m ²	
GROUND.....	81.43m ²	
FIRST.....	84.47m ²	
TOTAL.....	193.05m²	20.77SQ
DWELLING 4		
PORCH.....	3.75m ²	
CARPORT.....	22.10m ²	
GROUND.....	83.38m ²	
FIRST.....	84.47m ²	
TOTAL.....	193.70m²	20.85SQ

PRIVATE OPEN SPACE:

DWELLING 1		
SECLUDED P.O.S.:	46.50m ²	
TOTAL PRIVATE OPEN SPACE:	111.12m²	
DWELLING 2		
SECLUDED P.O.S.:	34.00m ²	
TOTAL PRIVATE OPEN SPACE:	114.93m²	
DWELLING 3		
SECLUDED P.O.S.:	41.33m ²	
TOTAL PRIVATE OPEN SPACE:	70.57m²	
DWELLING 4		
SECLUDED P.O.S.:	42.94m ²	
TOTAL PRIVATE OPEN SPACE:	76.40m²	

- LEGEND:**
- [E] ELECTRICAL METER LOCATION
 - [M] MAIL BOX LOCATION
 - [G] GAS METER LOCATION
 - [W] WATER METER LOCATION
 - [T] GARDEN TAP LOCATION
 - [B1][B2] BIN LOCATION
 - [F.F.L.] PROPOSED FINISHED FLOOR LEVEL TO AHD
 - [1.10] EXISTING SITE LEVELS TO AHD
 - [16.80] PROPOSED CONSTRUCTED SURFACE LEVELS
 - (X) EXISTING TREES TO BE REMOVED

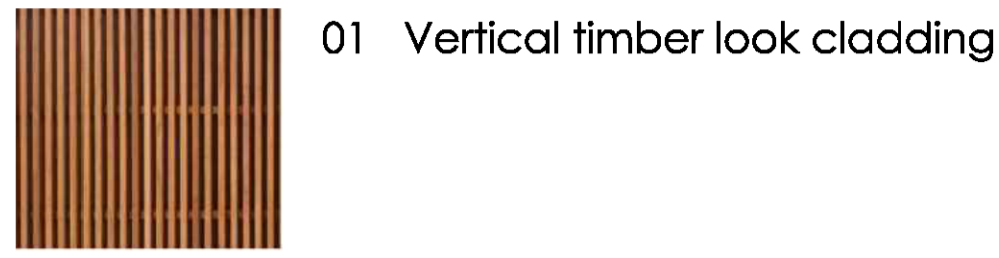


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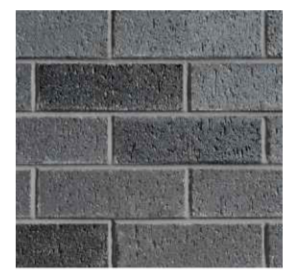
FIRST FLOOR PLAN

<p>A1</p> <p>991 PLENTY ROAD, PRESTON, 3072, VIC. TEL: 613 9478 8873, EMAIL: archiscale@mac.com, WEB: archiscale.com</p>	CLIENT:	DRAWN:	JOB NO:	DATE:	SCALE:	SITE ADDRESS:	DWG NO.	<p>NORTH</p>
		ARCHISCALE	-	JUNE 2024	1:100@A1	28 SHARPS ROAD, TULLAMARINE HUME CITY COUNCIL	TP07 of 08	

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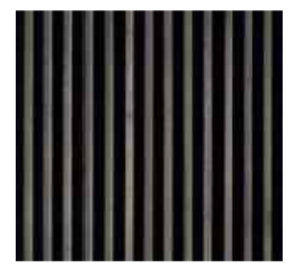
01 Vertical timber look cladding



02 Zinc bricks with grey mortar



03 Selected Light Weight Cladding



04 vertical timber look battens

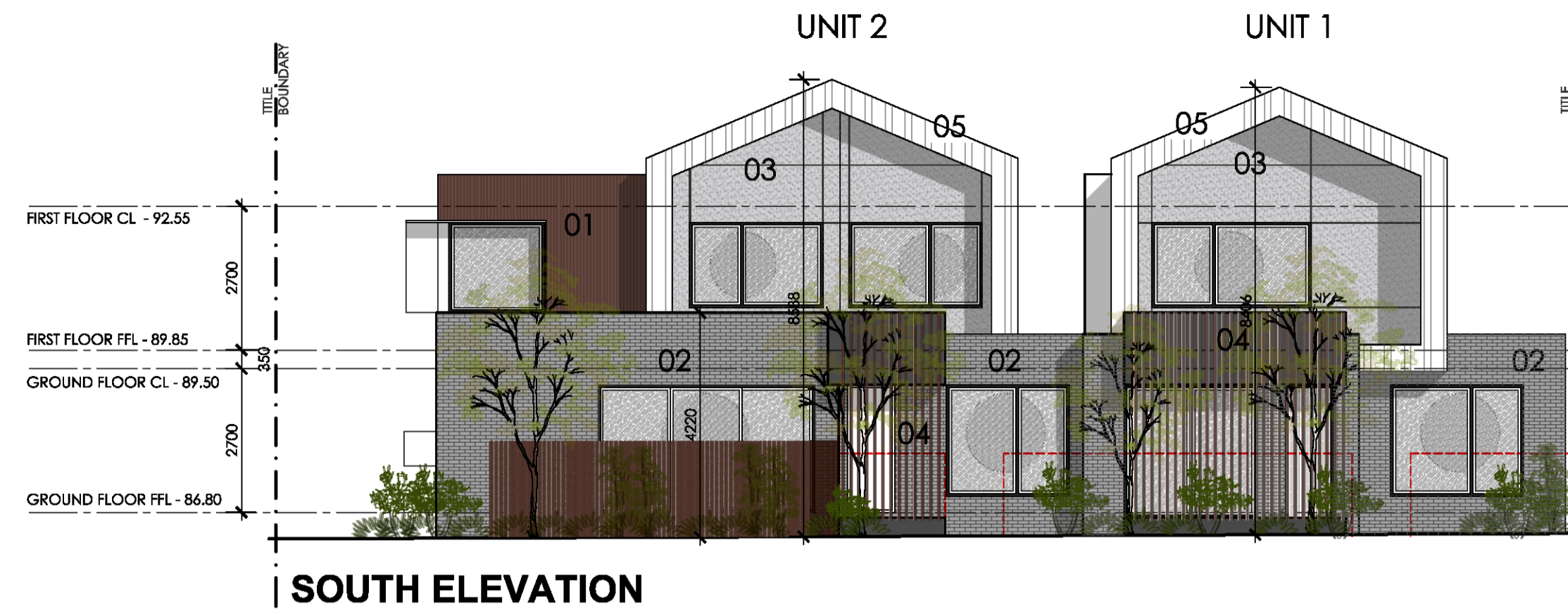


05 Vertical metal cladding in Surfsmist



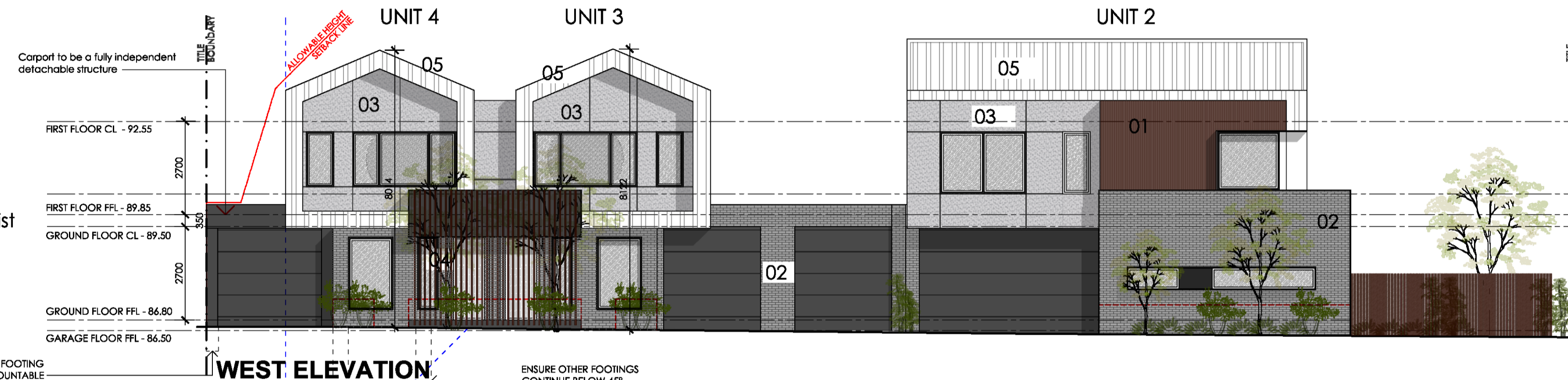
Vertical blade front fence sample

FIXED OBSCURED GLAZING UP TO 1700MM HEIGHT FROM THE FFL
OBSCURED GLAZING TO HAVE A MAXIMUM TRANSPARENCY OF 25%

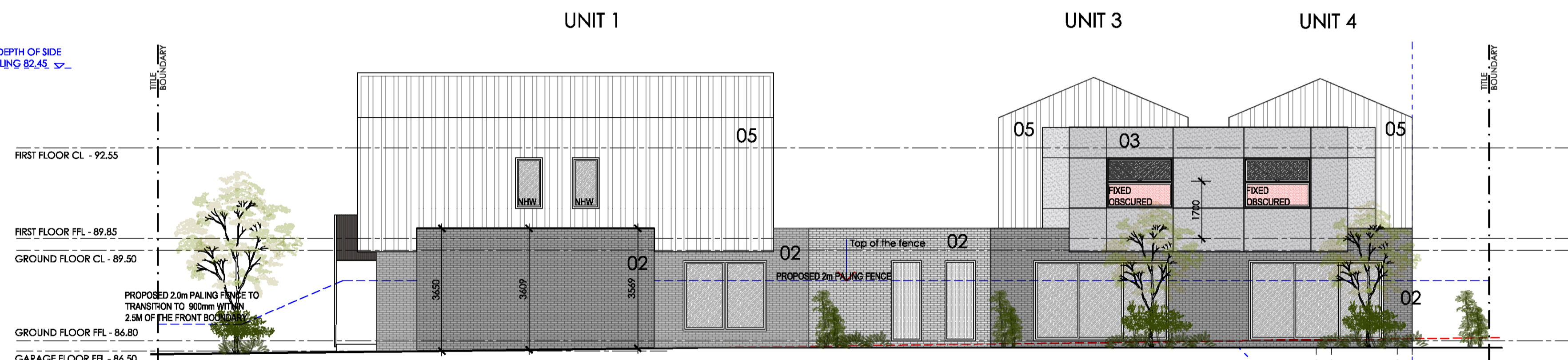


SOUTH ELEVATION

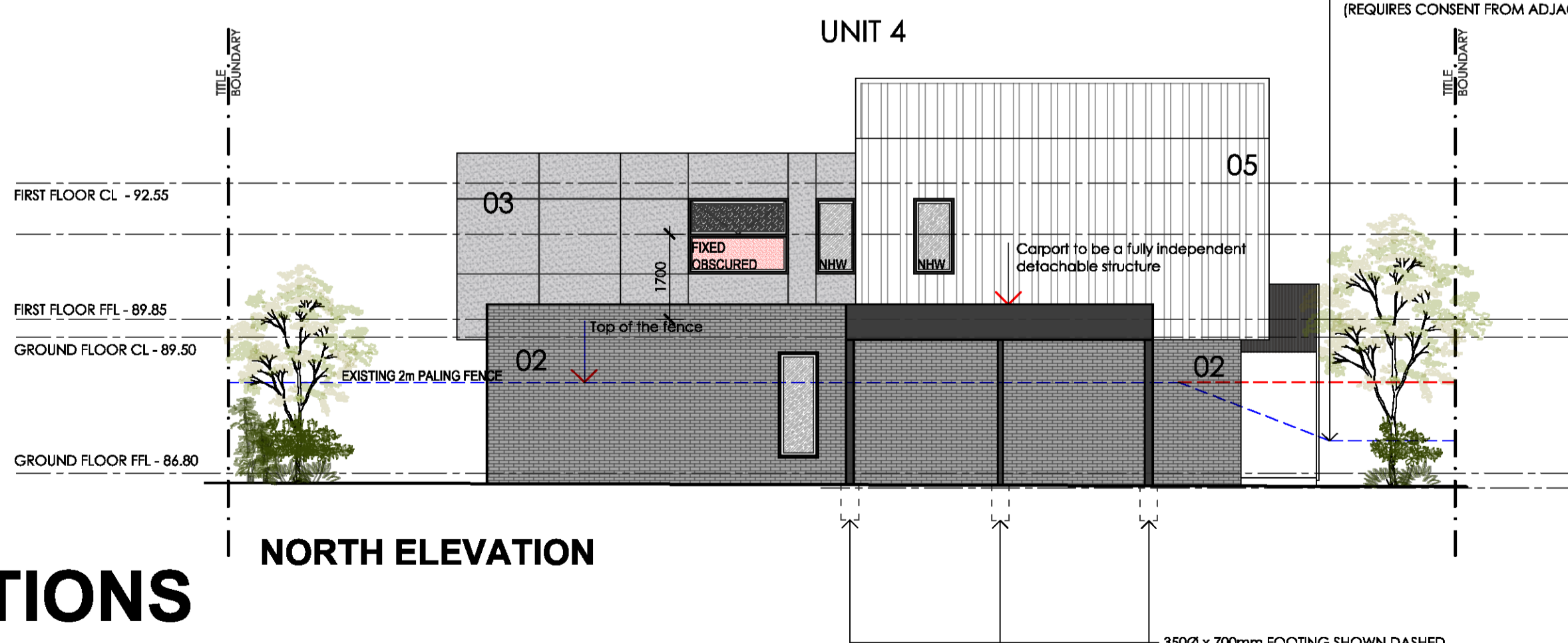
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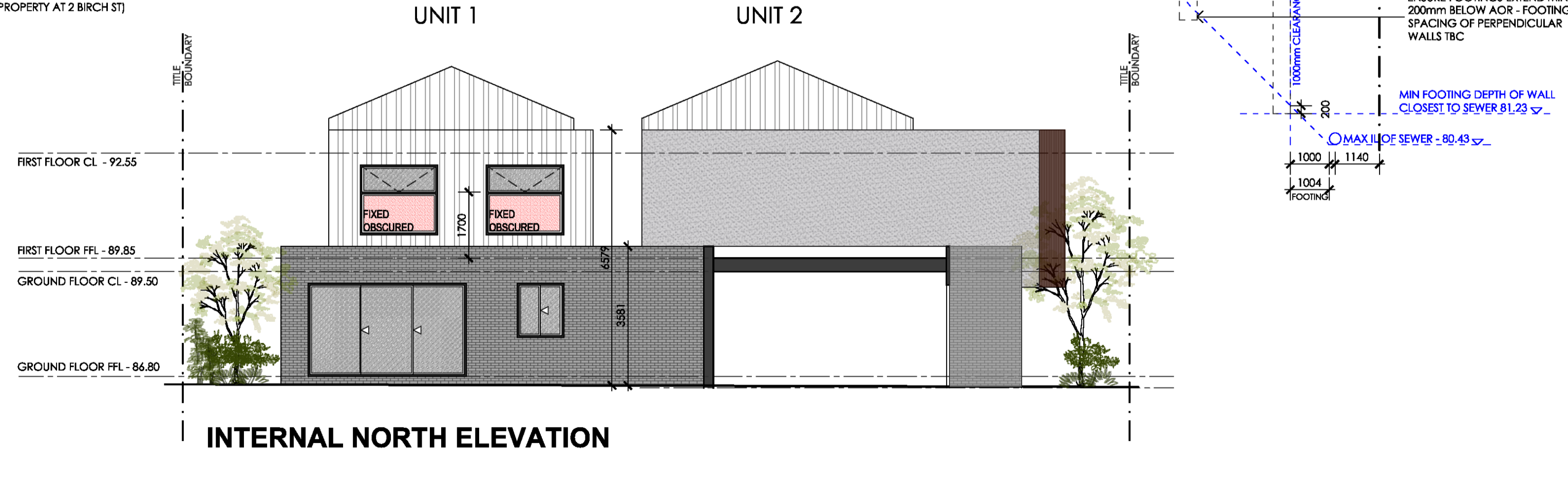
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



INTERNAL NORTH ELEVATION

ELEVATIONS

A1

ArchiScale

591 PLENTY ROAD, PRESTON, 3072, VIC.
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CLIENT:	DRAWN:	JOB NO.:	DATE:	SCALE:	SITE ADDRESS:	DWG NO.:
[REDACTED]	ARCHISCALE	-	JUNE 2024	1:100@A1	28 SHARPS ROAD, TULLAMARINE	TP08 of 08
	R.J.				HUME CITY COUNCIL	

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Melbourne
Sustainability
Consultants.

Sustainable Design Assessment

28 Sharps Road,
Tullamarine

11th January 2024

Admin@msconsultants.com.au

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Document History

Version	Date	Status	Author	Approved
0	11/01/2024	Draft for review and comments	DM	JO

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Introduction & Council's Requirements

Melbourne Sustainability Consultants has been commissioned to provide guidance on achieving environmentally Sustainable Development outcomes for the proposed townhouse development located at 28 Sharps Road, Tullamarine.

The assessment is being carried out in compliance with Hume City Council's sustainability requirements specifically addressing Planning Policy Clause 15.01-2L-05 *Environmentally Sustainable Development*.

Clause 15.01-2L-03 of the policy outlines the key categories that the City of Hume has identified as crucial to be addressed in the assessment. These categories include Energy Performance, Water Resources, Stormwater Management, Indoor Environment Quality, Construction, Building & Waste Management, Building Materials, Transport, and Urban Ecology.

Stormwater quality management and its impact on the environment have been acknowledged by the City of Hume. As per the requirements of Clause 53.18 *Stormwater Management in Urban Development*, this report presents a solution to address the quality aspect of stormwater management.

Site & Proposed Development Description

The 958.2m² site is located at 28 Sharps Road, Tullamarine within Hume local authority. The site currently contains a residential building as shown in the image below:

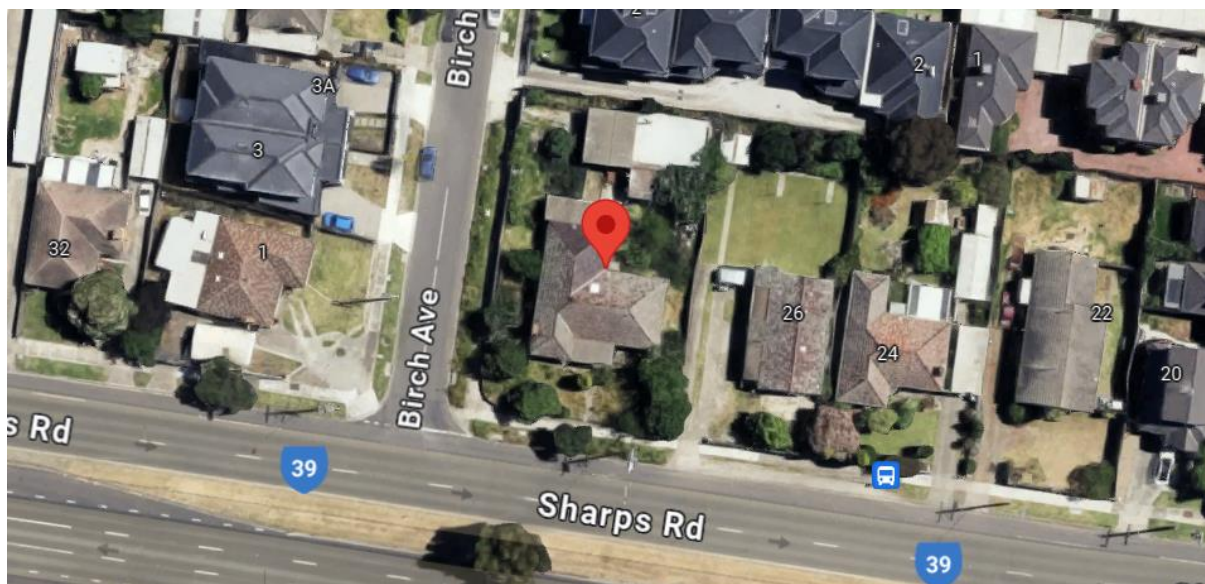


Figure 1: Site location and surroundings sourced from Google Maps

The proposed development is comprised of four townhouses (2 x 4-bedroom and 2 x 3-bedroom). Individual driveways are proposed to access each dwelling. Each unit will have access to a garage.

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ESD Assessment Tools

BESS

BESS has been built and is maintained by local governments and is the only dedicated tool in Victoria for assessing sustainable design at the planning permit stage.

BESS evaluates the energy and water efficiency, thermal comfort, and overall environmental sustainability performance of new buildings or modifications. It was created to ensure that new development adheres to sustainability requirements as part of a planning permit application.

A BESS assessment has been conducted for the proposed development, providing a benchmark for the level of sustainability achieved by the project in line with the SDAPP 10 Key Sustainable Building Categories.

Each target area within the BESS tool typically receives a score ranging from 1% to 100%. To meet the energy, water, stormwater, and IEQ requirements, a minimum score of 50% is necessary. An overall project score of 50% represents 'Best Practice,' while a score above 70% represents 'Excellence.'

STORM

The Stormwater Treatment Objective - Relative Measure (STORM) calculator is a tool developed by Melbourne Water to assist with the design and assessment of stormwater management systems. The calculator enables users to determine the effectiveness of stormwater treatment measures in removing pollutants from stormwater runoff, thereby protecting waterways and aquatic ecosystems.

The STORM assessment can be found in Appendix 1.

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Summary of Initiatives

Category	Requirement
Management	80% of all construction and demolition waste to be diverted from landfill
	Separate utility meter for each unit
Water Efficiency	Minimum WELS rating of fittings and fixtures: 4 Star Toilets / 5 Star Taps / 4 Star (6.0-7.5 L/min) Showerhead and 5 Star Dishwasher
	No irrigation is required after an initial period of establishment for landscaped areas – If irrigation is required, it must be connected to RWT
	2,000L tanks for each unit collecting water from part of the roof of each unit – Water to be used for toilet flushing and laundry
Energy Efficiency	Maximum 4 W/m ² lighting density within the dwelling
	Retractable clotheslines in POS
	Sensors (motion, daylight, timers) for external lighting
	Electric Heat Pump hot water system
	Minimum 6.5 Star average NatHERS rating
Stormwater	HVAC system chosen within one star of the best available
	2,000L tanks for each unit collecting water from part of the roof of each unit – Water to be used for toilet flushing and laundry
IEQ	Double Glazing for all habitable room
	Separate dedicated exhaust fan for all kitchen (range-hood) directly exhausted outside
	All paint, adhesives, sealants and flooring to be low VOC – refer to Appendix 2 for limits
	All engineered wood will be low formaldehyde with E0 or better certification
Transport	One bike space per unit – Not installed over the bonnet
Waste	3-bin system (Rubbish, Recycling, FOGO) + Provision of space for future glass waste
Urban Ecology	At least 20% of the site is covered with vegetation
Materials	Timber framing if used to be certified PEFC, AFS or FSC – No rainforest timber to be used
	Steel to be sourced from steel maker with ISO 14001 facility a member of the World Steel Association's (WSA) Climate Action Program (CAP).
	Carpet and underlay with third-party sustainable certification (GECA, Carpet institute ECS etc.)

Initiatives listed above should be reflected on TP drawings either graphically on the plan (e.g. bike spaces, RWT etc.) or with a clear note. All WSUD initiatives listed in Appendix 1 should be clearly noted on drawings including all areas diverting to the proposed treatment (e.g. RWT, raingarden etc.) – Refer to Appendix 1.

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1. Construction and Building Management

Effective construction and building management practices are crucial for sustainable development. By minimizing construction waste and effectively monitoring building performance, these practices can significantly reduce the environmental impact of the development and enhance its long-term sustainability.

Initiative	Description	Reference
Metering and Monitoring	Separate utility meters (water and electricity) will be provided for each townhouse.	N/A
Construction Waste Management	On-site staff will receive a construction waste management plan during a site orientation session to minimise on-site waste generation and ensure proper disposal. A minimum of 80% of all construction and demolition waste created on-site will be reused or recycled.	N/A
Construction Environmental Management	<p>The builder will identify environmental risks associated with construction and implement management strategies such as effective erosion and sediment control measures throughout construction and operation.</p> <p>They will also ensure that earthworks are staged appropriately to avoid bare earthworks in high-risk areas of the site during periods of dominant rainfall.</p>	Clause 53.18

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2. Water Resources

Maximising water efficiency in developments helps conserve water resources, reduces the strain on local water systems, and lower water bills for homeowners, making it an environmentally responsible and economically beneficial choice for developers. Additionally, implementing water-efficient practices and technologies can also contribute to a more sustainable and resilient community.

Initiative	Description	Reference
Fixtures and Fittings	<p>The development will be provided with efficient fittings and fixtures. This will all be for a reduction of potable water use onsite. The following minimum Water Efficiency Labelling Scheme (WELS) star rating will be specified:</p> <ul style="list-style-type: none"> • 4-Star Toilets • 5-Star Taps (Kitchen and bathrooms) • 4-Star (6.0-7.5 L/min) Showerheads <p>All appliances provided as part of the based building will be chosen within one WELS star of the best available:</p> <ul style="list-style-type: none"> • 5-Star Dishwasher 	BESS Wat 1.1
Water Efficient Landscaping	<p>Irrigation will not be required for landscaped areas on site, after an initial establishment period for the plants. Native or drought-tolerant species will be preferred to achieve this outcome and the xeriscaping method should be followed where possible.</p> <p>If irrigation is required, water should be sourced from a rainwater tank.</p>	BESS Wat 3.1
Rainwater Collection and use	<p>Part of the roof of each townhouse will have rainwater runoff collected and stored in a 2,000L tank.</p> <p>Additional charged pipe systems or multiple tanks may be installed to collect water if necessary. If a charged pipe system is used, it will not be placed underneath the building's slab.</p> <p>Rainwater collected will be utilised for toilet flushing and laundry, significantly reducing the development's stormwater impact and aiding in compliance with the STORM calculator (refer to Appendix 1).</p>	BESS Wat 1.1 BESS Storm 1.1

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3. Energy Efficiency

Maximizing energy efficiency in developments reduces greenhouse gas emissions and lowers utility costs for homeowners, making it an environmentally responsible and economically beneficial choice for developers. In addition, energy-efficient buildings are often more comfortable and healthier to live in, improving the quality of life for occupants.

Initiative	Description	Reference
NatHERS Commitment – Thermal Performance	<p>The building approval stage will include the completion of energy ratings, with a commitment to meeting energy efficiency requirements of a minimum 6.5-Star average energy rating, ensuring no individual dwellings score less than 6.0-Stars (10% above BCA requirements).</p> <p>This will be accomplished by installing appropriate insulation levels in external walls, roofs, and floors, as well as using double-glazed windows in all habitable rooms. 6.5-star average results have been assumed in BESS.</p>	BESS Ene 1.2 BESS Ene 2.1 BESS Ene 2.3
Hot water System	An electric heat pump hot water system will be installed for each unit.	BESS Ene 3.2
HVAC System	<p>Heating and cooling will be provided with a reverse-cycle air-conditioner.</p> <p>HVAC unit will be chosen with a minimum 3 Star energy rating or within one star of the best available in a similar range at the time of purchase, whichever is greater.</p> <p>Alternatively, the unit will be chosen with COP/EER within 15% of the best available product if no star rating is available.</p> <p>3 Star has been input in BESS as a minimum.</p>	BESS Ene 2.3
All Electric Development	The development will be all-electric and will not have a gas connection. This will align the development with Councils and state targets for net zero and reduction of fossil fuel usage.	BESS Ene 2.6
Internal Lighting	<p>LED lighting will be implemented throughout each unit resulting in lower energy consumption for artificial lighting in townhouses.</p> <p>Each unit will reduce lighting power densities by 20% from the NCC requirement (<4W/m²).</p>	BESS Ene 3.5

Initiative	Description	Reference
	Additionally, the utilisation of light internal colours will enhance daylight penetration, leading to a decreased reliance on artificial lighting.	
External Lighting	LED lighting will be implemented for all external lighting. External lighting will be controlled with motion sensors reducing overall use and energy consumption.	BESS Ene 3.3
Clothes Drying	Outdoor clotheslines will be provided for each unit. This will allow occupants to reduce the use of an electric or gas drier and its associated energy consumption.	BESS Ene 3.4

4. Stormwater Quality Management

WSUD (Water Sensitive Urban Design) is crucial for developments because it helps manage stormwater runoff, reduces flooding risks, and improves water quality by using natural systems to filter and treat water. Additionally, WSUD can enhance the aesthetic value of a development by incorporating green infrastructure and providing green spaces for occupants to enjoy.

Initiative	Description	Reference
Rainwater Collection and use	Part of the roof of each townhouse will have rainwater runoff collected and stored in a 2,000L tank. Additional charged pipe systems or multiple tanks may be installed to collect water if necessary. If a charged pipe system is used, it will not be placed underneath the building's slab. Rainwater collected will be utilised for toilet flushing and laundry, significantly reducing the development's stormwater impact and aiding in compliance with the STORM calculator (refer to Appendix 1).	BESS Wat 1.1 BESS Storm 1.1

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5. Indoor Environment Quality

IEQ (Indoor Environmental Quality) is essential for development because it affects the health, comfort, and well-being of occupants by addressing factors such as air quality, temperature, lighting, and noise levels. Providing a high-quality indoor environment can also increase the value and desirability of a development, leading to higher occupancy rates and property values.

Initiative	Description	Reference
Daylight Access	Light internal colours will be used for the development which will result in better internal reflection of natural light, enhancing the penetration of daylight through windows or other openings. Large windows will be installed in the living room which will increase natural light access.	Clause 15.01-2L Minimum Requirement
Double Glazing	Double glazing will be installed in all habitable rooms (living, bedroom, study, rumpus etc.). This will provide better thermal comfort for occupants as well as improving condensation management.	BESS IEQ 3.1
Natural Ventilation	All units will be provided with openable windows, allowing for effective cross-flow ventilation. Magnetic door stops and catches will be provided to internal doors in each dwelling to help create effective breeze paths through the units.	BESS IEQ 2.2
Mechanical Exhaust	The range hood in the kitchen will be directly diverted to the outside, not within the ceiling or wall cavity.	Minimum Requirement
Low VOC and Low Formaldehyde	All paints, adhesives and sealants and flooring should not exceed the limits outlined in Appendix 3. Alternatively, products will be selected with no VOCs. All engineered wood products will have 'low' formaldehyde emissions, certified as E0 or better or with no formaldehyde. Providers such as Polytec and Laminex Australia offer E0 or better products in their range.	Clause 15.01-2L Minimum Requirement

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6. Sustainable Transport

Sustainable transport such as cycling and public transport is essential for residential developments as it reduces the environmental impact of commuting while improving air quality and decreasing traffic congestion. Additionally, it promotes healthy lifestyles by encouraging physical activity and reducing sedentary behaviours associated with car dependence.

Initiative	Description	Reference
Resident Bike Parking	Each unit will be provided with a bicycle park within their garages. It will not be installed over the bonnet.	BESS Tran 1.1

7. Operational Waste Management

Effective operational waste management is vital for developments to minimise the amount of waste generated, reduce environmental impacts, and improve sustainability by promoting recycling and composting. Implementing efficient waste management practices can also lower operating costs, increase efficiency, and enhance the overall liveability of the development.

Initiative	Description	Reference
Operational Waste	<p>Each unit will be provided with a three-bin system including general, recycling and food & organic (FOGO) waste.</p> <p>Additional space will be provided in the waste storage to accommodate the future fourth waste stream for glass waste as per the Victorian recycling policy for 2030.</p> 	BESS Waste 2.1

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8. Urban Ecology

Incorporating urban ecology principles into development promotes biodiversity, provides ecological services such as air and water purification, and enhances the overall health and well-being of residents by connecting them with nature. Additionally, creating sustainable and resilient urban ecosystems can also help mitigate the impacts of climate change and support the long-term viability of the development.

Initiative	Description	Reference
Vegetated Area	The proposed development will be covered with large areas of vegetation. As a minimum, 20% of the entire site area (190m ²) will be vegetated based on current drawings. The exact coverage will be confirmed within landscape drawings.	BESS Eco 2.1

9. Materials

Choosing the right materials for a development is crucial as it impacts the durability, energy efficiency, and overall sustainability of the buildings. Thoughtful material selection can minimize environmental impacts, improve indoor air quality, and contribute to the long-term value and desirability of the development.

Initiative	Description	Reference
Sustainable Timber	No rainforest timber will be used on site. Timber framing (if used on site) will be procured from accredited sources such as Forest Stewardship Council (FSC), Program for the Endorsement of Forest Certification (PEFC) or Australian Forestry Scheme (AFS).	Clause 15.01-2L
Carpet	Wherever used, carpet and carpet underlay will be chosen with as third party certification such as Global GreenTag, GECA or Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS).	Clause 15.01-2L
Steel	Steel for the development (structural and reinforcing) will be procured from a responsible steel maker. A responsible steel maker must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place, and be a member of the World Steel Association's (WSA) Climate Action Program (CAP).	Clause 15.01-2L

10. Result in Summary & Implementation

The development will comply with the BESS and WSUD requirements by implementing all measures, as stated in this report. All the measures included in this report have demonstrated their efficiency and are easy to upkeep, with any faults promptly noticeable to the development's occupants. This approach ensures the development's sustainability in the long run, as the installed systems will be maintained and functional throughout the building's life cycle.

All initiatives listed in the report will be implemented by the relevant design team member at the relevant stage of the development. An implementation schedule has been prepared as follows – Full detail for each initiative is available in the body of the report (hyperlink):

ESD Implementation Table

Initiative	Responsibility	Stage
Metering and Monitoring	Services Engineer Architect	Design Development
Construction Waste Management Plan – 80% of waste diverted from landfill	Head Contractor	Construction
Construction Environmental Management Plan	Head Contractor	Construction
Water Fixtures and Fitting – Minimum WELS rating	Architect Head Contractor	Design Development
Water Efficient Landscaping – No irrigation requirement or reused water	Landscape Architect	Design Development
Rainwater Collection and Reuse	Architect Civil Engineer	Design Development
NatHERS Commitment – Minimum 6.5 Star average rating	Energy Rater	Design Development
Hot Water System – Electric Heat Pump	Services Engineer Architect	Design Development
HVAC System – Split system with minimum energy rating requirements	Services Engineer Architect	Design Development
Internal Lighting Power – LED with Max 4W/m ²	Services Engineer Architect	Design Development
External Lighting – LED with sensors	Services Engineer Architect	Design Development
Clothes Drying – Clotheslines for each unit	Architect	Design Development
Double Glazing to all habitable room	Architect	Design Development

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Initiative	Responsibility	Stage
Natural Ventilation – Openable windows and door catches	Architect	Design Development
Kitchen Exhaust directly to the outside	Architect	Design Development
Low VOC and Low Formaldehyde Products	Architect Head Contractor	Design Development Construction
Bike parking for residents – 1 per unit	Architect	Design Development
Three bin system in each garage + Allocation for 4 th bin	Architect Waste Consultant	Design Development
Sustainable Timber	Head Contractor	DD & Construction
Carpet with third-party sustainable certification	Head Contractor	DD & Construction
Steel from Responsible Steel Maker	Head Contractor	DD & Construction

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Appendix 1 – WSUD Report

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To address Clause 15.01-2L-03 and 53.18, a Water Sensitive Urban Design (WSUD) assessment of the proposed development must occur.

Under Clause 53.18, WSUD assessment and associated proposed stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Currently, these water quality performance targets are:
 - Suspended Solids - 80% retention of typical urban annual load.
 - Total Nitrogen - 45% retention of typical urban annual load.
 - Total Phosphorus - 45% retention of typical urban annual load.
 - Litter - 70% reduction of typical urban annual load.
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

By identifying the impervious surfaces within the site and implementing treatments to mitigate the impacts of stormwater leaving the site, the proposed development has successfully fulfilled the objectives listed above.

The development was evaluated using the STORM tool, a widely accepted tool in the industry, to verify compliance with the aforementioned best practice targets. To meet the required standards, the development must attain a minimum compliance score of 100%

1. Stormwater Quality Management Strategies & Site Demarcation

To achieve stormwater management objectives, it will be necessary to put in place stormwater treatment measures. The upcoming section outlines the surfaces that necessitate treatment and the specific treatment required. Effective management of stormwater flows in the building area will be crucial for the building's overall performance and its ability to meet stormwater management goals. The total site area for the WSUD assessment is 958.2m². The following treatment will be implemented on-site:

Surface	Treatment	Area	Description
Roof Unit 1	Rainwater Tank	104.5m ²	104.5m ² of the roof runoff of Unit 1 will be diverted into a 2,000L rainwater tank. The rainwater will be used for toilet flushing and laundry . Rainwater collection might require the implementation of a charged pipe system that <u>cannot be running underneath the building footprint</u> .

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Surface	Treatment	Area	Description
Roof Unit 2	Rainwater Tank	151.2m ²	151.2m ² of the roof runoff of Unit 2 will be diverted into a 2,000L rainwater tank. The rainwater will be used for toilet flushing and laundry . Rainwater collection might require the implementation of a charged pipe system that <u>cannot be running underneath the building footprint</u> .
Roof Unit 3	Rainwater Tank	109.5m ²	109.5m ² of the roof runoff of Unit 3 will be diverted into a 2,000L rainwater tank. The rainwater will be used for toilet flushing and laundry . Rainwater collection might require the implementation of a charged pipe system that <u>cannot be running underneath the building footprint</u> .
Roof Unit 3	Rainwater Tank	109.5m ²	109.5m ² of the roof runoff of Unit 4 will be diverted into a 2,000L rainwater tank. The rainwater will be used for toilet flushing and laundry . Rainwater collection might require the implementation of a charged pipe system that <u>cannot be running underneath the building footprint</u> .
Permeable Areas	No treatment	362.3m ²	362.3m ² of the site will be designed as permeable. This will include landscaped areas.
Untreated Impervious Areas	No treatment	121.2m ²	121.2m ² of the site will be left untreated before being released at the legal point of discharge. This will include unconnected roof areas and exposed driveways.

The development has prioritized maximizing permeable areas, resulting in decreased stormwater outflows from the site. Additionally, the proposed development includes vegetated areas, which not only reduces the heat island effect but also improves the local habitat.

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2. WSUD Catchment Plan

Please refer to the next page for the full WSUD catchment plan including all treatment and areas included above.

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**BUILDING AREA:
DEVELOPMENT SUMMARY &
GROSS BUILDING AREA:**

SITE AREA	958.20m ²
SITE COVERAGE	503.00m ² - (52.49%)
SITE PERMEABILITY	380.33m ² - (39.69%)
GARDEN AREA	373.69m ² - 38.99% OF SITE

GROSS BUILDING AREA/UNIT:

DWELLING 1	
PORCH	4.69m ²
GARAGE	23.48m ²
GROUND	106.41m ²
FIRST	81.78m ²
TOTAL	216.36m ² 23.29SQ

DWELLING 2	
PORCH	4.56m ²
GARAGE	35.74m ²
GROUND	110.26m ²
FIRST	112.40m ²
TOTAL	262.96m ² 28.30SQ

DWELLING 3	
PORCH	3.75m ²
GARAGE	23.40m ²
GROUND	81.43m ²
FIRST	84.47m ²
TOTAL	193.05m ² 20.77SQ

DWELLING 4	
PORCH	3.75m ²
CARPORIT	22.10m ²
GROUND	83.38m ²
FIRST	84.47m ²
TOTAL	193.70m ² 20.85SQ

PRIVATE OPEN SPACE:

DWELLING 1	
SECLUDED P.O.S.	46.50m ²
TOTAL PRIVATE OPEN SPACE:	111.12m ²

DWELLING 2	
SECLUDED P.O.S.	34.00m ²
TOTAL PRIVATE OPEN SPACE:	114.93m ²

DWELLING 3	
SECLUDED P.O.S.	41.33m ²
TOTAL PRIVATE OPEN SPACE:	70.57m ²

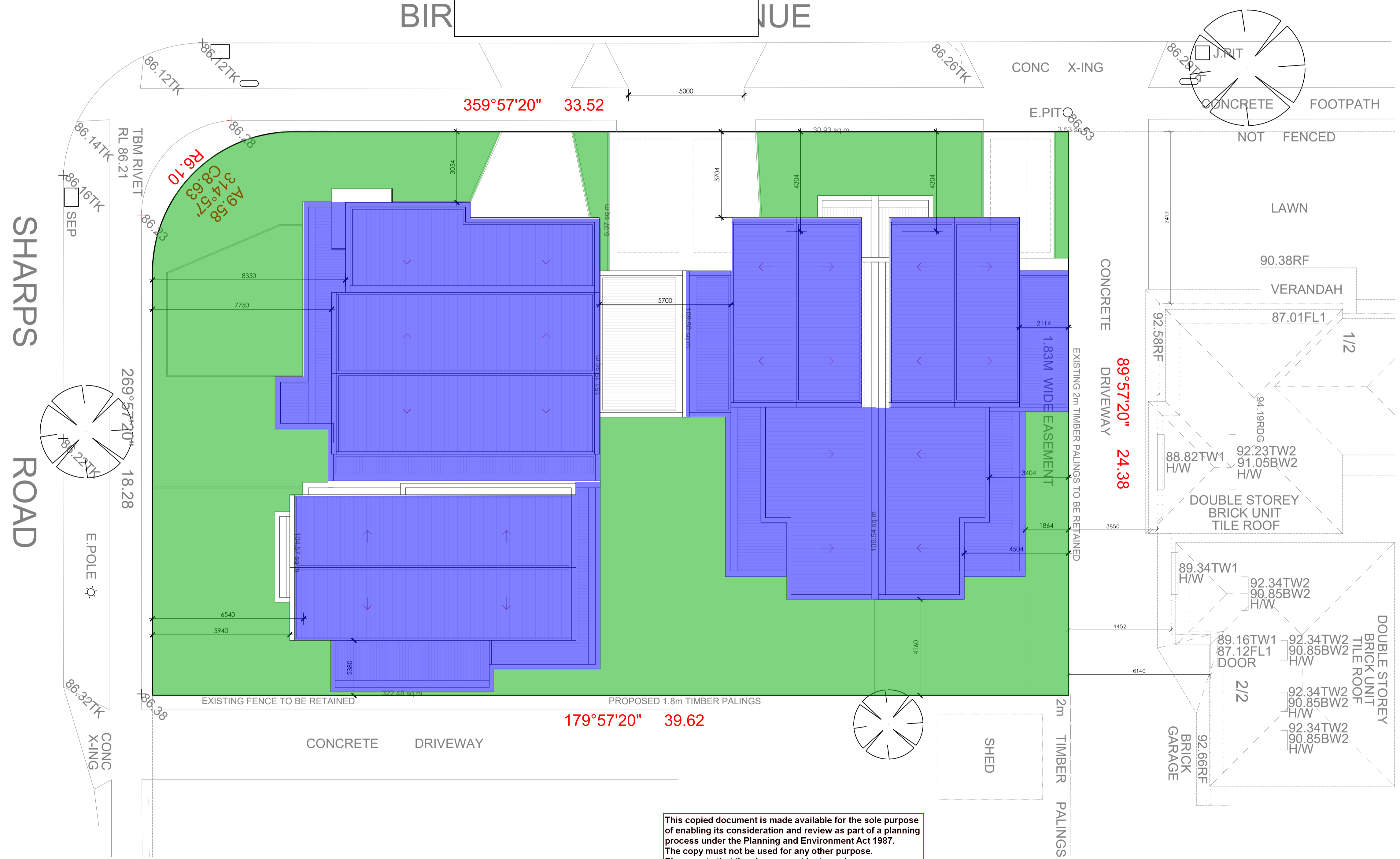
DWELLING 4	
SECLUDED P.O.S.	42.94m ²
TOTAL PRIVATE OPEN SPACE:	76.40m ²

LEGEND:

- E ELECTRICAL METER LOCATION
- M MAIL BOX LOCATION
- G GAS METER LOCATION
- W WATER METER LOCATION
- T GARDEN TAP LOCATION
- B1|B2 BIN LOCATION
- F.F.L. PROPOSED FINISHED FLOOR LEVEL TO AHD
- 11.18 EXISTING SITE LEVELS TO AHD
- 16.80 PROPOSED CONSTRUCTED SURFACE LEVELS
- EXISTING TREES TO BE REMOVED

WSUD Legend

- Roof Catchment
- Permeable Areas



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ROOF PLAN

A1

591 PLENTY ROAD, PRESTON, 3072, VIC.
TEL: 613 9478 8873, EMAIL: archiscale@mac.com, WEB: archiscale.com

CLIENT: ALI BALIKEL	DRAWN: ARCHISCALE R.J.	JOB NO: -	DATE: DECEMBER 2023	SCALE: 1:100@A1	SITE ADDRESS: 28 SHARPPS ROAD, TULLAMARINE HUME CITY COUNCIL	DWG NO. TP05 of 08
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NORTH

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3. WSUD Assessment Results

All treatment measures and associated areas described above have been input into the STORM and the following results have been achieved:



STORM Rating Report

TransactionID: 0
Municipality: HUME
Rainfall Station: HUME
Address: 28 Sharps Road

Tullamarine
VIC 3043
Assessor: MSC
Development Type: Residential - Multiunit
Allotment Site (m2): 958.20
STORM Rating %: 114

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof Unit 1	104.50	Rainwater Tank	2,000.00	5	157.30	78.00
Roof Unit 2	151.20	Rainwater Tank	2,000.00	5	122.40	79.00
Roof Unit 3	109.50	Rainwater Tank	2,000.00	4	149.80	81.90
Roof Unit 4	109.50	Rainwater Tank	2,000.00	4	149.80	81.90
Remainder of Impervious Areas	121.20	None	0.00	0	0.00	0.00

One additional occupant than the number of bedrooms has been input in STORM for each dwelling to account for the laundry connection. This is based on the assumption of an average of two laundry loads per week for an household. This represents 204L per week for an average washing machine (3 Star). This would average to a 29L/day water use for laundry equivalent to the additional occupant.

This approach is accepted throughout CASBE Councils.

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4. Proposed Treatment Typical Cross-Section

This section will include a typical cross-section of all WSUD treatments proposed in the development.

a. Rainwater Tanks

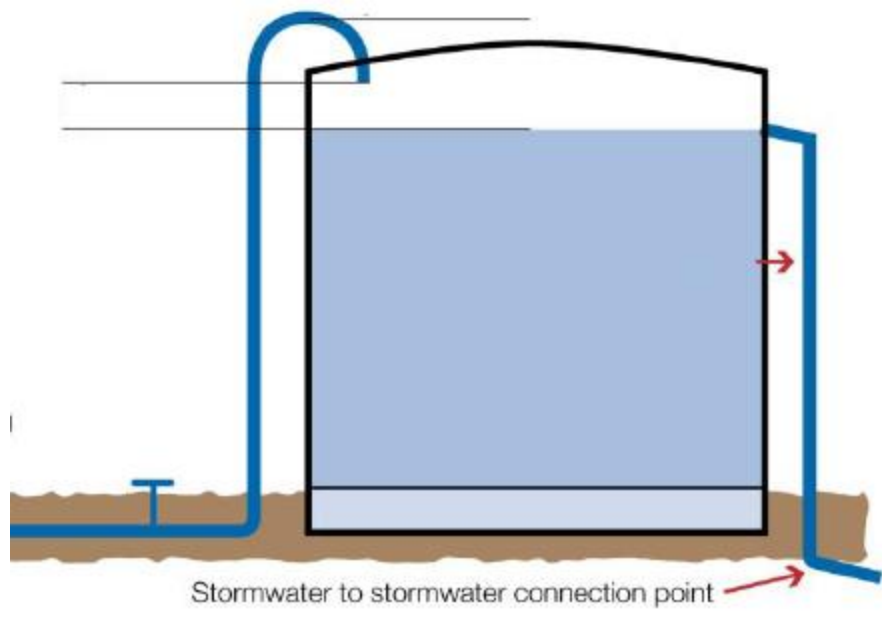


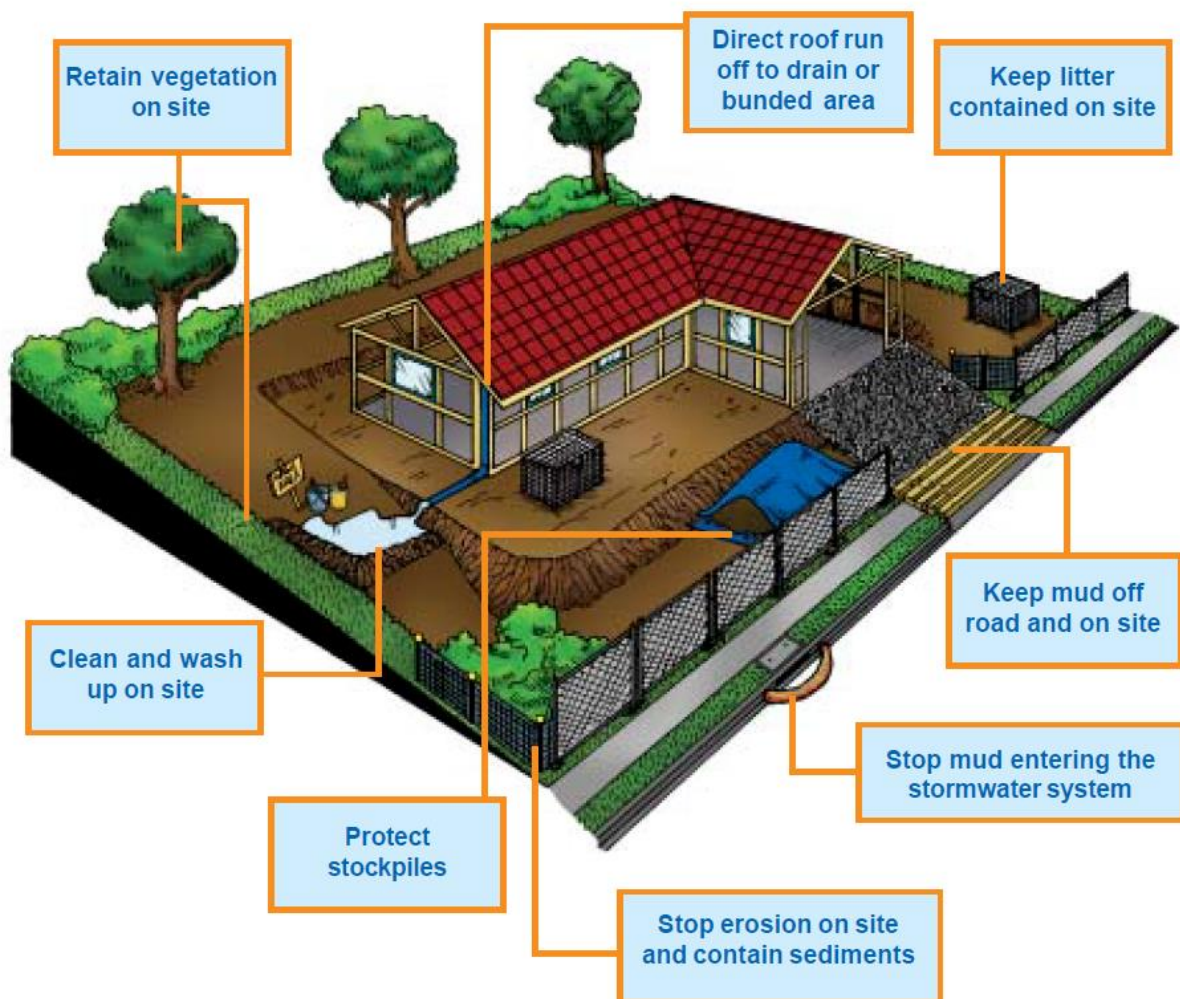
Figure 2: Typical Rainwater tank Cross-Section

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5. Stormwater Management During Construction

To prevent contamination of stormwater discharge and to decrease the speed of flows produced during construction, steps will be taken to manage stormwater. These measures will involve establishing buffer strips and maintaining a clean site by removing loose rubbish. "[Keeping Our Stormwater Clean - A Builder's Guide](#)" by Melbourne Water provides additional information. The objectives depicted in the diagram below illustrate ways to minimise the effects of stormwater runoff during the construction phase.

Check Council requirements and plan before you start work on site



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Appendix 2 – WSUD Maintenance Manual

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WSUD manuals are sourced from the City of Port Philip which has developed a detailed manual for the majority of treatment systems.

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Tips for undertaking maintenance

Things to look for and how to fix them.

Leaf litter / debris in gutters	Pump not working
Regularly clear your gutters. Make sure you cover the tank inlet if you're rinsing down the gutters to avoid debris entering the tank.	Check operating instructions for your pump. Check that pumps are kept clear of surface water (flooding), vegetation, and have adequate ventilation. Pumps should be serviced every few years to prolong the pump life.
Blocked downpipe	Mains backup or pump not working
If you see water spilling from the edge of the gutters check that the downpipe is not blocked, removing any debris.	Have you heard the pump operating? If the mains backup switching device fails many people do not notice for a long time. Consider a manual system if the switching device is problematic and you don't mind operating it manually.
First flush diverter clogging	Overflow
To clean out, unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water and the flow restrictor inside the cap.	Check that the overflow is not blocked and that there is a clear path for water to safely spill from the tank through the overflow pipe when full. Check that a clean mesh screen is safely in place to prevent mosquitoes entering the tank.
Debris on the mesh cover over inlets / outlets	Sediment / debris build-up in tank (more than 20mm thick)
The fine stainless steel mesh is similar to fly screen mesh. It should be cleaned regularly to ensure it does not become blocked with leaves and other material.	Over time a small amount of fine sediment will collect in the bottom of your tank and this is harmless and natural. It should not be disturbed until it is approx 20 mm thick which may take many years. To clean your tank out simply empty your tank and wash out with a high-pressure washer or hose.
Dirt and debris around the tank base or side.	Base area
Keep leaf build-up, sticks, pot plants and other items off the lid of your tank. Use a hose to remove dust and dirt from the outside of the rainwater tank and ensure there is no debris on the base, bottom lip and walls of your tank.	Tanks must be fully supported by a flat and level base. Check for any movement, cracks or damage to the slab or pavers. If damage is observed, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. There is no warranty from suppliers for damage to a rainwater tank if the base has failed.
Smelly water or mosquitos	Monitoring the water level
Rainwater tanks can smell if there is debris in the gutters. Check the gutters and leaf strainers are clean. Mosquitos or wrigglers can make their way into your tank if they are small enough to pass through the inlet strainer. A very small amount of chlorine (approx 4 parts per million) can be put in the tank to kill off mosquitos or the bacteria causing odours. The chlorine will disinfect the water and then evaporate. Chlorine tablets from a pool supplier can be used (but check the recommended dose based on your tank capacity).	A range of devices are available to monitor water level. Some simple float systems can be used effectively.

Acknowledgement: Information from PJT Green Plumbing's 'Maintenance Guide for Your Rainwater Tank' was used to develop this fact sheet.

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For more information please visit www.portphillip.vic.gov.au or contact the Sustainability team via:

Phone: 03 9209 6777

email: sustainabledesign@portphillip.vic.gov.au



Maintenance manual

Rainwater tanks

Site address: _____

Planning permit number: _____

Rainwater tank maintenance

This manual lists the key tasks required to maintain a domestic rainwater tank and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic rainwater tank. Once endorsed, the property owner is responsible for continuous implementation of rainwater tank maintenance, in accordance with the guidance in this manual.

Rainwater tanks are an exceptional tool for environmental protection. They collect and store roofwater for use inside and outside the home. This simultaneously reduces the demand on our precious potable mains water and limits the amount of stormwater pollutants that enter our sensitive Bay.

Maintenance of rainwater tanks is relatively easy however it is important to do the following key tasks to ensure the quality of water is high:

- stop leaf litter and debris entering the tank.
- prevent bird droppings and dust building up in the gutters.
- prevent mosquitos and other animals entering the tank.

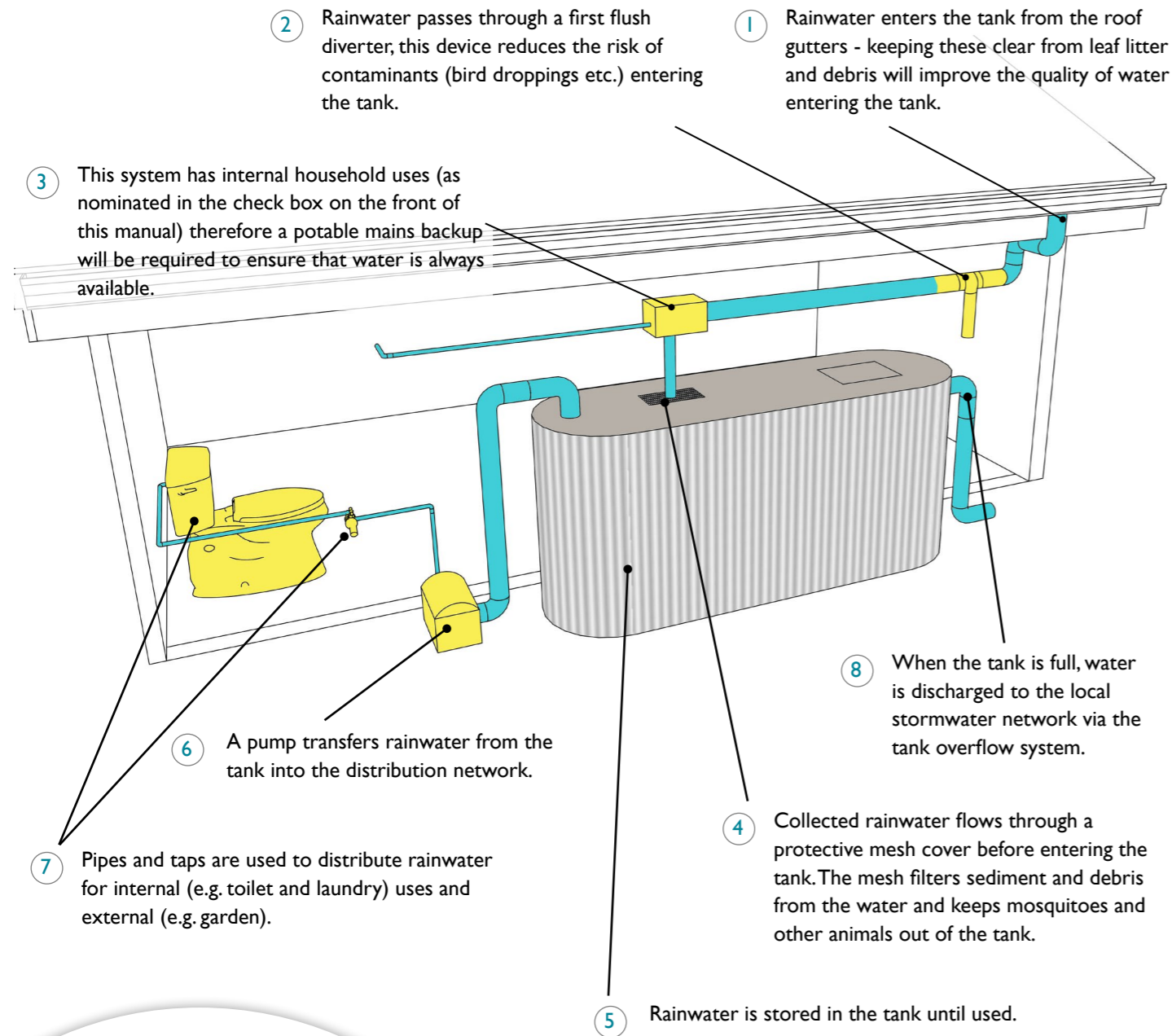
Tank connected to	toilet only <input type="checkbox"/> toilet & irrigation <input type="checkbox"/> toilet & laundry & irrigation <input type="checkbox"/> toilet & laundry & hot water & irrigation <input type="checkbox"/>
Rainwater tank location	
Planning drawing number showing rainwater tank location	
Rainwater tank construction date	
Date of final building inspection	
Tank volume (litres)	
Area or percentage of the roof that is connected to the tank via gutters and downpipes	



Maintenance Overview

Rainwater Tank Maintenance

The following diagram identifies the key items which are important for rainwater tanks and their maintenance.



Maintenance Checklist

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task
1	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.
2	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.
3	Potable mains back up device	Is the potable mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.
4	Mesh cover	Has the mesh cover deteriorated or have any holes in it?		Replace mesh cover.
5	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.
6	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the potable mains back up is not permanently on. Repair or replace pump.
7	Pipes and taps	Are pipes and taps leaking?		Repair as needed.
8	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.
9	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.

Maintenance frequency												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		

Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

Maintenance Log

Maintenance date	Maintenance undertaken

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Appendix 3 – Green Star VOC Limits

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VOC Limits for Paints, Adhesives and Sealants

Product Category	Maximum VOC content (g/L)
General-purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two-pack performance coatings for floors	140
Acoustic sealants, architectural sealants, waterproofing membranes and sealants, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

VOC Limit for Carpets

Test Protocol	Limit (mg/m ² per hour)
ASTM D5116 – Total VOC Limit	0.5
ASTM D5116 – 4 -PC (4-Phenylcyclohexene)	0.05
ISO 16000 / EN 13419 – TVOC at three days	0.5
ISO 10580 / ISO/TC 219 (Document N238) – TVOC at 24 hours	0.5

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Appendix 4 – BESS Report

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BESS Report

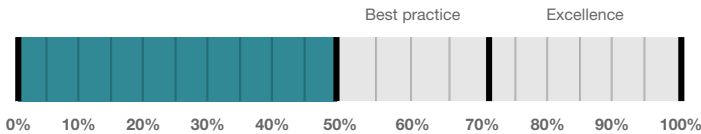
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 28 Sharps Road Tullamarine Victoria 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 28 Sharps Road Tullamarine Victoria 3043
Project no 95ABAE87-R1
BESS Version BESS-7

Site type Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account admin@msconsultants.com.au
Application no.
Site area 958.00 m²
Building floor area 866.10 m²
Date 27 December 2023
Software version 1.8.1-B.406



Performance by category

● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	0%	*
Water	9%	66%	✓
Energy	28%	55%	✓
Stormwater	14%	100%	✓
IEQ	17%	60%	✓
Transport	9%	50%	*
Waste	6%	50%	*
Urban Ecology	6%	37%	*
Innovation	9%	0%	*

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Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Unit 2	1	263 m ²	30%
Unit 1	1	216 m ²	24%
Unit 4	1	194 m ²	22%
Unit 3	1	193 m ²	22%
Total	4	866 m²	100%

Supporting information

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Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Energy 3.4	Location of clothes line (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)		-
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)		-
Transport 1.1	Location of residential bicycle parking spaces		-
Waste 2.1	Location of food and garden waste facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.5	Average lighting power density and 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 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-

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%	66%	✓ Pass
1.1 Potable Water Use Reduction			60%	
3.1 Water Efficient Landscaping			100%	

Energy Overall contribution 27.5%

		Minimum required 50%	55%	✓ Pass
1.2 Thermal Performance Rating - Residential			16%	
2.1 Greenhouse Gas Emissions			100%	
2.2 Peak Demand			0%	
2.3 Electricity Consumption			100%	
2.4 Gas Consumption			N/A	✦ Scoped Out
				No gas connection in use
2.5 Wood Consumption			N/A	✦ Scoped Out
				No wood heating system present
2.6 Electrification			100%	
3.2 Hot Water			100%	
3.3 External Lighting			100%	
3.4 Clothes Drying			100%	
3.5 Internal Lighting - Houses and Townhouses			100%	
4.4 Renewable Energy Systems - Other			0%	⊘ Disabled
				No other (non-solar PV) renewable energy is in use.
4.5 Solar PV - Houses and Townhouses			0%	⊘ 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%



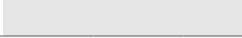
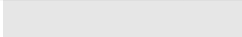
		Minimum required 50%	60%	✓ Pass
2.2 Cross Flow Ventilation			100%	
3.1 Thermal comfort - Double Glazing			100%	
3.2 Thermal Comfort - External Shading			0%	
3.3 Thermal Comfort - Orientation			0%	

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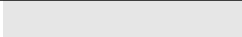

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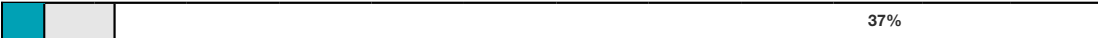
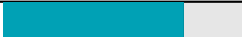



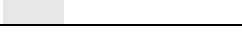
Transport Overall contribution 9.0%

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

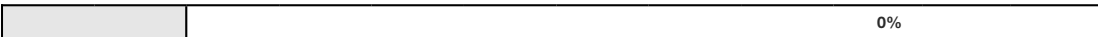

Waste Overall contribution 5.5%

		50%
1.1 - Construction Waste - Building Re-Use		0%
2.1 - Operational Waste - Food & Garden Waste		100%

Urban Ecology Overall contribution 5.5%

		37%
2.1 Vegetation		75%
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 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

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Water Overall contribution 6% 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 (>= 6.0 but <= 7.5)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?:	
Unit 1	RWT 1
Unit 2	RWT 2
Unit 3	RWT 3
Unit 4	RWT 4
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	Yes
Non-potable water source connected to Hot Water System: All	No
Rainwater Tanks	
What is the total roof area connected to the rainwater tank?:	
RWT 1	104 m ²
RWT 2	151 m ²
RWT 3	110 m ²
RWT 4	110 m ²
Tank Size:	
RWT 1	2,000 Litres
RWT 2	2,000 Litres
RWT 3	2,000 Litres
RWT 4	2,000 Litres
Irrigation area connected to tank:	
RWT 1	
RWT 2	
RWT 3	
RWT 4	

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Is connected irrigation area a water efficient garden?:	
RWT 1	-
RWT 2	-
RWT 3	-
RWT 4	-
Other external water demand connected to tank?:	
RWT 1	-
RWT 2	-
RWT 3	-
RWT 4	-

1.1 Potable Water Use Reduction	60%
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	958 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	789 kL
Output	Proposed (including rainwater and recycled water use)
Project	570 kL
Output	% Reduction in Potable Water Consumption
Project	40 %
Output	% of connected demand met by rainwater
Project	92 %
Output	How often does the tank overflow?
Project	Often
Output	Opportunity for additional rainwater connection
Project	203 kL



3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

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Energy Overall contribution 15% Minimum required 50%

Dwellings Energy Approach	
What approach do you want to use for Energy?:	Use the built in calculation tools
Project Energy Profile Question	
Are you installing any solar photovoltaic (PV) system(s)?:	No
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	All-electric
Dwelling Energy Profiles	
Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides: All	4
NatHERS Annual Energy Loads - Heat: All	98.0 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	20.0 MJ/sqm
NatHERS star rating: All	6.5
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	3 Star
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	3 Stars
Type of Hot Water System: All	Electric Heat Pump Band 1
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	Occupant to Install
1.2 Thermal Performance Rating - Residential	16%
Score Contribution	This credit contributes 30.0% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Townhouse	6.4 Stars
2.1 Greenhouse Gas Emissions	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	52,988 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	16,332 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	69 %

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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 the instantaneous (peak-hour) demand against the benchmark?	
Output	Peak Thermal Cooling Load - Baseline	
Townhouse	55.5 kW	
Output	Peak Thermal Cooling Load - Proposed	
Townhouse	55.7 kW	
Output	Peak Thermal Cooling Load - % Reduction	
Townhouse	-1 %	
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	51,949 kWh	
Output	Proposed	
Townhouse	16,011 kWh	
Output	Improvement	
Townhouse	69 %	
2.4 Gas Consumption		N/A  Scoped Out
This credit was scoped out	No gas connection in use	
2.5 Wood Consumption		N/A  Scoped Out
This credit was scoped out	No wood heating system present	
2.6 Electrification		100%
Score Contribution	This credit contributes 10.0% towards the category score.	
Criteria	Is the development all-electric?	
Question	Criteria Achieved?	
Project	Yes	
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	67,853 MJ	
Output	Proposed	
Townhouse	19,469 MJ	
Output	Improvement	
Townhouse	71 %	

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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	3,112 kWh
Output	Proposed
Townhouse	622 kWh
Output	Improvement
Townhouse	80 %
3.5 Internal Lighting - Houses and Townhouses	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	0% <input type="checkbox"/> Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.
4.5 Solar PV - Houses and Townhouses	0% <input 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?:	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	112
Output	Min STORM Score
Project	100

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IEQ Overall contribution 10% Minimum required 50%

2.2 Cross Flow Ventilation		100%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?	
Question	Criteria Achieved ?	
Townhouse	Yes	
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		0%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Is appropriate external shading provided to east, west and north facing glazing?	
Question	Criteria Achieved ?	
Townhouse	No	
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 4%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?	
Question	Bicycle Spaces Provided ?	
Townhouse	4	
Output	Min Bicycle Spaces Required	
Townhouse	4	
1.2 Bicycle Parking - Residential Visitor		N/A  Scoped Out
This credit was scoped out	Not enough dwellings.	
2.1 Electric Vehicle Infrastructure		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	No	

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Waste Overall contribution 3%

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		100%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	

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Urban Ecology Overall contribution 2%

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	20 %
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	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
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	-
Output	Min Food Production Area
Townhouse	4 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)?

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