HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for **Planning Permit**

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

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

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

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

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

Clear Form

The Land

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

Street Address *

Unit No.:
St. No.: 3
St. Name: Janus Street
Suburb/Locality: Tullamarine
Postcode:

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: 156 ◯ Lodged Plan ◯ Title Plan ☒ Plan of Subdivision No.: 070188

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

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

The Proposal

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

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

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

Select the focus of this application and describe below:

Proposed Dual occupancy

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** *

[redacted] y be required to verify this estimate.
[redacted] ' if no development is proposed.
[redacted] (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

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

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

Existing Single dwelling

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

Title Information

(5) **Encumbrances on title** *

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

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

[redacted]

Owner *

The person or organisation who owns the land

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

[redacted]

Declaration

7 **This form must be signed**

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

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 12574 FOLIO 192

Security no : 124119521583P
Produced 01/11/2024 12:58 PM

LAND DESCRIPTION

Lot 156 on Plan of Subdivision 070188.
PARENT TITLE Volume 08696 Folio 871
Created by instrument AY435898N 25/09/2024

REGISTERED PROPRIETOR

[redacted]

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP070188 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY435898N (E)	APPLICATION LOST TITLE	Registered	25/09/2024
AY454068A (E)	TRANSMISSION APPLICATION	Registered	01/10/2024
AY487380M (E)	TRANSFER	Registered	14/10/2024
AY495940D (E)	AMEND ADDRESS ON FOLIO	Registered	17/10/2024

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

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

Street Address: 3 JANUS STREET TULLAMARINE VIC 3043

ADMINISTRATIVE NOTICES

NIL

eCT Control 25933D OTLAWYERS PTY LTD
Effective from 14/10/2024

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**LP070188**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**01/11/2024 12:58**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION OF
PART OF CROWN PORTION 3
PARISH OF TULLAMARINE
COUNTY OF BOURKE
VOL-8425 FO-424
VOL-8502 FOL-953

MEASUREMENTS ARE IN FEET AND INCHES

COLOUR CODE

E-1 = BLUE
R1 & R 2 = BROWN

LP 70188

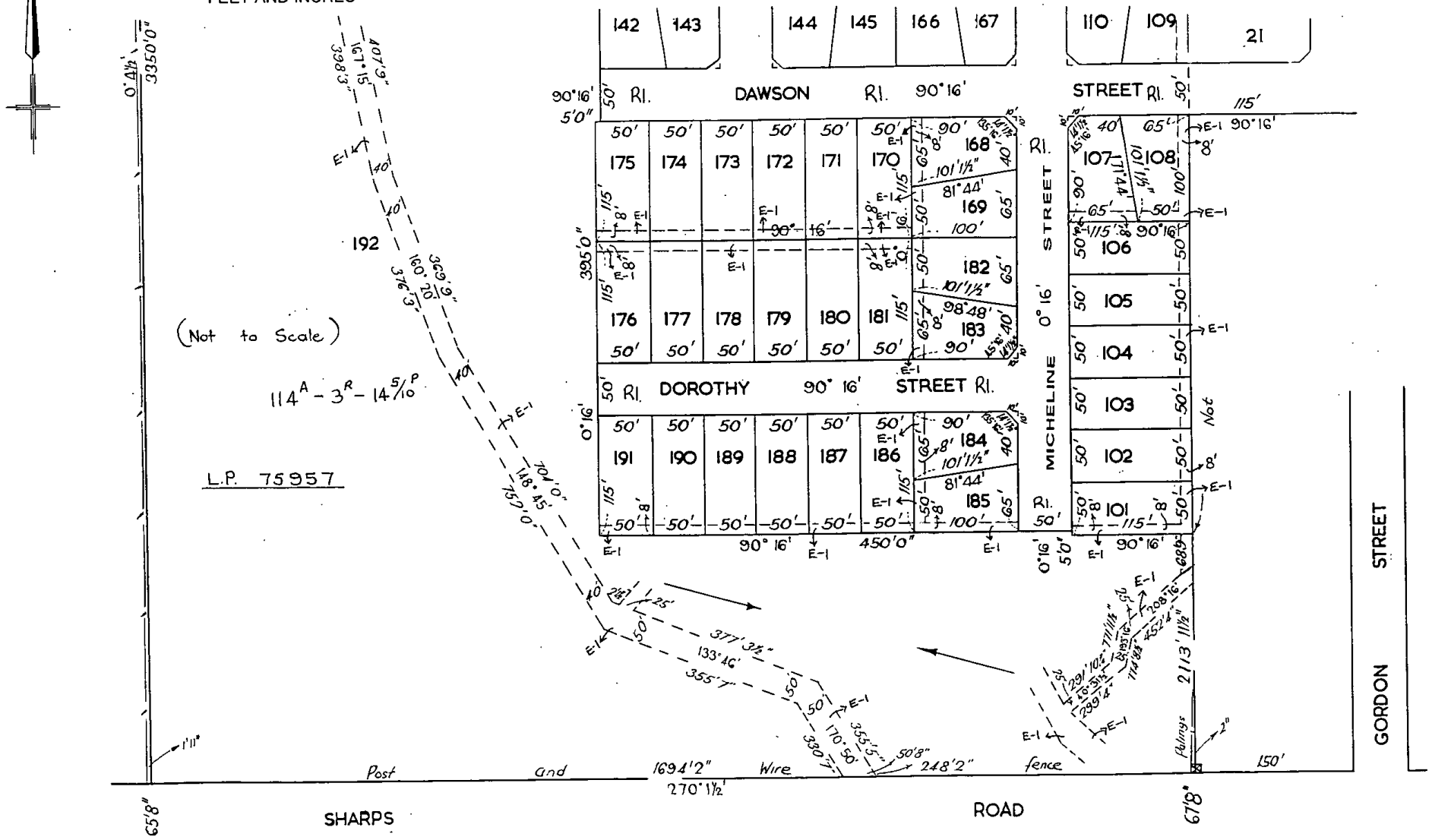
EDITION 1.
PLAN MAY BE LODGED
15/7/66

2 SHEETS
SHEET 1.

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY.

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND IS 8 FEET WIDE UNLESS OTHERWISE SHOWN

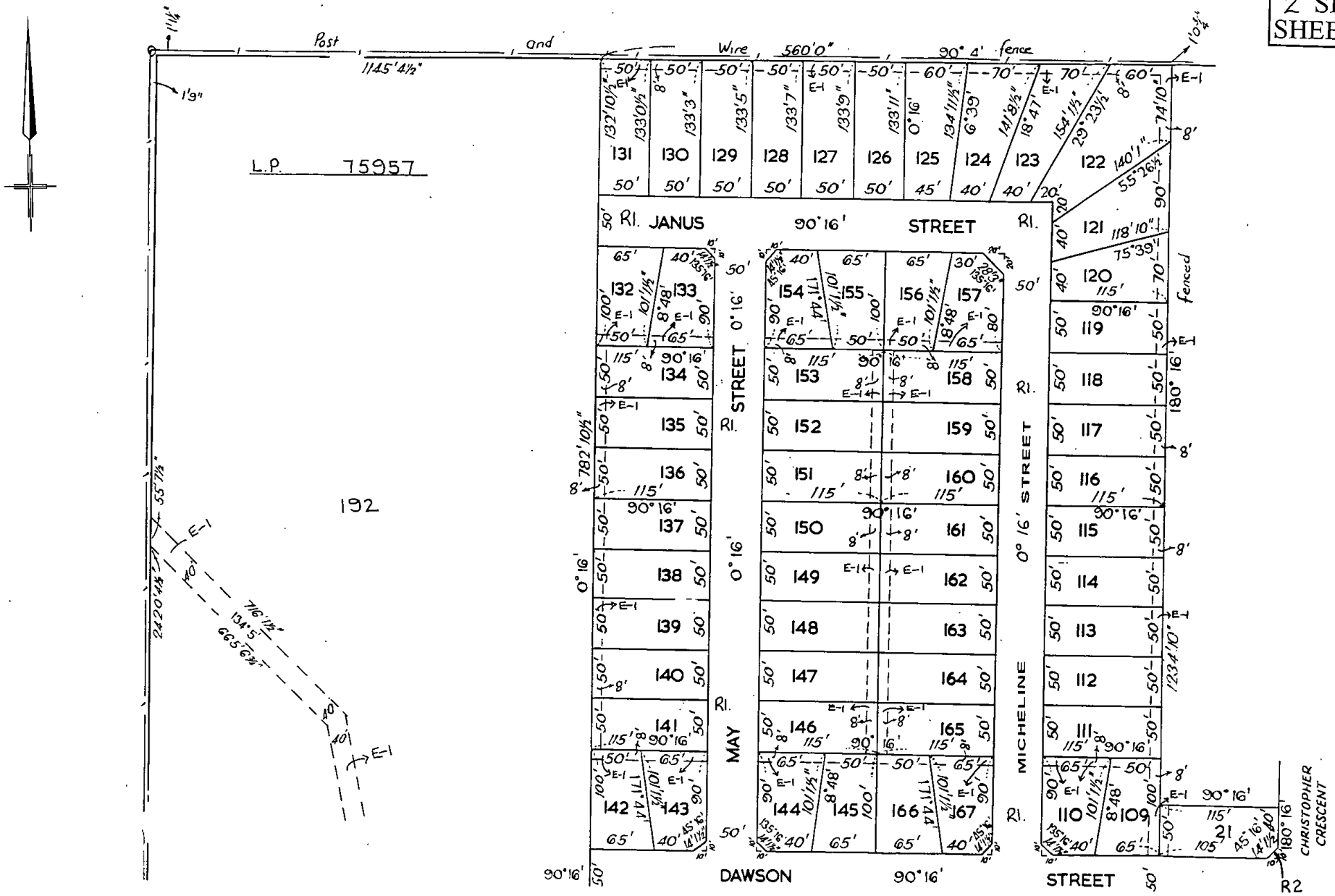
SEE SHEET 2



Delivered by LANDATA®, timestamp 01/11/2024 12:58 Page 1 of 2

LP 70188

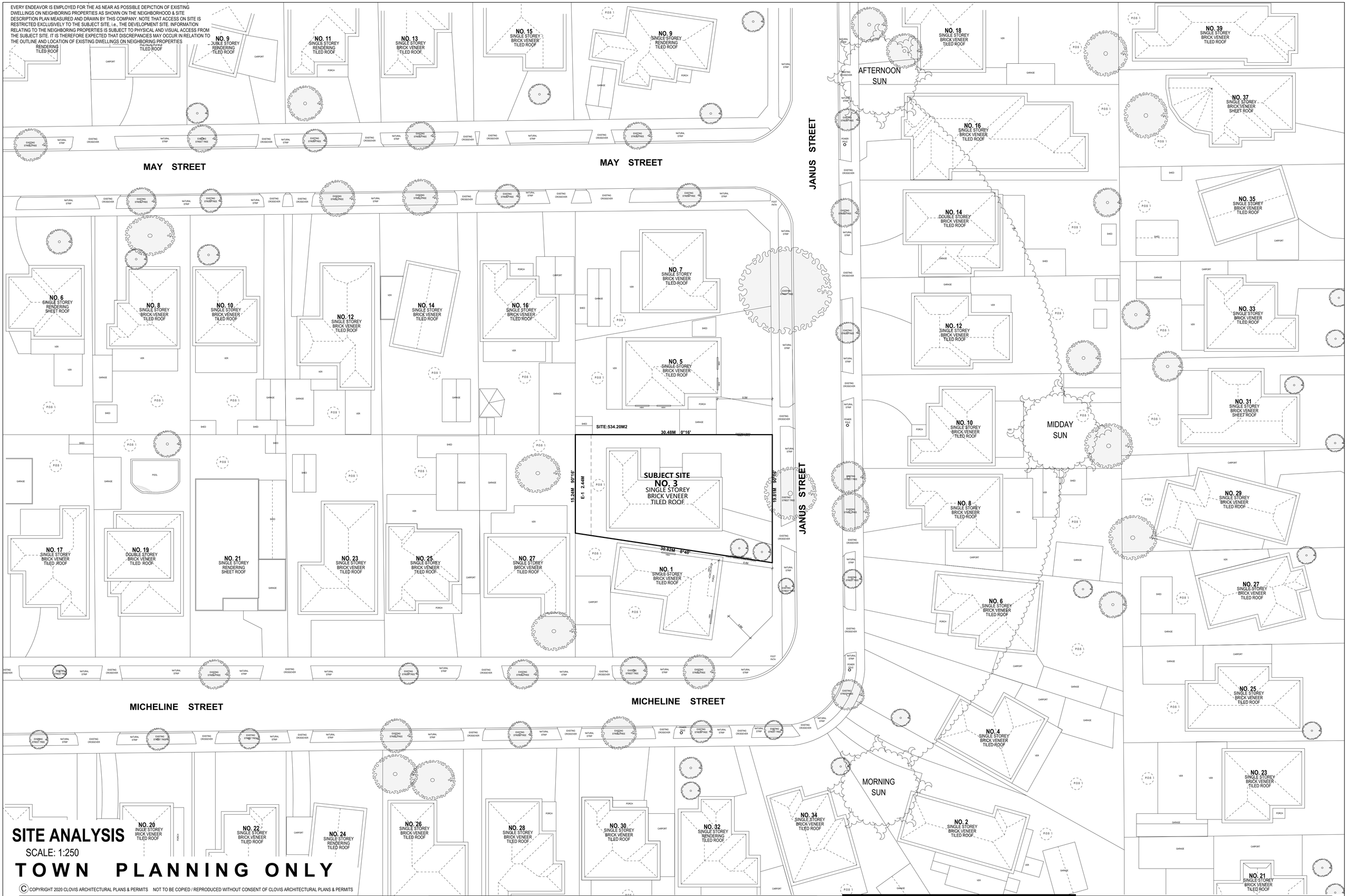
2 SHEETS
SHEET 2



SEE SHEET 1

Delivered by LANDATA®, timestamp 01/11/2024 12:58 Page 2 of 2

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



SITE ANALYSIS

SCALE: 1:250

TOWN PLANNING ONLY

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

REVISIONS:	DATE:
-	

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

[redacted]

PROPOSED - SITE ANALYSIS

	DRAWN BY: A.R, D.F.	PROJECT NO: -
CAD REF:	SCALE: 1:250 @ A1	REVISION DATE: 12/02/2025
.	DATE: 12.04.19	

REVISION NO:

DRAWING No: TP 1 of 11

DESIGN RESPONSE

1 EXISTING CROSSOVER TO BE COMBINED FOR ACCESS TO UNIT 2

1a EXISTING CROSSOVER TO BE UNALTERED FOR ACCESS TO UNIT 1

2 NEW CONCRETE DRIVEWAY FOR ACCESS TO BOTH DWELLINGS.

3 NEW GARAGES TO PROPOSED DWELLINGS TO BE SUBSTANTIALLY SETBACK FROM STREET TO AVOID VISIBLE IMPACT ON EXISTING STREETSCAPE.

4 NEW MAILBOXES FOR ALL DWELLINGS.

5 FRONT SETBACK OF 6.33M FOR PROPOSED UNIT 1 & 2.

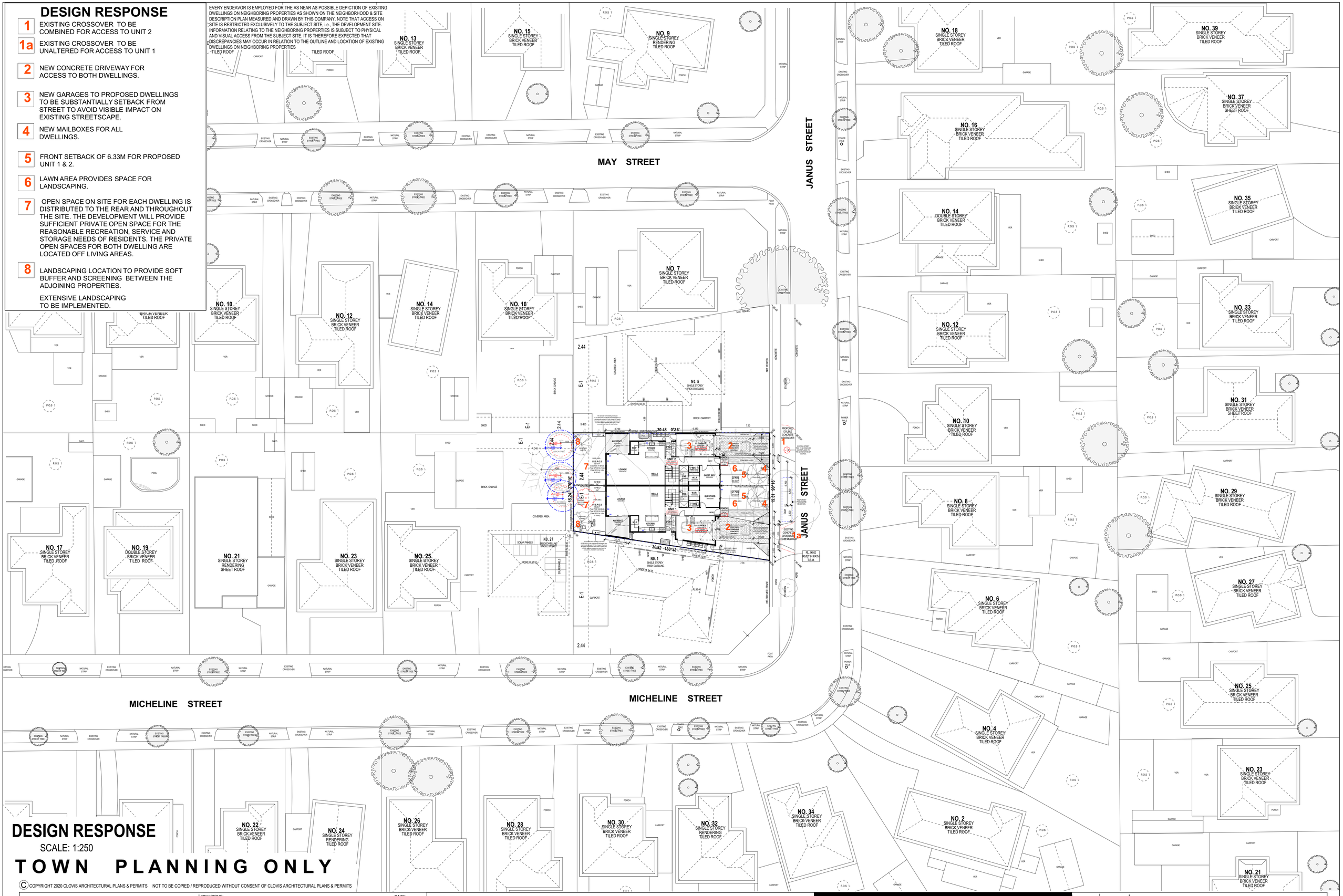
6 LAWN AREA PROVIDES SPACE FOR LANDSCAPING.

7 OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR BOTH DWELLING ARE LOCATED OFF LIVING AREAS.

8 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.

EXTENSIVE LANDSCAPING TO BE IMPLEMENTED.

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



DESIGN RESPONSE

SCALE: 1:250

TOWN PLANNING ONLY

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

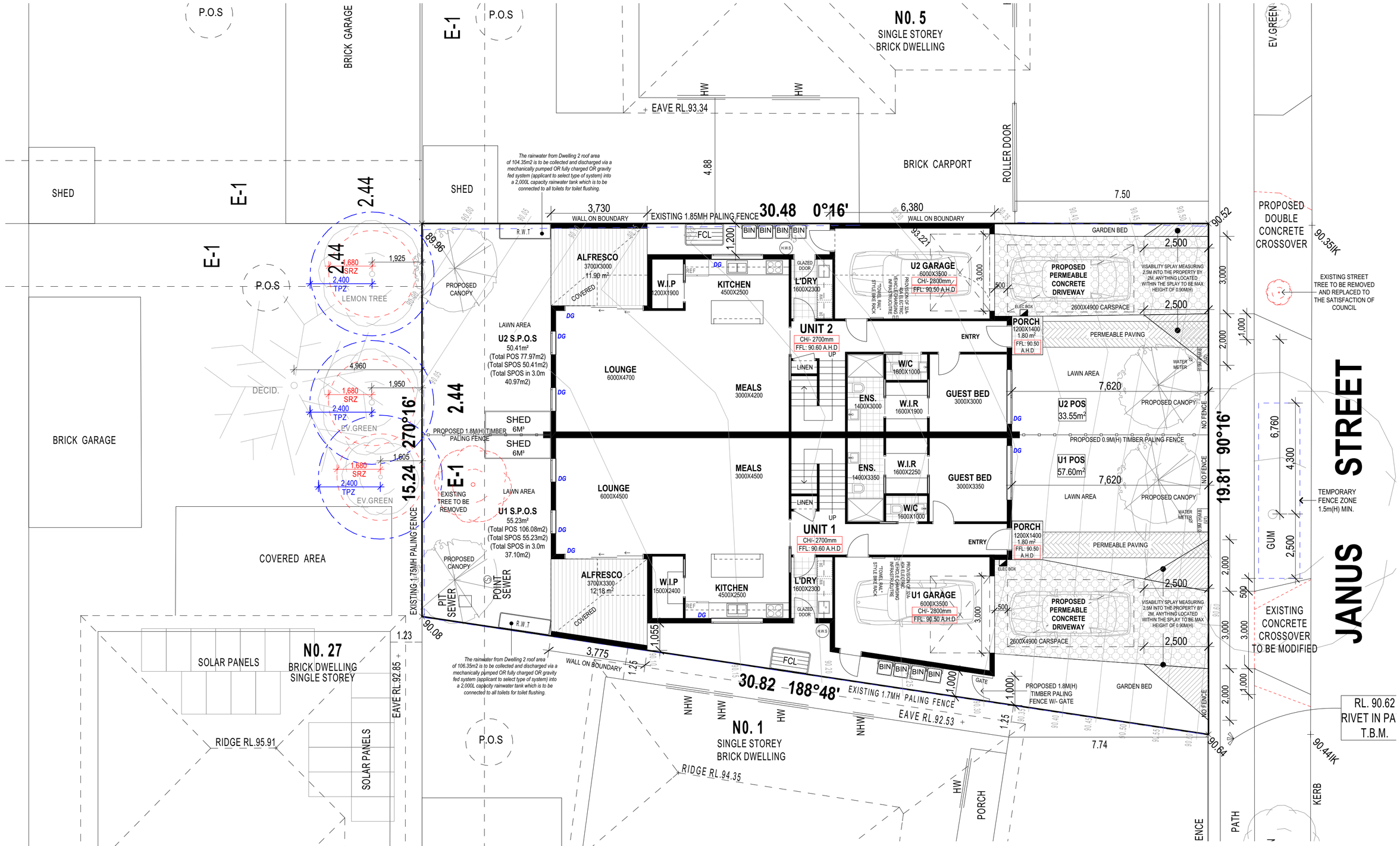
REVISIONS:	DATE:
-	

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

[redacted]

PROPOSED - DESIGN RESPONSE

	DRAWN BY: A.R, D.F.	PROJECT NO: -	REVISION NO:
CAD REF:	SCALE: 1:250 @ A1	REVISION DATE: 12/02/2025	DRAWING No: TP 2 of 11
	DATE: 12.04.19		



GROUND FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

AREA ANALYSIS

SITE AREA	534.20m²	100%
SITE COVERAGE	281.04m²	52.60%
NON-PERMEABLE SURFACES	0.00m²	0.00%
PERMEABLE SURFACES	253.16m²	47.40%
GARDEN AREA	194.90m²	36.48%

UNIT 1

GROUND FLOOR	103.90m²	
FIRST FLOOR	104.45m²	
GARAGE	25.95m²	
PORCH	1.80m²	
ALFRESCO	12.18m²	
TOTAL	**248.28m²**	**26.70sqr**

UNIT 2

GROUND FLOOR	100.45m²	
FIRST FLOOR	94.35m²	
GARAGE	23.07m²	
PORCH	1.80m²	
ALFRESCO	11.90m²	
TOTAL	**231.57m²**	**24.95sqr**

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

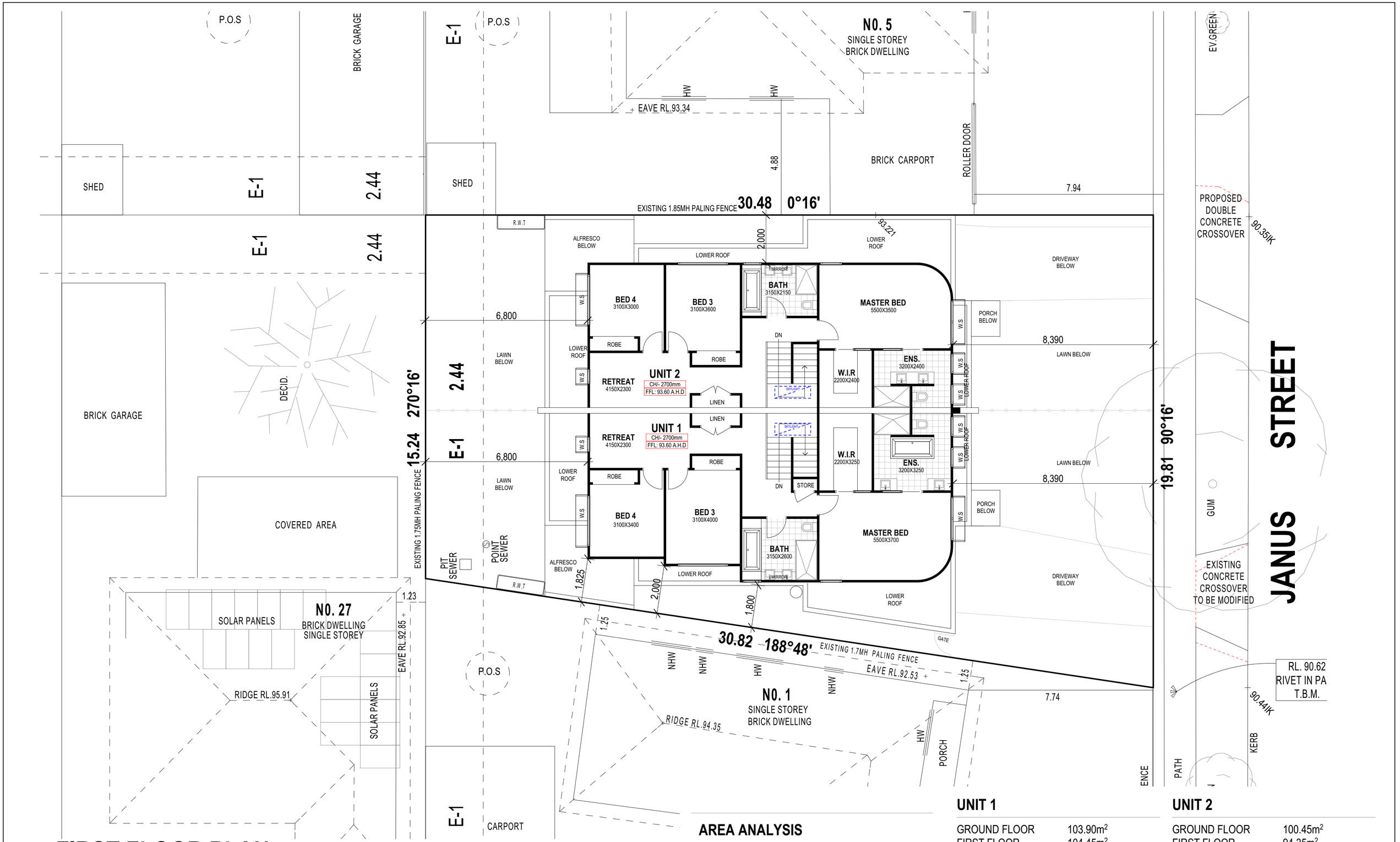
REVISIONS:	DATE:
-	

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

[redacted]

PROPOSED - GROUND FLOOR PLAN

CAD REF: -	DRAWN BY: A.A, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100 @ A2	REVISION DATE:	DRAWING No: TP
	DATE: 24.10.24	12/02/2025	3 of 11



FIRST FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

AREA ANALYSIS

SITE AREA	534.20m²	100%
SITE COVERAGE	281.04m²	52.60%
NON-PERMEABLE SURFACES	0.00m²	0.00%
PERMEABLE SURFACES	253.16m²	47.40%
GARDEN AREA	194.90m²	36.48%

UNIT 1

GROUND FLOOR	103.90m²	
FIRST FLOOR	104.45m²	
GARAGE	25.95m²	
PORCH	1.80m²	
ALFRESCO	12.18m²	
TOTAL	**248.28m²**	**26.70sqr**

UNIT 2

GROUND FLOOR	100.45m²	
FIRST FLOOR	94.35m²	
GARAGE	23.07m²	
PORCH	1.80m²	
ALFRESCO	11.90m²	
TOTAL	**231.57m²**	**24.95sqr**

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

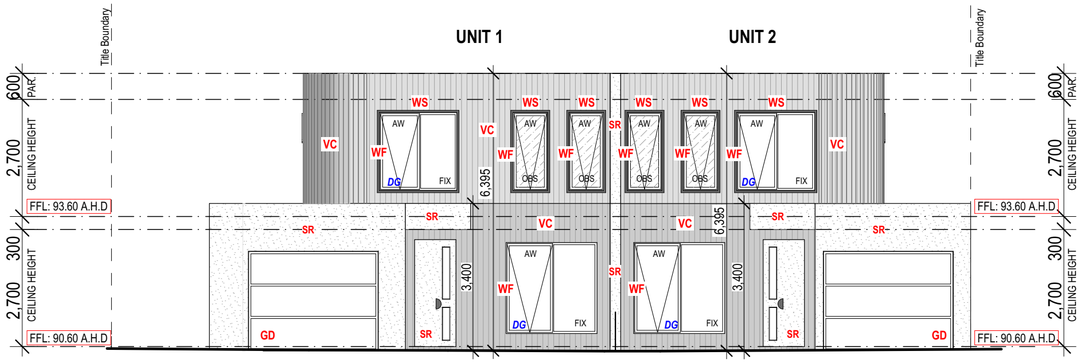
REVISIONS:	DATE:
-	

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

[redacted]

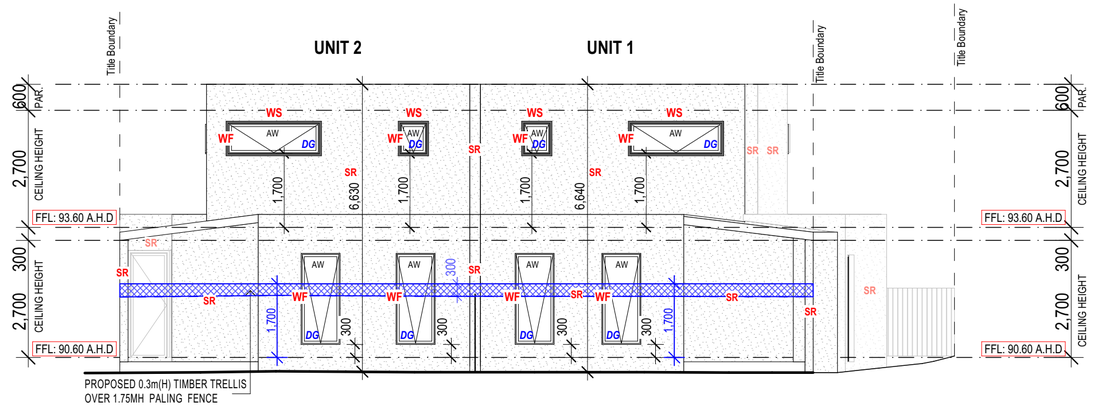
PROPOSED - FIRST FLOOR PLAN

	DRAWN BY: A.A, D.F.	PROJECT NO: -	REVISION NO:
CAD REF: -	SCALE: 1:100 @ A2	REVISION DATE: 12/02/2025	DRAWING No: TP 4 of 11
	DATE: 24.10.24		



NORTH ELEVATION

SCALE: 1:100



SOUTH ELEVATION

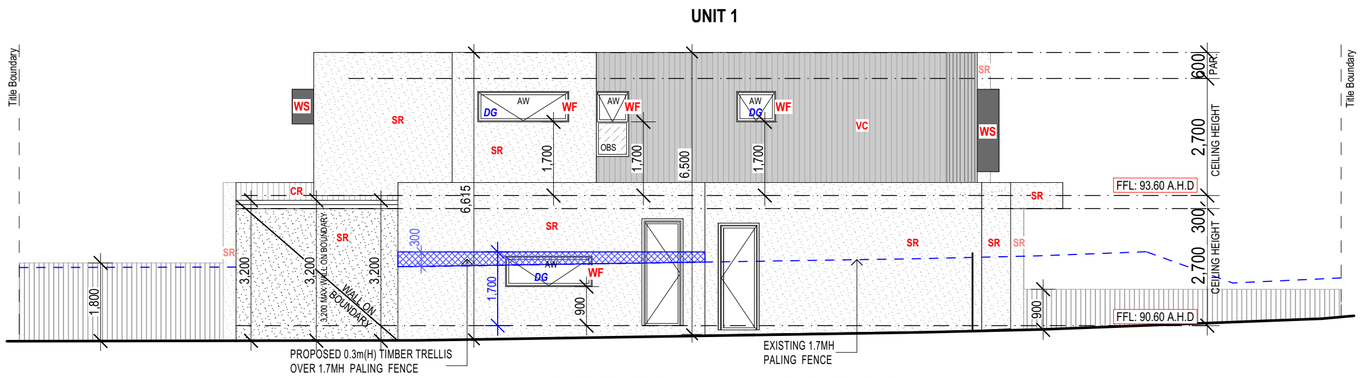
SCALE: 1:100

LEGEND

SLD	SLIDING PANEL
SLD/OBS	OBSCURE SLIDING PANEL
FIX	FIXED GLAZING
F/OBS	OBSCURE FIXED GLAZING
AW	AWNING WINDOW
AW/OBS	OBSCURE AWNING WINDOW

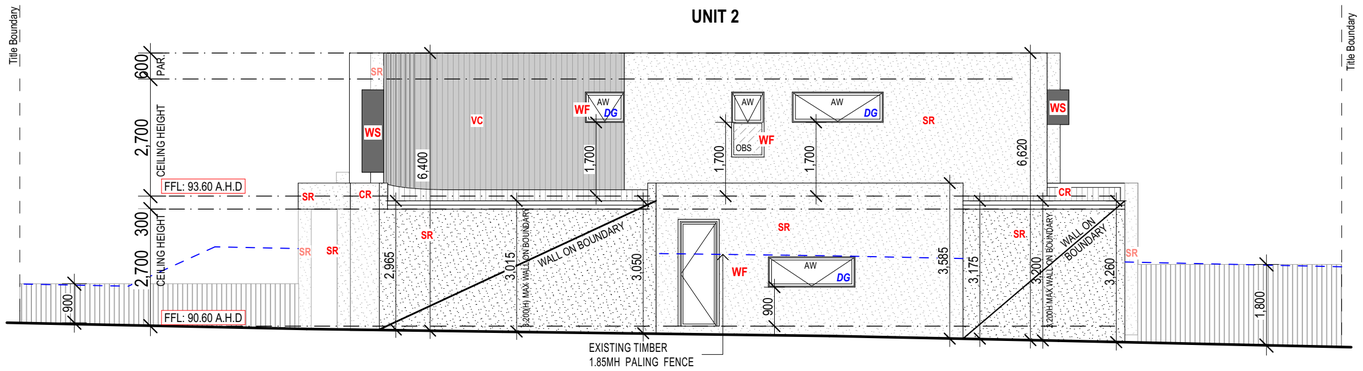
NOTE:

- PLEASE REFER TO MATERIAL SCHEDULE FOR EXACT MATERIAL FINISH.
- ALL OBSCURE GLAZING WITH NOT MORE THAN 25 PER CENT TRANSPARENCY
- EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION DETECTOR



EAST ELEVATION

SCALE: 1:100



WEST ELEVATION

SCALE: 1:100

MATERIAL SCHEDULE

SR	SMOOTH RENDER FINISH - SURFMIST COLOUR
WF	ALUMINIUM FRAMED WINDOWS & DOORS - MONUMENT
VC	VERTICAL CLADDING - MONUMENT COLOUR
GD	GARAGE DOOR - SURFMIST COLOUR
CR	SELECTED COLORBOND ROOFING - SURFMIST COLOUR
FG	SELECTED COLORBOND FASCIA & GUTTER - SURFMIST
FF	SIDE TIMBER FENCE - NATURAL STAIN
WS	WINDOW SHROUDS - MONUMENT COLOUR
	TIMBER PRIVACY TRELLIS w/ 25% TRANSPARENCY (0.3m HIGH) - NATURAL TIMBER STAIN

T O W N P L A N N I N G O N L Y

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

REVISIONS: DATE:

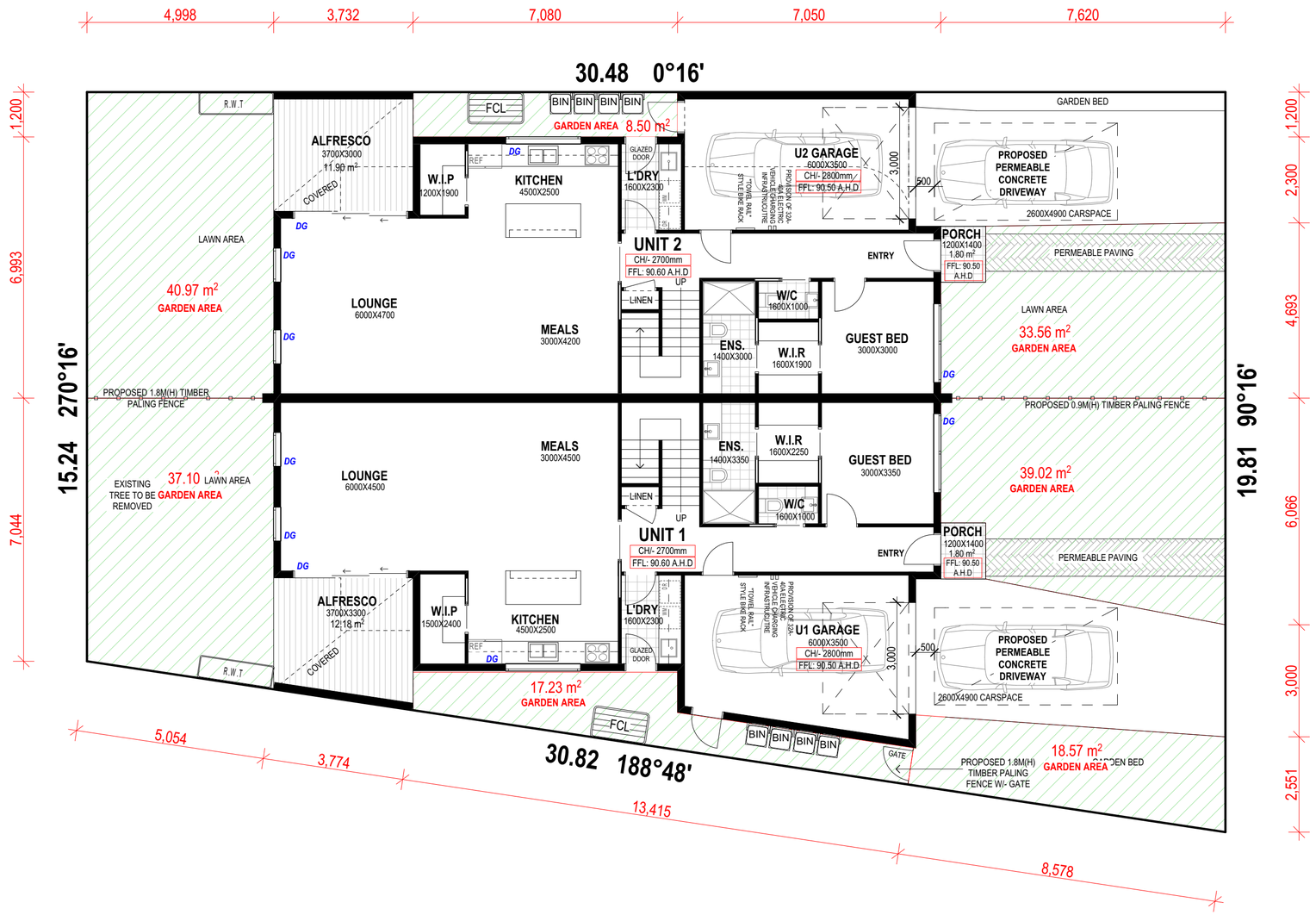
NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

[redacted]

PROPOSED - ELEVATIONS

DRAWN BY: A.A, D.F.	PROJECT NO: -	REVISION NO:	
CAD REF: .	SCALE: 1:100 @ A2	REVISION DATE: 12/02/2025	DRAWING No: TP 5 of 11
	DATE: 24.10.24		

-NOMINATED GARDEN AREA



GARDEN AREA FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

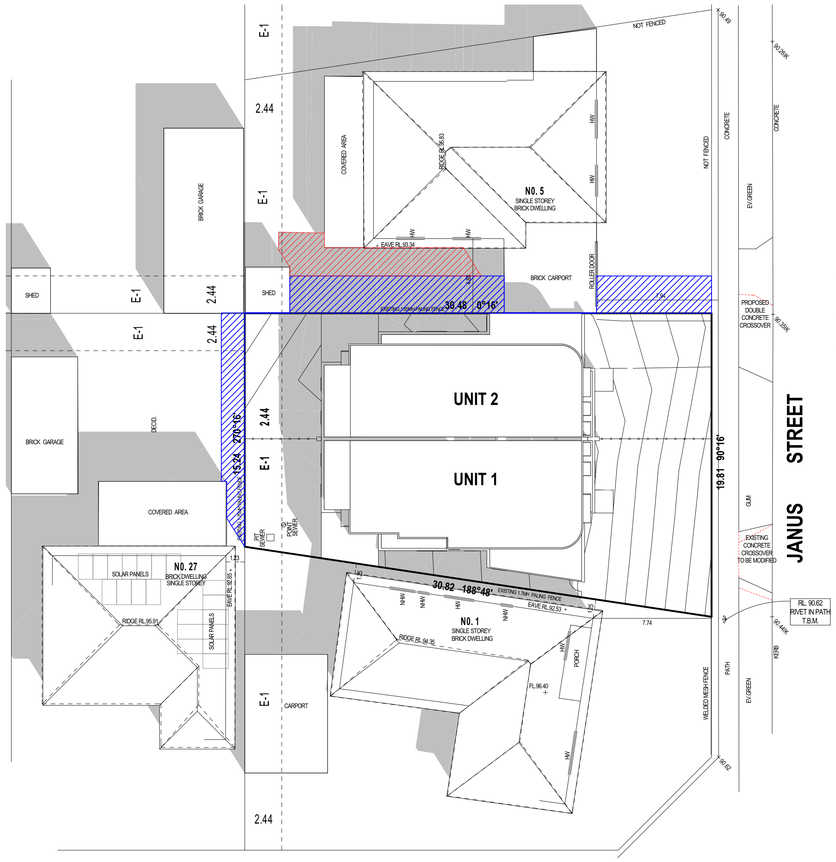
REVISIONS:	DATE:
.	

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

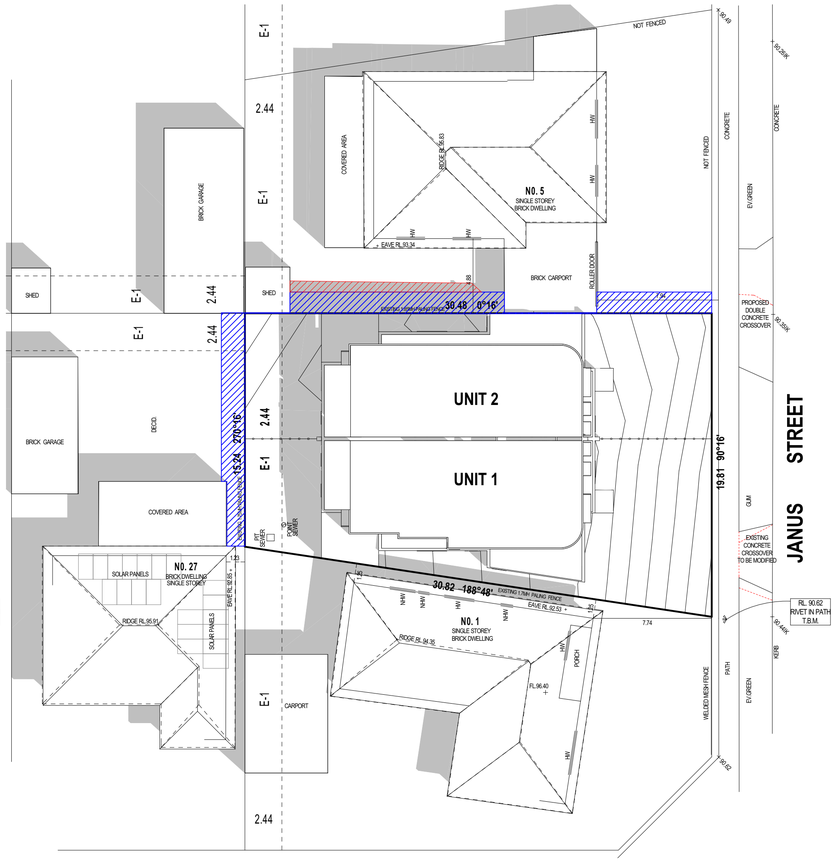
[redacted]

PROPOSED - GARDEN AREA PLAN

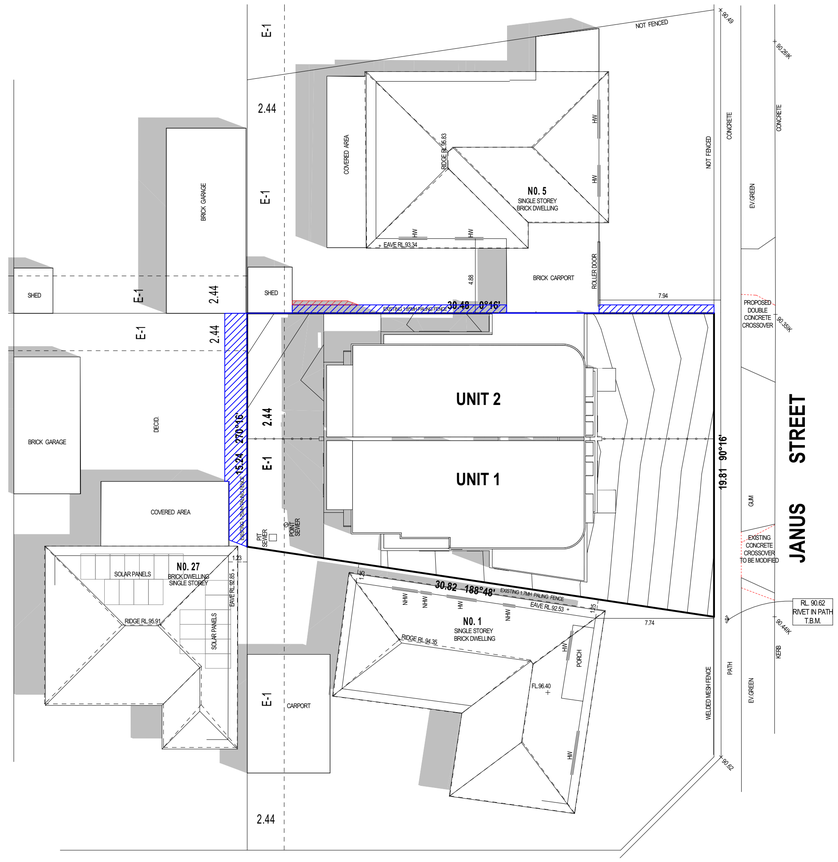
	DRAWN BY: A.A, D.F.	PROJECT NO: -	REVISION NO:
CAD REF: .	SCALE: 1:100 @ A2	REVISION DATE: 12/02/2025	DRAWING No: TP 6 of 11
	DATE: 24.10.24		



22nd SEPTEMBER
9AM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
10AM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
11AM SHADOW DIAGRAM
SCALE: 1:200

- PROPOSED SHADOWS
- EXISTING FENCE SHADOWS
- EXISTING DWELLING SHADOWS

TOWN PLANNING ONLY

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

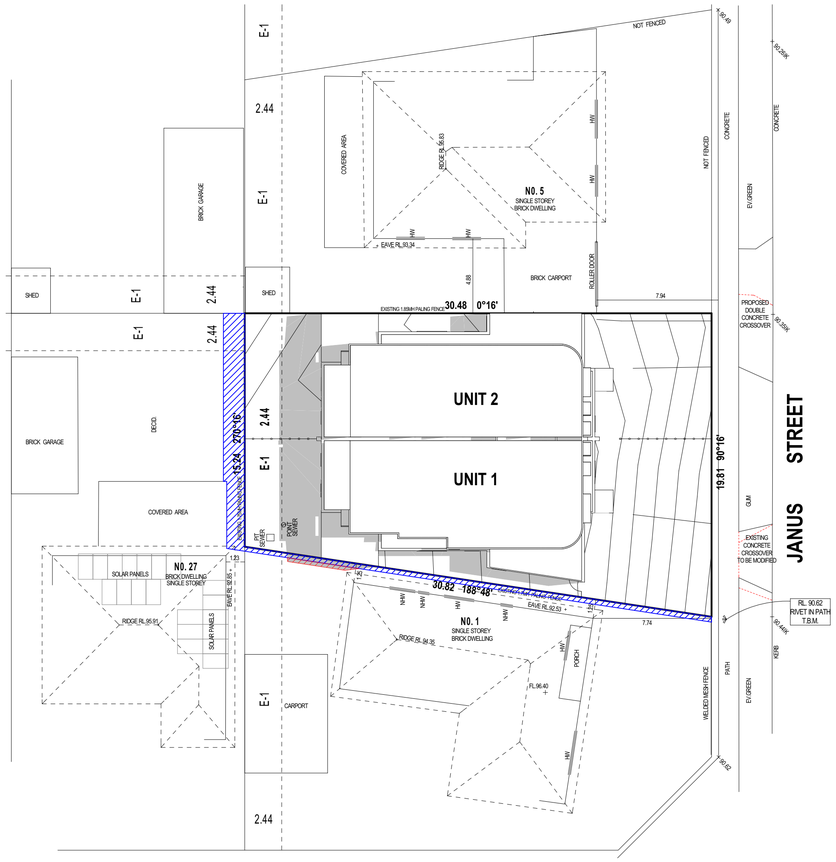
REVISIONS:	DATE:
-	

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

[redacted]

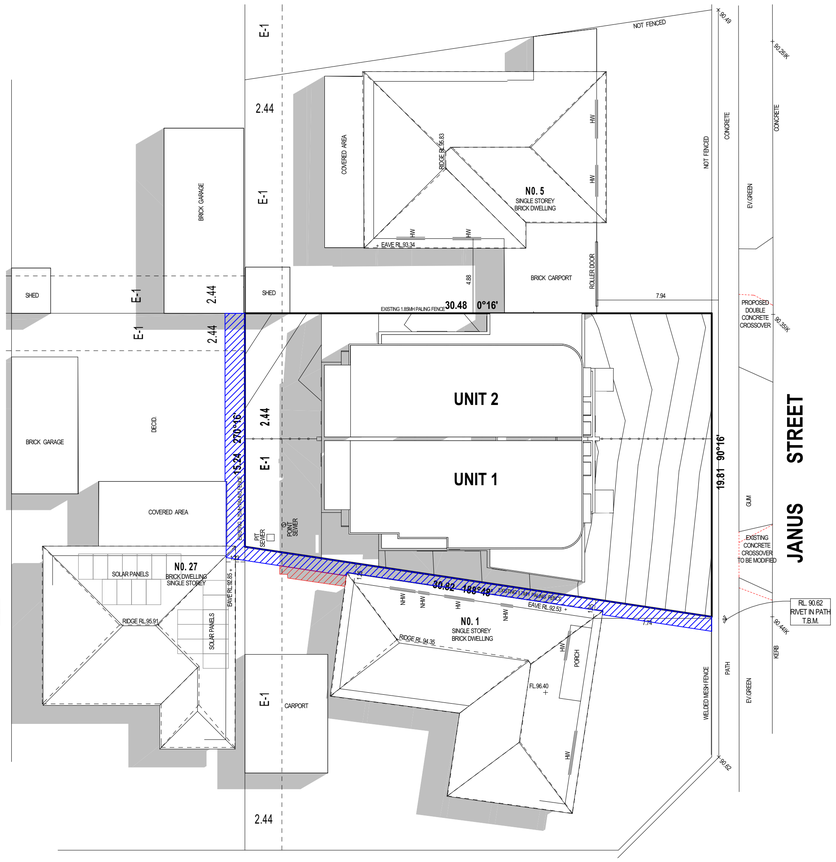
PROPOSED - SHADOW DIAGRAMS 1

DRAWN BY: A.R, D.F.	PROJECT NO: -	REVISION NO:	
CAD REF: -	SCALE: 1:200 @ A1	REVISION DATE: 12/02/2025	DRAWING No: TP 7 of 11
	DATE: 12.04.19		



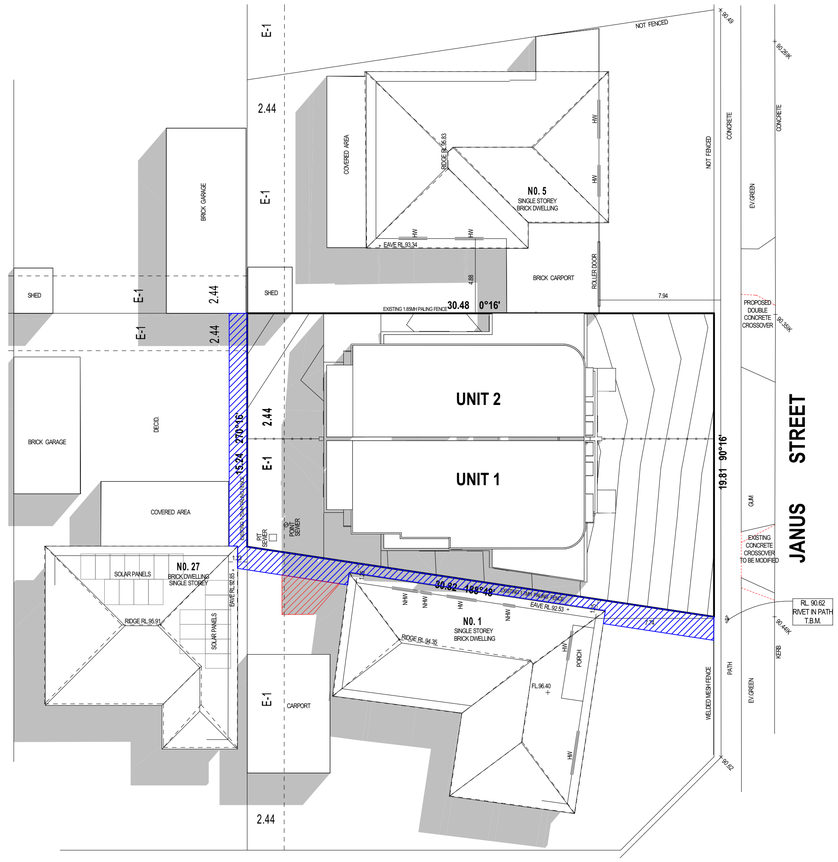
22nd SEPTEMBER
12PM SHADOW DIAGRAM

SCALE: 1:200



22nd SEPTEMBER
1PM SHADOW DIAGRAM

SCALE: 1:200



22nd SEPTEMBER
2PM SHADOW DIAGRAM

SCALE: 1:200

- PROPOSED SHADOWS
- EXISTING FENCE SHADOWS
- EXISTING DWELLING SHADOWS

TOWN PLANNING ONLY

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

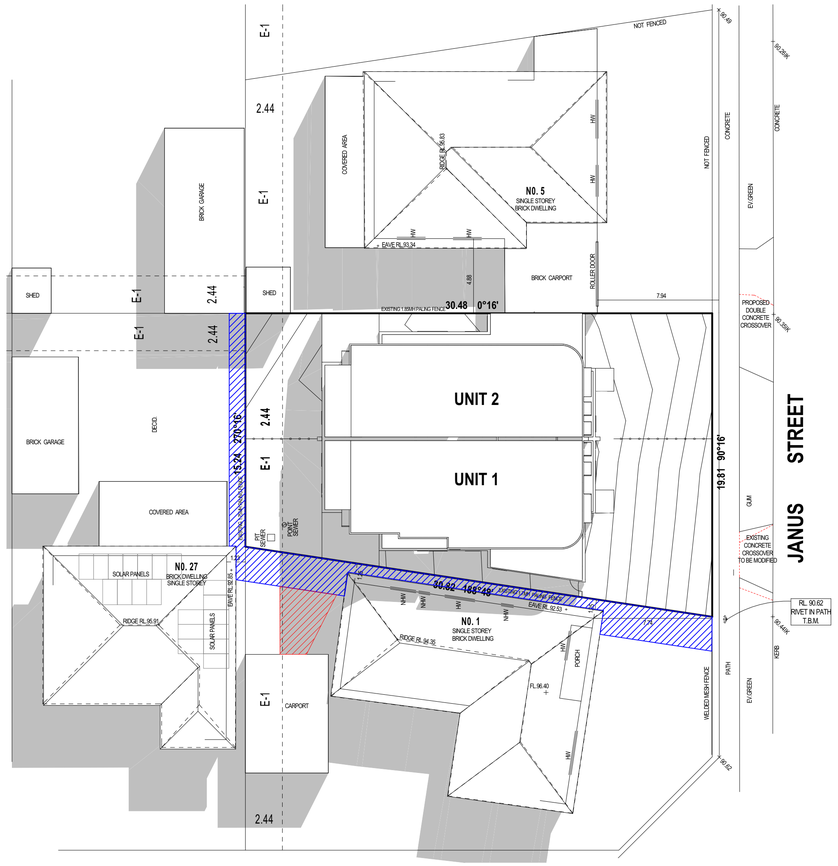
REVISIONS:	DATE:
-	

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

[redacted]

PROPOSED - SHADOW DIAGRAMS 2

DRAWN BY: A.R, D.F.	PROJECT NO: -	REVISION NO:	
CAD REF: -	SCALE: 1:200 @ A1	REVISION DATE: 12/02/2025	DRAWING No: TP 8 of 11
	DATE: 12.04.19		



- PROPOSED SHADOWS
- EXISTING FENCE SHADOWS
- EXISTING DWELLING SHADOWS

22nd SEPTEMBER
3PM SHADOW DIAGRAM

SCALE: 1:200

TOWN PLANNING ONLY

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

REVISIONS:	DATE:
-	

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

[redacted]

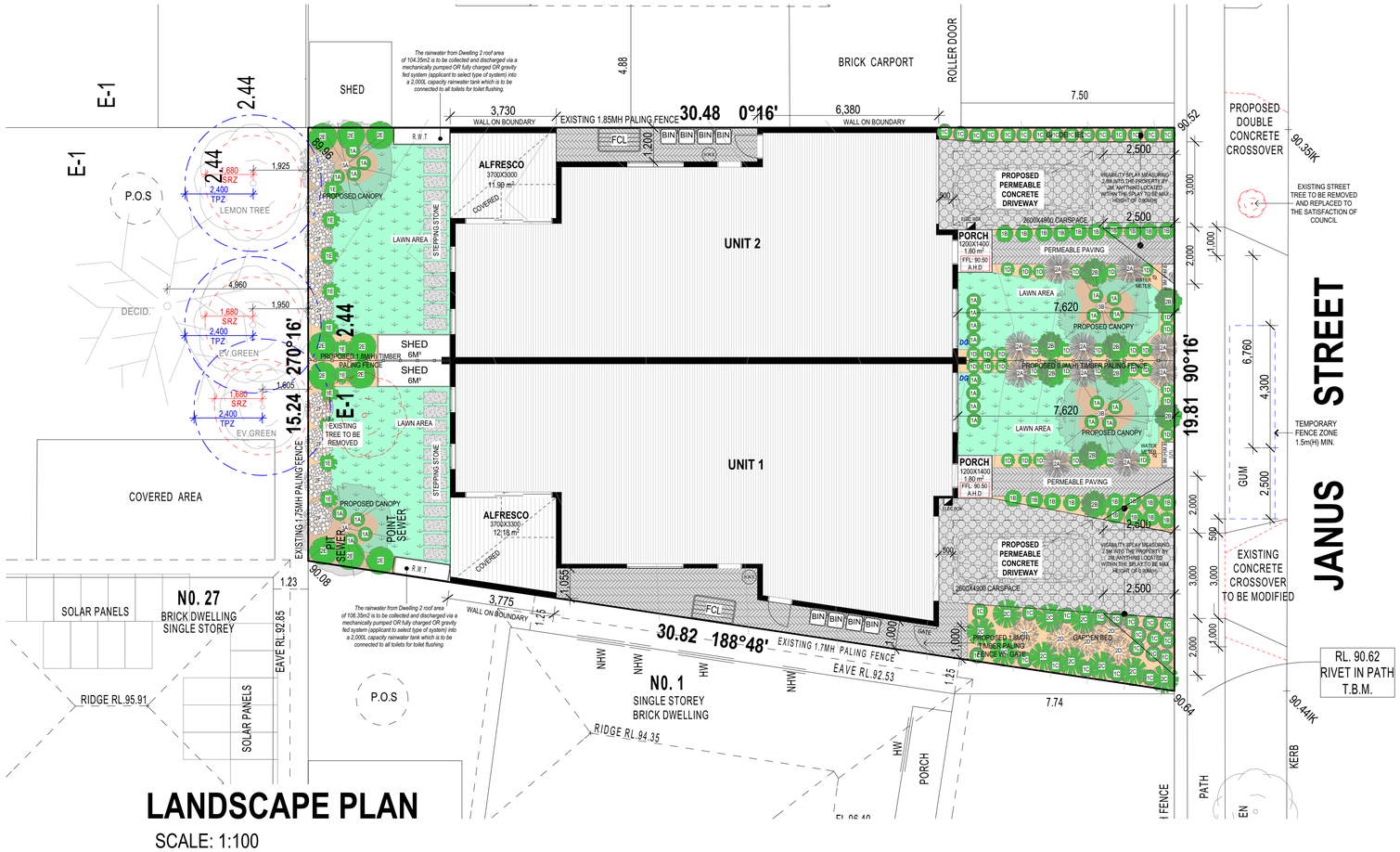
PROPOSED - SHADOW DIAGRAM 3

DRAWN BY: A.R, D.F.	PROJECT NO: -	REVISION NO:	
CAD REF: .	SCALE: 1:200 @ A1	REVISION DATE: 12/02/2025	DRAWING No: TP 9 of 11
	DATE: 12.04.19		

SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.
WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.
SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:
- FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
- FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
- PH TO BE 6.0-7.0
- TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
- FREE FROM SILT MATERIAL

IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.
MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIPS PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.
PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL - IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/6 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 -50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.
PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING. MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 3/6 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD
IRRIGATION
INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXESIN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS
TIMBER EDGING
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS
DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS
GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES.
CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP
DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION
PLANTS - QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES, TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALLIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH
PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4970-2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.



LANDSCAPE PLAN
SCALE: 1:100

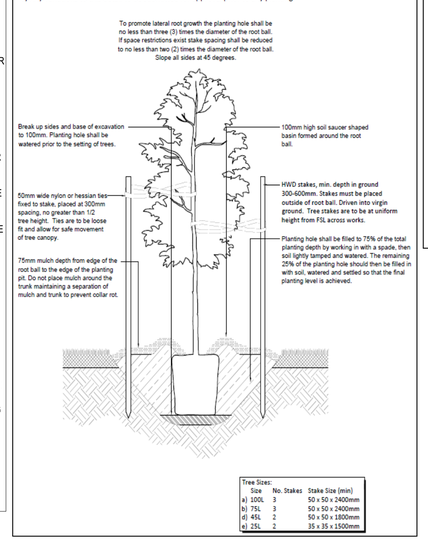
LEGEND

- PROPOSED GARDEN BED
- PROPOSED LAWN
- PROPOSED PERMEABLE PAVING
- PROPOSED STEPPING STONES
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED PERMEABLE DRIVEWAY
- PROPOSED EVERGREEN SHRUBS & GROUNDCOVER
- PROPOSED EVERGREEN CANOPY TREE
- VISIBILITY SPLAYS
- GLASS BIN, F/G BIN, BL BIN — PROPOSED BINS
- SHED 6M3 — PROPOSED SHED
- CL — PROPOSED CLOTHESLINE
- R.W.T — PROPOSED RAIN WATER TANK

PROPOSED PLANT/TREE SCHEDULE

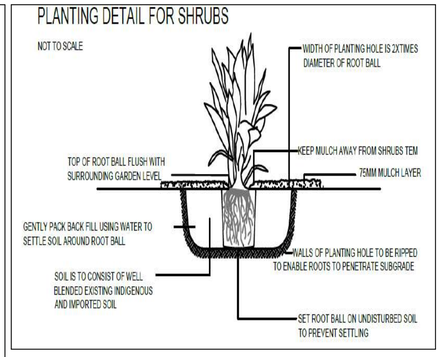
CODE	BOTANICAL NAME	COMMON NAME	HxW	SUPPLY SIZE	QTY
GROUNDCOVERS					
1A	Calotis scapigera	Tufted Burr-daisy	0.5x0.5m	140mm	24
1B	Eryngium ovinum	Blue Devils	0.6x0.8m	140mm	22
1C	Pimelea glauca	Smooth Riceflower	0.6x1.0m	140mm	35
1D	Xerochrysum viscosum	Sticky Everlasting Daisy	0.5x1.0m	140mm	33
1F	Chrysocephalum semipapposum	Clustered Everlasting Daisy	1.2x1.2m	140mm	10
SHRUBS					
2A	Correa glabra	Rock Correa	1.2x1.2m	200mm	10
2B	Indigofera australis	Austral Indigo	1.2x1.2m	200mm	09
2C	Dodonaea viscosa	Wedge-leaf Hop-bush	1.5x1.5m	200mm	10
2D	Acacia acinacea	Gold Dust Wattle	1.7x2.0m	200mm	05
2E	Callistemon sieberi	River Bottlebrush	2.0x2.0m	140mm	10
2F	Leptospermum lanigerum	Woolly Tea-tree	2.0x2.5m	140mm	09
TREES					
3A	Acacia Implexa	Lightwood	8.0 x 5.0m	50ltr / min 2.0m high	02
3B	Eucalyptus melliodora	Yellow Box	12.0 x 8.0m	50ltr / min 2.0m high	02

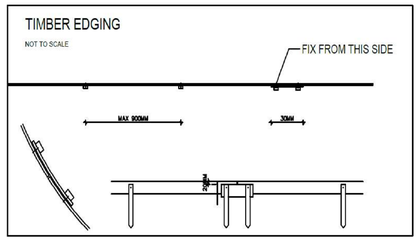
NOTES:
1) Trees shall have a well developed taper and be self supporting.
2) Trees shall be of good health and vigor.
3) Ensure all labels, wires, twine and other binding materials are removed from planting material, including root balls prior to backfilling.
4) Water immediately following planting, saucer to be filled twice.
5) Site to be left clean and tidy on completion of planting, remove weeds and building spoil from tree planting zone.
6) Any variations to this detail to be submitted for approval prior to any planting.

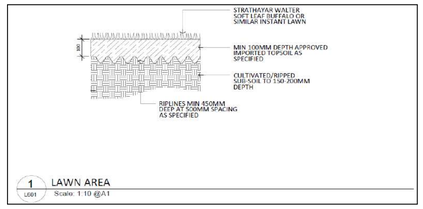


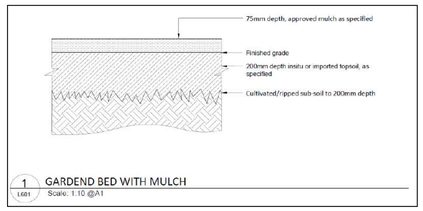
Tree Sizes:

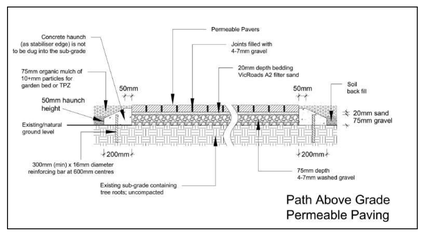
	Size	No. Stakes	Stake Size (min)
a)	100L	3	50 x 50 x 2400mm
b)	75L	3	50 x 50 x 2400mm
d)	45L	2	50 x 50 x 1800mm
e)	25L	2	35 x 35 x 1500mm

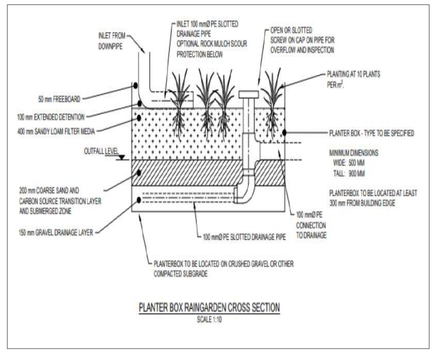


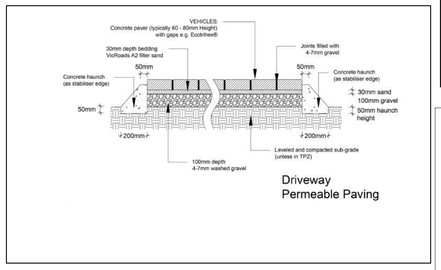


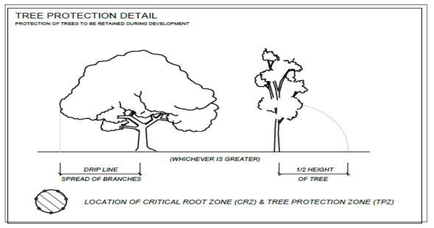


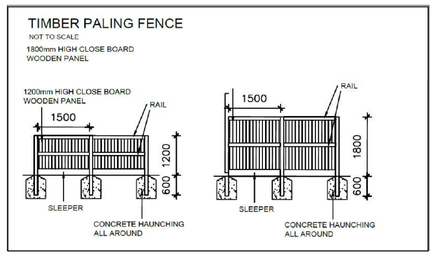


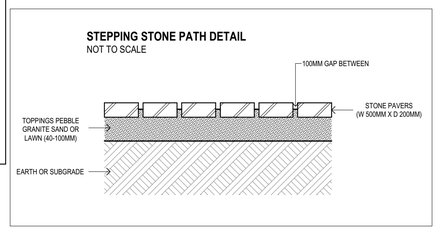












LANDSCAPE PLAN
SCALE: 1:100

TOWN PLANNING ONLY

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

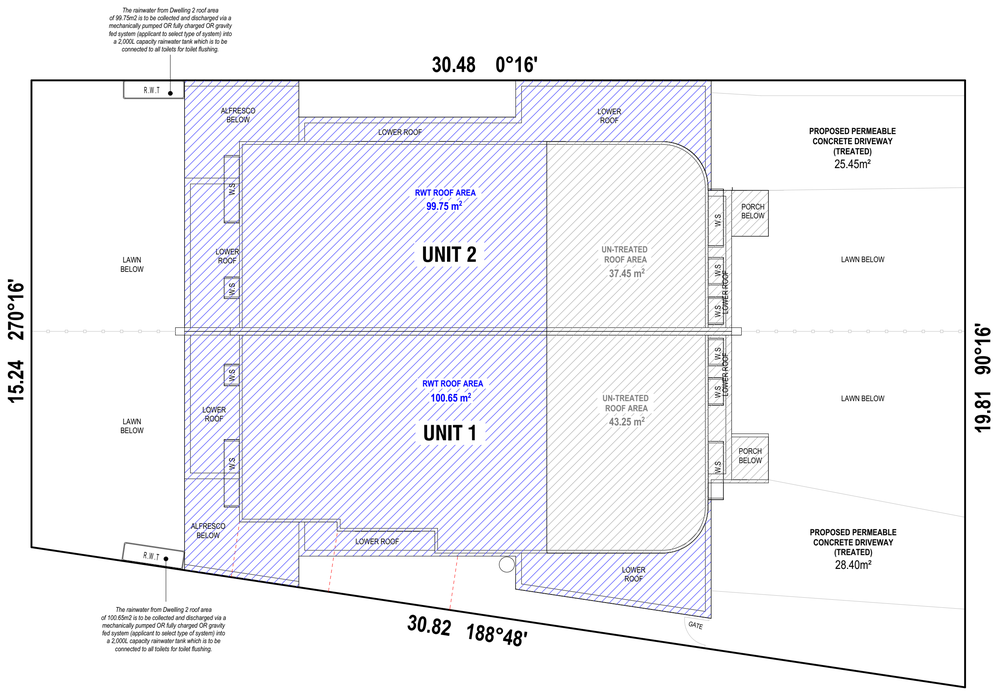
REVISIONS:	DATE:
-	

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

[redacted]

PROPOSED - LANDSCAPE PLAN

CAD REF:	DRAWN BY: J.B , D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100, 1:87.19	REVISION DATE: 12/02/2025	DRAWING No: TP 10 of 11
	DATE: 12.04.19		



AREA ANALYSIS

SITE AREA	534.20m²	100%
SITE COVERAGE	281.04m²	52.60%
NON-PERMEABLE SURFACES	0.00m²	0.00%
PERMEABLE SURFACES	253.16m²	47.40%
GARDEN AREA	194.90m²	36.48%

UNIT 1

GROUND FLOOR	103.90m²
FIRST FLOOR	104.45m²
GARAGE	25.95m²
PORCH	1.80m²
ALFRESCO	12.18m²
TOTAL	**248.28m² 26.70sqr**

UNIT 2

GROUND FLOOR	100.45m²
FIRST FLOOR	94.35m²
GARAGE	23.07m²
PORCH	1.80m²
ALFRESCO	11.90m²
TOTAL	**231.57m² 24.95sqr**

NATHERS STAR RATING:

7.0 STARS

HEATING & COOLING SYSTEMS:

HEATING SYSTEMS:	REVERSE CYCLE SPACE
EFFICIENCY RATING:	6-STAR
COOLING SYSTEMS:	RERIGERATIVE SPACE
EFFICIENCY RATING:	6-STAR

HOT WATER SYSTEMS:

HOT WATER SYSTEMS:	ELECTRIC INSTANTANEOUS
SOLAR CONTRIBUTION:	0%
EFFICIENCY RATING:	6-STAR

WATER FITTINGS/FIXTURES:

SHOWERHEADS:	4-STAR WELS (>4.5 <=6.0)
BATH TUB STYLE:	MEDIUM
KITCHEN TAPS:	5-STAR WELS
BATHROOM TAPS:	5-STAR WELS
WATER CLOSET (WC):	4-STAR WELS

INTERNAL LIGHTING:

THE PROPOSED DEVELOPMENT TO INCLUDE AN INTERNAL LIGHTING LAYOUT WITH MAXIMUM ILLUMINATION POWER DENSITY OF 4W / M²

ADJUSTABLE SHADING:

ADJUSTABLE EXTERNAL SHADING DEVICES ('DROP DOWN AWNINGS') TO BE PROVIDED TO ALL EAST / WEST FACING HABITABLE ROOM WINDOWS

DOUBLE GLAZING:

DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS LOCATED WITHIN A HABITABLE ROOM

BICYCLE PARKING:

EACH GARAGE TO BE PROVIDED WITH A WALL MOUNTED BIKE RACK -

EACH GARAGE TO BE PROVIDED WITH ELECTRIC VEHICLE CHARGER POINTS

NO GAS CONNECTION:

NO GAS CONNECTION TO ALL PROPOSED DWELLINGS

WSUD LEGEND/TREATMENT METHOD

-NOMINATED ROOF AREA USED FOR ABOVE GROUND RAIN GARDEN

-NOMINATED ROOF AREA USED FOR RAIN WATER TANKS

-NOMINATED ROOF AREA TO BE UNUSED

R.W.T -MIN. 2000L RAIN WATER TANK TO TREAT NOMINATED ROOF AREA

-NOMINATED NON-PERMABLE CONCRETE DRIVEWAY

-NOMINATED PERMABLE PAVING

-NOMINATED GRASS AREA

PROPOSED WSUD ROOF CATCHMENT PLAN

SCALE: 1:100

Melbourne Water STORM Rating Report

TransactionID:	0
Municipality:	HUME
Rainfall Station:	HUME
Address:	3 JANUS STREET
	TULLAMARINE
	VIC VIC
Assessor:	CAPP
Development Type:	Residential - Multiunit
Allotment Site (m2):	534.20
STORM Rating %:	108

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 - Rainwater Tank	100.65	Rainwater Tank	2,000.00	4	145.10	81.50
Unit 1 - Un-Treated Roof	43.25	None	0.00	0	0.00	0.00
Unit 2 - Rainwater Tank	99.75	Rainwater Tank	2,000.00	4	158.80	80.10
Unit 2 - Un-Treated Roof	37.45	None	0.00	0	0.00	0.00

Date Generated: 12-Feb-2025 Program Version: 1.0.0

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

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

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

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

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

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

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

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

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

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

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.
PERMEABLE PAVING:	TO BE INSPECTED AND CLEANED REGULARLY TO ALLOW PAVERS TO REMAIN PERMABLE AND MAINTAINED AT THE CORRECT LEVEL.

T O W N P L A N N I N G O N L Y

© COPYRIGHT 2020 CLOVIS ARCHITECTURAL PLANS & PERMITS NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT OF CLOVIS ARCHITECTURAL PLANS & PERMITS

DUAL OCCUPANCY DEVELOPMENT
3 JANUS STREET
TULLAMARINE VIC 3043

REVISIONS:	DATE:
-	

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

[redacted]

PROPOSED - WSUD ROOF CATCHMENT PLAN

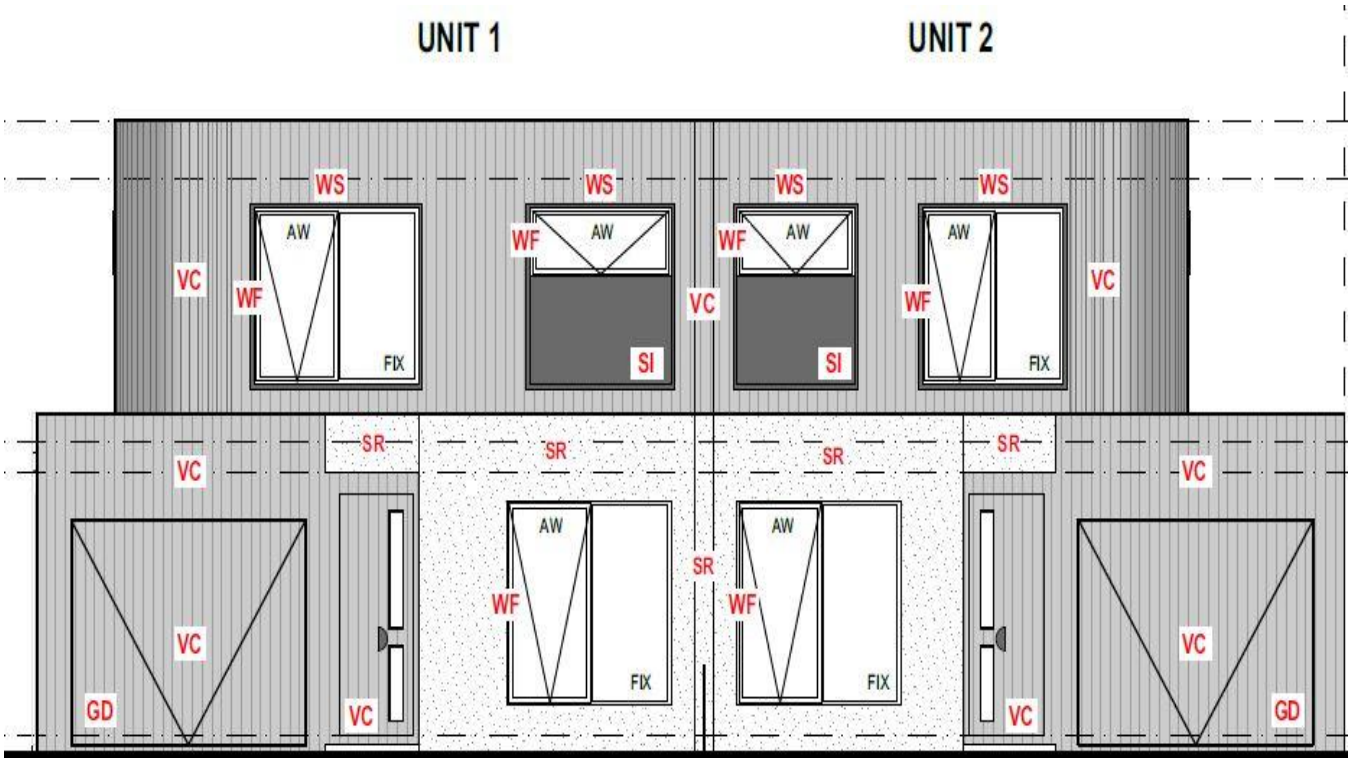
CAD REF: .	DRAWN BY: A.R, D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100, 1:1 @ A1	REVISION DATE: 12/02/2025	DRAWING No: TP 11 of 11
	DATE: 12.04.19		

Rescode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for a Unit Development at

No. 3 JANUS STREET, TULLAMARINE 3043



CLOVIS ARCHITECTURAL PLANS & PERMITS

Table of Contents

Rescode Clause 55.01-1 Neighbourhood and site description
Scale Neighbourhood site description plan (1:250)
Written site analysis report
Locality map and report
City of HUME Planning Scheme-Local Provision maps

Rescode Clause 55.01- Design Response to the neighbourhood and site description
Scaled Design response plan (1:250)
Written Design response

Rescode Clause 55 Assessment Summary Table
Development Summary
Rescode Clause 55

Design Response to the objectives and standards of Clause 55 of the City of HUME Planning Scheme
Written report including response to State planning policy framework (Standard B2)

Appendix
Existing Site photos

Clause 55.01 Neighbourhood and Site Description

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

The pattern of development of the neighbourhood:

- Predominantly l980s and l990s dwellings and recent development.
- Generally, a mixture of brick in a range of cream and red tones and weatherboard dwellings.
- Predominantly concrete roof tiles of various colours.
- Subdivision pattern site sizes are generally 500-800 sqm. Frontages are generally 6-16m.
- Subdivision pattern provides similar size, shape and orientation of sites in the direct area.
- Land topography is generally flat with a slight slope across the area from South to North.
- Front gardens are generally low level with lawn and shrubs.
- Dwelling heights are generally single storey dwellings and double storey.
- Street tree plantings are irregular. Where present street trees are predominantly small/medium size natives.
- Kerb and channel are standard concrete square profile.
- Concrete 1.9m wide footpaths are provided both sides of the street.
- Formal 3.7m nature strips are provided and centrally located.
- Vehicle Side driveways are provided with carports and garages present, adjacent to access/storage the dwelling.
- Properties in the immediate and surrounding area are residential.
- Surrounding homes are sited on similar sized allotments with a side setback from one side boundary to accommodate vehicle accommodation and access and a side setback from the other side boundary.

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

- The predominant dwelling style is single and double storey detached dwelling.
- The building form is rectangular extending the width of the allotment.
- Predominantly 1980s and 1990s dwellings and recent developments.
- Generally, a mixture of brick and weatherboard dwellings in a range of cream and red tones.
- Front boundary fences when present are a mix of brick, metal and timber construction.

Architectural and roof styles:

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

Any other notable features or characteristics of the neighbourhood:

- Front setbacks of dwellings along Janus Street are generally uniform ranging from 6.0m to 10.0m.
- Front gardens of adjoining properties are a combination of low maintenance and fully established with lawn cover, flower beds and small to medium sized native trees and shrubs.
- Front boundary fences are generally predominantly brick, Metal and Timber.
- Front gardens are generally low level with lawn and shrubs becoming more established with larger trees to rear yards.
- There are instances of brick fences along Janus Street.

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

Site shape, size, orientation and easements:

- The site is rectangular in shape with a frontage width of approximately 19.81m along Janus Street.
- There is an easement around (2.44)m on the rear of this site.
- Allotment area 534.20 Sqm.
- The site is currently a single storey dwelling.
- The site has a single crossover to the North East corner of the site.
- The site has no landscaping at its present state
- A 1.8m timber paling fence extends the boundaries.
- There is no front fence on the site.
- Transmission lines form part of the streetscape to Janus Street.

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

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

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

- The site is currently a single storey brick dwelling.
- A single storey dwelling occupies the site to the West with a front setback of 8.5m
- A single storey dwelling occupies the site to the East with a front setback of 8.4m

The use of surrounding buildings:

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

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

- Private open space of the property is in the rear yard facing South.

Solar access to the site and to surrounding properties:

- The site is currently a single storey brick dwelling
- Dwellings on surrounding properties are setback from boundaries to allow for adequate solar access.

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

- There are no mature significant trees that have been removed from the site within the last 12 months.

Any contaminated soil and filled areas, where known:

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

Views to and from the site:

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

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

- There is no light pole central to the nature strip in front of the site
- No drains are present in the nature strip
- The site has a single crossover to the North East corner of the site.
- There is one native tree on the nature strip in front of the site.

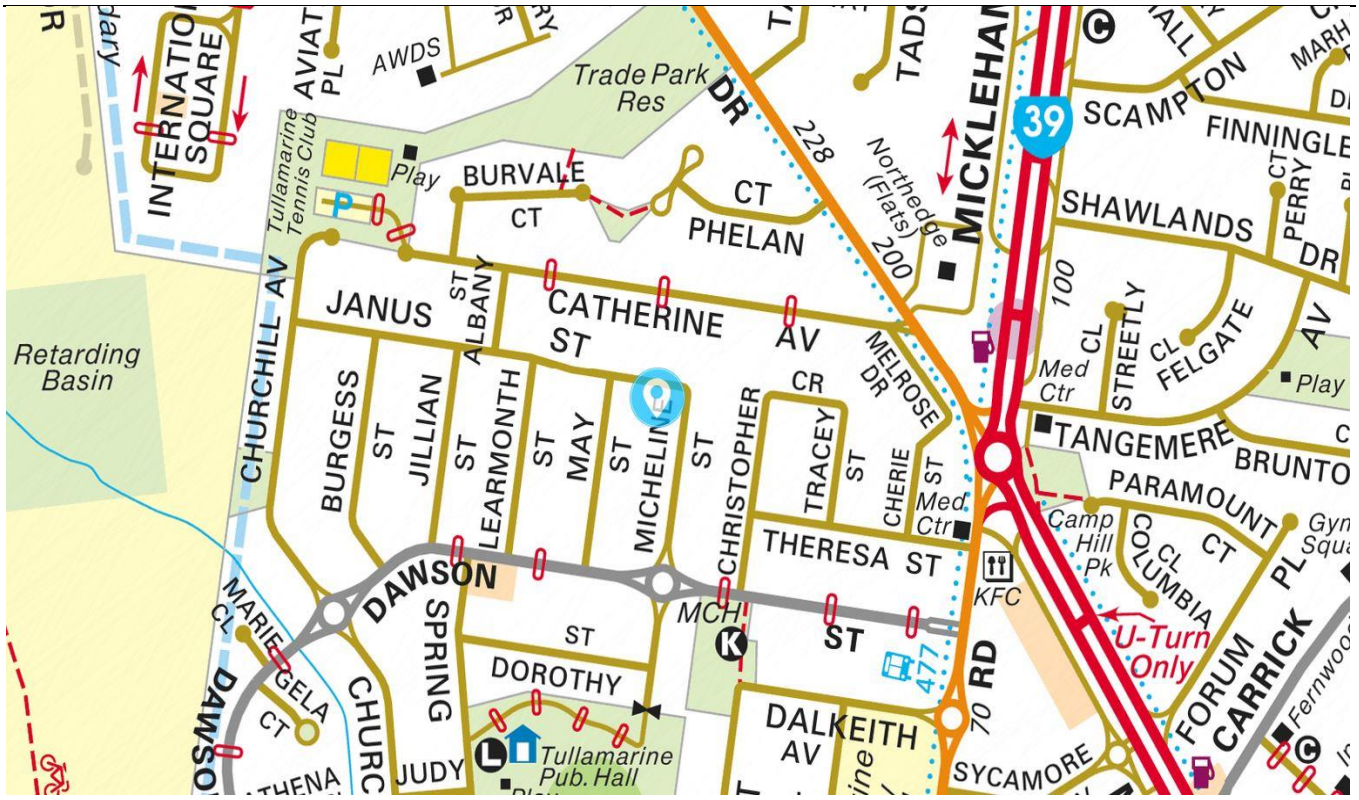
The location of local shops, public transport services and public open spaces within walking distance:

- Refer to locality map and report (next page).

Any other notable features or characteristics of the site:

- N/A

Locality Map and Report



Local Shops:

- 3.1 km South to Woolworths Airport West.
- 3.2 km South to Coles Airport West .

Public open spaces:

- 600 m North to Phelan Court Playground.
- 400 m South to Dalkeith Avenue Playground.

Public transport services:

- 600 m East to Dawson Street, Broadmeadows Road, bus (477)

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 17 October 2024 01:25 PM

PROPERTY DETAILS

Address:	**3 JANUS STREET TULLAMARINE 3043**
Lot and Plan Number:	**Lot 156 LP70188**
Standard Parcel Identifier (SPI):	**156\LP70188**
Local Government Area (Council):	**HUME** www.hume.vic.gov.au
Council Property Number:	**501046**
Planning Scheme:	**Hume** Planning Scheme - Hume
Directory Reference:	**Melway 15 H1**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Melbourne Water Retailer:	**Greater Western Water**
Melbourne Water:	**Inside drainage boundary**
Power Distributor:	**JEMENA**

View location in VicPlan

STATE ELECTORATES

Legislative Council:	**WESTERN METROPOLITAN**
Legislative Assembly:	**SUNBURY**

OTHER

Registered Aboriginal Party:	**Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

GRZ - General Residential

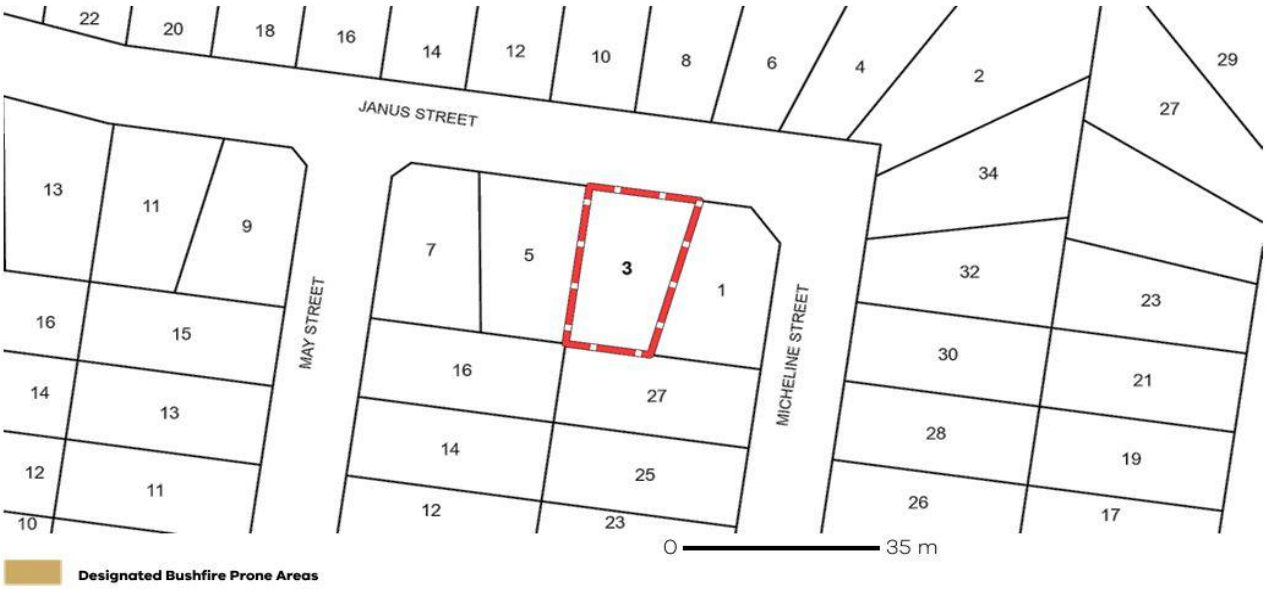
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



City of HUME Planning Scheme- Local Provision

The subject site is situated within a General Residential Zone-schedule 1 (GRZ1) with a Development Contributions Plan Overlay. There are no neighbourhood character features for the area identified in a Local planning policy or a Neighbourhood Character overlay.

This planning submission highlights the development's ability to comply with the relevant Clauses of the City of HUME Planning Scheme, Clause 32.08 General Residential Zone and Clause *55* Two or more dwellings on a lot and residential buildings.

AREA ANALYSIS

SITE AREA	534.20m^2	100%
SITE COVERAGE	294.87m^2	55.19%
NON-PERMEABLE SURFACES	49.26m^2	9.22%
PERMEABLE SURFACES	190.08m^2	35.58%
GARDEN AREA	186.41m^2	34.89%

UNIT 1

GROUND FLOOR	107.36m^2	
FIRST FLOOR	104.71m^2	
GARAGE	23.07m^2	
PORCH	1.39m^2	
ALFRESCO	18.00m^2	
TOTAL	**254.53m^2**	**27.39sqr**

UNIT 2

GROUND FLOOR	103.61m^2	
FIRST FLOOR	94.15m^2	
GARAGE	23.07m^2	
PORCH	1.39m^2	
ALFRESCO	16.98m^2	
TOTAL	**239.20m^2**	**25.74sqr**

Rescode Clause 55 Assessment Summary Table

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

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

Standard B1: Neighbourhood character objectives

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

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

- The proposed development is appropriate to the neighbourhood and the site.
- The design respects the neighbourhood character.
- The proposed dwellings are a modern, contemporary interpretation of the traditional dwelling-built form in the area to distinguish the old from the new.
- The building materials for the proposed dwellings have the dual purpose of softening the appearance of the development whilst providing different textures that complement the architectural style of the dwelling and enhance the neighbourhood and streetscape character of the area.
- The rectangular site provides excellent opportunities for the proposed dwellings to have direct street access and provide amenities to the proposed dwellings.
- The proposed dwellings on the site beside each other consistent with residential developments in the immediate and surrounding area.
- The existing dwelling will be demolished.
- The hip roof design helps integrate the new dwelling within the neighborhood character.
- Neutral and earthly colours and textures selected provide a smooth transition between the old and new.
- The proposed dwellings to the site will not interrupt the existing streetscape.

Standard B2: Residential policy objectives

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

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

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

Standard B3: Dwelling diversity objective

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

- The proposed dwellings provide four bedrooms.
- The proposed dwellings provide their own kitchen, wc and laundry facilities at ground floor level. With a bath located on the first-floor level.

Standard B4: Infrastructure objectives

To ensure development is provided with appropriate utility services and infrastructure.
To ensure development does not unreasonably overload the capacity of utility services and infrastructure

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

Standard B5: Integration with the street objective

To integrate the layout of development with the street.

- The proposed dwellings will have direct integration with Janus Street.

Standard B6: Street setback objective

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

- The proposed dwellings sited beside each other on the site will not impact on the front setback.
- The development provides the opportunity to enhance the site and streetscape by the implementation of new planting. Areas throughout the development have been allocated for such planting.

Standard B7: Building height objective

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

- The overall total height of proposed dwelling (1) is 7.20m to the top of the roof ridge which is less than the 11m as specified to the zone.
- The overall total height of proposed dwelling (2) is 7.20m to the top of the roof ridge which is less than the 11m as specified to the zone.
- The proposed dwellings are double storey and integrate with the surrounding dwellings.
- Articulation of the proposed dwellings will reduce visual bulk and with adjacent dwellings.
- The proposed dwellings will not add to a negative visual impact when viewed from the street and from adjoining properties. Solid high fencing to the East, West and rear South boundaries ensures minimal visual impact when viewed from neighbouring properties.

Standard B8: Site coverage objective

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

- The proposed site coverage is 55.19%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties is approximately 30% to 50%.
- The proposed dwellings will have full vision from the street and therefore have a reduced effect of visual bulk. Façade articulation and pitched roof also help reduce the effect of visual bulk.

Standard B9: Permeability objectives

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

- The proposed site permeability is 35.58%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site. The existing site is currently a single storey dwelling and will be demolished.
- The proposed development will not cause an increase in storm water run-off than usually permitted.

Standard B10: Energy efficiency objectives

To achieve and protect energy efficient dwellings and residential buildings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

- Thermal mass in concrete slab, maximise windows to living areas facing South, carpets to bedroom areas, tiles to wet floor areas, increase roof insulation, seal external doors, increase external wall insulation to bulk insulation plus reflective foil will all provide for an energy efficient development.
- The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.
- The proposed open space is orientated towards the South.
- The rectangular site is orientated to North South.
- Proposed North, East and West facing windows will have adequate solar access.
- There is appropriate solar access to abutting properties.
- The main living space to the proposed dwelling will face South, East & West with large glazed windows opening to the private open space which gains northern sun and subsequent landscaping.

Standard B11: Open space objective

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

- The proposed dwellings have direct access to secluded private open space.
- There is a Private open space provided for the proposed dwelling and is accessible and internally visible, providing occupants with natural daylight and views.
- Communal open space is provided at the front and throughout the site providing areas for landscaping.

Standard B12: Safety objective

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

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

Standard B13: Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood.
To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.
To provide appropriate landscaping.
To encourage the retention of mature vegetation on the site.

- The site is not situated in an area of habitat importance.
- The site is not situated within a Vegetation Protection Overlay.
- Refer landscape plan (to be provided as a condition of the permit).
- There is no significant tree to the front yard of the site to be retained.
- There have been no trees removed from the site.

Standard B14: Access objectives

To ensure vehicle access to and from a development is safe, manageable and convenient.
To ensure the number and design of vehicle crossovers respects the neighbourhood character.

- Vehicle access to and from the development is safe, manageable and convenient. The access ways have been designed to allow convenient, safe and efficient vehicle movements and connections within the development and the street network.
- The existing single crossover (North East) will be altered and access will be provided from the driveway to the proposed unit (1).
- The existing single crossover (North West) will be combined and access will be provided from the driveway to the proposed unit (2).
- The existing crossover is less than 33% of the total street frontage.
- The site is not located in a Road Zone.
- Access for service, emergency and delivery vehicles is safe and convenient to the dwellings on site.
- The existing crossover will have no effect on the amount of on-street parking.

Standard B15: Parking location objectives

To provide convenient parking for residents and visitor vehicles.
To avoid parking and traffic difficulties in the development and the neighbourhood.
To protect residents from vehicular noise within developments.

- A new single garage will be erected to the proposed dwelling unit (1). Which will be close and convenient to the dwelling on site.
- A new single garage will be erected to the proposed dwelling unit (2). Which will be close and convenient to the dwelling on site.
- The driveway has been designed to allow safe and efficient movements within the development.
- The driveway/access way is not enclosed and therefore does not reduce ventilation to the dwellings on site or adjoining properties.

Standard B16: Parking provision objectives

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.
To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.

- On street parking is also available to residents of the development and surrounding properties.
- Public transport is within safe walking distance from the site

Standard B17: Side and rear setbacks objective

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

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

Standard B18: Walls on boundaries objective

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

- There are structures built to the common boundaries from adjoining properties.
- There is a wall boundary belonging unit (1) around (5,380 m) on the East boundary of the site.
- There is a wall boundary belonging unit (2) around (5,320 m) on the West boundary of the site.
- There is a wall boundary belonging garage unit (2) around (6,380 m) on the West boundary of the site.
- There is an example of a garage and carport built to boundaries in the immediate and surrounding area.
- The percentage of walls on the boundaries is within the allowable amount as specified in the standard.
- The virtually flat site will not require retaining for walls built to the boundary.

Standard B19: Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

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

Standard B20: North-facing windows objective

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

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

Standard B21: Overshadowing open space objective

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

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

Standard B22: Overlooking objective

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

- Windows at ground floor level do not allow overlooking of adjacent properties.
- Windows at first floor level have been screened/obscured to prevent overlooking of adjacent properties.
- Views from living areas are orientated towards the private open space when possible.

Standard B23: Internal views objective

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

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

Standard B24: Noise impacts objective

To contain noise sources in developments that may affect existing dwellings.
To protect residents from external noise.

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

Standard B25: Accessibility objective

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

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

Standard B26: Dwelling entry objective

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

- The proposed dwellings on site will have their own sense of identity and address.
- The proposed dwellings will have a direct interface with Janus Street.

Standard B27: Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

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

Standard 28: Private open space objective

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

- The proposed dwelling (1) will be 55.51 sqm SPOS.
- The proposed dwelling (2) will be 48.51 sqm SPOS.
- Open space on site for each dwelling is distributed to the rear and throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.
- The private open spaces for both dwellings on site are located off living areas.
- Local public parkland is within walking distance.
- The lot runs North South providing good solar access to the open spaces.

Standard B29: Solar access to open space objective

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

- The lot runs North to South providing good solar access to the open spaces.
- Open space for the proposed dwelling is orientated to the north and west for adequate solar access.

Standard B30: Storage objective

To provide adequate storage facilities for each dwelling.

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

Standard B31: Design detail objective

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

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

Standard B32: Front fences objective

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

- There is no front fence.

Standard B33: Common property objectives

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

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

Standard B34: Site services objectives

To ensure that site services can be installed and easily maintained.
To ensure that site facilities are accessible, adequate and attractive.

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

CONCLUSION

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

Existing Site (google photo)

Existing Site Photos (3 Janus Street, Tullamarine)

Existing Site Photos (5 Janus Street, Tullamarine)

Existing Site Photos (1 Janus Street, Tullamarine)

BESS Report

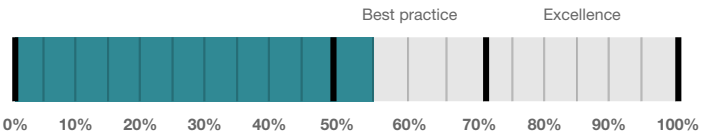
Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 3 Janus St Tullamarine Victoria 3043. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

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

Note: This is a DRAFT and not suitable for submission to council

Your BESS Score



54%

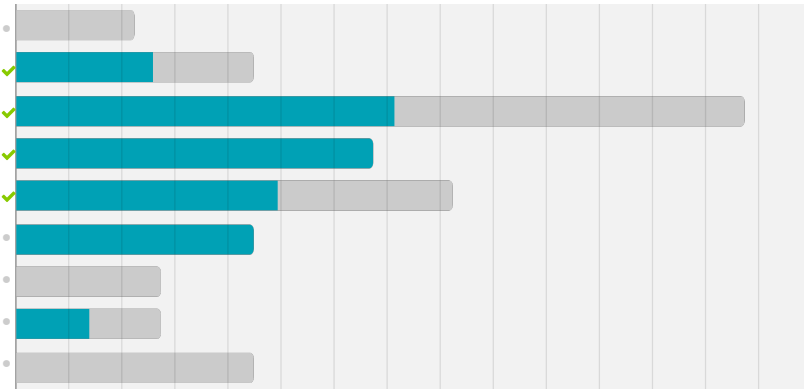
Project details

Name	3 Janus St, Tullamarine VIC 3043, Australia
Address	3 Janus St Tullamarine Victoria 3043
Project ID	F03A85CD
BESS Version	BESS-8
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	[redacted]
Application no	[redacted]
Site area	534 m²
Building floor area	403 m²
Date	12 February 2025
Software version	2.0.1-B.576

DRAFT

Performance by category This project Maximum available

Category	Weight	Score	Pass
Management	5%	0%	-
Water	9%	58%	✓
Energy	28%	52%	✓
Stormwater	14%	100%	✓
IEQ	17%	60%	✓
Transport	9%	100%	-
Waste	6%	0%	-
Urban Ecology	6%	50%	-
Innovation	9%	0%	-



Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Townhouse 1	1	208 m²	51%
Townhouse 2	1	195 m²	48%
Total	**2**	**403 m²**	**100%**

DRAFT

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Energy 3.4	Location of clothes line (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)		-
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)		-
Transport 1.1	Location of residential bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Urban Ecology 2.1	Location and size of vegetated areas		-
Urban Ecology 2.4	Location of taps and floor waste on balconies / courtyards		-

Supporting Documentation

Credit	Requirement	Response	Status
Energy 3.5	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 2.2	A list of dwellings with natural cross flow ventilation		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-

Credit summary

Management Overall contribution 4.5%

0%

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

Water Overall contribution 9.0%

Minimum required 50% **58%** ✔ **Pass**

1.1 Potable Water Use Reduction	50%
3.1 Water Efficient Landscaping	100%

Energy Overall contribution 27.5%

Minimum required 50% **52%** ✔ **Pass**

1.2 Thermal Performance Rating - Residential	0%	✔ Achieved
2.1 Greenhouse Gas Emissions	0%	
2.6 Electrification	100%	
2.7 Energy consumption	100%	
3.3 External Lighting	100%	
3.4 Clothes Drying	100%	
3.5 Internal Lighting - Houses and Townhouses	100%	
4.4 Renewable Energy Systems - Other	N/A	Scoped Out
	No other (non-solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses	0%	⊘ Disabled
	No solar PV renewable energy is in use.	

Stormwater Overall contribution 13.5%

Minimum required 100% **100%** ✔ **Pass**

1.1 Stormwater Treatment	100%

DRAFT

IEQ Overall contribution 16.5%

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

Transport Overall contribution 9.0%

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

Waste Overall contribution 5.5%

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

Urban Ecology Overall contribution 5.5%

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

Innovation Overall contribution 9.0%

	0%
1.1 Innovation	0%

DRAFT

Credit breakdown

Management **Overall contribution 4.5%**

	0%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Townhouse	No
4.1 Building Users Guide	0%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	No

DRAFT

Water Overall contribution 9.0%

	Minimum required 50%	58%	✔ Pass

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation 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	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	Default or unrated
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	
Townhouse 1	Townhouse 1
Townhouse 2	Townhouse 2
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Townhouse 1	101 m²
Townhouse 2	99.8 m²
Tank Size:	
Townhouse 1	2,000 Litres
Townhouse 2	2,000 Litres
Irrigation area connected to tank:	
Townhouse 1	20.0 m²
Townhouse 2	20.0 m²
Is connected irrigation area a water efficient garden?:	
Townhouse 1	Yes
Townhouse 2	Yes
Other external water demand connected to tank?:	
Townhouse 1	0.0 Litres/Day
Townhouse 2	0.0 Litres/Day
1.1 Potable Water Use Reduction	50%

DRAFT

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	484 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	385 kL
Output	Proposed (including rainwater and recycled water use)
Project	326 kL
Output	% Reduction in Potable Water Consumption
Project	32 %
Output	% of connected demand met by rainwater
Project	100 %
Output	How often does the tank overflow?
Project	Often
Output	Opportunity for additional rainwater connection
Project	165 kL

3.1 Water Efficient Landscaping 100%

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

DRAFT

Energy Overall contribution 27.5%

		Minimum required 50%	**52%** ✔ **Pass**

Dwellings Energy Approach	
What approach do you want to use for Dwellings?:	Use the built in calculation tools
Are you installing any solar photovoltaic (PV) system(s)?:	-
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	All-electric
Dwelling Energy Profiles	
Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides: All	3
NatHERS Annual Energy Loads - Heat: All	98.2 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	22.8 MJ/sqm
NatHERS star rating: All	7.0
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	5 Stars (2011 MEPS)
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	6 Stars (2019 MEPS)
Type of Hot Water System: All	Electric Instantaneous
% Contribution from solar hot water system: All	0 %
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	Occupant to install

1.2 Thermal Performance Rating - Residential 0% ✔ Achieved

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
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	7,455 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	8,519 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	-15 %

2.6 Electrification 100%

DRAFT

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

2.7 Energy consumption 100%

Score Contribution	This credit contributes 23.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	63,110 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	36,081 MJ
Output	% Reduction in total energy
Townhouse	42 %

3.3 External Lighting 100%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
Townhouse	Yes

3.4 Clothes Drying 100%

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Townhouse	1,287 kWh
Output	Proposed
Townhouse	257 kWh
Output	Improvement
Townhouse	80 %

3.5 Internal Lighting - Houses and Townhouses 100%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?
Question	Criteria Achieved?
Townhouse	Yes

4.4 Renewable Energy Systems - Other N/A Scoped Out

No other (non-solar PV) renewable energy is in use.

This credit was scoped out	No other (non-solar PV) renewable energy is in use.

4.5 Solar PV - Houses and Townhouses 0% Disabled

No solar PV renewable energy is in use.

DRAFT

This credit is disabled	No solar PV renewable energy is in use.

Stormwater Overall contribution 13.5%

Minimum required 100%	**100%**	✔ **Pass**

Which stormwater modelling software are you using?:	Melbourne Water STORM tool
1.1 Stormwater Treatment	100%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	STORM score achieved
Project	108
Output	Min STORM Score
Project	100

IEQ Overall contribution 16.5%

Minimum required 50%	**60%**	✔ **Pass**

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

DRAFT

Transport Overall contribution 9.0%

100%

1.1 Bicycle Parking - Residential		100%
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	2	
Output	Min Bicycle Spaces Required	
Townhouse	2	
1.2 Bicycle Parking - Residential Visitor		N/A Scoped Out
		Not enough dwellings.
This credit was scoped out	Not enough dwellings.	
2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	

DRAFT

Waste Overall contribution 5.5%

0%

1.1 - Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 - Operational Waste - Food & Garden Waste		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	

Urban Ecology Overall contribution 5.5%

50%

2.1 Vegetation	75%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	20 %
2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
2.4 Private Open Space - Balcony / Courtyard Ecology	100%
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	Yes
3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	-
Output	Min Food Production Area
Townhouse	2 m^2

Innovation Overall contribution 9.0%

0%

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

DRAFT

Note

This is a DRAFT and not suitable for submission to council.

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.

The Municipal Association of Victoria (MAV) and CASBE (Council Alliance for a Sustainable Built Environment) member councils do not guarantee, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of BESS, any material contained on this website or any linked sites

DRAFT

STORM Rating Report

TransactionID:	0
Municipality:	HUME
Rainfall Station:	HUME
Address:	3 JANUS STREET
	TULLAMARINE
	VIC VIC
Assessor:	CAPP
Development Type:	Residential - Multiunit
Allotment Site (m2):	534.20
STORM Rating %:	108

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 - Rainwater Tank	100.65	Rainwater Tank	2,000.00	4	145.10	81.50
Unit 1 - Un-Treated Roof	43.25	None	0.00	0	0.00	0.00
Unit 2 - Rainwater Tank	99.75	Rainwater Tank	2,000.00	4	158.80	80.10
Unit 2 - Un-Treated Roof	37.45	None	0.00	0	0.00	0.00

Date Generated: 12-Feb-2025 Program Version: 1.0.0