

Application No.:

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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.: 16	St. Name: Canadian Court
Suburb/Locality: Meadow Heights		Postcode: 3048

Formal Land Description * Complete either A or B.

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

A Lodged Plan Title Plan Plan of Subdivision

OR

B

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

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:

Construction of two dwellings with new cross over.

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

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

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

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


Existing Conditions

④ Describe how the land is used and developed now *

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

There is an existing building with 10 units, 10 dwellings and 10 dwellings.

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


Title Information

⑤ Encumbrances on title *

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

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

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

Contact person's details *

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

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address:

Unit No.: St. No.: If it is a P.O. Box, enter the details here:

Suburb/Locality: State: Postcode:

Contact information

Business Phone: Email: ahmed.rahmanvic@gmail.com

Mobile Phone: 0450736402 Fax:

*Please provide at least one contact phone number **

Need help with the Application?

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

Contact Council's planning department to discuss the specific requirements and to ensure that you have provided sufficient or unclear information may delay your application.

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

No Yes

If 'yes', with whom?: ZACK Boglay


Date: 01/11/2024 day / month / year

Checklist

9 Have you:

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

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

A plan of existing conditions.

Plans showing the layout and details of the proposal

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

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

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

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

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

Contact Information:

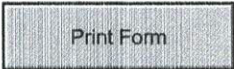
Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

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

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

 Print Form

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

Save Form:

 Save Form To You

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

Owner *

The person or organisation who owns the land

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

Same as applicant

urpose
nning

Declaration

7 This form must be signed by the applicant *

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

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



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP118265
Number of Pages (excluding this cover sheet)	3
Document Assembled	22/10/2024 12:35

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LP 118265
EDITION 2
APPROVED 31/3/78

COLOUR CODE
E-1 = BLUE
E-2 = BROWN

APPROPRIATIONS
THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

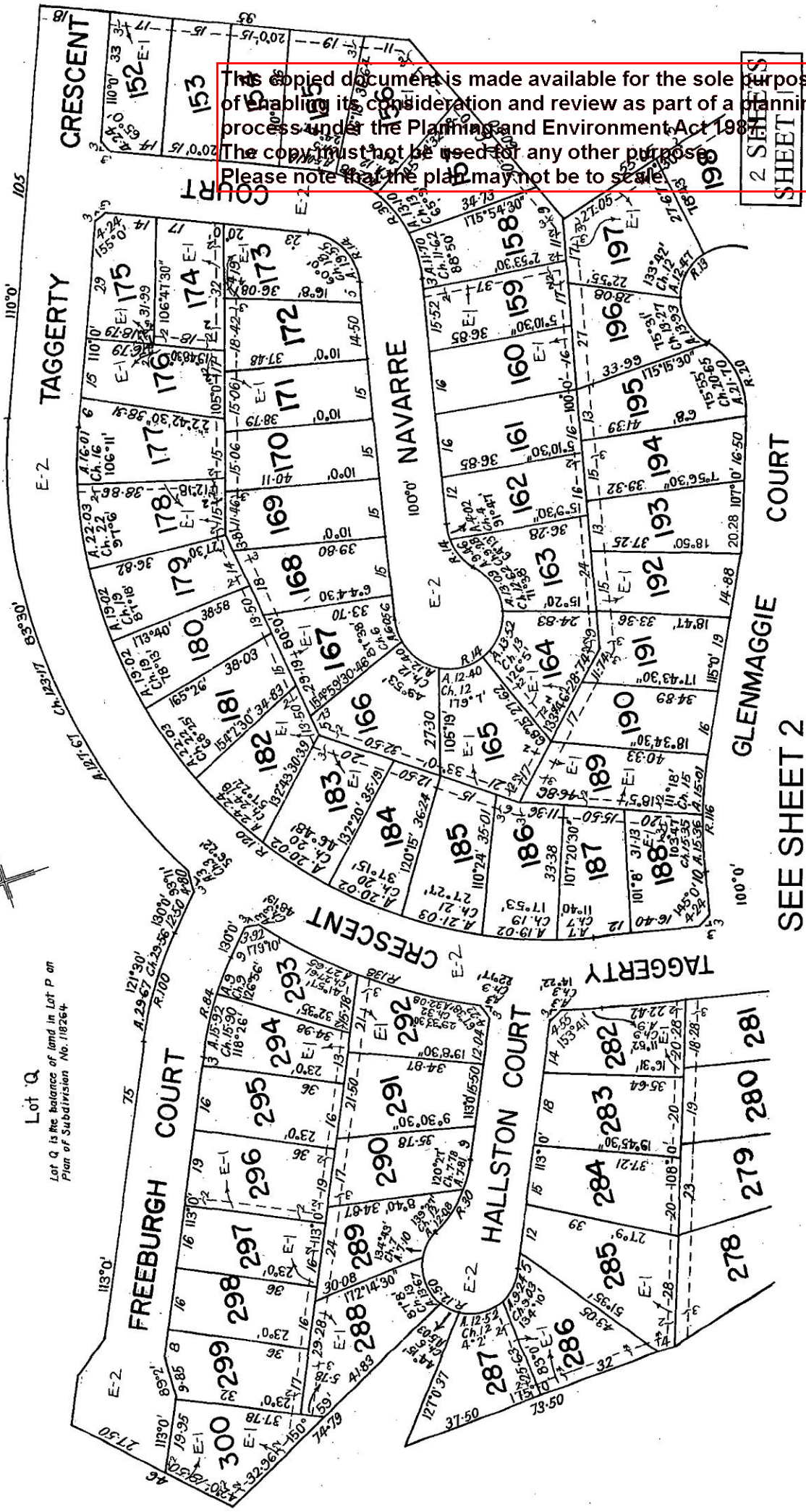
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

NOTATIONS
LOTS 102-151(B1) & 200-259(B1) HAVE BEEN OMITTED

PLAN OF SUBDIVISION OF PART OF CROWN PORTIONS 10 & 14 PARISH OF WILL WILL ROOK COUNTY OF BOURKE

MEASUREMENTS ARE IN METRES
VOL.8950 FOL.934
VOL.8864 FOL.869

Lot Q
Lot Q is the balance of land in Lot P on Plan of Subdivision No. 118264



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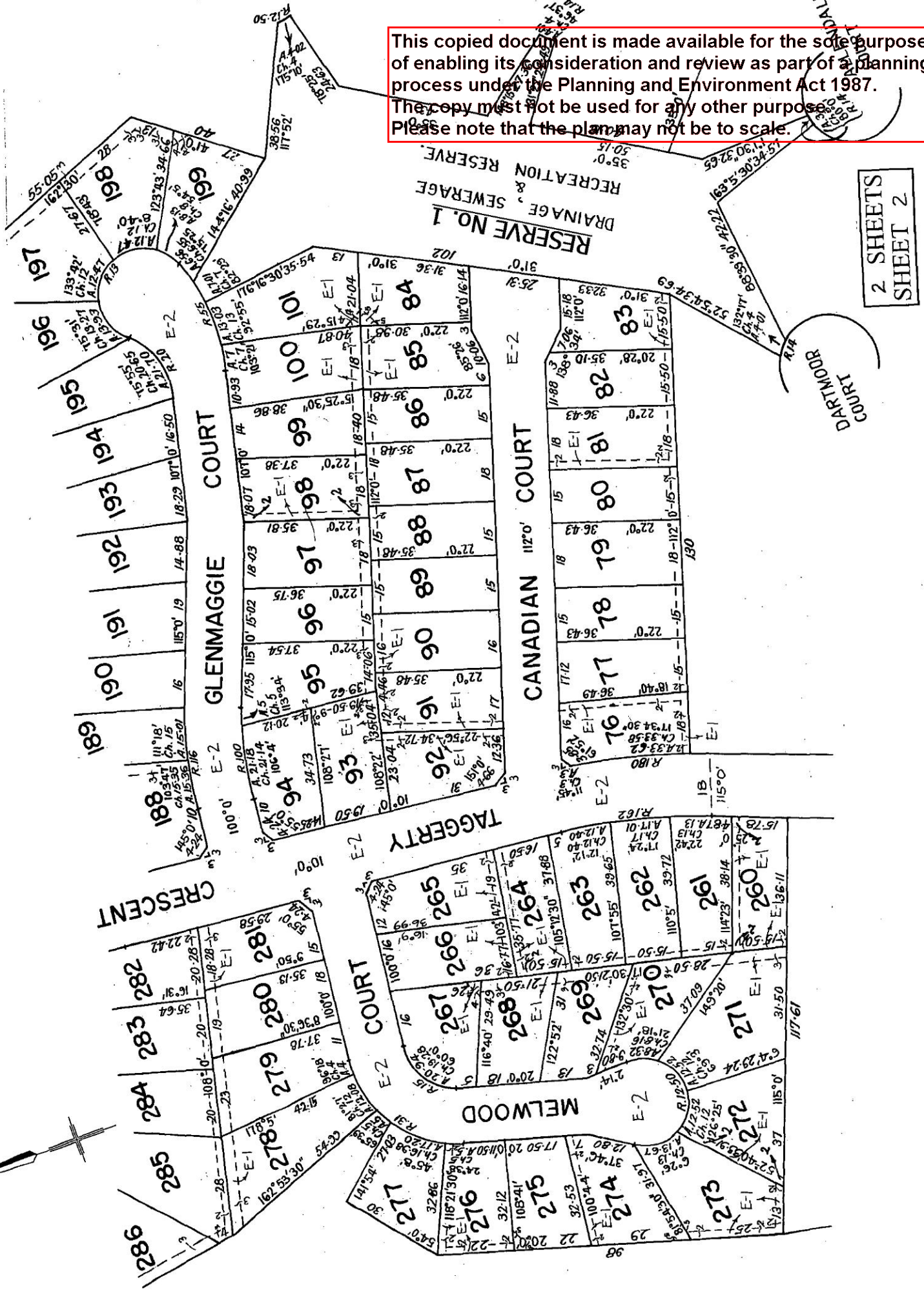
2 SHEETS
SHEET 2

SEE SHEET 2

LP 118265

SEE SHEET 1

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2 SHEETS
SHEET 2

DARTMOR COURT

RESERVE NO. 1
DRAINAGE & SEWERAGE
RECREATION & SEWERAGE

CRESCENT

COURT

MELWOOD



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PLAN FOR DEVELOPMENT OF A SINGLE DWELLING

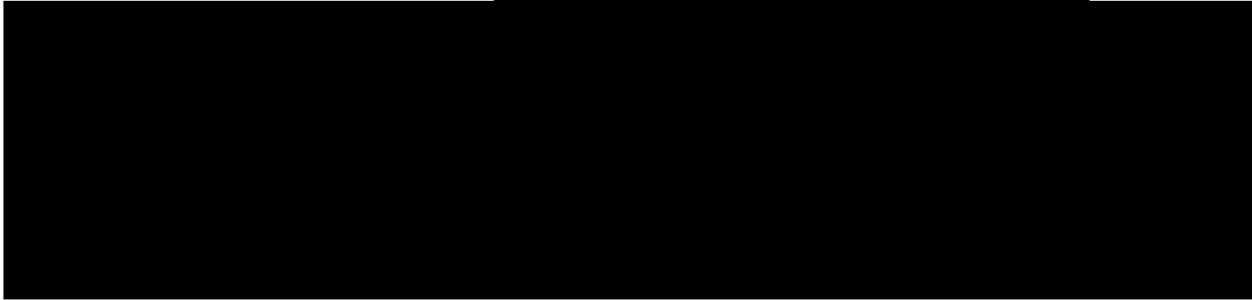
16 Canadian Court,
Meadow Heights VIC



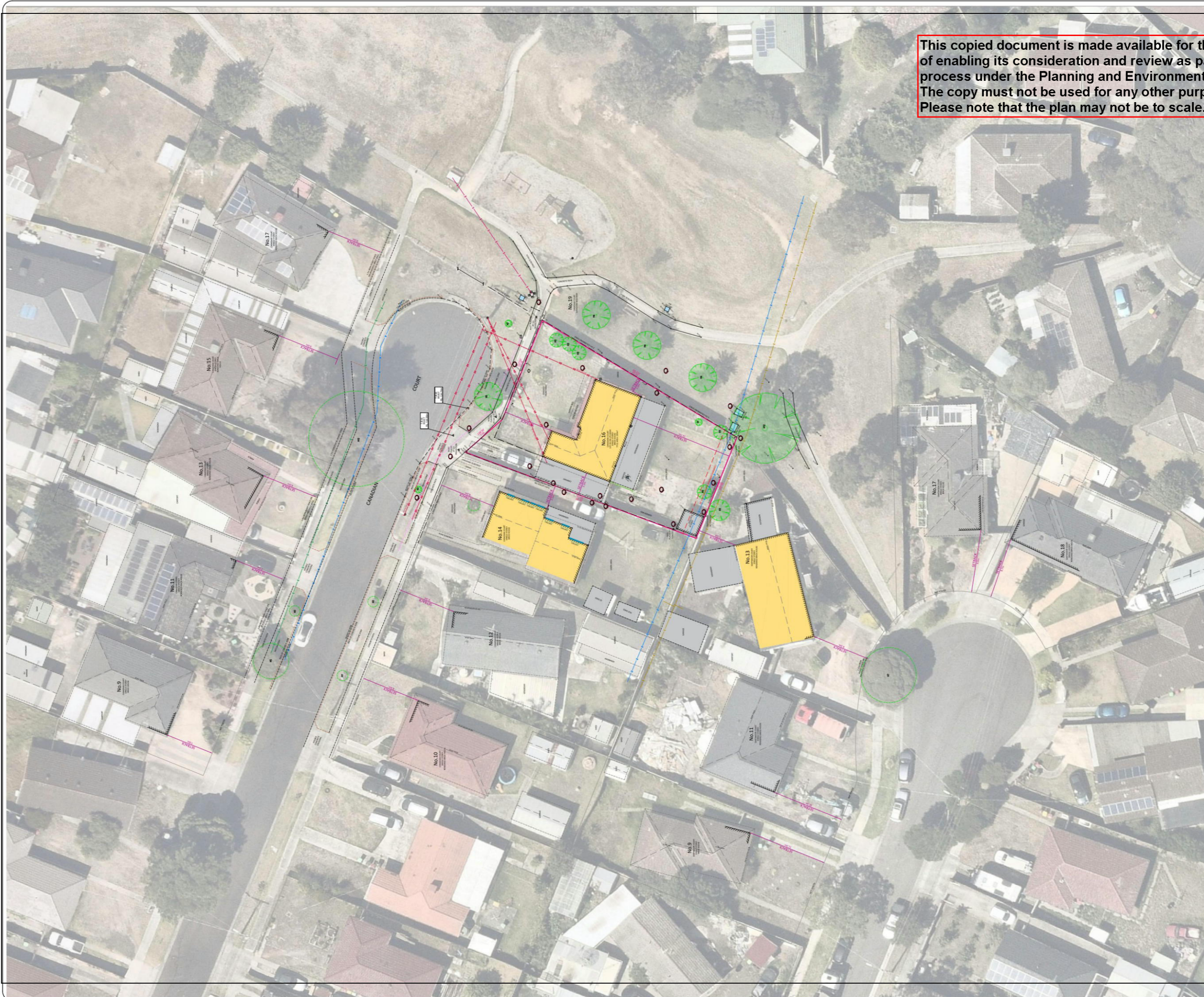
DRAWN & DESIGN BY

CHECKED BY

Revision List		
Number	Date	Issue to
0		OWNER
1	24.11.2024	COUNCIL
2	5.02.2025	COUNCIL
3	11.03.2025	COUNCIL



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<p>LEGEND</p> <ul style="list-style-type: none"> RIVE/PAWL GAS METER WATER METER TELECOM PILLAR TELECOM PIT ELECTRIC PIT ELECTRIC LIGHT POLE ELECTRIC POLE SEEN GATE INSPECTION SHIRT SEWER SHAK STOP VALVE UNDERGROUND TELECOM LINE UNDERGROUND GAS LINE UNDERGROUND UTILITY UNIDENTIFIED PIT UNIDENTIFIED POLE CROCKABLE 360° PHOTO APPROXIMATE TREE HEIGHT UNDERGROUND TELECOM LINE UNDERGROUND GAS LINE UNDERGROUND SEWER LINE UNDERGROUND DRAINAGE LINE 		<p>NOTATIONS</p> <ol style="list-style-type: none"> COORDINATES ARE ON A LOCAL PLANE DATUM BASED UPON TITLE BARRINGS. LAND IN SURVEY IS SHOWN ENCLOSED WITHIN THICK MAGENTA CONTINUOUS LINES. LEVELS SHOWN ON THIS PLAN ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM (AHD), DERIVED FROM TRIGONOMETRIC HEIGHTING TO WILL WILL ORIGIN ON 20/09/2024. PRIVATE SURVEYING AND LAND DEVELOPMENT CONSULTANTS DOES NOT ACCEPT ANY INFORMATION FROM ANY INCLUSIONS OF ERRORS WITHIN SAME DATA. ONLY VISIBLE SERVICES AT SURFACE LEVEL HAVE BEEN LOCATED. ONLY WINDOWS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN LOCATED WHERE PRACTICABLE. ALL PLOTTED EXISTING SERVICES WERE DERIVED FROM INFORMATION PROVIDED BY DAL BEFORE YOU DIG. ALL DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE AND UNITS WORK. SATELLITE IMAGE LOCATION APPROXIMATE ONLY. DATE OF IMAGERY: 04/07/2025. 									
<p>TITLE BOUNDARIES</p> <p>A TITLE RE-ESTABLISHMENT SURVEY HAS BEEN CONDUCTED AND SHOWN IN THIS PLAN.</p> <p>PLEASE SEE "200899 - RECORD OF HAVING BEEN ESTABLISHED AS A CENTRAL BOUNDARY" DATED 02/07/2025 FOR SURVEY INFORMATION. TITLE BOUNDARY MARKS, ENCUMBRANCES AND DIFFERENCES BETWEEN ADOPTED BOUNDARIES AND EXISTING OCCUPANCY ARE SHOWN.</p>		<p>WARNINGS</p> <ol style="list-style-type: none"> UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM PLANS SUPPLIED BY THE RELEVANT AUTHORITIES THROUGH THE "DAL BEFORE YOU DIG" SERVICE. ACCURATE LOCATION OF SERVICES CAN ONLY BE GUARANTEED BY EXCAVATION. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES. DETAILS OF NEIGHBOURING PROPERTIES HAVE BEEN MEASURED FROM WITHIN SUBJECT SITE. THE POSITION OF THESE IS THEREFORE APPROXIMATE. ACCESS TO RELEVANT PROPERTIES WILL NEED TO BE ARRANGED TO PROVIDE ACCURATE DETAIL. 									
<p>PLAN OF EXISTING CONDITIONS</p> <p>ORIGINAL SHEET SIZE: A0</p> <p>SCALE BAR: 1:1000</p> <p>SCALE: 1:175</p> <p>VERSION INFORMATION:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>20/09/2024</td> <td>FIRST ISSUE</td> </tr> <tr> <td>2</td> <td>02/07/2025</td> <td>ADD LOTS</td> </tr> </table> <p>CHECKED: HAZY</p>		NO.	DATE	DESCRIPTION	1	20/09/2024	FIRST ISSUE	2	02/07/2025	ADD LOTS	<p>SITE STREET ADDRESS</p> <p>No. 16 CARADON COURT, REGION HEIGHTS</p> <p>PARCEL DESCRIPTION</p> <p>LOT 83 ON PL 18885</p>
NO.	DATE	DESCRIPTION									
1	20/09/2024	FIRST ISSUE									
2	02/07/2025	ADD LOTS									

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EXISTING IMAGES OF 16 CANADIAN COURT



PROJECT ADDRESS

16 Canadian Court, Meadow Heights VIC

Owner

Dr. ZUBAIR SYED & Sayeeda Chowdhury

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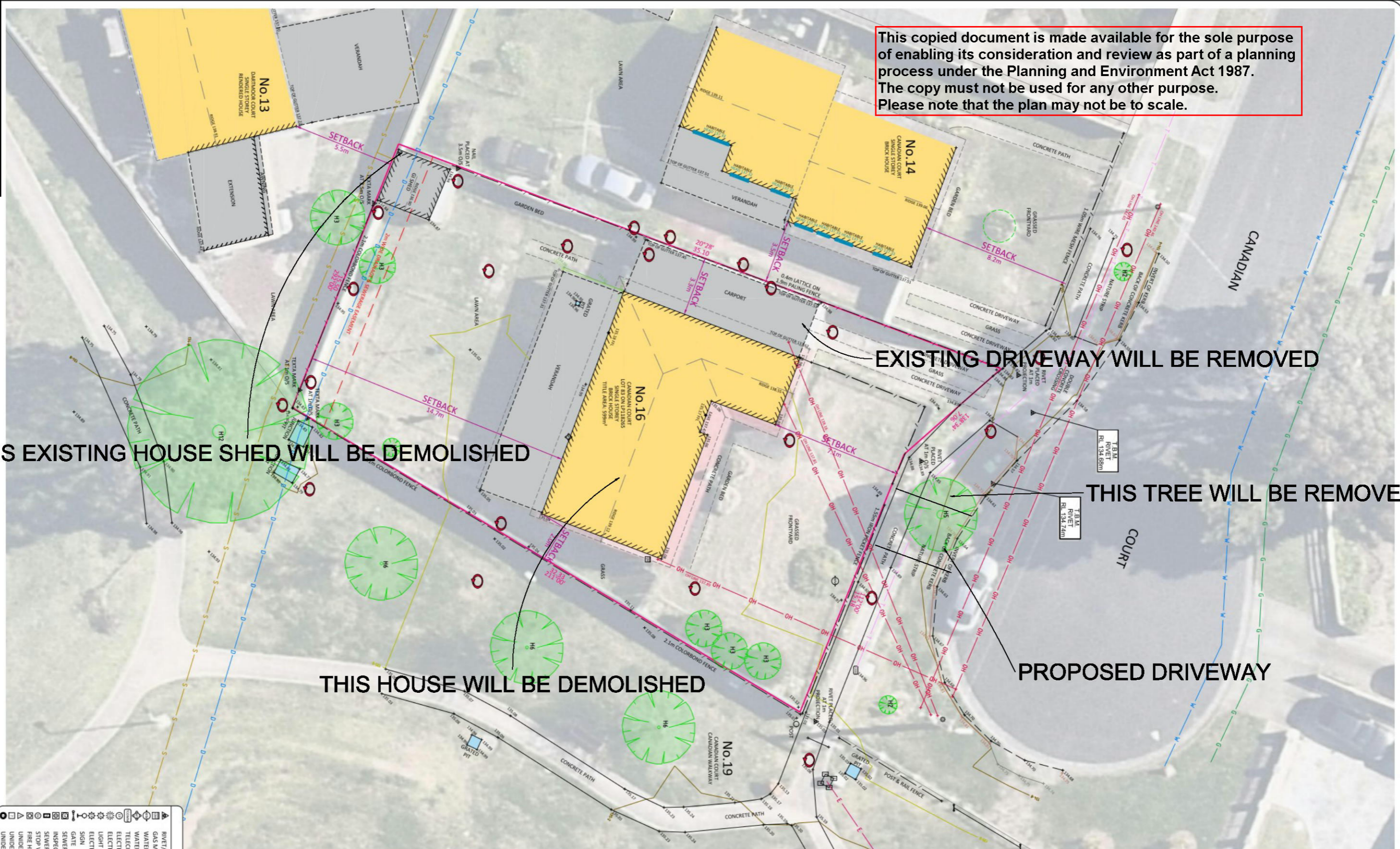
ALL RIGHTS RESERVED

TOTAL LAND AREA		LAND AREA FOR UNIT 1		LAND AREA FOR UNIT 2	
TOTAL LAND AREA	599 sqm	LAND AREA	300 sqm	LAND AREA	299 sqm
TOTAL GARDEN AREA (MORE THAN 1 M)	210 sqm (35%)	BUILDING AREA INCLUDING PORCH AND GARAGE	175SQM	BUILDING AREA INCLUDING PORCH AND GARAGE	176SQM
TOTAL PERMEABLE AREA	216 sqm	DRIVEWAY	14 SQM	DRIVEWAY	14 SQM
TOTAL SITE COVERAGE	351 sqm (58.5%)	GARDEN AREA (MORE THAN 1M).	109 sqm	GARDEN AREA (MORE THAN 1M)	105sqm
		SPOS	51.45 sqm	SPOS	41 sqm

A101 NEIGHBOUR HOOD CHARACTERISTICS

Project number	2000.15
Scale	1 : 200

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THIS EXISTING HOUSE SHED WILL BE DEMOLISHED

THIS HOUSE WILL BE DEMOLISHED

EXISTING DRIVEWAY WILL BE REMOVED

PROPOSED DRIVEWAY

THIS TREE WILL BE REMOVED

TITLE NORTH

SURVEYORS REFERENCE: 240939
 VERSION NUMBER: 1
 DATE OF SURVEY: 20/09/2024
 SURVEYOR: ST
 DRAWN: AA
 CHECKED: HK

VERSION INFORMATION:

Ver	DATE	CHANGES
1	26/09/2024	FIRST ISSUE

SCALE BAR: ORIGINAL SHEET SIZE: A1

SCALE: 1:100

SITE STREET ADDRESS: No. 16 CANADIAN COURT, MEADOW HEIGHTS
 PARCEL DESCRIPTION: LOT 83 ON LP118265

PLAN OF EXISTING CONDITIONS

LEGEND

	RIVET/NAIL		STAKE
	GAS METER		TITLE PEG
	WATER TAP		DRAINAGE PIPE
	TELECOM PIT		ELECTRIC PILLAR
	ELECTRIC LIGHT POLE		LETTERBOX
	LIGHT POLE		CLOTHES LINE
	ELECTRIC POLE		FLOOR LEVEL
	SIGN		CLICKABLE 360° PHOTO
	SEWER PIT		TITLE BOUNDARY
	INSPECTION SHAFT		APPROXIMATE TITLE BOUNDARY
	STOP VALVE		ON-SITE BOUNDARY
	FIRE HYDRANT		ON-SITE BOUNDARY (ELECTRICITY)
	UNDERSERVED PIT		UNDERGROUND GAS LINE
	UNDERSERVED PIT		UNDERGROUND TELECOM LINE
	UNDERSERVED PIT		UNDERGROUND WATER LINE
	UNDERSERVED PIT		UNDERGROUND DRAINAGE LINE

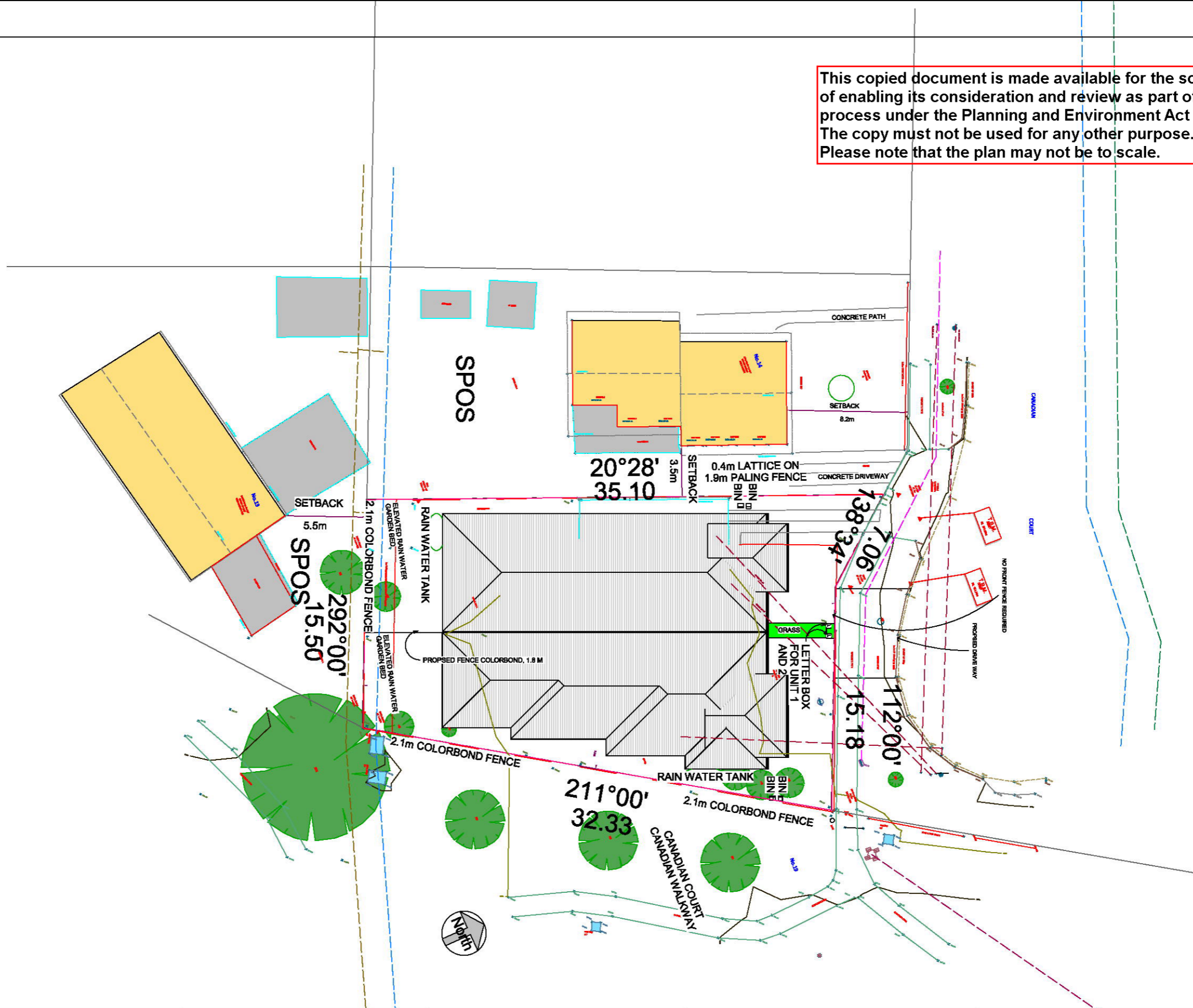
- COORDINATES ARE ON A LOCAL PLANE DATUM BASED UPON TITLE BEARINGS.
- LAND IN SURVEY IS SHOWN ENCLOSED WITHIN THICK MAGENTA CONTINUOUS LINES.
- LEVELS SHOWN ON THIS PLAN ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM (AHD), DERIVED FROM TRIGONOMETRIC HEIGHTING TO WILL WILHOOK PM 162 (RL 134.69m) EXTRACED FROM SMES ON 20/09/2024. THESE POINTS DO NOT ACCURATELY REPRESENT CONVEYANCES AND THEREFORE NO LIABILITY FOR ANY INACCURACIES OR ERRORS WITHIN SMES DATA.
- ONLY VISIBLE SERVICES AT SURFACE LEVEL HAVE BEEN LOCATED.
- ONLY WINDOWS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN LOCATED WHERE PRACTICABLE.
- ALL PLOTTED EXISTING SERVICES WERE DERIVED FROM INFORMATION PROVIDED BY DIAL BEFORE YOU DIG.
- ALL DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE AND LINENWORK.
- SATELLITE IMAGE POSITION APPROXIMATE ONLY. DATE OF IMAGE: 25/09/2024.

TITLE BOUNDARIES
 A TITLE RE-ESTABLISHMENT SURVEY HAS BEEN COMPLETED FOR THE LAND SHOWN IN THIS PLAN. PLEASE SEE "240939 - RECORD OF HAVING RE-ESTABLISHED A CADASTRAL BOUNDARY" DATED 20/09/2024 FOR SURVEYORS CERTIFICATION, TITLE BOUNDARY MARKS, ENCUMBRANCES AND DIFFERENCES BETWEEN ADOPTED BOUNDARIES AND EXISTING OCCUPATION.

WARNINGS
 UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM PLANS SUPPLIED BY THE RELEVANT AUTHORITIES THROUGH THE DIAL BEFORE YOU DIG - SERVICE ACCURATE LOCATION OF SERVICES CAN ONLY BE GUARANTEED BY EXCAVATION PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE. THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.

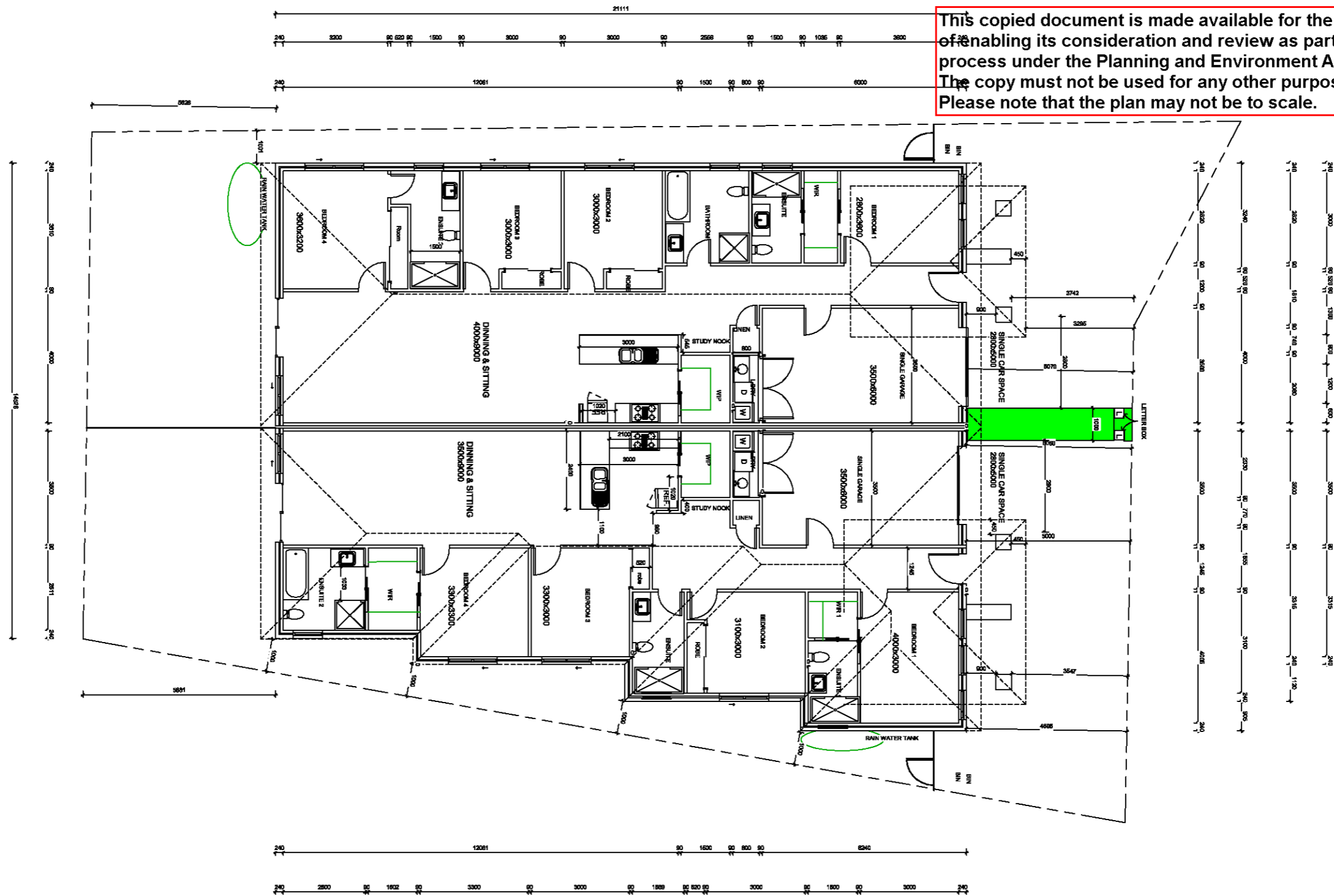
NOTATIONS
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PROJECT ADDRESS 16 Canadian Court, Meadow Heights VIC	© COPYRIGHT 2020 FENAM BUILDING AND CONSTRUCTION PTY LTD ALL RIGHTS RESERVED	TOTAL LAND AREA		LAND AREA FOR UNIT 1		LAND AREA FOR UNIT 2		A101AA SITE PLAN	
		TOTAL LAND AREA	599 sqm	LAND AREA	300 sqm	LAND AREA	299 sqm		
Owner Dr. ZUBAIR SYED & Sayeeda Chowdhury		TOTAL GARDEN AREA (MORE THAN 1 M)	210 sqm (35%)	BUILDING AREA INCLUDING PORCH AND GARAGE	175SQM	BUILDING AREA INCLUDING PORCH AND GARAGE	176SQM	Project number	2000.15
		TOTAL PERMEABLE AREA	216 sqm	DRIVEWAY	14 SQM	DRIVEWAY	14 SQM	Scale	1 : 100
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				SPOS	51.45 sqm	SPOS	41 sqm		

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PROJECT ADDRESS
16 Canadian Court, Meadow Heights VIC

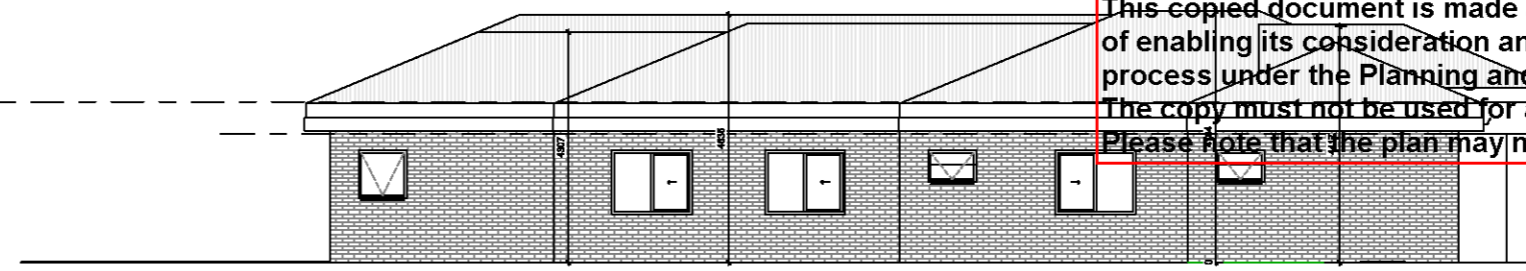
Owner
Dr. ZUBAIR SYED & Sayeeda Chowdhury

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ALL RIGHTS RESERVED

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		SPOS	51.45 sqm	SPOS	41 sqm

A102 FLOOR PLAN	
Project number	2000.15
Scale	1 : 50

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1 East
1:50

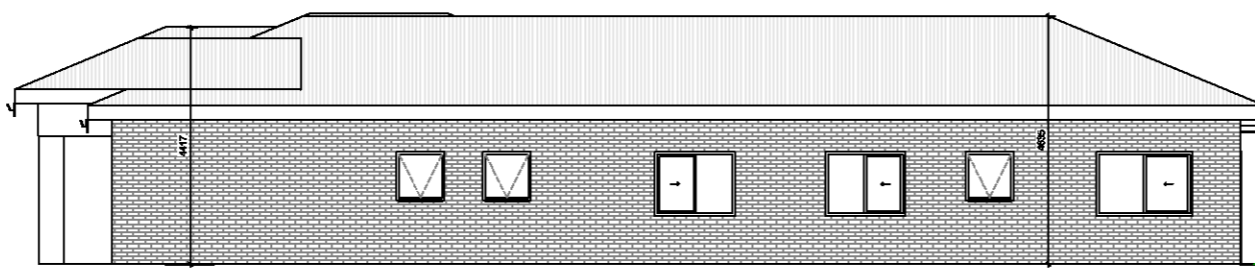


2 North
1:50

External Finishes	
	MATERIAL
Roof	Concrete
Brick	Selected type, builder's range
Garage Doors	Colourbond, builder's range
Window & Door Frames	Colourbond, builder's range
Gutter, Folia and Downpipes	Colourbond, builder's range



3 South
1:50

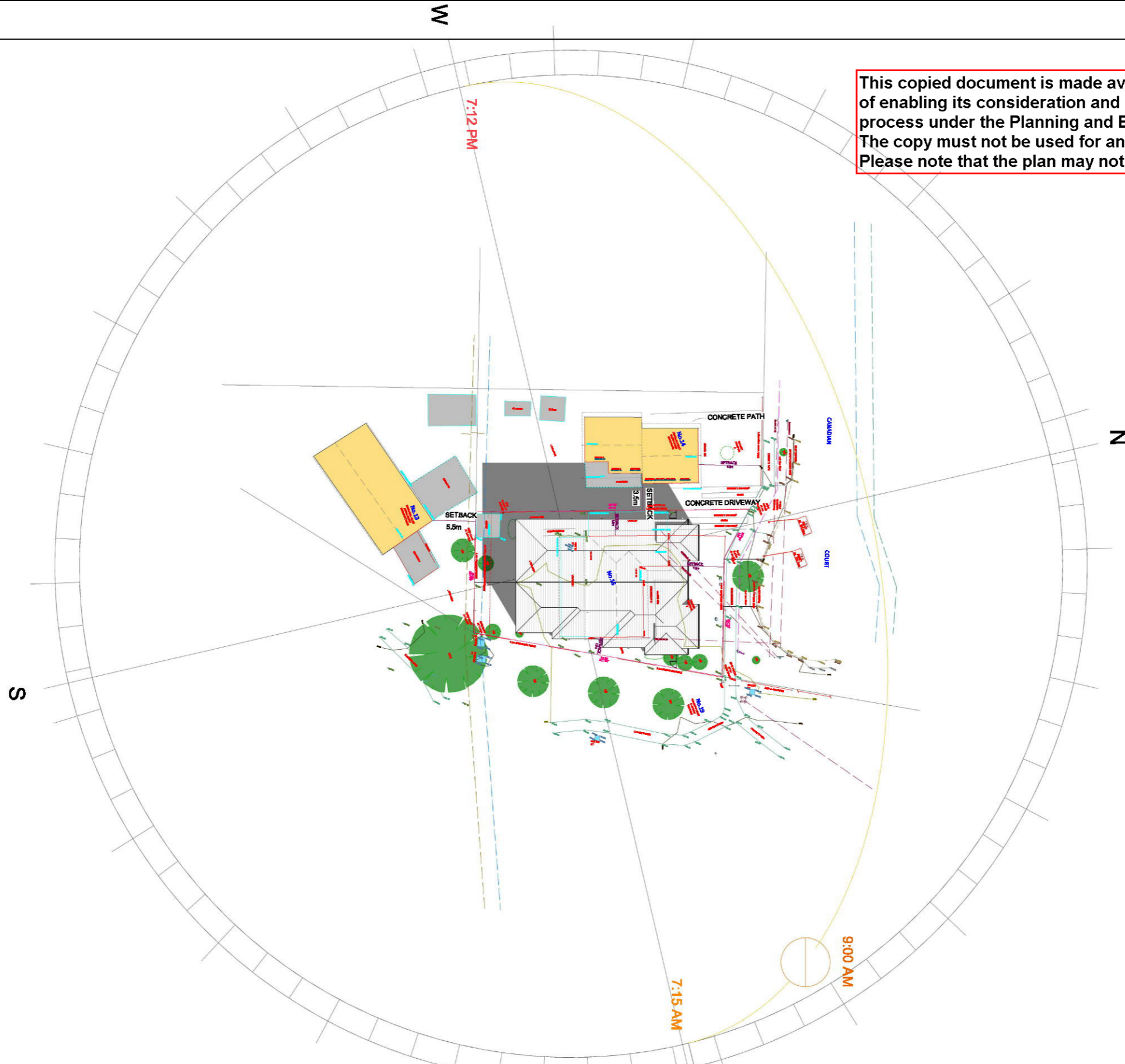


4 West
1:50

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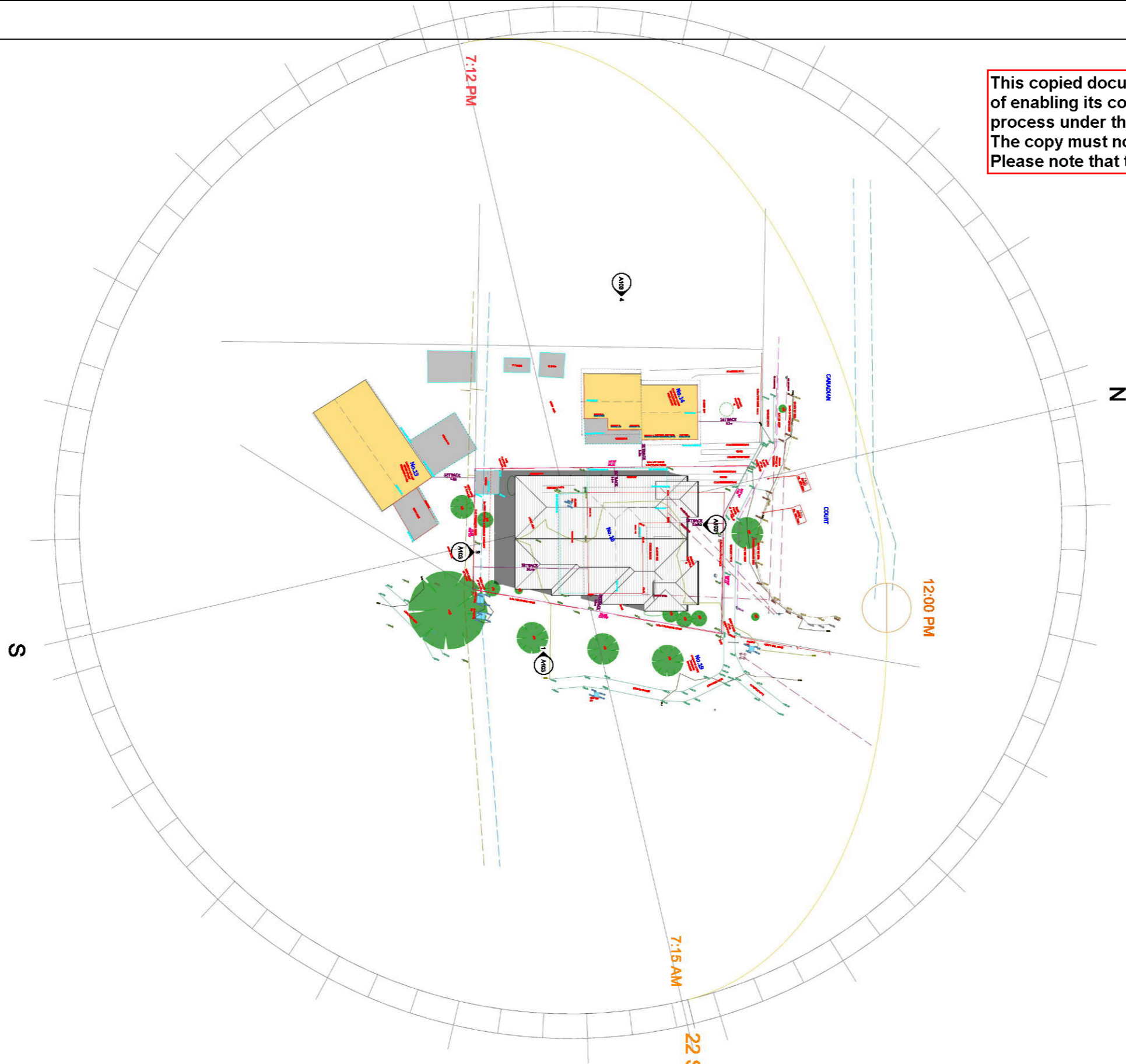
A103 ELEVATION PLAN	
Project number	2000.15
Scale	1:50

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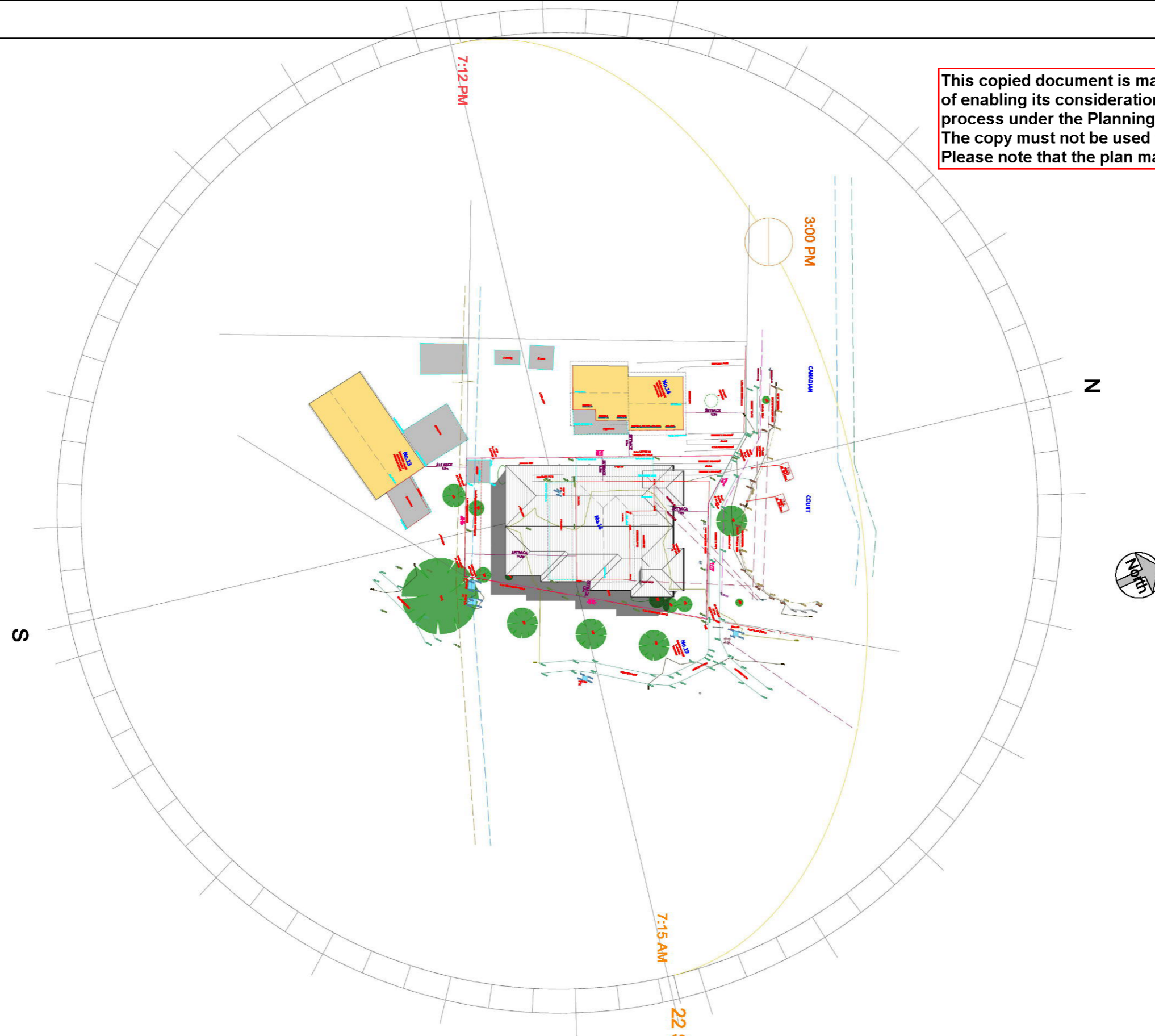
PROJECT ADDRESS 16 Canadian Court, Meadow Heights VIC Owner Dr. ZUBAIR SYED & Sayeeda Chowdhury	© COPYRIGHT 2020 FENAM BUILDING AND CONSTRUCTION PTY LTD ALL RIGHTS RESERVED	TOTAL LAND AREA		LAND AREA FOR UNIT 1		LAND AREA FOR UNIT 2		A104 SHADOW DIAGRAM@ 9 AM Project number: 2000.15 Scale: 1 : 200	
		TOTAL LAND AREA	599 sqm	LAND AREA	300 sqm	LAND AREA	299 sqm		
		TOTAL GARDEN AREA (MORE THAN 1 M)	210 sqm (35%)	BUILDING AREA INCLUDING PORCH AND GARAGE	175SQM	BUILDING AREA INCLUDING PORCH AND GARAGE	176SQM		
		TOTAL PERMEABLE AREA	216 sqm	DRIVEWAY	14 SQM	DRIVEWAY	14 SQM		
		TOTAL SITE COVERAGE	351 sqm (58.5%)	GARDEN AREA (MORE THAN 1M).	109 sqm	GARDEN AREA (MORE THAN 1M)	105sqm		
				SPOS	51.45 sqm	SPOS	41 sqm		

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PROJECT ADDRESS 16 Canadian Court, Meadow Heights VIC Owner Dr. ZUBAIR SYED & Sayeeda Chowdhury	© COPYRIGHT 2020 FENAM BUILDING AND CONSTRUCTION PTY LTD ALL RIGHTS RESERVED	TOTAL LAND AREA TOTAL LAND AREA 599 sqm TOTAL GARDEN AREA (MORE THAN 1 M) 210 sqm (35%) TOTAL PERMEABLE AREA 216 sqm TOTAL SITE COVERAGE 351 sqm (58.5%)	LAND AREA FOR UNIT 1 LAND AREA 300 sqm BUILDING AREA INCLUDING PORCH AND GARAGE 175SQM DRIVEWAY 14 SQM GARDEN AREA (MORE THAN 1M). 109 sqm SPOS 51.45 sqm	LAND AREA FOR UNIT 2 LAND AREA 299 sqm BUILDING AREA INCLUDING PORCH AND GARAGE 176SQM DRIVEWAY 14 SQM GARDEN AREA (MORE THAN 1M) 105sqm SPOS 41 sqm	A105 SHADOW DIAGRAM@ 12 PM Project number 2000.15 Scale 1 : 200
		22 September			

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PROJECT ADDRESS

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Owner

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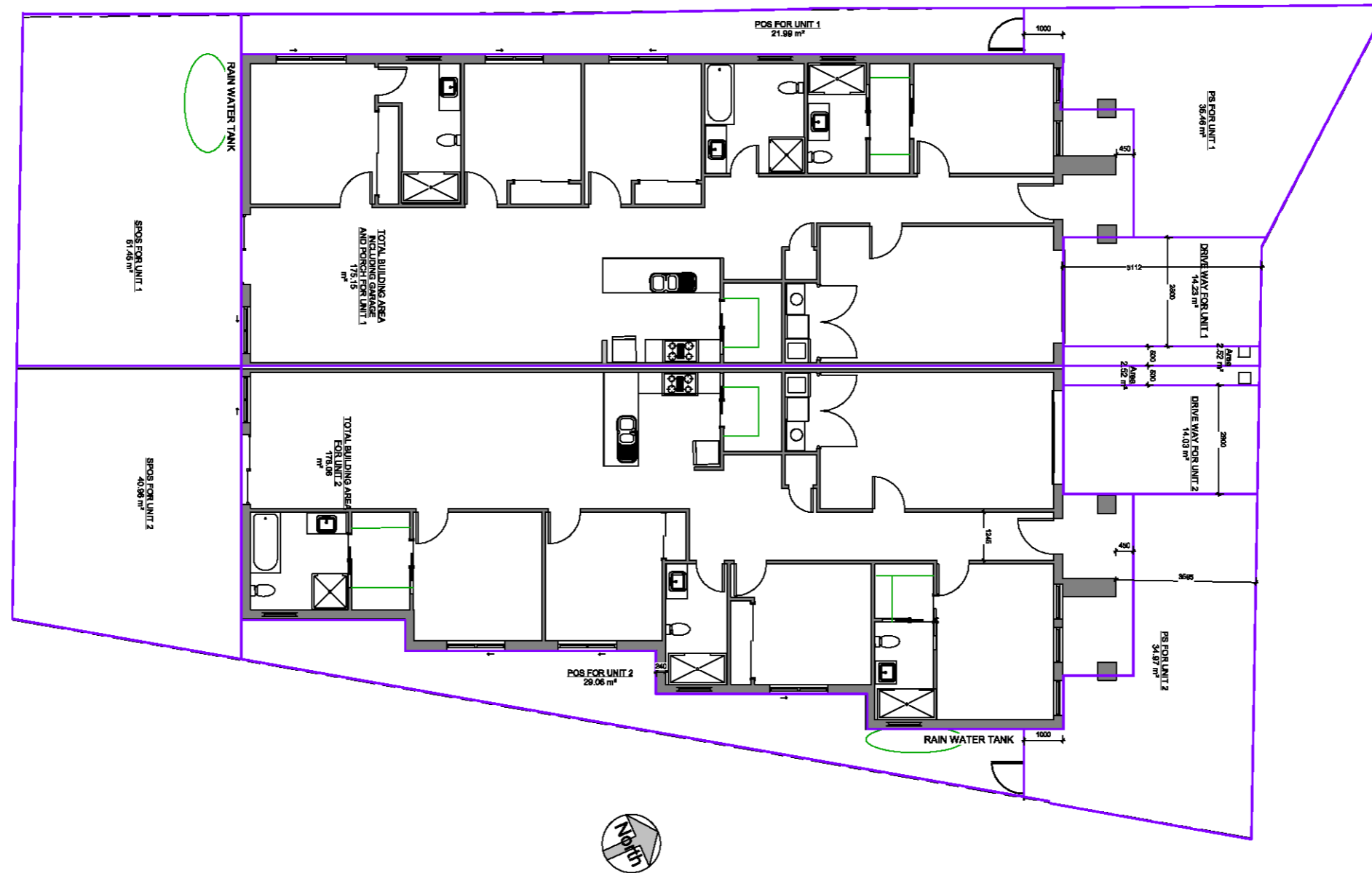
TOTAL LAND AREA		LAND AREA FOR UNIT 1		LAND AREA FOR UNIT 2	
TOTAL LAND AREA	599 sqm	LAND AREA	300 sqm	LAND AREA	299 sqm
TOTAL GARDEN AREA (MORE THAN 1 M)	210 sqm (35%)	BUILDING AREA INCLUDING PORCH AND GARAGE	175SQM	BUILDING AREA INCLUDING PORCH AND GARAGE	176SQM
TOTAL PERMEABLE AREA	216 sqm	DRIVEWAY	14 SQM	DRIVEWAY	14 SQM
TOTAL SITE COVERAGE	351 sqm (58.5%)	GARDEN AREA (MORE THAN 1M).	109 sqm	GARDEN AREA (MORE THAN 1M)	105sqm
		SPOS	51.45 sqm	SPOS	41 sqm

A106 SHADOW DIAGRAM @ 3 PM

Project number 2000.15








Scale 1 : 200

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		TOTAL LAND AREA 599 sqm TOTAL GARDEN AREA (MORE THAN 1 M) 210 sqm (35%) TOTAL PERMEABLE AREA 216 sqm TOTAL SITE COVERAGE 351 sqm (58.5%)	LAND AREA 300 sqm BUILDING AREA INCLUDING PORCH AND GARAGE 175SQM DRIVEWAY 14 SQM GARDEN AREA (MORE THAN 1M). 109 sqm SPOS 51.45 sqm	LAND AREA 299 sqm BUILDING AREA INCLUDING PORCH AND GARAGE 176SQM DRIVEWAY 14 SQM GARDEN AREA (MORE THAN 1M) 105sqm SPOS 41 sqm	
Owner Dr. ZUBAIR SYED & Sayeeda Chowdhury					

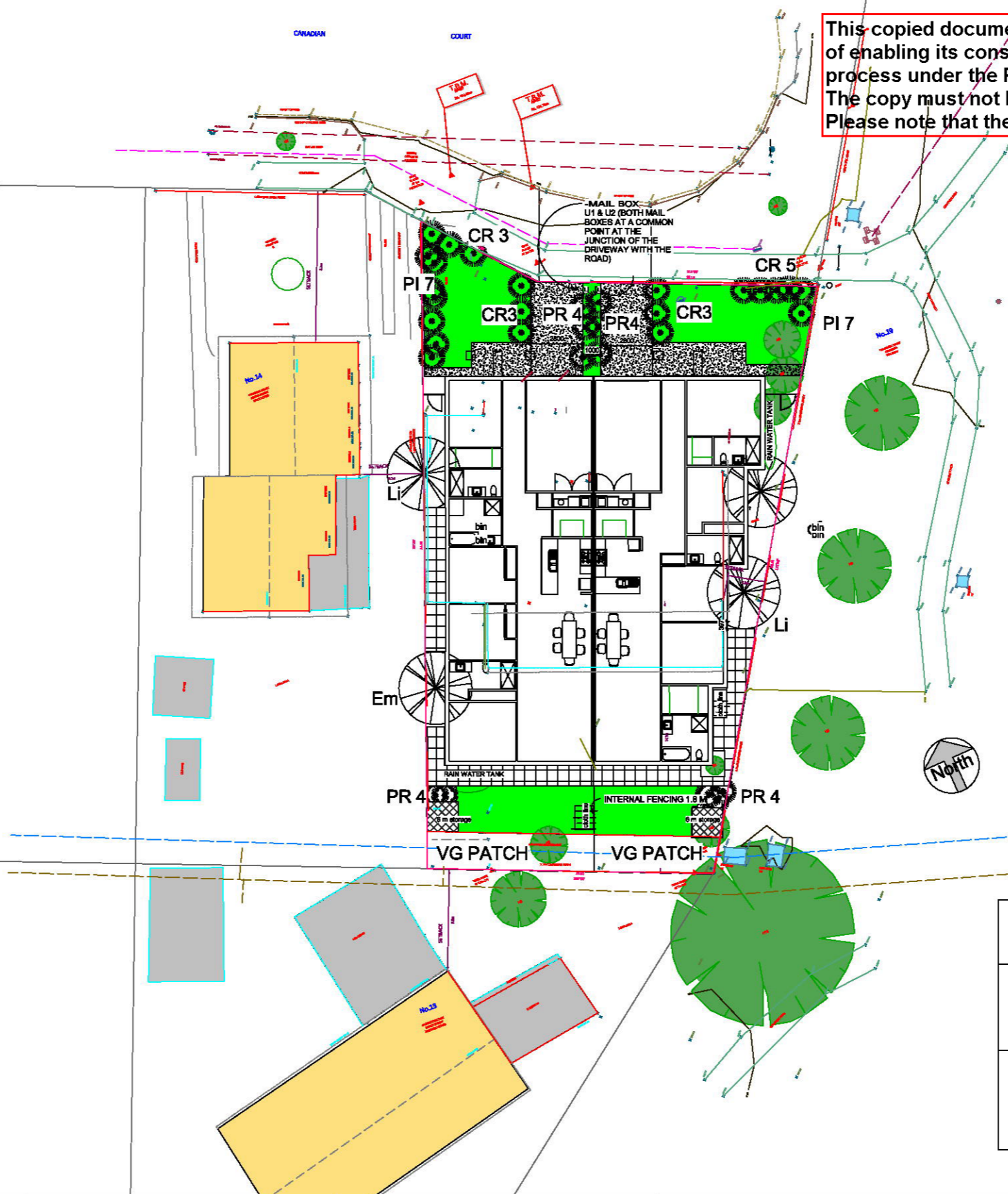
LEGEND

Truf Grass	
P.BOX (SIZE: AUSTRALIAN STANDARD)	
shed	
concrete or exposed aggregate DRIVEWAY	
Bin	
Clothing Line	
Rain Water Tank (slim line)	

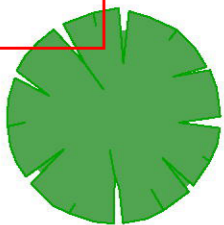
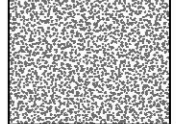



Legend
1:50



ELEVATED RAIN WATER GARDEN BED



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EXISTING TREE WHICH WILL RETAINED & PROTECTED DURING CONSTRUCTION	
CONCRETE OR EXPOSED AGGREGATE DRIVEWAY	
PROPOSED SHURB	
PERMEABLE PAVERS	
PROPOSED TREE	

PLANT SCHEDULE

	SYMBOL	BOTANICAL NAME	COMMON NAME	NO	SPACING	POT SIZE
TREES	CF	CORYMBA FICOLIA DRAWF	WILDFIRE	1	AS SHOWN	45L- 1.5 M H
	LI	LAGESTROMA INEID X TUSCANORA	GREY PE MYRTLE	2	AS SHOWN	45 L- 1.5 M H
	EM	EUCALYPTUS MELLIDORA	YELLOW BOX	1	AS SHOWN	45L- 1.5 M H
SHURB	PR	PROSTANTHREA NVEA	MINT BRUSH	10	AS SHOWN	140 MM
	CR	CORREA ALBA	WHITE CORREA	17	AS SHOWN	140 MM
	PI	PIMELEA GLUCA	SMOOTH RICE FLOWER	14	AS SHOWN	140 MM

PROJECT ADDRESS
16 Canadian Court, Meadow Heights VIC

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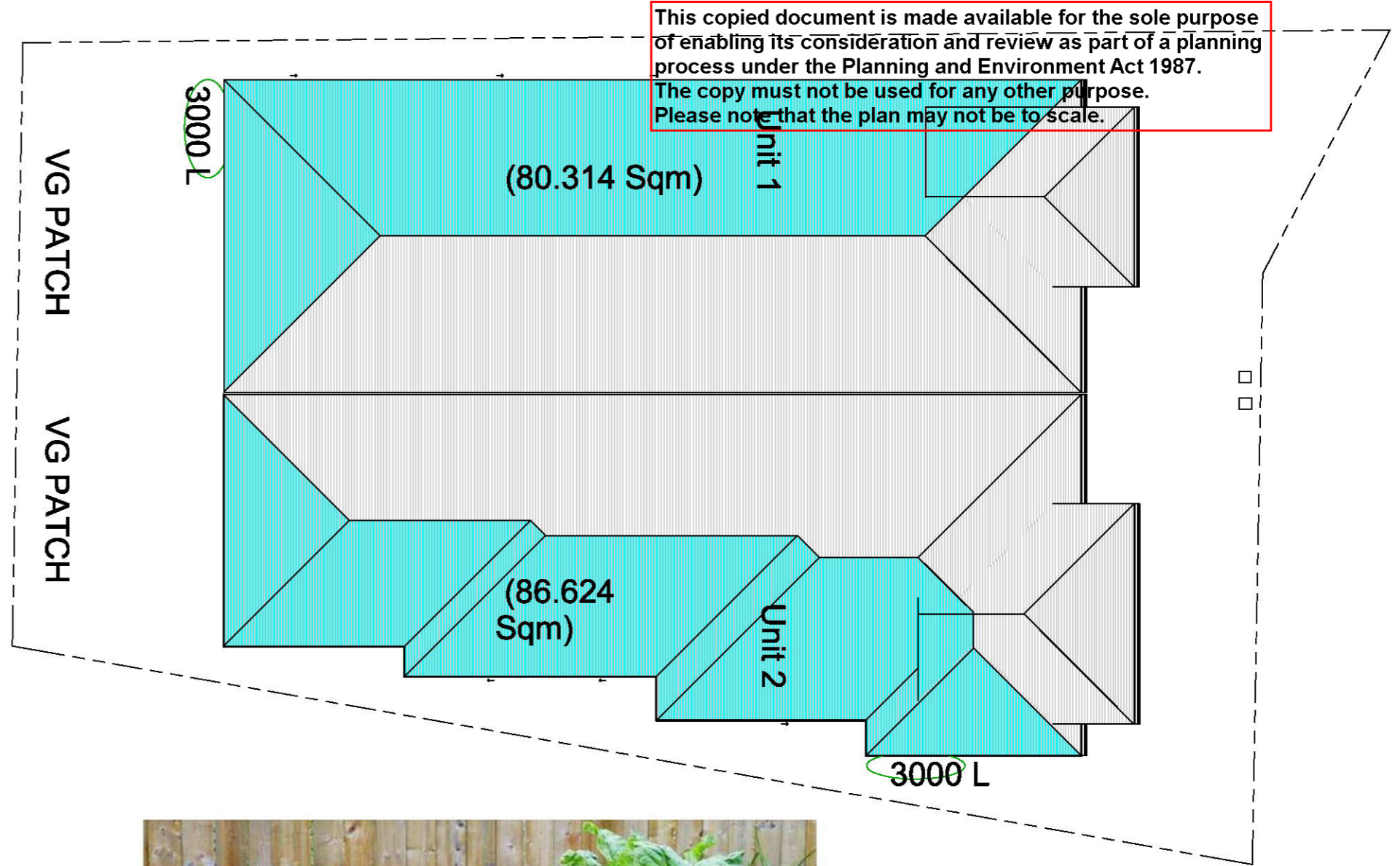
	TOTAL LAND AREA	LAND AREA FOR UNIT 1	LAND AREA FOR UNIT 2
TOTAL LAND AREA	599 sqm	LAND AREA 300 sqm	LAND AREA 299 sqm
TOTAL GARDEN AREA (MORE THAN 1 M)	210 sqm (35%)	BUILDING AREA INCLUDING PORCH AND GARAGE 175SQM	BUILDING AREA INCLUDING PORCH AND GARAGE 176SQM
TOTAL PERMEABLE AREA	216 sqm	DRIVEWAY 14 SQM	DRIVEWAY 14 SQM
TOTAL SITE COVERAGE	361 sqm (58.5%)	GARDEN AREA (MORE THAN 1M). 109 sqm	GARDEN AREA (MORE THAN 1M) 105sqm
		SPOS 51.45 sqm	SPOS 41 sqm

A111 GARDEN PLAN	
Project number	2000.15
Scale	As indicated

Melbourne Water STORM Rating Report

TransactionID: 0
 Municipality: HUME
 Rainfall Station: HUME
 Address: 16 Canadian Court
 Meadow Heights
 3048
 VIC
 Assessor: Ahmed Rahman
 Development Type: Residential - Multiunit
 Allotment Site (m2): 599.00
 STORM Rating %: 103

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1	176.00	Rainwater Tank	3,000.00	4	111.90	92.70
Unit 2	175.00	Rainwater Tank	3,000.00	4	112.00	92.70
Untreated Drive way	28.00	None	0.00	0	0.00	0.00
Unit 1 Rain garden	2.00	Raingarden 100mm	0.00	0	0.00	0.00
Unit 2 Rain Garden	2.00	Raingarden 100mm	0.00	0	0.00	0.00



Date Generated: 08-Jan-2025

Program Version: 1.0.0



ELEVATED RAIN WATER GARDEN BED

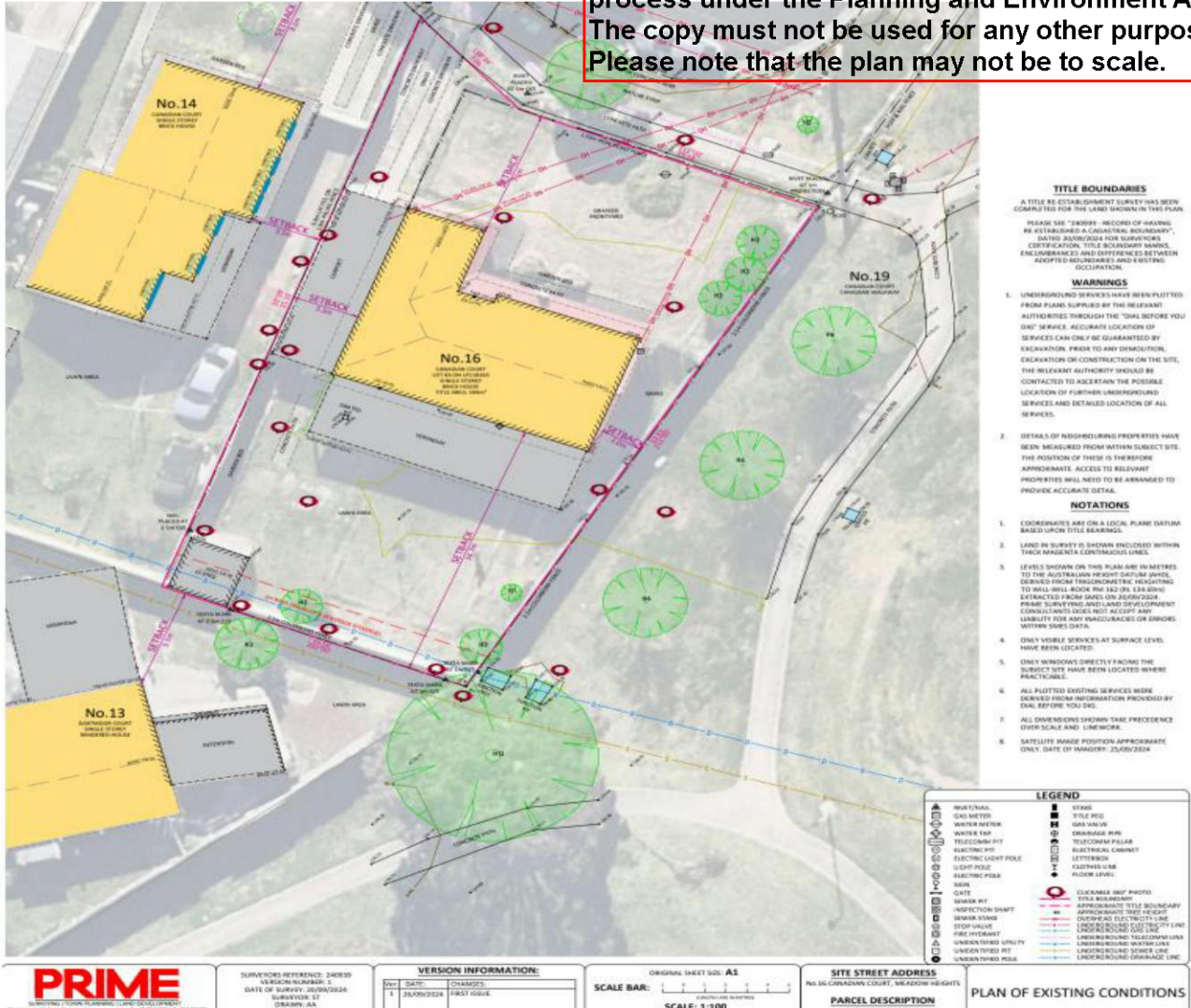
PROJECT ADDRESS
 16 Canadian Court, Meadow Heights VIC
Owner
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TOTAL LAND AREA		LAND AREA FOR UNIT 1		LAND AREA FOR UNIT 2	
TOTAL LAND AREA	599 sqm	LAND AREA	300 sqm	LAND AREA	299 sqm
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		SPOS	51.45 sqm	SPOS	41 sqm

A112 ROOF CATCHMENT AREA	
Project number	2000.15
Scale	1 : 50

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PROPOSAL FOR TOWN PLANNING

Property Address: 16 Canadian Ct, Meadow Heights VIC 3048

Contents

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Proposal for Development

Project Title: Construction of Two Single-Story Dwellings with Garages

Introduction

This proposal outlines the planned development of two single-story residential dwellings, each equipped with a dedicated garage with additional car space. The project is designed to meet modern housing standards, ensuring functionality, aesthetics, and compliance with local building regulations.

Project Scope

The scope of this project includes:

1. **Construction of Dwellings:**
 - Two single-story residential units.
 - Designed for efficient use of space and modern living requirements.
 - Features include living areas, bedrooms, kitchens, and bathrooms.
2. **Garage Facilities:**
 - One attached garage per dwelling.
 - Designed to accommodate one vehicle and provide additional storage space.
3. **Site Preparation:**
 - Clearing and leveling of the construction site.
 - Installation of necessary utilities, including water, electricity, and drainage systems.
4. **Landscaping and Access:**
 - Driveways connecting the garages to the main road.
 - Landscaping to enhance the aesthetics and functionality of the property.

Design and Compliance

- **Architectural Design:** Each unit will feature a modern, practical design with durable materials suitable for the local climate and terrain.
- **Compliance:** The construction will adhere to local zoning laws, building codes, and environmental regulations.

Key Benefits

- **Housing Solutions:** Addresses demand for quality single-family homes.
- **Convenience:** Garages provide secure parking and storage.
- **Sustainability:** Incorporates energy-efficient building practices and materials where feasible.

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Proposed Housing Characteristics

Setbacks:

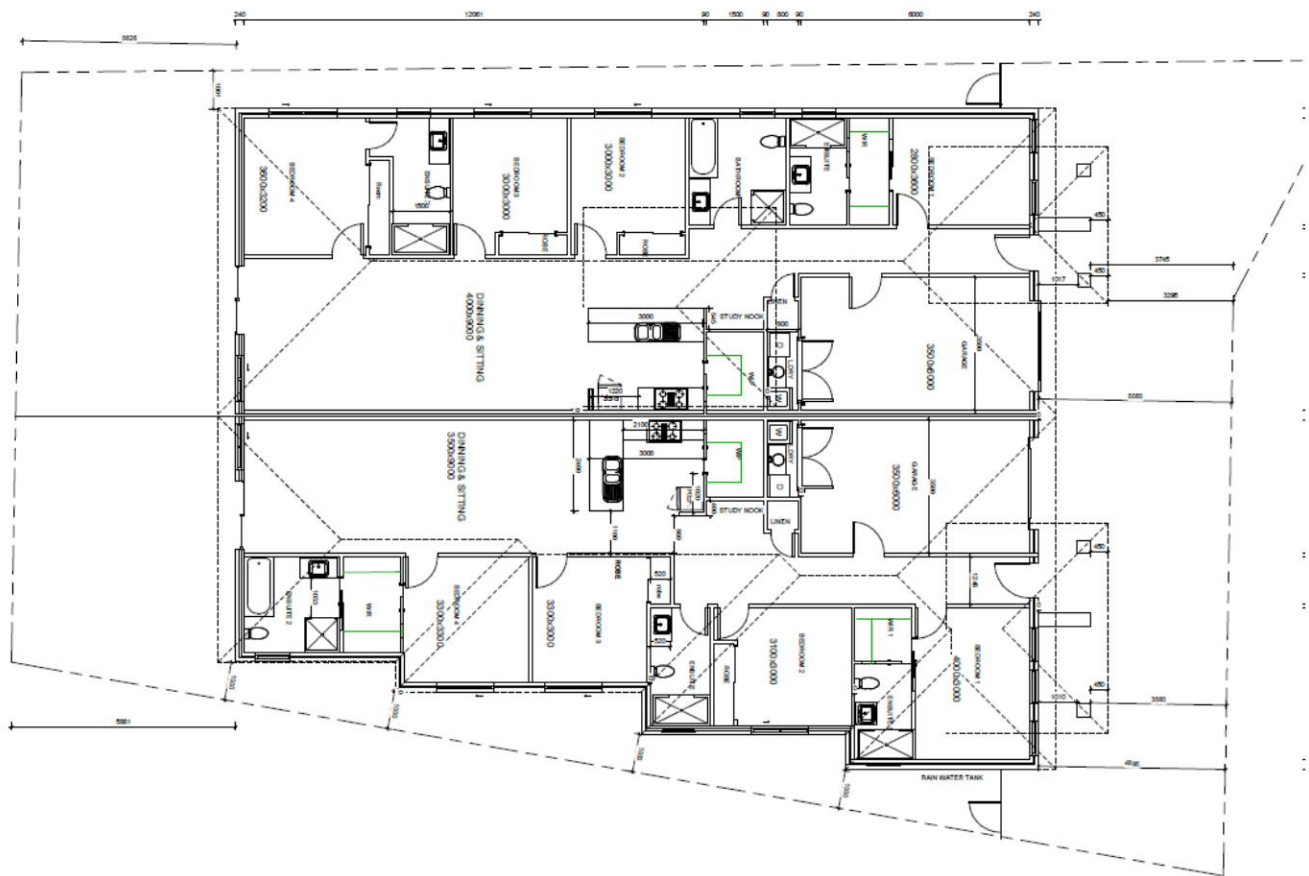


Figure 01: Setback of proposed dwellings.

Setback for Proposed Dwellings are following

- Rear setback: Approximately 5 meters.
- Front setback: Approximately 4 meters.

- Side setbacks: 1 meter.

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Figure 02: Property Dimension

Building Height

The proposed building height is less than 5 meters, significantly below the 9-meter maximum allowed.

Overlooking

No windows will overlook the secluded private open spaces (SPOS) of surrounding properties or between the proposed dwellings.

Secluded Private Open Space:

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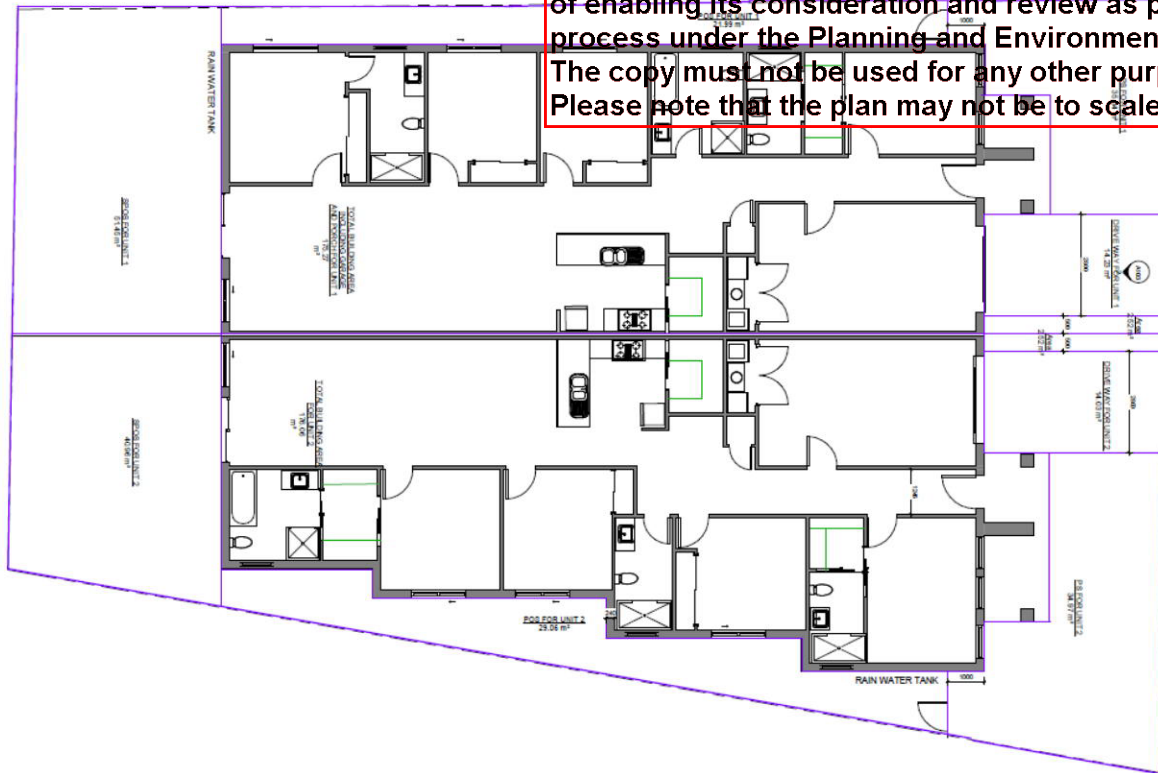


Figure 03: SPOS for the proposed dwellings.

Dwelling 1: Located at the rear, with an area of 50m² (minimum 5m wide) and ample solar access throughout the day.

Dwelling 2: Located at the rear, with an area of 41m² (minimum 5m wide).5m wide).

Architectural Style and Materials

Architectural Style:

The design is contemporary, incorporating elements from 1970s to 1990s dwellings, such as pitched and gable roofs and brick finishes. This ensures harmony with the surrounding neighborhood and compliance with the Compact Suburban 1 (CS1) recommendations.

External Materials:

Materials include brick, weatherboard, timber, colorbond, and render in varied colors to match the area's character.

Crossover and Driveway

- The existing driveway will be replaced with a new 6-meter-wide crossover positioned centrally to access both garages.

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Landscaping

- Proposed landscaping includes vegetable gardens at the rear and side of the dwellings.

Site and Neighborhood Description (Clause No. 55.01-1)

Site Location:

The proposed site, 16 Canadian Court, Meadow Heights, VIC 3048, is 18 km north of Melbourne's CBD, within the City of Hume.

Surrounding Features:

Amenities: Proximity to schools, parks, public transport, and major roads.

Land Characteristics: The site has a frontage of approximately 22m and depth of 32m, with a total area of 599m².

Vegetation:

Minimal vegetation exists on the site, with one tree on the nature strip and one inside the property boundary.

A range of amenities are near to this proposed site. For example,

Schools

CLOSEST PRIVATE SCHOOLS

St Mary's Coptic Orthodox College (778 m)

Holy Child School (1032 m)

Ilim College (1168 m)

CLOSEST SECONDARY SCHOOLS

Hume Central Secondary College-Hume Central English Language Campus (2238 m)

CLOSEST PRIMARY SCHOOLS

Bethal Primary School (444 m)

Park

The eastern side fence of this property is common with the parks and recreational areas.

ZONES

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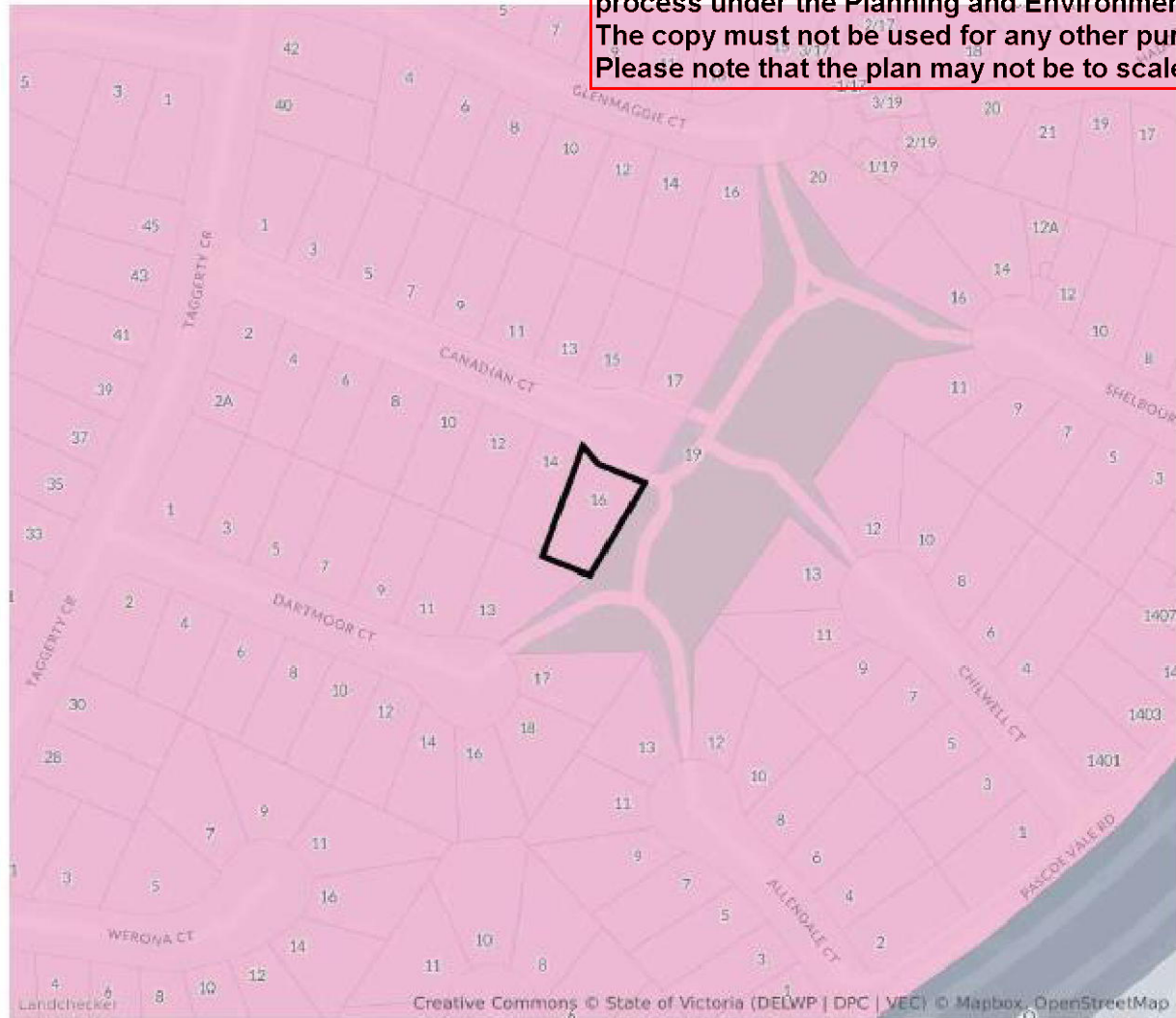
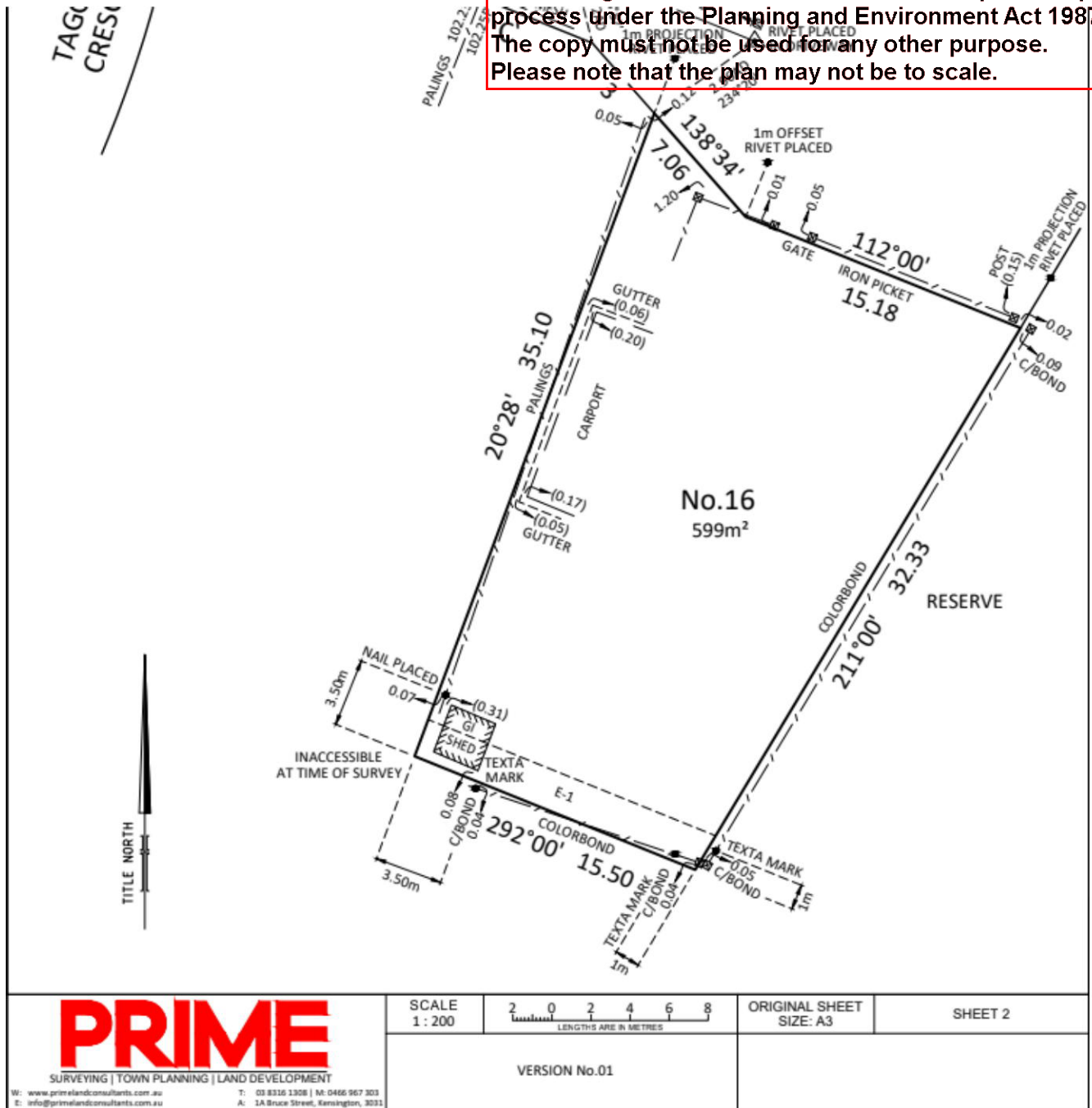


Figure 04: Existing neighborhood and zone

The proposed site is positioned on the Canadian Court, and its boundaries are the edge between established residential area. This site is easily accessible to the main roads and the Freeway that provides easy connections to all Melbourne Region. Moreover, it provides connection to CBD through different modes of public transport, which are the proximately distance from this property.

The site has good size frontage (22m approx..) and depth 32 m. The total site area is approximately 599 square meters. The length, width, and position of the site offer a great opportunity for more than one dwelling to be located on the site.

Site Description



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Figure 05: The site is currently having a single-story house.

Vegetation

It is clear of any vegetation (Only one tree has been recently planted on a nature strip and one tree inside the property boundary, next to the driveway).

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Fencing

No front fence exist at the moment. There are

Adjoining Properties:



Figure 06: Surroundings site condition of 16 Canadian Court

Proposed development site

11
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Figure 07: 16 Canadian court and park.

12
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Figure 08: Existing cross over.

Compliance with Relevant Clauses (Clause No. 55.02-3 and beyond)

Neighborhood Characteristics (Clause No. 55.02-1):

- The site is in a General Residential 1 Zone (GRZ1).
- Similar developments, such as 19 Glen Maggie Court, provide precedents for subdivision and updated crossover positions.

Residential Policy (Clause No. 55.02-2):

- The area is rapidly developing to meet population growth, with the proposed dwellings designed to align with the local architectural character and housing needs.

Site Infrastructure (Clause No. 55.02-4):

- Adequate road and drainage infrastructure exist to support the development without overloading services.

Detailed Compliance Summary

1. **Street Setback (Clause No. 55.03-1):** Complies.
2. **Building Height (Clause No. 55.03-2):** Complies.
3. **Site Coverage (Clause No. 55.03-3):** Complies (58.5%).
4. **Permeability (Clause No. 55.03-4):** Complies (35% garden area).
5. **Energy Efficiency (Clause No. 55.03-5):** Complies.
6. **Open Space and Landscaping (Clause No. 55.03-6, Clause No. 55.03-8):** Complies.
7. **Safety (Clause No. 55.03-7):** Complies.
8. **Vehicle Access and Parking (Clause No. 55.03-9, Clause No. 55.03-10, Clause No. 55.03-11):** Complies.
9. **Private Open Space (Clause No. 55.05-4):** Complies.

Conclusion

The proposed development at 16 Canadian Court, Meadow Heights, represents a thoughtfully designed project that aligns with local planning guidelines and addresses the growing demand for quality housing in the area. The construction of two single-story dwellings with dedicated garages ensures a balance between functionality, aesthetics, and environmental sustainability.

The project adheres to all relevant clauses of the local planning scheme, including building height, setbacks, landscaping, energy efficiency, and integration with the neighbourhoods character. By incorporating modern design elements that respect the architectural heritage of the area, the development will harmonize with the existing streetscape and enhance the visual appeal of the neighbourhood.

Furthermore, the proposal demonstrates a commitment to sustainability and community needs through efficient land use, accessible design, and proximity to essential amenities. With its careful attention to detail, compliance with regulations, and contribution to housing supply, this project is positioned to provide long-term value to the residents and the broader community.



STORM Rating Report

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TransactionID: 0
Municipality: HUME
Rainfall Station: HUME
Address: 16 Canadian Court
Madow Heights
3048
VIC
Assessor: Ahmed Rahman
Development Type: Residential - Multiunit
Allotment Site (m2): 599.00
STORM Rating %: 103

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1	176.00	Rainwater Tank	3,000.00	4	111.90	92.70
Unit 2	175.00	Rainwater Tank	3,000.00	4	112.00	92.70
Untreated Drive way	28.00	None	0.00	0	0.00	0.00
Unit 1 Rain garden	2.00	Raingarden 100mm	0.00	0	0.00	0.00
Unit 2 Rain Garden	2.00	Raingarden 100mm	0.00	0	0.00	0.00

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BESS Report

Built Environment Sustainability Scorecard

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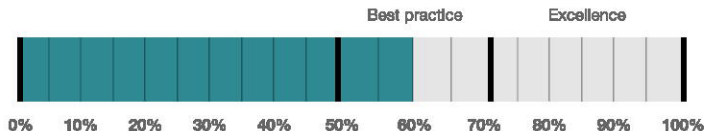
Please note that the plan may not be to scale.

This BESS report outlines the sustainability design commitments of the proposed development at 16 Canadian Ct Meadow Heights Victoria 3048. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

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

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

Your BESS Score



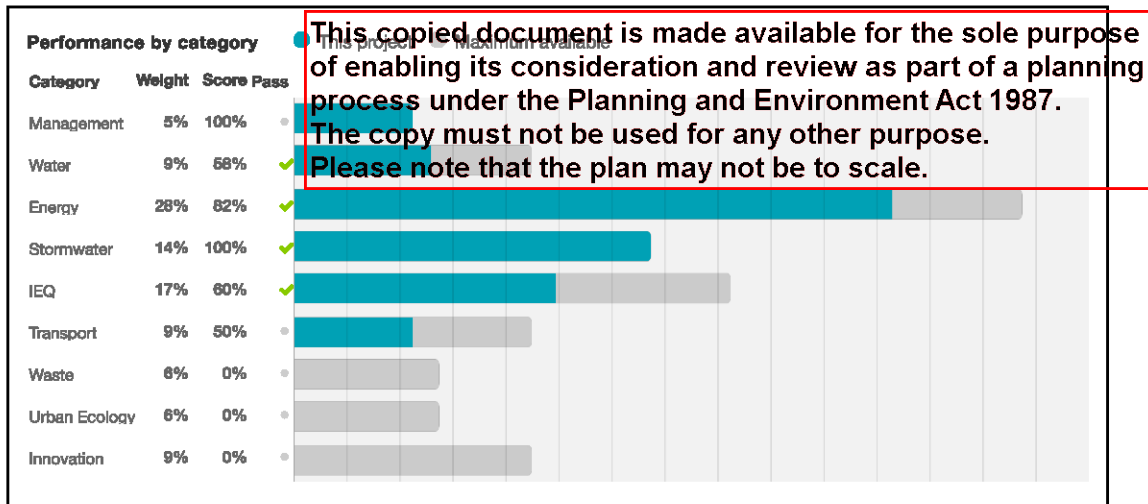
60%

Project details

Name 16 Canadian Ct, Meadow Heights VIC 3048, Australia
Address 16 Canadian Ct Meadow Heights Victoria 3048
Project ID 80828A04
BESS Version BESS-8

Site type Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account ahmed.rahmanvic@gmail.com
Application no. P28385
Site area 599 m²
Building floor area 307 m²
Date 09 January 2025
Software version 2.0.1-B.574





Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Unit 2	1	154 m ²	50%
Unit 1	1	153 m ²	49%
Total	2	307 m²	100%

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)		-
Energy 4.5	Location and size of solar photovoltaic system		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)		-
IEQ 3.2	Shading devices		-
Transport 2.1	Location of electric vehicle charging infrastructure		-

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments		-
Energy 3.5	Average lighting power density and lighting type(s) to be used		-

Credit	Requirement	Response	Status
Energy 4.5	Specifications of the solar photovoltaic system(s)		
Stormwater 1.1	STORM report of MUSIC model		
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-Value and Solar Heat Gain Coefficient) SGLQG		
IEQ 3.2	Reference to floor plans and elevations showing shading devices		

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Credit summary

Management Overall contribution 4.5%

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

Water Overall contribution 8.0%

		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%	82%	✔ Pass
1.2 Thermal Performance Rating - Residential			9%	✔ Achieved
2.1 Greenhouse Gas Emissions			92%	
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			100%	

Stormwater Overall contribution 13.5%

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

IEQ Overall contribution 16.5%

		0%
2.2 Cross Flow Ventilation		0%
3.1 Thermal comfort - Double Glazing		100%
3.2 Thermal Comfort - External Shading		100%
3.3 Thermal Comfort - Orientation		0%

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Transport Overall contribution 9.0%

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

Waste Overall contribution 5.5%

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

Urban Ecology Overall contribution 5.5%

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

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

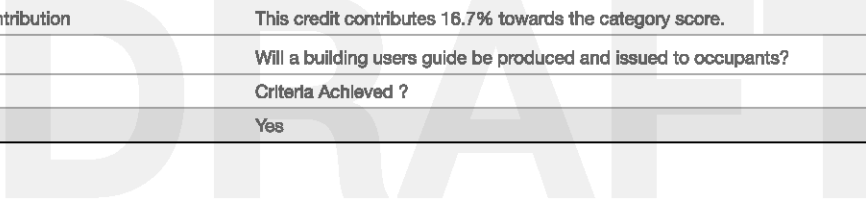
Credit breakdown

Management Overall contribution 4.3%

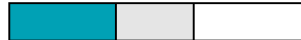


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1.1 Pre-Application Meeting		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Townhouse	Yes	
4.1 Building Users Guide		100%
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	Yes	




Water Overall contribution 9.0%



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Minimum required 50% 58% ✔ Pass

Water Approach	
What approach do you want to use for water?	Use the standard (50%) or use a built-in water saving device (58%)
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	3 Star WELS (>= 7.5 but <= 9.0) (minimum requirement)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 6 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	>= 6 Star WELS rating
Which non-potable water source is the dwelling/space connected to?:	
Unit 1	Unit 1
Unit 2	Unit 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?:	
Unit 1	75.0 m²
Unit 2	70.0 m²
Tank Size:	
Unit 1	3,000 Litres
Unit 2	3,000 Litres
Irrigation area connected to tank:	
Unit 1	-
Unit 2	-
Is connected irrigation area a water efficient garden?:	
Unit 1	Yes
Unit 2	Yes
Other external water demand connected to tank?:	
Unit 1	-
Unit 2	-
1.1 Potable Water Use Reduction	50%

Score Contribution	This credit contributes 28.9% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Output	Please note that the plan may not be to scale.	
Project	411 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	314 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	278 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	Very Often	
Output	Opportunity for additional rainwater connection	
Project	102 kL	
3.1 Water Efficient Landscaping		100%

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

Energy Overall contribution 27.5%

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Minimum required 50%

82%

Pass

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Dwellings Energy Approach

What approach do you want to use for dwellings? Use the Dwelling Energy Approach Use the Building Energy Code

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

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 85.5 MJ/sqm

NATHERS Annual Energy Loads - Cool: All 11.0 MJ/sqm

NATHERS star rating: All 7.1

Type of Heating System: All Reverse cycle ducted

Heating System Efficiency: All 5 Stars (2011 MEPS)

Type of Cooling System: All Refrigerative ducted

Cooling System Efficiency: All 5 Stars (2019 MEPS)

Type of Hot Water System: All Electric Heat Pump Band 2

Clothes Line: All Private outdoor clothesline

Clothes Dryer: All No clothes dryer

Solar Photovoltaic system profile

System Size (lesser of inverter and panel capacity):

Unit 1 6.0 kW peak

Unit 2 6.0 kW peak

Orientation (which way is the system facing)?:

Unit 1 North-East

Unit 2 South-East

Inclination (angle from horizontal):

Unit 1 22.0 Angle (degrees)

Unit 2 22.0 Angle (degrees)

1.2 Thermal Performance Rating - Residential

9% 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 7.1 Stars

2.1 Greenhouse Gas Emissions

92%

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	Is the development all-electric?
Output	Criteria Achieved?
Townhouse	Yes
Output	5,095 kg CO2
Townhouse	% Reduction in GHG Emissions
Output	18 %

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2.6 Electrification 100%

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

2.7 Energy consumption 100%

Score Contribution	This credit contributes 23.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	54,522 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	21,579 MJ
Output	% Reduction in total energy
Townhouse	60 %

3.3 External Lighting 100%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
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	1,153 kWh
Output	Proposed
Townhouse	231 kWh
Output	Improvement
Townhouse	80 %

3.5 Internal Lighting - Houses and Townhouses 100%

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

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	100%
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Score Contribution	This credit contributes 11.8% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?
Output	Solar Power - Energy Generation per year
Townhouse	13,057 kWh
Output	% of Building's Energy
Townhouse	217 %

Stormwater Overall contribution 13.5%

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

IEQ Overall contribution 16.5%



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Minimum required 50% 60% ✔ Pass

2.2 Cross Flow Ventilation

Score Contribution	This credit contributes 21% towards the category score.
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
Question	Criteria Achieved ?
Townhouse	No

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 100%

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	Yes

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

Transport Overall contribution 9.0%



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1.1 Bicycle Parking - Residential

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	-

1.2 Bicycle Parking - Residential Visitor

	N/A	Scoped Out
Not enough dwellings.		

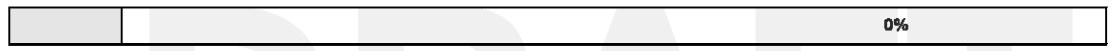
This credit was scoped out Not enough dwellings.

2.1 Electric Vehicle Infrastructure



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

Waste Overall contribution 5.5%



1.1 - Construction Waste - Building Re-Use



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	-

2.1 - Operational Waste - Food & Garden Waste



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	-

Urban Ecology Overall contribution 5.5%

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2.1 Vegetation 0%

Score Contribution	This credit contributes 50% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	-

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	-

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	-

2.4 Private Open Space - Balcony / Courtyard Ecology 0%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?
Question	Criteria Achieved ?
Townhouse	-

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 m²

Innovation Overall contribution 9.0%

	0%
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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)?

Note

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