HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

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

If you need help to complete this form, read How to complete the Application for Planning Permit form.

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

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

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

Clear Form

The Land

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

Street Address *

Unit No.: | St. No.: 35 | St. Name: Paringa Boulevard

Suburb/Locality: Meadow Heights | Postcode:3048

Formal Land Description *
Complete either A or B.

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

A Lot No.: 2 ◯ Lodged Plan ◯ Title Plan ◉ Plan of Subdivision No.: 629665N

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

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

The Proposal

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

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

If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

To construct a new single storey dwelling

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

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

Cost $200,000

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

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

Existing Conditions

(4) **Describe how the land is used and developed now ***

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

Vacant land

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

Title Information

5 **Encumbrances on title** *

If you need help about the title, read: How to complete the Application for Planning Permit form

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

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

[redacted]

Declaration

7 **This form must be signed by the applicant** *

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

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

[redacted]

Date: 4 Mar 2024

day / month / year

Need help with the Application?

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

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

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

◉ No ○ Yes

Checklist

9 **Have you:**

☑ Filled in the form completely?

☐ Paid or included the application fee?

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

📎 Provided all necessary supporting information and documents?

- ☑ A full, current copy of title information for each individual parcel of land forming the subject site
- ☑ A plan of existing conditions.
- ☑ Plans showing the layout and details of the proposal
- ☑ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☑ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
- ☑ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☑ Completed the relevant Council planning permit checklist?

☑ Signed the declaration (section 7)?

Lodgement

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

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

Contact information:
Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

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

Print Form

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

Save Form:

Save Form To Your Computer

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

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

VOLUME 11233 FOLIO 628

Security no : 124117407730F
Produced 13/08/2024 04:45 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 629665N.
PARENT TITLE Volume 09787 Folio 390
Created by instrument PS629665N 27/10/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT N868905E 29/11/1988

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

DIAGRAM LOCATION

SEE PS629665N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AY240193Q (E)	REMOVAL OF AGREEMENT	Registered 29/07/2024

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

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

Street Address: 35 PARINGA BOULEVARD MEADOW HEIGHTS VIC 3048

ADMINISTRATIVE NOTICES

NIL

eCT Control 22885D TOHME LAWYERS
Effective from 09/02/2024

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Instrument**
Document Identification	**N868905E**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**09/05/2024 10:19**

MH/8/1297
Lot 1297

Lodged at the Titles Office by

COMONWEALTH SAVINGS BANK OF AUSTRALIA 208063H

Code

REGD

291188 1308 45 27 M868905E

VICTORIA

TRANSFER OF LAND

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

Land (Note 5)

CERTIFICATE OF TITLE VOLUME 9787 FOLIO 390

STAMP DUTY VICTORIA
U$03C$1 S$1 T$000337 00107975 25/11/88
R$001984 D$44 $458.00

Consideration (Note 6)

$ 27,405

Transferor (Note 7)

URBAN LAND AUTHORITY

Transferee (Note 8)

SALVATORE SCIONTI and MARIA GRACE SCIONTI both of 140 Parer Road, Airport West as joint tenants

Estate and Interest (Note 9)

All my estate and interest in the fee simple

Directing Party (Note 10)

Not Applicable

DN868905E-1-6

CODE: 44
DUTY: $...458...
STATUS: ✓
TYPE:
VALUE: $27405
ASSESSOR:

Comptroller of Stamps Use Only

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

The Transferees DO HEREBY for themselves their heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the Lot hereby transferred COVENANT with URBAN LAND AUTHORITY pursuant to the provisions of Section 14 of the Urban Land Authority Act 1979 that:

(i) they will within a period of five years from 28th day of September, 1988 erect or cause to be erected on the said land a house for their own occupation; and

(See overleaf)

T2

Office Use Only

OFFICE OF TITLES VICTORIA

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

OFFICE OF TITLES B.E.B. VICTORIA

13/12/88

Approval No. T2/1

Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY BLANK

(ii) they will not use the said dwelling for display house purposes

and it is intended that this covenant shall appear as an encumbrance affecting the same and every part thereof on the Certificate of Title to be issued in respect of Lot hereby transferred and FURTHER that this covenant shall forever run at Law.

Date this 21 NOV 1988 day of 1988. (Note 13)

Execution and Attestation (Note 14)

THE COMMON SEAL OF URBAN LAND AUTHORITY)
was hereunto affixed in the presence of:)

....

Chairman

....

Property Manager

URBAN LAND AUTHORITY THE COMMON SEAL OF

SIGNED by the said Transferees in the)
presence of:)

S Scianti

M Scianti

DN868905E-2-3

3661586400

NOTES

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

Harston, Partridge & Co. Pty. Ltd., Printers, Melbourne Telephone 428 1541 L71

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PS629665N**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**25/03/2024 19:09**

PLAN OF SUBDIVISION

Stage No. /

LRS use only

EDITION 1

PS629665N

25/10/2010 $606.40 PS

Location of Land

Parish: YUROKE
Township:
Section: 4
Crown Allotment: G (PART)
Section:
Crown Portion:

LV base record: VICMAP DIGITAL PROPERTY
Title References: VOL 9787 FOL 390

Last Plan Reference: LOT 1297 ON LP 208063H
Postal Address: 1 SHEOAK COURT
MEADOW HEIGHTS 3048

MGA94 Co-ordinates: E 317 045
(Of approx. centre of plan) N 5 830 875 Zone 55

Council Certification and Endorsement

Council Name: CITY OF HUME Ref: S.005609

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in stage~~

Council Delegate
~~Council seal~~

Date 23 / 7 / 2009

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate
Council seal

Date / /

Vesting of Roads or Reserves

Identifier	Council/Body/Person
NIL	NIL

Notations

Staging This is not a staged subdivision
Planning Permit No.

Depth Limitation: DOES NOT APPLY

Survey: - This plan is not based on survey

To be completed where applicable

This survey has been connected to permanent marks no (s).
In proclaimed Survey Area no.

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

SECTION 12(2) SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

LRS use only
Statement of Compliance / Exemption Statement
Received ✓
Date 25/10/10

LRS use only
PLAN REGISTERED
TIME 12:26pm
DATE 27/10/10
G Venn
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

PRIOR & KELLY PTY. LTD.
936 HIGH STREET RESERVOIR 3073
TEL: 9478 6044 FAX: 9470 6509
A.B.N. 95 076 725 892

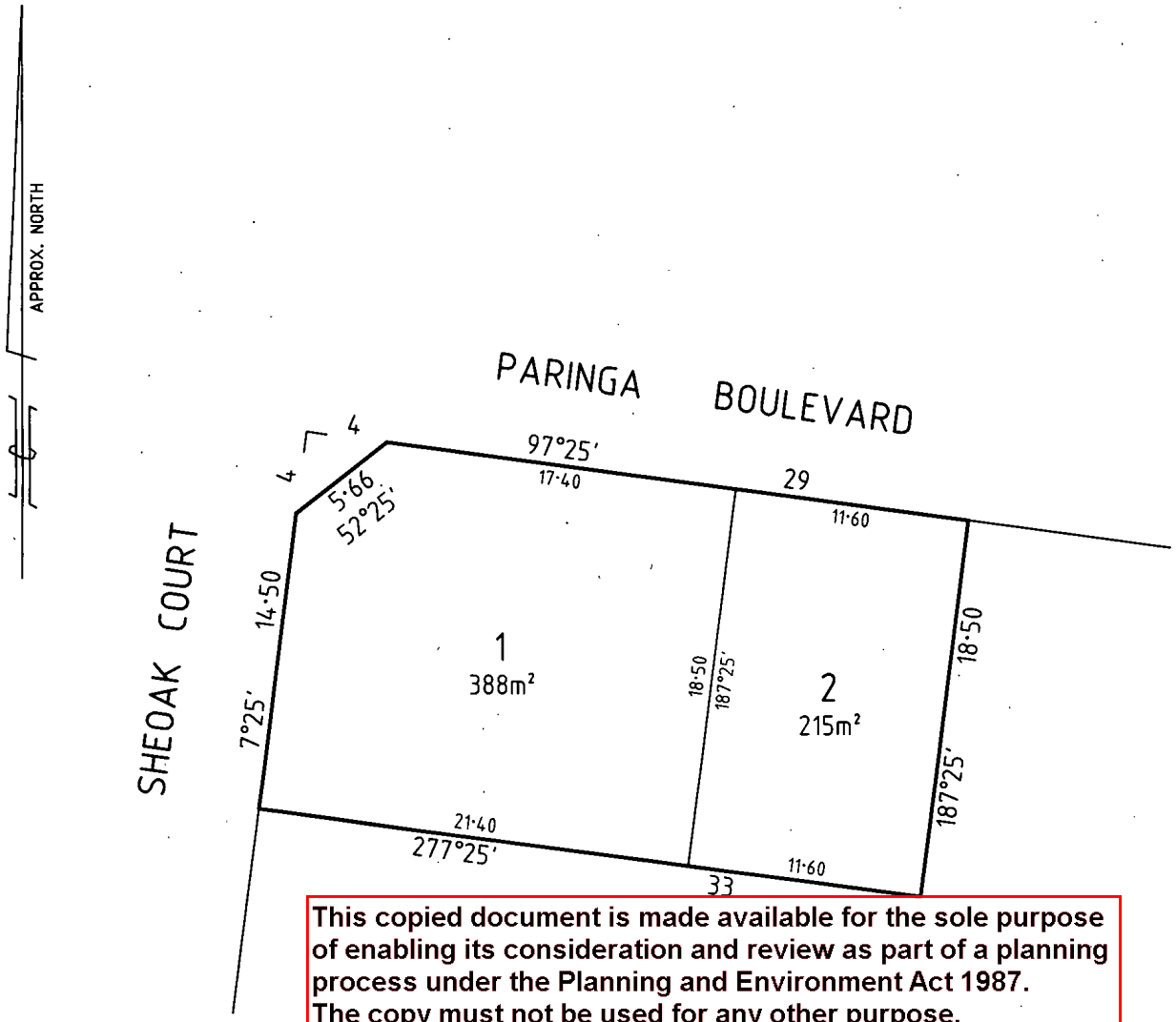
LICENSED SURVEYOR (PRINT) JOHN BIENIAS
SIGNATURE
DATE 18/5/2009
REF 10007 VERSION 1 (23/03/09) SJC

DATE 23/7/2009
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Stage No.	Plan Number
/	PS 629665N



PRIOR & KELLY PTY. LTD.
936 HIGH STREET RESERVOIR 3073
TEL: 9478 6044 FAX: 9470 6509
A.B.N. 95 076 725 892

ORIGINAL

SHEET SIZE	SCALE
A3	1:250

SCALE
2·5 0 5 10
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JOHN BIENIAS
SIGNATURE
DATE 18/5/2009
REF 10007
VERSION 1 (23/03/09)

SHEET 2
DATE 23/7/2009
COUNCIL DELEGATE SIGNATURE

GENERAL NOTES :
INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF DGM DESIGN GROUP, FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE REQUIRED BUILDING PERMIT.

MATERIALS AND TRADE PRACTICES

- ALL MATERIALS, CONSTRUCTION AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF NATIONAL CONSTRUCTION CODE 2022 BUILDING CODE OF AUSTRALIA VOL. 2 (HEREAFTER REFERRED TO AS BCA), AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS REFERRED TO THEREIN.
- WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.
- IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER] AS MEETING BCA PERFORMANCE REQUIREMENTS PRIOR TO IMPLEMENTATION OR INSTALLATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.

VARIATIONS

- SHOULD ANY CONFLICT ARISE BETWEEN THESE PLANS AND BCA, AUSTRALIAN STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER] MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION, AND WHERE SUCH CHANGES ARE REPORTED BACK TO THE DESIGNER WITHIN 48 HOURS OF THEIR MAKING.
- THE APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER], PRIOR TO IMPLEMENTATION.

MEASUREMENTS

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER FRAME AND STRUCTURAL MEMBERS, NOT FINISHED LININGS/CLADDING.
- WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

GLAZING

- GLAZED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH BCA 8.3.2.
- FULLY FRAMED GLAZING INSTALLED IN THE PERIMETER OF BUILDINGS SHALL COMPLY WITH BCA 8.3.3.
- GLASS – INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, SCREENS, PANELS, SPLASHBACKS AND BARRIERS – SHALL COMPLY WITH BCA 3.3.3.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH BCA 8.4.

TIMBER FRAMING

- STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS.

ELECTRICAL

- SMOKE DETECTORS SHALL BE FITTED WHERE NONE ARE PRESENT, OR WHERE EXISTING ARE NON-COMPLIANT WITH AS3786.
- NEW SMOKE DETECTORS SHALL BE INTERCONNECTED; MAINS-POWERED; AND LOCATED AND INSTALLED PER BCA 9.5.2 AND 9.5.4.
- IN A CLASS 10A PRIVATE GARAGE, AN ALTERNATIVE ALARM MAY BE INSTALLED PER BCA 9.5.1(B). LIGHT SWITCHES SHALL BE POSITIONED IN A CONSISTENT LOCATION 900MM – 1100MM ABOVE THE FINISHED FLOOR LEVEL; HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE TO A ROOM.
- POWER POINTS SHALL NOT BE INSTALLED LOWER THAN 300MM ABOVE FINISHED FLOOR LEVEL.
- ALL ELECTRICAL PENETRATIONS SHALL BE SEALED USING MATERIAL APPROPRIATE TO THE RATING OF THE CABLE AND/OR DEVICE.
- ONLY STAMPED IC4-RATED DOWNLIGHTS SHALL BE INSTALLED AND INSULATION SHALL NOT BE PENETRATED FOR DOWNLIGHTS.
- DUCTWORK FOR EXHAUST FANS AND HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA 13.7.4.
- EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY SHALL BE DISCHARGED DIRECTLY VIA AN INSULATED SHAFT OR R1 INSULATED DUCTING TO OUTDOOR AIR. MINIMUM FLOW RATES SHALL BE:
  - 40 L/S FOR KITCHEN & LAUNDRY
  - 25 L/S FOR BATHROOM OR SANITARY COMPARTMENT.
- AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH BCA 10.6.2(A) SHALL BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND INCLUDE A 10 MINUTE RUN-ON TIMER.
- EXHAUST FANS, RANGEHOODS AND THE LIKE SHALL BE INSTALLED WITH SELF-CLOSING DAMPERS.

NOTE:
PLIABLE BUILDING MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH AS4200.1 & AS4200.2.

PROTECTION OF THE BUILDING FABRIC

- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
- ALL PLIABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.8.1
- GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.
- ANTI-PONDING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.5.
- DAMPCOURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
- SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT, FREEBOARD SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A PERMEABLE SURFACE.
- SUBFLOOR VENTS SHALL BE LOCATED >600MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A RATE PER 1000MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
  -7,500MM^2 CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
  -6,000MM^2 FOR OTHER SUBFLOOR TYPES.
- [WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA] THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3660.1 OR AS3660.2.
- IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1: DESIGN.
- BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6.
- CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART
- SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
- SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.
- [IN CLIMATE ZONES 6, 7 AND 8] UNLESS EXCLUDED BY BCA 10.8.3(2) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.8.3.
- EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA H2D8.
- WATERPROOFING OF WET AREAS - BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.
- BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

FOOTINGS

- FOOTINGS SHALL NOT, UNDER ANY CIRCUMSTANCE, ENCROACH OVER TITLE BOUNDARIES OR EASEMENT LINES.
- WHERE CONCRETE STUMPS ARE TO BE USED, THESE SHALL BE:
  - 100 X 100MM (1X 5MM HD WIRE) IF UP TO 1400MM LONG
  - 100 X 100MM (2X 5MM HD WIRES) IF 1401MM TO 1800MM LONG
  - 125 X 125MM (2X 5MM HD WIRES) IF 1801MM TO 3000MM LONG.
- 100MM X 100MM STUMPS THAT EXCEED 1200MM ABOVE GROUND LEVEL SHALL BE BRACED WHERE NO PERIMETER BASE BRICKWORK IS PROVIDED.
- ALL CONCRETE FOOTINGS SHALL BE FOUNDED AT A DEPTH TO A MINIMUM REQUIRED BEARING CAPACITY AND/OR IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOIL REPORT (OR OTHERWISE AT ENGINEER'S DISCRETION).

STORMWATER AND SEWERS

- 100MM DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.
- COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
  - 100MM UNDER SOIL
  - 50MM UNDER PAVED OR CONCRETE AREAS
  - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
  - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

SAFETY OF BUILDING USERS

- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
- OTHER THAN SPIRAL STAIRS:
  - RISERS SHALL BE 190MM MAX AND 115MM MIN
  - GOINGS SHALL BE 355MM MAX AND 240MM MIN
  - 2R+G SHALL BE 700MM MAX AND 550MM MIN
  - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
  - 1000MM MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC; AND
  - 865MM MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
  - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
- WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
- WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
- WHERE A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
- HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
- A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA H1D8.
- CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M^3/HR.M^2 AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3.INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
- ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.
- FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
- DOOR HARDWARE SHALL BE INSTALLED 900MM – 1100MM ABOVE THE FINISHED FLOOR.
- THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

BUILDING THERMAL PERFORMANCE

- WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY **YEHYA HASAN**, ACCREDITED THERMAL PERFORMANCE ASSESSOR DMN16/1754, WITHOUT ALTERATION.
- THE NATHERS ENERGY RATING CONTAINS INBUILT ASSUMPTIONS ABOUT THE INTEGRITY OF THE BUILDING FABRIC WITH REGARDS INSULATION, DRAUGHTPROOFING AND GLAZING. WORKS SHALL COMPLY WITH THE FOLLOWING MEASURES, TO ENSURE THAT THE AS-BUILT PERFORMANCE CORRESPONDS TO THAT MODELLED IN THE ENERGY RATING.

- INSULATION AS FOLLOWS SHALL BE INSTALLED IN ACCORDANCE WITH BCA 13.2.2:

  CEILINGS EXCLUDING GARAGE:
  EXTERNAL WALLS:
  INTERNAL WALLS TO GARAGE:
  MID-FLOOR/SUB-FLOOR:

- INSULATION SHALL BE INSTALLED TIGHT AND CONTINUOUS, WITHOUT GAPS AND CRACKS, HARD UP AGAINST INTERNAL LININGS (INCLUDING SUBFLOOR). THERE SHALL BE NO AIR GAP BETWEEN AN INTERNAL LINING AND INSULATION. JUNCTIONS BETWEEN INTERNAL AND EXTERNAL WALLS SHALL BE INSULATED.
- INSULATION SHALL NOT BE CRUSHED OR COMPRESSED.
- BOX GUTTERS AND MANHOLE COVERS SHALL BE INSULATED TO THE SAME R-VALUE AS THE ROOF, USING INSULATION BATTS OR BLANKET OR CLOSED-CELL FOAM.
- DOWNLIGHTS SHALL BE STAMPED AS IC4 RATED, AIRTIGHT AND COVERED BY INSULATION.
- [IN CLIMATE ZONES 6, 7 AND 8] A VAPOUR PERMEABLE LAYER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS IN ALL NEW EXTERNAL WALLS. THE MATERIAL SHALL BE OVERLAPPED AND FULLY TAPED ON THE EXTERNAL SIDE TO ENSURE A TIGHT SEAL. ALL PENETRATIONS IN THE MEMBRANE SHALL BE SEALED, ENSURING THAT THE MATERIAL COVERS GAPS BETWEEN STUDS AND DOORS AND WINDOW FRAMES. ANY FLASHING AROUND WINDOWS SHALL BE TAPED OVER THE BUILDING WRAP.
- WHERE A FOIL-BACKED MEMBRANE IS USED, TIMBER BATTENS SHALL BE USED TO MINIMISE THERMAL CONDUCTION.
- ALL TRADES SHALL BE INSTRUCTED TO REPLACE ANY INSULATION THEY HAVE REMOVED IN THE COURSE OF THEIR WORK AND TO TAPE ANY CUTS/PENETRATIONS IN BUILDING WRAP. ALL PENETRATIONS SHALL BE CAULKED USING A FIT-FOR-PURPOSE FLEXIBLE SEALANT.
- ALL REDUNDANT OPENINGS SUCH AS DECOMMISSIONED CHIMNEYS AND WALL VENTS SHALL BE SEALED OFF AT TOP AND BOTTOM, UNLESS AN UNFLUED GAS HEATER IS PRESENT.
- CAULKING PRODUCTS SHALL BE APPROPRIATE FOR THE INTENDED APPLICATION.
- BEFORE INSTALLING MOULDINGS, A FIT-FOR-PURPOSE, LONG-LASTING PROPRIETARY TAPE OR FLEXIBLE CAULKING PRODUCT SHALL BE USED TO SEAL JUNCTIONS OF:
  - PLASTERBOARD AND FLOOR
  - PLASTERBOARD AND TOP PLATE (FOR SQUARE SET CORNICES)
  - VERTICAL AND HORIZONTAL PLASTERBOARD
  - TOPS, BOTTOMS AND SIDES OF ARCHITRAVES AND PLASTERBOARD.
  - ALL EXHAUST FANS AND DUCTS, INCLUDING RANGEHOODS, SHALL BE FITTED WITH SELF-CLOSING MECHANISMS.
- WHERE IT IS NOT POSSIBLE TO INSULATE UNDER AN EXISTING TIMBER FLOOR, GAPS BETWEEN FLOORBOARDS SHALL BE SEALED BEFORE APPLYING FINISHES OR COVERINGS.
- EXTERNAL DOORS AND WINDOWS SHALL BE DRAUGHTPROOFED PER BCA 13.4.4 USING A DURABLE, FIT-FOR-PURPOSE SEAL.
- CAVITY SLIDER POCKETS SHALL BE SEALED BEFORE INSTALLATION, EITHER BY WRAPPING WITH VAPOUR PERMEABLE MEMBRANE, OR BY SCREWING PLASTER SECURELY TO THE FRAME AND APPLYING A SILICON BEAD.
- CONDITIONED CLASS 1 AND UNCONDITIONED CLASS 10A SPACES SHALL BE SEPARATED BY INSULATION. ANY OPENINGS BETWEEN SUCH SPACES SHALL BE WEATHER-STRIPPED.
- WINDOW SIZES NOMINATED ARE NOMINAL. ACTUAL SIZE MAY VARY MINIMALLY ACCORDING TO MANUFACTURER; HOWEVER, OPENING STYLES, OVERALL SIZE, U-VALUE AND SHGC VALUES ARE INBUILT INTO THE ENERGY RATING AND MAY NOT BE ALTERED WITHOUT THE EXPRESS APPROVAL OF THE PROJECT'S ENERGY RATER.
- GLAZED DOORS AND WINDOWS SHALL BE WIND RATED, DOUBLE-GLAZED, WEATHER-STRIPPED AND FLASHED ALL AROUND.
- OPENABLE WINDOWS SHALL BE PROVIDED WITH FLYSCREENS.

SITE CLASSIFICATIONS & PROPERTY INFORMATION

- ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION IS TO BE CONFIRMED ON SITE BY [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER].
- ENVIRONMENTAL CLASSIFICATION (SALINE AND/OR AGGRESSIVE INDUSTRIAL ENVIRONMENT PER BCA TABLE 7.2.2A)
- SOIL CLASSIFICATION IS CLASS :
- REFER TO SOIL REPORT NO.
- BY
- THE BUILDER SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY OBSERVABLE VARIATION FROM THIS SOIL TYPE.
- NO CUT/FILL SHALL BE WITHIN 1000MM OF NEIGHBOURING BOUNDARIES.

SUPPLEMENTARY NOTES :

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.
- WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.
- ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMISE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURNED ON SITE.
- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH [INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATION]. SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND 'SILT STOP' FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.
- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.
- EARTHWORKS (UNRETAINED) SHALL NOT EXCEED 2M.
- CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1.

SERVICES

- SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S/INSTALLER'S RECOMMENDATION.
- DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3.

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DATE	03/06/2024
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DRG No:	A01

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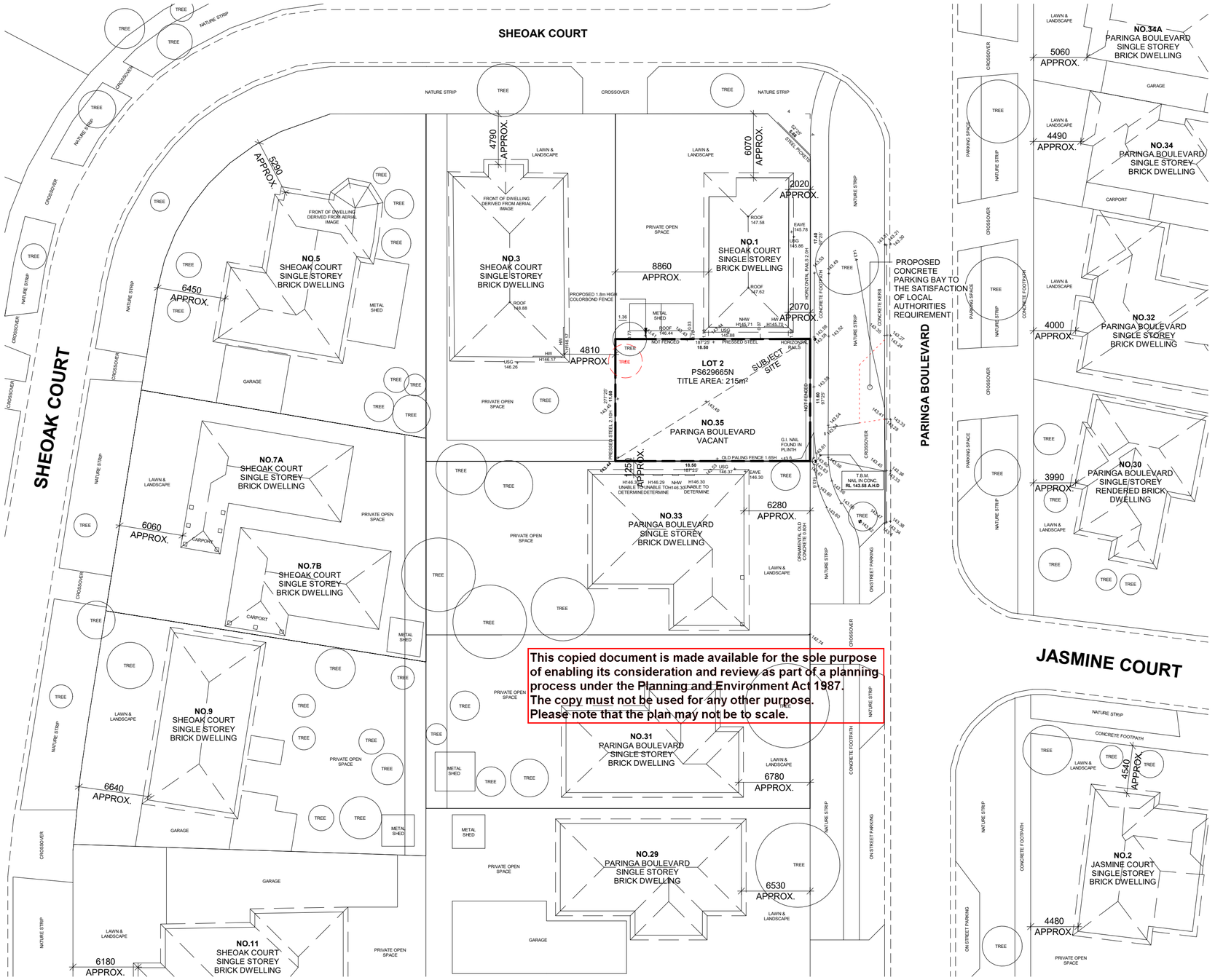

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DATE	03/06/2024
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SCALE @A2	1:300
DRG No:	A02

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NOTE:

- BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE BUILDING DESIGNER PRIOR TO SET-OUT FOR RECTIFICATION.

- BUILDER TO VERIFY ALL LEVELS ON SITE INCLUDING ANY SITE CUT-FILL IF REQUIRED AND NOTIFY THE BUILDING DESIGNER PRIOR TO THE COMMENCEMENT ON ANY BUILDING WORKS.

- PROVIDE MIN. 100mm DIA. U.P.V.C. STORMWATER DRAINS WITH MIN. 1:100 FALL AND MIN. 300mm COVER, CONNECTED TO LEGAL POINT OF DISCHARGE

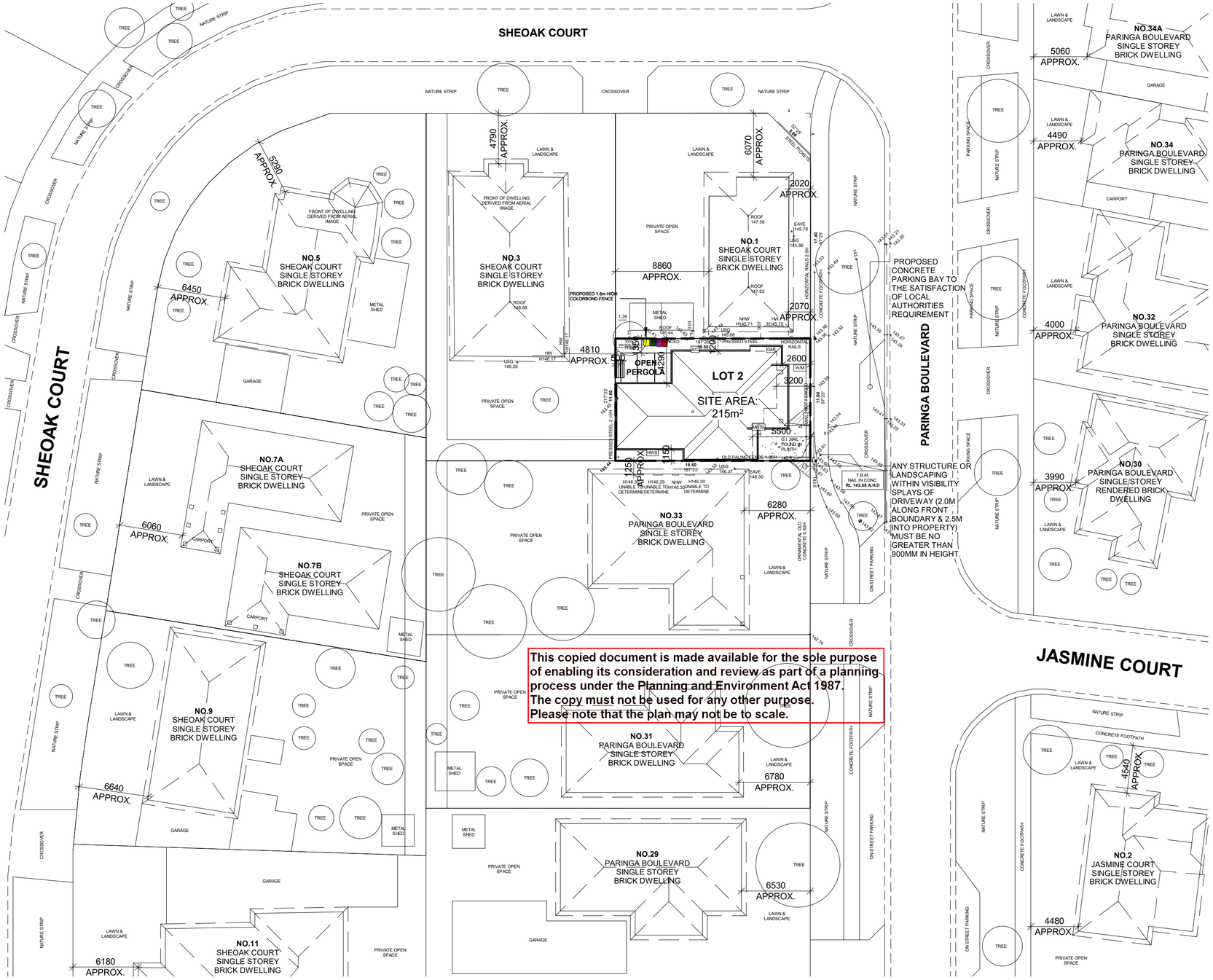
- ALL DOWNPIPES TO BE JOINED WITH PVC SWD AT BASE OF WEEPHOLES

- PROVIDE GARDEN TAP AND HWU OVERFLOW OUTLET ABOVE O.R.G. (OVERFLOW RELIEF GULLY) PROVIDE GRATED STORMWATER DRAIN TO ANY ADDITIONAL GARDEN TAPS

AREA SCHEDULE		
GROUND FLOOR LIVING	101.84 m²	10.96
GARAGE	23.16 m²	2.49
PORCH	4.67 m²	0.50
TOTAL	129.67 m²	13.95

P.O.S	43.81 m²
S.P.O.S	41.12 m²

TOTAL BUILT UP AREA	129.67m²	
TOTAL SITE COVERAGE		60%
TOTAL SITE AREA	215m²	
PERMEABILITY	70.98m²	(33%)



TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1

NOTE:
NO PART OF DWELLING WALL TO BE CONSTRUCTED OVER LEGAL TITLE BOUNDARY

NOTE:
SURFACE WATER DRAINAGE TO THE DWELLING IS TO BE IN ACCORDANCE WITH NCC PART 3.1.2.3. IN THAT SURFACE WATER MUST BE DIVERTED AWAY FROM THE CLASS 1 BUILDING TO PREVENT PONDING UNDER THE BUILDING, AND AWAY FROM THE HEIGHT OF THE SLAB ON GROUND.

NOTE:
REFER TO THE SDA/BESS/STORM REPORTS FOR A COMPREHENSIVE LIST OF SDA COMMITMENTS. THE DEVELOPMENT MUST MEET ALL COMMITMENTS IN THE SDA EVEN WHEN NOT NOTED ON PLANS

NOTE:
ALL TOILETS TO BE CONNECTED TO WATER TANKS.

NOTE:
WELLS RATING FOR WATER FITTINGS / FIXTURES (REFER TO REPORT) – FIXTURES PROVIDED AS PART OF BASE BUILDING WORK HAVE TO BE CHOSEN WITHIN ONE WELS STAR OF BEST AVAILABLE AT THE TIME OF PURCHASE.

NOTE:
ENERGY EFFICIENCY
- COMMITMENT TO 4W/M2 LIGHTING DENSITY IN THE DWELLINGS
- RETRACTABLE EXTERNAL CLOTHES DRYING LINE
- LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS ETC.)
- COMMITMENT TO 6.5 STAR AVERAGE ENERGY RATING FOR THE DEVELOPMENT
- FOSSIL-FUEL FREE DEVELOPMENT

NOTE:
USE OF NATIVE OR DROUGHT TOLERANT SPECIES FOR LANDSCAPED AREA. WATERING WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.

NOTE:
DOUBLE GLAZING TO ALL HABITABLE ROOMS

BIN LEGEND	
	SHARED GENERAL RUBBISH 240L
	INDIVIDUAL MIXED RECYCLING 240L
	FOGO 120L
	GLASS RECYCLING 120L

LEGEND	
MAIL	MAIL BOX
W/M	WATER METER
GM	GAS METER
MB	METER BOX
TB	TELSTRA BOX
HWS	HOT WATER SYSTEM
BIN	BIN
A/C	AIR CONDITIONER

[redacted]

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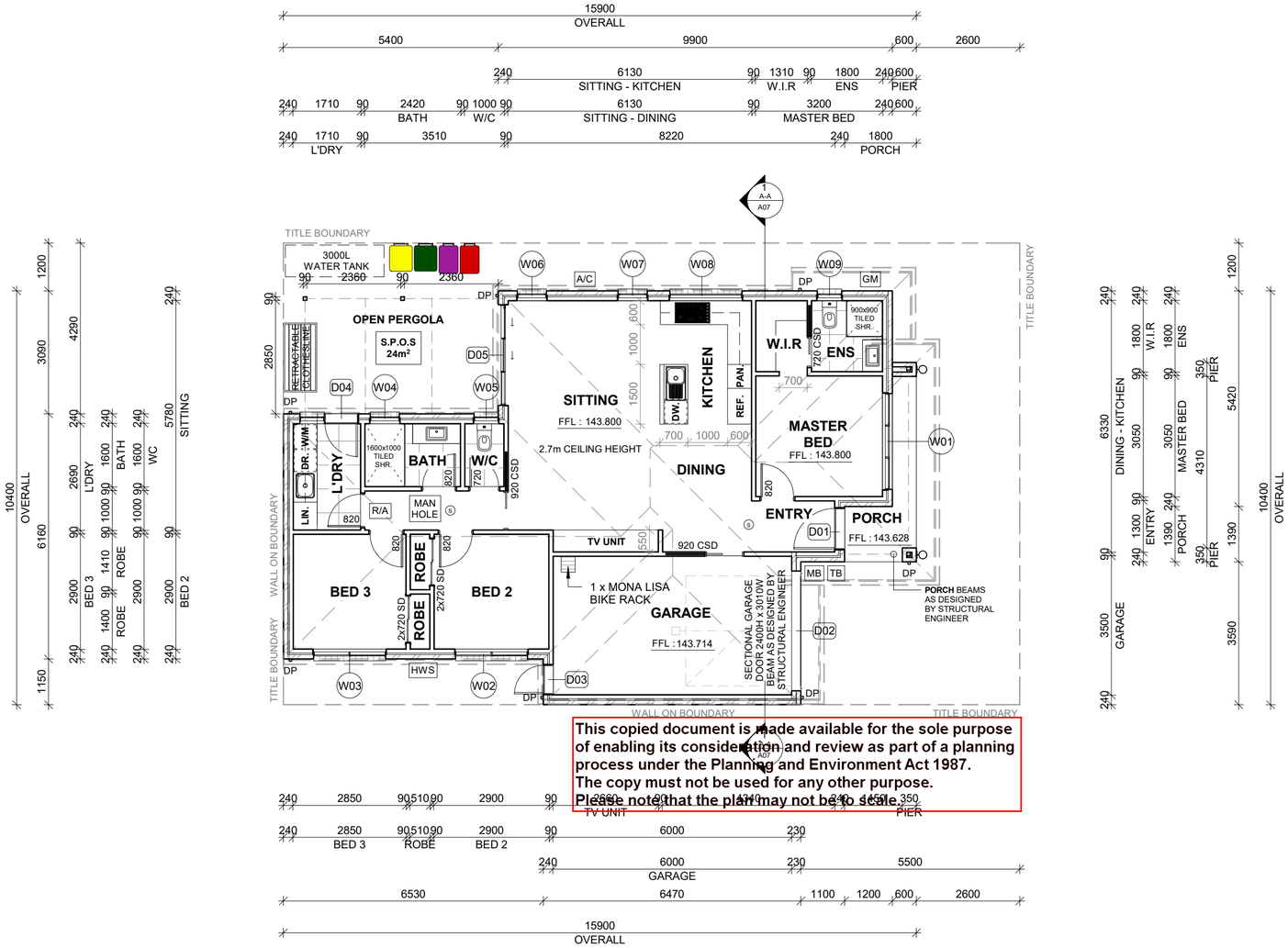
GENERAL NOTES :

- DO NOT SCALE FROM THESE DRAWINGS

- ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE BY ALL CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY WORKS

- EACH DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING THOSE OF SPECIALIST CONSULTANTS

AREA SCHEDULE		
GROUND FLOOR LIVING	101.84 m²	10.96
GARAGE	23.16 m²	2.49
PORCH	4.67 m²	0.50
TOTAL	129.67 m²	13.95



TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1

NOTE:
NO PART OF DWELLING WALL TO BE CONSTRUCTED OVER LEGAL TITLE BOUNDARY

NOTE:
SURFACE WATER DRAINAGE TO THE DWELLING IS TO BE IN ACCORDANCE WITH NCC PART 3.1.2.3. IN THAT SURFACE WATER MUST BE DIVERTED AWAY FROM THE CLASS 1 BUILDING TO PREVENT PONDING UNDER THE BUILDING, AND AWAY FROM THE HEIGHT OF THE SLAB ON GROUND.

NOTE:
REFER TO THE SDA/BESS/STORM REPORTS FOR A COMPREHENSIVE LIST OF SDA COMMITMENTS. THE DEVELOPMENT MUST MEET ALL COMMITMENTS IN THE SDA EVEN WHEN NOT NOTED ON PLANS

NOTE:
ALL TOILETS TO BE CONNECTED TO WATER TANKS.

NOTE:
WELLS RATING FOR WATER FITTINGS / FIXTURES (REFER TO REPORT) – FIXTURES PROVIDED AS PART OF BASE BUILDING WORK HAVE TO BE CHOSEN WITHIN ONE WELS STAR OF BEST AVAILABLE AT THE TIME OF PURCHASE.

NOTE:
ENERGY EFFICIENCY
- COMMITMENT TO 4W/M2 LIGHTING DENSITY IN THE DWELLINGS
- RETRACTABLE EXTERNAL CLOTHES DRYING LINE
- LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS ETC.)
- COMMITMENT TO 6.5 STAR AVERAGE ENERGY RATING FOR THE DEVELOPMENT
- FOSSIL-FUEL FREE DEVELOPMENT

NOTE:
USE OF NATIVE OR DROUGHT TOLERANT SPECIES FOR LANDSCAPED AREA. WATERING WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.

NOTE:
DOUBLE GLAZING TO ALL HABITABLE ROOMS

NOTE:
THE MAXIMUM GRADIENTS FOR DRIVEWAYS, PARKING BAYS (INCLUDING GARAGES) AND ACCESSWAYS ARE TO BE AS PER AS2890.1:2004.

BIN LEGEND	
	SHARED GENERAL RUBBISH 240L
	INDIVIDUAL MIXED RECYCLING 240L
	FOGO 120L
	GLASS RECYCLING 120L

NOTE:

- PROVIDE LIFT OFF HINGES TO WC AND BATH IN ACCORDANCE WITH N.C.C CLAUSE 3.8.3.3.

- ALL SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND ARE TO BE HARD-WIRED WITH BATTERY BACK-UP AND INTERCONNECTED

NOTE:
2.4m HIGH INTERNAL DOORS

NOTE: MAN HOLE
MANHOLE TO CEILING ACCESS (LOCATION MAY VARY SLIGHTLY)

LEGEND	
GM	GAS METER
MB	METER BOX
TB	TELSTRA BOX
HWS	HOT WATER SYSTEM
A/C	AIR CONDITIONER
S	SMOKE ALARM

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ROOF STORMWATER DRAINAGE:

A) ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2018.

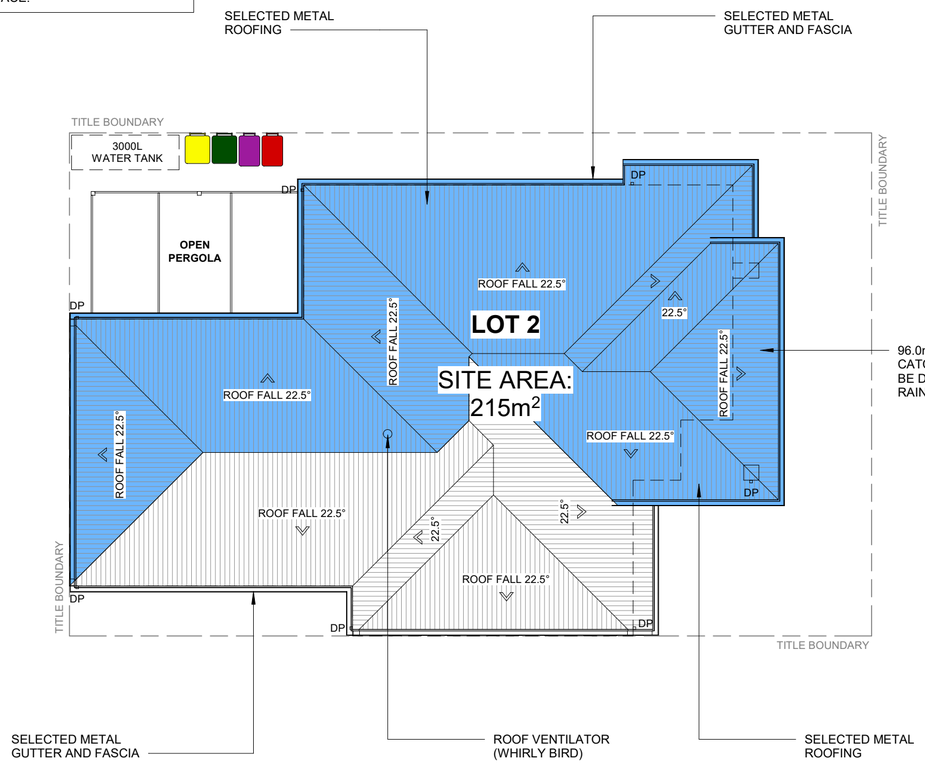
B) MINIMUM DOWNPIPE DIMENSIONS SHALL BE 100mm X 50mm OR 90mm DIAMETER.

C) MINIMUM BOX GUTTER DIMENSIONS AS PER AS3500.3-2018.

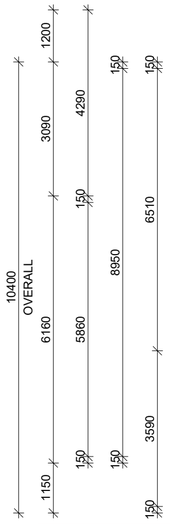
NOTE:
ROOF CLADDING TO BE IN ACCORDANCE WITH AS1562.1

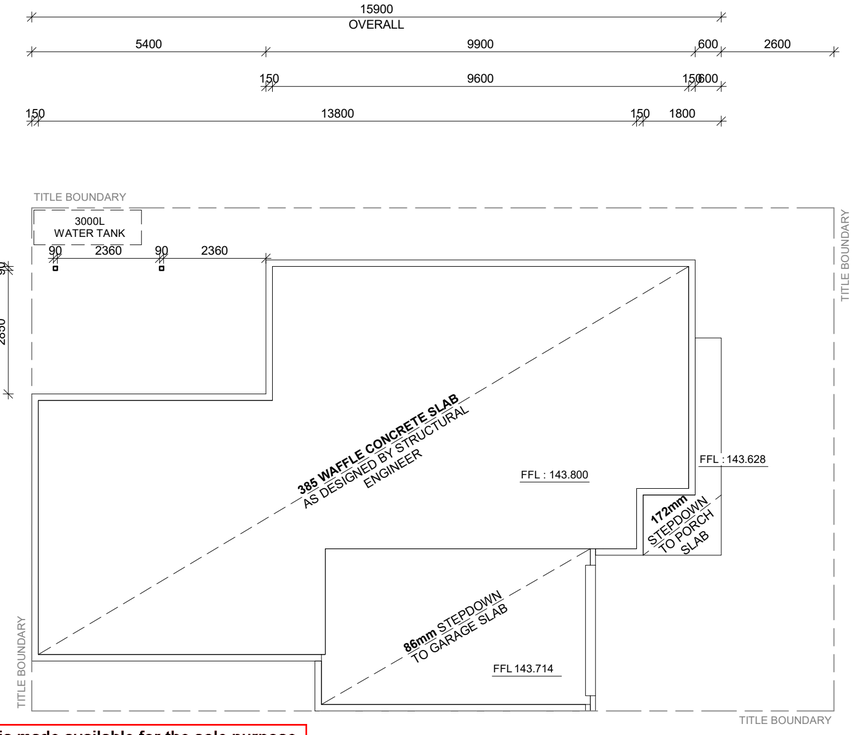
NOTE:
- ALL EXHAUST FANS IN BATHROOMS MUST ACHIEVE MIN 25 L/S FLOW RATE.
- KITCHEN RANGEHOODS TO ACHIEVE 40 L/S.

NOTE:
ALL RANGEHOODS AND EXHAUST FANS TO DISCHARGE EXTERNALLY AND NOT INTO THE ROOF SPACE.

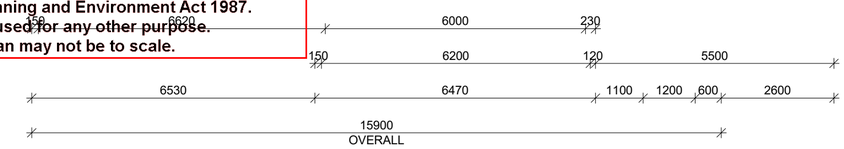


1 ROOF PLAN
1 : 100





2 SETOUT PLAN
1 : 100



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SCALE @A2	1:100
DRG No:	A05

GENERAL NOTES :

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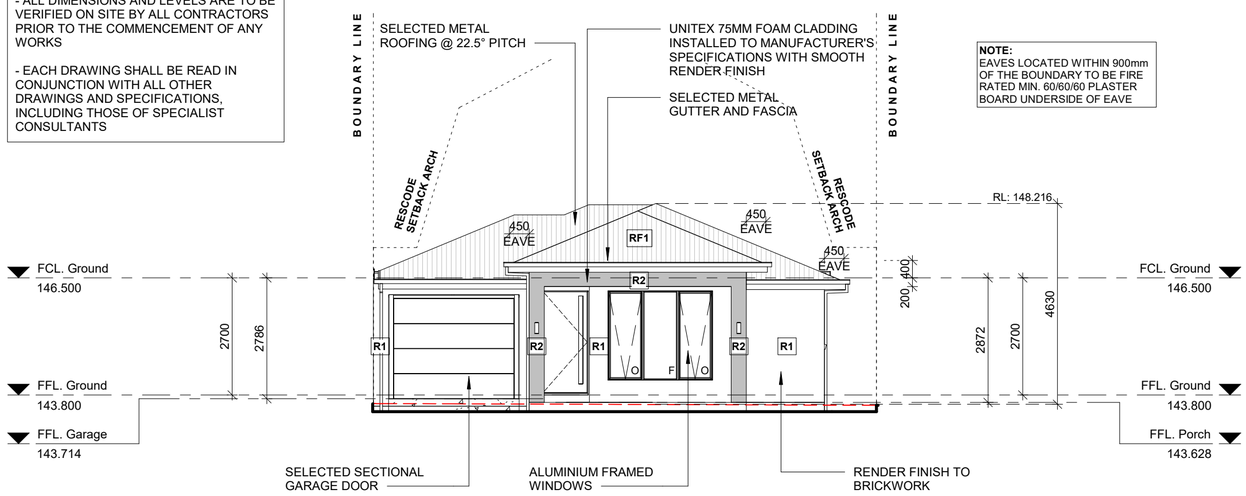
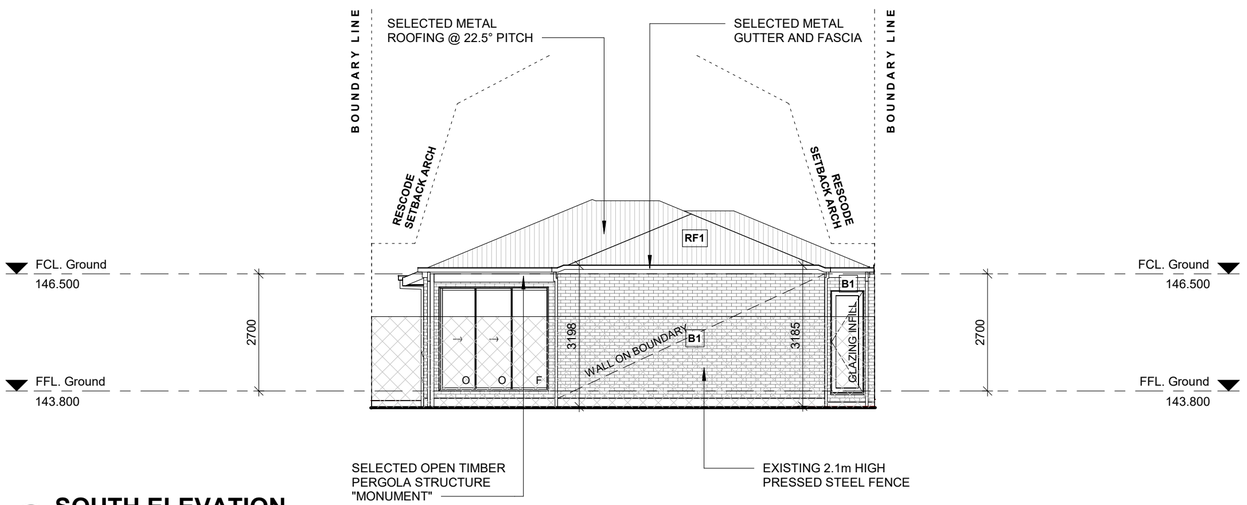


NOTE:
EAVES LOCATED WITHIN 900mm OF THE BOUNDARY TO BE FIRE RATED MIN. 60/60/60 PLASTER BOARD UNDERSIDE OF EAVE

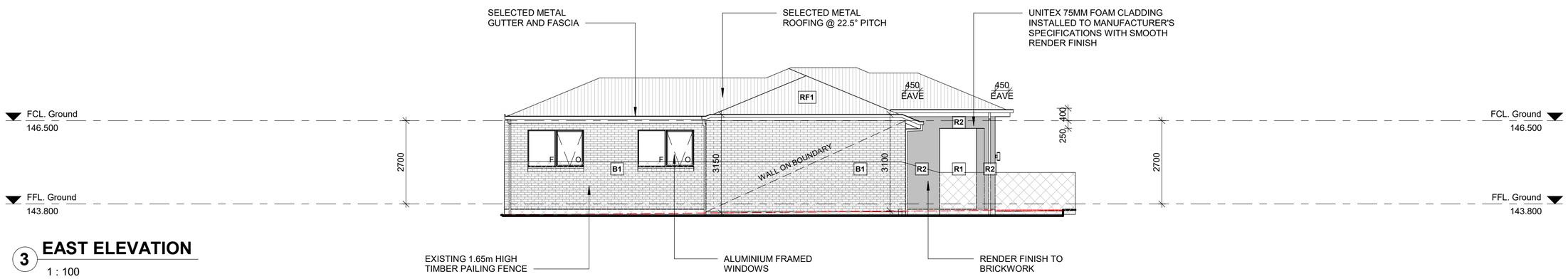
1 NORTH ELEVATION

1 : 100



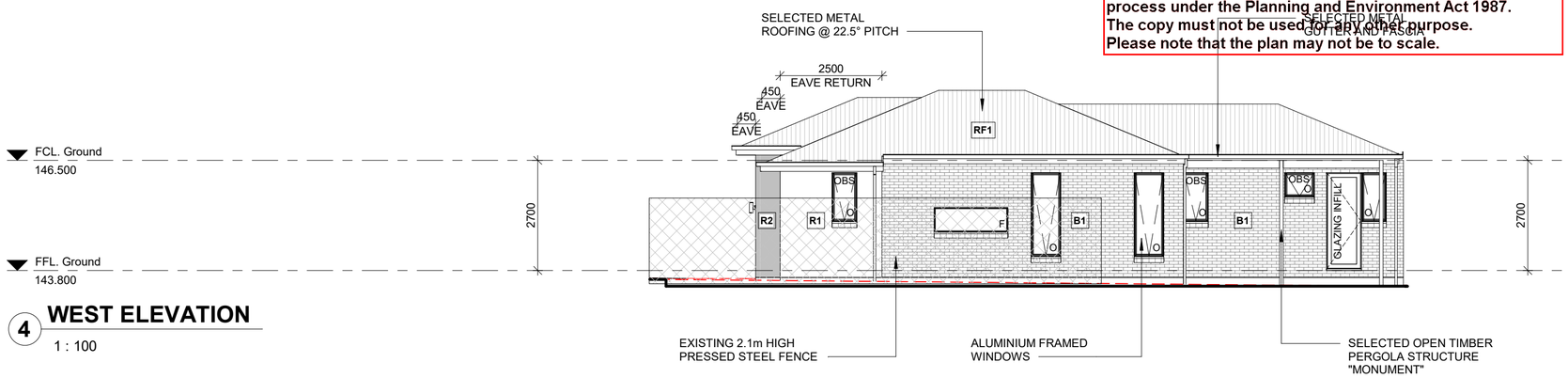
2 SOUTH ELEVATION

1 : 100



3 EAST ELEVATION

1 : 100



4 WEST ELEVATION

1 : 100

LEGEND:

RF1 -	METAL ROOF: BLUESCOPE STEEL "MONUMENT" or similar
R1 -	RENDER 1 - DULUX "SURFMIST" or similar
R2 -	RENDER 2 - DULUX "MONUMENT" or similar
B1 -	BRICKWORK - AUSTRAL BRICKS "INDUSTRIAL IRON" or similar
	SELECTED COLORBOND - GUTTER AND FASCIA: "MONUMENT" or similar
	SELECTED COLORBOND - DOWNPIPE: "MONUMENT" or similar
	SELECTED COLORBOND - WINDOWS AND SLIDING DOORS "MONUMENT" or similar
	FRONT DOOR - TIMBER "MONUMENT" or similar
	GARAGE DOOR - COLORBOND "MONUMENT" or similar
	CONCRETE DRIVEWAY - BORAL "BEACHSIDE" (EXPOSED AGGREGATE) or similar

WINDOW & DOOR LEGEND

F -	FIXED WINDOW
O -	OPENABLE WINDOW
OBS -	OBSCURE GLAZING
DG -	DOUBLE GLAZING

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DRG No:	A06

GENERAL NOTES :

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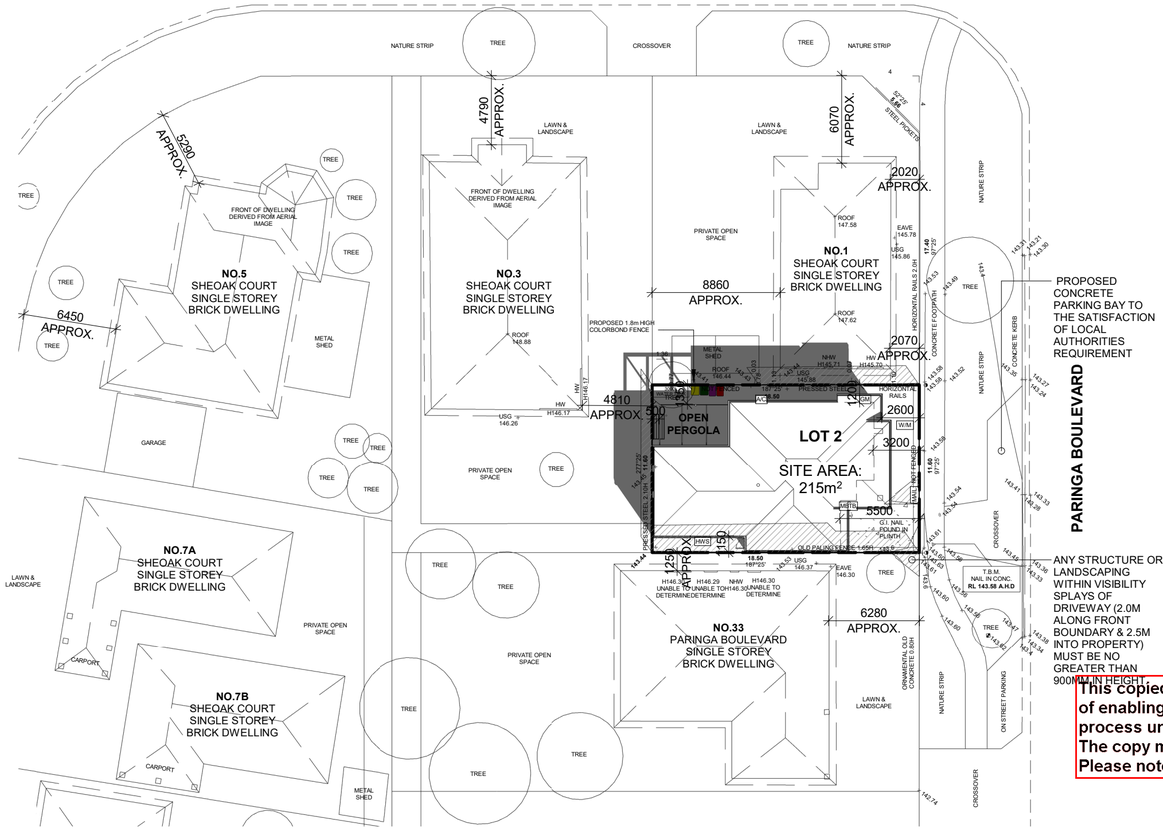
LEGEND

	EXISTING BUILDING/ FENCE SHADOW
	PROPOSED BUILDING SHADOW
— —	PROPOSED FENCING

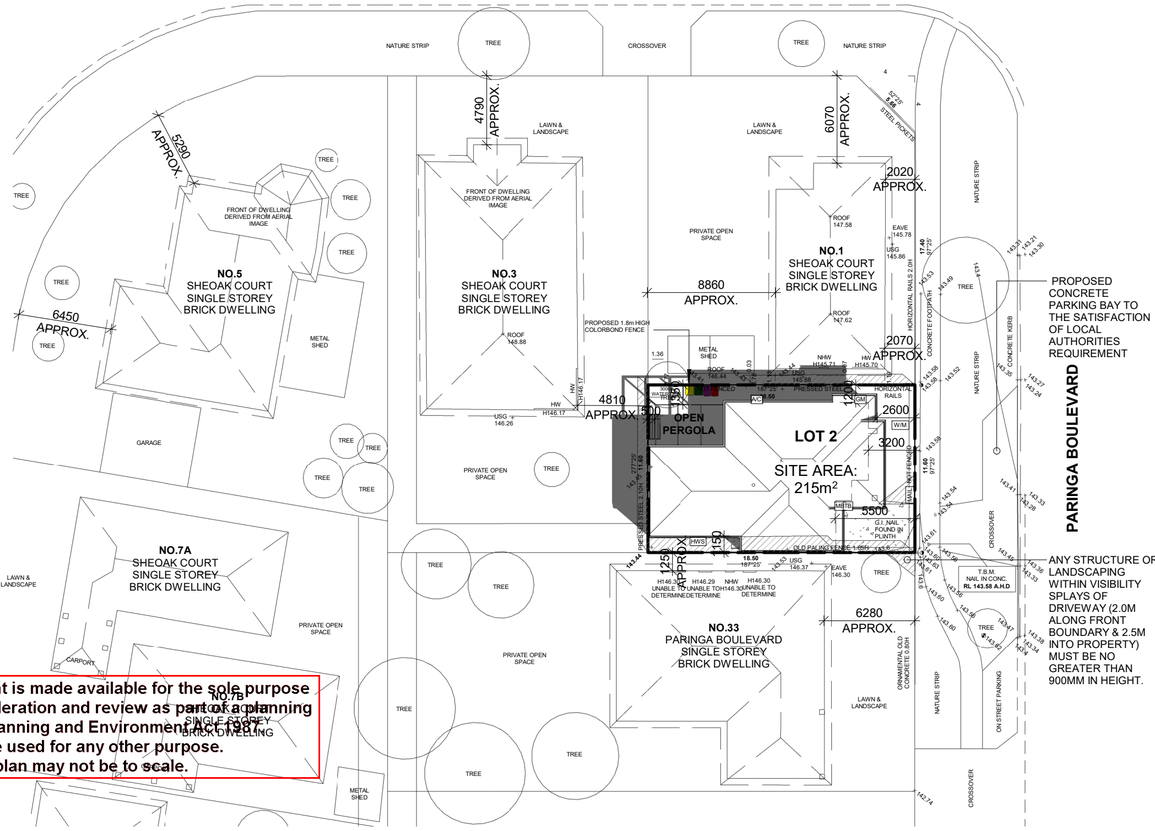
SHEOAK COURT



1 **9am SHADOW DIAGRAM**

1 : 300

SHEOAK COURT



2 **10am SHADOW DIAGRAM**

1 : 300

DATE	03/06/2024
REVISION	TP02
SCALE @A2	1:300
DRG No:	A09

GENERAL NOTES :

- DO NOT SCALE FROM THESE DRAWINGS

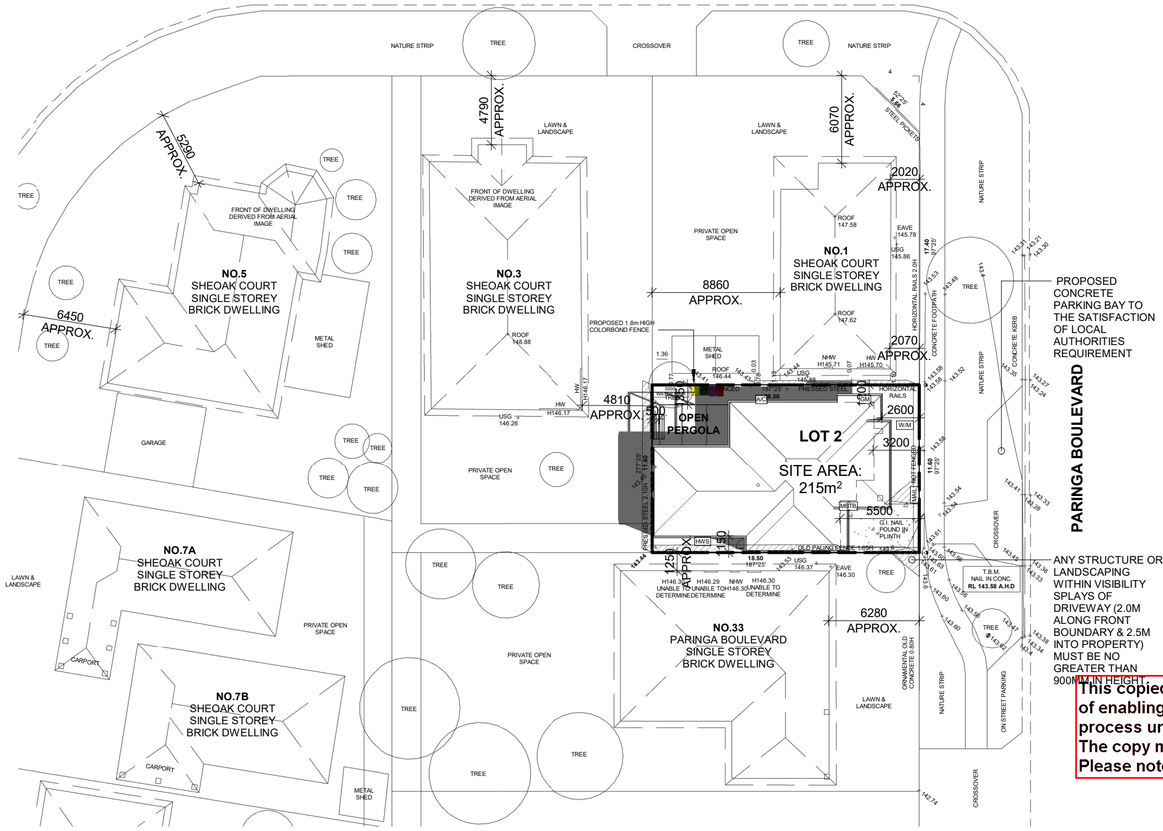
- ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE BY ALL CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY WORKS

- EACH DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING THOSE OF SPECIALIST CONSULTANTS

LEGEND

	EXISTING BUILDING/ FENCE SHADOW
	PROPOSED BUILDING SHADOW
— —	PROPOSED FENCING

SHEOAK COURT



3 11am SHADOW DIAGRAM

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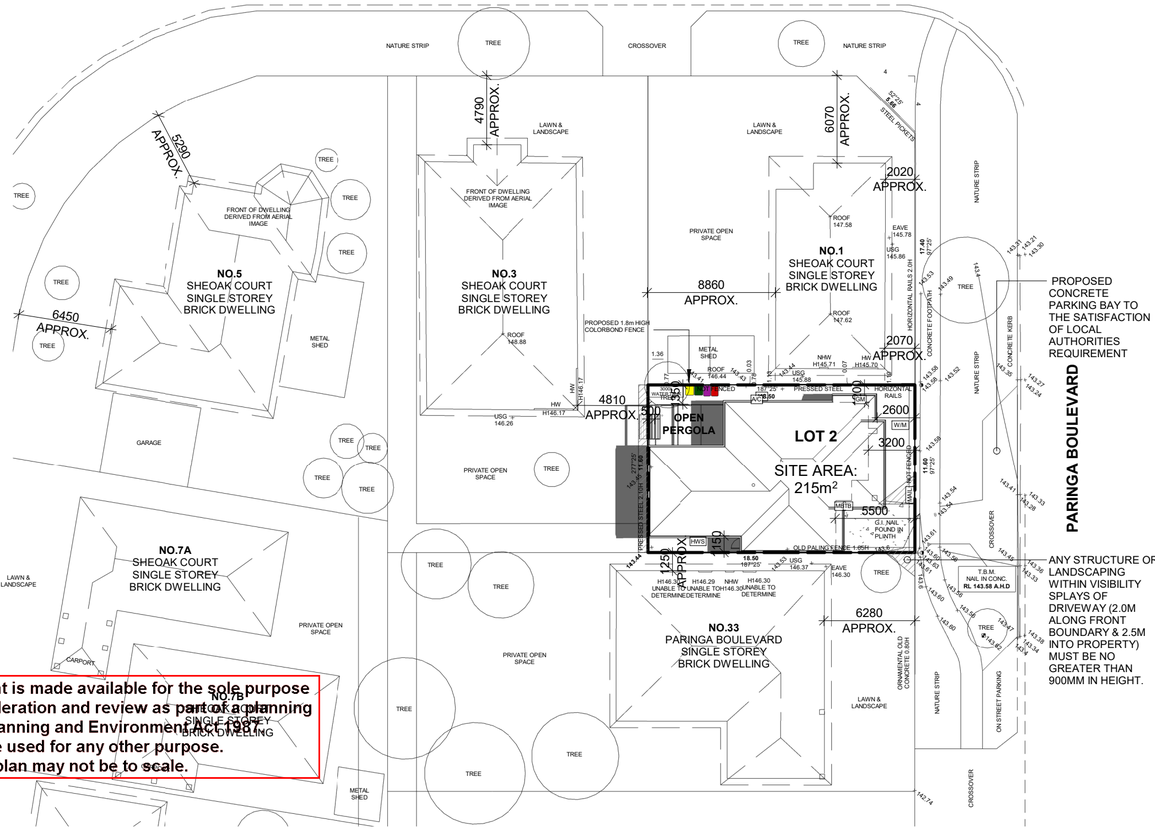
SHEOAK COURT



4 12pm SHADOW DIAGRAM

1 : 300

DATE	03/06/2024
REVISION	TP02
SCALE @A2	1:300
DRG No:	A10

GENERAL NOTES :

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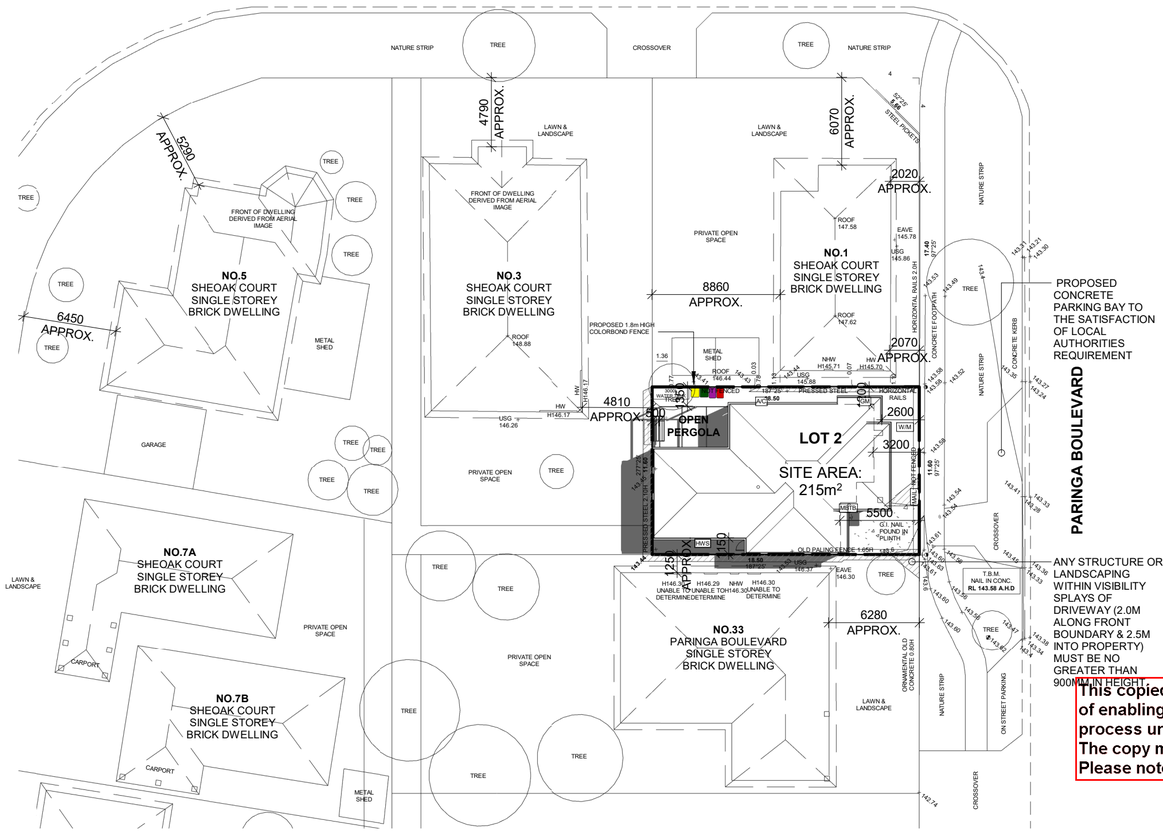
LEGEND

	EXISTING BUILDING/ FENCE SHADOW
	PROPOSED BUILDING SHADOW
— —	PROPOSED FENCING

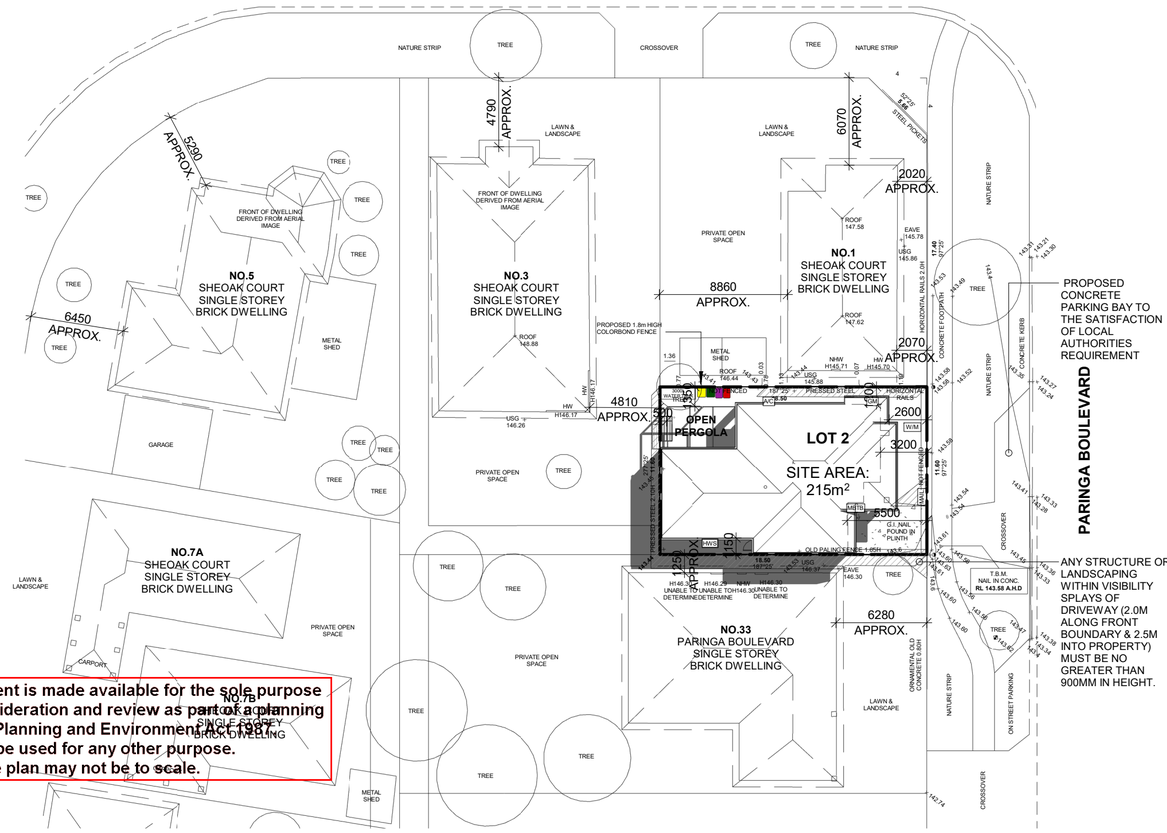
SHEOAK COURT



5 1pm SHADOW DIAGRAM

1 : 300

SHEOAK COURT



6 2pm SHADOW DIAGRAM

1 : 300

DATE	03/06/2024
REVISION	TP02
SCALE @A2	1:300
DRG No:	A11

GENERAL NOTES :

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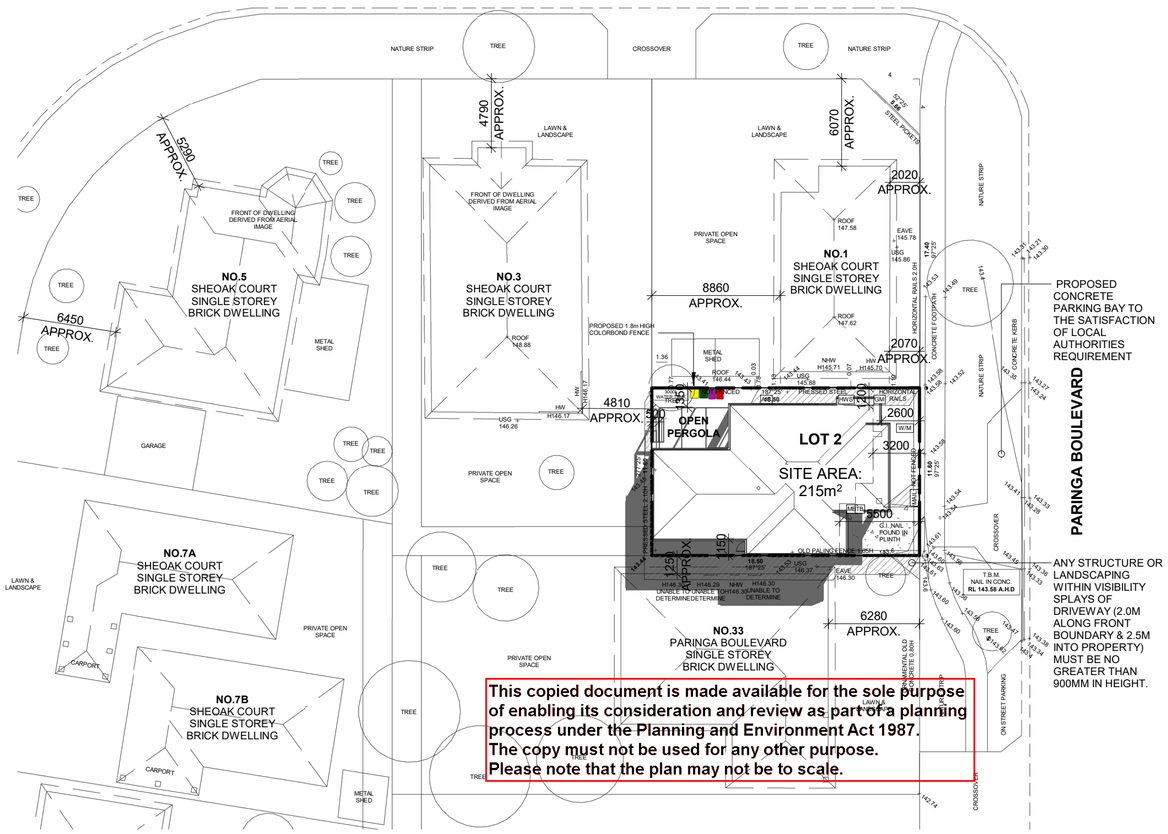
LEGEND

	EXISTING BUILDING/ FENCE SHADOW
	PROPOSED BUILDING SHADOW
— —	PROPOSED FENCING

SHEOAK COURT



7 3pm SHADOW DIAGRAM

1 : 300

DATE	03/06/2024
REVISION	TP02
SCALE @A2	1:300
DRG No:	A12

[redacted]

Town Planning Report

Development a land for a single dwelling in less than 300 sqm land

35 Paringa Boulevard,
Meadow Heights, VIC 3048

May 2024

Prepared By:

[redacted]

DISCLAIMER

All information supplied to [redacted] to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorization.

Confidential information has been stored securely. Data provided by respondents and their identity have been treated in the strictest confidence, and all assurance given to respondents have been and shall be fulfilled. Furthermore, [redacted] may be hiring independent contractors to perform certain aspects of the project, and some of these contractors may be required to be licensed by the State of Victoria.

[redacted]

You must read the important disclaimer appearing within the body of this report.

[redacted]

TABLE OF CONTENTS

1.0 INTRODUCTION

This planning submission report has been prepared to seek a planning permit for a dwelling on land 35 Paringa Boulevard, Meadow Heights, Vic 3048, in response to the RFI (ref P25904) dated 24th April 2024.

1.1 The proposed site

The subject site is known as Lot 2, 35 Paringa Boulevard, Meadow Heights, Vic 3048.

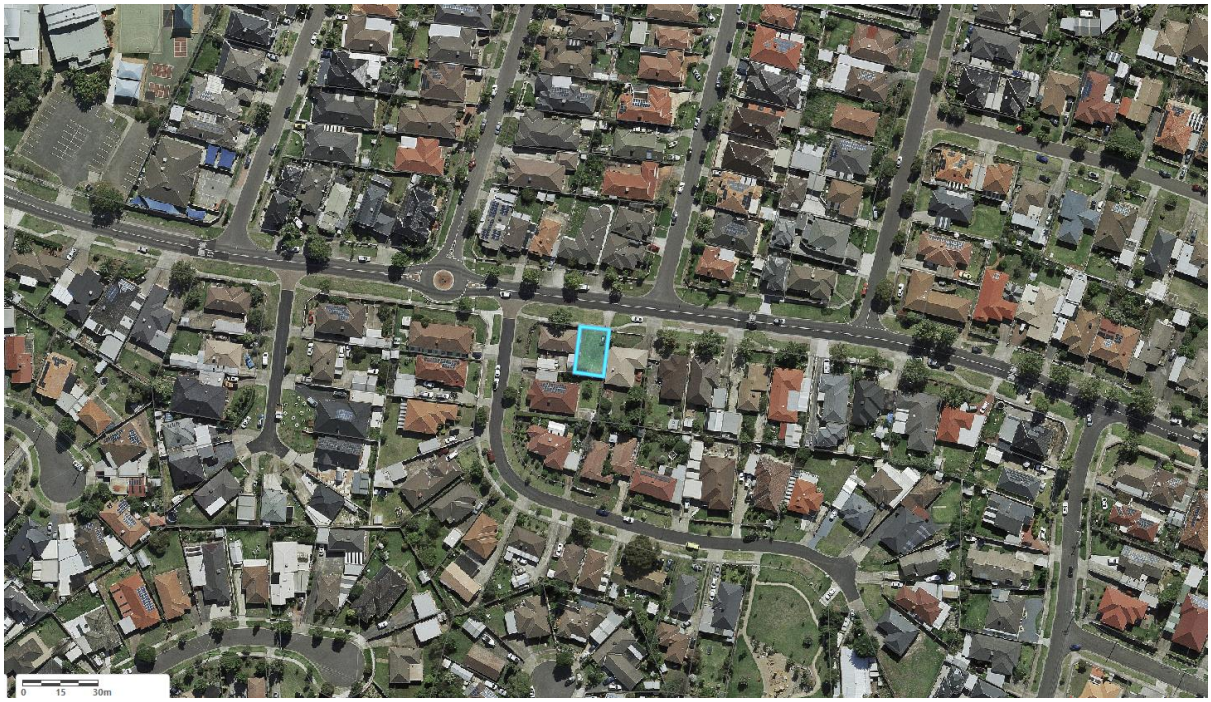


Figure 1: Arial View of the site (Image Source: https://mapshare.vic.gov.au/MapshareVic/)

The proposed development site is barren land with no permanent or temporary structures, which is located to the right of Paringa Boulevard. The site has a frontage to Paringa Boulevard of approximately 11.8 metres and an approximate depth of 18.5. The extent of the total site is approximately 215 square metres, with a setback of 1.4 metres from the Paringa Boulevard frontage. The proposed single-story unit development is approximately 141.17 square meters, including living, garage (approximately 23.42 square meters) and porch (approximately 5.15 square meters).

The site is flat land with a continuous width of 1-5 meters. The proposed development does not involve excavation or filling.

The site's frontage is free of trees or vegetation, making it easily accessible for solar energy and road access. The only access to the site is via Paringa Boulevard. There are no noticeable street frontage features.

1.2 Immediate Surrounding

The immediate vicinity of 35 Paringa Boulevard, Meadow Heights, Vic 3048, comprises predominantly brick and brick veneer houses alongside various non-brick dwellings, creating a diverse residential landscape. In recent years, new single dwellings and two-story townhouse developments have

emerged, mirroring the proposed project's architectural style and indicating a trend toward modern residential design. This trend aligns with the surrounding area's character, fostering cohesion and visual continuity. Drawing from these contextual cues and embracing complementary design elements, the proposed development aims to seamlessly integrate into its surroundings while contributing to the neighbourhood's aesthetic appeal and liveability.

Figure 2: Front houses from the proposed site on the Paringa Boulevard

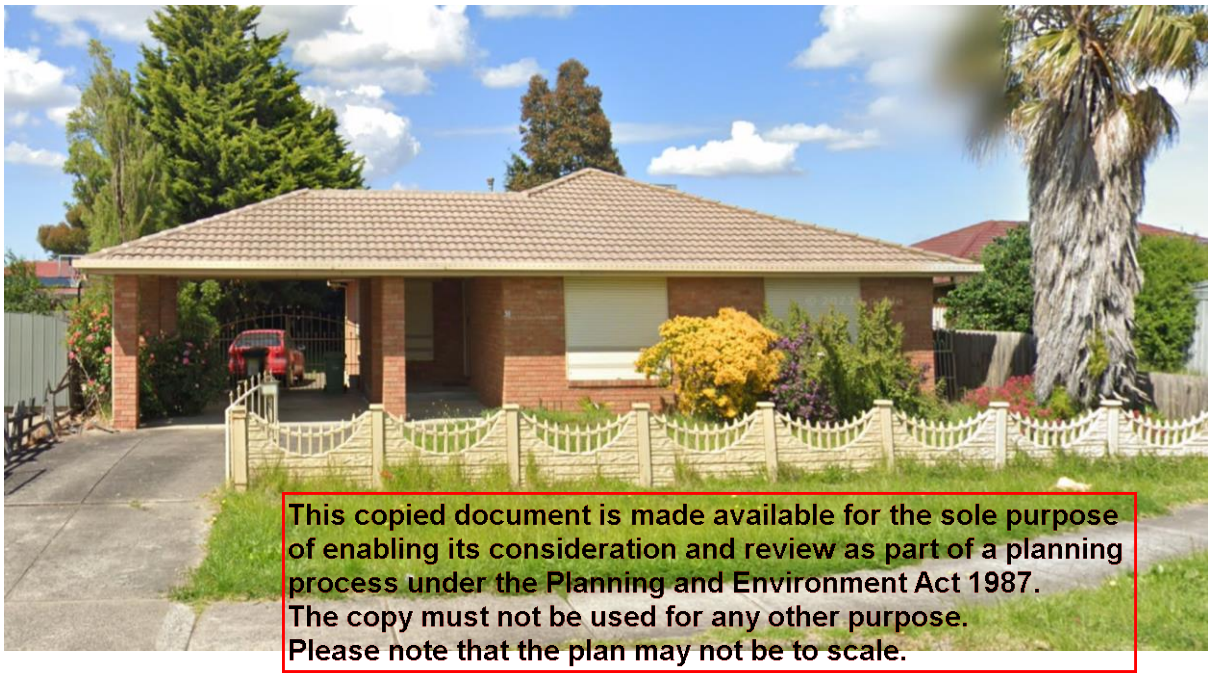


Figure 3: Right-side view of the proposed site from the Paringa Boulevard

[redacted]

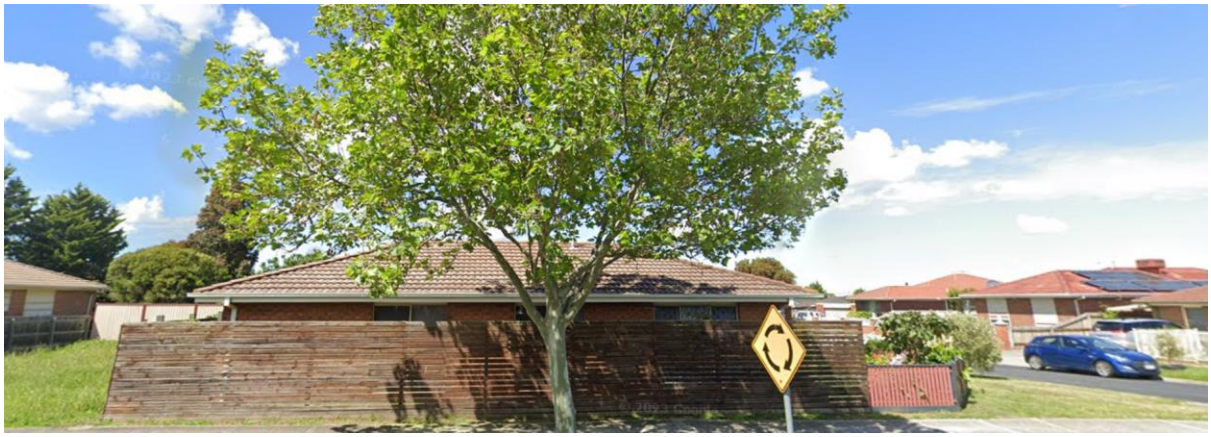


Figure 4: Left-side view of the proposed site from the Paringa Boulevard

Figure 5: Left-side view of the proposed site from the Sheoak Ct side of the same house is shown in Figure 4

2.0 NEIGHBOURHOOD CHARACTER

The neighbourhood surrounding the site exhibits a distinct character shaped by its built environment, architectural styles, and notable features. The identified key features are:

Built Form, Scale, and Character:

- The built form in this area predominantly comprises single-story and double-story residential dwellings.
- Housing typologies range from detached single-family homes to some multi-unit developments, reflecting a mix of densities within the area.
- Front setbacks are generally uniform, contributing to a cohesive streetscape.
- Front fencing varies but often consists of low brick or timber fences, maintaining a balance between privacy and streetscape openness. Further, we noticed the absence of front fencing in some lands.

[redacted]

- Many neighbouring dwellings have established gardens; however, the quality and density of vegetation vary throughout.
- The street layout with the substantial front setback, street tree planting and lower front fences or absence of front fencing gives the streets an open and spacious feel.

Architectural and Roof Styles:

- Architectural styles within the neighbourhood are diverse, reflecting various design influences and eras of construction. Common architectural styles include contemporary, modern, and traditional designs, each contributing to the eclectic character of the area.
- The area predominantly consists of brick and plastered wall-finished or combined featured houses.
- Roof styles range from pitched roofs with gables to hip roofs, with variations in roof pitch and materials adding visual interest to the streetscape.

Other Notable Features or Characteristics:

- Street trees and landscaping play a significant role in enhancing the neighbourhood's aesthetic appeal and providing shade and greenery.
- Some properties may feature outdoor amenities such as gardens, paved areas, or recreational spaces, contributing to the liveability of the area.
- The presence of community facilities, parks, or recreational areas may further enrich the neighbourhood's social fabric and provide opportunities for community interaction.
- Proximity to amenities such as schools, shops, public transportation, and recreational facilities may influence the neighbourhood's desirability and liveability (see Table 1 and Table 2).

Design Response: The proposed build form would not contrast with the surrounding building form and the character and would comply with the area's neighbourhood character described by Clause 54.01 under the Planning Policy Framework of Hume City Council. The proposed development will blend with the existing contextual architecture under the Planning and Environment Act 1987. with as per the neighbouring properties.

2.1 Access to the closest amenities from the site

Details of nearby schools.

Table 1: Access to amenities

Meadow Heights Primary School	**Primary**	**Government**	**0.22km**
St Mary's Coptic Orthodox College	Combined	Independent	0.73km
Holy Child Primary School	Primary	Catholic	1.74km
Roxburgh College	Secondary	Government	2.06km
Ilim College of Australia	Combined	Independent	2.20km

2.2 Other facilities and services

Table 2: Other facilities and services

Meadow Heights Shopping Centre	**0.50km**
Roxburgh City Shopping Centre	1.20km
Broadmeadows Hospital, Jacana	4.80km
Paringa Bvd/Pascoe Vale Rd Bus Stop	4.50km
Broadmeadows Train Station	4.30km
Goodstart Early Learning Meadow Heights, Childcare	0.19km
Community Kids Meadow Heights Early Learning Centre	0.51km

Several recreational facilities, parks and grounds are located in this area

3.0 PROPOSAL

The proposal is for a single-storey dwelling to be built on the site. The key elements proposed to construct the dwelling are:

Ground Floor: Living Area, including sitting and dining and sitting and kitchen, Master bedroom and two bedrooms, Garage and ample space, and porch. In addition, it is proposed to have an open pergola at the back of the dwelling.

EXISTING & DEMOLITION

The site is vacant.

EASEMENT

There is no easement located at the rear of the property.

CROSSOVER & DRIVEWAY

The existing crossover will provide access to the proposed dwelling.

FRONTAGE AND SETBACKS

The proposed development has a 2.6 m setback from Paringa Boulevard and sufficient setback from all the surrounding property boundaries.

HEIGHT

The proposed new dwelling will have a maximum height of under 5 m from the existing natural ground level. Refer to the proposed elevations.

ARCHITECTURE

The proposed dwelling's built form and architectural style will respect the neighbourhood dwellings' characteristics in a contemporary way. The form and massing will appear appropriate within the nature of the area.

GARAGE

The proposed garage and tandem car space will have easy access from Paringa Blvd via the existing crossover.

P.O.S

The proposed dwelling have sufficient west private open space, which will receive adequate sunlight throughout the day.

FENCE

No front fence is proposed, and there is no change in fences located along the property boundaries.

ENERGY RATING

A qualified assessor will assess the development with First Rate to achieve a minimum seven-star Energy Rating in due course.

DEVELOPMENT SUMMARY

The total Site Coverage, which includes the ground floor, porch, decking, and garage, is 60%.

The proposed permeability area, which is areas other than site coverage, paving & driveway, is 33%.

[redacted]

4.0 PLANNING CONTROLS

4.1 Zoning

According to the location of the proposed development site, it is located within the GRZ1 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1 defined by the Hume Planning Scheme (see Figure 6).

Figure 6: Zoning type applies for the proposed site

The purpose of the GRZ1 is:

- 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.

Under the provisions of the GRZ1, a planning permit is required for the proposed development.

4.2 Planning Overlays

No planning overlays found related to this property.

[redacted]

5.0 STATE PLANNING POLICY FRAMEWORK

16.01-1S Housing Supply

Objective

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

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

16.01-2S Housing Affordability

Objective

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

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

COMMENT: The intended site is in a well-established area, offering convenient access to shopping centres. The proposal aligns with the goals of enhancing housing supply and promoting housing affordability within the realm of residential development.

6.0 LOCAL PLANNING POLICY FRAMEWORK

0.2.01 Population growth & changing demographics

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..

02.03-1 Settlement

Hume's settlement pattern is made up of two urban corridors, the Hume Corridor and Sunbury Township, with Rural Areas separating the corridors and extending to the North and west of Sunbury.

The settlement patterns within the Hume and Sunbury corridors are complex and multi-layered including three development phases:

- Established urban areas.
- Recent growth areas.
- Greenfields land planned for future urban development.

Bulla township sits within the Rural Areas between the Tullamarine Airport and Sunbury while the old Kalkallo township is surrounded by greenfield development.

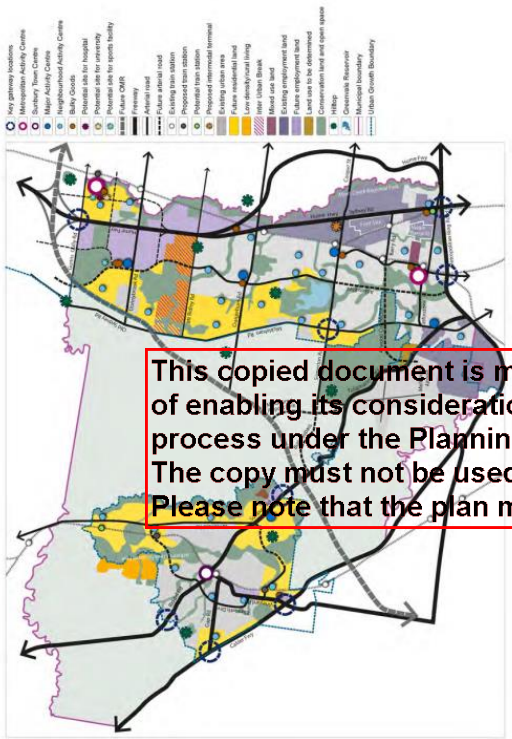
Most growth within the municipality will be accommodated within the two urban corridors driven by greenfield development in the growth areas of Greenvale, Craigieburn, Mickleham, Kalkallo and Sunbury supported by intensification of established suburbs. The Rural Areas provide separation between the corridors and protection for Melbourne Airport which is located on Commonwealth land in Hume.

0.2.04-2 Strategic Framework Plan

The future urban structure of Hume can be seen in the Strategic Framework Plan at Figure 2. The Strategic Framework Plan reflects spatially the land use and development visions for Hume. Key elements of the plan include:

- Existing and proposed land use;
- Areas of potential future urban growth; Significant hilltops, conservation and open space areas;
- Identification and hierarchy of activity centre network;
- Existing and proposed regional facilities;
- Existing and proposed major transport infrastructure; and gateway locations.

Figure 2: Strategic Framework Plan



COMMENT: The proposed area comes under established urban areas with easy access to necessary infrastructure facilities.

[redacted]

7.0 Clause 54: - ONE DWELLING ON A LOT OR A SMALL SECOND DWELLING ON A LOT

Clause | 54.01-1: Neighbourhood character and site description

- The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:
- In relation to the neighbourhood:
    - The built form, scale and character of surrounding development including front fencing.
    - Architectural and roof styles.
    - Any other notable features or characteristics of the neighbourhood.
- In relation to the site:
    - Site shape, size, orientation and easements.
    - Levels of the site and the difference in levels between the site and surrounding properties.
    - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
    - The use of surrounding buildings.
    - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
    - Solar access to the site and to surrounding properties.
    - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
    - Any contaminated soils and filled areas, where known.
    - Views to and from the site.
    - Street frontage features such as poles, street trees and kerb crossovers.
    - Any other notable features or characteristics of the site.
- If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Clause | 54.01-2: Design response

- The design response must explain how the proposed design:
    - Derives from and responds to the neighbourhood and site description.
    - Meets the objectives of Clause 54.
    - Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

- The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

COMMENT: The proposed layout and massing of the property align closely with the surrounding development, maintaining consistency within the neighbourhood. The architectural design of the house will be carefully crafted to complement both the established and evolving character of the local area. This will be achieved through a thoughtful selection of construction materials, window designs, and roof types, all of which will significantly reinforce the desired neighbourhood aesthetic. These elements will not only ensure visual harmony with neighbouring properties but also contribute positively to the preferred character and ambience of the area.

Please see the attached architectural drawings and streetscape photos for details on the neighbourhood and site description.

Clause | 54.02: neighbourhood character

Standard and Objective	Design Response
STANDARD A1 **Neighbourhood character** The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	**Complies** The overall layout and massing of the proposal are consistent with the surrounding development. The architectural expression of the house will be respectful of existing and emerging characters in the local area. Construction materials, the appearance of windows and roof type will contribute to the preferred neighbourhood character.
STANDARD A2 **Integration with the street** Dwellings should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.	**Complies** The proposed development layout integrates Pringa Boulevard well with the existing crossover and proposed driveway to provide access to the dwelling.

Clause | 54.03: Site layout and building massing

Standard and Objective	Design Response
STANDARD A3 **Street setback** The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. (note: Council suggest a 3-meter setback is needed.	**Varies** The stipulated minimum front setback from Paringa Boulevard is 2.6 meters. However, the setback requirements depend on the average distance of the setbacks of the front walls of existing buildings on adjacent allotments facing the front street, or 9 meters, whichever is less. In this case, the average setback of adjoining properties is calculated to be 4.17 meters, which should be the setback for the proposed development. Considering the site context and size and noting that the left side of the property has a 2.07-meter setback, the proposed 2.6-meter setback aligns with regulations and does not adversely impact the amenities of neighbouring properties. Therefore, approval for a variation is required.
STANDARD A4 **Building height** The maximum building height should not exceed 9 metres.	**Complies** The proposed building height is 4.72 meters.
STANDARD A5 **Site coverage** The maximum site coverage should be 60 per cent of the total land.	**Complies** The suggested site coverage stands at 60%, and meets the maximum site coverage threshold of 60%.
STANDARD A6 **Permeability** The site area covered by pervious surfaces should be at least 20 per cent of the site area.	**Complies** The proposed design incorporates pervious surfaces throughout the site, achieving a permeable area totalling approximately 33 per cent of the site area. The inclusion of permeable surfaces, such as porous paving, gravel areas, and landscaped zones, not only promotes environmental sustainability but also enhances the aesthetic appeal and functionality of the outdoor spaces.
STANDARD A7 **Energy efficiency protection**	**Complies**

Oriented to make appropriate use of solar energy.	The proposed dwelling has a west-side facing for the living space connecting the proposed open pergola. Also, there are plenty of north-facing windows proposed in the proposal. The proposed dwelling orientation has greater opportunity to enhance solar energy. Living areas and private open space should be located on the north side of the dwelling.
STANDARD A8 **Significant trees** Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.	**Complies** There are no existing trees on the site, and the proposed development will introduce new trees that will keep with the neighbourhood's character.
STANDARD A6 *Permeability* Reduce the impact of increased stormwater run-off on the drainage system and facilitate onsite stormwater infiltration.	**Complies** Total permeable site coverage is 33%, which exceeds this standard's minimum 20 % requirement.

Clause | 54.04: Amenity impacts

Standard and Objective	Design Response
STANDARD A10 **Side and rear setbacks** Side and rear setbacks should be provided 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	**Complies** The proposed design allocates a 1-meter side and rear setback standard as it has a maximum wall height of 2.7 metres, except the two portions were kept at 0.2 meters, where there was no available.
STANDARD A11 **Walls on boundaries** Ensure that the location, length and height of a wall on a boundary respect the existing or preferred neighbourhood character and limit the impact on the amenity of existing buildings.	**Complies** The garage wall and part of the rear wall are located along the boundaries and comply with the standard.
STANDARD A12 **Daylight to existing windows** Allow adequate daylight into existing habitable room windows.	**Complies** Through careful consideration of the building layout and orientation, no existing north-facing windows will be affected by the proposed construction. This strategic approach prioritises the preservation of natural light access for neighbouring properties, maintaining the

	quality of living environments and ensuring the continued comfort and well-being of residents.
STANDARD A13 **North-facing windows** The site.	**Complies** No existing north-face windows would be affected.
STANDARD A14 **Overshadowing open space** Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.	**Complies** Please refer to the shadow diagrams.
STANDARD A15 **Overlooking** Limit views into existing secluded private open space and habitable room windows.	**Complies** There is no overlooking issue since the proposed development is a single-story structure.

Clause | 54.05: On-site amenity and facilities

Standard and Objective	Design Response
STANDARD A16 **Daylight to new windows** An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot.	**Complies** All existing neighbouring habitable rooms' windows are well setback from the shared property boundaries.
STANDARD A17 **Private open space** A dwelling should have private open space of an area and dimensions specified as, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 m^2 and a minimum dimension of 3	**Varies** The proposed development includes an approximately 21m² area at the rear of the dwelling with a minimum width of 4.2 meters, conveniently accessible from the living room. The standard requirement is 25m² with a minimum width of 3 meters. However, given the site size and context, providing the 25m² area would significantly impact the proposed dwelling. Additionally, a reasonable amount of private open space is provided at the front, facing north, with windows for the front

[redacted]

metres at the side or rear of the dwelling with convenient access from a living room.	bedroom. Considering these factors, a variation to the SPOS requirement is acceptable.
STANDARD A17 **Solar access to open space** The private open space should be located on the north side of the dwelling. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres.	**Complies** Please refer to the shadow diagrams. The proposed development has minimal impact on existing secluded private open spaces.

54.06 | Detailed design

Standard and Objective	Design Response
STANDARD A19 **Design detail** Detail design 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.	**Complies** The proposed design carefully adheres to standard A19, ensuring that every aspect of the architectural composition aligns harmoniously with the established or desired character of the neighbourhood. Specifically, attention has been devoted to ensuring that the design elements, including garages and carports, seamlessly integrate into the visual landscape of the surrounding area. Through careful consideration of materials, scale, and architectural features, the proposed design not only respects but enhances the existing neighbourhood character, contributing to the overall aesthetic coherence and sense of place within the community.
STANDARD A20 **Front fences** A front fence within 3 metres of a street should not exceed: 1.5 metres fence height is applicable.	**Complies** No front fence is proposed in this development.

8.0 Conclusion

The proposed development complies with all relevant planning policies and provisions of the Hume Planning Scheme.

Considered planning policies and provisions are:

1. State Policy Planning Framework
2. Local Policy Planning Framework
3. Housing (Clause 16)
4. Residential Zones (Clause 32)
5. Overlays (Clause 40)
6. Particular Provisions (Clause 50)
7. Two or more dwellings on a lot and residential buildings (Clause 55)

Therefore, [redacted]s seeking council approval to develop a single dwelling with associated garage and landscape on the land of 35 Paringa Boulevard, Meadow Heights, VIC 3048.

[redacted]

[redacted]

Sustainable Design Assessment

35 Paringa Boulevard, Meadow Heights

28/05/2024

[redacted]

[redacted]

Sustainable Design Assessment (SDA)

Proposed Residential Development

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DOCUMENT VERSION

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INITIATIVES TO BE MARKED ON DRAWINGS

Water & Stormwater Management

- Mark-up showing roof catchment area to be diverted to the Rainwater tank for the dwelling – If required, the use of charged pipe system will be explicitly acknowledged on the drawings and charged pipes will not be running underneath the building footprint
- Location and size of the Rainwater tank proposed
- Note showing connection to the toilets and laundry
- Note showing the use of native or drought-tolerant species for landscaped areas. Watering will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks
- Note showing WELS rating for water fittings/fixtures (refer to report) – Fixtures (e.g. dishwasher) provided as part of base building work have to be chosen within one WELS star of best available at the time of purchase

Energy Efficiency

- Note showing commitment to 4W/m^2 lighting density in the dwelling
- Retractable external clothes drying line
- Lighting sensors for external lighting (motion detectors, timers etc.)
- Fossil-fuel free development

Indoor Environment Quality

- Note showing double glazing on all habitable rooms (floor plans and elevations)

Transport

- Bike space location for the dwelling provided in the car park or POS – not installed over the bonnet

Waste

- Three bins system including rubbish, recycling and organic/garden waste as well as future glass waste provision.

Urban Ecology

- Show the extent of vegetated areas around the site (including lawn)

INTRODUCTION

[redacted] has been engaged to undertake a Sustainable Design Assessment for the proposed townhouse development located at 35 Paringa Boulevard, Meadow Heights. This has been prepared to address the Hume City Council's sustainability requirements Planning Policy Clause 15.01-2L-03 *Environmentally Sustainable Development* as required in the RFI dated 24 of April 2024.

Within Clause 15.01-2L-03, the City of Hume has identified the following key categories to be addressed:

- Energy Performance;
- Water Resources;
- Stormwater Management;
- Indoor Environment Quality;
- Construction, Building & Waste Management;
- Building Materials;
- Transport; and
- Urban Ecology.

The site has been assessed using the BESS tool. BESS was developed by an association of councils led by the Merri-bek City Council. This tool assesses the energy and water efficiency, thermal comfort and overall environmental sustainability performance of new buildings or alterations. It was created to demonstrate how new development can meet sustainability requirements as part of a planning permit application for the participating council.

Each target area within the BESS tool generally receives a score of between 1% and 100%. A minimum score of 50% is required for the energy, water, stormwater and IEQ areas. An overall score of 50% represents 'Best Practice' while a score over 70% represents 'Excellence'. The result of the BESS assessment is included in Appendix D.

The Stormwater Treatment Objective – Relative Measure (STORM) tool is a planning tool that addresses stormwater quality considerations has been used for the development to ensure that stormwater management best practice requirements have been achieved. The result of the STORM assessment is included in Appendix D.

[redacted]

SITE DESCRIPTION

The proposed site is located at 35 Paringa Boulevard, Meadow Heights. The 215.0m^2 site is currently occupied by a single-storey house which is proposed to be demolished prior to construction of the development. It is located approximately 20kms north of the Melbourne CBD.

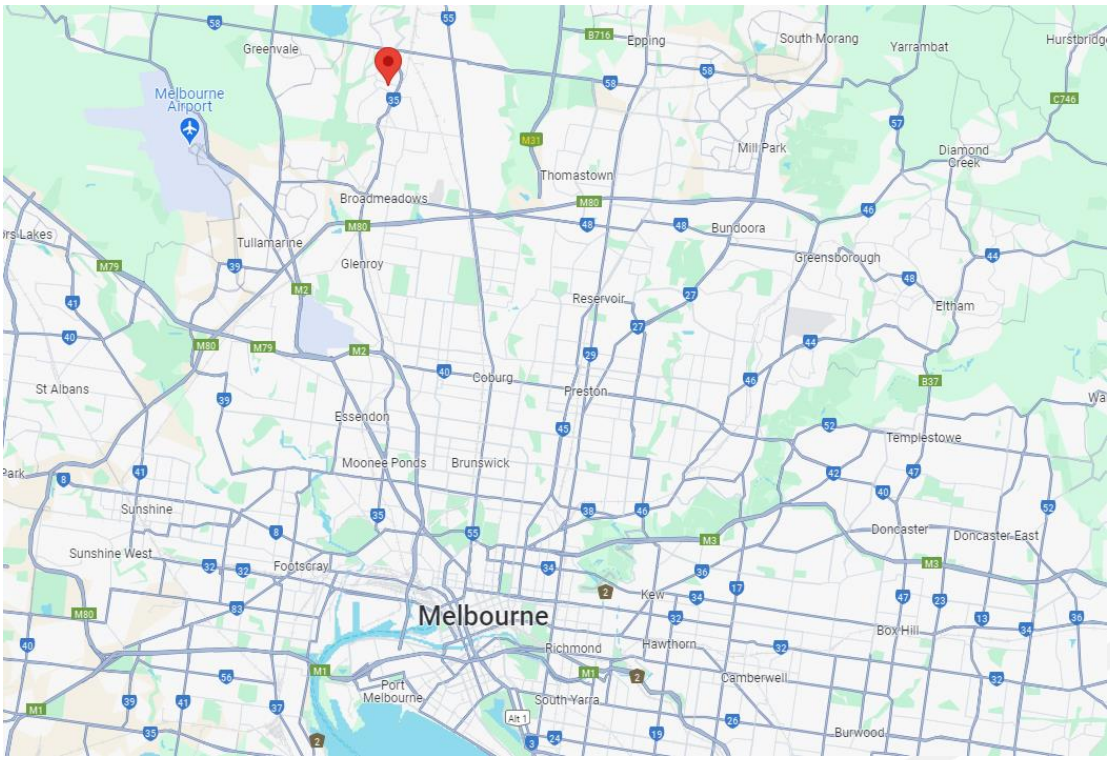


Figure 1: Location of the proposed development in Meadow Heights in relation to Melbourne CBD (Source: Google Maps)

PROPOSED DEVELOPMENT

The proposal consists of the development of a single-storey townhouse (3-bedroom). The area of the site is 215.0m^2. The townhouse will be provided with an undercover garage and individual driveway opening on Paringa Boulevard.

ENERGY EFFICIENCY

Energy and its key elements should be integrated into the design of the proposed development. These elements contribute to reducing greenhouse gas emissions by utilising energy-efficient appliances, energy conservation measures and renewable energy.

Thermal Performance

Full energy ratings will be carried out at the building approval stage. The dwelling will achieve 7.0 Stars. This will be achieved using appropriate insulation levels in all external walls, roofs and floors as well as the use of double-glazing windows throughout habitable rooms. For the purpose of BESS assessment, minimum compliance figures have been assumed which will be met at the building approval stage.

Heating and Cooling Systems

Heating and cooling systems can account for up to 40% of a household's energy use. Therefore, to reduce energy consumption heating and cooling will be provided by energy-efficient air conditioners chosen **with 3-Star rating minimum (cooling and heating) or within one star of the best available product in the range at the time of purchase whichever is greater**.

COP/EER 85% or better than the most efficient equivalent capacity unit available if no star rating is available.

Please note that 3 Star energy rating has been entered in BESS as an average however actual star rating will depends on the product range.

Hot Water Heating

Hot water for the townhouse will be provided with an efficient electric heat pump system.

Fossil Fuel-Free Development

No gas connection will be provided for the development. This will reduce reliance on fossil fuels and will be in line with local and state targets of decarbonisation.

Internal Lighting

Energy consumption from artificial lighting within the townhouse will be reduced by using LED lighting. A lighting level of 4W/m^2 will not be exceeded in the townhouse. The use of light internal colours will improve daylight penetration thus reducing the need for artificial lighting.

External Lighting

External lighting for the townhouse and common areas (driveway/pathway) will be LED and will include controls such as motion detectors or timers to minimise consumption during off-peak times.

Clothes Drying

External retractable clothes drying lines or racks will be provided for the townhouse within the identified private open spaces.

WATER EFFICIENCY & STORMWATER MANAGEMENT

Water saving-use and reuse and its key elements should be integrated into the design of the proposed development. These principles contribute to reducing the water demand in addition to promoting water reuse. Stormwater management and its key elements should be integrated into the design of the proposed development. These principles contribute to ensuring natural systems are protected and enhanced whilst promoting on-site retention and aim to reduce runoff or peak flows.

Water Efficient Fittings

The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified;

- Toilets – 4 Star;
- Taps (bathroom and kitchen) – 5 Star;
- Showerhead – 4 Star with aeration device (6.0-7.5L/min); and
- Dishwasher – 5 Star.

Rainwater Collection & Use

Rainwater runoff from part of the roof area of the townhouse will be collected and stored in rainwater tanks[1]. The dwelling will be provided with a 3,000L tank.

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

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

Rainwater collected will be used for toilet flushing and laundry in the townhouse. These initiatives will reduce significantly the stormwater impacts of the development and help achieve compliance with the STORM calculator (See Appendix A).

Water Efficient Appliances

All appliances if provided in the development as part of the base building work (e.g. dishwasher) will be chosen within one WELS star of the best available.

Water Efficient Landscaping

Native or drought-tolerant plants will be implemented for the landscaped areas on site. Use of water or irrigation will not be required after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks.

INDOOR ENVIRONMENT QUALITY

Indoor Environment Quality and its key elements should be integrated into the design of the proposed development. These elements play a significant role in the health, well-being and satisfaction of the development occupants. Facilitating a good (IEQ) design provides a naturally comfortable indoor environment and less dependence on building services such as artificial lighting, mechanical ventilation and heating and cooling device.

Volatile Organic Compounds

All paints, adhesives and sealants and flooring will have low VOC content. Alternatively, products will be selected with no VOCs. Paints such as eColour, or equivalent should be considered. Please refer to Appendix C for VOC limits.

Formaldehyde Minimisation

All engineered wood products will have 'low' formaldehyde emissions, certified as E0 or better. Alternatively, products will be specified with no Formaldehyde. Products such as ecological panels – 100% post-consumer recycled wood (or similar) will be considered for use within the development. Please refer to Appendix C for formaldehyde limits.

Daylight Levels

Daylight penetration will be enhanced with the use of light internal colours to improve daylight reflection. All bedrooms and living rooms will be provided with windows to allow for natural sunlight and ventilation. There are no bedrooms that rely on borrowed daylight. Installation of mirrored wardrobe doors could improve even further the daylight spread within the bedrooms.

Double Glazing

Glazing will be chosen in accordance with the energy rating requirements at the building approval stage. However, as a minimum, double glazing will be provided to all living areas and bedrooms. This will provide better thermal performance and reduce condensation which helps prevent the formation of mould within the dwelling.

Task Lighting

A higher illuminance level (300Lux) will be provided for all task areas (e.g. kitchen bench, bathroom basin) to ensure appropriate light is provided to do any tasks in these areas.

Ventilation

The kitchen will have a separate dedicated exhaust fan (range-hood) which will be directly exhausted out of the building.

The townhouse will have access to effective cross-flow ventilation. It will provide fresh air to the occupants and reduce the need for mechanical cooling. Window locks and door catches will be included to encourage and improve natural ventilation in the dwelling.

CONSTRUCTION, BUILDING & WASTE MANAGEMENT

Building Management and its key elements should be integrated into the design of the proposed development. These principles contribute to ensuring efficient and effective ongoing building performance. Waste management and its key elements should be integrated into the design of the proposed development. These principles contribute to ensuring minimal waste is transported to landfill through disposal, recycling and on-site waste storage and/or collection methods.

Metering and Monitoring

Separate utility meters (water and electricity) will be provided for the townhouse. This will allow residents to monitor and reduce their consumption.

Construction Waste Management

A waste management plan will be introduced to all on-site staff at a site orientation session to ensure that the waste generated on-site is minimised and disposed of correctly. A minimum of 80% of all construction and demolition waste generated on-site will be reused or recycled.

Construction Environmental Management

The builder will identify environmental risks related to construction and include management strategies such as maintaining effective erosion and sediment control measures during construction and operation and ensure that appropriate staging of earthworks (e.g. avoid bare earthworks in high-risk areas of the site during dominant rainfall period).

Operational Waste

The townhouse will be provided with bins for general, recycling waste and garden/organic waste and provision for future glass waste bins.

Figure 2: bins for each stream including future glass bin

Recycling bins will be provided next to general waste bins in the kitchen.

Figure 3: Examples of kitchen receptacles for general waste and recycling

TRANSPORT

Bicycle Parking – Residents and Visitors

Residents will be able to securely park their bicycles within the townhouse's garage or POS. This will provide for a total of at least 1 bicycle spaces provided for residents and their visitors. The bike space will not be installed over the bonnet.

BUILDING MATERIALS

Materials selection should be integrated into the design of the proposed development. The criteria for appropriate materials used are based on economic and environmental costs.

Timber

All timber used in the development will be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified, or recycled/reused.

Flooring

The use of timber flooring will be preferred for all living areas and bedrooms. Wherever possible, flooring will be selected from products/materials certified under any of the following:

- Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS);
- Global GreenTag - https://www.globalgreentag.com/; and/or
- Good Environmental Choice (GECA).

Alternatively, flooring must be durable, include some eco-preferred content, be modular and/or come from a manufacturer with a product stewardship program and ISO14001 certification.

Joinery

Wherever possible, joinery will be manufactured from materials/products certified under any of the following:

- Global GreenTag - https://www.globalgreentag.com/; and/or
- Good Environmental Choice (GECA).

Steel

Wherever possible, steel for the development will be sourced from a Responsible Steel Maker[2]. Reinforcing steel for the project will be manufactured using energy-reducing processes commonly used by large manufacturers such as Bluescope or OneSteel.

URBAN ECOLOGY

In highly urbanised environments, such as metropolitan Melbourne, it is important to recognise the importance of maintaining and increasing the health of our urban ecosystems to improve living conditions not only for the fauna but also ourselves. We can improve our urban ecosystem through the incorporation of vegetation through landscaping for both new and existing developments.

Vegetation

A large landscaped area will be provided around the site and within the private open spaces. It will provide the occupants with a pleasant surrounding environment. The design will incorporate a mix of native species to help maintain local biodiversity.

Insulant ODP

All thermal insulation used in the development will not contain any ozone-depleting substances and will not use any in its manufacturing.

IMPLEMENTATION & MONITORING

The proposed development will meet the best practice requirement of the City of Hume through the different initiatives described in this report such as a thermally efficient building envelope, efficient air conditioning and hot water system and sustainable materials. An appropriate implementation and monitoring of the initiatives outlined within this report will be required.

Implementation of the ESD initiatives outlined in this report requires the following processes:

- Full integration with architectural plans and specifications
- Full integration with building services design drawings and specifications
- Endorsement of the ESD Report with town planning drawings
- ESD initiatives to be included in plans and specifications for building approval

APPENDIX A – WSUD REPORT / STORM ASSESSMENT

New development must comply with the best practice performance targets for suspended solids, total phosphorous and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999. 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.

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 required to achieve for the development.

Site Delineation

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

- Site area of 215.0m^2;
- Part of the roof area runoff of the dwelling of 96.0m^2 which will be diverted into rainwater tank(s);
- Permeable area of 57.8m^2 comprised of landscaped area, permeable paving and other pervious surfaces in the backyards;
- Remainder of impervious areas of 61.2m^2 comprised of unconnected roof areas and other impervious areas around the site.

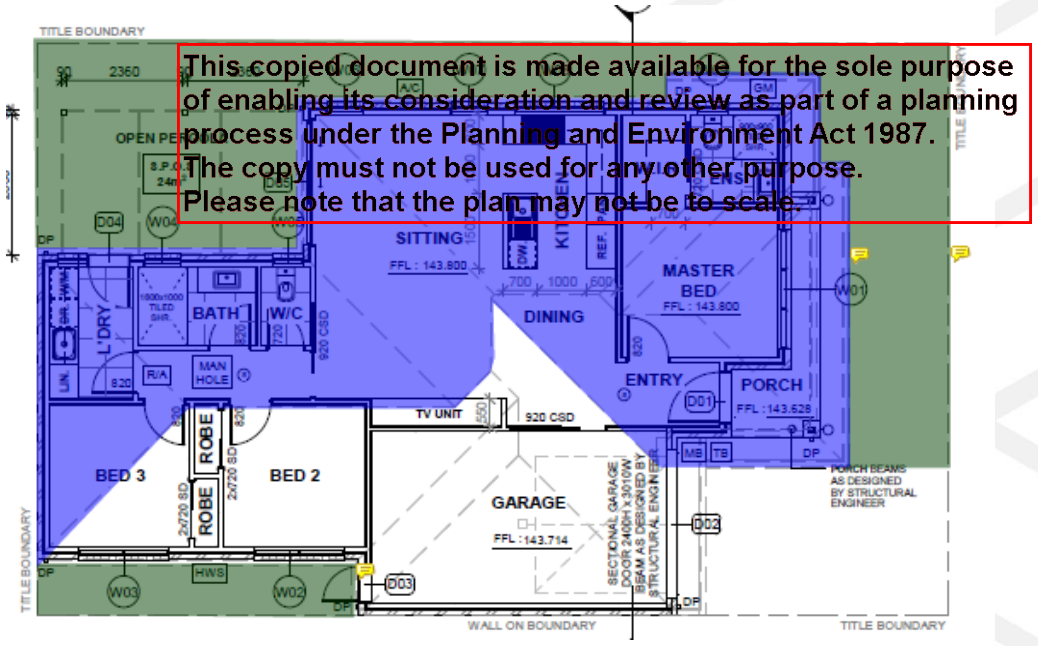


Figure 4: Part of the roof to RWT (blue) and permeable areas (green).

Stormwater initiatives

Rainwater Tank
(Rainwater tank for toilet flushing and laundry for the dwelling)

The roof catchment area of the townhouse (as described above) will be diverted to 3,000L rainwater tanks for the townhouse. The rainwater collected will be used for toilet flushing and laundry in the townhouse.

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

Permeable areas are excluded from the STORM assessment.

It should be noted that permeable areas have been maximised in the development which will reduce the overall stormwater outflows from the site. Vegetated areas are provided in the proposed development reducing the heat island effect and improving the local habitat.

Stormwater Results

The initiatives and areas described above have been applied to the STORM calculator and the proposed development has achieved a score of 100%.

Melbourne Water

STORM Rating Report

TransactionID:	0
Municipality:	HUME
Rainfall Station:	HUME
Address:	35 Paringa Boulevard, Meadow Heights
	VIC 3048
Assessor:	[redacted]
Development Type:	Residential - Multiunit
Allotment Site (m2):	215.00
STORM Rating %:	100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof 1 to RWT	96.00	Rainwater Tank	3,000.00	4	163.00	84.40
Impervious	61.20	None	0.00	0	0.00	0.00

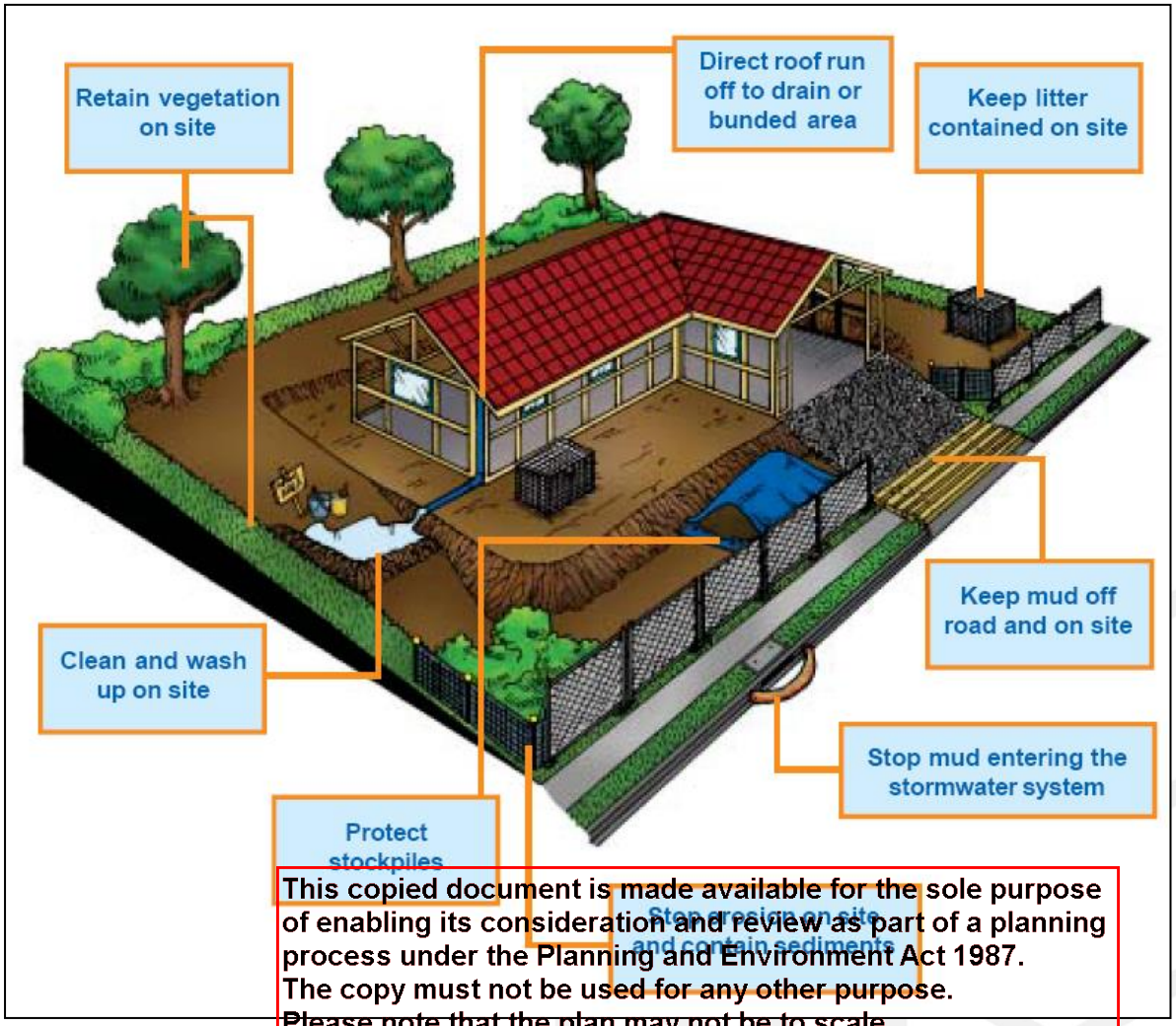
Please note that an additional occupant has been input in STORM for the dwelling to account for the laundry connection.

We have assumed that on average a household will have a 3 WELS star washing machine and will run two loads per week. Based on data from WELS, 3-Star washing machines have an average consumption per load of 102 L. With two loads per week, this would represent 204 L/week for laundry or 29L/day. STORM input assumes that one bedroom/occupant represents a daily consumption of 20L/day therefore connection to laundry (29L/day) has been input as an additional occupant.

Please note that the plan may not be to scale.

Stormwater Management at Construction Site

To manage 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.



Copies of "Keeping Our Stormwater Clean – A Builder's Guide" booklet can be downloaded from the following website.

https://www.clearwatervic.com.au/resource-library/guidelines-and-strategy/keeping-our-stormwater-clean-a-builders-guide.php

APPENDIX B – WSUD MAINTENANCE & INSTALLATION

Installation

Rainwater Tank(s)

The rainwater tank(s) will be installed above ground. Its manufacturer or material has not been nominated. It will be installed with a mesh insect cover over the inlet pipe to ensure the tank does not become a breeding ground for pests. Mesh needs to be installed over overflow pipes and if a manhole is present it needs to be properly sealed.

Please refer to the architectural drawings for the location of the rainwater tank.

Pumps

The pumps required either to divert the stormwater runoff to the rainwater tank or to distribute the collected water to the end use (toilets and laundry) will be required to be installed as per the chosen manufacturer specifications.

Inspection Requirements

Rainwater Tanks

Inspections of roof areas and gutters leading to the tank should take place every 6 months. Rainwater in the tanks should be checked every 6 months for mosquito infestation.

The rainwater tank should be examined every 2 years for sludge buildup.

Ensure the monitoring system (be it digital or a simple float system) is functioning properly by checking the water level in the rainwater tanks.

Pumps

The pumps required will be required to be inspected by the engineer to day-to-day operation of the pumps. Unusual noise or no noise should be investigated. Inspection should occur as per the chosen manufacturer's specifications.

Clean Out / Maintenance Procedure

Rainwater Tank, Roof and Gutters

Rainwater tanks will require the roof and gutters onsite to be maintained; gutters should be checked, maintained and cleaned every six months to avoid blockages from occurring. If a leaf-blocking system is installed this can be completed annually.

Any trees onsite should be maintained every 6 months with branches overhanging the roof removed.

Water ponding in gutters should be avoided as this provides a breeding ground for mosquitos; tanks should also not become breeding grounds for mosquitoes. If mosquitoes are detected in the tank remedial steps need to occur to prevent breeding. If mosquitoes or other insects are found in rainwater tanks, the point of entry should be

located and repaired. As well as preventing further access, this will prevent the escape of emerging adults. Gutters should be inspected to ensure they do not contain ponded water and be cleaned if necessary.

Please refer to https://www.health.vic.gov.au/sites/default/files/2022-11/Keeping-your-rainwater-tank-safe-from-mosquitos.pdf for more information on mosquito control.

Rainwater tanks should be checked by a regular maintenance person every 3-6 months to ensure that connection to the building is maintained and there are no blockages.

A simple way to ensure the tank is operating as intended would be through the installation of a smart monitoring device (e.g. OneBox®). These systems allow users to operate tanks remotely from the internet or smartphone, monitor and control the tanks in real time, allow the automatic release of stored water before storm events, alert users if there is any blockage and view tank history and usage patterns.

Alternatively, onsite tank gauges can help those familiar with the tank know if the tank is not working correctly.

Pumps

Maintenance should occur as per the chosen manufacturer's specifications. All strainers and filters should be cleaned every 6 months. Good quality pumps should provide trouble-free service for up to 10 years.

Commissioning

Rainwater Tank

All rainwater tanks should be washed or flushed out before use. All inlets and outlets should be correctly sealed to prevent insects from entering. Connection to all toilets and laundry in the development should be tested (dye test or equivalent).

Please note if new roof coating or paint is to be installed then the first few run-offs after installation need to be discarded.

Pumps

Commissioning should occur as per the chosen manufacturer's specifications.

Summary

The following needs to occur onsite to ensure compliance with WSUD requirements and maintain the operation of the rainwater tank and connections onsite.

Task	When?	Requirement
Inspect Rainwater tanks	Every 6 months	• Check for any damage/compression • Mosquitoes infestation
	Every 2 years	• Sludge Build up – if sludge build-up occurs a vacuum tank needs to be called out to the site.
Inspect roofs & gutters	Every 6 months	• Clean out of leaves/debris. • Remove any overhanging branches onsite.

APPENDIX C – VOC & FORMALDEHYDE EMISSION LIMITS

The following table is an extract of the Green Star Design and as-built submission guidelines:

Table 13.1.1: Maximum TVOC Limits for Paints, Adhesives and Sealants

Product Category	Max TVOC content in grams per litre (g/L) of ready to use product.
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 sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

The product complies with the Total VOC (TVOC) limits specified in the Table below.

Carpet Test Standards and TVOC Emissions Limits

Test protocol	Limit
ASTM D5116 - Total VOC limit	0.5mg/m^2 per hour
ASTM D5116 - 4-PC (4-Phenylcyclohexene)	0.05mg/m^2 per hour
ISO 16000 / EN 1[illegible] - TVOC at three days	0.5mg/m^2 per hour
ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m^2 per hour

[redacted]

Table 13.2: Formaldehyde Emission Limit Values for Engineered Wood Products

Test Protocol	Emission Limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr*
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m²hr (at 3 days)
ASTM D6007	≤0.12mg/m³**
ASTM E1333	≤0.12mg/m³***
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m³
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m²hr

*mg/m²hr may also be represented as mg/m²h

[redacted]

APPENDIX D– BESS ASSESSMENT

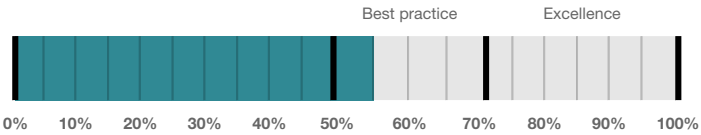
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 35 Paringa Blvd Meadow Heights Victoria 3048. 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



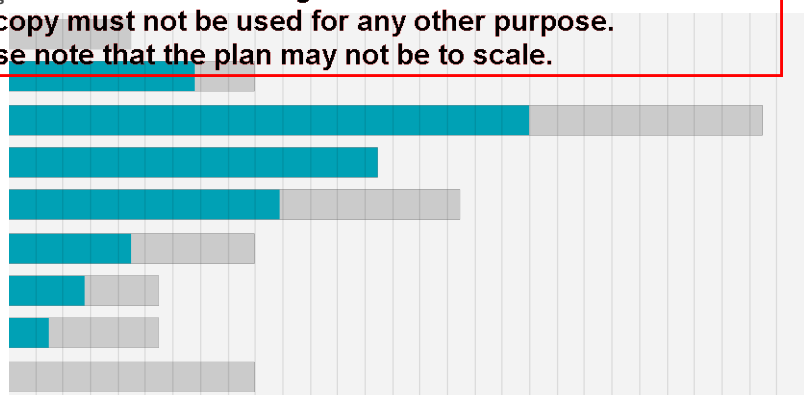
58%

Project details

Address	35 Paringa Blvd Meadow Heights Victoria 3048
Project no	E3F4917B-R1
BESS Version	BESS-8
Site type	Single dwelling
Account	[redacted]
Application no.	
Site area	215.00 m²
Building floor area	101.00 m²
Date	28 May 2024
Software version	1.8.1-B.407

Performance by category

Category	Weight	Score	Pass
Management	5%	0%	·
Water	9%	75%	✓
Energy	28%	69%	✓
Stormwater	14%	100%	✓
IEQ	17%	60%	✓
Transport	9%	50%	·
Waste	6%	50%	·
Urban Ecology	6%	28%	·
Innovation	9%	0%	·



Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Detached dwelling			
Dwelling	1	101 m²	100%
Total	**1**	**101 m²**	**100%**

Supporting information

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, Solar Heat Gain Coefficient, SHGC)		-

Credit summary

Management Overall contribution 4.5%

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

Water Overall contribution 9.0%

Minimum required 50%	75%	✔ Pass
1.1 Potable Water Use Reduction	70%	
3.1 Water Efficient Landscaping	100%	

Energy Overall contribution 27.5%

Minimum required 50%	69%	✔ Pass
1.2 Thermal Performance Rating - Residential	0%	✔ Achieved
2.1 Greenhouse Gas Emissions	95%	
2.6 Electrification	100%	
2.7 Energy consumption	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	N/A	✣ Scoped Out
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 18.5%

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

Transport Overall contribution 9.0%

50%		
1.1 Bicycle Parking - Residential	100%	
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%

	28%
2.1 Vegetation	50%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
3.1 Food Production - Residential	0%

Innovation Overall contribution 9.0%

	0%
1.1 Innovation	0%

Credit breakdown

Management Overall contribution 0%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 60.0% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	

2.1 Thermal Performance Modelling - Single Dwelling		0%
Score Contribution	This credit contributes 40.0% towards the category score.	
Criteria	Has a preliminary NatHERS rating been undertaken?	
Question	Criteria Achieved ?	
Detached dwelling	No	

Water

Overall contribution 7% 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:	4 Star WELS (>= 6.0 but <= 7.5)
Bath:	Scope out
Kitchen Taps:	>= 5 Star WELS rating
Bathroom Taps:	>= 5 Star WELS rating
Dishwashers:	>= 5 Star WELS rating
WC:	>= 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Occupant to Install
Which non-potable water source is the dwelling/space connected to?:	RWT
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	Yes
Non-potable water source connected to Hot Water System:	No
Rainwater Tank	
What is the total roof area connected to the rainwater tank?: RWT	96.0 m²
Tank Size: RWT	3,000 Litres
Irrigation area connected to tank: RWT	-
Is connected irrigation area a water efficient garden?: RWT	-
Other external water demand connected to tank?: RWT	-

1.1 Potable Water Use Reduction	70%
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	145 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	116 kL
Output	Proposed (including rainwater and recycled water use)
Project	75 kL
Output	% Reduction in Potable Water Consumption
Project	47 %
Output	% of connected demand met by rainwater
Project	100 %
Output	How often does the tank overflow?
Project	Sometimes
Output	Opportunity for additional rainwater connection
Project	29 kL

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

Energy

Overall contribution 19% 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 Profile	
Below the floor is:	Ground or Carpark
Above the ceiling is:	Outside
Exposed sides:	4
NatHERS Annual Energy Loads - Heat:	118 MJ/sqm
NatHERS Annual Energy Loads - Cool:	20.0 MJ/sqm
NatHERS star rating:	7.0
Type of Heating System:	Reverse cycle space
Heating System Efficiency:	3 Stars (2019 MEPS)
Type of Cooling System:	Refrigerative space
Cooling System Efficiency:	3 Stars (2019 MEPS)
Type of Hot Water System:	Electric Heat Pump Band 1
% Contribution from solar hot water system:	-
Clothes Line:	Private outdoor clothesline protected from rain
Clothes Dryer:	Occupant to install

1.2 Thermal Performance Rating - Residential

0% ✔ Achieved

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating [Weighted]
Detached dwelling	7.0 Stars

2.1 Greenhouse Gas Emissions

95%

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Detached dwelling	2,272 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Detached dwelling	1,840 kg CO2
Output	% Reduction in GHG Emissions
Detached dwelling	19 %

2.6 Electrification

100%

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes

2.7 Energy consumption		100%	
Score Contribution	This credit contributes 23.5% towards the category score.		
Criteria	What is the % reduction in annual energy consumption against the benchmark?		
Output	Reference Building with Reference Services (BCA only)		
Detached dwelling	19,618 MJ		
Output	Proposed Building with Proposed Services (Actual Building)		
Detached dwelling	7,795 MJ		
Output	% Reduction in total energy		
Detached dwelling	60 %		
3.3 External Lighting		100%	
Score Contribution	This credit contributes 2.9% towards the category score.		
Criteria	Is the external lighting controlled by a motion detector?		
Question	Criteria Achieved ?		
Detached dwelling	Yes		
3.4 Clothes Drying		100%	
Score Contribution	This credit contributes 5.9% towards the category score.		
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?		
Output	Reference		
Detached dwelling	473 kWh		
Output	Proposed		
Detached dwelling	47.3 kWh		
Output	Improvement		
Detached dwelling	90 %		
3.5 Internal Lighting - Houses and Townhouses		100%	
Score Contribution	This credit contributes 2.9% towards the category score.		
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?		
Question	Criteria Achieved ?		
Detached dwelling	Yes		
4.4 Renewable Energy Systems - Other		N/A	Scoped Out
This credit was scoped out	No other (non-solar PV) renewable energy is in use.		
4.5 Solar PV - Houses and Townhouses		0%	Disabled
This credit is disabled	No solar PV renewable energy is in use.		

Stormwater

Overall contribution 14% Minimum required 100%

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

IEQ

Overall contribution 10% Minimum required 50%

2.2 Cross Flow Ventilation	100%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
Question	Criteria Achieved ?
Detached dwelling	Yes
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 ?
Detached dwelling	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 ?
Detached dwelling	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 ?
Detached dwelling	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 for residents?
Question	Bicycle Spaces Provided ?
Detached dwelling	1
Output	Min Bicycle Spaces Required
Detached dwelling	1

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

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

Urban Ecology Overall contribution 2%

2.1 Vegetation		50%
Score Contribution	This credit contributes 57.1% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Annotation	Minimum of 21.5sqm of area will be covered with vegetation	
Question	Percentage Achieved ?	
Project	10 %	

2.2 Green Roofs		0%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	

2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	

3.1 Food Production - Residential		0%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	What area of space per resident is dedicated to food production?	
Question	Food Production Area	
Detached dwelling	-	
Output	Min Food Production Area	
Detached dwelling	[illegible]	

Innovation Overall contribution 10%

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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