HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

Planning Enquiries
Phone:
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.**

The Land

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

Street Address *

Unit No.:	St. No.: 70	St. Name: SUNSET BLVD

Suburb/Locality: JACANA | Postcode:3047

Formal Land Description *
Complete either A or B.

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

A Lot No.: 344 ◯ Lodged Plan ◯ Title Plan ◉ Plan of Subdivision No.: 054838

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

The Proposal

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

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

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

DUAL OCCUPANCY
CONSTRUCTION OF A NEW DOUBLE STOREY DWELLING WHILE RETAINING THE EXISTING DWELLING ON SITE

📎 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 $480K ⚠ You may be required to verify this estimate.

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

Existing Conditions

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

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

SINGLE DWELLING

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

Title Information

5 Encumbrances on title *

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

Does the proposal breach, in any way, an encumbrance on title such as a 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.

Declaration

7 This form must be signed by the applicant *

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

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

Signature:

Date: 14/06/2024 dd/mm/year

Need help with the Application?

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

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

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

◯ No ◯ Yes If 'yes', with whom?:

Date: day / month / year

Checklist

9 **Have you:**

☑ Filled in the form completely?

☑ Paid or included the application fee? ⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

☑ Provided all necessary supporting information and documents?

- ☑ A Full, current copy of title information for each individual parcel of land, forming the subject site.
- ☑ A plan of the existing conditions.
- ☑ Plans showing the layout and details of the proposal.
- ☑ Any information required by the planning scheme, requested by council or outlined in a council planning permit check list.
- ☑ If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

☑ Completed the relevant Council planning permit checklist?

☑ Signed the declaration (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047

Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Fax: 61 03 93090109
Email: email@hume.vic.gov.au
DX: 94718
Translation: (03) 9205 2200 for connection to Hume Link's multilingual telephone information service

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

VOLUME 08557 FOLIO 434

Security no : 124115815782J
Produced 14/06/2024 02:16 PM

LAND DESCRIPTION

Lot 344 on Plan of Subdivision 054838.
PARENT TITLES :
Volume 08327 Folio 073 to Volume 08327 Folio 074
Volume 08327 Folio 078 to Volume 08327 Folio 080
Created by instrument A522489 16/06/1965

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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

DIAGRAM LOCATION

SEE LP054838 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 70 SUNSET BOULEVARD JACANA VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 18/02/2022

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**LP054838**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**14/06/2024 14:16**

PLAN OF SUBDIVISION OF

PART OF CROWN PORTION 6

PARISH OF WILL WILL ROOK

COUNTY OF BOURKE

80 60 40 20 0 80 160

Scale of feet

V 8327 F 073/4
" F 078-080

Note: The land colored blue is set apart for drainage sewerage and gas purposes and is 8 feet wide except where otherwise shown.

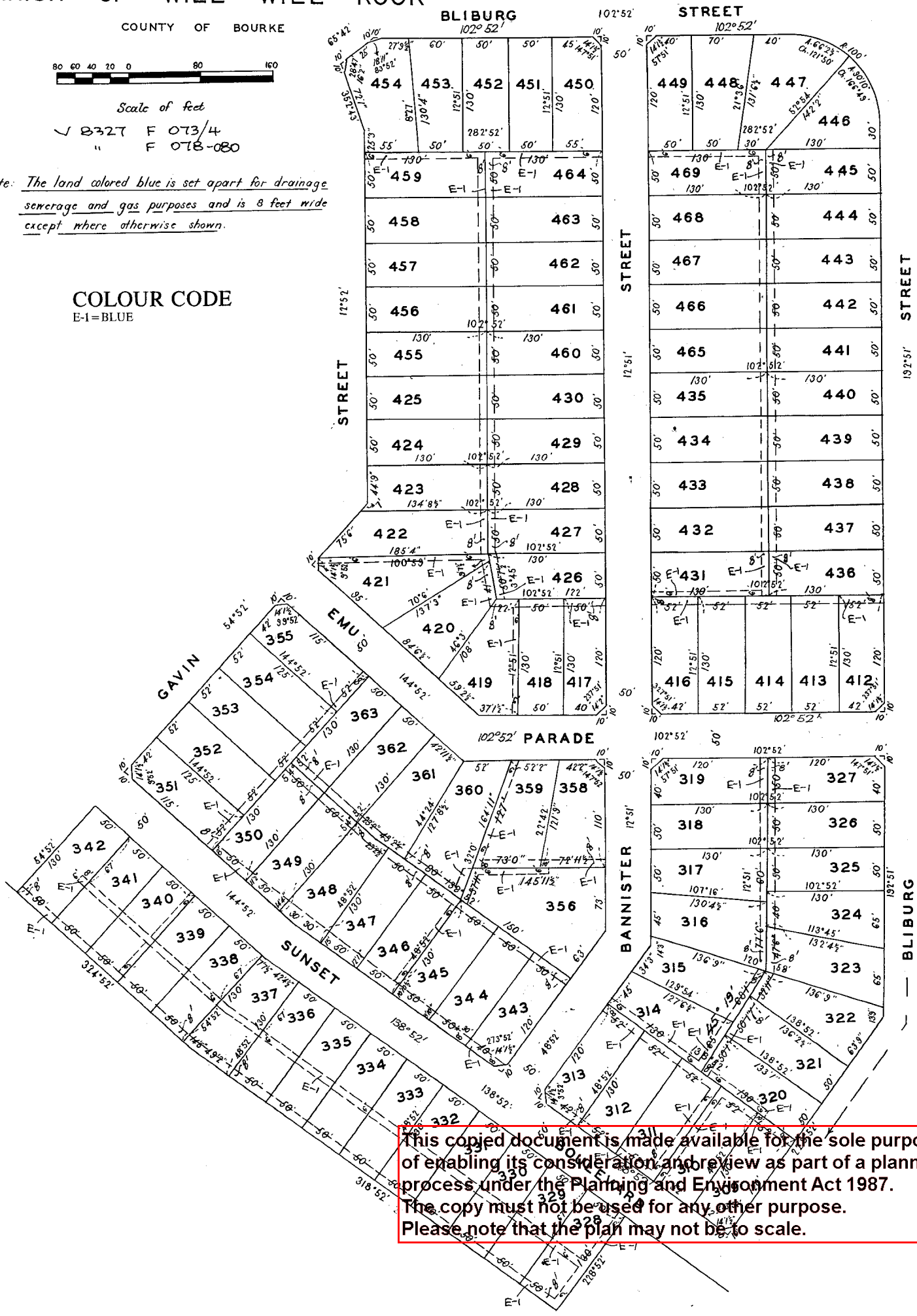
COLOUR CODE

E-1 = BLUE

LP 54838

EDITION 1

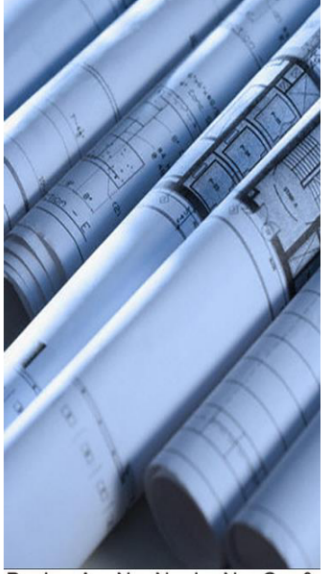
PLAN MAY BE LODGED 5.1.62



Date: 31st July, 2024

Zack Bozlar
Hume City Council
PO Box 119
1079 Pascoe Vale Road, Broadmeadows, Victoria, 3047

Application Number: P25492
Address: 70 Sunset Boulevard, Jacana, Victoria, 3047
Proposal: Construction of one, two-storey dwelling



PLANNING & DESIGN

Address:
31 Enfield Ave
Preston Vic 3072

Mob: 0411 758 381
Ph: 03 9018 1529
Fax: 03 9014 7197

Email:
chinh@planninganddesign.com.au

Dear Zack,
I am replying to your previous RFI letter dated on 9th of July, 2024.
Please find the enclosed documents addressing the council's RFI;

- Amended architectural plans and elevations
- Neighborhood and Site Description.
- Amended shadow diagrams.
- Amended design response.
- Amended street elevations
- Storm report including WSUD plan.

Preliminary assessment issues:

1. Cutbacks have been made to both the ground and first floors of Unit 2, with a carspace proposed behind the garage.
2. Confirmation has been provided that we are wanting to propose 4 bedrooms to Unit 2.

Extension of time:
We have provided all information requested as best as we can. If any other further information is required, we request for an extension of time until the **11th of October, 2024** to enable us to provide additional information (only if any required) and to ensure that the application will not lapse.

If you wish to discuss any issues further,
Please feel free to contact the office.
Yours faithfully:

[redacted]

Director.
(B. Planning & Design and B.Arch with hons. Melb. Uni)

DESIGN RESPONSE

1. EXISTING CROSSOVER TO BE MODIFIED TO SERVICE ALL UNITS.
2. PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
3. NEW MAILBOXES FOR ALL UNITS.
4. PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
5. LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
6. OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
7. LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
8. SETBACKS BETWEEN UNITS AIMS TO RETAIN EXISTING SIGHT LINES WITHIN AND THROUGH THE SITE. THIS WILL ALSO REDUCE VISUAL BULK OF THE NEW DEVELOPMENT.
9. ANY PROPOSED WALLS TO BE BUILT TO THE BOUNDARY ARE LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES.
10. UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.

PLANNING & DESIGN P/L
31 Enfield Ave, Preston 3072 T:9018 1529
E: admin@planninganddesign.com.au

NORTH

Revisions

Rev- 2024.07.31 RESPONSE TO COUNCIL'S RFI

PLANNING & DESIGN

DATE	SCALE	DRAWN BY	PROJECT No.
AUG 2023	1:250@A1 1:500@A3	C.M	7614

DESIGN RESPONSE

UNIT DEVELOPMENT
70 SUNSET BOULEVARD, JACANA

KEY

P.O.S PRIVATE OPEN SPACE
S.P.O.S SECLUDED PRIVATE OPEN SPACE
HW HABITABLE WINDOWS
CANOPY TREES
8.2 BUILDING SETBACKS TO BOUNDARY FENCE LINE
V1 PHOTO VIEW ANGLE
POLE POWER POLE
PIT PHONE PIT

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NORTH

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NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
70 SUNSET BOULEVARD, JACANA

SITE PHOTOS

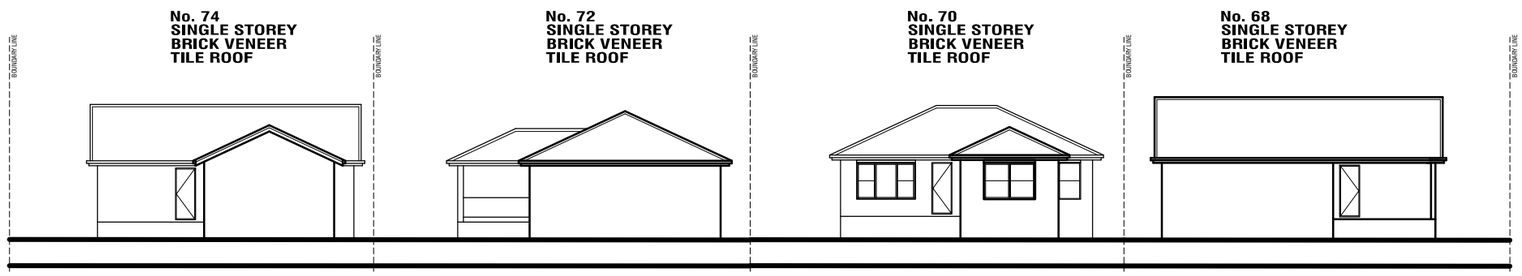
PROJECT ADDRESS: 70 SUNSET BOULEVARD, JACANA

			
V01	V02	V03	V04
			
V05	V06	V07	V08
			
V09	V10	V11	V12

PLEASE REFER TO NEIGHBOURHOOD AND SITE DESCRIPTION PLAN FOR PHOTO VIEW REFERENCES V01-V12

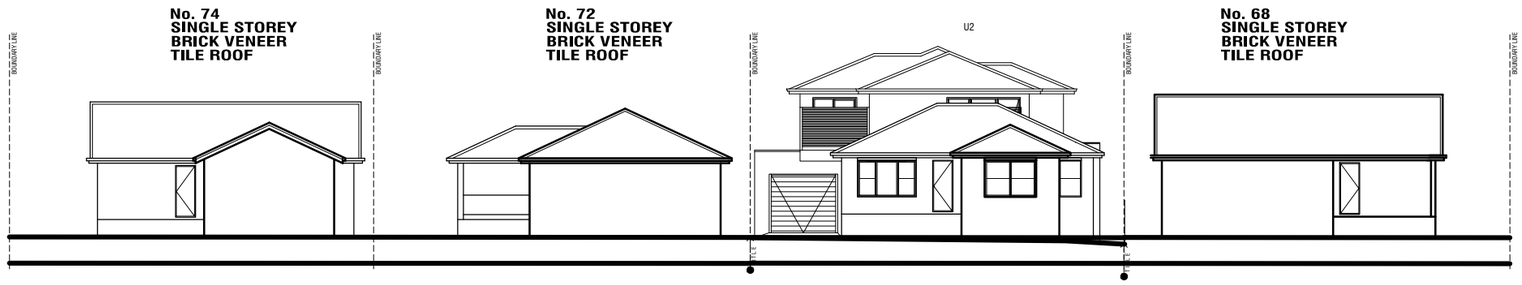
PLANNING & DESIGN Pty. Ltd

ADDRESS: 31 ENFIELD AVENUE, PRESTON VIC 3072 PH:03 9018 1529 FAX: 03 9014 7197 EMAIL: mai@planninganddesign.com.au



SOUTHWEST ELEVATION (SUNSET BOULEVARD)

EXISTING ELEVATIONS



SOUTHWEST ELEVATION (SUNSET BOULEVARD)

PROPOSED ELEVATIONS

PLANNING & DESIGN P/L
31 Enfield Ave, Preston 3072 T:9018 1529
E: admin@planninganddesign.com.au

Revisions
Rev- 2024.07.31 RESPONSE TO COUNCIL LETTER

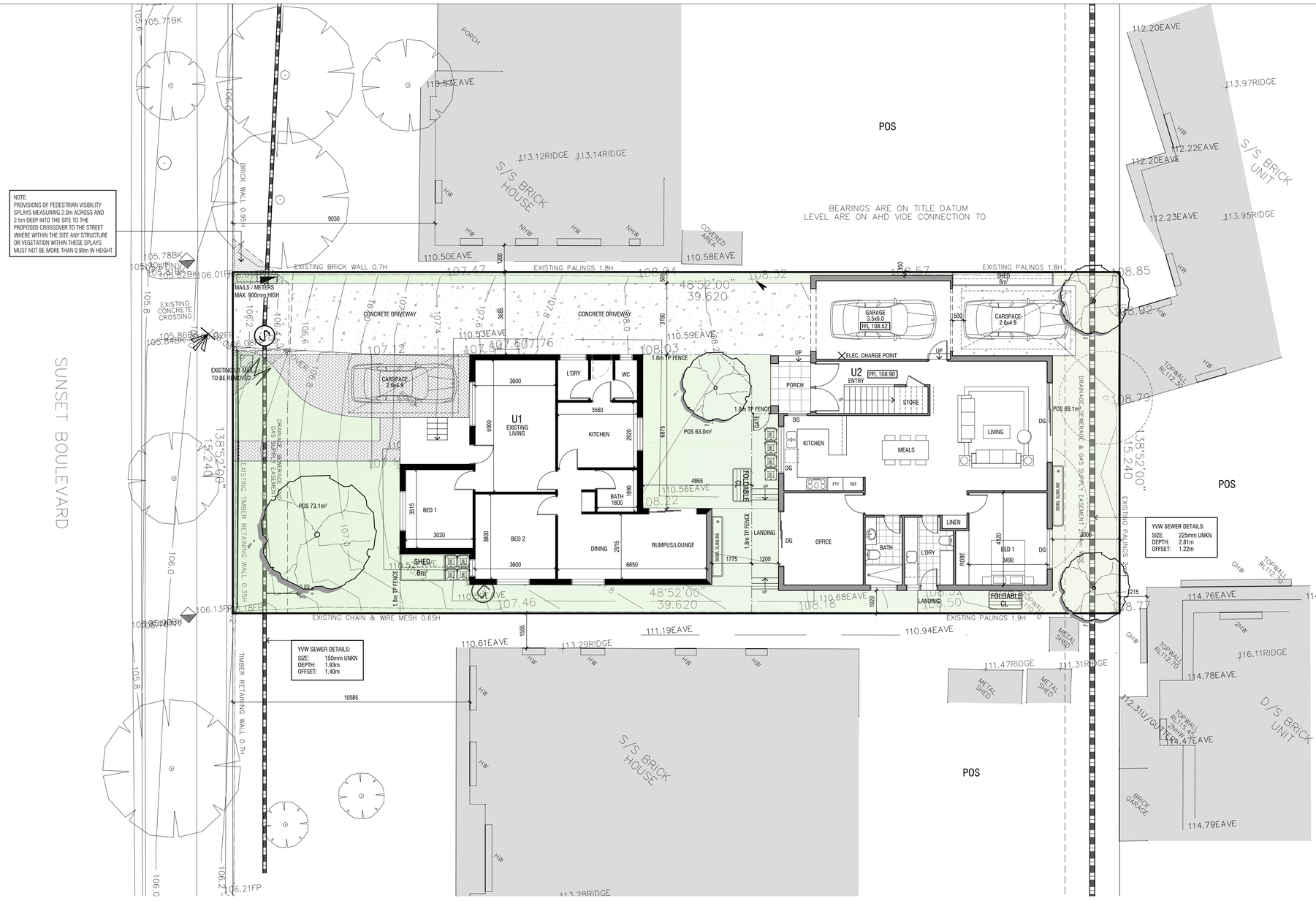
DATE	SCALE	DRAWN BY	PROJECT No.
JUN 2024	1:250@A3	C.M	7614

PLANNING & DESIGN

STREET ELEVATIONS

UNIT DEVELOPMENT
70 SUNSET BOULEVARD, JACANA

SE
REV-



MATERIAL SCHEDULE:

SR	SMOOTH RENDER FINISH
SC	SELECTED STRIA CLADDING
FB	FACEBRICK WALL
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 150mm RESTRICTED AWNING
G3	FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
TP	1.8m HIGH TIMBER PAILING FENCE
KR	KLIP-LOK ROOF AT 2 DEGREE PITCH
CB	SELECTED COLORBONF ROOF AT 22.5 DEGREE PITCH
BA	SELECTED MIN 1100 HIGH BALLUSTRADE
LS	1.7m HIGH SELECTED LOUVERED SCREEN
DG	DOUBLE GLAZING

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

AREA SCHEDULE:

UNIT 1 (EXISTING)

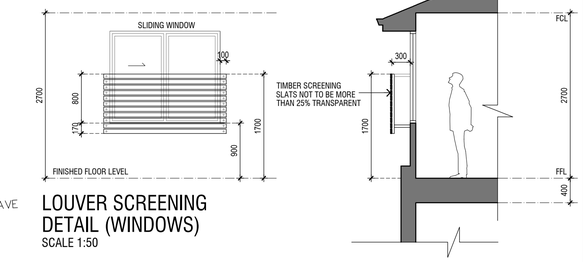
GROUND FLOOR AREA:		100.2 m²
PORCH:		6.5 m²
TOTAL AREA:	11.5 SQ	106.7 m²
TOTAL POS:		136.1 m²

UNIT 2

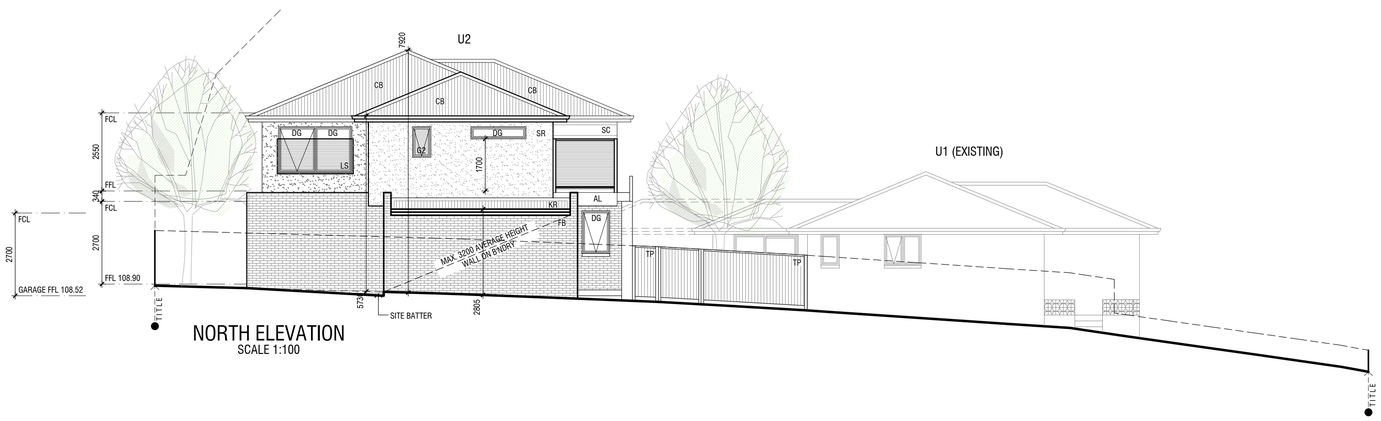
GROUND FLOOR AREA:		123.6 m²
FIRST FLOOR AREA:		101.7 m²
BALCONY:		5.9 m²
GARAGE:		23.6 m²
PORCH:		4.6 m²
TOTAL AREA:	27.9 SQ	259.4 m²
TOTAL POS:		65.6 m²

SITE

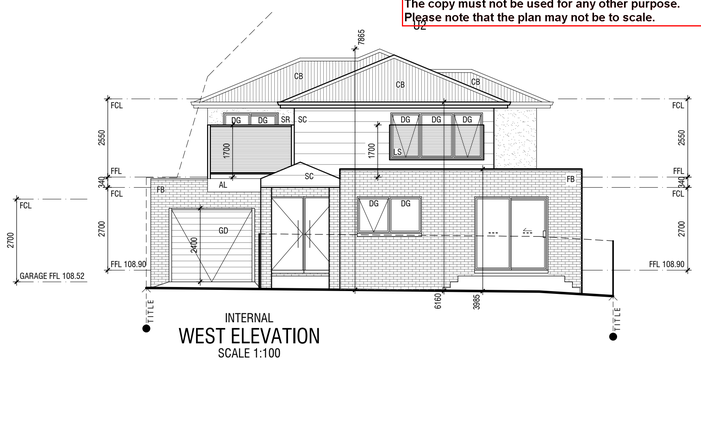
SITE AREA:		603.8 m²
SITE COVERAGE:	43.3%	261.6 m²
SITE PERMEABILITY:	32.5%	196.4 m²
GARDEN AREA REQ:	30.1%	182.0 m²



LOUVER SCREENING DETAIL (WINDOWS)
SCALE 1:50



NORTH ELEVATION
SCALE 1:100



INTERNAL
WEST ELEVATION
SCALE 1:100

NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev_ 13.06.2024 ISSUE FOR TP SUBMISSION

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DESIGN
PLANNING & DESIGN P/L
31 Enfield Ave Preston 3072. Ph:9018 1529
E: admin@planninganddesign.com.au

DATE	SCALE	DRAWN	CHK	PROJECT No.
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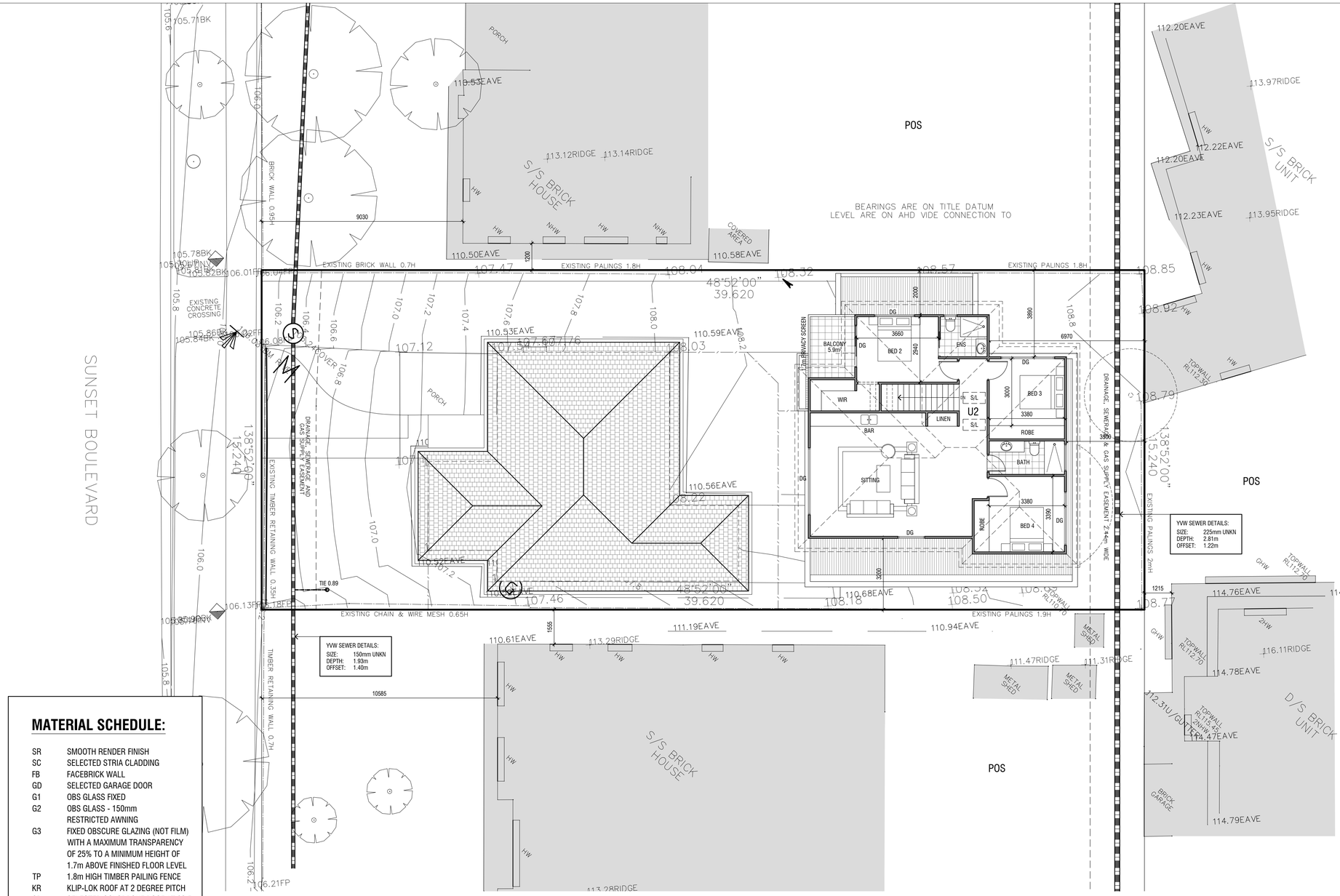
GROUND FLOOR PLAN

UNIT DEVELOPMENT
70 SUNSET BOULEVARD,
JACANA

TP01
REV_

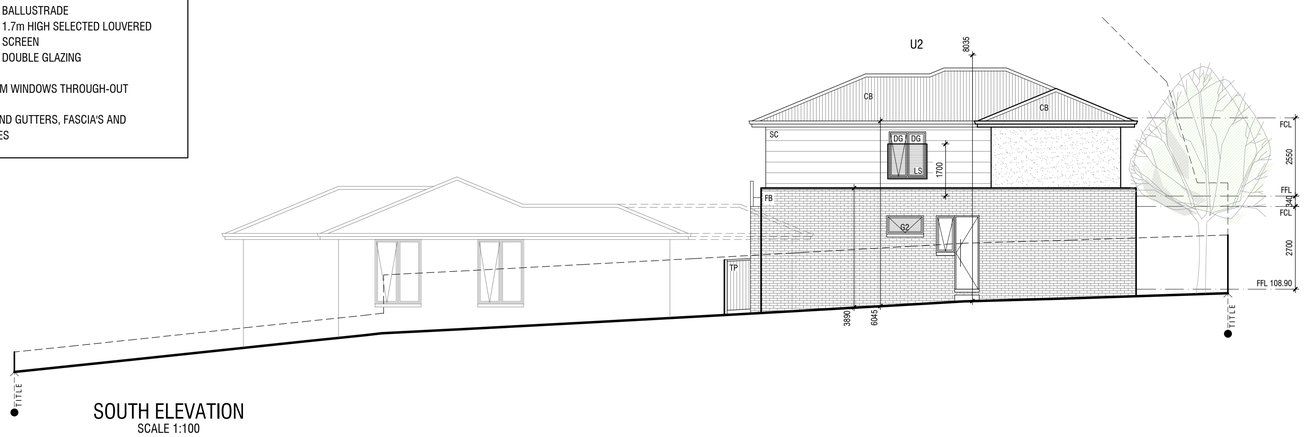


MATERIAL SCHEDULE:

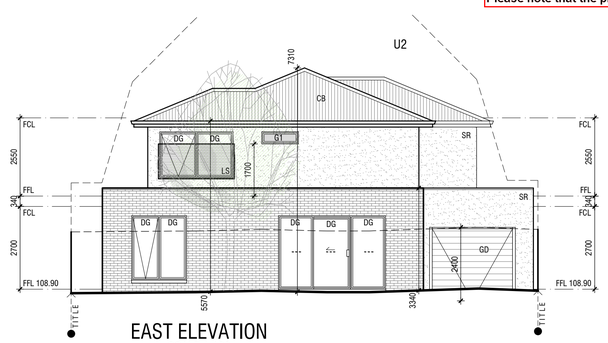
SR	SMOOTH RENDER FINISH
SC	SELECTED STRIA CLADDING
FB	FACEBRICK WALL
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 150mm RESTRICTED AWNING
G3	FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
TP	1.8m HIGH TIMBER PAILING FENCE
KR	KLIP-LOK ROOF AT 2 DEGREE PITCH
CB	SELECTED COLORBONF ROOF AT 22.5 DEGREE PITCH
BA	SELECTED MIN 1100 HIGH BALLUSTRADE
LS	1.7m HIGH SELECTED LOUVERED SCREEN
DG	DOUBLE GLAZING

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

Water Overall contribution 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Default or unrated
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	Default or unrated
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?:	
Unit 1 (Existing)	RWT 1
Unit 2	RWT 2
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No

Energy Overall contribution 14% Minimum required 50%

Dwellings Energy Approach	
What approach do you want to use for Energy?:	Use the built in calculation tools
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:	Electricity & Natural Gas
Dwelling Energy Profiles	
Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides: All	3
NatHERS Annual Energy Loads - Heat:	
Unit 1 (Existing)	96.0 MJ/sqm
Unit 2	78.4 MJ/sqm
NatHERS Annual Energy Loads - Cool:	
Unit 1 (Existing)	22.0 MJ/sqm
Unit 2	30.3 MJ/sqm
NatHERS star rating:	
Unit 1 (Existing)	6.5
Unit 2	6.8
Type of Heating System: All	Gas space
Heating System Efficiency: All	4 Star
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	4 Stars
Type of Hot Water System: All	Gas Instantaneous 5 star
% Contribution from solar hot water system: All	-
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	Occupant to Install

NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev _ 13.06.2024 ISSUE FOR TP SUBMISSION

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31 Enfield Ave Preston 3072 Ph:9018 1529
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DATE	SCALE	DRWN	CHK	PROJECT No.
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FIRST FLOOR PLAN

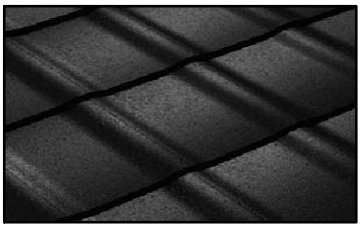
UNIT DEVELOPMENT
70 SUNSET BOULEVARD,
JACANA

TP02 REV_

FACE BRICKWORK (FB):
'CREAM BRICK' OR SIMILAR

SMOOTH RENDER (SR):
COLORBOND: 'SHALE GREY' OR SIMILAR

WINDOWS:
ALUMINIUM: MONUMENT FRAME WITH CLEAR GLASS OR SIMILAR



ROOF TILES (TR):
'CHARCOAL' ROOF TILES OR SIMILAR

HORIZONTAL CLADDING STRIA (SC):
COLORBOND: 'TIMELESS GREY' OR SIMILAR

GARAGE DOOR (GD):
TIMBER LOOK STAINED OR SIMILAR

FASCIA/GUTTERS:
ALUMINIUM: MONUMENT GUTTER & DOWNPIPES OR SIMILAR

DRIVEWAY:
CHARCOAL COLOURED CONCRETE OR SIMILAR

MATERIAL SCHEDULE:

SR	SMOOTH RENDER FINISH
FB	FACEBRICK WALL
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 150mm RESTRICTED AWNING
G3	FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
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ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

PLANNING & DESIGN P/L
31 Enfield Ave Preston 3072 T:9018 1529
E: chinh@planninganddesign.com.au

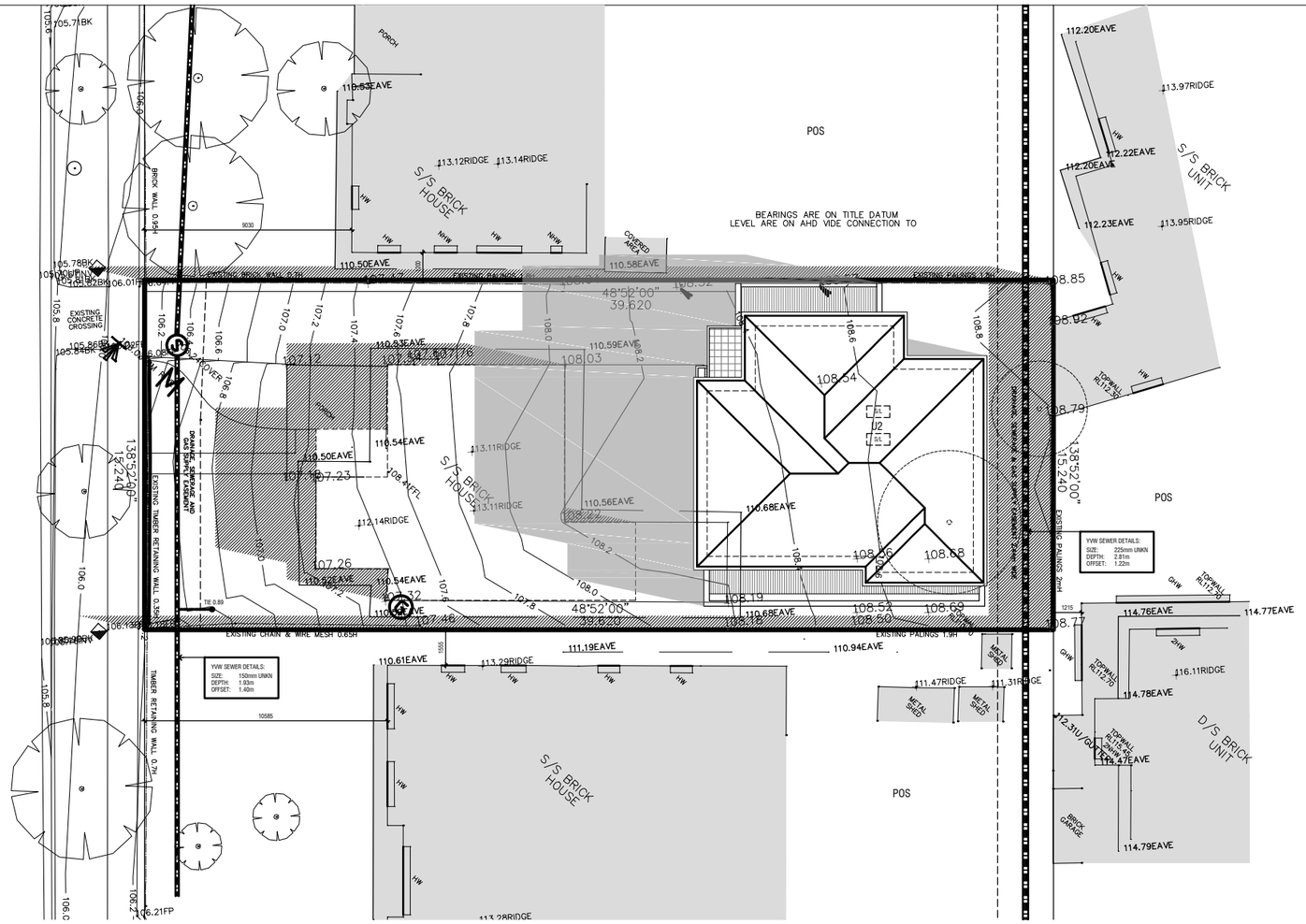
P L A N N I N G & D E S I G N

DATE	SCALE	DRAWN	CHK	DRAWING
JUN 24	A4	CMS	CHK	5518

COLOUR SCHEDULE

UNIT DEVELOPMENT
70 SUNSET BOULEVARD,
JACANA

CS
REV_A



LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

SHADOW DIAGRAM 9AM

22nd OF SEPTEMBER

PLANNING & DESIGN P/L
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Revisions

Rev_ 2024.07.31 RESPONSE TO COUNCIL'S RFI

PLANNING & DESIGN

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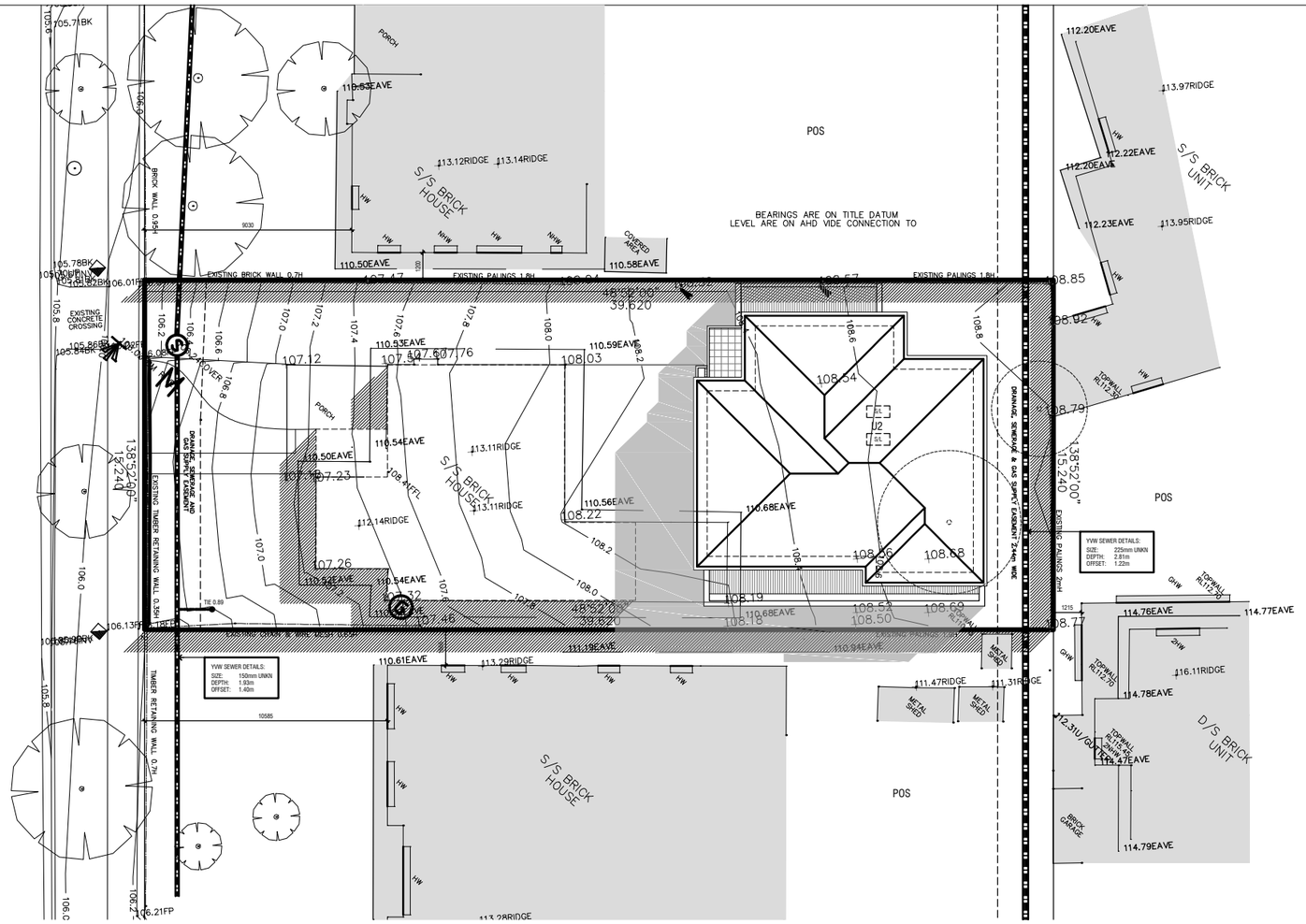
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
70 SUNSET BOULEVARD, JACANA

SD01
REV-



LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

SHADOW DIAGRAM 12PM

22nd OF SEPTEMBER

PLANNING & DESIGN P/L
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Revisions

Rev_ 2024.07.31 RESPONSE TO COUNCIL'S RFI

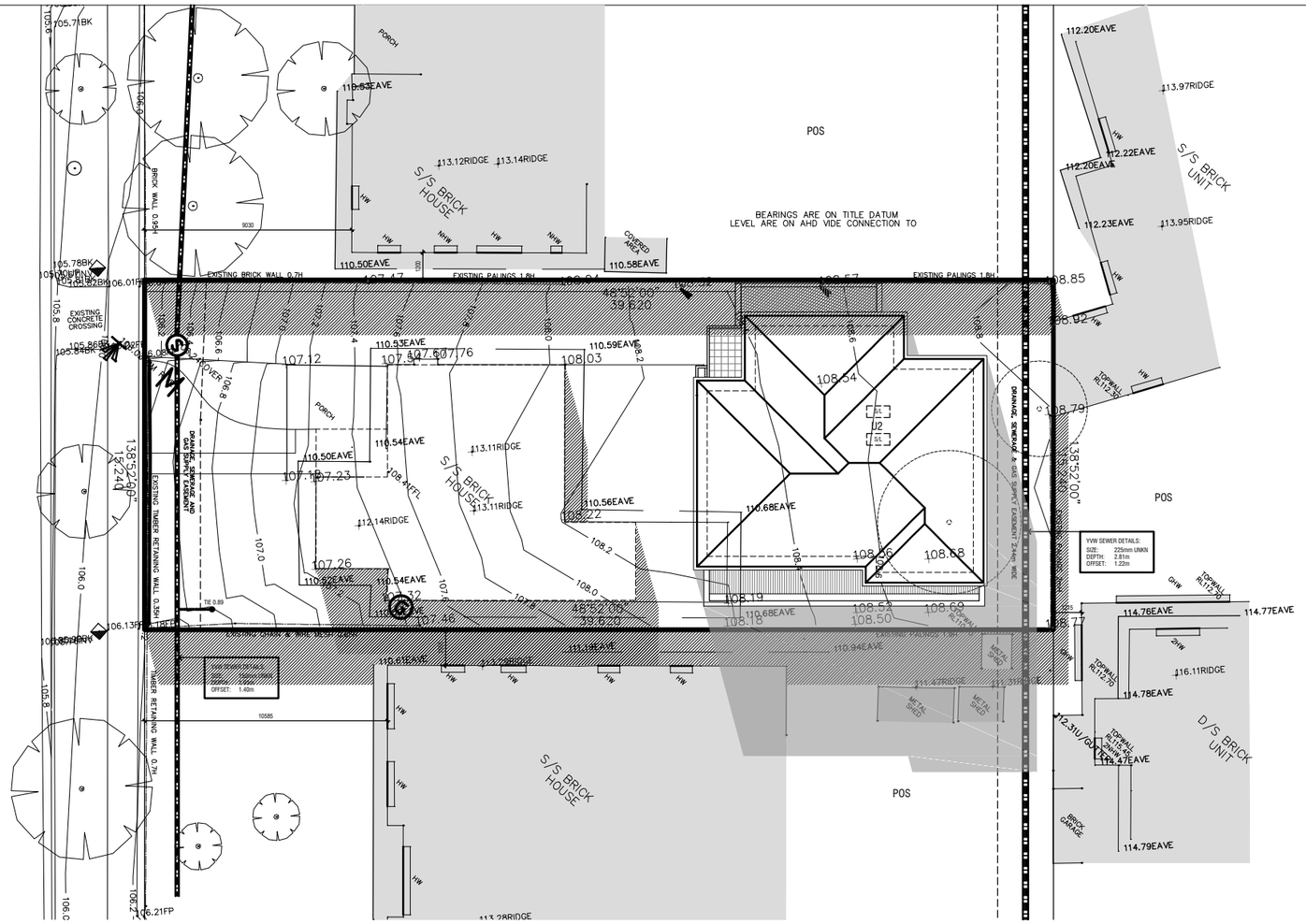
PLANNING & DESIGN

DATE	SCALE	DRAWN BY	PROJECT No.
JUL 2024	1:250@A3	C.M	7614

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
70 SUNSET BOULEVARD, JACANA

SD02
REV-



LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

NORTH

SHADOW DIAGRAM 3PM

22nd OF SEPTEMBER

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Revisions

Rev		
_	2024.07.31	RESPONSE TO COUNCIL'S RFI

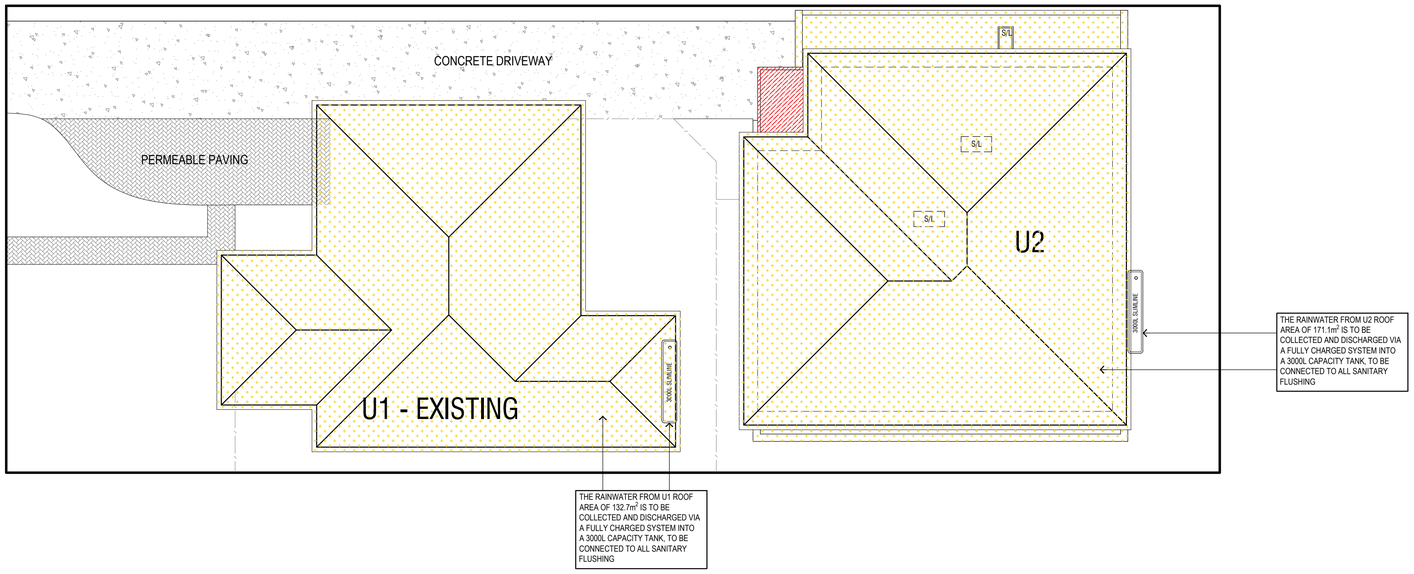
PLANNING & DESIGN

DATE	SCALE	DRAWN BY	PROJECT No.
JUL 2024	1:250@A3	C.M	7614

PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
70 SUNSET BOULEVARD, JACANA

SD03
REV-



LEGEND

- ROOF AREA - UNTREATED
- CONCRETE SURFACE - UNTREATED
- ROOF AREA TO RAINGARDEN
- PLANTERBOX RAINGARDEN AREA
- ROOF AREA TO RAINWATER TANK
- 2000L SLIMLINE — 2000L WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING

AREA SCHEDULE:

UNIT 1 (EXISTING)

GROUND FLOOR AREA:		100.2 m^2
PORCH:		6.5 m^2
TOTAL AREA:	11.5 SQ	106.7 m^2
TOTAL POS:		136.1 m^2

UNIT 2

GROUND FLOOR AREA:		140.2 m^2
FIRST FLOOR AREA:		124.5 m^2
BALCONY:		5.7 m^2
GARAGE:		23.3 m^2
PORCH:		3.5 m^2
TOTAL AREA:	32.0 SQ	297.7 m^2
TOTAL POS:		69.1 m^2

SITE

SITE AREA:		603.8 m^2
SITE COVERAGE:	46.3%	279.4 m^2
SITE PERMEABILITY:	37.0%	223.6 m^2
GARDEN AREA REQ:	34.6%	209.1 m^2

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

BUILD THE RAINGARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAINGARDEN.

RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS , RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

Melbourne Water STORM Rating Report

TransactionID: 1653314
Municipality: HUME
Rainfall Station: HUME
Address: 70 Sunset Boulevard
Jacana
VIC 3047
Assessor: James
Development Type: Residential - Multiunit
Allotment Site (m2): 958.90
STORM Rating %: 105

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 Roof to Tank	132.70	Rainwater Tank	3,000.00	2	103.10	99.60
U2 Roof to Tank	171.10	Rainwater Tank	3,000.00	4	154.00	79.10
U2 Roof - Untreated	3.10	None	0.00	0	0.00	0.00
Concrete Driveway - Untreated	74.50	None	0.00	0	0.00	0.00

NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev_ 13.06.2024 ISSUE FOR TP SUBMISSION

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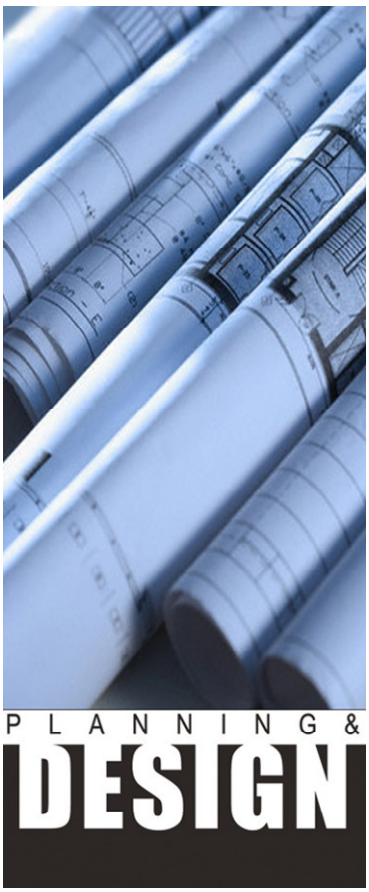
DATE	SCALE	DRWN	CHK	PROJECT No.
JUN 2024	1:100@A1	DM,IS	—	7614

WSUD PLAN

UNIT DEVELOPMENT
70 SUNSET BOULEVARD, JACANA

WSUD
REV_



PLANNING REPORT ASSESSMENT

70 Sunset Boulevard, Jacana

Proposed development of one dwelling to the rear of an existing dwelling

Municipality: Hume City Council

Planning Application Number: to be confirmed

Applicant: Planning & Design P/L

Dated: 14 June 2024

PLANNING AND DESIGN

31 Enfield Avenue
Preston VIC 3072

T: 03 9018 1529
E: admin@planninganddesign.com.au

Table of Contents

01 | Proposal

The proposal involves the development of one dwelling to the rear of an existing dwelling in a General Residential Zone (GRZ1) with a Melbourne Airport Environs Overlay (MAEO2). Key features of the development are summarised below:

Dwelling Layout

- Proposed new double storey dwelling is sited to the rear of the existing single storey dwelling on site.
- Existing dwelling has two bedrooms.
- Proposed dwelling is designed with four bedrooms.

Vehicle access and car parking

- Existing crossover is retained for vehicle access to both dwellings.
- Existing dwelling is provided with a single car space.
- Proposed dwelling is provided with a single garage and single car space.

Landscaping

- Existing vegetation and structures to the rear yard will be removed.
- Comprehensive landscaping is introduced with new plantings.
- Direct access to secluded private open space is provided from the living/meals area.

Setbacks & Building Heights

- Front setback remains the same, approximately 7.5m from the street.
- Proposed height is 8.3m to the top of the roof ridge.

Other features

- Existing timber front fence is retained for this development.

Planning Permit Trigger

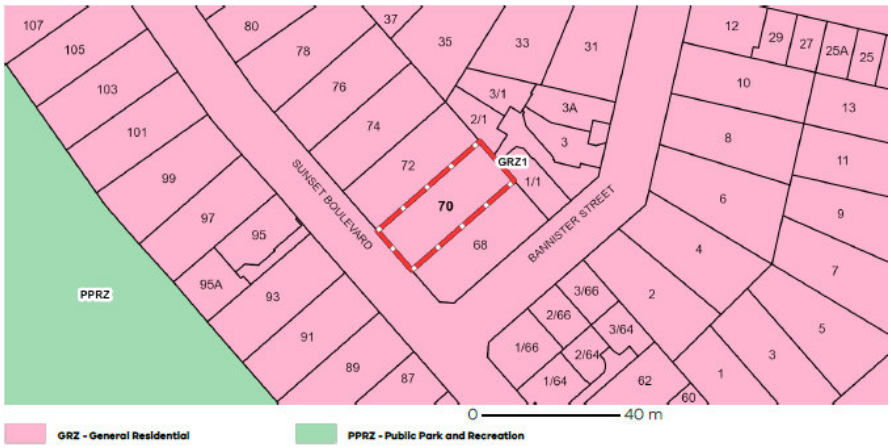
Planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

Planning permit is required under Clause 45.08-2 of the Hume Planning Scheme to use land as a dwelling and to construct a building on a lot under the Melbourne Airport Environs Overlay.

02 | Site and Surrounds

Subject Site

The subject site is located on the north side of Sunset Boulevard. It has a total area of 603.8sqm, with a front boundary of 15.24m (southwest), rear boundary of 15.24m (northeast) and two side boundaries of 39.62m (northwest) and 39.62m (southeast). The site has a fall of approximately 2.7m from northeast to southwest. A drainage, sewerage, and gas easement of 1.83m wide is present along the rear boundary and another easement along the front boundary.



The site currently contains a detached single storey brick dwelling with tile roof. It has a setback of approximately 7.5m from Sunset Boulevard. The front yard is low maintenance, with a timber retaining wall along the front boundary. The existing dwelling is to be retained. All other structures, including the metal garage and shed located to the rear are to be demolished to accommodate the proposed development.

A street tree is present in the nature strip fronting the site. Vehicle access is available via a crossover located to the left of the street frontage; this is to be retained for the proposed development.

Surrounding Properties

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

To the north of the site:

1-3 Bannister Street

The property contains five dwellings, built with brick, rendered and cladding exteriors and pitched tile roofs. They are sited in tandem, the front three dwellings are double storey in height and the rear dwellings are single storey in height. The front setback contains a low maintenance garden, fencing is absent along the front boundary. There are three vehicle crossovers running along the south western boundary along Bannister Street.

To the east of the site:

68 Sunset Boulevard

A single storey brick dwelling with tile roof occupies the property. It has a setback of approximately 10.6m from the street. The front yard is low maintenance, There is a brick fence running along the front boundary. Vehicle access is provided by a crossover located to the rear of the site along Bannister Street.

To the south of the site:

91 Sunset Boulevard

A single storey brick dwelling with tile roof occupies the property. It has a setback of approximately 7.2m from the street. The front yard is low maintenance, with no front fence. Vehicle access is provided by a crossover located to the left end of the street frontage.

To the west of the site:

72 Sunset Boulevard

The property is occupied by a single storey brick dwelling with tile roof. It is setback approximately 9.0m from the street. The front yard is low maintenance, fenced by a brick fence along the front boundary. Vehicle access is via a crossover to the left side of the street frontage.

Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of post war period dwellings and newer developments. Houses around the neighbourhood are mostly detached one to two storey tall with brick or weatherboard exteriors and pitched tile roofs. Infill developments are emerging in the area. They are generally detached or semi-detached dwellings, diverse in architectural style and form.

Garages and carports are commonly recessive in the streetscape, situated to the side or rear of the dwellings. Front fences when present, are generally of varying styles and heights. Front gardens of adjoining properties are a combination of low maintenance and fully established, consisting of lawn cover and various sized native or indigenous trees and shrubs. High canopy trees are frequently present along the nature strips and inside the garden of properties.

The subdivision pattern of the area is similar in size and shape, block sizes approximately range from 600-1200sqm. The setbacks of the dwellings along Sunset Boulevard in proximity to the subject site range from approximately 2-10m.

Multi-dwelling developments in the neighbourhood includes:

The Locality

Sunset Boulevard is a local street connecting Pascoe Vale Road (east) and Bliburg Street (north). The site is located within convenient proximity to various community services and facilities.

Public Transport services

- Bus service 542 – Roxburgh Park – Pascoe Vale runs nearby on Lichfield Avenue.
- Bus service 484 – Broadmeadows – Roxburgh Park runs nearby on Johnstone Street.
- Bus service 901 – Frankston – Melbourne Airport runs nearby on Johnstone Street.
- Bus service 902 – Chelsea Railway Station – Airport West Shopping Centre runs nearby on Johnstone Street.
- Bus service 959 – City – Broadmeadows Station runs nearby on Johnstone Street.
- Broadmeadows Station is approximately 1km east. Bus interchanges are available at the station for 11 routes.

Public open space, sport and recreation facilities

- Johnstone Street Reserve is approximately 600m north.
- Rotary Park is approximately 500m north.
- Jacana Valley Parklands is approximately 400m west.
- Broadmeadows Aquatic and Leisure Centre is approximately 1.6km north.
- Broadmeadows Town Park is approximately 1.6km north.

Education services

- Broadmeadows Valley Primary School is approximately 1.6km north.
- Hume Central Secondary College is approximately 1.6km north.
- St Dominic's School is approximately 3.1km northeast.
- Penola Catholic College is approximately 3.5km east.
- Sirius College is approximately 4.1km northeast.

Retail services

- Broadmeadows Central is approximately 2.4km north.
- Glenroy Shopping Precinct is approximately 1.6km south.
- Gladstone Park Shopping Centre is approximately 4.3km west.

Religious services

- The Uniting Church in Australia is approximately 2.1km east.

Health services

- Broadmeadows Hospital is approximately 900m north.
- Broadmeadows Place Medical Clinic is approximately 1.2km north.

Community services

- Broadmeadows Library is approximately 1.7km north.
- Broadmeadows Community Hub is approximately 3.7km east.

Emergency and government services

- VicRoads is approximately 1.2km north.
- Australia Post is approximately 2.2km north.
- Hume City Council is approximately 1.6km north.

Site Opportunities & Constraints

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

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The orientation of the site provides opportunities to capitalise on the northern aspect.
- The natural slope of the site will have minimum effect on the development.

Constraints

- An easement is present along the rear and front boundary.
- The properties to the northwest, northeast and southeast contain secluded open space areas adjoining to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Municipal Planning Strategy

The Municipal Planning Strategy (MPS) outlines the overarching strategic directions of a given municipality. The proposal accords with the following key clauses:

Clause 02.01 Context:

Hume City is located 20km north west of Melbourne's CBD. It is one of Melbourne's seven growth area municipalities. The settlement pattern comprises of two urban corridors, Hume Corridor and Sunbury Township, separated and surrounded by Rural Areas. The main land uses are industrial, established residential and new residential development, and agriculture.

Clause 02.02 Vision:

Hume's vision is to be a sustainable and thriving community with great health, education, employment, infrastructure and a strong sense of belonging. (Council Plan 2021 – 2025, p26). This will be achieved by:

- *Valuing education and life long learning.*
- *Enabling economic growth through the creation of local jobs and supporting local industries.*
- *Acknowledging and celebrating the diversity of Hume people.*
- *Supporting active participation by residents in community life.*
- *Growing in a way that is both sustainable and sensitive to the open, natural and rural spaces.*
- *Creating a place that will benefit future generations while protecting the environment.*
- *Advocating for sustainable neighbourhoods.*
- *Protecting heritage.*
- *Designing spaces that are accessible and fill the community with pride.*

Clause 02.03 Strategic Directions:

Clause 02.03-1 Settlement

In planning for settlement, council seeks to:

- *Develop the Hume Corridor to be a sustainable urban area with high quality development in new growth areas.*
- *Maintain the inter urban break in the Hume Corridor for, larger detached housing and low density rural residential development that supports the conservation of biodiversity and landscape values.*
- *Develop Hume's regional and predominantly State Significance Employment Areas as major employment locations for manufacturing, logistics and transport.*
- *Maintain the character of Sunbury Township as a town separated from Melbourne by non-urban areas while accommodating planned growth.*
- *Limit the expansion of Bulla township.*
- *Protect Melbourne Airport's curfew free status from encroachment by development.*
- *Facilitate high density residential development within and around activity centres and Jacana, Craigieburn and Sunbury train stations.*
- *Sequence development so that it provides communities with access to local infrastructure and services when they move into new housing.*
- *Facilitate improved street networks and pedestrian amenity through subdivision and redevelopment of large land parcels to create walkable communities and minimise car dependence.*

Clause 02.03-5 Built Environment and Heritage

In planning for built environment and heritage, council seeks to:

- *Improve the image and appearance of Hume Corridor's established areas.*
- *Deliver high quality development in new growth areas across Hume.*
- *Enhance the visual and streetscape amenity and appearance of industrial and commercial areas to attract investment, provide businesses and works with a high quality working environment, and quality interfaces with residential areas.*
- *Support well designed medium and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.*
- *Facilitate accessible, functional, well-designed and innovative community buildings.*
- *Encourage environmentally sustainable design and development including in precinct wide master planning and large- scale development in new growth areas.*
- *Minimise the contribution of new development to the Urban Heat Island effect.*
- *Protect places of heritage, cultural and social significance.*
- *Ensure signs are displayed in a manner that is compatible with the character of the area, and avoids visual clutter.*

Clause 02.03-6 Housing

In planning for housing, council seeks to:

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

Planning Policy Framework

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

Clause 11 Settlement, including:

- Clause 11.01-1S Settlement
  To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

- Clause 11.01-1R Settlement – Metropolitan Melbourne

- Clause 11.02-1S Supply of urban land
  To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 15 Built Environment and Heritage, including:

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

- Clause 15.01-1S Urban design – Metropolitan Melbourne
  To create a distinctive and liveable city with quality design and amenity.

- Clause 15.01-2S Building design
  To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

- Clause 15.01-2L-01 Building design – Hume

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

- Clause 15.01-2L-03 Environmentally sustainable development – Hume
  To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

- Clause 15.01-3S Subdivision design
  To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

- Clause 15.01-3L Subdivision design – Hume

- Clause 15.01-4S Healthy neighbourhoods
  To achieve neighbourhoods that foster healthy and active living and community wellbeing.

- Clause 15.01-4R Healthy neighbourhoods – Metropolitan Melbourne

- Clause 15.01-5S Neighbourhood character
  To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16 Housing, including:

- Clause 16.01-1S Housing supply
  To facilitate well-located, integrated and diverse housing that meets community needs.

- Clause 16.01-1R Housing supply – Metropolitan Melbourne

- Clause 16.01-2S Housing affordability
  To deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport, including:

- Clause 18.01-1S Land use and transport integration
  To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Statutory Planning Controls

Zone

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

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

Minimum Garden Area requirement

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

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

Maximum building height requirement for a dwelling or residential building

Clause 32.08-10 applies to a dwelling or residential building.

- *The building height must not exceed 11 metres; and*
- *The building must contain no more than 3 storeys at any point.*

Varied Requirements of Clause 55

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

Overlay

The land is under the Melbourne Airport Environs Overlay– Schedule 2. The purpose of this Overlay includes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that land use and development are compatible with the operation of Melbourne Airport in accordance with the relevant airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.*
- *To assist in shielding people from the impact of aircraft noise by requiring appropriate noise attenuation measures in dwellings and other noise sensitive buildings.*
- *To provide for appropriate levels of noise attenuation depending on the level of forecasted noise exposure.*

Permit Trigger

As identified earlier in this report, a planning permit is required under the following clauses of the Hume Planning Scheme:

- Clause 32.08-6 to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.
- Clause 45.08-2 to use land as a dwelling and to construct a building on a lot under the Melbourne Airport Environs Overlay.

Particular Provisions

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

Clause 52.06 Car Parking

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

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

Clause 53.18 Stormwater Management in Urban Development

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

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

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

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

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

General Provisions

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

Clause 65.01 Approval of an Application or Plan

The clause establishes a list of considerations prior to deciding on an application or approval of a plan. Relevant matters include:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

04 | Planning Assessment

Planning Policy Considerations

The proposal is in accordance with the overarching objectives within the Municipal Planning Strategy and Planning Policy Framework. The findings are as follows:

Urban Consolidation

The subject site is situated in an established and highly accessible area, achieving urban consolidation for the efficient use of existing infrastructures and services. It is located within the Principal Public Transport Network Area, with walking distance to public transport. Furthermore, it has excellent proximity to activity centres, schools, recreation facilities and other social infrastructure. The high accessibility of the site will encourage residents to use sustainable transport modes such as walking, cycling and public transport. As sought by Clause 02.03-1, 11 & 18 of the planning scheme.

Housing Supply

The proposed development is designed to comply with the managing of change and growth in the residential areas of Hume. The proposal brings an additional double storey dwelling to the area. This will provide greater housing choice and diversity to the neighbourhood. Housing affordability is also encouraged as multi-dwelling developments are relatively more affordable in comparison to low density developments (single dwelling on a similar sized land). As sought by Clause 02.03-6 & 16 of the planning scheme.

Design Response

The proposed development sensitively responds to the interfaces to Sunset Boulevard and its wider surrounding, making a positive contribution to the locality. The dwellings represent a high-quality, contemporary architectural design to enhance the neighbourhood and streetscape character of the area. Exterior building materials are selected to complement the existing architectural style.

The scale and form of the development is consistent with the area's emerging character. The proposed dwellings are sited with appropriate spacing between the existing dwelling, adjoining developments, and site boundaries to respect the rhythm of spacing in the neighbourhood. Recessed walls are proposed to create visual interest and reduce visual bulk. As sought by Clause 02.03-5 & 15 of the planning scheme.

Landscaping

The proposed development will enhance the landscape character of the area by ensuring sufficient open space is provided to allow for the planting of vegetation. Canopy trees are proposed in the front setback to contribute positively to the streetscape. Vegetation is planted along the driveway to soften the appearance of hard surfaces. The existing permeable front fence is retained to reinforce the open streetscape character and to allow views to the front garden. As sought by Clause 02.03-5 & 15 of the planning scheme.

Zoning and Overlay Considerations

General Residential Zone

The proposed development meets the purpose of the General Residential Zone in respecting the neighbourhood character of the area and contributing to the diversity of housing types in a location offering good access to services and transport. The design also complies with the minimum garden area requirement by providing 34.6% of garden area for a block between 500sqm - 650sqm in size. The maximum height of the building is also met by providing a single storey development of 8.3m high.

Melbourne Airport Environs Overlay

The purpose of limiting use and development to areas affected by this overlay is achieved. The proposal achieves a minimum density of 300sqm per dwelling.

ResCode Considerations

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

Access and Car Parking Considerations

Dwellings will meet the requirements of Clause 52.06-5 of the planning scheme in the provision of one car space for a one to two bedroom dwelling and two car spaces for a three or more bedroom dwelling. The existing dwelling is provided with a single car space and the proposed dwelling is provided with a single garage and single car space.

The proposed parking meets the design standards for the safe and efficient movement of vehicles and pedestrians. The existing crossover located [illegible] is retained for vehicle access to both dwellings. Please refer to Appendix 1 for a detailed assessment of the objectives and standards in Clause 52.06-9 of the planning scheme.

Stormwater Considerations

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

05 | Conclusion

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

06 | Appendices

Appendix 1 – ResCode (Clause 55) Assessment

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

Neighbourhood character Clause 55.02-1 Standard B1	**Complies with standard and objective.** The proposed development is appropriate to the neighbourhood and the site. Refer to the Neighbourhood and Site Description Plan and Design Response. The existing single storey dwelling on site will be retained and a new double storey dwelling is proposed to the rear. This respects the preferred single and double storey character of the area and retains the single dwelling presentation from the streetscape. The proposed dwelling is a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. It will maintain the predominant built form in the area. The building materials proposed for the dwelling have the dual purpose of softening the appearance of the development whilst providing different textures that complement the existing architectural style and enhance the neighbourhood and streetscape character of the area. Existing front fence is retained for this development to maintain the open streetscape character. A spacious front setback is provided to allow for the planting of canopy trees and shrubs that contribute to the streetscape.
Residential policy Clause 55.02-2 Standard B2	**Complies with standard and objective.** The proposed development meets the objectives in aspects such as affordable housing and providing for the needs of residents at various stages of life. The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area. The subject site is within close proximity of a number of community facilities and services including open space facilities, schools and shopping facilities are all within proximity of the site. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services. The proposed development complies with the State Government's initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area.
Dwelling diversity Clause 55.02-3 Standard B3	**Not applicable.** The development does not meet or exceed ten dwellings.

Infrastructure Clause 55.02-4 Standard B4	**Complies with standard and objective.** The dwelling is proposed in an established area with appropriate utility services and infrastructure. It should also not represent any unreasonable burden on existing services and facilities.
Integration with the street Clause 55.02-5 Standard B5	**Complies with standard and objective.** Existing dwelling will have direct integration with Sunset Boulevard and proposed dwelling will have indirect integration with Sunset Boulevard.
Street setback Clause 55.03-1 Standard B6	**Not applicable.** Front setback remains unchanged. The existing dwelling is setback 7.5m from the street.
Building height Clause 55.03-2 Standard B7	**Complies with standard and objective.** The overall total height of the proposed development is 8.3m to the top of the roof ridge. This is less than the limit of 11m as specified to the zone. The development will have minimal visual impact on adjoining properties or when viewed from the street.
Site coverage Clause 55.03-3 Standard B8	**Complies with standard and objective.** The proposed site coverage is 46.3%, which is less than the maximum 60%.
Permeability Clause 55.03-4 Standard B9	**Complies with standard and objective.** The proposed site permeability is 37%, which is well above the minimum 20%. Hard surfaces are reduced as much as possible to allow for more permeable areas and for landscaping opportunities. The proposed development will provide good onsite stormwater infiltration to reduce the impact of increased stormwater runoff.
Energy efficiency Clause 55.03-5 Standard B10	**Complies with standard and objective.** The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage. The proposed dwelling is sited, oriented, and designed to ensure that the energy efficiency of the existing dwellings on abutting properties is not unreasonably reduced. Solar panels are absent on the adjoining properties.
Open space Clause 55.03-6 Standard B11	**Not applicable.** The development is not located adjacent to any public and communal open space.
Safety Clause 55.03-7 Standard B12	**Complies with standard and objective.** The entrances are not obscured or isolated from the street or internal accessways. The dwellings will enable casual surveillance of visitors and pedestrians through maximising windows to face the street or internal accessway. The private open space for each dwelling will be appropriately designed and sited

	with the protection of side and rear fences so that it is not used as a public thoroughfare.
Landscaping Clause 55.03-8 Standard B13	**Complies with standard and objective.** Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.
Access Clause 55.03-9 Standard B14	**Complies with standard and objective.** The existing crossover is retained. The width of the accessway does not exceed 40% of the street frontage for a site with a street frontage less than 20m.
Parking location Clause 55.03-10 Standard B15	**Complies with standard and objective.** New vehicle storages are proposed close and convenient to each dwelling. Garages are also well ventilated. Habitable room windows are setback from the shared accessway or car parks of other dwellings at least 1.5m away or 1m away if the window is 1.4m high above ground level.
Side and rear setbacks Clause 55.04-1 Standard B17	**Complies with standard and objective.** The proposed development complies with the side and rear setback as outlined in the standard: *1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.*
Walls on boundaries Clause 55.04-2 Standard B18	**Complies with standard and objective.** A wall is proposed to be built along the northwest boundary of the site. The length of the new wall does not exceed 10m plus 25% of the remaining length of the boundary of an adjoining lot as suggested by the standard. The height of the boundary wall does not exceed 3.6m and an average of 3.2m as suggested by the standard.
Daylight to existing windows Clause 55.04-3 Standard B19	**Complies with standard and objective.** The proposed dwelling is sited with sufficient distance from existing windows of adjoining properties. Habitable room windows of adjoining dwellings will still maintain direct access to daylight. All windows will maintain a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.
North-facing windows Clause 55.04-4 Standard B20	**Not applicable.** No existing north-facing windows are present within 3m of a boundary.
Overshadowing open space Clause 55.04-5 Standard B21	**Complies with standard and objective.** Refer to the proposed Shadow Diagram. Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwelling will be minimal and not substantially greater than the

	extent of shadows cast by the existing boundary fences and outbuildings. An area of 75% or 40sqm with a minimum width of 3m of secluded private open space for existing dwellings will receive a minimum of five hours of sunlight.
Overlooking Clause 55.04-6 Standard B22	Complies with standard and objective. The windows are designed to limit overlooking into habitable room windows and secluded open space of adjacent properties. Views from living areas are orientated towards the private open space where possible.
Internal views Clause 55.04-7 Standard B23	Complies with standard and objective. The proposed dwelling is designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.
Noise impacts Clause 55.04-8 Standard B24	Complies with standard and objective. The proposed development is designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling are designed and sited to take into consideration noise sources on immediately adjacent properties.
Accessibility Clause 55.05-1 Standard B25	Complies with standard and objective. The proposed dwelling is designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwelling can be altered to accommodate people with limited mobility.
Dwelling entry Clause 55.05-2 Standard B26	Complies with standard and objective. Each dwelling will have its own sense of identity and address. The entrances for the dwellings are appropriately oriented to front onto Sunset Boulevard and the internal accessway.
Daylight to new windows Clause 55.05-3 Standard B27	Complies with standard and objective. The proposed development is designed to provide adequate daylight into new habitable room windows. All windows have a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.
Private open space Clause 55.05-4 Standard B28	Complies with standard and objective. Open space on site for each dwelling is distributed to the rear and throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents. The proposed design meets the requirement of minimum 40sqm of private open space (POS) and minimum 25sqm of secluded private open space (SPOS) with a minimum dimension of 3m. The private open space for each dwelling is located off living areas, in the rear or side of the dwellings.

Solar access to open space Clause 55.05-5 Standard B29	**Complies with standard and objective.** The design has sought to orientate the open space areas to capitalise on the northern aspect as far as applicable. The southern boundary of secluded private open space is setback from any wall on the north of the space at least 2 + 0.9h.
Storage Clause 55.05-6 Standard B30	**Complies with standard and objective.** Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space. The storage facilities will not be visible from the street.
Design detail Clause 55.06-1 Standard B31	**Complies with standard and objective.** Design details such as façade articulation, window and door proportions, roof forms, verandahs, eaves and exterior finishes are designed to both enhance and integrate with the streetscape. Visual bulk is reduced through articulation, recessed walls, spacing and the variety of materials and colours selected for the dwelling. The garage is designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Front fences Clause 55.06-2 Standard B32	**Complies with standard and objective.** Existing front fence is to be retained for this development.
Common property Clause 55.06-3 Standard B33	**Complies with standard and objective.** The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments. Vehicle accessways to the dwellings will be functional and capable of efficient management. Car parking, access areas and site facilities are practical, attractive and easily maintained.
Site services Clause 55.06-4 Standard B34	**Complies with standard and objective.** Adequate and accessible site facilitates will be provided to each dwelling, including mailboxes and bins enclosures.

Appendix 2 – Car Parking Assessment

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

Accessways Design standard 1	**Complies with standard.** The accessways are functional, with a minimum width of 3m, an internal radius of at least 4m at change of direction, and corner visibility splays.
Car parking spaces Design standard 2	**Complies with standard.** A single car space is at least 4.9 m long and 2.6m wide and a single garage is at least 6m long and 3.5m wide.
Gradients Design standard 3	**Not applicable.** The accessway serves three dwellings or less.
Mechanical parking Design standard 4	**Not applicable.**
Urban design Design standard 5	**Complies with standard.** The garage is designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Safety Design standard 6	**Complies with standard.** The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	**Complies with standard.** The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.

PLANNING & DESIGN

SDA REPORT ASSESSMENT

70 Sunset Boulevard, Jacana Victoria 3047

Construction of a Double Storey dwelling rear of existing

Municipality: **Hume City Council**

Planning Application Number:
P25492

Applicant: Planning & Design P/L

Dated: 1 August 2024

PLANNING AND DESIGN

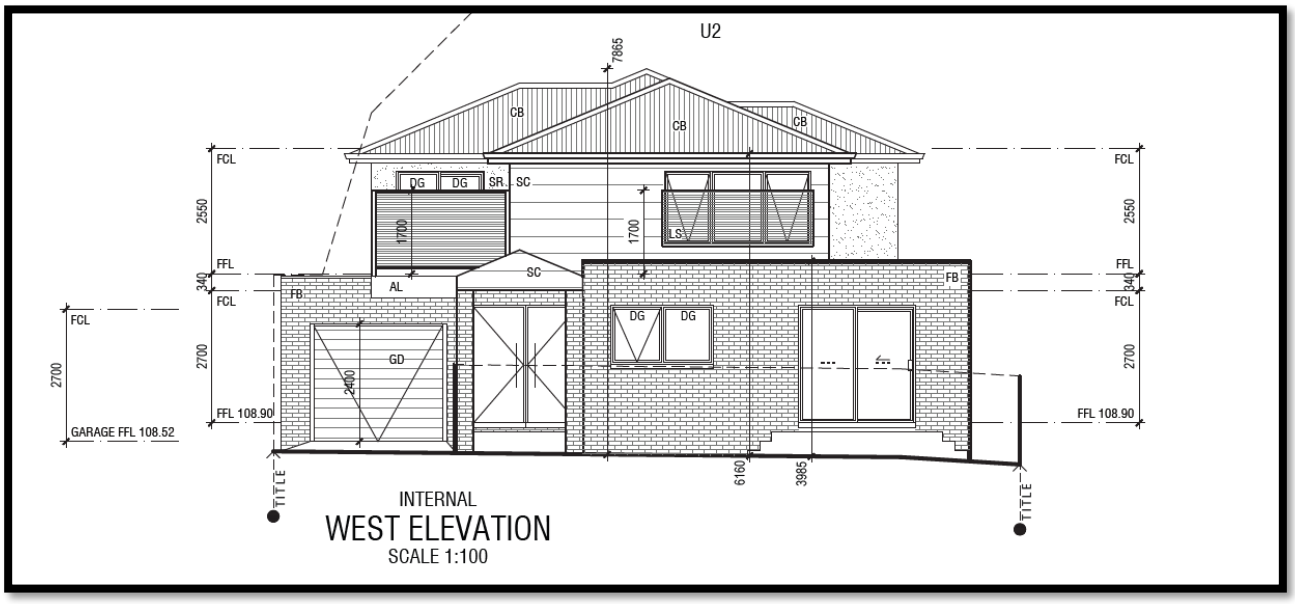
31 Enfield Avenue
Preston VIC 3072

T: 03 9018 1529
E: admin@planninganddesign.com.au

SDA Summary

This report identifies that the dwellings in this development achieve:

- NatHERS **6.5-star rating** achieved as a minimum requirement in accordance with The National Construction Code (NCC) Part 3.12 & **Hume City Council**. Refer FirstRate extracts below or Summaries of Dwelling.
    - NatHERS Assessment on thermally unique dwellings will be carried out once the Planning permit has been received to be sure that the design is final and there is no waste of resources & time earlier on.
- The BESS assessment concludes that the proposed development achieves the minimum BESS score of 50%. ***See BESS Report attached.***
- The Melbourne Water storm calculator demonstrates the development meets the minimum 100% required water quality objective. Refer WSUD Plan attached.



Assessment Details:
Energy Assessor Name: Illias Costa **Assessor Accreditation:** HERA10125 **Software Version:** FirstRate5 5.3.2b
Documentation Details:
Project: - - - - | SEP **2023** **Revision:** Rev_ 26.09.2023 RESPONSE TO COUNCIL'S RFI **Sheets:** TP01-TP04, WSUD

Methodology

The purpose of this report is to assess the thermal performance of the new development located at **70 Sunset Boulevard, Jacana**. Energy rating software FirstRate5 has been used to ascertain the heating and cooling loads (shown in Mj/m²) which ultimately determine a star rating.

FirstRate5 is an accredited software package under The Nationwide Home Energy Rating Scheme (NatHERS) and is qualified to perform the rating as per the requirements of The National Construction Code (NCC) Part 3.12, using NatHERS accredited software to achieve the specified star rating and contribute to the *Alternative Performance Solution* as per NCC part 3.12.0 (a)(i).

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

Development Information

The proposed development involves the construction of a **double storey unit dwelling rear of existing (Class 1).** The project is Located at **70 Sunset Boulevard, Jacana**. Situated in a developed residential area and surrounded by existing homes and established vegetation, the development is in an area of *Suburban Exposure*, as per NatHERS tech note (category 3 wind-shielding).

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

Building Fabric: NCC- Part 3.12.1

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

- Please Refer to NatHERS Preview Certificates

External Glazing: NCC - Part 3.12.2

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

- Please Refer to NatHERS Preview Certificates

Building Sealing: NCC - Part 3.12.3

Building sealing procedures are to be as following:

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

Air Movement: NCC - Part 3.12.4

Air movement has been assessed as part of First Rate assessment and has been taken into consideration as part of this star rating.

Services: NCC - Part 3.12.5

No heating or cooling services have been considered as part of this FirstRate assessment. It is assumed any mechanical ventilation systems requiring compliance to NCC will be addressed by the projects mechanical engineer.
Artificial lighting and power are to be limited throughout the building, a sufficient electrical design has been provided on plans and shows compliance to the NCC, table below indicating the required maximum wattages to be adhered to.

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

The table below indicates the required maximum artificial lighting and power wattages to be adhered to.

Zones	Maximum W/m²
Residence (Class 1)	4.0W/m² (a 20% reduction from The NCC allowance)
Garage (Class 10)	2.4W/m² (a 20% reduction from The NCC allowance)
Outdoor zones	3.2W/m² (a 20% reduction from The NCC allowance)

NatHERS Assessment - Results

The following table represents the results of the NatHERS energy assessments completed for the dwelling using FirstRate5 software. This report identifies that the dwelling achieves the minimum 6.5-star rating, required in accordance with The National Construction Code (NCC) Part 3.12 & Hume City Council.

- Please Refer to NatHERS Preview Certificates

BESS Assessment – Commitments

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

BESS 55%	Commitments	Score
Management:		33%
➢ ESD officer present at PRE-APP Meeting:	**Not Present**	
➢ Preliminary NatHERS:(Planning Permit Stage)	**NatHERS Ratings has been Completed (TBC at PP)**	
➢ Building users guide issued:	**None Supplied**	
Water:		50%
➢ Purple Pipe or On-site Water Recycling:	**None**	
➢ Swimming pool:	**None**	
➢ Rainwater Tanks:	**>3000L & 2200L with Taps attached, Connected to Toilets**	
➢ Bath Size:	**Default or unrated**	
➢ Fixtures, Fittings & Connections:		
○ Showerhead:	**4 Star WELS (>4.5 but <-6.0)**	
○ Kitchen Taps:	**5 Star WELS or greater**	
○ Bathroom Taps:	**5 Star WELS or greater**	
○ Dishwashers:	**Default or unrated**	
○ WC:	**4 Star WELS or greater**	
○ Washing Machine:	**Default or unrated**	
➢ Water Efficient Landscaping:	**Yes**	
Energy:		50%
➢ Installing a Solar Photovoltaic (PV) System:	**No**	
➢ Installing Other Renewable Energy System(s):	**No**	
➢ Gas Supply to Building:	**Natural Gas**	
➢ Average NatHERS Rating:	**6.55 Star Average**	
➢ Heating System & Efficiency:	**Gas Space, 4 Star**	
➢ Cooling System & Efficiency:	**Refrigerative Space, 4 Star**	
➢ Hot Water System:	**Gas Instantaneous, 5 Star**	
➢ Contribution from Hot Water:	**0%**	
➢ Clothesline:	**Private Clothesline**	
➢ Dryer:	**Occupant to install**	
➢ External Lighting:	**Motion Sensor Controlled**	
➢ Illumination Reduction to 4W/sqm:	**Yes**	
Stormwater:		100%
➢ STORM score achieved:	**Refer to WSUD Plan (100% Min - 120% Best Practice)**	
IEQ: (Indoor Environmental Quality)		80%
➢ Habitable Room Cross Ventilation:	**Satisfied Cross Ventilation to Habitable Rooms**	
➢ Double Glazing to Habitable Areas:	**Windows are Double Glazed in Habitable Areas**	
➢ External Shading to North, East & West	**Unsatisfied External Shading Requirement**	
➢ Min. 50% of Living Areas orientated to North	**Satisfied North Orientation to Living Areas**	
Transport:		50%
➢ Secure Bicycle Spaces:	**0 Secure bicycles spaces (One Per Dwelling)**	
➢ Electrical Vehicle Charging:	**Present - GPO Designated for Electric Vehicles**	
Waste:		50%
➢ Min. 30% Reuse Existing Building?	**Site is being Fully Redeveloped**	
➢ Management of Food & Garden Waste:	**Present**	

Urban Ecology:	37%

- Site Vegetation Cover: **26.7% Vegetated Area**
- Green Roofs, Walls: **None Present**
- Balcony Floor Waste & Tap: **No Tap & Floor Waste has been Annotated**
- Food Production: **No Areas Provided**

Innovation:	0%

- Innovative Ideas/Measures Imposed: **None Imposed**

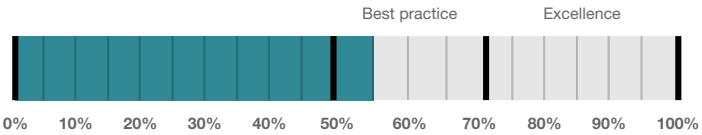
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 70 Sunset Blvd Jacana Victoria 3047. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

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

Your BESS Score

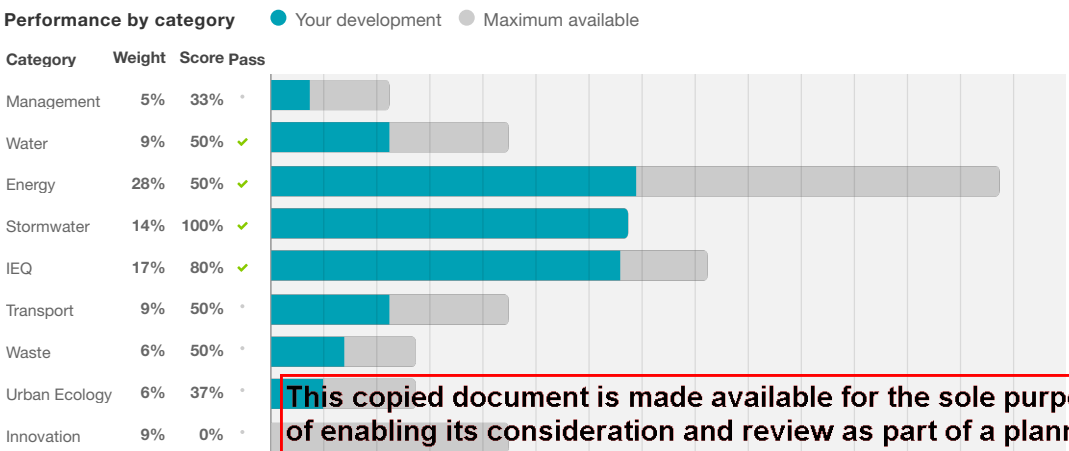


55%

Project details

Address	70 Sunset Blvd Jacana Victoria 3047
Project no	BFA753A4-R2
BESS Version	BESS-7
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	illias@costadesigngroup.com
Application no.	P25492
Site area	603.00 m²
Building floor area	331.40 m²
Date	01 August 2024
Software version	2.0.0-B.533

Performance by category



Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Unit 2	1	231 m²	69%
Unit 1 (Existing)	1	100 m²	30%
Total	**2**	**331 m²**	**100%**

Supporting information

Floorplans & elevation notes

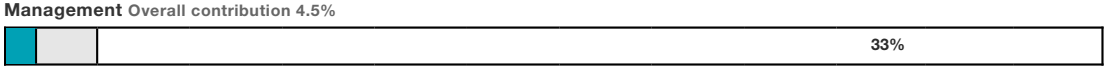
Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Energy 3.4	Location of clothes line (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, 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)		-
IEQ 3.3	North-facing living areas		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
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
Management 2.2	Preliminary NatHERS assessments		-
Energy 3.5	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 2.2	A list of dwellings with natural cross flow ventilation		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north		-

Credit summary

Management Overall contribution 4.5%



1.1 Pre-Application Meeting	0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	100%
4.1 Building Users Guide	0%

Water Overall contribution 9.0%

	Minimum required 50%	50%	Pass
1.1 Potable Water Use Reduction		40%	
3.1 Water Efficient Landscaping		100%	

Energy Overall contribution 27.5%

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

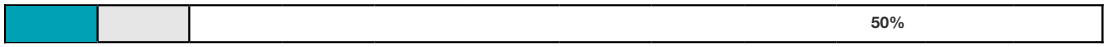
Stormwater Overall contribution 13.5%

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

IEQ Overall contribution 16.5%

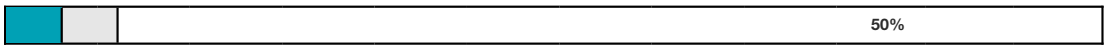
	Minimum required 50%	80%	Pass
2.2 Cross Flow Ventilation		100%	
3.1 Thermal comfort - Double Glazing		100%	
3.2 Thermal Comfort - External Shading		0%	
3.3 Thermal Comfort - Orientation		100%	

Transport Overall contribution 9.0%



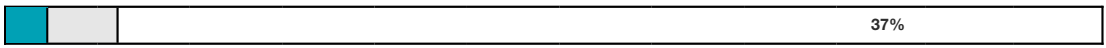
1.1 Bicycle Parking - Residential	0%	
1.2 Bicycle Parking - Residential Visitor	N/A	Scoped Out
		Not enough dwellings.
2.1 Electric Vehicle Infrastructure	100%	

Waste Overall contribution 5.5%



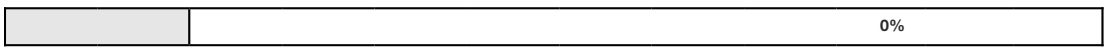
1.1 - Construction Waste - Building Re-Use	0%
2.1 - Operational Waste - Food & Garden Waste	100%

Urban Ecology Overall contribution 5.5%



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

Innovation Overall contribution 9.0%



1.1 Innovation	0%

Credit breakdown

Management Overall contribution 1%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	

2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Townhouse	Yes	

4.1 Building Users Guide		0%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	No	

Water Overall contribution 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Fixtures, fittings & connections profile	
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Default or unrated
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	Default or unrated
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?:	
Unit 1 (Existing)	RWT 1
Unit 2	RWT 2
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
RWT 1	133 m²
RWT 2	159 m²
Tank Size:	
RWT 1	2,200 Litres
RWT 2	3,000 Litres
Irrigation area connected to tank:	
RWT 1	40.3 m²
RWT 2	40.3 m²
Is connected irrigation area a water efficient garden?:	
RWT 1	No
RWT 2	No
Other external water demand connected to tank?:	
RWT 1	
RWT 2	

1.1 Potable Water Use Reduction	40%
Score Contribution	This credit contributes 83.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	457 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	370 kL
Output	Proposed (including rainwater and recycled water use)
Project	289 kL
Output	% Reduction in Potable Water Consumption
Project	36 %
Output	% of connected demand met by rainwater
Project	97 %
Output	How often does the tank overflow?
Project	Very Often
Output	Opportunity for additional rainwater connection
Project	145 kL

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

Energy

Overall contribution 14% Minimum required 50%

Dwellings Energy Approach	
What approach do you want to use for Dwellings?:	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:	Electricity & Natural Gas
Dwelling Energy Profiles	
Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides: All	3
NatHERS Annual Energy Loads - Heat:	
Unit 1 (Existing)	96.0 MJ/sqm
Unit 2	87.7 MJ/sqm
NatHERS Annual Energy Loads - Cool:	
Unit 1 (Existing)	22.0 MJ/sqm
Unit 2	28.1 MJ/sqm
NatHERS star rating:	
Unit 1 (Existing)	6.5
Unit 2	6.6
Type of Heating System: All	Gas space
Heating System Efficiency: All	4 Star
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	4 Stars
Type of Hot Water System: All	Gas Instantaneous 5 star
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	Occupant to Install

1.2 Thermal Performance Rating - Residential — 16%

Score Contribution	This credit contributes 27.3% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Townhouse	6.5 Stars

2.1 Greenhouse Gas Emissions — 100%

Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	9,625 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	8,736 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	10%

2.2 Peak Demand		0%	
Score Contribution	This credit contributes 4.5% towards the category score.		
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?		
Output	Peak Thermal Cooling Load - Baseline		
Townhouse	27.1 kW		
Output	Peak Thermal Cooling Load - Proposed		
Townhouse	27.2 kW		
Output	Peak Thermal Cooling Load - % Reduction		
Townhouse	-1 %		
2.3 Electricity Consumption		100%	
Score Contribution	This credit contributes 9.1% towards the category score.		
Criteria	What is the % reduction in annual electricity consumption against the benchmark?		
Output	Reference		
Townhouse	4,420 kWh		
Output	Proposed		
Townhouse	1,816 kWh		
Output	Improvement		
Townhouse	58 %		
2.4 Gas Consumption		100%	
Score Contribution	This credit contributes 9.1% towards the category score.		
Criteria	What is the % reduction in annual gas consumption against the benchmark?		
Output	Reference		
Townhouse	99,554 MJ		
Output	Proposed		
Townhouse	72,506 MJ		
Output	Improvement		
Townhouse	27 %		
2.5 Wood Consumption		N/A	Scoped Out
This credit was scoped out	No wood heating system present		
2.6 Electrification		0%	Disabled
This credit is disabled	Credit is available when project is declared to have no gas connection.		

3.2 Hot Water		100%	
Score Contribution	This credit contributes 4.5% towards the category score.		
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?		
Output	Reference		
Townhouse	37,644 MJ		
Output	Proposed		
Townhouse	29,209 MJ		
Output	Improvement		
Townhouse	22 %		
3.3 External Lighting		100%	
Score Contribution	This credit contributes 4.5% towards the category score.		
Criteria	Is the external lighting controlled by a motion detector?		
Question	Criteria Achieved ?		
Townhouse	Yes		
3.4 Clothes Drying		100%	
Score Contribution	This credit contributes 4.5% towards the category score.		
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?		
Output	Reference		
Townhouse	1,355 kWh		
Output	Proposed		
Townhouse	271 kWh		
Output	Improvement		
Townhouse	80 %		
3.5 Internal Lighting - Houses and Townhouses		100%	
Score Contribution	This credit contributes 4.5% towards the category score.		
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?		
Question	Criteria Achieved?		
Townhouse	Yes		
4.4 Renewable Energy Systems - Other		0%	⊘ Disabled
This credit is disabled	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% 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 13% Minimum required 50%

2.2 Cross Flow Ventilation	100%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
Question	Criteria Achieved ?
Townhouse	Yes
3.1 Thermal comfort - Double Glazing	100%
Score Contribution	This credit contributes 40% towards the category score.
Criteria	Is double glazing (or better) used to all habitable areas?
Question	Criteria Achieved ?
Townhouse	Yes
3.2 Thermal Comfort - External Shading	0%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Is appropriate external shading provided to east, west and north facing glazing?
Question	Criteria Achieved ?
Townhouse	No
3.3 Thermal Comfort - Orientation	100%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Are at least 50% of living areas orientated to the north?
Question	Criteria Achieved ?
Townhouse	Yes

Transport Overall contribution 4%

Section Notes: A dedicated AC EV charger at up to 22kW (32 Amp, 3-phase). (Proposed Dwelling only)

1.1 Bicycle Parking - Residential		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?	
Question	Bicycle Spaces Provided ?	
Townhouse	0	

1.2 Bicycle Parking - Residential Visitor		N/A	Scoped Out
This credit was scoped out	Not enough dwellings.		

2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	

Waste Overall contribution 3%

1.1 - Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 50% 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% 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	75%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	26 %

2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No

2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No

2.4 Private Open Space - Balcony / Courtyard Ecology	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?
Question	Criteria Achieved ?
Townhouse	No

3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	-
Output	Min Food Production Area
Townhouse	2 m^2

Innovation

Overall contribution 0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

Disclaimer

Nationwide House Energy Rating Scheme
NatHERS Certificate

Generated on 1 Aug 2024 using FirstRate5: 5.3.2b (3.21)

6.6
The more stars the more energy efficient

115.8 MJ/m²
Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Property

Address	70 Sunset Boulevard, Jacana, VIC, 3047
Lot/DP	-
NCC Class*	Class 1a
Type	New Home

Plans

Main plan	7614 / SEP 2023
Prepared by	Rev_ 26.09.2023

Construction and environment

Assessed floor area (m²)*		**Exposure type**
Conditioned*	187.5	suburban
Unconditioned*	37.4	**NatHERS climate zone**
Total	224.9	60 Tullamarine
Garage	21.1	

Thermal performance

Heating	**Cooling**
87.7 MJ/m²	**28.1** MJ/m²

About the rating
NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Accredited assessor

Name	Illias Costa
Business name	Proto Energy
Email	illias@costadesigngroup.com
Phone	0488088806
Accreditation No.	HERA10125

Assessor Accrediting Organisation
HERA

Declaration of interest Declaration completed: no conflicts

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.FR5.com.au.

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

* Refer to glossary.

Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

Municipality: Hume City Council

Planning Application Number: P25492

Dated: 9 October 2023

SDA Report Update - 6.5 NatHERS Minimum Requirement

In Response to Rev_ 13.06.2024 ISSUE FOR TP SUBMISSION

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
KIT/LIV/DIN	ALM-003-01 A	Opening 18	1200	1050	awning	90.0	SW	No
KIT/LIV/DIN	ALM-004-01 A	Opening 19	1200	1050	fixed	0.0	SW	No
KIT/LIV/DIN	ALM-004-01 A	Opening 34	1500	3488	fixed	0.0	NE	No
KIT/LIV/DIN	ALM-003-01 A	Opening 48	1400	900	awning	90.0	NW	No
OFFICE	ALM-003-01 A	Opening 20	2400	2400	awning	90.0	SW	No
BATH	ALM-003-01 A	Opening 27	600	1200	awning	90.0	SE	No
L'DRY	ALM-003-01 A	Opening 28	1200	600	awning	90.0	SE	No
BED 2	ALM-003-01 A	Opening 35	1500	900	awning	0.0	NE	No
BED 2	ALM-004-01 A	Opening 36	1500	900	fixed	0.0	NE	No
BED 2	ALM-004-01 A	Opening 22	2100	1800	sliding	45.0	SW	Yes
BED 2	ALM-004-01 A	Opening 43	400	1800	fixed	0.0	NW	Yes
BED 2 ENS	ALM-004-01 A	Opening 45	1500	600	fixed	0.0	NW	No
STAIRS/SIT/STUD	ALM-003-01 A	Opening 25	1500	1000	awning	10.0	SW	Yes
STAIRS/SIT/STUD	ALM-003-01 A	Opening 26	1500	1000	awning	0.0	SW	Yes
STAIRS/SIT/STUD	ALM-004-01 A	Opening 53	1500	1000	fixed	0.0	SW	Yes
STAIRS/SIT/STUD	ALM-004-01 A	Opening 30	1500	1000	fixed	0.0	SE	Yes
STAIRS/SIT/STUD	ALM-003-01 A	Opening 31	1000	1000	awning	0.0	SE	Yes
STAIRS/SIT/STUD	ALM-003-01 A	Opening 32	1000	1000	awning	0.0	SE	Yes
BED 4	ALM-003-01 A	Opening 59	1500	1200	awning	10.0	NW	Yes
BED 4	ALM-004-01 A	Opening 60	1500	1200	fixed	0.0	NW	Yes
BED 4	ALM-003-01 A	Opening 39	1500	1200	awning	10.0	NE	Yes
BED 4	ALM-004-01 A	Opening 40	1500	1200	fixed	0.0	NE	Yes
BATH	ALM-003-01 A	Opening 52	400	1200	awning	90.0	NE	No

Roof window *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight *type and performance*

Skylight ID	Skylight description
GEN-04-004a	DC: Double Clear

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
STAIRS/SIT/STUD	GEN-04-004a	Element 2	450	0.5	N	None	No	0.25
STAIRS/SIT/STUD	GEN-04-004a	Element 3	450	0.5	N	None	No	0.25

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
GARAGE	2400	2800	100.0	SW
GARAGE	2400	2800	100.0	NE
ENTRY/STAIRS	2400	2180	100.0	SW
L'DRY	2400	720	100.0	SE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	FR5 - Double Brick	0.5	Medium		No
2	FR5 - Single Brick	0.5	Medium		No
3	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
4	AF - Scyon Stria	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
5	XCW - 75mm Expanded Polystyrene Clad	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
GARAGE	1	2700	3507	SW	1276	Yes
GARAGE	2	2400	3507	NE	0	Yes
GARAGE	1	2700	6008	NW	0	Yes
ENTRY/STAIRS	3	2700	2346	SW	1764	Yes
KIT/LIV/DIN	3	2700	3350	SW	0	Yes
KIT/LIV/DIN	3	2700	5782	NE	0	Yes
KIT/LIV/DIN	3	2700	4328	NW	0	Yes
KIT/LIV/DIN	3	2700	1414	NW	0	Yes
OFFICE	3	2700	4131	SW	0	Yes
OFFICE	3	2700	3534	SE	0	Yes
BATH	3	2700	1656	SE	0	Yes
L'DRY	3	2700	2182	SE	0	Yes
BED 2	3	2700	4097	SE	0	Yes

* Refer to glossary.

BED 2	3	2700	4128	NE	0	Yes
BED 2 WIR	4	2550	1398	SW	529	No
BED 2 WIR	4	2550	1995	NW	513	Yes
BED 2	5	2550	2824	SW	478	Yes
BED 2	5	2550	3659	NW	484	No
BED 2 ENS	5	2550	1794	NE	465	Yes
BED 2 ENS	5	2550	2089	NW	485	No
STAIRS/SIT/STUD	4	2550	5517	SW	531	No
STAIRS/SIT/STUD	4	2550	7245	SE	520	Yes
BED 4	5	2550	3580	NE	453	No
BED 4	5	2550	3379	NW	472	Yes
BED 4	5	2550	699	SW	475	Yes
BED 4	5	2550	4050	SE	470	No
BED 4	5	2550	3378	NE	453	No
BATH	5	2550	1494	NE	0	No

Internal wall *type*

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	70.2	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	100.9	

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
GARAGE	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	10	Enclosed	R0.0	none
GARAGE	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	11	Enclosed	R0.0	none
ENTRY/STAIRS	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	11.3	Enclosed	R0.0	Timber
ENTRY/STAIRS	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	0.5	Enclosed	R0.0	Timber
KIT/LIV/DIN	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	1.7	Enclosed	R0.0	Timber
KIT/LIV/DIN	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	56	Enclosed	R0.0	Timber
OFFICE	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	7	Enclosed	R0.0	Carpet
OFFICE	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	7.6	Enclosed	R0.0	Carpet
BATH	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	3.3	Enclosed	R0.0	Tiles
BATH	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	1.8	Enclosed	R0.0	Tiles
L'DRY	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	4.1	Enclosed	R0.0	Tiles
L'DRY	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	2.2	Enclosed	R0.0	Tiles
BED 2	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	6.1	Enclosed	R0.0	Carpet
BED 2	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	9.8	Enclosed	R0.0	Carpet
BED 2 WIR	FR5 - Timber Lined	2	Enclosed	R0.0	Carpet
BED 2 WIR	FR5 - Timber Lined	1.6	Elevated	R2.5	Carpet
BED 2	FR5 - Timber Lined	4.7	Enclosed	R0.0	Carpet
BED 2	FR5 - Timber Lined	6.9	Enclosed	R2.5	Carpet

BED 2 ENS	FR5 - Timber Lined	0.8	Elevated	R2.5	Tiles
BED 2 ENS	FR5 - Timber Lined	2.9	Enclosed	R2.5	Tiles
STAIRS/SIT/STUD	FR5 - Timber Lined	50.1	Enclosed	R0.0	Carpet
BED 4	FR5 - Timber Lined	12.1	Enclosed	R0.0	Carpet
BED 4	FR5 - Timber Lined	13	Enclosed	R0.0	Carpet
BATH	FR5 - Timber Lined	5	Enclosed	R0.0	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
GARAGE	FR5 - Timber Lined	R2.5	No
GARAGE	Plasterboard	R0.0	Yes
ENTRY/STAIRS	FR5 - Timber Lined	R0.0	No
ENTRY/STAIRS	FR5 - Timber Lined	R2.5	No
KIT/LIV/DIN	Plasterboard	R4.0	Yes
KIT/LIV/DIN	FR5 - Timber Lined	R0.0	No
OFFICE	Plasterboard	R4.0	Yes
OFFICE	FR5 - Timber Lined	R0.0	No
BATH	Plasterboard	R4.0	Yes
BATH	FR5 - Timber Lined	R0.0	No
L'DRY	Plasterboard	R4.0	Yes
L'DRY	FR5 - Timber Lined	R0.0	No
BED 2	Plasterboard	R4.0	Yes
BED 2	FR5 - Timber Lined	R0.0	No
BED 2 WIR	Plasterboard	R5.0	Yes
BED 2 WIR	Plasterboard	R5.0	Yes
BED 2	Plasterboard	R5.0	Yes
BED 2	Plasterboard	R5.0	Yes
BED 2 ENS	Plasterboard	R5.0	Yes
BED 2 ENS	Plasterboard	R5.0	Yes
STAIRS/SIT/STUD	Plasterboard	R5.0	Yes
BED 4	Plasterboard	R5.0	Yes
BED 4	Plasterboard	R5.0	Yes
BATH	Plasterboard	R5.0	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
ENTRY/STAIRS	2	Downlights	50	Sealed
KIT/LIV/DIN	6	Downlights	50	Sealed
OFFICE	4	Downlights	50	Sealed
BATH	2	Downlights	50	Sealed
BATH	1	Exhaust Fans	225	Sealed

* Refer to glossary.

L'DRY	2	Downlights	50	Sealed
L'DRY	1	Exhaust Fans	225	Sealed
BED 2	4	Downlights	50	Sealed
BED 2 WIR	1	Downlights	50	Sealed
BED 2	4	Downlights	50	Sealed
BED 2 ENS	1	Downlights	50	Sealed
BED 2 ENS	1	Exhaust Fans	225	Sealed
STAIRS/SIT/STUD	8	Downlights	50	Sealed
BED 4	4	Downlights	50	Sealed
BED 4	4	Downlights	50	Sealed
BATH	2	Downlights	50	Sealed
BATH	1	Exhaust Fans	225	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.73	Dark
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium
Cont:Attic-Continuous	0.0	0.73	Dark
Cont:Attic-Continuous	0.0	0.5	Medium

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERSAdministrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

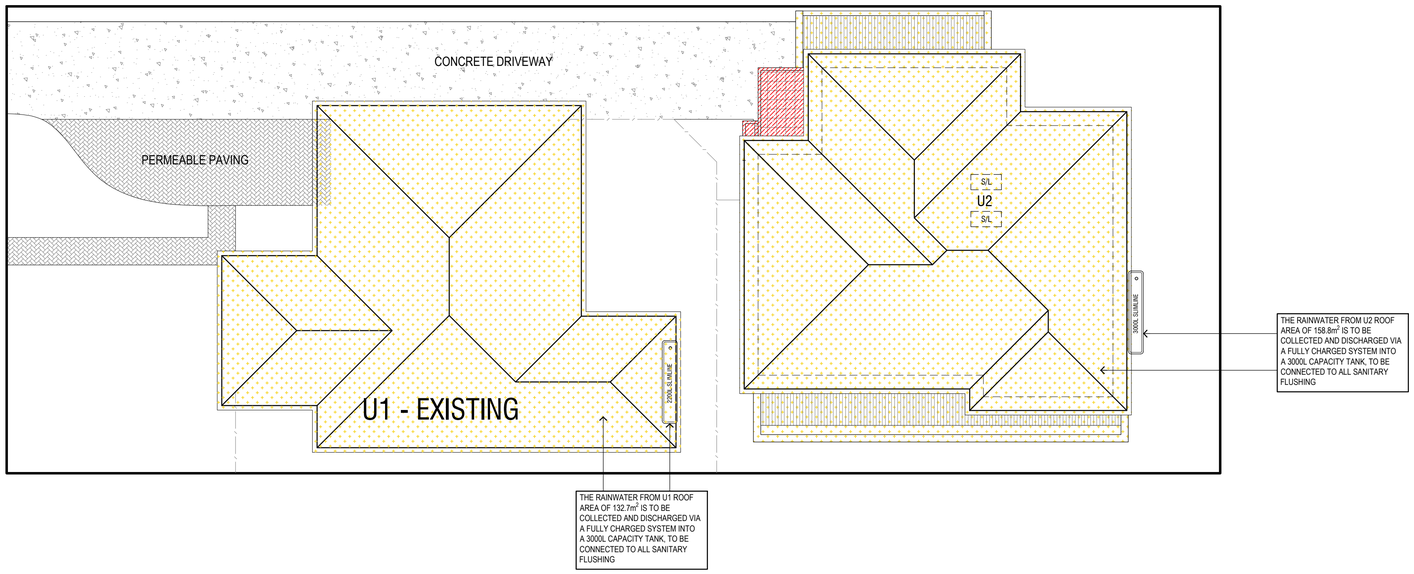
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).



LEGEND

- ROOF AREA - UNTREATED
- CONCRETE SURFACE - UNTREATED
- ROOF AREA TO RAINWATER TANK
- 2200L SLIMLINE / 3000L SLIMLINE — 2200L/3000L WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING

AREA SCHEDULE:

UNIT 1 (EXISTING)

GROUND FLOOR AREA:		100.2 m^2
PORCH:		6.5 m^2
TOTAL AREA:	11.5 SQ	106.7 m^2
TOTAL POS:		136.1 m^2

UNIT 2

GROUND FLOOR AREA:		123.6 m^2
FIRST FLOOR AREA:		101.7 m^2
BALCONY:		5.9 m^2
GARAGE:		23.6 m^2
PORCH:		4.6 m^2
TOTAL AREA:	27.9 SQ	259.4 m^2
TOTAL POS:		65.6 m^2

SITE

SITE AREA:		603.8 m^2
SITE COVERAGE:	43.3%	261.6 m^2
SITE PERMEABILITY:	32.5%	196.4 m^2
GARDEN AREA REQ:	30.1%	182.0 m^2

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS , RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

Melbourne Water STORM Rating Report

TransactionID: 0
Municipality: HUME
Rainfall Station: HUME
Address: 70 Sunset Boulevard

VIC
Assessor: James
Development Type: Residential - Multiunit
Allotment Site (m2): 958.90
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 Roof to Tank	132.70	Rainwater Tank	2,200.00	2	94.80	98.30
U2 Roof to Tank	158.80	Rainwater Tank	3,000.00	5	174.10	82.90
U2 Roof - Untreated	3.50	None	0.00	0	0.00	0.00
Concrete Driveway - Untreated	74.50	None	0.00	0	0.00	0.00

NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions
Rev_ 13.06.2024 ISSUE FOR TP SUBMISSION

P L A N N I N G &
DESIGN
PLANNING & DESIGN P/L
31 Enfield Ave Preston 3072 Ph:9018 1529
E: admin@planninganddesign.com.au

DATE	SCALE	DRWN	CHK	PROJECT No.
JUN 2024	1:100@A1	DM,US	---	7614

WSUD PLAN

UNIT DEVELOPMENT
70 SUNSET BOULEVARD,
JACANA

WSUD
REV_

Advisory notice

Electric vehicles in buildings

To support Australians making the switch to electric vehicles (EV), the National Construction Code (NCC) is requiring more buildings to be ready for EV charging.

The global experience of EVs to date indicates they have a lower likelihood of being involved in a fire than internal combustion engines, but the characteristics of battery fires are different to liquid fuel fires.

To ensure we understand and respond proportionately to any updated evidence of EV charging risks, the ABCB has reviewed the approaches taken by international regulators, including those countries with greater uptake of EVs. We have also engaged Australian research team EV FireSafe to help develop a set of recommendations that can support the safer installation and use of EV chargers without being an unreasonable barrier to adoption. The full report from EV FireSafe, on which these provisions are based, can be read here.

We believe the recommendations set out in this advisory note are low cost, have low visual impact, are easily implementable and reflect the better practices already being adopted by many reputable suppliers. These recommendations will help reduce the risk of substandard equipment or installation practices emerging as the EV charging industry grows.

The ABCB will continue to work with other government bodies and emergency response agencies to review the latest evidence on EV charging trends from around the world. We will review and update our guidance and/or regulatory response as needed.

June 2023, Version 1.0 - © Commonwealth of Australia and States and Territories of Australia 2023, published by the Australian Building Codes Board

To support safer EV charging, the ABCB recommends:

Master isolation

Provide a master isolation switch with signage at fire indicator panel/Fire Detection Indicator Control Equipment (FDCIE) or building entrance.

RCM Tick compliance

Use chargers that have the Regulatory Compliance Mark (RCM).

Emergency services information pack (ESIP)

ESIPs developed for each site and provided for first responders.

Break glass fire alarm

Provide additional break glass unit (BGU).

Placarding site

Provide placarding/signage to identify each EV charge points.

Collision protection

Provide vehicle impact bollards or stops.

Block plans

Block plans should be updated for existing sites and implemented for new builds to clearly show the location of charging hubs and master isolation.

AS/NZS 3000 App P compliance

Mode 3 and 4 chargers should only be installed by a qualified person and in accordance with AS/NZS 3000 Appendix P.

Proximity to evacuation routes and flammable risks

Carefully assess proximity to avoid blocking evacuation routes or placing chargers too close to other flammable risks.

Regular maintenance

Ensure the owner of the charging unit understands and meets their maintenance obligations.

Complex buildings

Complex buildings and higher-risk environments should seek comprehensive, specialist fire safety assessment and advice.

Directional signage

Directional signage to be provided – to the charging units and to the emergency exits.

Smart charging

Where possible, prioritise the use of 'Smart charging' to enable remote monitoring and access to disconnect power supply to a connected EV. This gives emergency responders another potential method of shutdown from unit to EV. Encourage operators to monitor for faults and provide early intervention when detected.

Placarding at site entrance

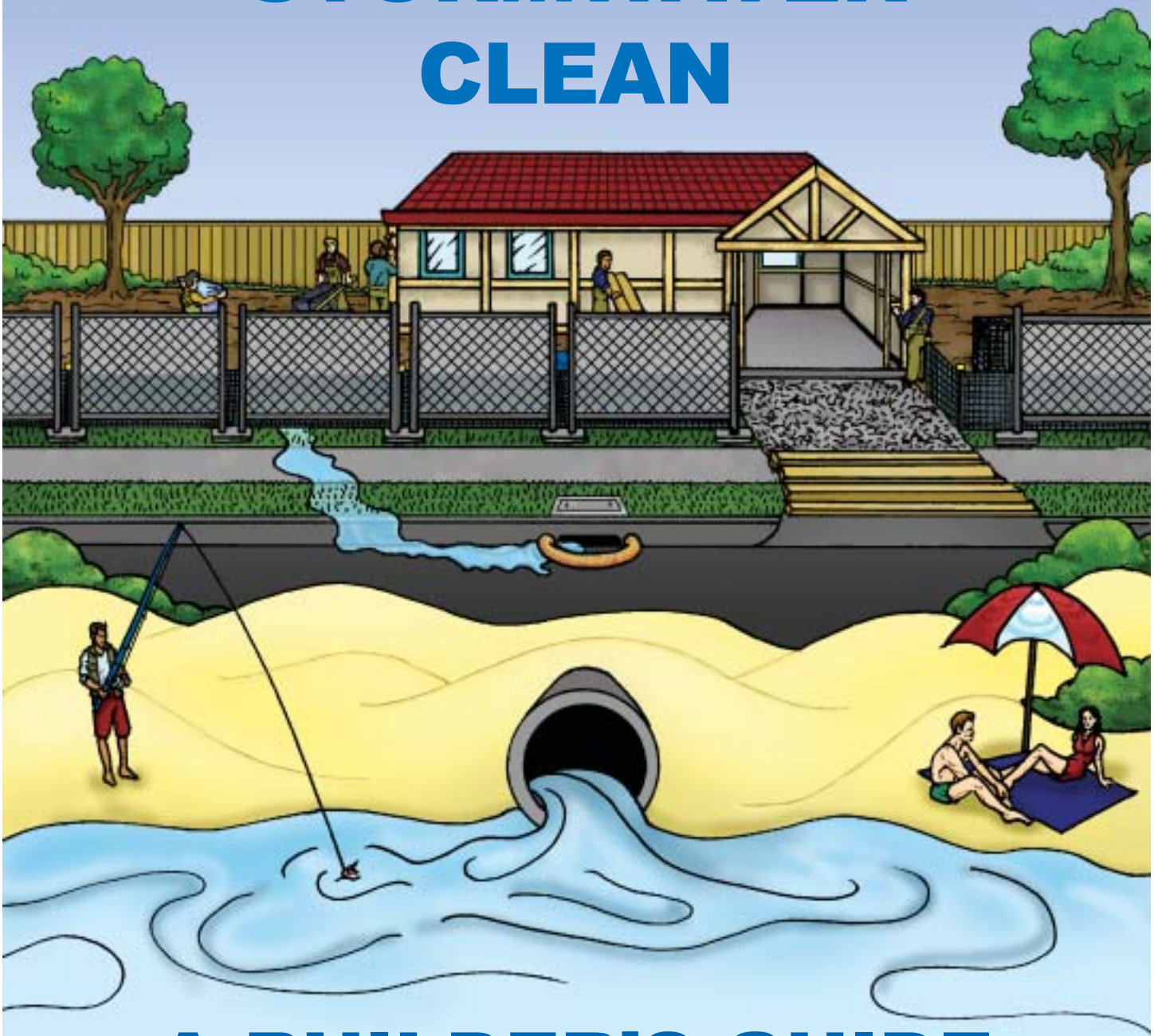
Sites with 5 or more Mode 3 or 4 chargers to install ground level or other appropriate level placards to indicate which entrance is most closely located to EV charging hub.

Pre-incident plans (PIP)

Where 5 or more chargers are installed, then building owners should invite local fire crews to attend a site familiarisation visit in order to develop a pre-incident plan (PIP).

The National Council for Fire and Emergency Services (AFAC) has also issued a position statement "Electric Vehicles (EV) and EV charging equipment in the built environment". Proponents of development applications that are subject to fire authority review, should familiarise themselves with the AFAC position statement and any additional advice issued by their local fire authority.

KEEPING OUR STORMWATER CLEAN



A BUILDER'S GUIDE

Information to help you control sediment and litter from your building site and comply with Council and State regulations

Melbourne Water

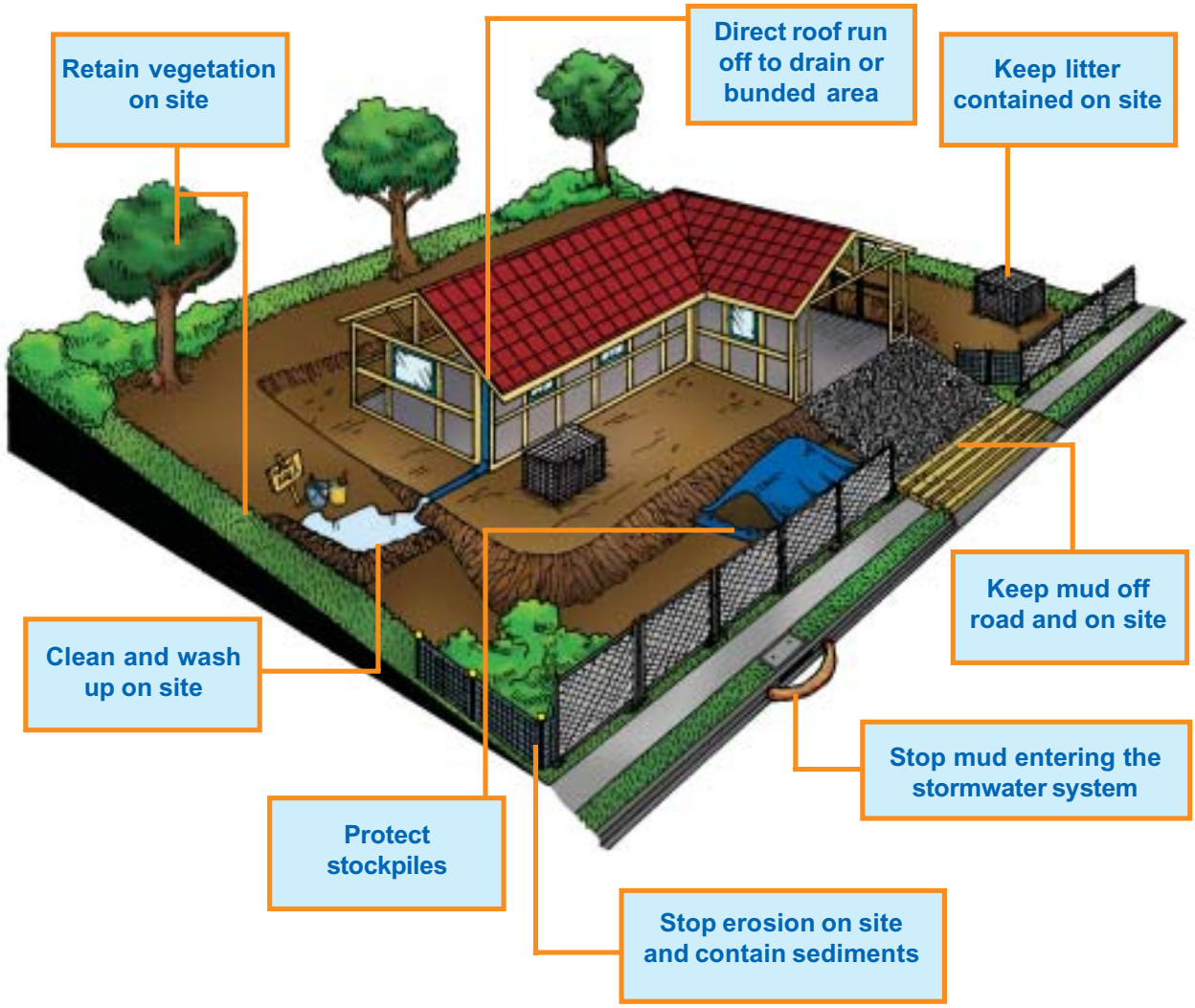
The Place To Be

EPA VICTORIA

ACKNOWLEDGEMENTS

This revised booklet was originally produced with the support of the Victorian EPA, Melbourne Water, Cities of Kingston, Casey, Hume, Melbourne, Moreland and Moonee Valley.

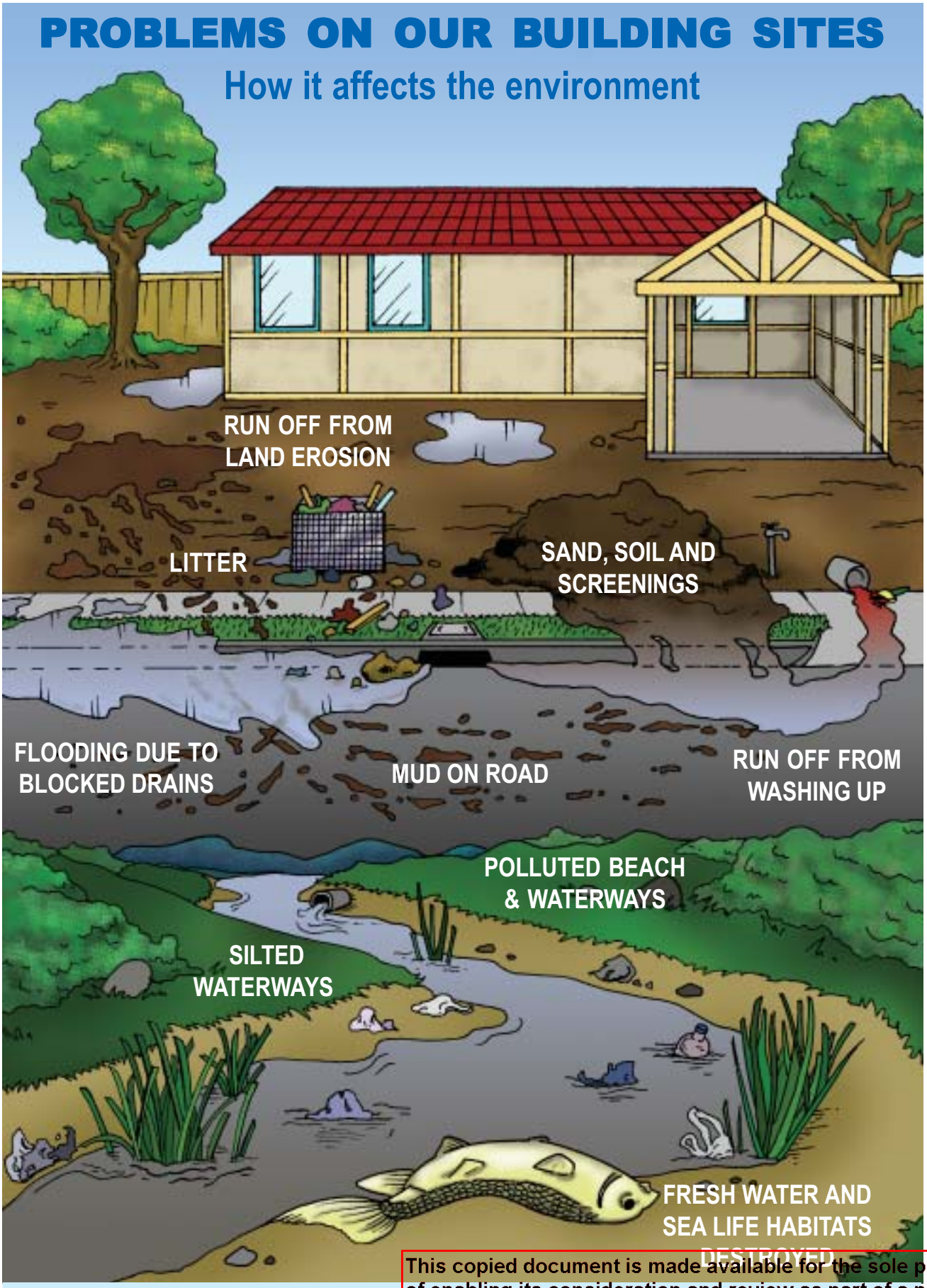
Check Council requirements and plan before you start work on site



Supplier information for sediment & erosion control on page 3

PROBLEMS ON OUR BUILDING SITES

How it affects the environment



WHY DO I NEED TO PROTECT OUR ENVIRONMENT?

It's the law!

Sediment from building sites can pollute stormwater. There are State and local council laws which make this an offence.

The developer or person managing the building site has the responsibility of making sure that the stormwater is not polluted.

Penalties apply for polluting stormwater.

To enjoy using our environment - now and in the future

Stormwater is not treated and carries pollution to local waterways and bays. Pollution in our stormwater can lead to short and long term damage to our environment.

To benefit builders

The site looks good (which is good for attracting new customers) **and you'll be helping to protect our environment**.

The site has fewer hazards. A well organised site has less loose material lying around causing a hazard. This reduces health and safety issues on a building site.

Downtime is reduced. A well managed and organised site is more efficient. This saves time and money.

USEFUL SUPPLIER INFORMATION

This information is provided for helpful contact details only. The companies are not listed in any particular order and are not necessarily recommended over others that may provide similar services.

SEDIMENT CONTROL

Approximate Price:
Geofabric fencing
100 m roll from $55 to $130
stakes $12 for 10
Filter socks unfilled: 2 m $4.50 filled $8 - $25

Geofabrics Australasia
03 8586 9111 www.geofabrics.com.au
Products: silt fencing

Southern Geosynthetics Supplies
0419 478 238 www.geosynthetics.com.au
Products: Silt fences, Silt Sausages

Statewide River & Stream Management
03 9702 9757 www.stateplanthire.com
Products: silt fence, stakes, silt logs
Installation service and site kits
Approx cost: $220 for 20 m frontage installed, $88 self installation

Treemax
03 98787 4111 www.treemax.com.au
Products:filter fence, silt worm, silt sock

Zerosion
0408 351 566 www.zerosion.com.au
Products: silt fence installation
Approx cost: $215 for up to 20 m frontage

STABILISED DRIVEWAYS

For aggregate look under sand, soil and gravel in the Yellow Pages
Recycled aggregate available from major suppliers.

TEMPORARY DOWNPIPE

Available from major plumbing suppliers

Art Plastic 25 m rolls of temporary plastic downpipe approx: $25

Temporary Flexible Downpipe
03 9786 3711 www.tfd.com.au
$135 per kit - does 2-3 16 sq houses

OTHER EQUIPMENT

Coates Shorco Sykes 131994
Supply : silt fence $125 100 m
Hire: Rumble Grids $180 p/week for 2 panels
Hire: Environmental settlement tanks 4 m tank $542 p/week

PORTABLE TOILETS

See Toilets – Portable in the Yellow Pages

TEMPORARY FENCING

See Fencing Contractors in the Yellow Pages
Australian Temporary Fencing 131716
Victorian Temporary Fencing 03 9484 4000

BRICK AND TILE CUTTING

Slop Mop Recycling Products
www.slopmop.com.au 0418 825 301 Brikasaurus: capture and recycle waste water for brick and tile cutting operations.
Slopmop: water delivery & waste clean up system for use behind concrete saws and grinders.

Useful information is available from:

Master Builders Green Living Builders
www.mbav.com.au
HIA GreenSmart Program
www.greensmart.com.au
Keep Australia Beautiful Victoria – CleanSites Program
http://www.kabv.org.au/
Victorian Litter Action Alliance
http://www.litter.vic.gov.au
Environment Protection Agency Victoria
www.epa.vic.gov.au
See Publication 981 – Reducing stormwater pollution from construction sites
Melbourne Water
www.melbournewater.com.au

SITE RULE 1

Check Council requirements and plan before you start work on site.

Questions to ask BEFORE you start

Planning, BEFORE you start a job, will make a big difference to how well you manage your site. Check Council requirements for site management. Complete a site management plan (one can be found at the back of this booklet).

Where is the lowest point on the site?

Water always runs to the lowest point. It is important to know where this point is when planning your site. It will affect where you put your crossover, stockpile materials and sediment fence. Leave a buffer of vegetation along the lowest boundary.

Where will I put the crossover?

Try to put the crossover as far away from the lowest point as possible. As water runs to the lowest point it is more likely to be wet and muddy. [See Page 16.]

Where will I keep my stockpile?

Stockpiles are best kept on site, as far away from the lowest point as practical. [See Page 12.]

Where will I build my sediment control fence?

Sediment control fences should be built on the lowest side/s of a site prior to erecting a temporary fence. A flat site may not need sediment control fences. [See Page 9.] These are a primary management measure to keep sediment on site.

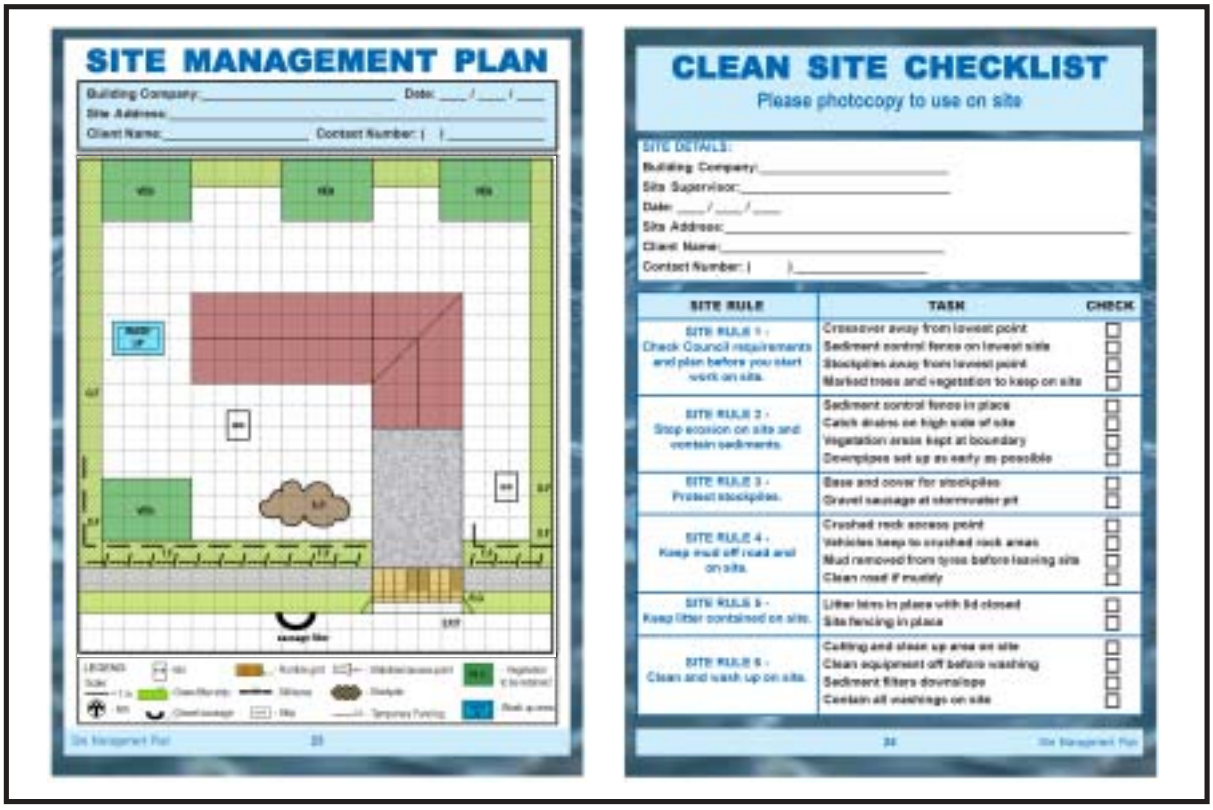
Which trees and vegetation will be kept on site?

Rope or fence off the areas you are going to keep. Keeping vegetation such as grassed areas will help to prevent damage to the surface of the site later on and may trap sediment. [See Page 7.]

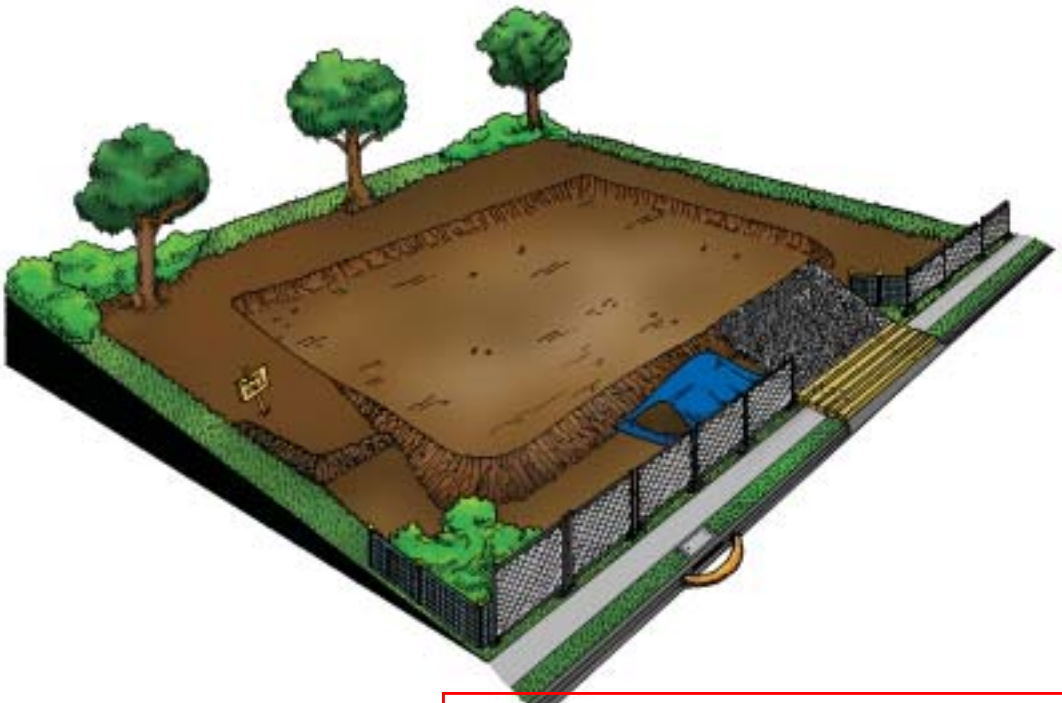
Why fence my site?

Many councils require sites to be fenced. Site fencing helps to keep building activities to the site, helps stop movement of litter, and helps to keep a site safe by stopping members of the public wandering on site. [See Page 20.]

SITE READY TO START JOB



For copy of plan & checklist photocopy pages 23 & 24.



Site Rule 1 - Plan before you start work on site.

SITE RULE 2

Stop erosion and keep sediment on site

Why is erosion a problem?

Sediment escaping from building sites can:

1. Make roads and footpaths slippery for vehicles and pedestrians, increasing public liability risk.

2. Enter the stormwater system and make stream and river water cloudy which can kill plants and animals in creeks and the bay.

3. Cause blockages to the stormwater system including the side entry pit and pipes, increasing the chance of flooding and requiring regular cleaning.

4. Overload and clog local stormwater filtration systems such as raingardens and swales.

SITE RULE 3
Contain stockpiles on site

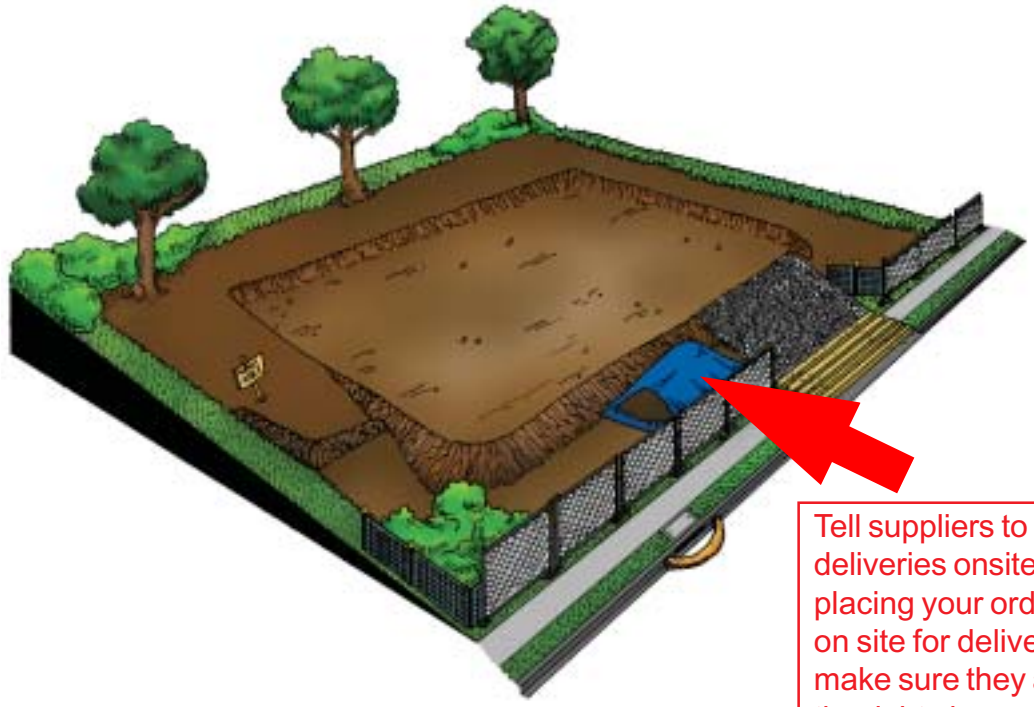
Why are sand, soil and screenings a problem?

Sand, soil, screenings, dust or sludge from concrete and brick cutting, and other materials escaping from building sites can cause many problems.

Putting stockpiles such as sand, gravel, topsoil and mulch across footpaths and roads will cause a hazard to both vehicles and pedestrians.

Sediment can smother stormwater filtering systems including swales and raingardens.

Stockpiles should be stored on site, not on footpaths or roads.



Tell suppliers to place deliveries onsite when placing your order or be on site for deliveries to make sure they are put in the right place.

SITE RULE 4

Keep mud off road and on site

Why is mud a problem?

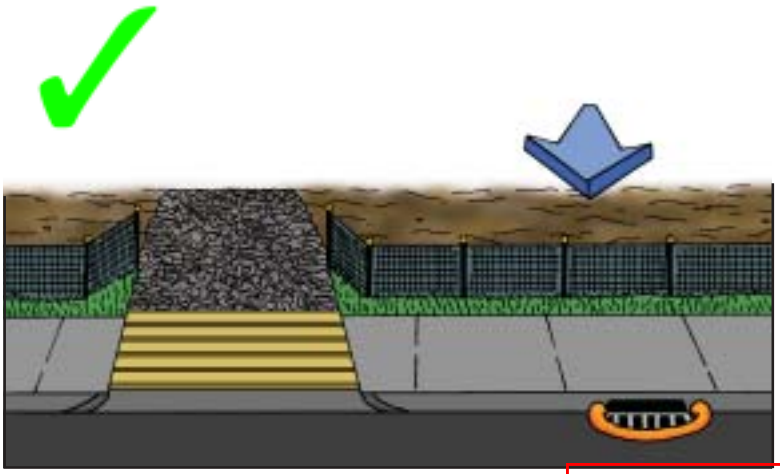
Two things happen when vehicles go on and off the site:

1. The surface area of the site is damaged making it dangerous.

2. Mud is carried back onto the roads and footpaths, and washes into the stormwater system.

METHODS TO CONTROL MUD

The following simple methods will help you to protect the surface of your site and help stop vehicles from dropping mud on the road from their wheels. The best way to do this is to put crushed rock on the crossover or access point of your building site.



Putting crushed rock on the access point of your site is a good way to prevent damage and provide a dry access point for vehicles. Where possible park vehicles off site.

Make sure gravel does not collect in the gutter or on the footpath.

SITE RULE 5

Keep litter contained on site

Why is litter a problem?

Many building sites have both building rubble and other rubbish spread across them.

This causes many problems:

You may now have an **UNSAFE WORK ENVIRONMENT!**
This could increase the chance of legal and public liability problems

Litter blowing off site can block stormwater drains.

Litter may spoil local creeks and eventually find its way to the coast.

SITE RULE 6

Clean and wash up on site

Why is washing up a problem?

When cleaning up after painting, plastering or concreting it's most important to keep the wash water out of the stormwater system.

Problems to the environment include:

1. Oil based paints form a thin film over the surface of the water. This starves water plants and animals of oxygen

2. Paints and petrol chemicals can contain toxic compounds

3. Concrete changes the acidity of waterways which can kill water plants and animals. Concrete washings can harden and block drains

4. Roads around a building site can become dirty, slippery and dangerous.

METHODS TO CONTROL WASHING UP

The following simple methods will help you to stop the contamination of stormwater from paint, plaster or concrete washings.

Control Method 1: Have a set washing up area

Choose a set area to do all your washing up. This area should be on the building site and away from all stormwater drains. It should be bunded and contain wash out barrels.

You could use the same area you have chosen for tile and brick cutting.
Contain chemicals and slurry onsite.
Put sediment control fences downslope.

NOTE: SEDIMENT CONTROL FENCES WILL NOT STOP CHEMICALS

Control Method 2: Get rid of concrete slurry on site

Collect wash water from concrete mixers and pumps in a wheel barrow and get rid of it in your wash area. You can also safely get rid of concrete slurry by tipping small amounts in a ditch lined with plastic or geotextile liners. When the water evaporates or soaks into the surface the solids can then be put into a skip bin or recycled in construction or as road base.

Control Method 3: Clean equipment off before washing

Brush dirt and mud off equipment before you wash it. Spin rollers and brushes to remove paint before you wash them in a wash out bin.

You will then need less water to clean this equipment.

Control Method 4: Clean painting tools carefully

Use one container to wash the brush and another to rinse it. Let the first container stand overnight to let solids settle. Then pour out the water on to the ground if it is not too dirty and put settled solids in a bin.

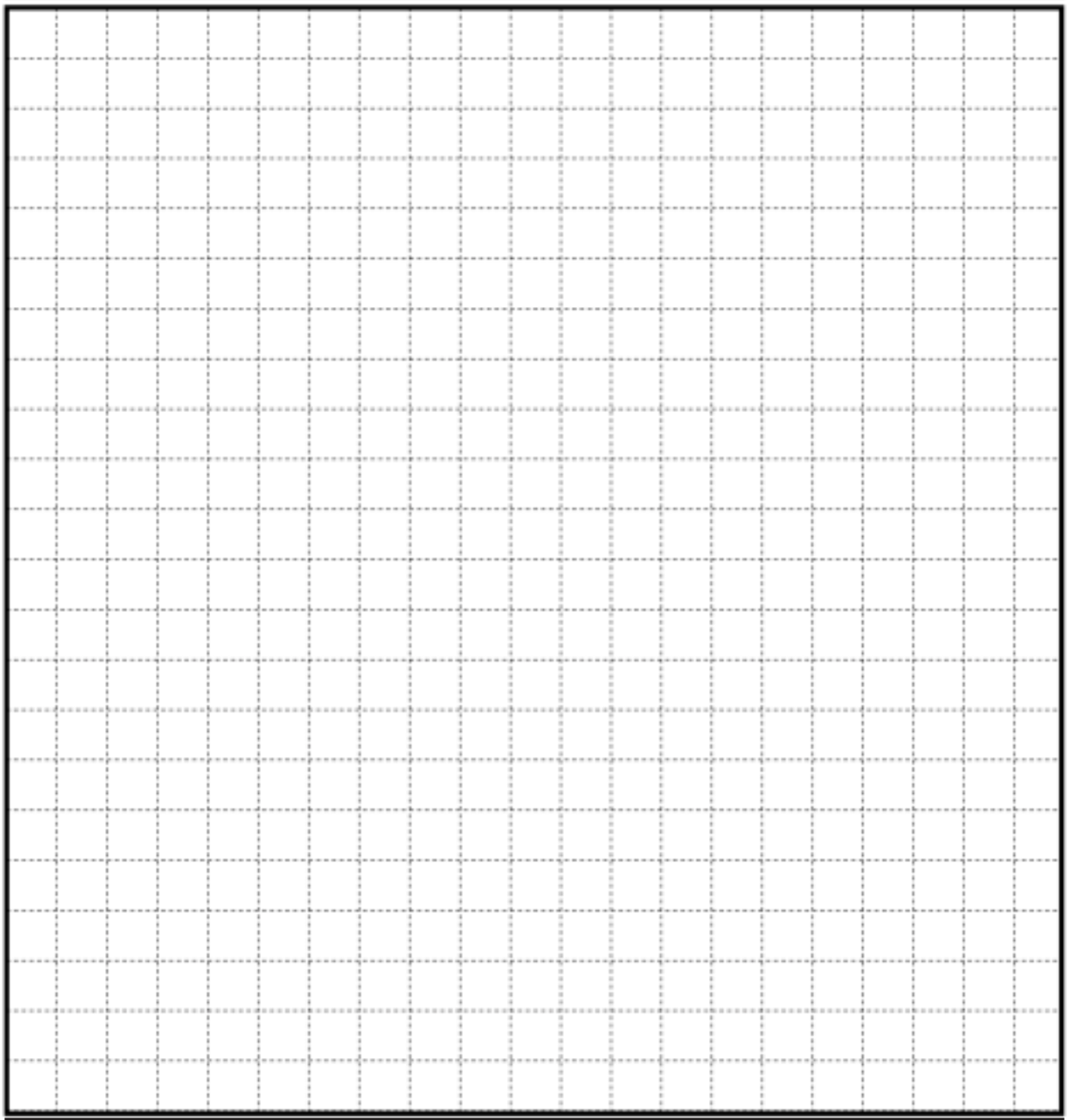
Wash oil based paints in solvent baths until clean. DO NOT PUT THE SOLVENT ON THE GROUND. Contact a waste disposal company for removal.

SITE MANAGEMENT PLAN

Building Company:_____ **Date:** ____ / ____ / ____

Site Address:_____

Client Name:_____ **Contact Number: ( )** _____



CLEAN SITE CHECKLIST

Please photocopy to use on site

SITE DETAILS:

Building Company:_____ **Date:** ____ / ____ / ____

Site Supervisor:_____

Site Address:_____

Client Name:_____ **Contact Number:** ( ) _____

SITE RULE	TASK	CHECK
SITE RULE 1 - Check Council requirements and plan before you start work on site.	Crossover away from lowest point	☐
	Sediment control fence on lowest side	☐
	Stockpiles away from lowest point	☐
	Marked trees and vegetation to keep on site	☐
SITE RULE 2 - Stop erosion on site and contain sediments.	Sediment control fence in place	☐
	Catch drains on high side of site	☐
	Vegetation areas kept at boundary	☐
	Gravel sausage at storm water pit	☐
	Downpipes set up as early as possible	☐
SITE RULE 3 - Protect stockpiles.	Base and cover for stockpiles	☐
	Gravel sausage at stormwater pit	☐
SITE RULE 4 - Keep mud off road and on site.	Crushed rock access point	☐
	Vehicles keep to crushed rock areas	☐
	Mud removed from tyres before leaving site	☐
	Clean road if muddy	☐
	Clean stormwater pit and maintain gravel sausage	☐
SITE RULE 5 - Keep litter contained on site.	Litter bins in place with lid closed	☐
	Site fencing in place	☐
SITE RULE 6 - Clean and wash up on site.	Cutting and clean up area on site	☐
	Clean equipment off before washing	☐
	Sediment filters downslope	☐
	Contain all washings on site	☐

6 RULES FOR A CLEAN WORKSITE

SITE RULE 1 -

Check Council requirements and plan before you start work on site.

SITE RULE 2 -

Stop erosion on site and contain sediments.

SITE RULE 3 -

Protect stockpiles.

SITE RULE 4 -

Keep mud off road and on site.

SITE RULE 5 -

Keep litter contained on site.

SITE RULE 6 -

Clean and wash up on site.

Melbourne Water

Victoria The Place To Be

EPA VICTORIA

For copies of this guide please contact:
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Desktop publishing and editing was done by:

EASY GUIDES Australia Pty Ltd
www.easyguides.com.au

First published in 2002
Second edition, revised, published 2002
Third edition, revised, published September 2003
Forth edition, revised, published October 2006