

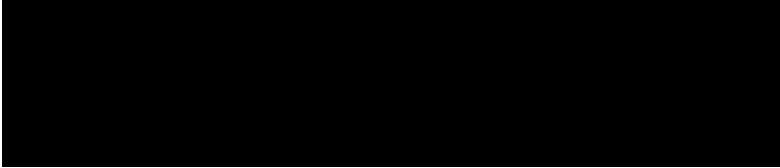
1079 PASCOE VALE ROAD  
BROADMEADOWS  
VICTORIA 3047

Postal Address:  
PO BOX 119  
DALLAS 3047

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Facsimile: 03 9309 0109  
www.hume.vic.gov.au

Our File: P26155  
Enquiries: Hayley Wu  
Telephone: 9205 2200

04 September 2024



Dear Sir/Madam,

**RE: PROPOSED: DEVELOPMENT OF THE LAND FOR MULTIPLE DWELLINGS**  
**LOCATED AT: 11 NORCAL CT GREENVALE VIC 3059**  
**COUNCIL REF: P26155**

I refer to your planning permit application received on 8/08/2024. I wish to advise that more information is required before Council will process this application.

The required information is as follows:

1. Amended/New application form to include buildings, works, tree removal, land use, etc. The new amended/new application form must be accompanied by a S50 Declaration to amend application form.
2. Provide stormwater treatment details which incorporate Water Sensitive Urban Design (WSUD) features to maximise stormwater retention, infiltration and reuse on site; and manage and improve the quality of stormwater leaving the site, in accordance with the requirements of Clause 53.18 and Clause 55.03-4 (Permeability and Stormwater Management Objectives). At a minimum, you must provide:
  - a. A STORM report that achieves a minimum STORM rating of 100%; and
  - b. Site layout plan that shows roof Catchment areas (pervious and impervious), flow directions with areas (m2), and Location and size of WSUD feature (must be a separate plan to the development plans).

*Please note:* WSUD and STORM reports should take into account all buildings and impervious surfaces (including paths and roofed areas). Council will only accept the following WSUD features for this type of development

- Rainwater tanks;
- Above ground Rainwater Garden; and
- Permeable driveways/surfaces.

3. Sustainable Design Assessment (SDA) demonstrating the sustainable design features of the proposed development in accordance with Clause 22.21 (Environmentally Sustainable Development) of the Hume Planning Scheme.

4. Cultural Heritage Management Plans

A CHMP is required when a 'high impact activity' is proposed in an area of 'Cultural Heritage Sensitivity'. Please contact the Registered Aboriginal Party (RAP) and provide Council with written confirmation on whether a CHMP can be exempt and the approved CHMP when applicable.

5. Revised site plan / floor plans, drawn to scale and fully dimensioned. The plans must clearly show:

#### Site Plan/Ground Floor Plans/Elevation Plans

- a. Confirmation and details on the scale of site cut, site fill and retaining walls throughout the entire development, include the proposed dwelling, POS and driveway, in terms of heights, length, width and size
- b. Provide the detail of fragmented POS size area for all four units
- c. All GF Habitable room windows setbacks to the driveway, and indication on whether fence is provided in accordance with Standard B15
- d. Provide the staircase designs details and demonstrate the accessibility of the GF staircase connecting the laundry and living area of Unit 2
- e. Corner splays for both driveways, as per Clause 52.06 of the Hume Planning Scheme.
- f. External storage areas of at least 6 square metres in accordance with Clause 55.05-6 of Hume Planning Scheme.
- g. Location of Water Sensitive Urban Design Features with notations (e.g. rainwater tank 2000L)
- h. Revised development summary box (including details such as site coverage, impervious area coverage, private open space, garden area, etc.).
- i. Garage access width should be a minimum of 5.2 metres for a double garage. Unit 1 garage be updated to comply with this requirement.
- j. Indications and details (including the height, the length and design details) of the front, side and rear boundaries

#### Revised Graden Area Plan

6. Update the garden area plan in accordance with Clause 73 of Hume Planning Schemes, where all unroofed terraces, patios, decks, steps or landings that are above 800 mm in height; landscape areas outside of U2 and U3 adjacent to the driveway that is less than 1 metre in width cannot be included into the garden area.

Garden area plan drawn to scale and fully dimensioned, indicating the proposed garden area for the site and calculation of the areas included.

7. Revised Shadow Diagram, drawn to scale and fully dimensioned, to include:

- a) Existing solar panels on the adjoining lots.
- b) Projection from the existing and the proposed fences.
- c) Projection from the existing dwelling on the site.

8. A copy of a schedule of all external materials and colours for all walls, roofs, and doors including hard surface areas to be used for the construction of the proposed dwellings, including accessways.

## Traffic Referral Advice

9. **Swept path analysis** showing that all vehicles can enter and exit in a forward motion. Swept path analysis to be prepared by a suitably qualified traffic engineer in accordance with AS2890.1.
10. Based on the plans provided the existing crossover does not align with the proposed accessway, if this is the case the crossover is to be modified so that it does align or the accessway modified to align.
11. It appears that the proposed vehicle crossing is located in front of an existing utility pit on Norcal court. A vehicle crossing must have a clearance of 1m to a utility service asset per EDCM 501. Any service relocations are to the approval of the Service Authority and at the owners cost.
12. Written submission identifying how each point of the request for further information letter has been satisfied.

If the information requested is not received by **5pm, 4 November 2024** the application will be considered lapsed and a new application and associated fees will be required to be submitted and paid.

If you have difficulty providing the information by the date specified by Council, you can request to extend the date in writing provided it is submitted before the expiry date. Whilst an application may be made to extend the time in which further information is submitted, it does not necessarily mean that Council will approve the request.

If Council refuses to extend the time for providing the required information you may have the right of review to VCAT provided that the application to VCAT is made before the lapse date.

### Comments:

It is acknowledged that the subject site has severe land constraints and steep slopes towards to reserve, which presents some design and construction challenges. Council is hoping to work with your office to address those challenges with more suitable response.

#### - **Ground Floor Wall Height**

As previously discussed, the land constraints necessitate some level of site cut and fill, resulting in visually excessive wall heights. It is suggested that you incorporate appropriate colours and materials variations to mitigate the visual bulk.

#### - **Unit 4 Building Design**

Unit 4 appears to be bulky as a result of the proposed site fill. The entirety of Unit 4 will be situated above the rear boundary fence, when viewed from the public reserve. It is recommended that your office adopt some degree of site cut to mitigate the site challenges with acceptable design presentation.

In addition, as Unit 4 will be facing the public reserve, it is recommended that the windows be redesigned, including the portions and locations of the windows and the removal of any non-habitable rooms from the North-East Elevation, in order to create a more visually engaging designs and to provide additional passive surveillance to the public reserve.

#### - **Unit 2 South-East Elevation**

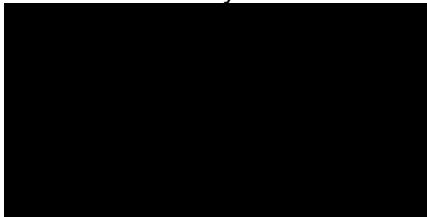
The cantilevering design of FF over GF has presented as undesired visual bulk, when viewed from the adjacent properties and public viewpoints. Please address this matter with alternative designs.

- **Usability of the SPOS for Unit 2 and Unit 3**

The functionality of the SPOS for future building occupants have been significantly limited by the separated levelled SPOS of both units. Please address this matter with alternative designs.

Please contact the writer on the above phone number if you have any further enquiries.

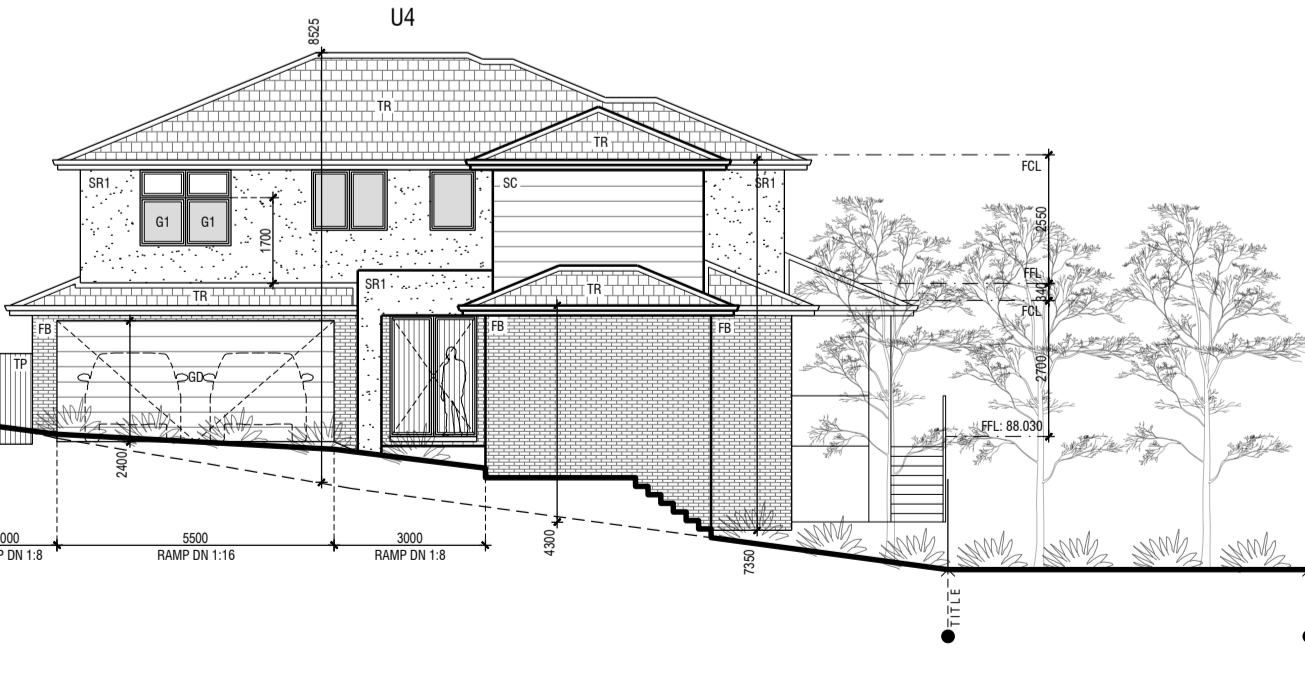
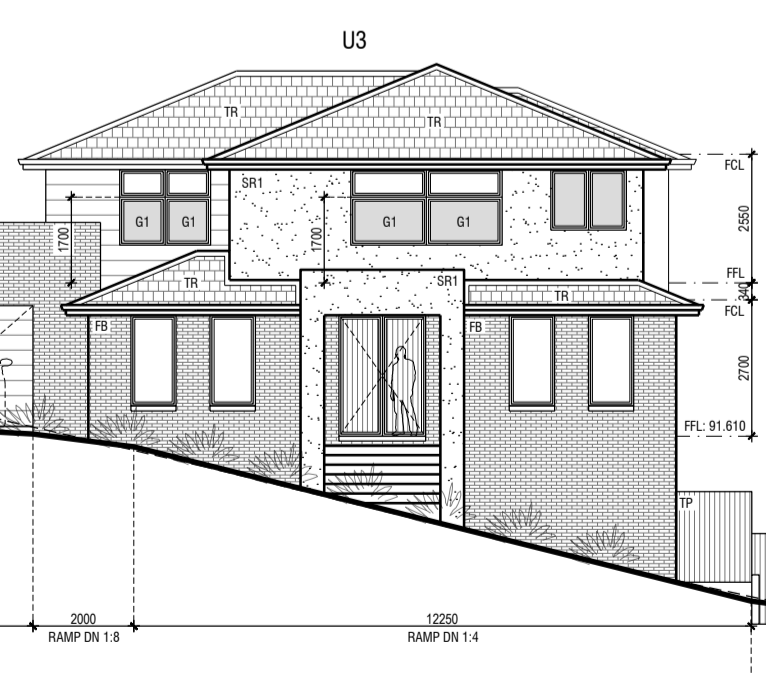
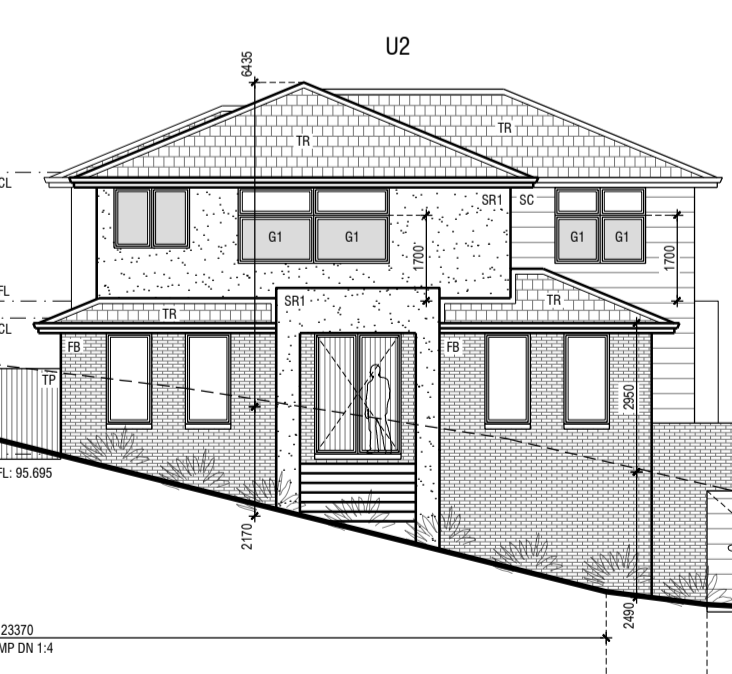
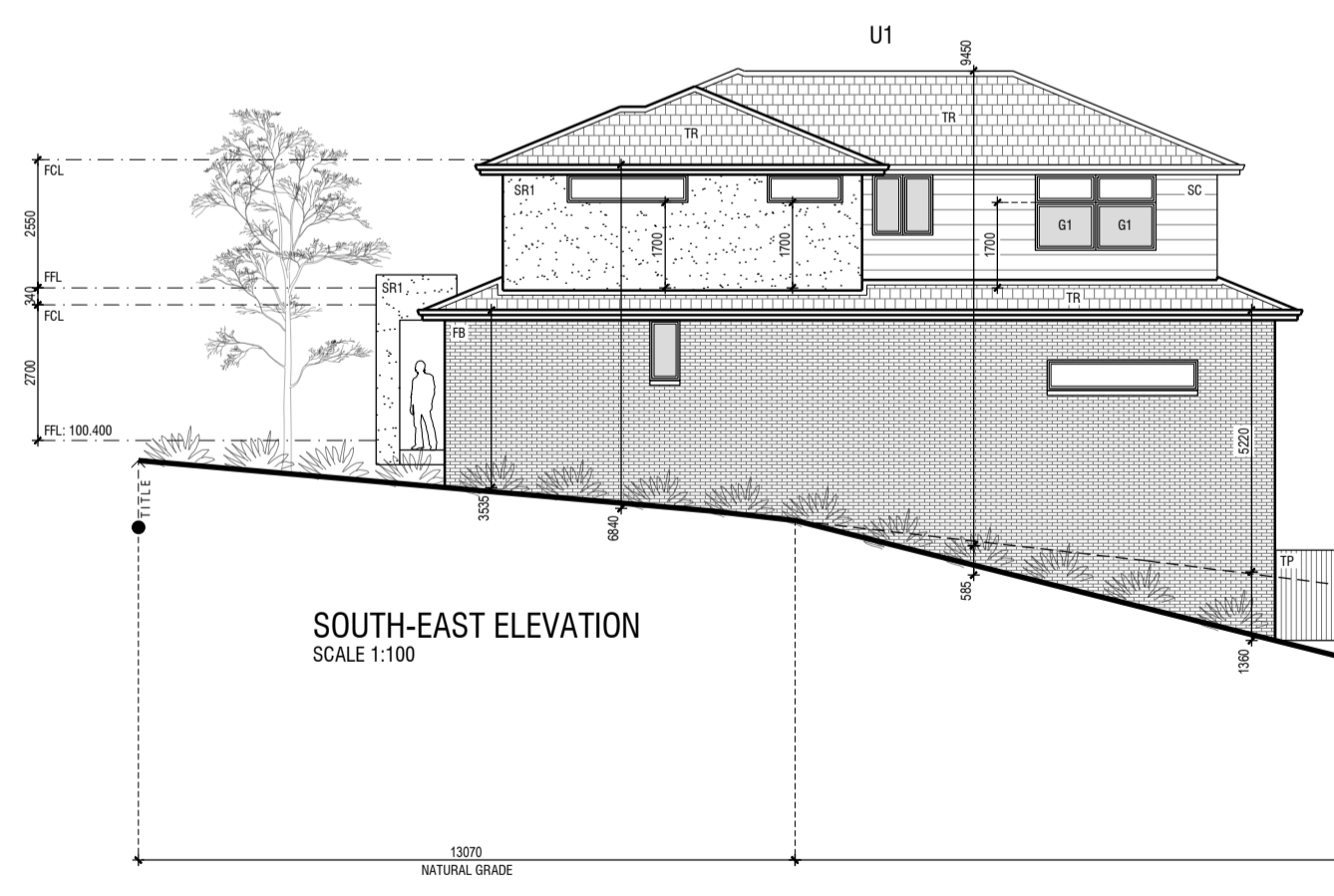
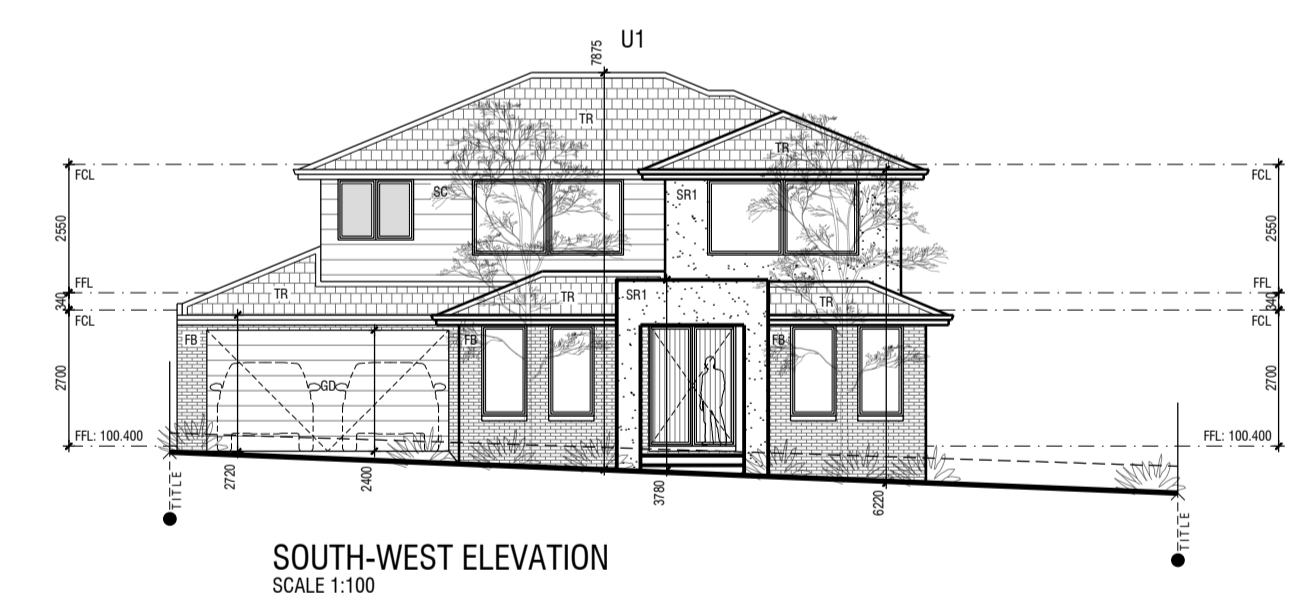
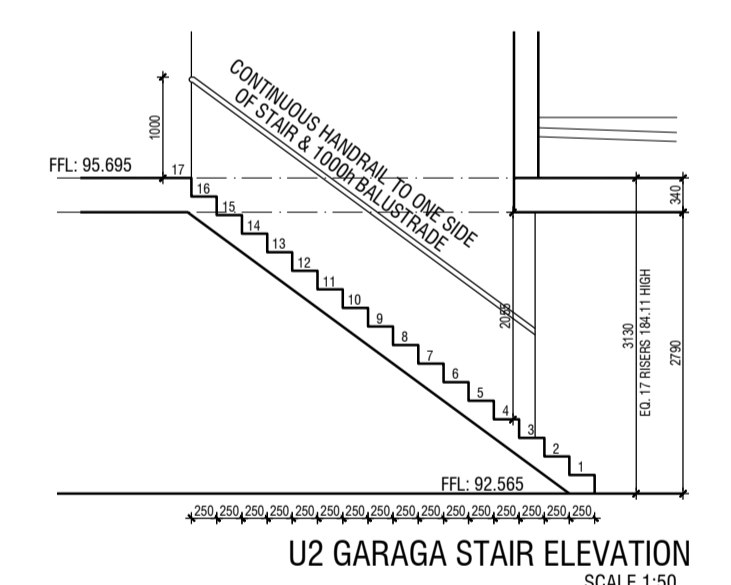
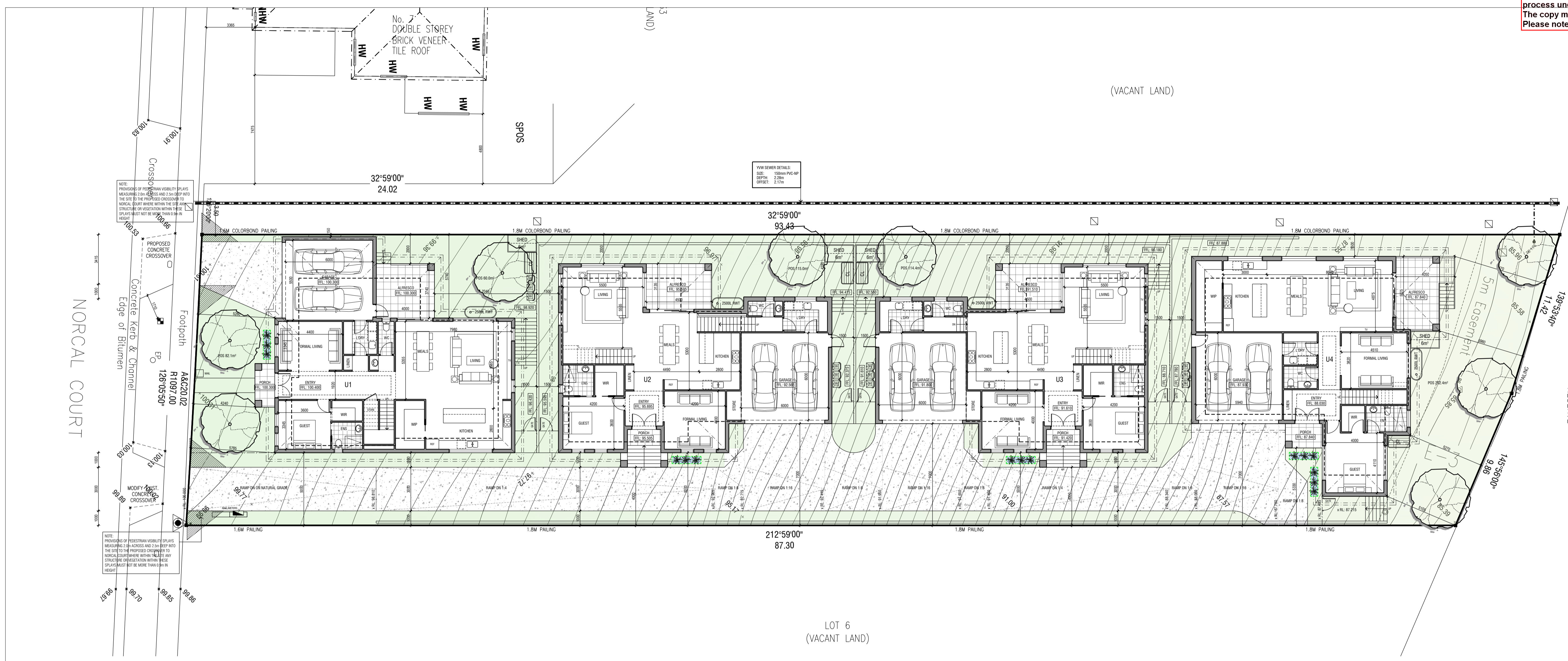
Yours faithfully



Hayley Wu  
**SENIOR TOWN PLANNER**

**AREA SCHEDULE:**

UNIT 1	
GROUND FLOOR AREA:	152.2 m <sup>2</sup>
FIRST FLOOR AREA:	141.3 m <sup>2</sup>
GARAGE:	37.1 m <sup>2</sup>
PORCH:	4.1 m <sup>2</sup>
ALFRESCO:	15.0 m <sup>2</sup>
TOTAL AREA:	37.6 SD 349.7 m <sup>2</sup>
POS:	161.3 m <sup>2</sup>
UNIT 2	
GROUND FLOOR AREA:	153.1 m <sup>2</sup>
FIRST FLOOR AREA:	121.9 m <sup>2</sup>
GARAGE:	41.1 m <sup>2</sup>
PORCH:	4.6 m <sup>2</sup>
ALFRESCO:	14.1 m <sup>2</sup>
TOTAL AREA:	36.0 SD 334.8 m <sup>2</sup>
POS:	114.5 m <sup>2</sup>
UNIT 3	
GROUND FLOOR AREA:	153.1 m <sup>2</sup>
FIRST FLOOR AREA:	121.9 m <sup>2</sup>
GARAGE:	41.1 m <sup>2</sup>
PORCH:	4.6 m <sup>2</sup>
ALFRESCO:	14.1 m <sup>2</sup>
TOTAL AREA:	36.0 SD 334.8 m <sup>2</sup>
POS:	111.1 m <sup>2</sup>
UNIT 4	
GROUND FLOOR AREA:	153.1 m <sup>2</sup>
FIRST FLOOR AREA:	143.7 m <sup>2</sup>
GARAGE:	38.9 m <sup>2</sup>
PORCH:	4.2 m <sup>2</sup>
ALFRESCO:	29.1 m <sup>2</sup>
TOTAL AREA:	38.8 SD 360.0 m <sup>2</sup>
POS:	205.6 m <sup>2</sup>
SITE	
SITE AREA:	35.3% 641.5
SITE COVERAGE:	1813.6 m <sup>2</sup>
SITE PERMEABILITY:	46.6% 845.2 m <sup>2</sup>
GARDEN AREA:	35.7% 646.6 m <sup>2</sup>



**MATERIAL SCHEDULE:**

- SR1 SMOOTH RENDER FINISH
  - FB FACEBRICK WALL
  - GD SELECTED GARAGE DOOR
  - AX SELECTED AXON PANELS
  - SC STRIA CLAD
  - G1 FIXED OPAQUE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE THE FINISHED FLOOR LEVEL.
  - TP 1.8m HIGH TIMBER PAILING FENCE
  - KR KLIP-LOK ROOF AT 2 DEGREE PITCH
  - TR SELECTED TILED ROOF AT 22.5 DEGREE PITCH
- ALUMINIUM WINDOWS THROUGH-OUT  
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

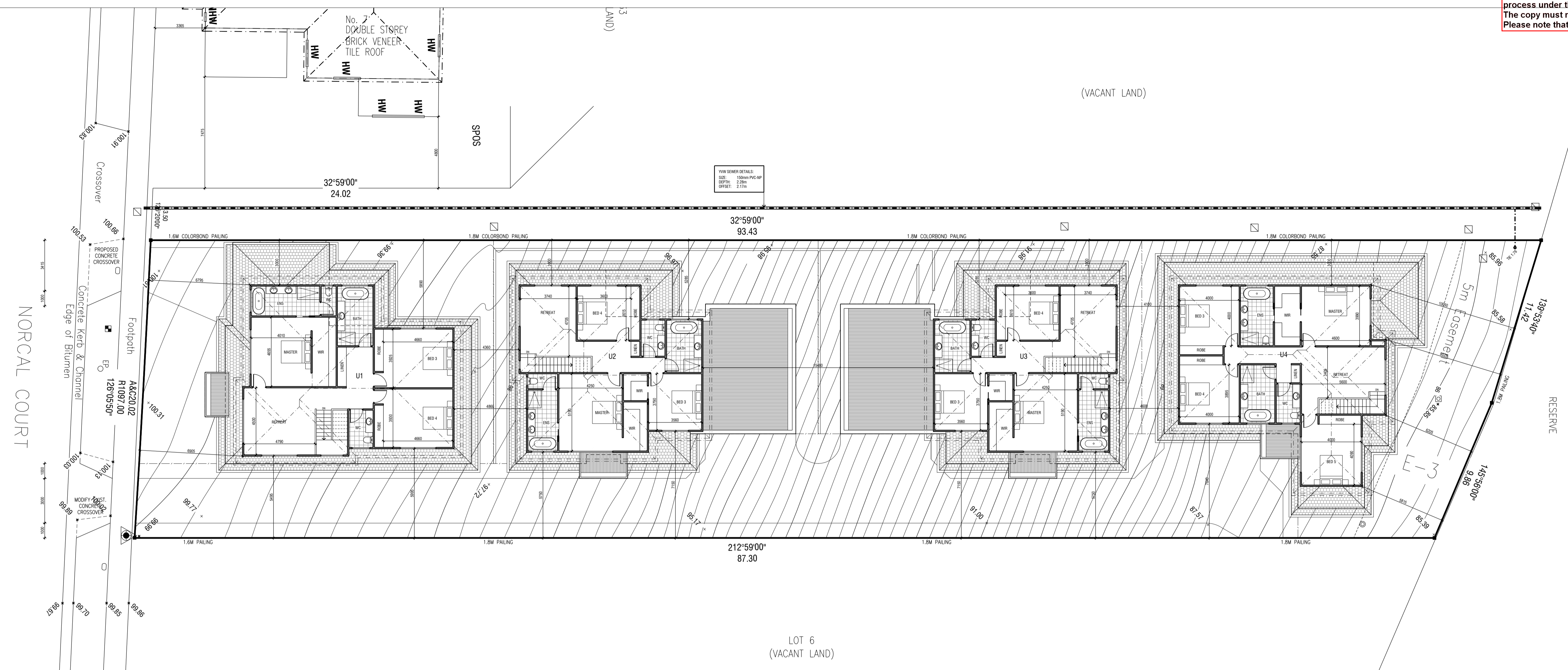
NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions:

No.	Date	Description
1	10/11/24	ISSUED FOR PERMIT
2	10/11/24	ISSUED FOR PERMIT

**PLANNING & DESIGN**



VIEW DIMENSIONS  
 SIZE: 150mm PVC-AP  
 OFFICE: 2.25m  
 OFFICE: 2.15m

LOT 6  
 (VACANT LAND)

**MATERIAL SCHEDULE:**

- SR1 SMOOTH RENDER FINISH
- FB FACEBRICK WALL
- GD SELECTED GARAGE DOOR
- AX SELECTED AXON PANELS
- SC STRIA CLAD
- G1 FIXED OPAQUE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE THE FINISHED FLOOR LEVEL
- TP 1.8m HIGH TIMBER PAILING FENCE
- KR KLP-LOK ROOF AT 2 DEGREE PITCH
- TR SELECTED TILED ROOF AT 22.5 DEGREE PITCH

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



NORTH-WEST ELEVATION  
 SCALE 1:100

NORTH-EAST ELEVATION  
 SCALE 1:100

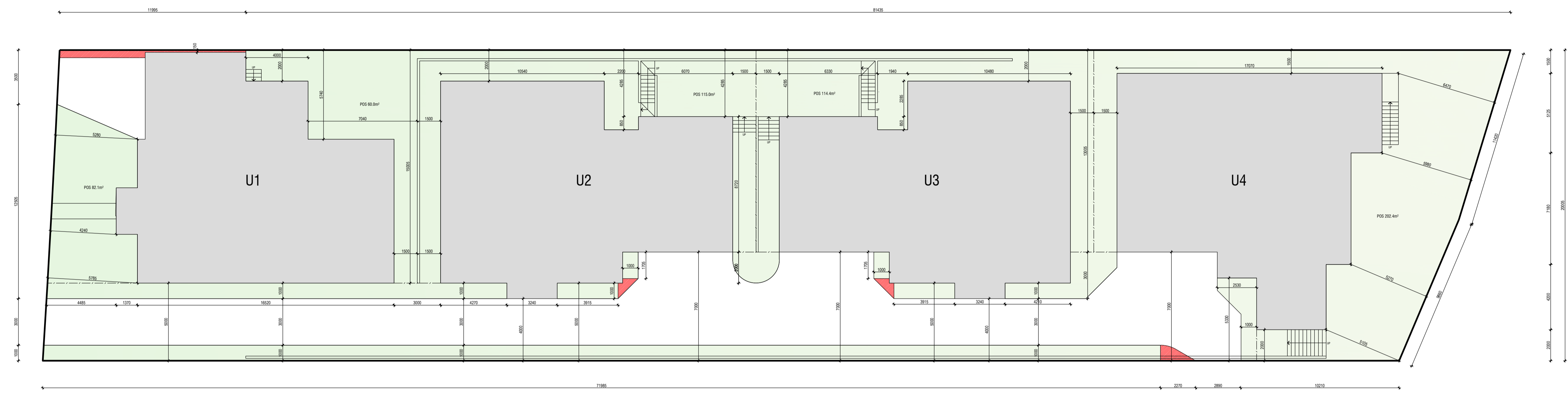
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ALL LEVELS SHOWN ARE TO AHD.

Revisions

No.	Date	Description





**PLANNING & DESIGN**



**GARDEN AREA ANALYSIS:**

SITE AREA:	1813.6 m <sup>2</sup>
SITE COVERAGE:	46.6% 846.3 m <sup>2</sup>
SITE PERMEABILITY:	35.7% 646.6 m <sup>2</sup>
GARDEN AREA REQ:	35.3% 640.0 m <sup>2</sup>

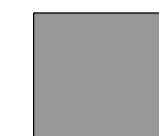
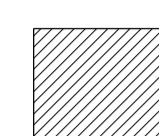
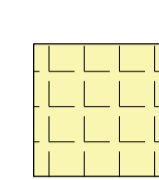
  

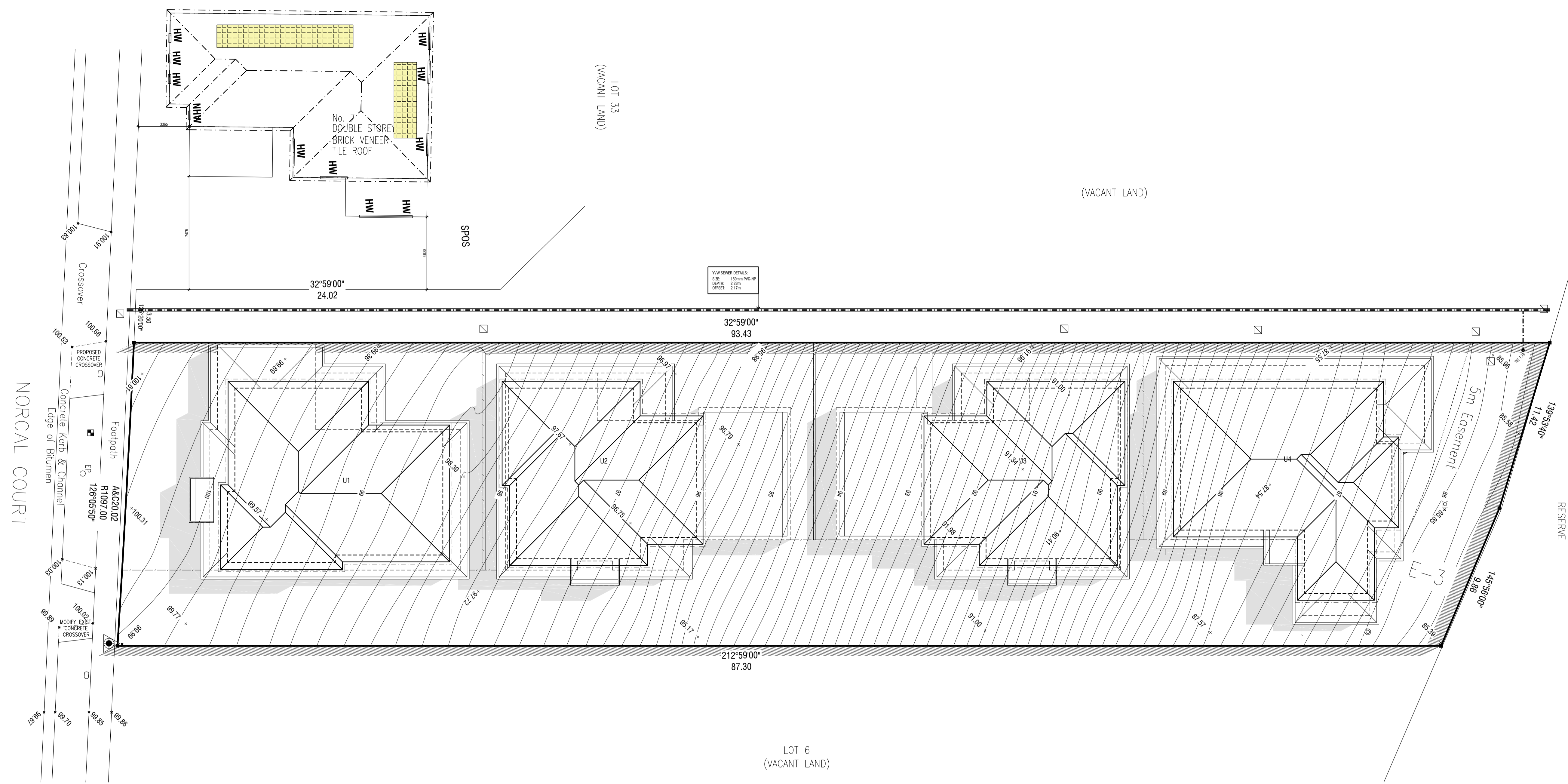
	GARDEN AREA INCLUDED
	GARDEN NOT INCLUDED
	PERMEABLE PAVERS
	DECKING





# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS
-  SOLAR PANEL



NORTH

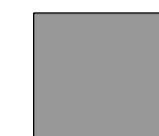
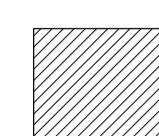
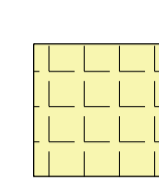
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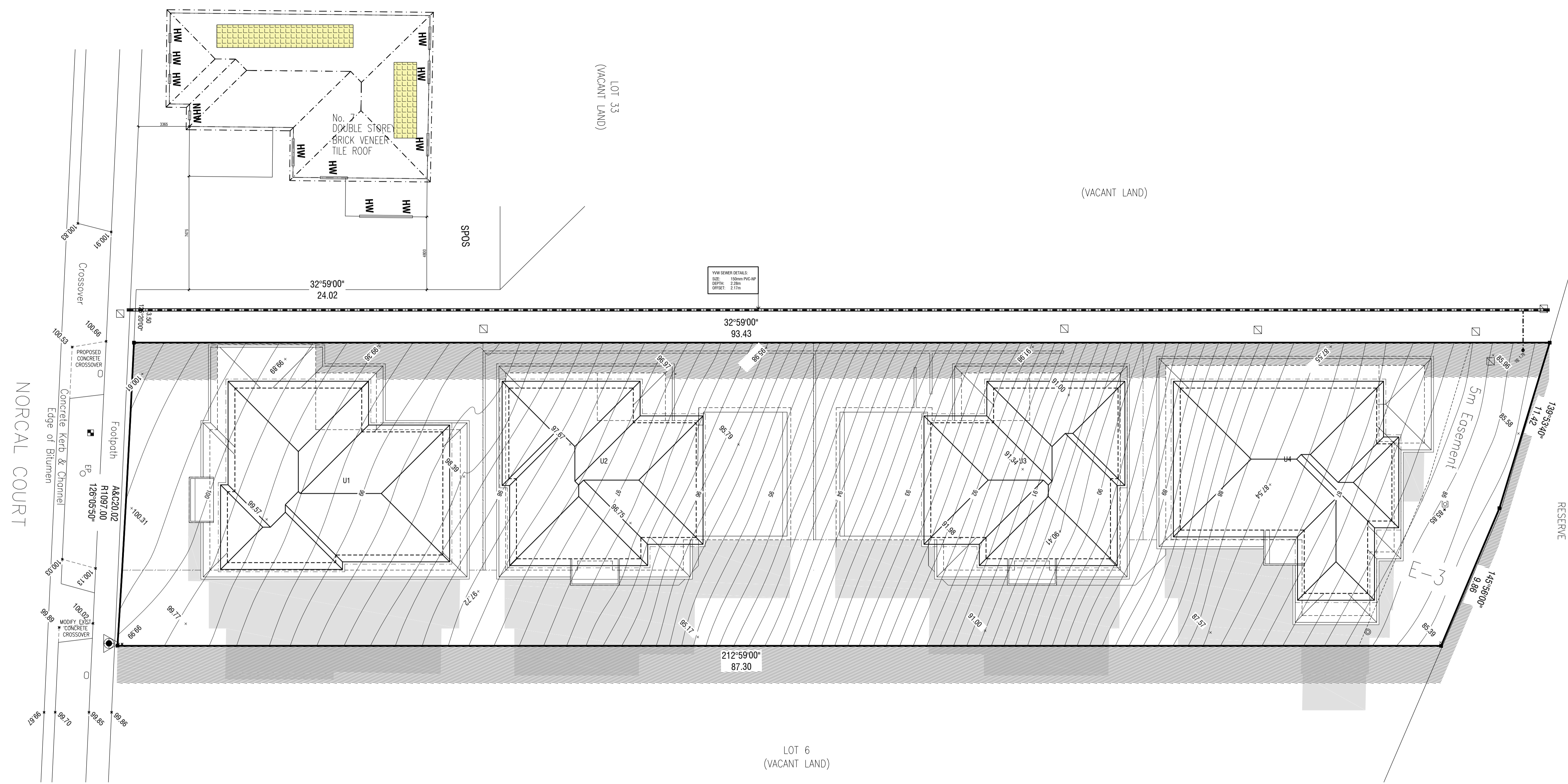
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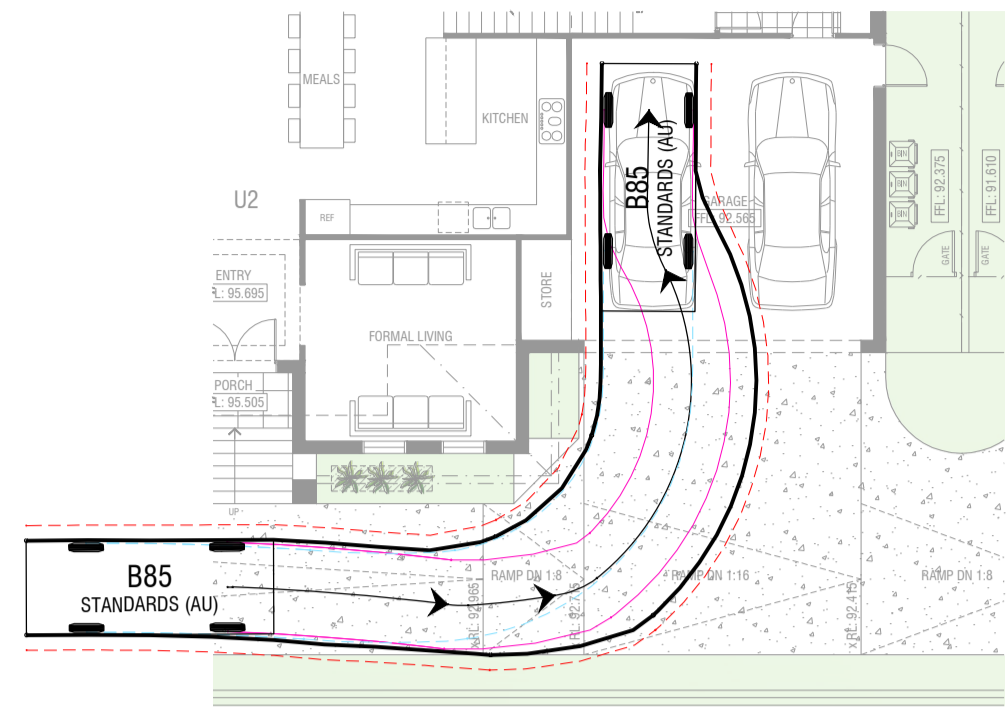
No.	Description

PLANNING & DESIGN

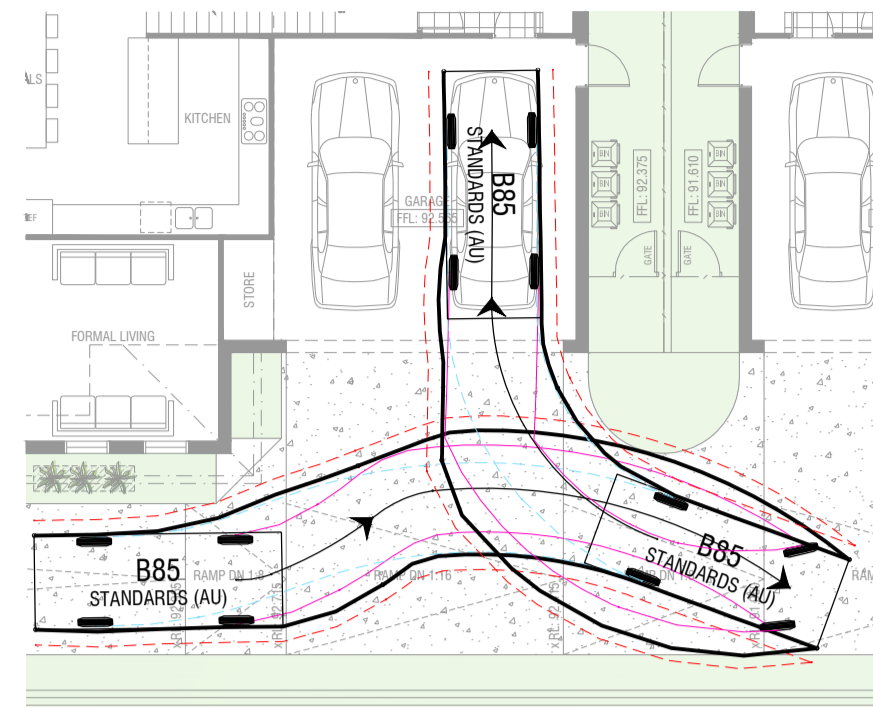
# LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS
-  SOLAR PANEL

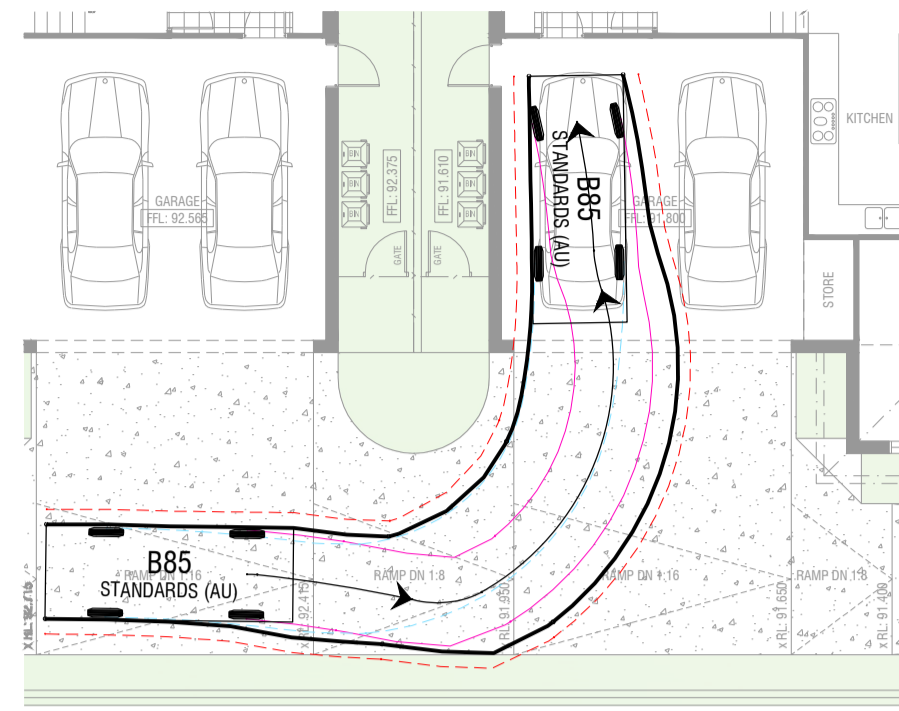




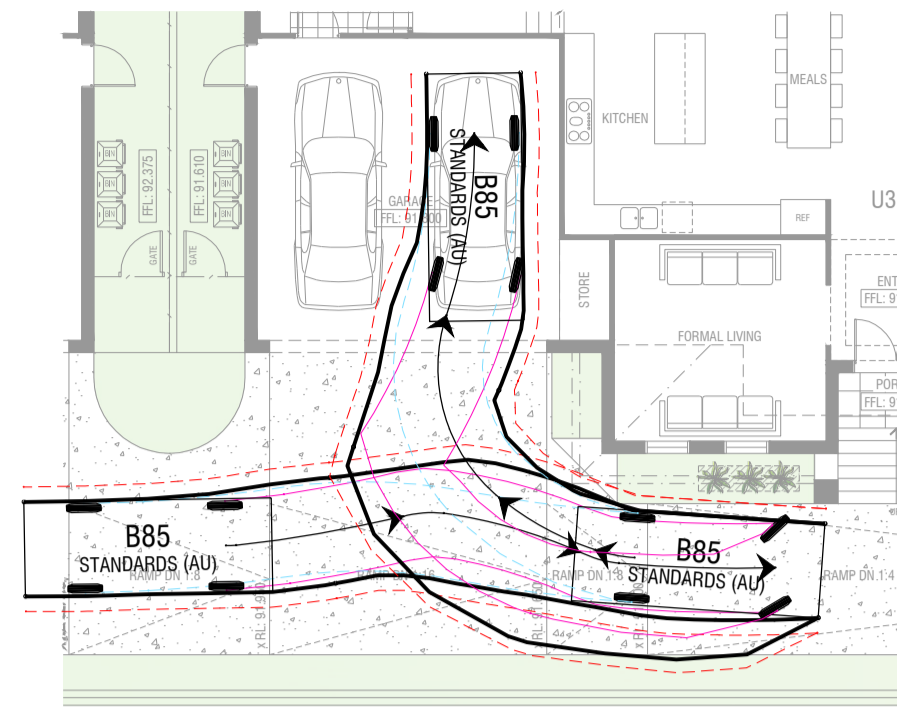
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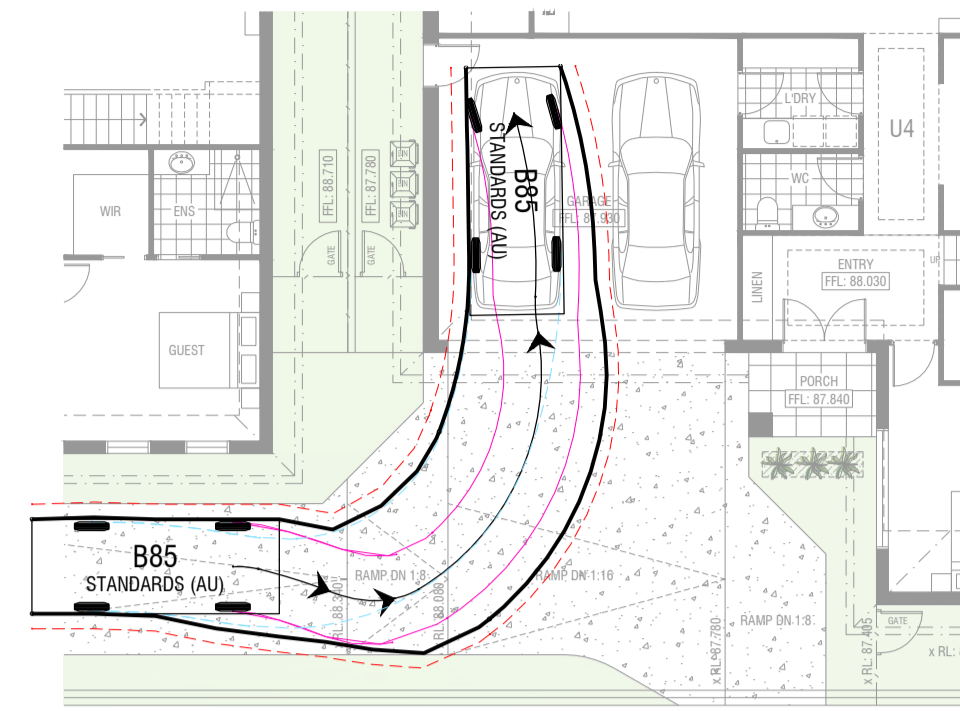
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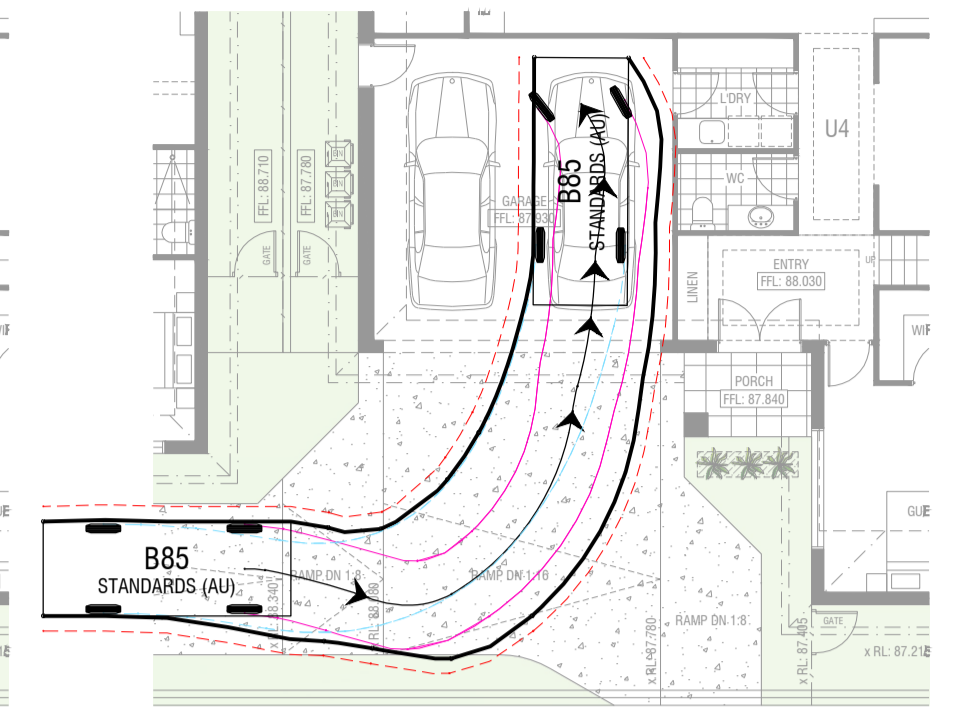
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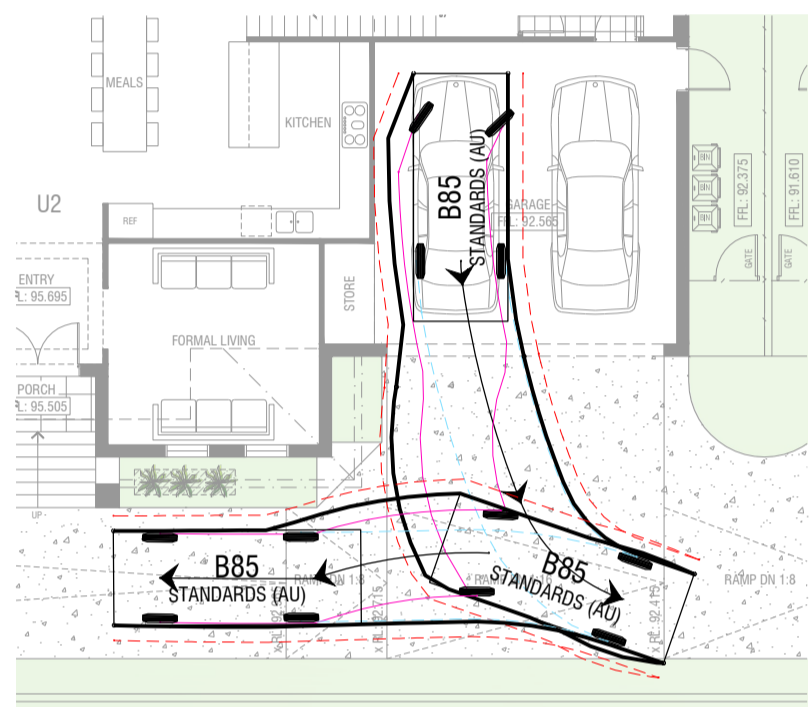
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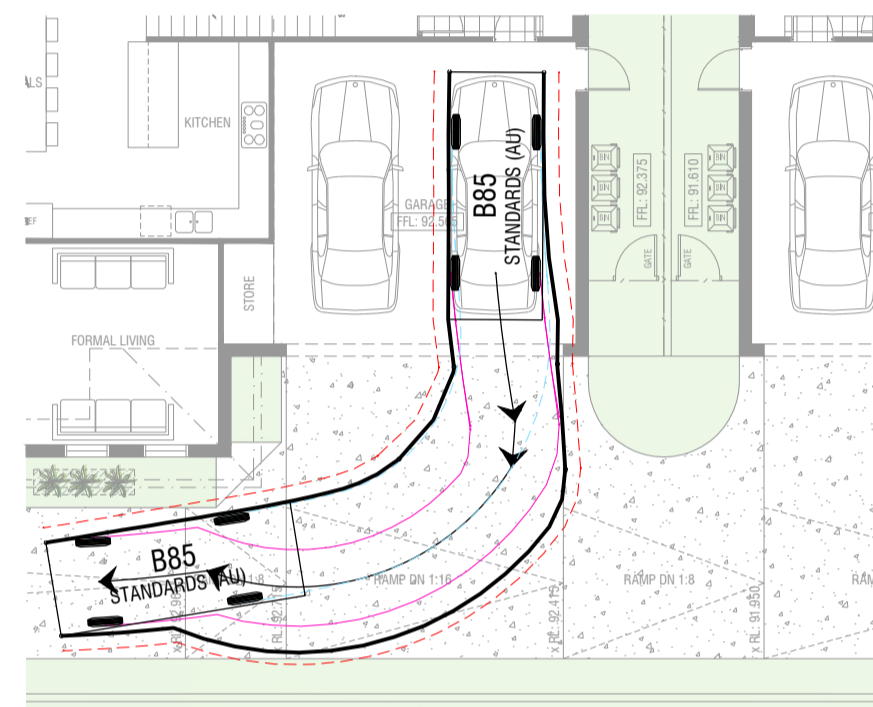
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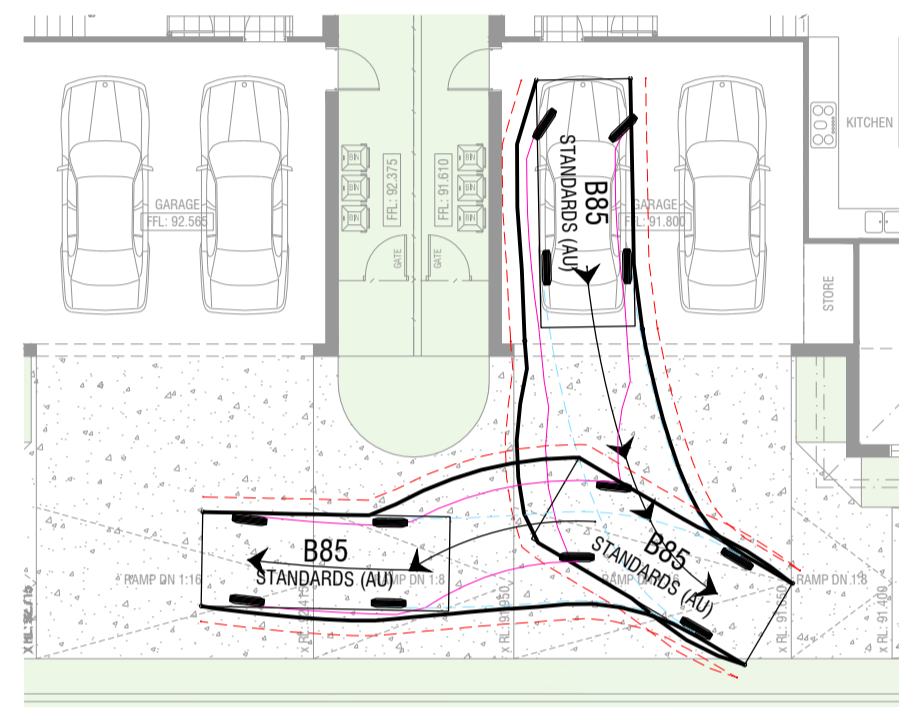
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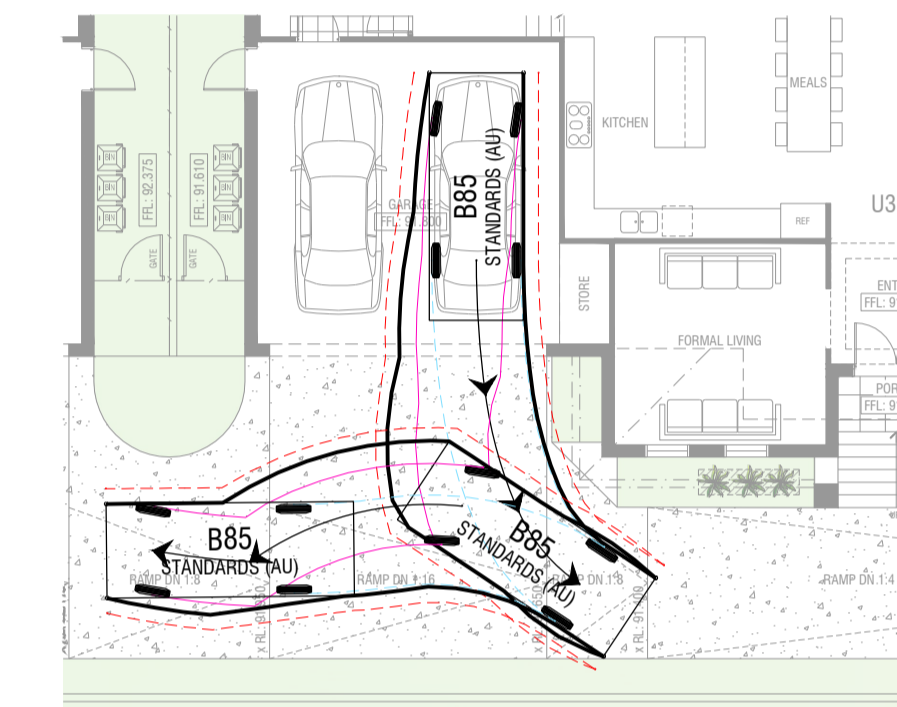
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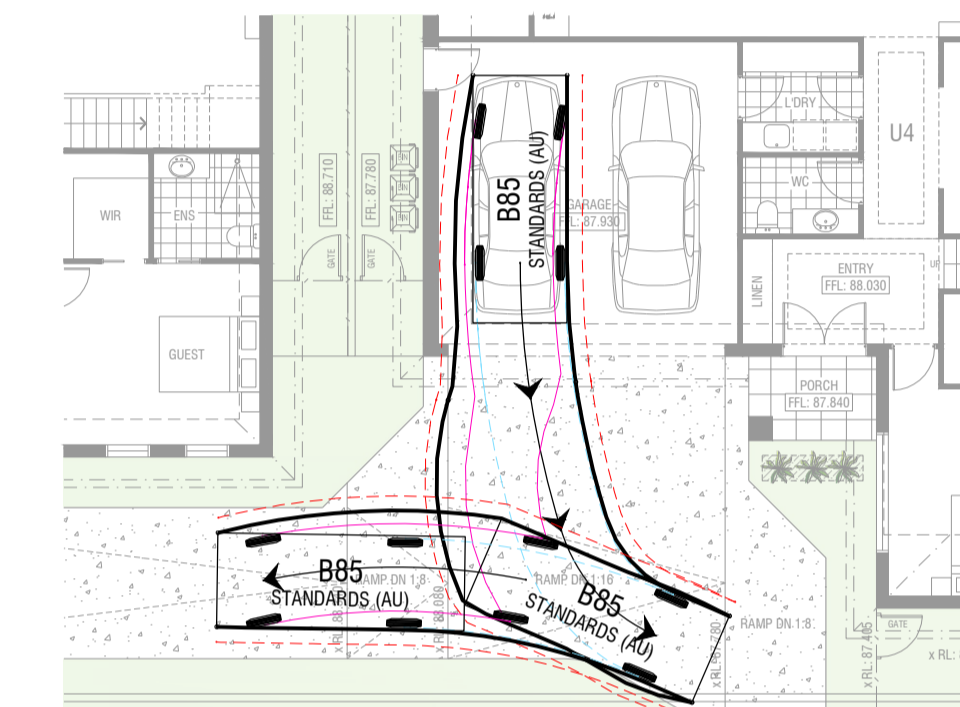
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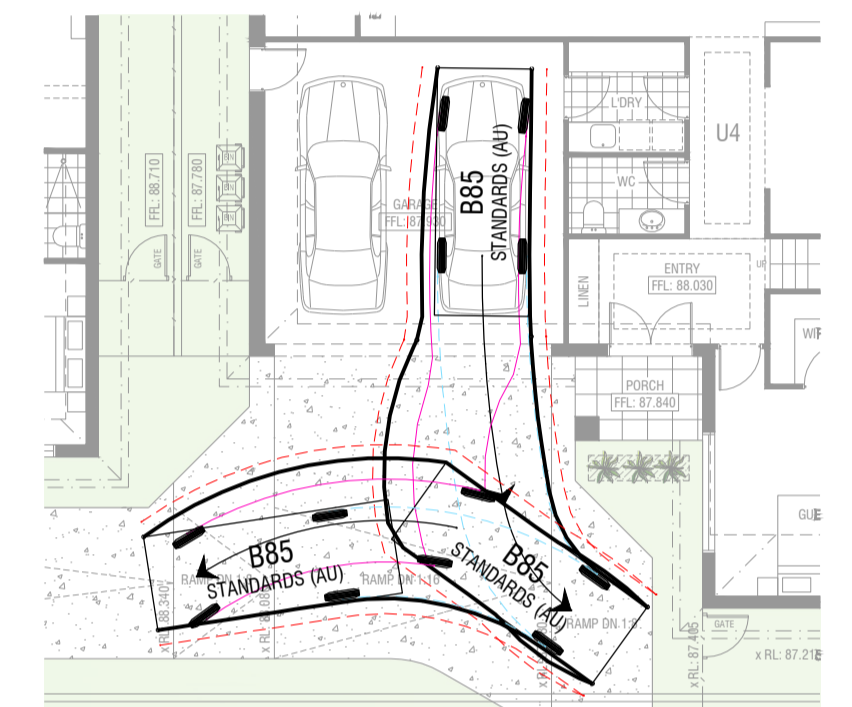
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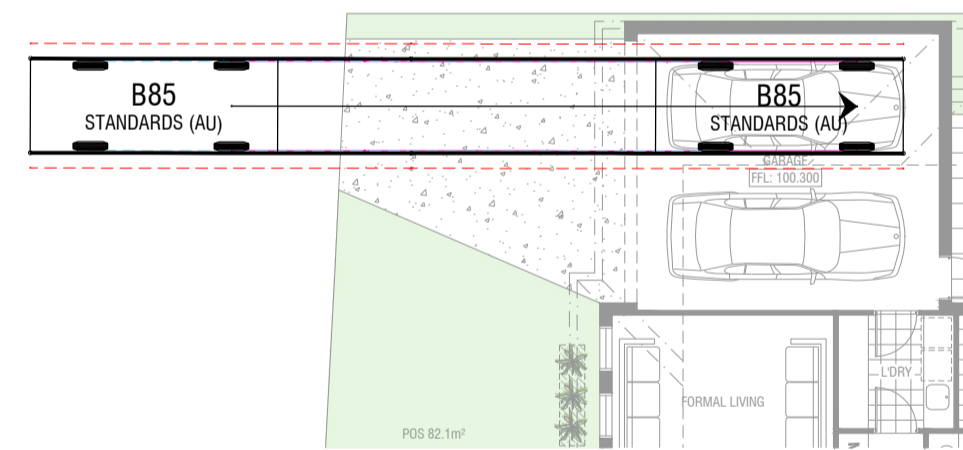
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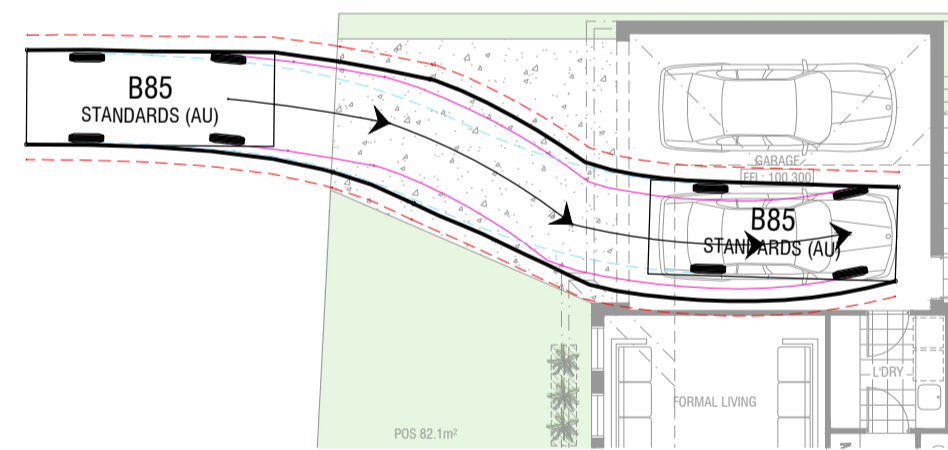
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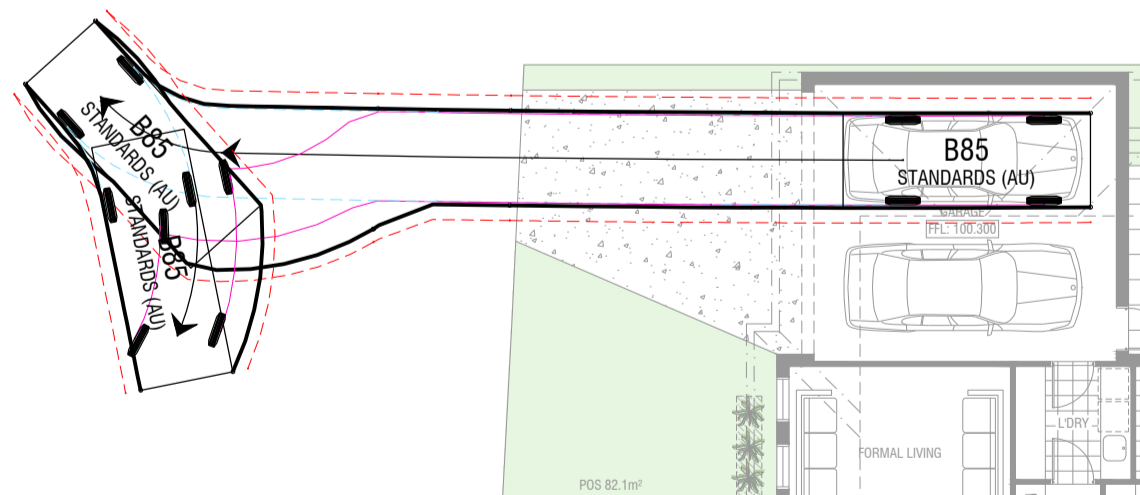
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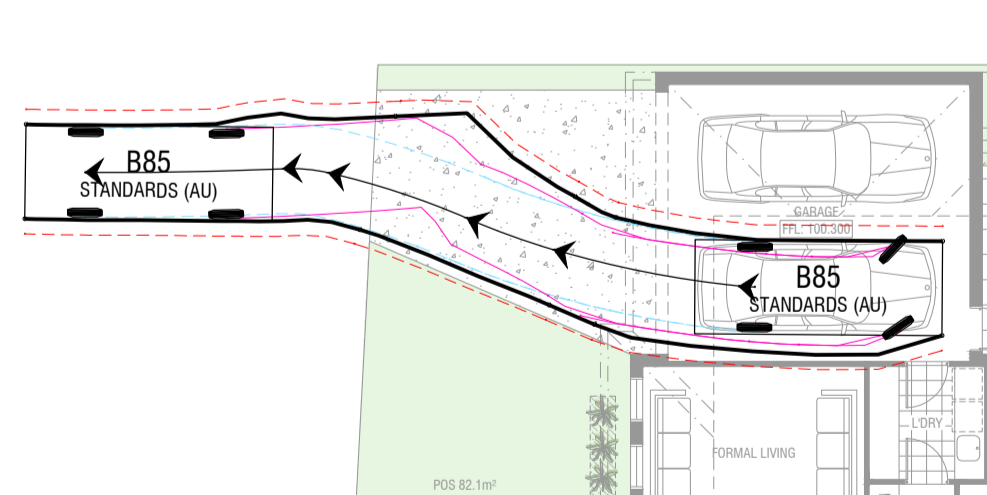
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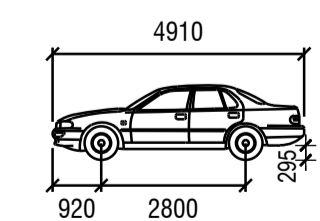
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SCALE 1:100



UNT1 CARSPACE 01 EXIT  
SCALE 1:100



UNT1 CARSPACE 02 EXIT  
SCALE 1:100



**B85** mm  
Width : 1870  
Track : 1770  
Lock to Lock Time : 6.0  
Steering Angle : 34.0

--- 300mm CLEARANCE  
- - - - - VEHICLE OVERHANG

NOTE: ALL TURNING CIRCLES PROVIDED BY AutoTURN (STANDARD B85)



NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev. A. 10/21/24. STAFF PLANNING CONSULTANT

Rev. B. 10/21/24. RESPONSE TO CONSULTANT

Rev. C. 10/21/24. RESPONSE TO CONSULTANT

Rev. D. 10/21/24. RESPONSE TO CONSULTANT

Rev. E. 10/21/24. RESPONSE TO CONSULTANT

Rev. F. 10/21/24. RESPONSE TO CONSULTANT

Rev. G. 10/21/24. RESPONSE TO CONSULTANT

Rev. H. 10/21/24. RESPONSE TO CONSULTANT

Rev. I. 10/21/24. RESPONSE TO CONSULTANT

Rev. J. 10/21/24. RESPONSE TO CONSULTANT

Rev. K. 10/21/24. RESPONSE TO CONSULTANT

Rev. L. 10/21/24. RESPONSE TO CONSULTANT

Rev. M. 10/21/24. RESPONSE TO CONSULTANT

Rev. N. 10/21/24. RESPONSE TO CONSULTANT

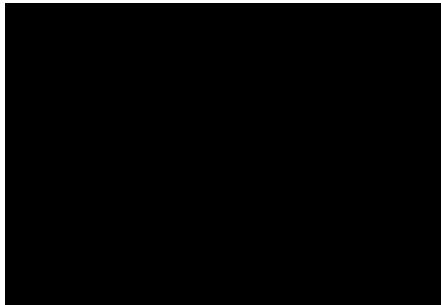
Rev. O. 10/21/24. RESPONSE TO CONSULTANT

PLANNING & DESIGN





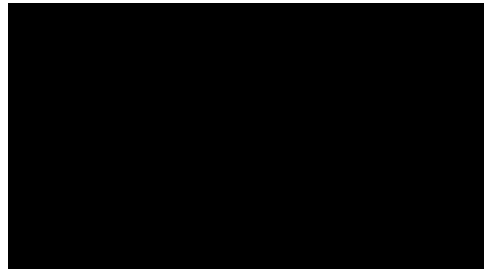
PLANNING &  
**DESIGN**



## PLANNING REPORT ASSESSMENT

11 Norcal Court Greenvale

Proposed development of four dwellings



Dated: 7 August 2024

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# 01 | Proposal

The proposal involves the development of four new double storey dwellings in a General Residential Zone (GRZ1). Key features of the development are summarized below:

## Dwelling Layout

- The proposed dwellings are sited in tandem with unit 1 oriented to face Norcal Court and unit 2-4 to the rear.
- All dwellings are designed with traditional living configurations featuring open plan living, meal and kitchen area located on the ground level.
- All units are designed with one bedroom on the ground level and three bedrooms on the first level.

## Vehicle access and car parking

- The existing crossover will be retained and modified for vehicle access to unit 2-4.
- A new crossover located to the left end of the site frontage is proposed for vehicle access to the unit 1.
- All units are provided with a double garage.

## Landscaping

- Existing vegetation to the rear of the site is proposed to be removed.
- Comprehensive landscaping will be introduced with new plantings.
- Each dwelling will have direct access to secluded private open space from the living/meals area.

## Setbacks & Building Heights

- Proposed setback of unit 1 is 5.3m from Norcal Court.
- The overall height of the proposed development is 10.1m to the top of the roof ridge

## Other features

- No front fence is proposed for this development.

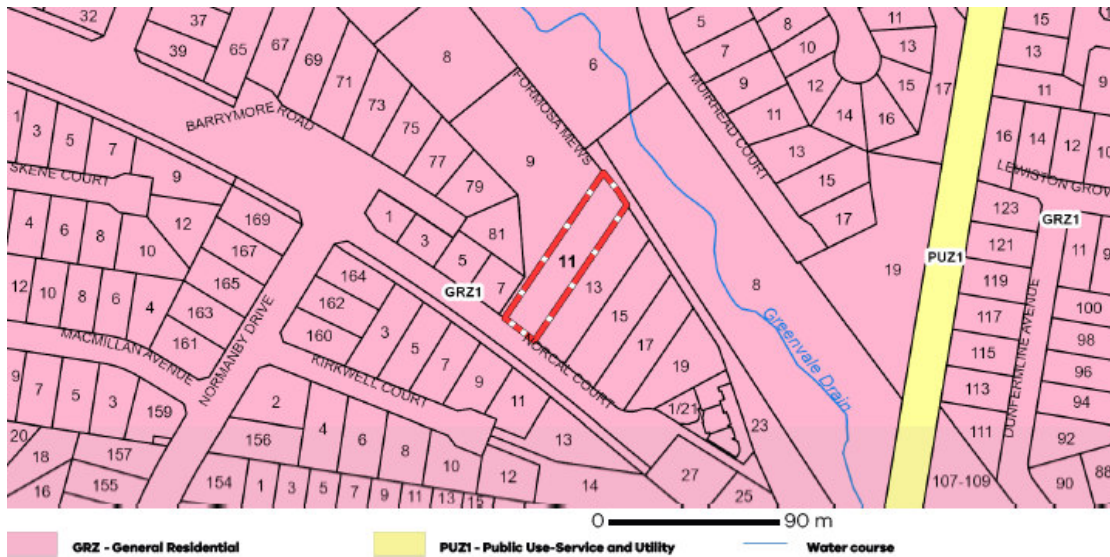
## Planning Permit Trigger

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.

## 02 | Site and Surrounds

### Subject Site

The subject site is located to the north side of Norcal Court. It has a total area of 1813.6sqm, with a front boundary of approximately 20.20m (southwest), rear boundaries of 11.42m and 9.86m (northeast). The other two boundaries are 93.43m (northwest) and 87.3m (southeast). The site is has a slope of approximately 15.2m across the site. An easement is present along the rear boundary of the lot.



The site is currently vacant with no front fence along the front boundary.

There is a power poles present in the nature strip fronting the site. There is an existing crossover located to the right end of Norcal Court. This will 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 left of the site:

7 Norcal Court

The house is a double storey brick dwelling with tile roof. It is setback approximately 4.1m from the street. The front garden is low maintenance with no front fence present along the front boundary. Vehicle access is provided for a crossover located to the right end of the street frontage.



#### To the east of the site:

13 Norcal Court

The property is occupied by a large double storey brick dwelling with tile roof. The house has a setback of approximately 4.0m from the street. It consists of a low maintenance front garden, with no front fence present along the front boundary. A garage is attached to the left of the dwelling, connecting to a crossover located to the left end 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 are mostly detached single and double storey tall dwellings with brick exterior and tile roof. Multi-dwelling developments are emerging in the neighbourhood.

Garages and carports are commonly recessive in the streetscape, situated to the side or rear of the dwellings. Front fences, when present, are of varying styles and heights. The front setbacks of properties are mostly low maintenance with lawn cover, trees and shrubs. High canopy trees are occasionally present along the nature strips and inside the garden of properties.

The subdivision pattern of the area varies in size and shape, block sizes approximately range from 400-2000sqm. The setbacks of the dwellings along Norcal Court in proximity to the subject site range from approximately 2-12m.

Multi-dwelling developments in the neighbourhood includes:



## The Locality

Norcal Court is a local street connecting to Normandby Drive (west). The site is located within convenient proximity to various community services and facilities.

### Public Transport services

- Bus service 484 runs nearby on Normandby Drive.
- Roxburgh Park Station is approximately 5.3km northeast.

### Public open space, sport and recreation facilities

- Renfew Court Reserve is approximately 450m north.
- Wallace Drive Reserve is approximately 400m northwest.
- Renfew Court Playground is approximately 1.6km north.
- Greenvale Recreation Centre is approximately 1.0km west.
- Normanby Drive Reserve is approximately 600m southwest.

### Education services

- Greenvale Primary School is approximately 2.9km northwest.
- Greenvale Secondary College is approximately 1.3km west.
- St Carlo Borromeo School is approximately 1.4km west.
- Aitken College is approximately 6.0km northwest.
- Kolbe Catholic College is approximately 5.9km north.

### Retail services

- Greenvale Shopping Centre is approximately 2.9km northwest.
- Roxburgh Village is approximately 5.0km northeast.
- Gladstone Park Shopping Centre is approximately 6.2km south.

### Religious services

- Church of St Carlo Borromeo is approximately 1.6km west.

### Health services

- Barrymore Medical Centre is approximately 1.4km west.

### Community services

- The Homestead Community and Learning Centre is approximately 4.8km northeast.

### Emergency and government services

- Australia Post is approximately 3.3km northwest.
- VicRoads is approximately 7.4km southeast.

## Site Opportunities & Constraints

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

### Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The 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

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

# 03 | Planning Policies and Controls

## Planning Policy Framework

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

### Clause 11 Settlement, including:

- Clause 11.01-1S Settlement  
*To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*
- Clause 11.01-1R Settlement – Metropolitan Melbourne  
*Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.*

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

- Clause 15.01-1S Urban design  
*To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- Clause 15.01-1S Urban design – Metropolitan Melbourne  
*To create a distinctive and liveable city with quality design and amenity.*
- Clause 15.01-2S Building design  
*To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- Clause 15.01-3S Subdivision design

*To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

- Clause 15.01-4S Healthy neighbourhoods  
*To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
- Clause 15.01-5S Neighbourhood character  
*To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*
- Clause 15.02-1S Energy and resource efficiency  
*To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

#### Clause 16 Housing, including:

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

#### Clause 18 Transport, including:

- Clause 18.01-1S Land use and transport planning  
*To create a safe and sustainable transport system by integrating land use and transport.*

### Local Planning Policy Framework

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

#### Clause 21.01 Municipal Profile:

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

#### Clause 21.02 Urban Structure and Settlement:

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

- |                     |                                                                                                                                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Objective 1</i>  | <i>To facilitate large scale change that meets the needs of Hume's growing population and provides choice and equitable access to a range of housing, employment, transport, services and facilities.</i> |
| <i>Strategy 1.2</i> | <i>Identify strategic development sites with good access to public transport that can accommodate increased dwelling densities and provide for smaller housing products.</i>                              |
| <i>Strategy 1.3</i> | <i>Facilitate high density residential development within and around activity centres and train stations.</i>                                                                                             |
| <i>Objective 2</i>  | <i>To ensure that the planning for growth in Hume minimises the impact on the</i>                                                                                                                         |

- environment and heritage.*
- Strategy 2.1 *Ensure biodiversity, landscape, heritage and waterway values are appropriately considered during the planning process.*
- Strategy 2.2 *Ensure new development maximises the retention of biodiversity, including scattered trees.*

#### Clause 21.03 Liveable Neighbourhoods and Housing:

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

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

#### Clause 21.04 Built Environment and Heritage:

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

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

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

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

#### Clause 21.07 Transport Connectivity and Infrastructure:

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

- Objective 4 *To design high quality, well-connected neighbourhoods which promote*

Strategy 4.1 *sustainable modes of transport*  
Ensure the design of subdivisions provides a permeable and legible street network which allows safe and direct pedestrian and cycle access to local destinations and the major road network.

## Statutory Planning Controls

### Zone

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

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

### Permit Trigger

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

### Minimum Garden Area requirement

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

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

### Varied Requirements of Clause 55

There are no varied Clause 55/ResCode requirements to the Low Density Residential Zone.

### Overlay

The land is not affected by any planning overlays.

### 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.

### 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

Clause 65 Decision Guidelines 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 Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement. The findings are as follows:

### Urban consolidation

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

### Housing supply, diversity and affordability

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

### Neighbourhood character

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

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

## 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 contribute to the diversity of housing types in a location offering good access to services and transport. The design also complies with the minimum garden area requirement by providing 46.6% of garden area for a block above 650sqm in size.

### **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**

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

The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The existing crossover to the right end of the street frontage is retained and modified for vehicle access to unit 2 - 4. A proposed crossover to the left end of Norcal Court will provide vehicle access to unit 1. Please refer to Appendix 2 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 four new on a lot accords with the state and local policies in the Planning Scheme. It is an appropriate form of infill for the site based on existing development in the immediate and surrounding area. Therefore, the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

# 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.

<p><b>Neighbourhood character</b> Clause 55.02-1 Standard B1</p>	<p><b>Complies with standard and objective.</b> Refer to the Neighbourhood and Site Description Plan</p> <p>The proposed development is appropriate to the neighbourhood and the site. The design respects the neighbourhood character.</p> <p>The existing dwelling on site will be removed and four new double story dwellings are proposed to be built. This respects the single and double storey character of the area.</p> <p>The proposed dwellings are a modern, contemporary interpretation of the traditional dwelling built form in the area to distinguish the old from the new. They will maintain the predominant built form in the area.</p> <p>The building materials proposed for the dwellings have the dual purpose of softening the appearance of the development whilst providing different textures that complement the existing architectural style and enhance the neighbourhood and streetscape character of the area.</p> <p>No front fence is proposed for this development to encourage the open streetscape character. A spacious front setback is provided to allow for planting of canopy trees and shrubs that contribute to the streetscape.</p>
<p><b>Residential policy</b> Clause 55.02-2 Standard B2</p>	<p><b>Complies with standard and objective.</b> The proposed development meets the objectives in aspects such as affordable housing and providing for the needs of residents at various stages of life.</p> <p>The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.</p> <p>The subject site is within close proximity of a number of community facilities and services including open space facilities, schools and shopping facilities are all within proximity of the site. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services.</p> <p>The proposed development complies with the State Government’s initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area.</p>
<p><b>Dwelling diversity</b> Clause 55.02-3 Standard B3</p>	<p><b>Not applicable.</b> The development does not meet or exceed ten dwellings.</p>

<p><b>Infrastructure</b> Clause 55.02-4 Standard B4</p>	<p><b>Complies with standard and objective.</b> The dwellings are proposed in an established area with appropriate utility services and infrastructure.</p> <p>They should also not represent any unreasonable burden on existing services and facilities.</p>
<p><b>Integration with the street</b> Clause 55.02-5 Standard B5</p>	<p><b>Complies with standard and objective.</b> Unit 1 will have direct integration with Norcal Court. Unit 2-4 will have indirect integration with Norcal Court.</p>
<p><b>Street setback</b> Clause 55.03-1 Standard B6</p>	<p><b>Complies with standard and objective.</b> Unit 1 will have a front setback of 5.3m from Norcal Court. This complies with the regulation of having the same distance as the setback of the abutting dwelling or 9m for front setback and 2m for side setback.</p>
<p><b>Building height</b> Clause 55.03-2 Standard B7</p>	<p><b>Complies with standard and objective.</b> The overall total height of the proposed development is 10.1m to the top of the roof ridge. This is less than the limit as specified to the zone.</p> <p>The development will have minimal visual impact on adjoining properties or when viewed from the street.</p>
<p><b>Site coverage</b> Clause 55.03-3 Standard B8</p>	<p><b>Complies with standard and objective.</b> The proposed site coverage is 46.6%, which is under the maximum 60%.</p>
<p><b>Permeability</b> Clause 55.03-4 Standard B9</p>	<p><b>Complies with standard and objective.</b> The proposed site permeability is 35.7%, which is well above the required 20%. Hard surfaces have been reduced as much as possible to allow for more permeable areas and for landscaping opportunities.</p> <p>The proposed development will provide good onsite stormwater infiltration to reduce the impact of increased storm water runoff.</p>
<p><b>Energy efficiency</b> Clause 55.03-5 Standard B10</p>	<p><b>Complies with standard and objective.</b> The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.</p> <p>The proposed dwellings are sited, oriented and designed to ensure that the energy efficiency of the existing dwellings on abutting properties is not unreasonably reduced.</p>
<p><b>Open space</b> Clause 55.03-6 Standard B11</p>	<p><b>Not applicable.</b> The development is not located adjacent to any public and communal open space.</p>
<p><b>Safety</b> Clause 55.03-7 Standard B12</p>	<p><b>Complies with standard and objective.</b> The entrances are not obscured or isolated from the street. They will enable casual surveillance of visitors and the street.</p> <p>The private open space for each dwelling will be appropriately design and sited with the protection of side and rear fences so that it is not used as a public thoroughfare.</p>

<b>Landscaping</b> Clause 55.03-8 Standard B13	<b>Complies with standard and objective.</b> Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.
<b>Access</b> Clause 55.03-9 Standard B14	<b>Complies with standard and objective.</b> The existing crossover along Norcal Court will be retained and a new crossover is proposed to the left end of Norcal Court.  The width of the accessway does not exceed 40% of the street frontage for a site with a street frontage less than 20m.
<b>Parking location</b> Clause 55.03-10 Standard B15	<b>Complies with standard and objective.</b> New vehicle storages for proposed units are close and convenient to each dwelling. Garages are also well ventilated.
<b>Side and rear setbacks</b> Clause 55.04-1 Standard B17	<b>Complies with standard and objective.</b> The proposed development complies with the side and rear setback as outlined in the standard: <i>1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i>
<b>Walls on boundaries</b> Clause 55.04-2 Standard B18	<b>Complies with standard and objective.</b> Walls are proposed to be built along the northwestern boundary of the site.  The length of the new wall does not exceed 10m plus 25 per cent of the remaining length of the boundary of an adjoining lot as suggested by the standard.  The height of the boundary wall does not exceed 3.6m and an average of 3.2m as suggested by the standard.
<b>Daylight to existing windows</b> Clause 55.04-3 Standard B19	<b>Complies with standard and objective.</b> The proposed dwellings are sited with sufficient distance from existing windows of adjoining properties. Habitable room windows of adjoining dwellings will still maintain direct access to daylight.  All windows will maintain a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.
<b>North-facing windows</b> Clause 55.04-4 Standard B20	<b>Not applicable.</b> No existing north-facing windows are present within 3m of a boundary.
<b>Overshadowing open space</b> Clause 55.04-5 Standard B21	<b>Complies with standard and objective.</b> Refer to the proposed Shadow Diagram.  Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwellings will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.
<b>Overlooking</b> Clause 55.04-6 Standard B22	<b>Complies with standard and objective.</b> Windows have been designed to limit overlooking into habitable room windows and secluded open space of adjacent properties.

	Views from living areas are oriented towards the private open space where possible.
<b>Internal views</b> Clause 55.04-7 Standard B23	<b>Complies with standard and objective.</b> The proposed dwellings have been designed to limit the views into the secluded private open space and habitable room windows of other dwellings within the development.
<b>Noise impacts</b> Clause 55.04-8 Standard B24	<b>Complies with standard and objective.</b> The site is not situated close to any excessively high noise sources, such as a busy road, railway line or industry.  The proposed development has been 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 dwellings have been designed and sited to take into consideration noise sources on immediately adjacent properties.
<b>Accessibility</b> Clause 55.05-1 Standard B25	<b>Complies with standard and objective.</b> The proposed dwellings have been designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwellings can be altered to accommodate people with limited mobility.  Each dwelling has access to the entrance from the pedestrian links and access ways.
<b>Dwelling entry</b> Clause 55.05-2 Standard B26	<b>Complies with standard and objective.</b> Each dwelling will have its own sense of identity and address.  The entrances for the proposed dwellings are appropriately oriented to front onto Norcal Court and the common driveway.
<b>Daylight to new windows</b> Clause 55.05-3 Standard B27	<b>Complies with standard and objective.</b> The proposed dwellings have been 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.
<b>Private open space</b> Clause 55.05-4 Standard B28	<b>Complies with standard and objective.</b> Open space on site for each dwelling is distributed to the rear and throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.  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 the dwellings is located off living areas, in the rear or side of the dwellings.

<p><b>Solar access to open space</b> Clause 55.05-5 Standard B29</p>	<p><b>Complies with standard and objective.</b> The design has sought to orientate the open space areas to capitalize on the northern aspect as far as applicable.</p>
<p><b>Storage</b> Clause 55.05-6 Standard B30</p>	<p><b>Complies with standard and objective.</b> Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space.  The storage facilities will not be visible from the street.</p>
<p><b>Design detail</b> Clause 55.06-1 Standard B31</p>	<p><b>Complies with standard and objective.</b> The design detail of the proposed dwellings respects the neighbourhood character of the area.  The detailing, massing, and building materials are designed to both enhance and integrate with the streetscape.  The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of each dwelling.</p>
<p><b>Front fences</b> Clause 55.06-2 Standard B32</p>	<p><b>Not applicable.</b> No front fence is proposed for this development.</p>
<p><b>Common property</b> Clause 55.06-3 Standard B33</p>	<p><b>Complies with standard and objective.</b> The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments.  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.</p>
<p><b>Site services</b> Clause 55.06-4 Standard B34</p>	<p><b>Complies with standard and objective.</b> Adequate and accessible site facilities will be provided to each dwelling, including mailboxes and bins enclosures.</p>

## Appendix 2 – Car Parking Assessment

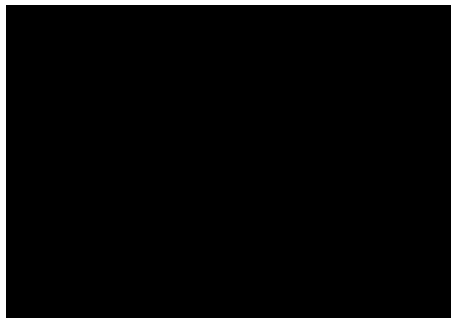
The proposal satisfies the design standards for car parking in Clause 52.06-9 of the Planning Scheme as per the assessment below.

<b>Accessways</b> Design standard 1	<b>Complies with standard and objective.</b> The accessways are functional, with a minimum width of 3m, and corner visibility splays.
<b>Car parking spaces</b> Design standard 2	<b>Complies with standard and objective.</b> A single garage is at least 6m long and 3.5m wide, a single car space is at least 4.9m long and 2.6m wide and a double garage/carport is at least 5m long and 5.5m wide. A double garage is at least 6m long and 5.5m wide.
<b>Gradients</b> Design standard 3	<b>Not applicable.</b> The site is relatively flat and accessway grades are not steeper than 1:10 within 5m of the frontage.
<b>Mechanical parking</b> Design standard 4	<b>Not applicable.</b>
<b>Urban design</b> Design standard 5	<b>Complies with standard and objective.</b> The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
<b>Safety</b> Design standard 6	<b>Complies with standard and objective.</b> The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
<b>Landscaping</b> Design standard 7	<b>Complies with standard and objective.</b> The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.





P L A N N I N G &  
**DESIGN**



**SDA REPORT  
SUSTAINABLE DESIGN ASSESSMENT**

**11 Norcal Court Greenvale Victoria 3059**

**Construction of Four Double Storey Dwellings**

Municipality: **Hume City Council**

Planning Application Number: **P26155**

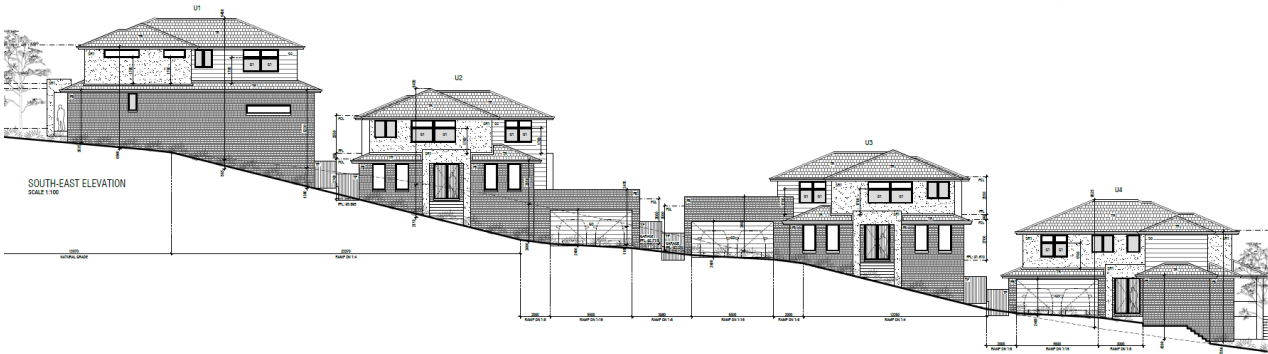
Applicant: **Planning & Design P/L**

Dated: 30 October 2024

SDA Summary

This report identifies that the dwellings in this development achieve:

- NatHERS **7.0-star rating** achieved as a minimum requirement in accordance with The National Construction Code (NCC) Part 3.12 & **Hume City Council**. Refer FirstRate NatHERS Preview below or Summaries of Dwelling.
- 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.**



<b>Assessment Details:</b>
[REDACTED]
<b>Documentation Details:</b>
Project: 5242 / July 2024 Revision: Rev_B 23.10.24 RESPONSE TO COUNCIL RFI Sheets: TP01-TP02, WSUD

The purpose of this report is to assess the thermal performance of the new development located at **11 Norcal Court Greenvale Victoria 3059**. Energy rating software FirstRate5 has been used to ascertain the heating and cooling loads (shown in Mj/m<sup>2</sup>) 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 **Four Double Storey Unit Dwellings (Class 1)**. The project is Located at **11 Norcal Court Greenvale Victoria 3059**. 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:

**FLOOR DETAILS \***

Waffle Pod 85mm (R0.63): None Required

**WALL DETAILS \*excluding garage**

External Walls of Dwelling: R2.5 + Reflective Foil Insulation Required

Internal Walls of Garage: R2.0 + Bulk Insulation Required

**ROOF & CEILING DETAILS \***

Pitched Metal Continuous Roof: (First Floor) R5.0 Bulk + Reflective Foil Insulation Required

Corrugated-Flat Framed Roof: (Ground Floor) R4.0 Bulk + Reflective Foil Insulation Required

*External Glazing: NCC - Part 3.12.2*

The following performance values may need to be achieved for each window system, as specified on plans. This primarily depends on if **7-star NatHERS** can be attained, therefore the Values are provided as a guideline.

**WINDOWS, GLAZING**

FRAMES: ALUMINIUM: **DEFAULT**

GLAZING: *High Solar Gain Low E/Standard*

Awning & Casement

**DOUBLE** Glazed – Air Fill - Clear

U Value = **3.1** SHGC = **0.39**

Fixed & Sliding

**DOUBLE** Glazed – Air - Clear

U Value = **3.1** SHGC = **0.49**

*U Value to be equal or less & SHGC can be within 5%  
Heating & Cooling load limits accounted for as per NCC 2019*

<b>Window and glazed door type and performance</b>					
<b>Default* windows</b>					
<b>Window ID</b>	<b>Window description</b>	<b>Maximum U-value*</b>	<b>SHGC*</b>	<b>Substitution tolerance ranges</b>	
				<b>SHGC lower limit</b>	<b>SHGC upper limit</b>
ATB-003-03 B	Al Thermally Broken A DG Air Fill High Solar Gain low-E -Clear	3.1	0.39	0.37	0.41
ATB-004-03 B	Al Thermally Broken B DG Air Fill High Solar Gain low-E -Clear	3.1	0.49	0.47	0.51

---

*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.

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*Air Movement: NCC - Part 3.12.4*

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

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

---

*NatHERS Assessment - Results*

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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 7.0-star rating, required in accordance with The National Construction Code (NCC) Part 3.12 & **Hume City Council**.

Dwelling	Star Rating	Heating MJ/m <sup>2</sup>	Cooling MJ/m <sup>2</sup>	Total Energy MJ/m <sup>2</sup>
U1 – U4	7.0 ☆	80.0	19.0	99.0
<b>AVG:</b>	<b>7.0 ☆</b>			

---

*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 53%**

Commitments

Score

**Management:**

**33%**

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

**Water: 78%**

- Purple Pipe or On-site Water Recycling: **None**
- Swimming pool: **None**
- Rainwater Tanks: **>2500L with Taps attached, Connected to Toilets & Laundries**
- 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: 52%**

- Installing a Solar Photovoltaic (PV) System: **No**
- Installing Other Renewable Energy System(s): **No**
- Energy Supply to Building: **All Electric**
- Average NatHERS Rating: **7.0 Star Average**
- Heating System & Efficiency: **Reverse Cycle Central other, 4 Stars (2011 MEPS)**
- Cooling System & Efficiency: **Refrigerative Space other, 4 Stars (2011 MEPS)**
- Hot Water System: **Electric Instantaneous**
- Contribution from Hot Water: **00%**
- 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) 60%**

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

**Transport: 50%**

- Secure Bicycle Spaces: **0 Secure bicycles space (One Per Dwelling)**
- Electrical Vehicle Charging: **GPO Designated for Electric Vehicles**

**Waste: 0%**

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

Urban Ecology:

- Site Vegetation Cover: 28% 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: Non-Annotated



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# BESS Report

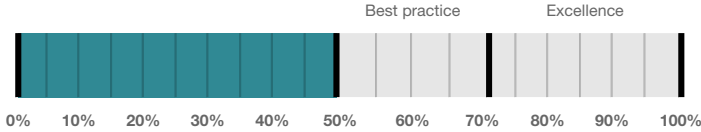
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 11 Norcal Ct Greenvale Victoria 3059. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

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

### Your BESS Score



# 53%

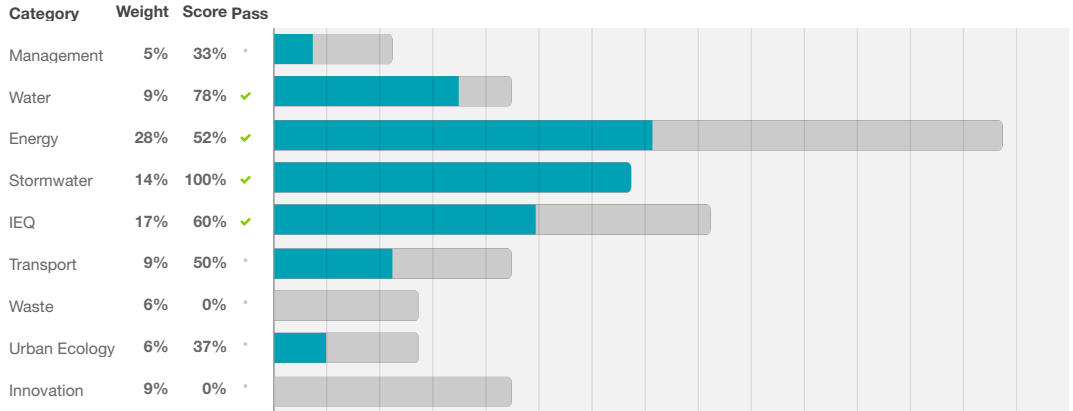
### Project details

Address 11 Norcal Ct Greenvale Victoria 3059  
 Project no 8E2B660F-R1  
 BESS Version BESS-8

Site type [Redacted]  
 Account [Redacted]  
 Application no. P26155  
 Site area 1,813.00 m<sup>2</sup>  
 Building floor area 1,140.30 m<sup>2</sup>  
 Date 25 October 2024  
 Software version 2.0.1-B.570



### Performance by category



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## Dwellings & Non Res Spaces

### Dwellings

Name	Quantity	Area	% of total area
<b>Townhouse</b>			
Unit 1	1	297 m <sup>2</sup>	26%
Unit 1	1	294 m <sup>2</sup>	25%
Unit 3	1	275 m <sup>2</sup>	24%
Unit 2	1	275 m <sup>2</sup>	24%
<b>Total</b>	<b>4</b>	<b>1,140 m<sup>2</sup></b>	<b>100%</b>

## Supporting information

### Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Energy 3.4	Location of clothes line (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)		-
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
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)		-

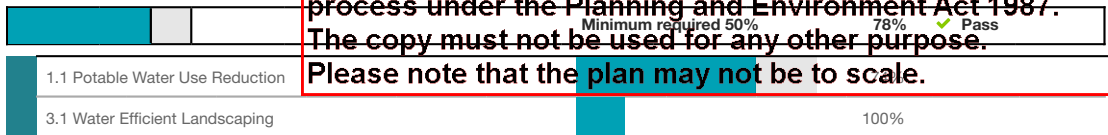
## Credit summary

### Management Overall contribution 4.5%

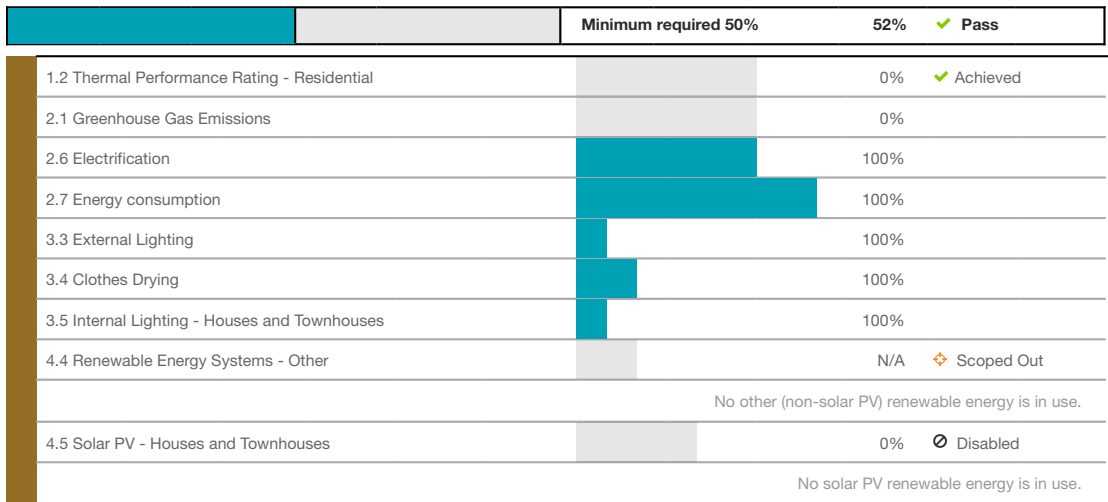
		33%
1.1 Pre-Application Meeting		0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
4.1 Building Users Guide		0%

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**Water Overall contribution 9.0%**



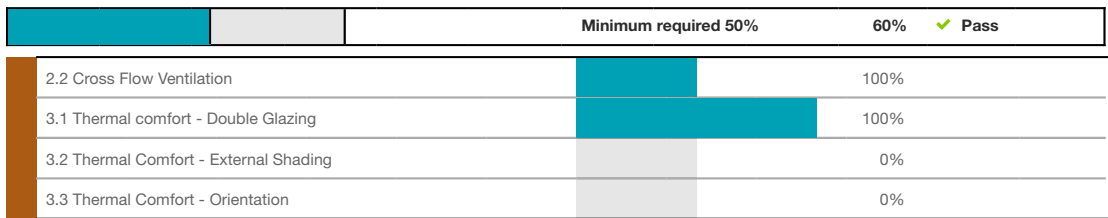
**Energy Overall contribution 27.5%**



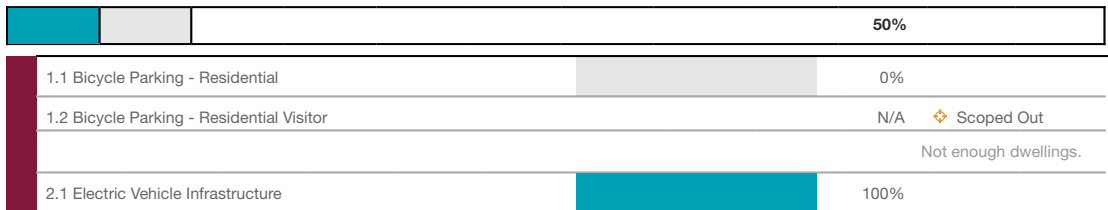
**Stormwater Overall contribution 13.5%**



**IEQ Overall contribution 16.5%**

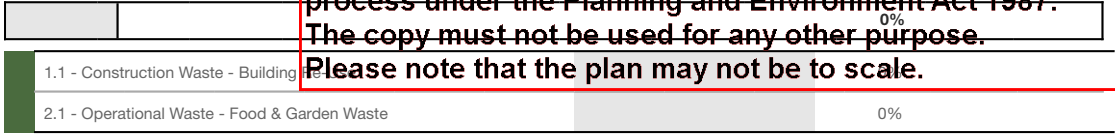


**Transport Overall contribution 9.0%**

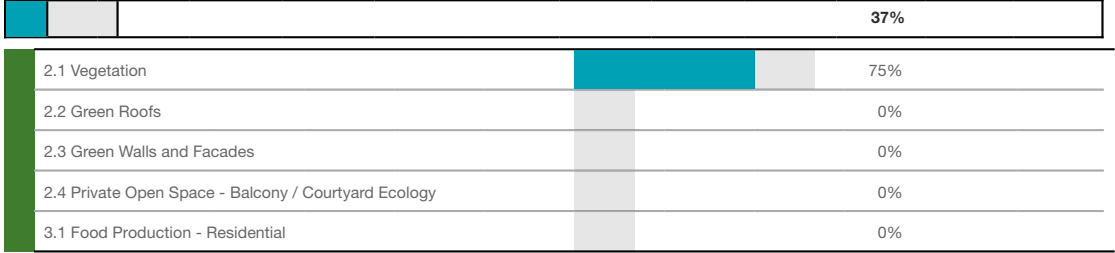


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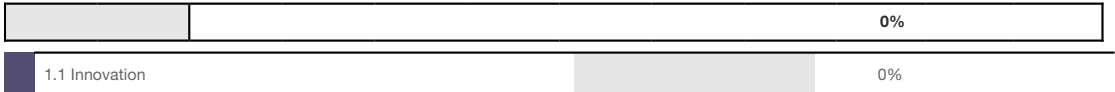
**Waste Overall contribution 5.5%**



**Urban Ecology Overall contribution 5.5%**



**Innovation Overall contribution 9.0%**



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## Credit breakdown

### Management

Overall contribution

<b>1.1 Pre-Application Meeting</b>	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
<b>2.2 Thermal Performance Modelling - Multi-Dwelling Residential</b>	100%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Annotation	To be undertaken upon receiving working drawings
Question	Criteria Achieved ?
Townhouse	Yes
<b>4.1 Building Users Guide</b>	0%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	No

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Water Approach	
What approach do you want to use for water?	Use the Built Environment calculator tools
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	Scope out
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	RWT 1
Unit 2	RWT 2
Unit 3	RWT 3
Unit 4	RWT 4
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	Yes
Non-potable water source connected to Hot Water System: All	No
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
RWT 1	148 m <sup>2</sup>
RWT 2	172 m <sup>2</sup>
RWT 3	172 m <sup>2</sup>
RWT 4	221 m <sup>2</sup>
Tank Size:	
RWT 1	2,500 Litres
RWT 2	2,500 Litres
RWT 3	2,500 Litres
RWT 4	2,500 Litres
Irrigation area connected to tank:	
RWT 1	84.7 m <sup>2</sup>
RWT 2	65.8 m <sup>2</sup>
RWT 3	65.8 m <sup>2</sup>
RWT 4	83.7 m <sup>2</sup>

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

<b>1.1 Potable Water Use Reduction</b>	74%
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	1080 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	853 kL
Output	Proposed (including rainwater and recycled water use)
Project	530 kL
Output	% Reduction in Potable Water Consumption
Project	50 %
Output	% of connected demand met by rainwater
Project	81 %
Output	How often does the tank overflow?
Project	Often
Output	Opportunity for additional rainwater connection
Project	175 kL

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

## Energy

Overall contribution 15%

Minimum required 50%

Use the built calculator tools

**Dwellings Energy Approach**

What approach do you want to use for dwellings?

Use the built calculator tools

Are you installing any solar photovoltaic (PV) system(s)?:

No

Are you installing any other renewable energy system(s)?:

No

Energy Supply:

All-electric

**Dwelling Energy Profiles**

Below the floor is: All

Ground or Carpark

Above the ceiling is: All

Outside

Exposed sides:

Unit 1

3

Unit 1

Unit 2

2

Unit 3

NATHERS Annual Energy Loads - Heat: All

80.0 MJ/sqm

NATHERS Annual Energy Loads - Cool: All

19.0 MJ/sqm

NATHERS star rating: All

7.0

Type of Heating System: All

Reverse cycle central other

Heating System Efficiency: All

4 Stars (2011 MEPS)

Type of Cooling System: All

Refrigerative central other

Cooling System Efficiency: All

4 Stars (2011 MEPS)

Type of Hot Water System: All

Electric Instantaneous

Clothes Line: All

Private outdoor clothesline

Clothes Dryer: All

No clothes dryer

**1.2 Thermal Performance Rating - Residential**

0%

✓ Achieved

Score Contribution

This credit contributes 17.6% towards the category score.

Criteria

What is the average NATHERS rating?

Output

Average NATHERS Rating (Weighted)

Townhouse

7.0 Stars

**2.1 Greenhouse Gas Emissions**

0%

Score Contribution

This credit contributes 17.6% towards the category score.

Criteria

What is the % reduction in annual greenhouse gas emissions against the benchmark?

Output

Reference Building with Reference Services (BCA only)

Townhouse

17,630 kg CO<sub>2</sub>

Output

Proposed Building with Proposed Services (Actual Building)

Townhouse

21,131 kg CO<sub>2</sub>

Output



% Reduction in GHG Emissions

Townhouse

-20 %



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<b>2.6 Electrification</b>		100%
Score Contribution		
Criteria	Is the development air conditioned?	
Question	Criteria Achieved?	
Project	Yes	
<b>2.7 Energy consumption</b>		100%
Score Contribution	This credit contributes 23.5% towards the category score.	
Criteria	What is the % reduction in annual energy consumption against the benchmark?	
Output	Reference Building with Reference Services (BCA only)	
Townhouse	138,273 MJ	
Output	Proposed Building with Proposed Services (Actual Building)	
Townhouse	89,496 MJ	
Output	% Reduction in total energy	
Townhouse	35 %	
<b>3.3 External Lighting</b>		100%
Score Contribution	This credit contributes 2.9% towards the category score.	
Criteria	Is the external lighting controlled by a motion detector?	
Question	Criteria Achieved ?	
Townhouse	Yes	
<b>3.4 Clothes Drying</b>		100%
Score Contribution	This credit contributes 5.9% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?	
Output	Reference	
Townhouse	2,917 kWh	
Output	Proposed	
Townhouse	583 kWh	
Output	Improvement	
Townhouse	80 %	
<b>3.5 Internal Lighting - Houses and Townhouses</b>		100%
Score Contribution	This credit contributes 2.9% towards the category score.	
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?	
Question	Criteria Achieved?	
Townhouse	Yes	
<b>4.4 Renewable Energy Systems - Other</b>		N/A  Scoped Out
This credit was scoped out	No other (non-solar PV) renewable energy is in use.	
<b>4.5 Solar PV - Houses and Townhouses</b>		0%  Disabled
This credit is disabled	No solar PV renewable energy is in use.	

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**Stormwater** Overall contribution 100% Minimum required 100%

Which stormwater modelling software is used?	
<b>1.1 Stormwater Treatment</b>	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 10% Minimum required 50%

<b>2.2 Cross Flow Ventilation</b>	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
<b>3.1 Thermal comfort - Double Glazing</b>	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
<b>3.2 Thermal Comfort - External Shading</b>	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
<b>3.3 Thermal Comfort - Orientation</b>	0%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Are at least 50% of main living areas orientated to the north?
Question	Criteria Achieved ?
Townhouse	No

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**Transport** Overall contribution 44%

<b>1.1 Bicycle Parking - Residential</b>	0		
Score Contribution	This credit contributes 50% towards the category score.		
Criteria	How many secure and undercover bicycle spaces are there for residents?		
Question	Bicycle Spaces Provided ?		
Townhouse	0		
<b>1.2 Bicycle Parking - Residential Visitor</b>	N/A	✦	Scoped Out
This credit was scoped out	Not enough dwellings.		
<b>2.1 Electric Vehicle Infrastructure</b>	100%		
Score Contribution	This credit contributes 50% towards the category score.		
Criteria	Are facilities provided for the charging of electric vehicles?		
Question	Criteria Achieved ?		
Project	Yes		

**Waste** Overall contribution 0%

<b>1.1 - Construction Waste - Building Re-Use</b>	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		
<b>2.1 - Operational Waste - Food &amp; Garden Waste</b>	0%		
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	No		

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## Urban Ecology

Overall contribution 20%

<b>2.1 Vegetation</b>	0%
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	28 %
<b>2.2 Green Roofs</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
<b>2.3 Green Walls and Facades</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
<b>2.4 Private Open Space - Balcony / Courtyard Ecology</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?
Question	Criteria Achieved ?
Townhouse	No
<b>3.1 Food Production - Residential</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	-
Output	Min Food Production Area
Townhouse	4 m <sup>2</sup>

## Innovation

Overall contribution 0%

<b>1.1 Innovation</b>	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

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

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### *Additional Sustainable Measures*

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#### *- Energy Efficiency*

The proposed development is designed to be energy efficient to reduce carbon emissions. The various systems and features incorporated in the design of the development include:

#### *- Energy Efficiency Requirements/Hume City Council Expectations Exceeded*

The proposed dwellings are to meet or exceed the council expectations. The building envelope is insulated to achieve a **minimum 7.0-star rating** through the use of bulk insulation to external roof, seals to external doors & windows, increase in external wall insulation and concrete slab flooring. *NatHERS will be completed upon receiving working drawings.*

#### *- High Performance Glazing*

To provide comfortable indoor spaces and reduce energy needed for heating and cooling, high-performance double-glazing window is required for all bedrooms and living areas and single-glazed or better for unconditioned zones.

#### *- Natural Lighting*

All living areas and bedrooms have direct access to natural daylight to reduce the need for artificial lighting.

#### *- External Shading*

Proposed appropriate external shading to north facing living area and bedroom windows. Fixed external shading to north facing glazing, such as overhanging eaves, can reduce excessive heat gain in summer while allowing warming winter sun to reach the glazing. As a rule of thumb eaves width should measure 45% of the height from the window sill and the bottom of the eaves.

*Adjustable shading allows for greater occupant control and when provided to the east and west helps with low angle sun.*



- *Water Energy System*

Electric Instantaneous hot water system is specified following the policy that has been implemented through amendment VC250. The system significantly reduces energy use by heating water only when required.

- *Heating/Cooling System*

Class leading energy efficient **5 star** rated cooling and heating systems is specified to reduce energy used for space cooling.

- *Peak Energy Demand*

Peak energy demand during summer is designed to be reduced through the provision of roof insulation to reduce heat gain from roof in order to reduce cooling load, the provision of openable windows and efficient internal layout for natural ventilation to reduce cooling requirements and the provision of class leading energy efficient HVAC systems to reduce energy consumption.

- *Energy Efficient Light Fittings*

Energy saving LED lighting is specified to reduce lighting energy use.

□ The project has achieved:

□ Class 1 building - maximum allowable wattage 4W/m<sup>2</sup>

□ Porch & Alfresco - maximum allowable wattage 4W/m<sup>2</sup>

□ Class 10 building - maximum allowable wattage 3W/m<sup>2</sup>

(Compact florescent or LED lights with appropriate controls and sensors are encouraged,

- Provision of Retractable Clothes Drying Lines

Outdoor retractable clothes drying lines / racks are specified to discourage the use of clothes dryer in order to reduce energy use and pollutants within the dwelling.

*Additional Sustainable Measures*

## Stormwater Management / Water Sensitive Urban Design

The development is designed to treat stormwater runoff, minimising peak stormwater flows and reducing stormwater pollutants (Nitrogen, Phosphorus, suspended solids, etc) through the provision of:

- *STORM Rating*

The proposed development meets the required best practice STORM rating benchmark by achieving a rating of 100%. Stormwater Detention Stormwater is to be detained on site to reduce peak flow runoff discharge into council's stormwater drainage system. Rainwater tanks are excluded and independent of any detention requirements.

- *Permeability*

Hard surfaces and hard landscaping are minimised for the development to minimise hard surface storm water runoff.

- **INDOOR ENVIRONMENT QUALITY (IEQ)**

The development is designed to provide a healthy and comfortable indoor environment for the wellbeing of occupants and to lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices. The design achieves this through:

- **Ventilation**

The proposed dwellings are designed to have openable windows to all living areas and the layout of the living spaces are configured to maximise cross ventilation opportunities.

- **Orientation of windows**

Windows are oriented to maximise views, to allow natural light access and to prevent overlooking of neighbouring secluded private open spaces.

- **Daylight**

The dwellings are designed to provide all living areas and bedrooms to have direct access to natural daylight.

- **External Views**

Living area windows are oriented to landscape areas to present occupants with desirable views. Windows are also provided at the front of the dwellings to enable passive street surveillance and a sense of address for the dwellings.

- **Thermal Comfort**

A thermally efficient building envelope and energy efficient HVAC systems are proposed to maximise thermal comfort of occupants.

## Transport

The development is designed to encourage walking, the use of public transport and alternative transport means other than cars. The design achieves this through:

- Minimising the Provision of Car Parks for Conventional Vehicles

✓ **A dedicated AC EV Level 2 charger at up to 22kW (32 Amp, 3-phase) installed per dwelling.**



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## Additional Sustainable Measures

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### Waste Management

The development is designed to minimise waste and encourage the reuse of and recycling of materials during the design, construction and occupancy.

#### **The design achieves this through:**

##### - *Construction Waste Minimisation*

The development is designed to use readily available materials and is designed to use standard components or dimensions to minimise cutting waste. The nominated builder of the development is encouraged to reuse existing building components (eg bricks) and to recycle reusable waste.

##### - *Occupancy Waste Minimisation*

Storage areas for recycling bins are proposed to be easily accessible to encourage recycling and to enable an effective recycling service to be provided. A low maintenance garden with drought resistant plants is proposed to minimise green waste.

##### - **Storage Spaces for Recycling and Green Waste**

Storage areas for recycling bins (240L) are proposed. Sufficient space for green waste bin is provided next to the waste and recycling bins should occupants elect to have one.

### Building Materials

The development is designed to minimise material use, to encourage recycling of existing material where possible, to advocate the use of environmentally friendly materials and to use materials of lower embodied energy. The design achieves this through:

##### - **Toxicity**

The development is designed to be constructed using non - toxic materials such as timber, plasterboards, bricks and low VOC paints.

##### - **Sustainable Timber**

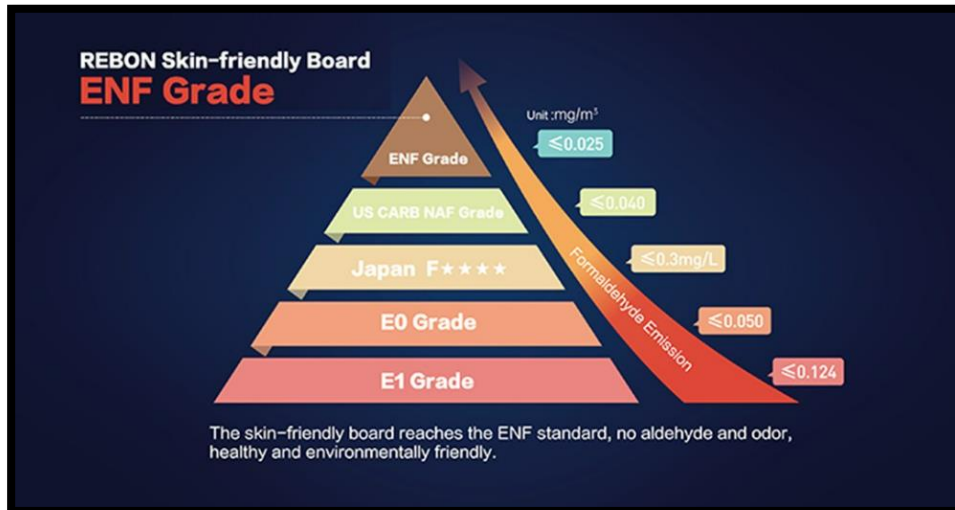
The development is designed to be timber framed using locally grown plantation timber. Plantation timber minimise forest and natural habitat destruction. In addition, timber stores carbon which reduces greenhouse gasses in the atmosphere. Suggest using timber that meets the **Australian Forestry Standard (AFS) AS 4707 - 2006**.

Concrete use supplementary cementitious material (SCM) and recycled aggregate where appropriate and recycled water in its manufacture.

- **Hazardous Materials and VOC**

Low VOC paints are nominated to be used to minimise indoor air contamination.

(Grade E0 or E1 engineered wood products e.g. MDF, plywood, engineered-wood flooring for formaldehyde emission)



Further information relating to low VOC Paints can be found in the Australian Standard AS/NZS 2311 "The Painting of Buildings" Sections 1.5.2.6 & 4.22

Additional information regarding VOC Paints, VOC limits and Green Star ratings can be obtained from the "Green Building Council of Australia"

([www.gbca.org.au](http://www.gbca.org.au)) or the "Australian Paint Manufacturers Federation"

All fabricated structural steelwork to be supplied by a steel fabricator/contractor accredited to the Environmental Sustainability Charter of the Australian Steel Institute. Sourced from a Responsible Steel Maker i.e. must have facilities with a currently valid and certified **ISO 14001 Environmental Management System (EMS)** in place and be a member of the World Steel Association's (WSA) Climate Action Program (CAP).



Assesses environmental impact for structural steel fabrication



The new certification program for the whole industry



Considers ESG sustainability impacts across the entire supply chain

## Construction and Building Management

The development is designed to promote sustainability in all lifecycle stages including construction. The design achieves this through:

- Environmental Management During Construction

The construction of the dwellings is to be carried out with minimal environmental impact including noise. Waste bins are to be provided and where practical, existing materials are to be recycled or stored for future reuse.

- Stormwater Pollution Reduction During Building Construction Works

Stormwater runoff are to be minimised during construction and where applicable, sediment filters or the like are to be provided to prevent sediment runoffs from being discharged into council drains.

By council best practice, a recycling/reuse commitment of **at least 70%** for all demolition and construction waste (by mass).



## Urban Ecology

The development is designed to protect and enhance biodiversity through the provision of sustainable indigenous and native landscaping. The design achieves this through:

- **On Site Topsoil Retention**

The footprint of the development is proposed to be over the footprint of the existing dwelling to minimise topsoil removal.

- **Reuse of Already Developed Land**

The dwellings are proposed on already developed land as an infill development to minimise the destruction of natural habitats and reduce urban sprawl.

- **Maintaining Ecological Value**

Existing open spaces are retained as much as possible to maintain existing ecological value.

- **Defining synergies between building elements and building uses**

The spaces within the dwellings proposed were designed according to their designated uses and to maximise natural lighting and ventilation. Living, dining and kitchen areas were designed to be open plan to maximise the flexibility of the space to be used for activities. Spaces are designed to be close to each other to minimise dead spaces and to reduce the size of the dwellings.

- **Significant Enhancement to building's environmental performance**

The proposed use of class leading energy efficient cooling, heating appliances and water efficient fixtures along with innovative rainwater treatment features significantly enhance the dwellings environmental performance as benchmarked.

- **Responding to local climate conditions through passive measures**

The building envelope is insulated with the use of reflective and bulk insulation to external roof, seals to external doors, increase in external wall insulation and concrete slab flooring to reduce heat loss/gain in winter and summer. Shaded openable windows are proposed to allow for cross ventilation during summer. The proposed features reduce energy use for cooling and heating for thermal comfort.

#### - New Design Approach

The dwellings were designed as an infill development which maximises the use of existing developed land. This reduces urban sprawl, minimises the development footprint and places occupants closer to activity centres.



#### 20 mm recycled aggregate

- Used as a base or subbase material for hardstand areas and access roads, pipe bedding, walkways and under concrete pads
- Suitable for drainage material, backfill for retaining walls and decorative applications
- Ideal for creating temporary footings for light excavation equipment during wet weather conditions
- Easy to spread and compact

#### 40 mm recycled aggregate

- Used as a base or subbase material for hardstand areas and access roads, pipe bedding, walkways and under concrete pads
- Suitable for shakedown material for worksites, backfill for retaining walls and open drain or swale lining
- Can be used for a temporary access track on to building sites during wet weather conditions



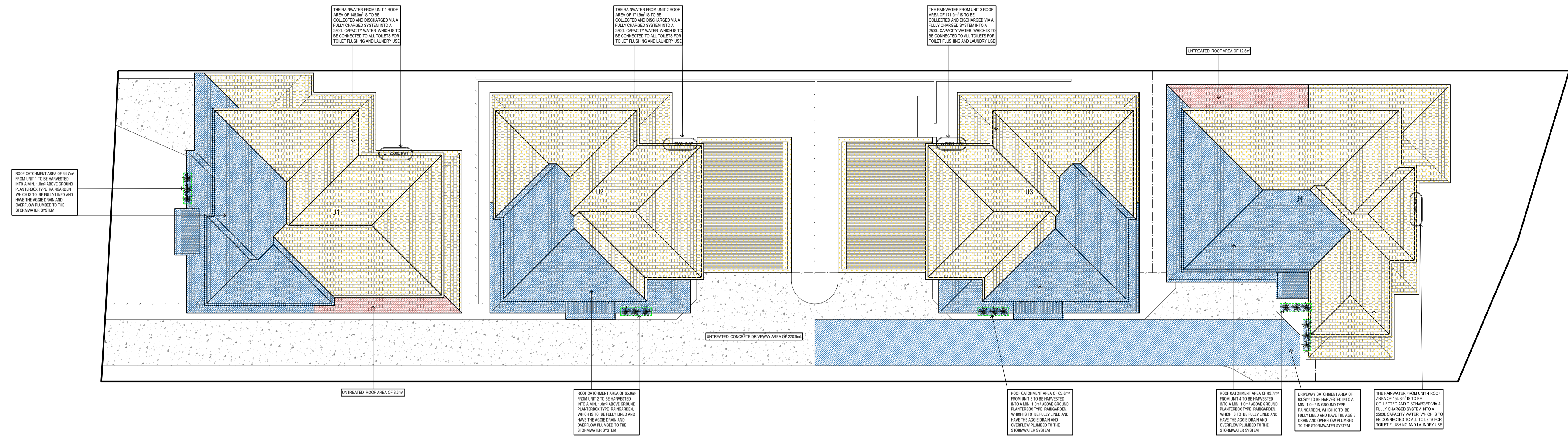
*The availability of recycled aggregate can vary based on site location, demand for product, and availability of materials suitable for recycling. However, as it is sourced locally, supply of recycled aggregates can be more reliable than for virgin aggregates which are often sourced overseas.*

**LEGEND**

- CONCRETE SURFACE
- PERMEABLE SURFACE
- METAL ROOF AREA
- UNTREATED ROOF AREA
- ROOF AREA TO RAINWATER TANK
- VEGETATED AREA
- RAINGARDEN 100mm
- ROOF AREA TO RAINGARDEN

**AREA SCHEDULE:**

UNIT	GROUND FLOOR AREA:	FIRST FLOOR AREA:	GARAGE:	PORCH:	ALFRESCO:	TOTAL AREA:	POS:
UNIT 1	152.2 m <sup>2</sup>	141.3 m <sup>2</sup>	37.1 m <sup>2</sup>	4.1 m <sup>2</sup>	15.0 m <sup>2</sup>	347.7 m <sup>2</sup>	161.9 m <sup>2</sup>
UNIT 2	153.1 m <sup>2</sup>	121.9 m <sup>2</sup>	41.1 m <sup>2</sup>	4.6 m <sup>2</sup>	14.1 m <sup>2</sup>	334.8 m <sup>2</sup>	114.5 m <sup>2</sup>
UNIT 3	153.1 m <sup>2</sup>	121.9 m <sup>2</sup>	41.1 m <sup>2</sup>	4.6 m <sup>2</sup>	14.1 m <sup>2</sup>	334.8 m <sup>2</sup>	111.1 m <sup>2</sup>
UNIT 4	153.1 m <sup>2</sup>	143.7 m <sup>2</sup>	38.9 m <sup>2</sup>	4.2 m <sup>2</sup>	20.1 m <sup>2</sup>	360.0 m <sup>2</sup>	205.6 m <sup>2</sup>
<b>SITE</b>	<b>1813.6 m<sup>2</sup></b>	<b>46.6%</b>	<b>845.2 m<sup>2</sup></b>	<b>35.7%</b>	<b>646.6 m<sup>2</sup></b>	<b>35.9%</b>	<b>640.0 m<sup>2</sup></b>



**Melbourne Water STORM Rating Report**



Description	Impervious Area (m <sup>2</sup> )	Treatment Type	Treatment Area/Volume (m <sup>2</sup> or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 ROOF - TANK	148.00	Rainwater Tank	2,500.00	5	130.60	83.90
U1 ROOF - RAINGARDEN	84.70	Raingarden 100mm	1.00	0	116.75	0.00
U1 ROOF - UNTREATED	8.30	None	0.00	0	0.00	0.00
U2 ROOF - TANK	171.90	Rainwater Tank	2,500.00	5	118.40	85.00
U2 ROOF - RAINGARDEN	65.80	Raingarden 100mm	1.00	0	122.70	0.00
U3 ROOF - TANK	171.90	Rainwater Tank	2,500.00	5	118.40	85.00
U3 ROOF - RAINGARDEN	65.80	Raingarden 100mm	1.00	0	122.70	0.00
U4 ROOF - TANK	154.80	Rainwater Tank	2,500.00	6	138.80	79.50
U4 ROOF - RAINGARDEN	83.70	Raingarden 100mm	1.00	0	117.25	0.00
DRIVEWAY UNTREATED	220.60	None	0.00	0	0.00	0.00
U4 ROOF - UNTREATED DRIVEWAY RAINGARDEN	12.50	None	0.00	0	0.00	0.00
DRIVEWAY RAINGARDEN	93.20	Raingarden 100mm	1.00	0	114.40	0.00

Date Generated: 25-Oct-2024 Program Version: 1.0.0

**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 PLUMBERS AND CLEANED.
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

**WATER SENSITIVE URBAN DESIGN NOTES:**

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

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

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

TANK OVERFLOW MUST BE TAKEN TO L.P.D.

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)

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

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

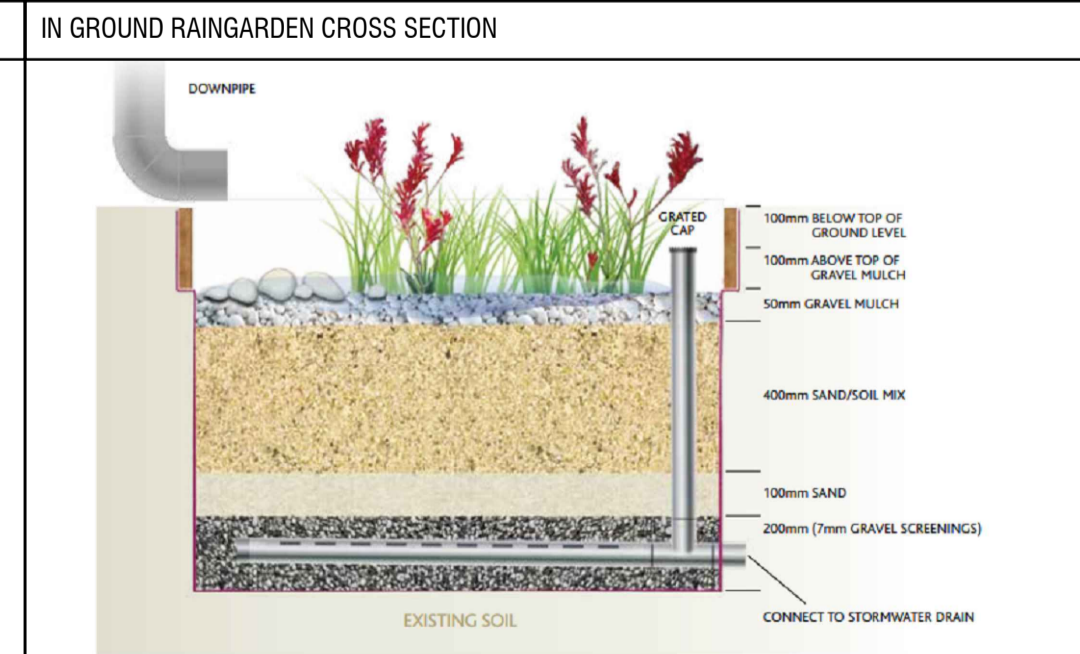
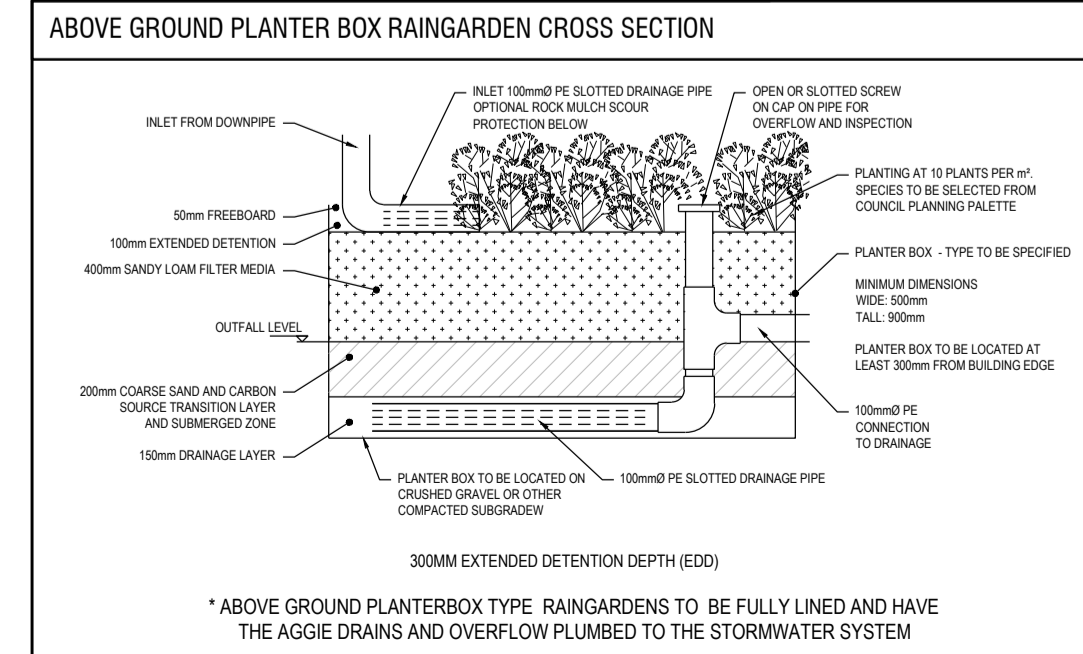
MAINTENANCE AND MANAGEMENT OF RAINGARDENS TO BE THE RESPONSIBILITY OF THE OWNERS CORPORATION

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

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

**RAINGARDEN MAINTENANCE**

AS NEEDED (FOLLOWING CONSTRUCTION)	REGULARLY (MONTHLY)	ANNUALLY (SEMI-ANNUALLY DURING FIRST YEAR)	EVERY 2 TO 3 YEARS
WATER TO PROMOTE PLANT GROWTH AND SURVIVAL, ESPECIALLY DURING THE FIRST TWO YEARS AND DURING DRY SPELLS.			
INSPECT SITE FOLLOWING RAINFALL EVENTS. ADD/REPLACE VEGETATION IN ANY ERODED AREAS.			
PRUNE AND WEED SWALE TO MAINTAIN APPEARANCE.			
REMOVE ACCUMULATED TRASH AND DEBRIS.			
REPLACE MULCH AS NEEDED.			
INSPECT INFLOW AREA FOR SEDIMENT ACCUMULATION. REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS.			
INSPECT SITE FOR EROSION AS WELL AS SEDIMENT AND MULCH WHICH HAVE BEEN MOVED AROUND IN THE GARDEN. ADD/REPLACE VEGETATION IN ANY ERODED AREAS.			
INSPECT RAIN GARDEN FOR LEAKS OR DRYING VEGETATION. REPLACE VEGETATION AS NEEDED.			
TEST PLANTING BEDS FOR PH. IF THE PH IS BELOW 5.5, LIMESTONE SHOULD BE APPLIED. IF THE PH IS ABOVE 6.0, IRON SULFATE AND SULFUR SHOULD BE APPLIED.			
REMOVE AND REPLACE MULCH			



**PLANNING & DESIGN**

PLANNING & DESIGN PT.  
31 ERMINGHAM AVENUE, PRESTON VIC 3072  
TEL: 03 9470 0000  
WWW.PDPT.COM.AU

UNIT DEVELOPMENT  
11 MORRA COURT, GREENVALE

**WSUD**



# 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.

## To support safer EV charging, the ABCB recommends:

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### Master isolation

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



### Break glass fire alarm

Provide additional break glass unit (BGU).



### 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.



### Regular maintenance

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



### 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.



### RCM Tick compliance

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



### Placarding site

Provide placarding/signage to identify each EV charge points.



### 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.



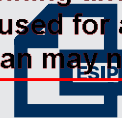
### Complex buildings

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



### 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.



### Emergency services information pack (ESIP)

ESIPs developed for each site and provided for first responders.



### Collision protection

Provide vehicle impact bollards or stops.



### Proximity to evacuation routes and flammable risks

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



### Directional signage

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



### 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.



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# KEEPING OUR STORMWATER CLEAN



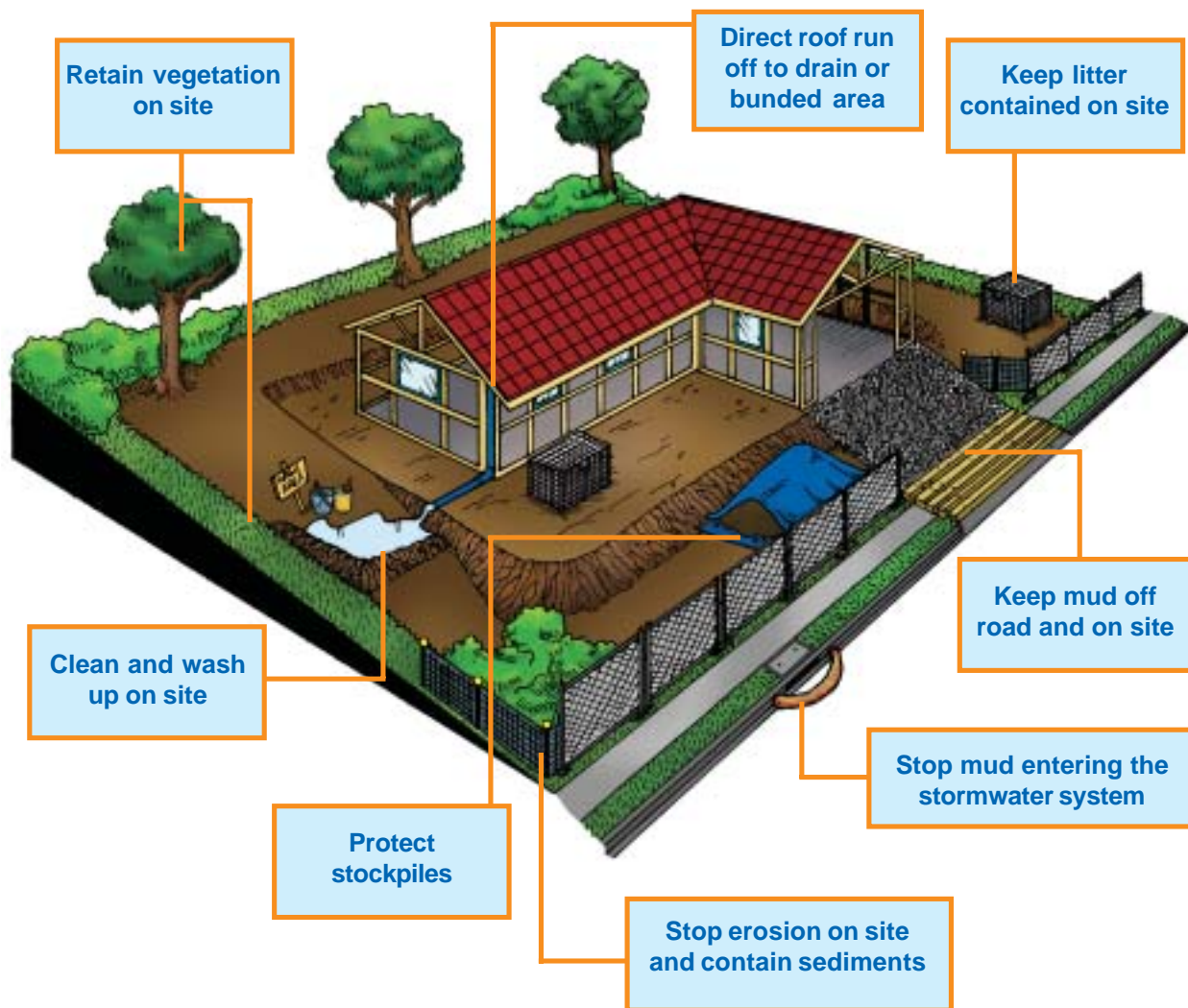
## A BUILDER'S GUIDE

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

## 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.

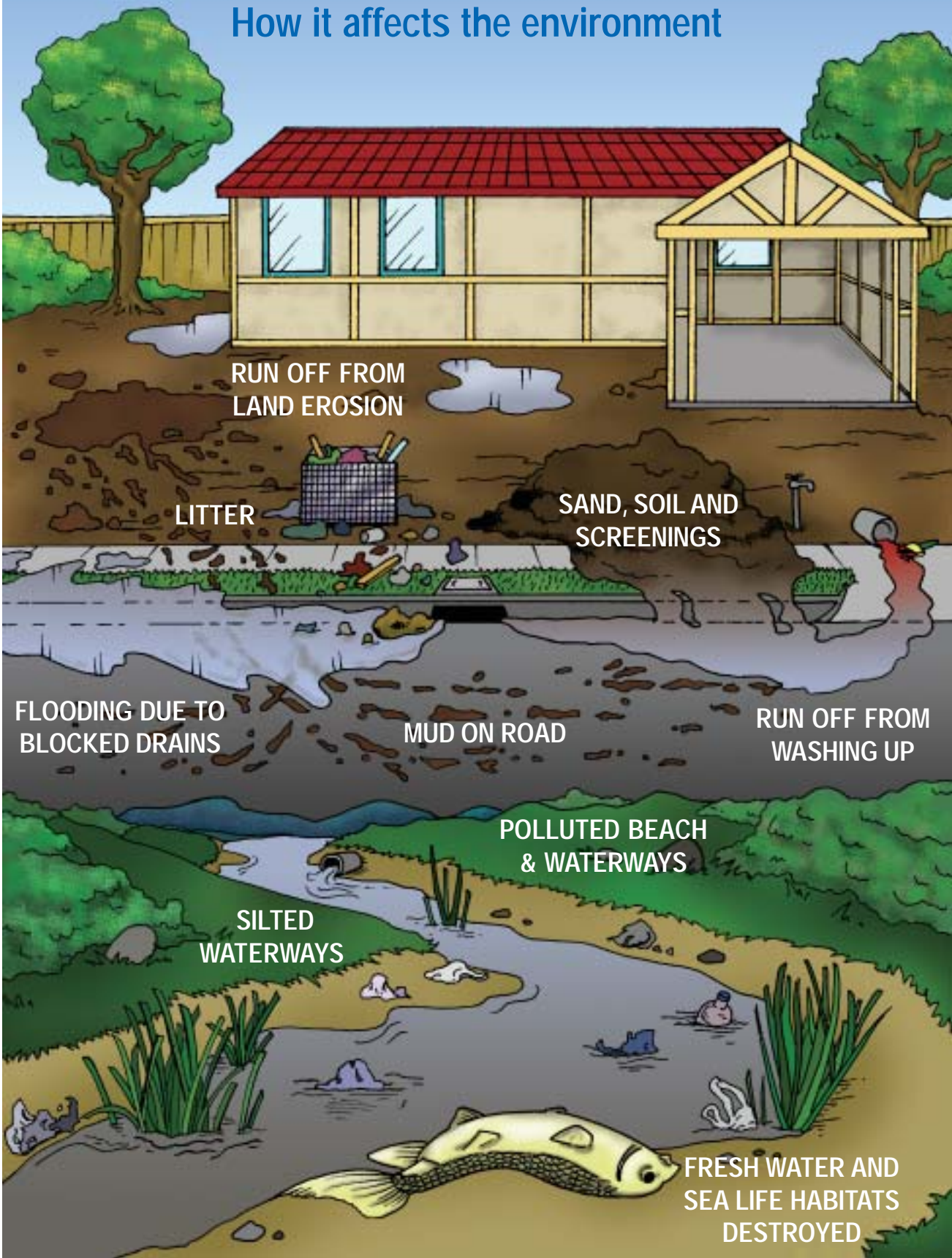
### Check Council requirements and plan before you start work on site



**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!

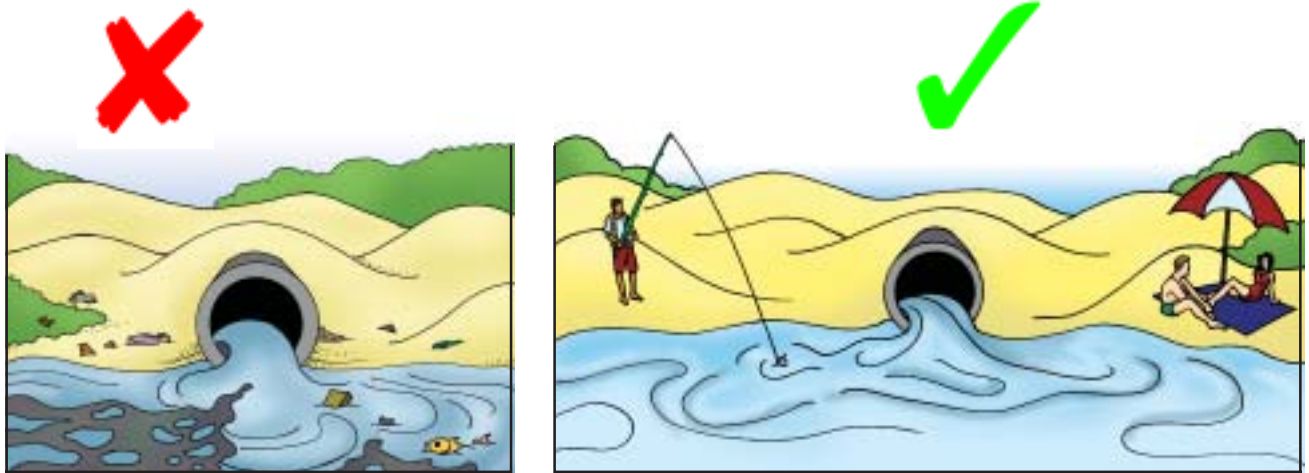
Sediment from building sites can pollute stormwater. There are State and local council laws which make this an offence.

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](http://www.geofabrics.com.au)  
Products: silt fencing

**Southern Geosynthetics Supplies**  
0419 478 238 [www.geosynthetics.com.au](http://www.geosynthetics.com.au)  
Products: Silt fences, Silt Sausages

**Statewide River & Stream Management**  
03 9702 9757 [www.stateplanthire.com](http://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](http://www.treemax.com.au)  
Products: filter fence, silt worm, silt sock

**Zerosion**  
0408 351 566 [www.zerosion.com.au](http://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](http://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](http://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.mbv.com.au](http://www.mbv.com.au)  
**HIA GreenSmart Program**  
[www.greensmart.com.au](http://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](http://www.epa.vic.gov.au)  
See Publication 981 – Reducing stormwater pollution from construction sites  
Melbourne Water  
[www.melbournewater.com.au](http://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.

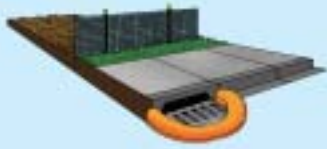
### Which trees and vegetation will be kept on site?

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 RULE 2

Stop erosion and keep sediment on site

### Why is erosion a problem?

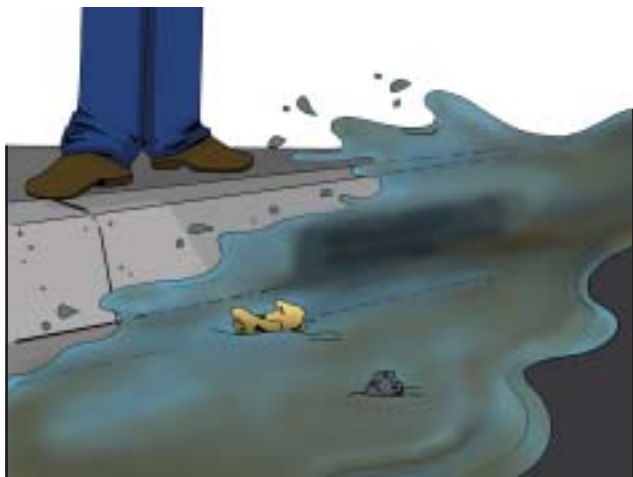
Sediment escaping from building sites can:



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 rain gardens and swales.





## SITE RULE 3

### Contain stockpiles on site

#### Why are sand, soil and screenings a problem?

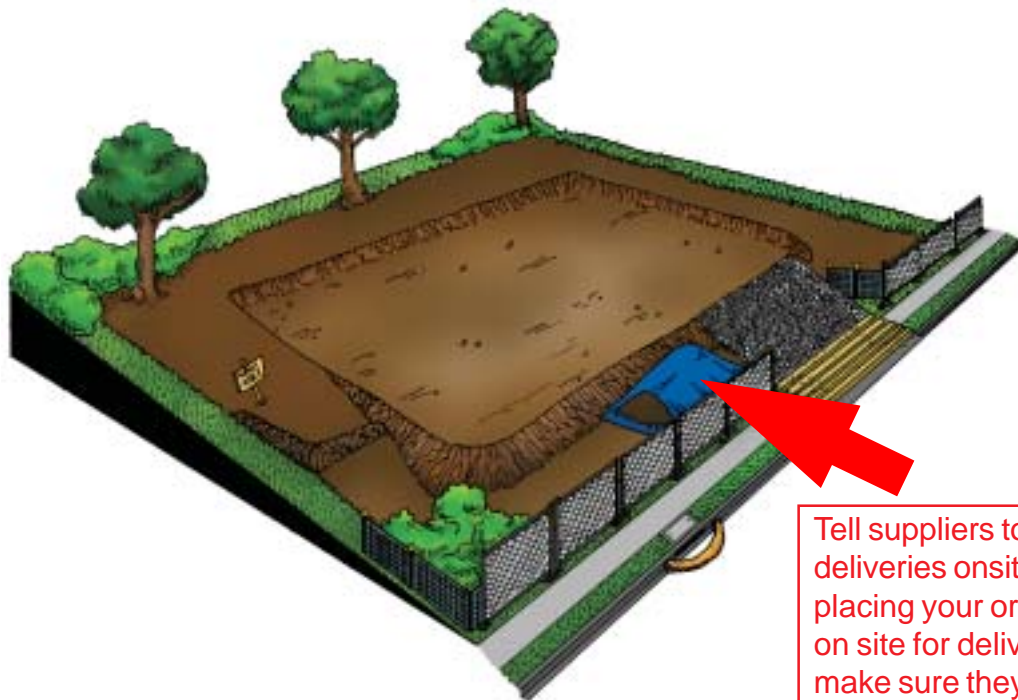


Sand, soil, screenings, dust or sludge from concrete and brick cutting, and other materials escaping from building sites can cause many problems.

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.



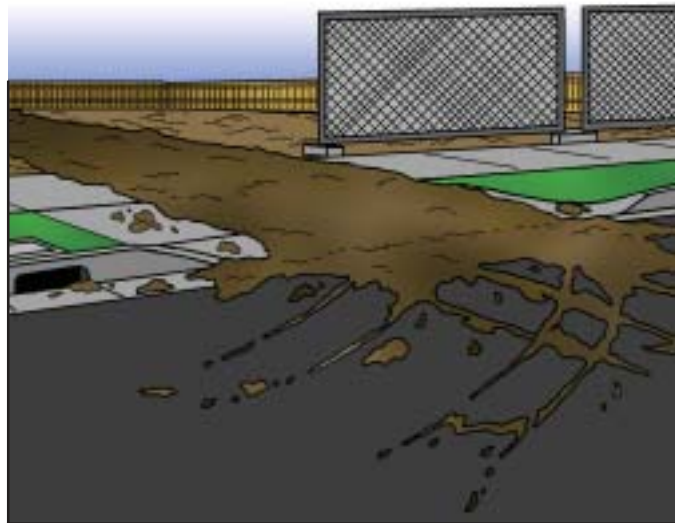
## SITE RULE 4

### Keep mud off road and on site

#### Why is mud a problem?

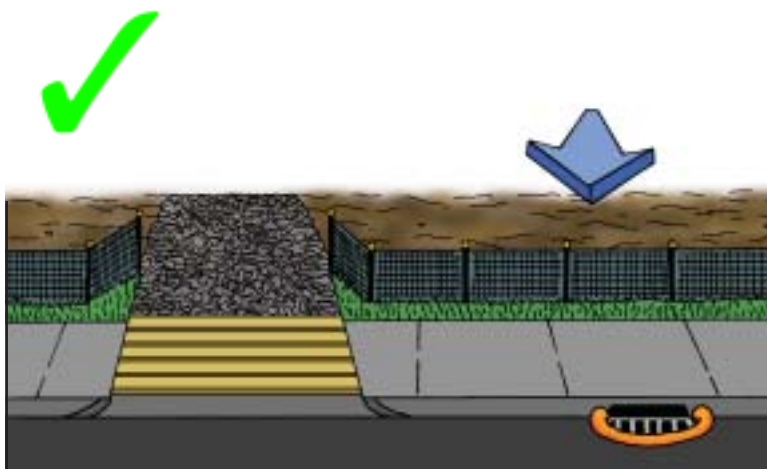
Two things happen when vehicles go on and off the site:

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?

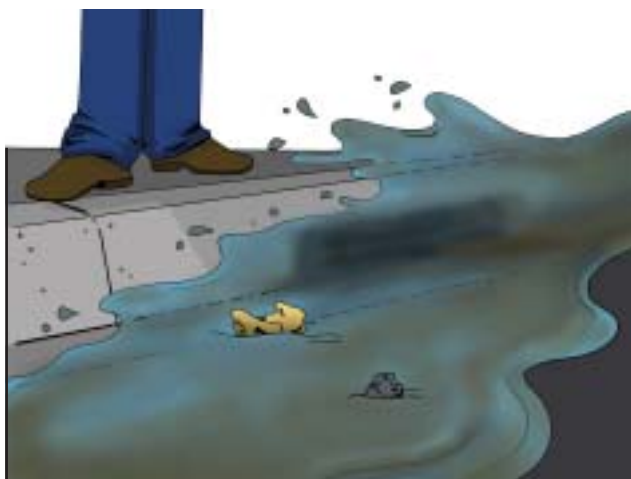


Many building sites have both building rubble and other rubbish spread across them.



### 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

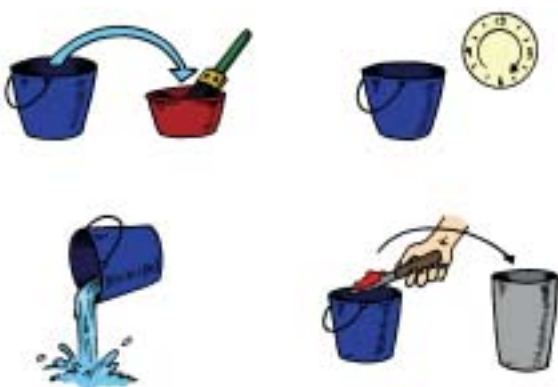
concrete slurry by tipping small amounts in a ditch lined with plastic or geotextile liners. When the water evaporates or soaks into the surface the solids can then be put into a skip bin or recycled in construction or as road base.



## 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

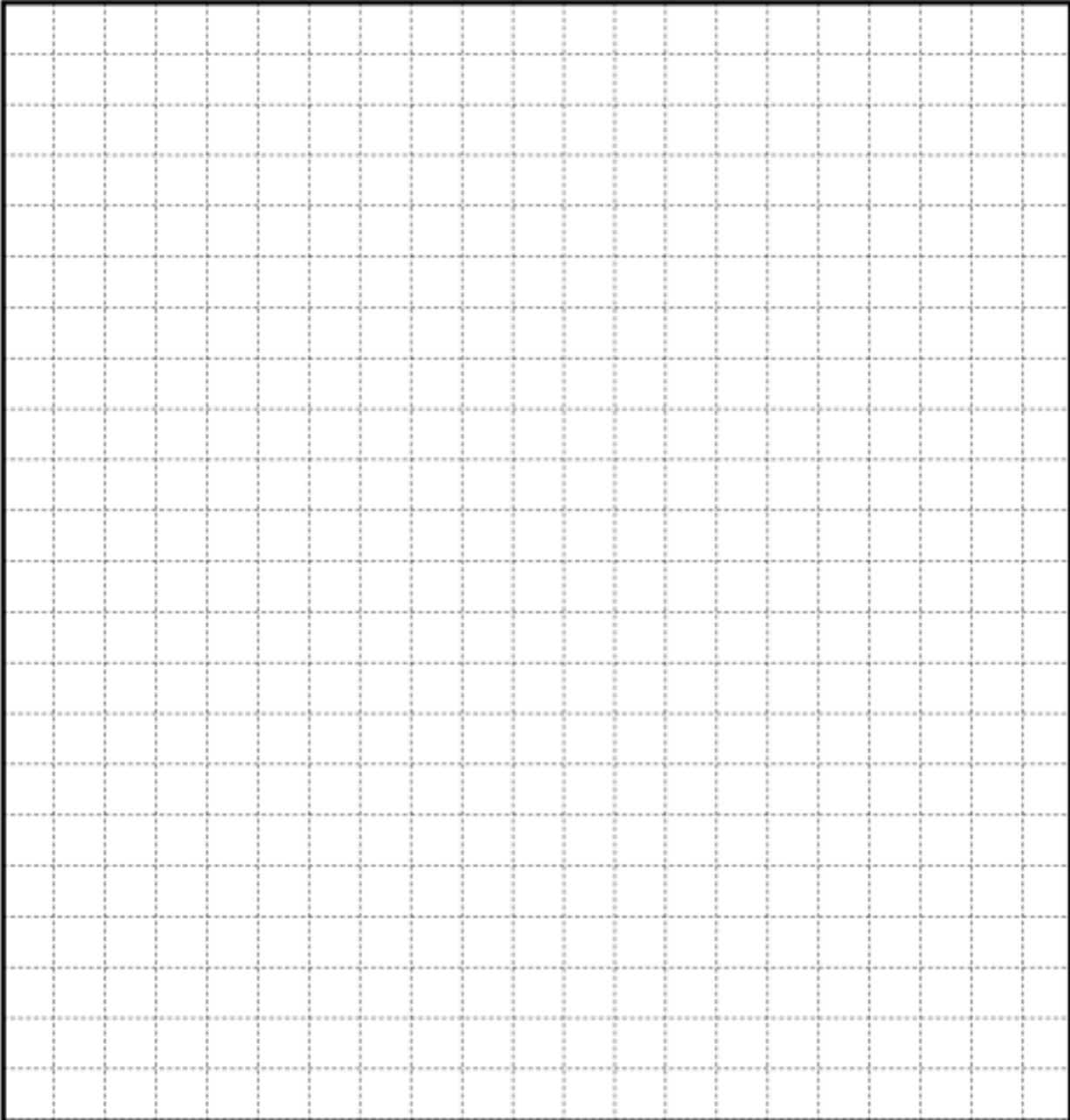
Use one container to wash the brush and another to rinse it. Let the first container stand overnight to let solids settle. Then pour out the water on to the ground if it is not too dirty and put settled solids in a bin.

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













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# SITE MANAGEMENT PLAN

Building Company: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Site Address: \_\_\_\_\_  
Client Name: \_\_\_\_\_ Contact Number: ( ) \_\_\_\_\_



**LEGEND:**

 - Bin	 - Rumble grid	 - Stabilised access point	 - Vegetation to be retained
Scale: _____ = 1 m	 - Grass filter strip	 - Silt fence	 - Stockpile
 - Nth	 - Gravel sausage	 - Skip	 - Wash up area
		 - Temporary Fencing	

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

# 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.**

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Melbourne Water on 131 722  
or email [enquiry@melbournewater.com](mailto:enquiry@melbournewater.com)

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Forth edition, revised, published October 2006







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

Office Use Only

Application No.:

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# Application for Planning Permit

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

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

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

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

## The Land

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

### Street Address \*

Unit No.:	St. No.: 11	St. Name: NORCAL COURT
Suburb/Locality: GREENVALE		Postcode: 3059

### Formal Land Description \*

Complete either A or B.

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

A   Lodged Plan  Title Plan  Plan of Subdivision

OR

B

## 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.

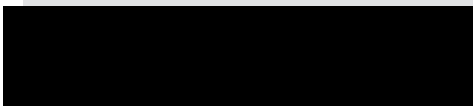
② For what use, development or other matter do you require a permit? \*

If you need help about the proposal, read:  
[How to Complete the Application for Planning Permit Form](#)

4-UNIT DEVELOPMENT  
 CONSTRUCTION OF 4 NEW DWELLINGS

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

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



**⚠** 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.

VACANT

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

## Title Information

### 5 Encumbrances on title \*

If you need help about the title, read: [How to Complete the Application for Planning Permit Form](#)

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

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

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

## Applicant and Owner Details

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

#### Applicant \*

The person who wants the permit.

[Redacted applicant details]

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

Contact person's details \*

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

Name: [Redacted]

Please provide at least one contact phone number \*

#### Owner \*

The person or organisation who owns the land

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

[Redacted owner details]

## 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 the information in this application is true and correct; and the owner (if different) has authorised and agreed to the information provided of the permit application.

Signature: [Redacted]

Date: 07/08/2024  
day / month / year

## Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit Form](#). General information about the planning process is available at <http://www.tpac.vic.gov.au/planning>

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

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

No  Yes

If 'yes', with whom?:

Date:

day / month / year

## Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?



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

Provided all necessary supporting information and documents?

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

A plan of the existing conditions.

Plans showing the layout and details of the proposal.

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

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

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

## Lodgement

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

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

**Contact information:**

Fax: 61 03 93090109

Email: [email@hume.vic.gov.au](mailto:email@hume.vic.gov.au)

DX: 94718

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

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

Page 1 of 1

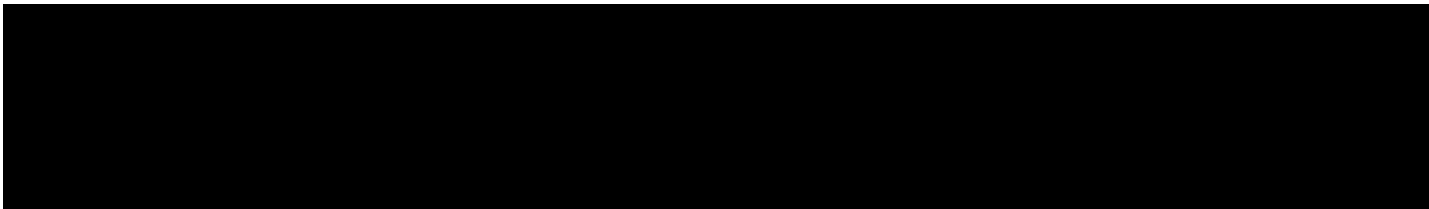
VOLUME 11588 FOLIO 652

Security no : 124115411731U  
Produced 30/05/2024 02:31 PM

**LAND DESCRIPTION**

Lot 5 on Plan of Subdivision 637207A.  
PARENT TITLES :  
Volume 10421 Folio 533      Volume 10869 Folio 112  
Created by instrument PS637207A 07/08/2015

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS637207A 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: 11 NORCAL COURT GREENVALE VIC 3059

DOCUMENT END



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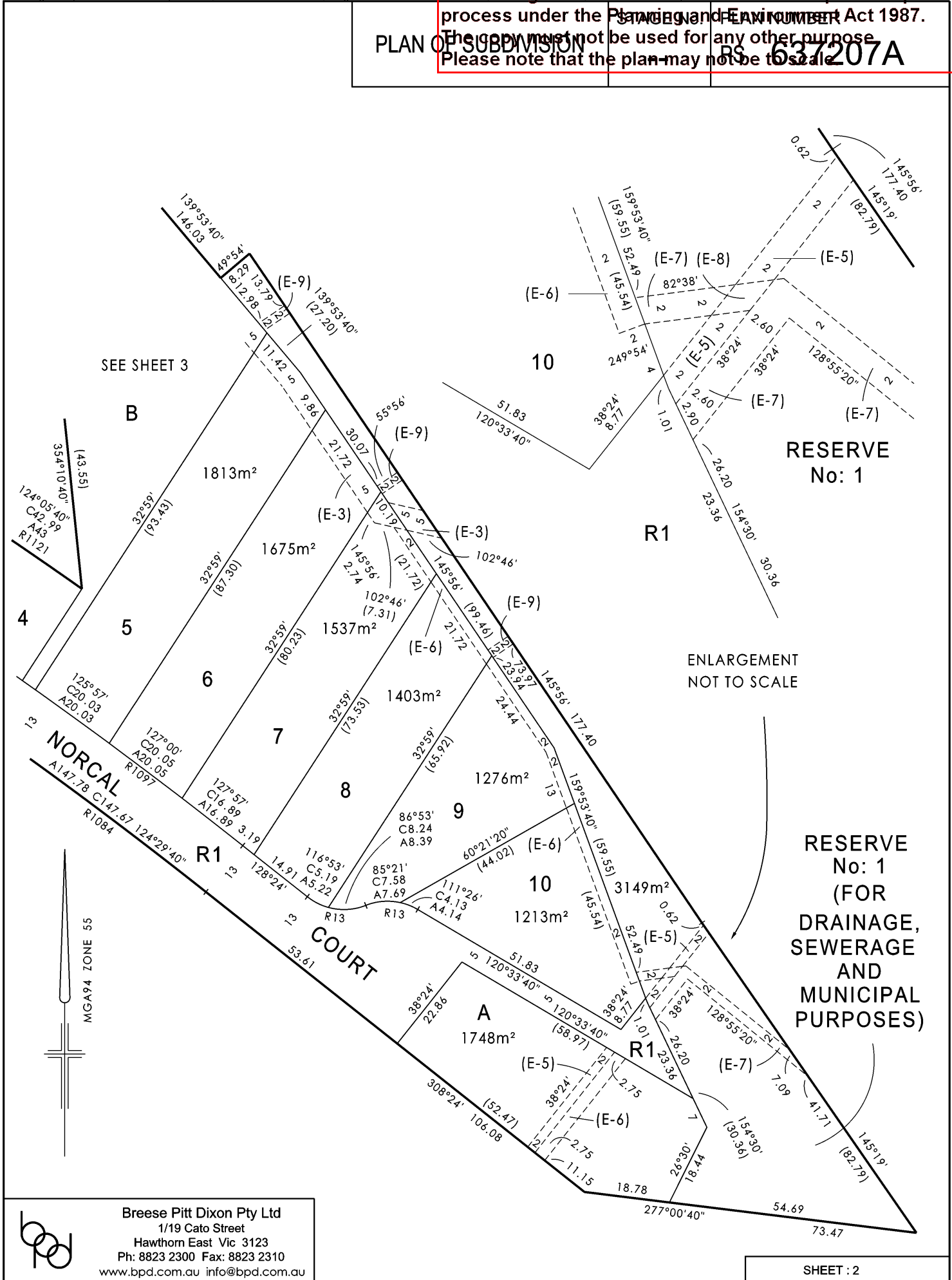
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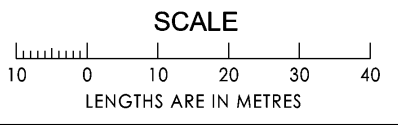
# PLAN OF SUBDIVISION

## PLAN NUMBER PS 637207A



**Breese Pitt Dixon Pty Ltd**  
 1/19 Cato Street  
 Hawthorn East Vic 3123  
 Ph: 8823 2300 Fax: 8823 2310  
 www.bpd.com.au info@bpd.com.au

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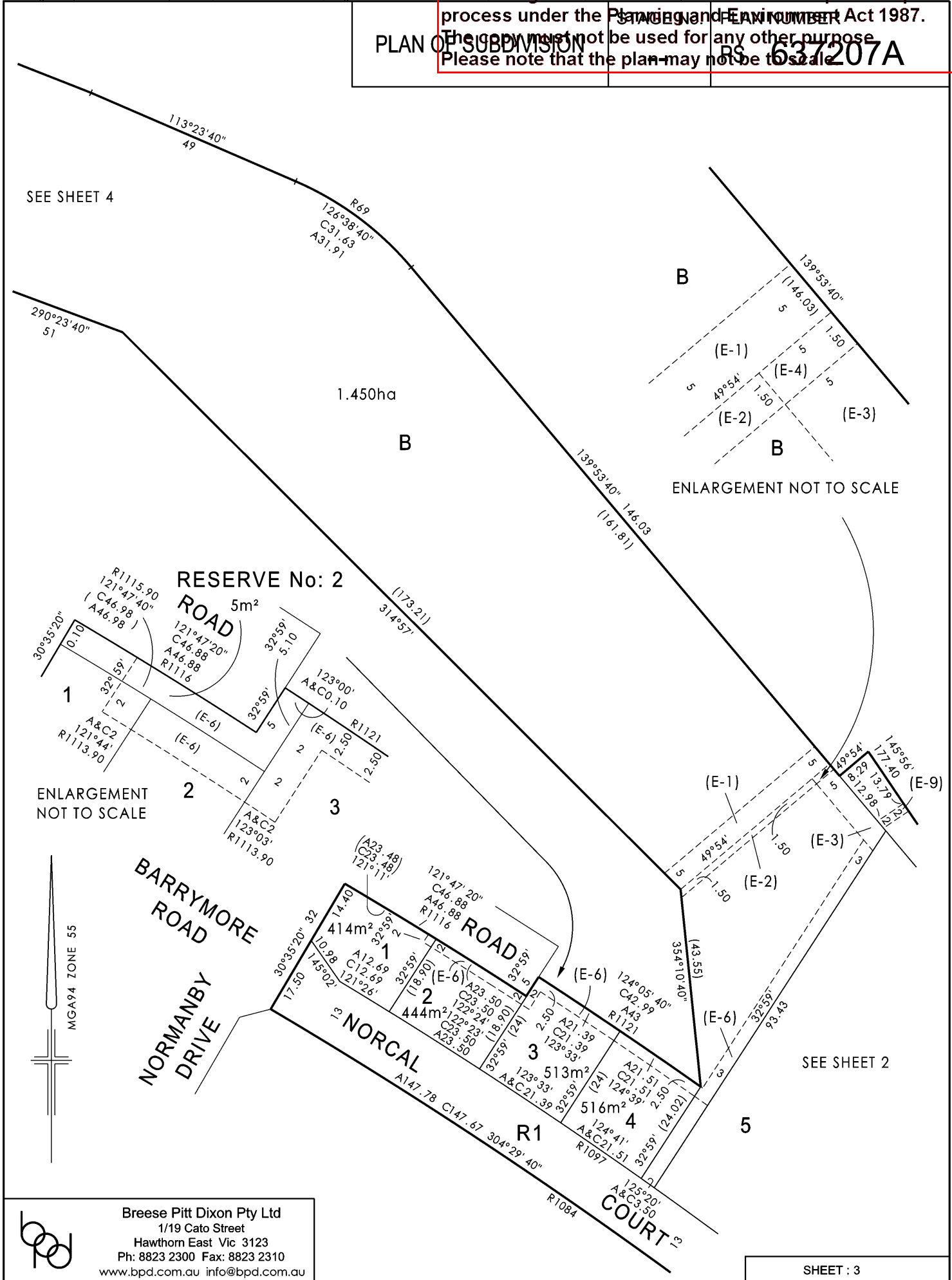
LICENSED SURVEYOR: GEOFF W HUMPHREY  
 SIGNATURE: . . . . . DIGITALLY SIGNED . . .  
 REF: 6595/1 VERSION: 13LR

SHEET : 2  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

PLAN OF SUBDIVISION  
ENLARGEMENT  
RS 637207A

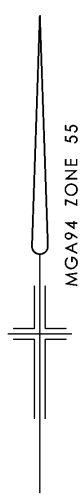


SEE SHEET 4

ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE

SEE SHEET 2



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Hawthorn East Vic 3123  
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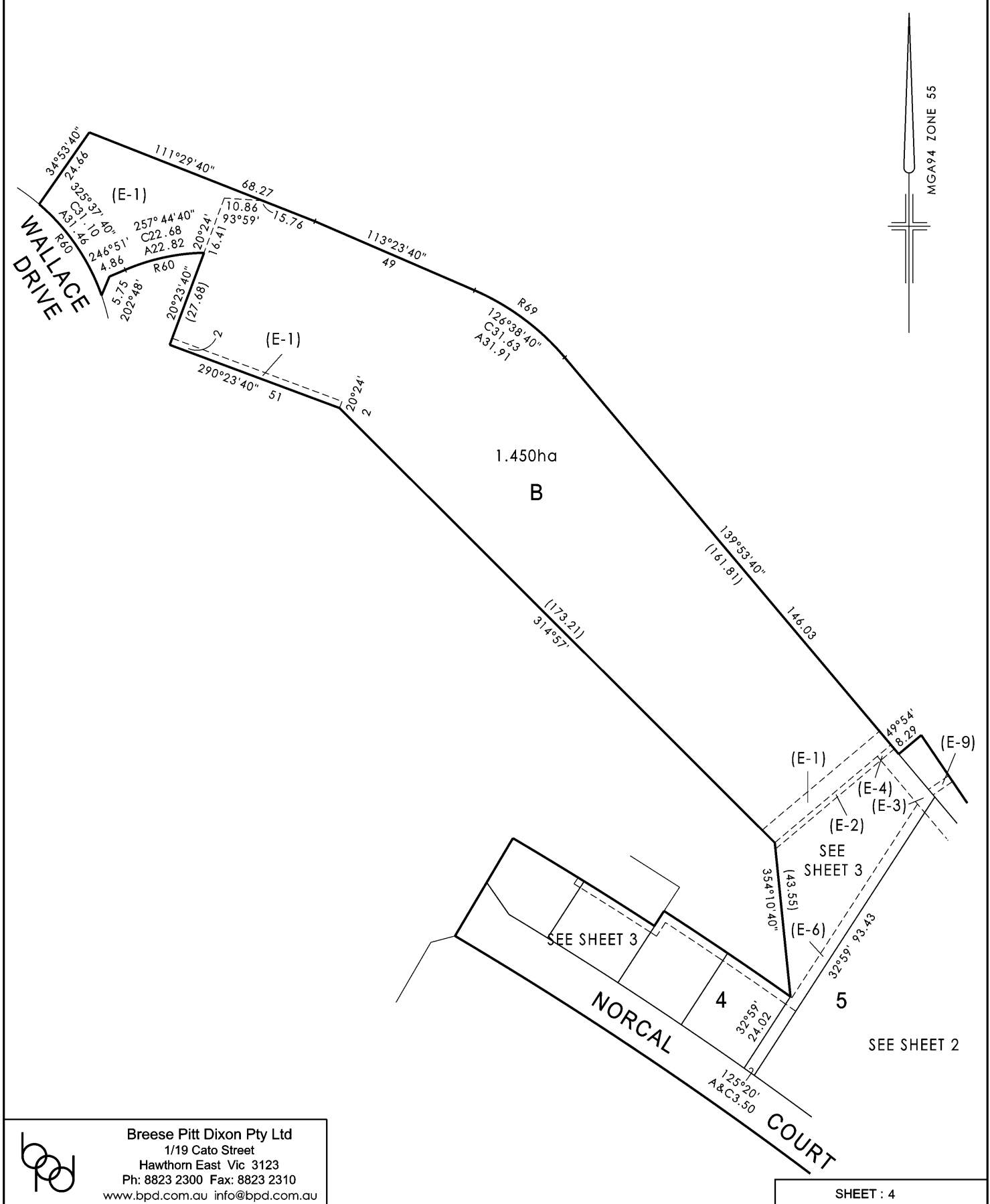
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 www.bpd.com.au info@bpd.com.au

SHEET : 4

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RS 637207A

### SUBDIVISION ACT 1988 CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

For the purposes of these restrictions:

- (a) A "dwelling" means a building that contains self contained living accommodation.
- (b) A "building" means any structure except a fence.
- (c) "Front Boundary" means the boundary to which the front facade of the dwelling is facing
- (d) Site coverage includes all buildings and ancillary structures (including all outbuildings, tennis courts and swimming pools)
- (e) All distances shown are in metres.
- (f) If a conflict shall exist between any provision in this restriction and Rescode or any instrument replacing it then the provisions of the latter shall apply.

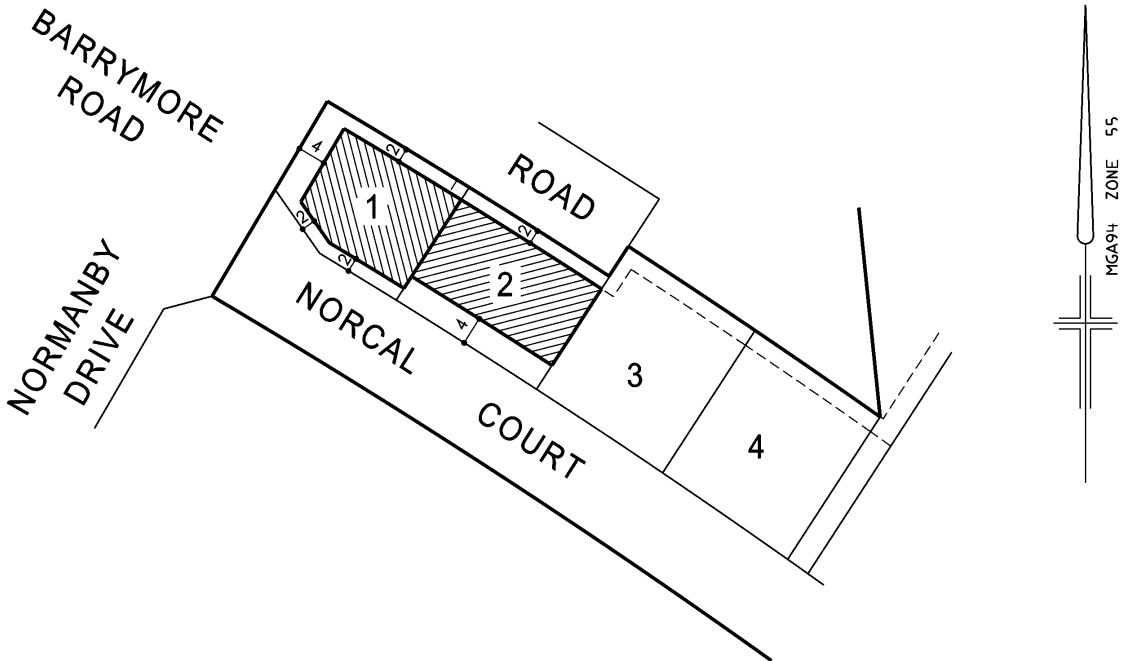
#### Restriction Number : 1

Land to benefit : Lots 1 to 10 (both incl).

Land to be burdened : Lots 1 and 2.

Description of Restriction : The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened shall not contract or permit to be constructed :

- 1. Any more than one dwelling on any allotment.
- 2. Any garage that is closer than 5.5 metres to any street alignment.
- 3. Any dwelling outside the area shown hatched on the diagram below.



Breese Pitt Dixon Pty Ltd  
1/19 Cato Street  
Hawthorn East Vic 3123  
Ph: 8823 2300 Fax: 8823 2310  
www.bpd.com.au info@bpd.com.au

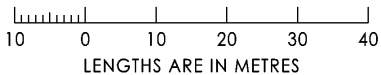
SHEET : 5

ORIGINAL

SCALE

LICENSED SURVEYOR: GEOFF W HUMPHREY

SHEET SIZE  
A3



SIGNATURE: . . . . . DIGITALLY SIGNED . . .

REF: 6595/1

VERSION: 13LR

DATE / / .  
COUNCIL DELEGATE SIGNATURE

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

**Plan of Subdivision PS637207A**  
**Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S009389A  
Plan Number: PS637207A  
Responsible Authority Name: Hume City Council  
Responsible Authority Reference Number 1: S006068  
Surveyor's Plan Version: 13

**Certification**

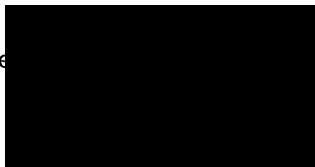
This plan is certified under section 6 of the Subdivision Act 1988

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate  
Organisation:  
Date:

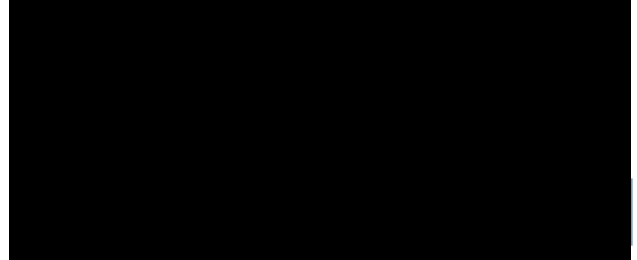


# Metropolitan Planning Levy (MPL)

## Certificate

The Trustee for PLANNING & DESIGN TRUST

31 ENFIELD AVE PRESTON VIC 3072



### PART 1 - APPLICANT DETAILS

#### Details of person who applied for this Certificate:

**Name:** The Trustee for PLANNING & DESIGN TRUST  
**Address:** 31 ENFIELD AVE PRESTON VIC 3072  
PRESTON  
AUSTRALIA

### PART 2 - LEVIABLE LAND DETAILS

#### Address of land to which the Metropolitan Planning Levy applies:

**Street Address:** 11 NORCAL CT  
GREENVALE VIC 3059

#### Formal Land Description:

**Vol/Folio:** 11588 / 652      **Lot/Plan:**      **Block/Subdivision:**

**Crown Reference:**

**Other:**

**Municipality:** Hume City Council

**Estimated Cost of Development:** 

### PART 3 - MPL PAYMENT DETAILS

**MPL Application ID:** 

**MPL Paid:** 

**MPL Payment Date:** 

### PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

**Paul Broderick**  
Commissioner of State Revenue

## PART 5 – EXPLANATORY NOTES

### General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

### MPL threshold amount

- The threshold amount is \$1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

### How MPL is calculated

- The amount of MPL is \$1.30 for every \$1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1000, the estimated cost is to be rounded up or down to the nearest \$1000 (and, if the amount by which it is to be rounded is \$500, it is to be rounded up).

### Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate (*Revised*) and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

### MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 180 days after the day on which it is issued.

### Revised MPL Certificate

The Commissioner must issue a revised MPL Certificate if:

- the Commissioner has issued a MPL Certificate, which has not expired;
- the estimated cost of the development increases before the application for a leviable planning permit is made; and
- he is satisfied that the whole amount of the MPL has been paid in respect to the increased cost of the development.

The Commissioner may also issue a revised MPL Certificate to:

- correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
- the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.

A revised MPL Certificate expires on the later of 90 days after its issue date or the date on which the original MPL Certificate issued expires.

The Commissioner cannot issue a revised certificate applied for after the expiration of the 180-day validity period of the original MPL Certificate.

### Refund of MPL

The Commissioner can only provide a refund of the levy if:

- the request is made no later than 30 days after the expiry of the levy certificate or revised certificate if there is one; and
- the leviable planning permit application in respect of which the levy was paid has not been made; and;

The Commissioner is satisfied of one or more of the following grounds:

- there has been a mathematical error in calculating the amount of the levy in relation to the estimated cost of the development stated in the notice given to the Commissioner when applying for the MPL Certificate.
- the applicant for the leviable planning permit application died before the application was made, and no other person is proceeding with the application.
- the relevant planning scheme was amended before the leviable planning permit application was made and because of the amendment, the authority must refuse to grant the permit.

### Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information please contact the State Revenue Office:

<b>Mail</b> State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	<b>Internet</b> <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> <b>Email</b> <a href="mailto:mpl@sro.vic.gov.au">mpl@sro.vic.gov.au</a> <b>Phone</b> 13 21 61 (local call cost) <b>Fax</b> 03 9628 6856
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