



HUME CITY COUNCIL RESCODE FOR MULTIPLE DWELLINGS Checklist

Rescode for Multiple Dwellings

All planning applications for two or more dwellings on a lot must include (to be provided electronically):

- A completed and signed application form.
- A legible, full and current copy of title showing the search statement including details of any unregistered dealings.
- The title must be no older than 3 months and show all boundaries, easements and a full copy of any registered restrictive covenants on the land.
- The application fee

All development applications should be accompanied by the following information:

- Site plan in PDF format at a scale of 1:100 or 1:200 and showing:
 - The title boundaries and dimensions.
 - Existing conditions detailing buildings, structures and significant trees on the site.
 - The location, height and use of buildings and works on adjoining land.
 - A neighbourhood and site description and design response as described in Clause 54/55 of the Hume Planning Scheme for applications involving a dwelling on a lot of less than 300 square metres or two or more dwellings on a lot.
 - Any proposed demolition, clearly showing the extent of demolition and structures to be retained.
 - Plans, elevations and sections of existing and proposed buildings or works on the site (proposed alterations and additions to be highlighted).
 - All elevations accurately depicting the slope of the land and indicating the differences between natural ground levels compared to proposed floor levels.
 - The elevation plans need to show finished floor levels and the overall building height to Australian Height Datum (AHD) or a Reference Level (RL) that will not be affected during construction.
 - All building setbacks from property boundaries and projections beyond boundaries fully dimensioned at each level, including the clearance heights from footpaths and/or road surfaces.
 - The internal layout of all existing and proposed buildings and/or works identifying the intended use of the components of the building.
 - A roof plan including details of air conditioning, other plant equipment, including any screening, and the location of buildings on adjoining properties.
 - Location and dimensions of existing and proposed crossovers and car parking spaces in accordance with the Hume Planning Scheme.
 - Elevations (with dimensions) of any proposed front fences.
 - A development summary that details the site area, site coverage, size of each dwelling, hard-surfaced area and percentages and the size of the private open space areas that exceed 3 metres in width.

- Shadow diagrams at 9am, 12 noon and 3pm at the September equinox showing the shadow cast by the proposed development. Please note that additional shadow information may be required to assist in determining whether compliance with ResCode is achieved
 - Location of mailboxes and clotheslines.
 - Location and capacity of external storage areas, including elevations and materials.
 - Location of street frontage features such as poles, service pits and street trees
 - Details of environmentally sustainable design features to be incorporated into the design, this may include, rainwater tanks, stormwater reuse, gas boosted solar hot water systems, and/or any other features
 - The location of driveways and vehicle parking and loading areas (fully dimensioned) in accordance with the Moreland Planning Scheme
 - Rubbish storage areas
 - Where appropriate, how disabled access and facilities have been provided in accordance with the expectations of the Disability Discrimination Act
 - A landscape plan. The proposed plantings should be consistent with those within the Hume Landscape Guidelines
 - A schedule of finishes, detailing materials and colours of external surfaces
 - Shadow diagrams showing the extent of shadowing caused by the proposal on any adjoining residential properties at 9 am, 12 noon and 3 pm at the equinox
 - A STORM Report
 - Any proposed signs
 - A written response to any local policy under Clause 22 of the Hume Planning Scheme
- Clause 52.06 This Clause sets out requirements in relation to car parking. A dwelling is required to have 1 on site car parking space if it is a one or two bedroom dwelling and 2 spaces if it has three or more bedrooms. If you wish to vary these requirements your planning permit application will need to include this request.

Disclaimer: Please note this checklist is for standard information required for lodgement. Additional information may be required by the assessing planning officer after registration.