This form is only to be used for changes made to a current planning permit application

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION

HUME CITY COUNCIL

PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: $

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

Name: Anthony Puma Prestige Plans

[redacted]

Address:

Lvl 1, 530 Little Collins street Melbourne

THE LAND: Give the address and title particulars of the land.

5-7 Eve ct Craigieburn

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

as per RFI

- WSUD Catchment Plan.
- Swept paths.

[redacted]

Tel. Bus. hours:

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS

This form must be signed. Please complete A, B or C

A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature: Date:
B	I am the Owner of the land. I have seen this application	Owner Signature: Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature: Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature [redacted]

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.: 5-7	St. Name: Eve Court

Suburb/Locality: Creaigieburn | Postcode: 3064

Formal Land Description *
Complete either A or B.

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

A Lot No.: ◯ Lodged Plan ◉ Title Plan ◯ Plan of Subdivision No.: 066779

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: Other

proposed of 6 Dwellings over 2 Residential blocks.

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

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

Cost $ 1250000

⚠ 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.

Existing Single stoty residential dwellings

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.

[redacted]

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') ☐

[redacted]

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.: Level 1 530

St. Name: Lttle Collins Street

Suburb/Locality: Melbourne

State: VIC

Postcode: 3000

Please provide at least one contact phone number *

Contact information

Business Phone:

Email: anthony@prestigeplans.com.au

[redacted]

Fax:

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.

Name: Same as applicant ☐

Title: Mr | First Name: Malkiat singh | Surname: Randhawa

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 6 | St. Name: westwood Court

Suburb/Locality: Oakden | State: SA | Postcode: 5086

Owner's Signature (Optional): | Date: 21/11/2026 day / month / year

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 [redacted] ation.

21/11/2025 day / month / year

Need help with the Application?

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

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

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

(•) No ( ) Yes

If 'yes', with whom?:

Date: day / month / year

Checklist

(9) Have you:

- [x] 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.

- [x] Provided all necessary supporting information and documents?
  - [x] A full, current copy of title information for each individual parcel of land forming the subject site
  - [x] A plan of existing conditions.
  - [x] Plans showing the layout and details of the proposal
  - [x] Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - [x] 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.
- [x] Completed the relevant Council planning permit checklist?
- [x] 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 Your

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

TOWN PLANNING PROPOSAL

FOR:

GURBINDER RANDHAWA

PROPOSED:

MULTI UNIT DEVELOPMENT

LOCATION:

5 - 7 EVE COURT CRAGIEBURN

PRESTIGE PLANS

BUILDING DESIGN & TOWN PLANNING

PRESTIGE PLANS

CONTACT:
ANTHONY PUMA
MOB: 0400 848 772
EMAIL: anthony@prestigeplans.com.au
Level 1, 530 Little Collins Street Melbourne 3000
REG No. DP-AD 45621 **ACN:** 617302262

REGISTERED Building Practitioner

MULTI UNIT DEVELOPMENT

FRONT PAGE

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
2.	15-3-26	A.P- RFI RESPONSE
3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

DRAWN: A.P | CONTRACT DATE: #### | W. DRWG DATE: ####

PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: of 6

NO.1

NO.3

NO.5 **(SUBJECT SITE)**

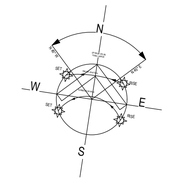
NO.7 **(SUBJECT SITE)**

NO.9

NO.10

NO.8

SITE ANALYSIS 1:300



NEARBY LOCATIONS:

Hume Hwy 200m.

Craigieburn Shopping Centre 2.0km.

Craigieburn train station 700m.

Craigieburn Rd 200m.

DS Aitken Reserve 600m.

Our Lady Primary School 800m.

Craigieburn Sporting Club1.6km.

ANALYSIS LEGEND:

7.60	Setbacks (m)
ELEC	Electricity Pit
⊠	Fire Hydrant
TEL	Telstra Pit
P.P ○	Power Pole
P.O.S	Private Open Spaces
B.V	Brick Veneer
W.B	Weatherboard
V	Verandah
G	Garage
P	Pergola
S	Shed
HW	Habitable Room Window
W	Window
C	Carport

PRESTIGE PLANS
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MULTI UNIT DEVELOPMENT

SITE ANALYSIS

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
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3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: S1 of 6

EXTENSIVE LANDSCAPING THROUGHOUT THE DEVELOPMENT

HIPPED ROOF DESIGN TO FIT IN WITH NEIGHBOURING PROPERTIES

NORTH FACING SOLAR ACCESS TO PRIVATE OPEN SPACE

NO BOUNDARY WALLS AFFECTING ADJOINING NEIGHBOURS PROPERTIES

EACH UNIT HAS ITS OWN SENSE OF ADDRESS

DESIGN RESPONSE
PLAN 1:300

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MULTI UNIT DEVELOPMENT

DESIGN RESPONSE

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
2.	15-3-26	A.P- RFI RESPONSE
3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: S2 of 6

UNIT 1			UNIT 2			UNIT 3		
GROUND FLOOR	67.04	7.2sq	GROUND FLOOR	101.39	10.91sq	GROUND FLOOR	126.71	13.64sq
FIRST FLOOR	60.88	6.55	FIRST FLOOR	N/A	N/A	FIRST FLOOR	N/A	N/A
PORCH	3.75	0.36sq	PORCH	3.10	0.33sq	PORCH	2.90	0.31sq
GARAGE	37.42	4.03sq	GARAGE	36.56	3.93sq	GARAGE	23.88	2.57sq
TOTAL AREA	**169.09**	**18.20sq**	**TOTAL AREA**	**141.05**	**15.18sq**	**TOTAL AREA**	**153.49**	**16.52sq**
UNIT 4			**UNIT 5**			**UNIT 6**		
GROUND FLOOR	136.29	14.67sq	GROUND FLOOR	130.21	14.01sq	GROUND FLOOR	56.35	6.06sq
FIRST FLOOR	N/A	N/A	FIRST FLOOR	N/A	N/A	FIRST FLOOR	62.00	6.67sq
PORCH	2.08	0.22sq	PORCH	3.08	0.33sq	PORCH	3.75	0.36sq
GARAGE	26.08	2.81sq	GARAGE	37.42	4.02sq	GARAGE	39.35	4.23sq
TOTAL AREA	**164.45**	**17.70sq**	**TOTAL AREA**	**170.71**	**18.37sq**	**TOTAL AREA**	**234.83**	**25.27sq**

SITE AREA	1,795.82 SqM
GROUND COVER	837.18 Sqm
SITE COVERAGE	46.61%
PERMEABLE AREA	671.12Sqm (37.37%)
GARDEN AREA	669.79 Sqm (37.29%)

GROUND FLOOR PLAN 1:100

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MULTI UNIT DEVELOPMENT

SITE & GROUND FLOOR PLAN

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
2.	15-3-26	A.P- RFI RESPONSE
3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAIGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: P1 of 6

ADJOINING SINGLE STOREY DWELLING

AREA

UNDERCOVER AREA

No. 9 ADJOINING SINGLE STOREY BRICK VENEER DWELLING

HW

90°00'00" 27.08

1830W EASEMENT

147°15'57" 37.52

7,616

4,798

2,228

2,050

6,673

8,914

354°20'00"
C12.190
(A12.765)
R12.192

EVE COURT

EXTENT OF NORTH FACING
N 20° W
N 30° E

166°23'59" 13.93

304°14'00" 55.71

6,490

327°40'55" 1.42

6,134

165°31'00" 6.09

8,753

180°00'00" 10.77

SHED

ADJOINING GARAGE

ADJOINING GARAGE

1830W EASEMENT

346°24'01" 26.92

SHED

297°55'00" 46.68

5,312

3,549

3,227

2,237

1,897

2,887

2,625

1,270

B5-2

B4-2

HW

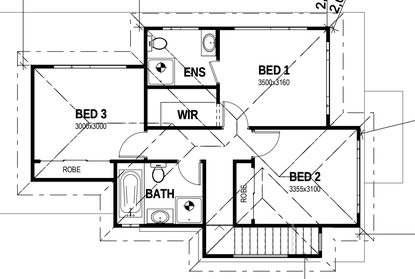
UNDERCOVER AREA

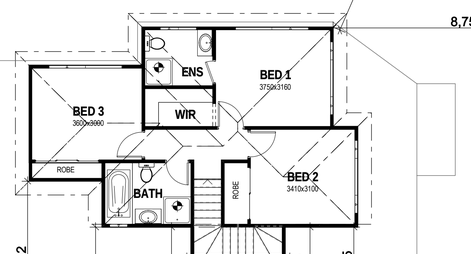
No. 3 ADJOINING SINGLE STOREY BRICK VENEER DWELLING

CLAUSE 55
B5-2 & B4-2
COMPLIANT

UNDERCOVER AREA

PORCH





FIRST FLOOR PLAN 1:100

PRESTIGE PLANS
CONTACT:
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EMAIL: anthony@prestigeplans.com.au
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REG No. DP-AD 45621 ACN: 617302262
REGISTERED Building Practitioner

MULTI UNIT DEVELOPMENT

FIRST FLOOR PLAN

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
2.	10-3-26	A.P- RFI RESPONSE
3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

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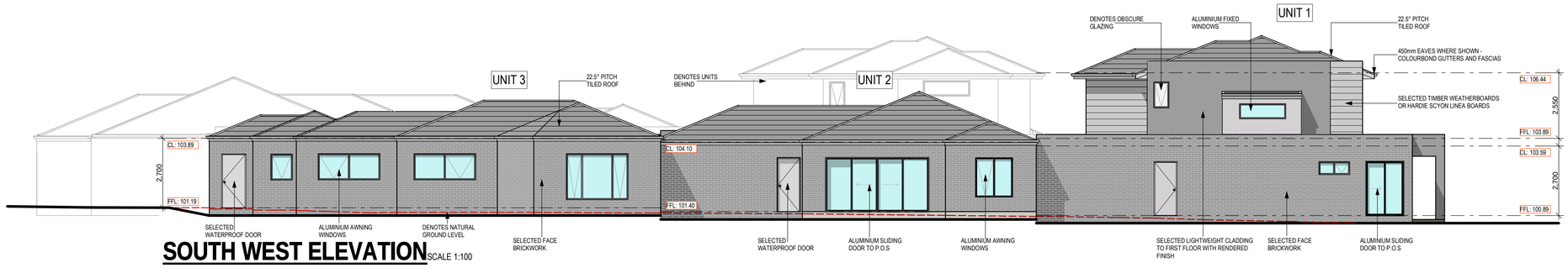
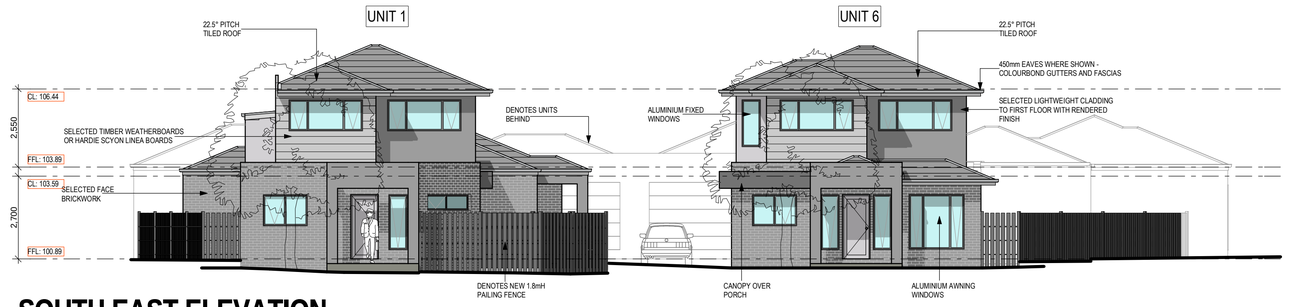
PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

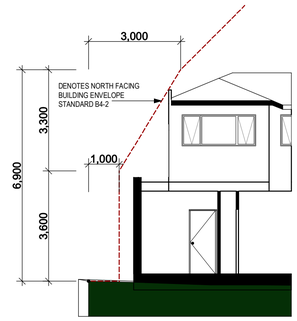
JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: P2 of 6



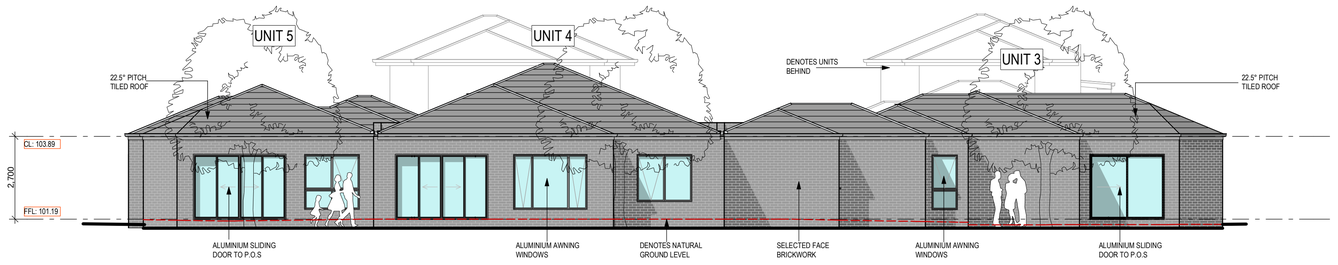
SOUTH WEST ELEVATION SCALE 1:100



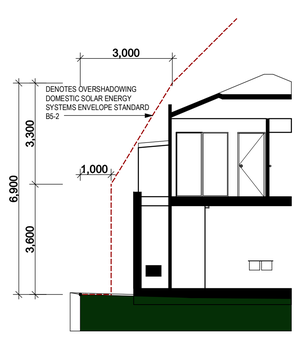
SOUTH EAST ELEVATION SCALE 1:100



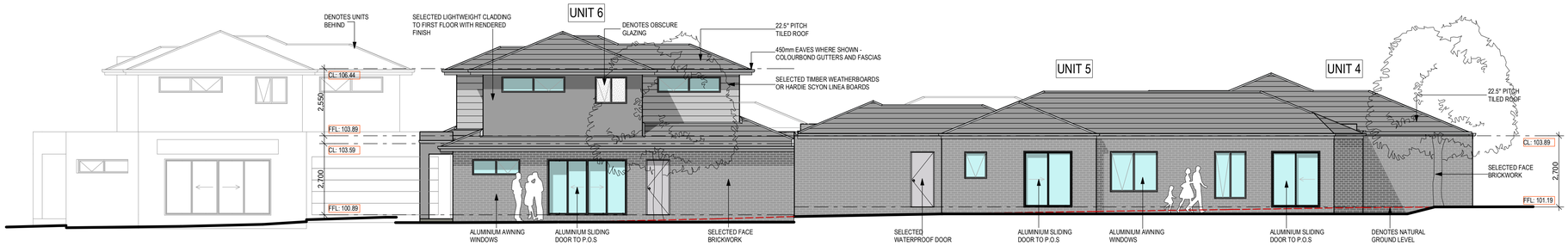
STANDARD B4-2 COMPLIANCE SCALE 1:100



NORTH WEST ELEVATION SCALE 1:100



STANDARD B5-2 COMPLIANCE SCALE 1:100



NORTH EAST ELEVATION SCALE 1:100

PRESTIGE PLANS
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REGISTERED Building Practitioner

MULTI UNIT DEVELOPMENT

ELEVATIONS

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
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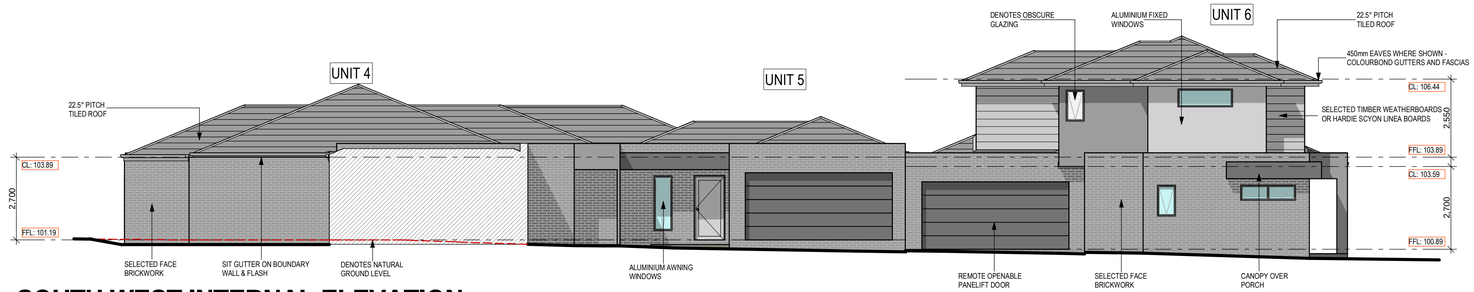
3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

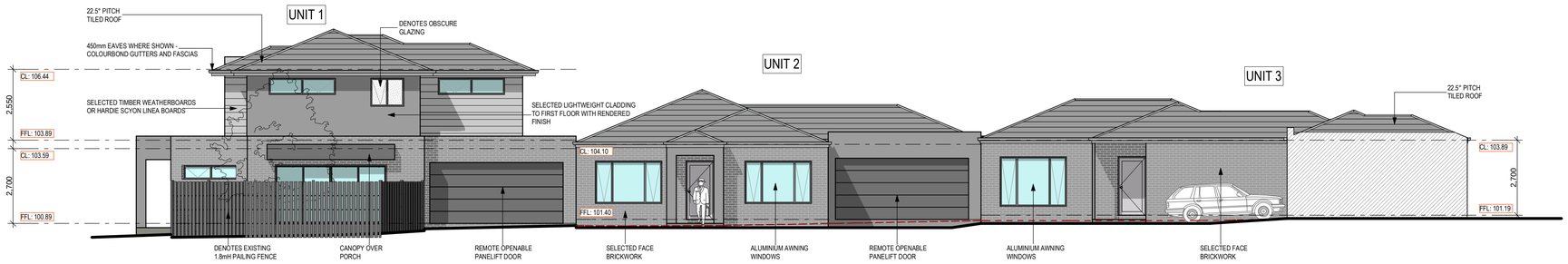
DRAWN: A.P | CONTRACT DATE: #### | W. DRWG DATE: ####

PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: P3 of 6

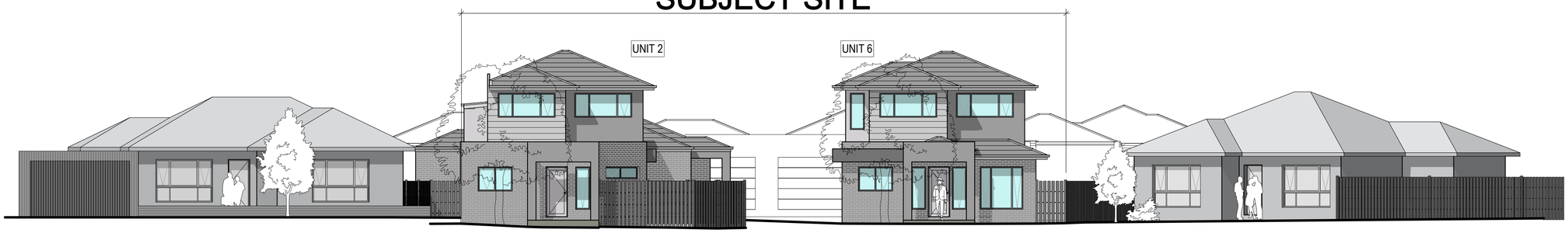


SOUTH WEST INTERNAL ELEVATION SCALE 1:100

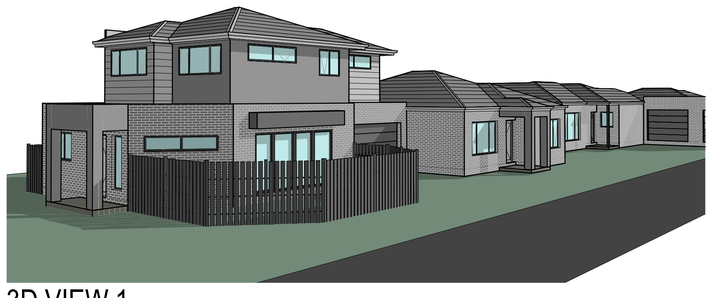


NORTH EAST INTERNAL ELEVATION SCALE 1:100

SUBJECT SITE



5-7 EVE COURT
STREETSCAPE



3D VIEW 1

3D VIEW 2

3D VIEW 3

PRESTIGE PLANS
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MULTI UNIT DEVELOPMENT

INTERNAL ELEVATIONS & STREETSCAPE

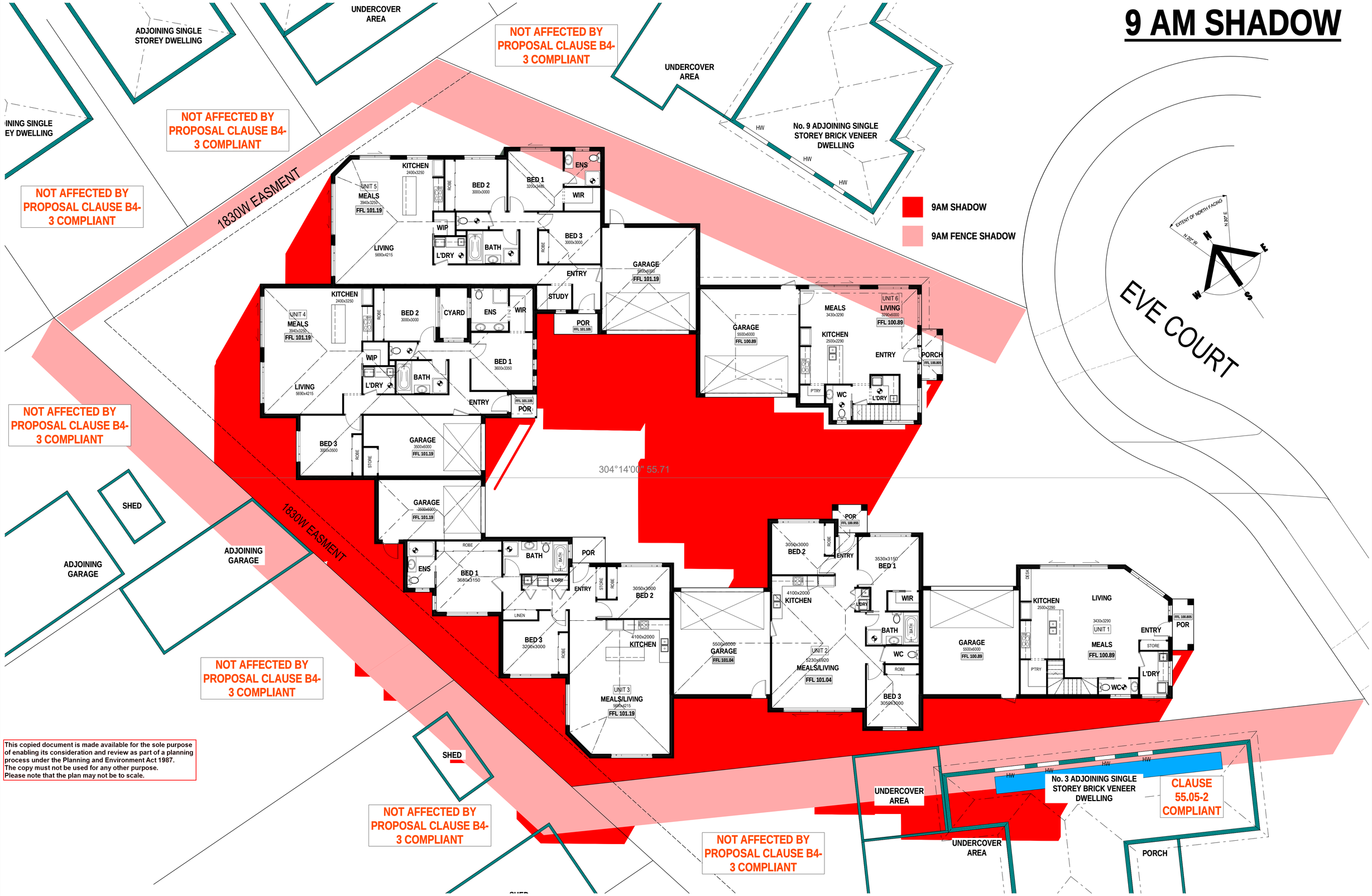
No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
2.	15-3-26	A.P- RFI RESPONSE
3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

DRAWN: A.P | CONTRACT DATE: #### | W. DRWG DATE: ####

PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: P4 of 6

9 AM SHADOW



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MULTI UNIT DEVELOPMENT

9AM SHADOW DIAGRAMS

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
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3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

DRAWN: A.P | CONTRACT DATE: #### | W. DRWG DATE: ####

PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: P5 of 6

12 MIDDAY SHADOW

ADJOINING SINGLE STOREY DWELLING

UNDERCOVER AREA

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

UNDERCOVER AREA

No. 9 ADJOINING SINGLE STOREY BRICK VENEER DWELLING

HW

12 MIDDAY SHADOW

12 MIDDAY FENCE SHADOW

1830W EASMENT

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

UNIT 5
MEALS 3940x3250
FFL 101.19
KITCHEN 2400x3250
ROBE
BED 2 3000x3000
BED 1 3200x3486
ENS
WIR
WIP
BATH
L'DRY
LIVING 5690x4215
BED 3 3000x3000
ROBE
GARAGE 5800x6300
FFL 101.19
ENTRY
STUDY
POR FFL 101.105

UNIT 4
MEALS 3940x3250
FFL 101.19
KITCHEN 2400x3250
ROBE
BED 2 3000x3000
CYARD
ENS
WIR
WIP
BATH
L'DRY
LIVING 5690x4215
BED 1 3600x3350
ENTRY
FFL 101.105
POR

GARAGE 5500x6000
FFL 100.89

UNIT 6
MEALS 3430x3290
LIVING 3290x6000
FFL 100.89
KITCHEN 2500x2290
ENTRY
PORCH
FFL 100.805
PTRY
WC
L'DRY

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

BED 3 3500x3000
ROBE
STORE
GARAGE 3500x6000
FFL 101.19
304°14'00" 55.71

SHED

ADJOINING GARAGE

ADJOINING GARAGE

1830W EASMENT

GARAGE 3500x6000
FFL 101.19
ENS

POR
FFL 100.955
3050x3000
BED 2
ROBE
ENTRY
3530x3150
BED 1
WIR
4100x2000
KITCHEN
L'DRY
BATH
BATH
WC
ROBE
UNIT 2
5230x6920
MEALS/LIVING
FFL 101.04
BED 3
3050x3000

GARAGE
5500x6000
FFL 100.89

DESK
KITCHEN
2500x2290
LIVING
3430x3290
UNIT 1
MEALS
FFL 100.89
ENTRY
FFL 100.805
POR
STORE
PTRY
L'DRY
WC

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

SHED

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

UNDERCOVER AREA

HW

No. 3 ADJOINING SINGLE STOREY BRICK VENEER DWELLING

CLAUSE 55.05-2 COMPLIANT

UNDERCOVER AREA

PORCH

EVE COURT

EXTENT OF NORTH FACING
N 30° W
N 30° E
N
E
S

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MULTI UNIT DEVELOPMENT

12 MIDDAY SHADOW DIAGRAMS

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
2.	15-3-26	A.P- RFI RESPONSE
3.	-	A.P-
4.	-	A.P-
5.	-	A.P-

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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: P6 of 6

3PM SHADOW

ADJOINING SINGLE STOREY DWELLING

UNDERCOVER AREA

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

UNDERCOVER AREA

No. 9 ADJOINING SINGLE STOREY BRICK VENEER DWELLING

HW

HW

HW

ING SINGLE
Y DWELLING

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

1830W EASMENT

3PM SHADOW

3PM FENCE SHADOW

EXTENT OF NORTH FACING

N 30° W

N 30° E

EVE COURT

KITCHEN 2400x3250

UNIT 5

MEALS 3940x3250

FFL 101.19

LIVING 5690x4215

ROBE

BED 2 3000x3000

BED 1 3200x3486

ENS

WIR

WIP

L'DRY

BATH

BED 3 3000x3000

ENTRY

GARAGE 5800x6000

FFL 101.19

STUDY

POR FFL 101.105

KITCHEN 2400x3250

UNIT 4

MEALS 3940x3250

FFL 101.19

LIVING 5690x4215

ROBE

BED 2 3000x3000

CYARD

ENS

WIR

WIP

L'DRY

BATH

BED 1 3600x3350

ENTRY

FFL 101.105

POR

BED 3 3500x3500

ROBE

STORE

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304°14'00" 55.71

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3050x3000 BED 2

LINEN

BED 3 3200x3000

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FFL 101.19

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3050x3000 BED 2

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4100x2000 KITCHEN

UNIT 2

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FFL 101.04

3530x3150 BED 1

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L'DRY

BATH

BATH

WC

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DESK

KITCHEN 2500x2290

LIVING 3430x3290

UNIT 1

MEALS

FFL 100.89

ENTRY

STORE

POR

FFL 100.805

PTRY

L'DRY

WC

SHED

ADJOINING GARAGE

ADJOINING GARAGE

1830W EASMENT

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

NOT AFFECTED BY PROPOSAL CLAUSE B4-3 COMPLIANT

SHED

UNDERCOVER AREA

No. 3 ADJOINING SINGLE STOREY BRICK VENEER DWELLING

HW

HW

HW

HW

UNDERCOVER AREA

PORCH

CLAUSE 55.05-2 COMPLIANT

PRESTIGE PLANS

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REGISTERED Building Practitioner

MULTI UNIT DEVELOPMENT

3PM SHADOW DIAGRAMS

No.	DATE	AMENDMENTS
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3.	-	A.P-
4.	-	A.P-
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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

JOB No: T.B.A | PAGE SIZE: A1 | SHEET No: P7 of 6

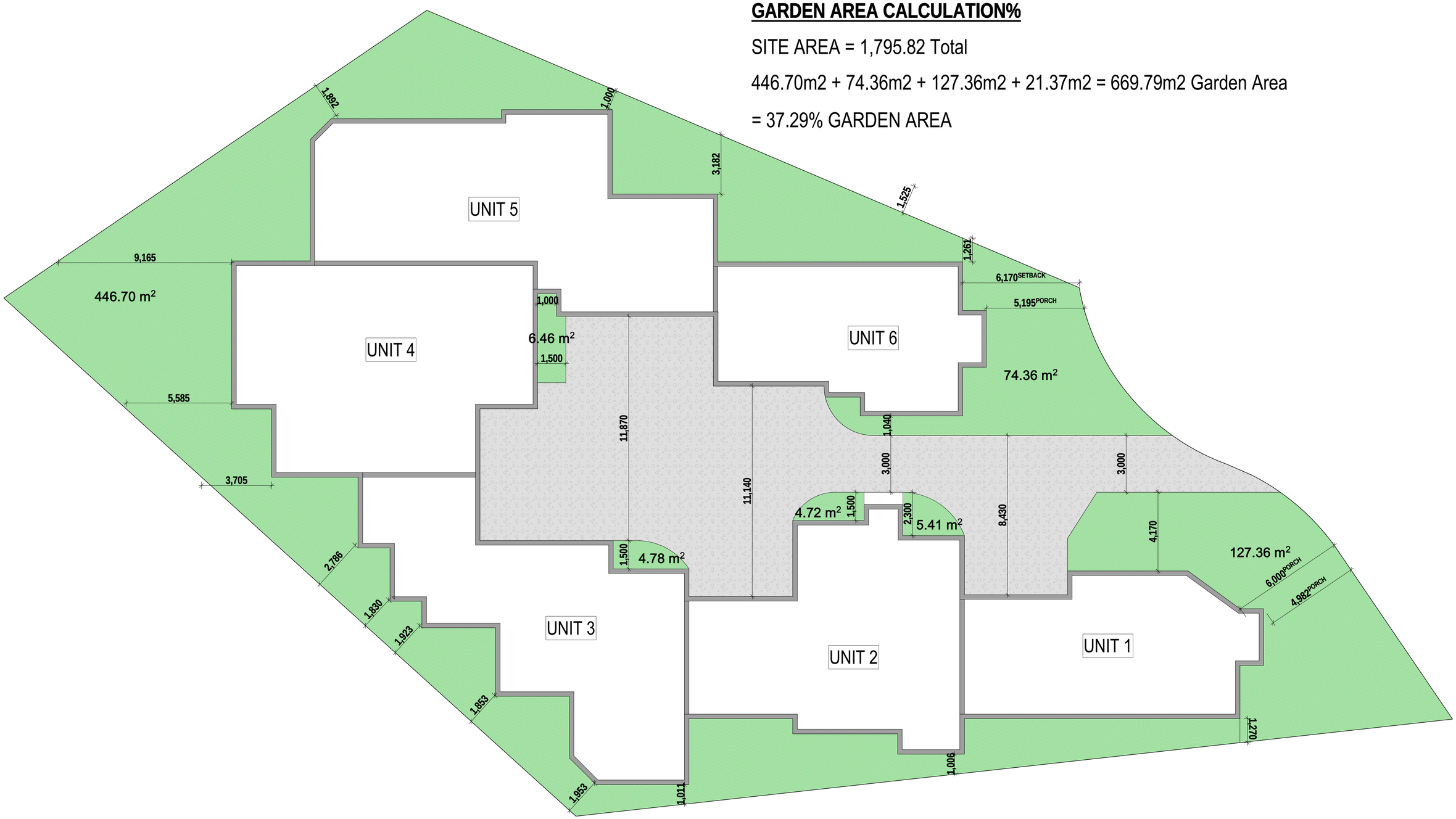
GARDEN AREA

GARDEN AREA CALCULATION%

SITE AREA = 1,795.82 Total

446.70m2 + 74.36m2 + 127.36m2 + 21.37m2 = 669.79m2 Garden Area

= 37.29% GARDEN AREA



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GARDEN AREA

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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

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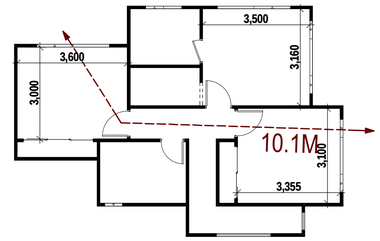
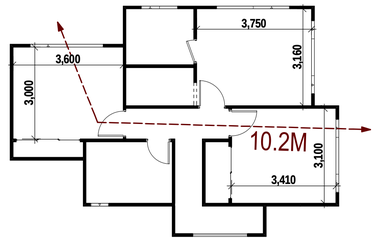
GROUND FLOOR





FIRST FLOOR

BREEZE PATHS & HABITABLE ROOM DEPTHS 1:100

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MULTI UNIT DEVELOPMENT

BREEZE PATHS & HABITABLE ROOM DEPTH$

No.	DATE	AMENDMENTS
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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
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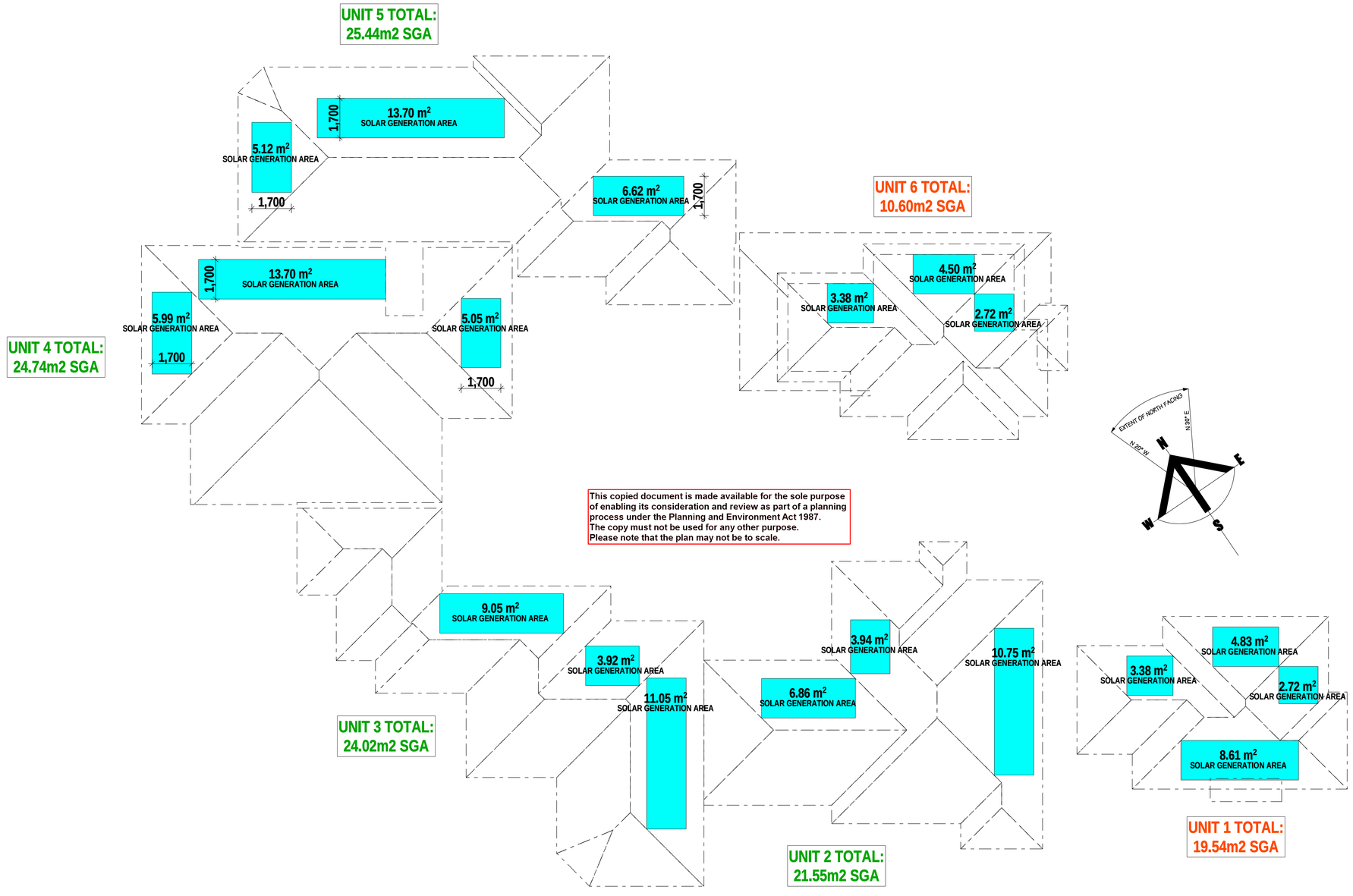

SOLAR GENERATION AREA 1:100

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MULTI UNIT DEVELOPMENT

SOLAR GENERATION AREA

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3.	-	A.P-
4.	-	A.P-
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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

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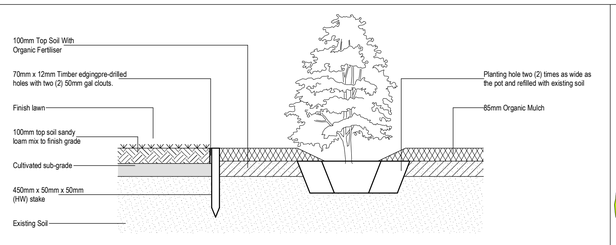

GROUND COVERS 1 2 3 4

SMALL TREES ST

SHRUBS A B C D

MEDIUM TREES CT

LANDSCAPING SCHEDULE			HxW (m)	POT SIZE
	BOTANICAL NAME	COMMON NAME		
	GROUND COVERS - BELOW 1 METER (1m)			
1	Correa 'Dusky Bells'	Correa Dusky Bells	0.4 x 1.0	150mm
2	Dianella Revoluta	Flax Lilly	0.5 x 0.5	150mm
3	Dietes Bicolour	Yellow Butterfly Lily	0.3 x 0.3	150mm
4	Ajuga Reptans	Blue Bugle	0.8 x 0.8	150mm
	SHRUBS - 1 TO 2.5 METERS (2m)			
A	Coleonma Pulcrum	Golden Diosma	1.0 x 1.0	150mm
B	Corra Alba	Coastal Correa	1.0 x 1.5	150mm
C	Lavandul Species	Lavander	1.2 x 1.2	150mm
D	Westringia Fruticosa	Native Rosemary	1.2 x 1.2	150mm
	SMALL TRESS 5 TO 7 METERS (3m)			
ST	Callistemon vim. 'Dawson River Weeper'	Dawson River Weeper	6.0 x 4.0	40 L
	CANOPY TREES - 8-12 METERS (4m)			
CT	Hymenosporum flavum	Native Frangipani	8.0 x 5.0	40 L

LANDSCAPING NOTES

Contractor to check location of services prior to commencement of works.

Garden bed and lawn: Areas to be cultivated to a min depth of 250 mm.

Soil type: Mix 50% Mountain soil, 50% Sandy Loam and add Gypsum 1.0kg per sqm.

Mulching: Wood chips 75 mm high.

Planting: Trees in grassed areas to have 1000mm x 1000mm mulch around the base and be staked.
Trees to be planted at least 2.0m from stormwater and sewer pipes at a distance of at least 1.5 (x) times the mature height away from the buildings.

Trees should be irrigate to field capacity at least weekly for the first 12 months.

A specialist wholesale tree nursery is recommended for supply.

DENOTES DEEP SOIL AREA

0.00m2

B3-7 TREE CANOPY AREA CALCULATION %

TOTAL AREA OF 2 SITES = 1,795.82 Total

TREE CANOPY AREA REQUIRED = 359.16m2 20%

TREE A

9x 4m CANOPY DIAMETER = 12.6m2 x8 = 113.4m2

13x 5m CANOPY DIAMETER = 19.7m2 x13 = 256.1m2

TOTAL TREE CANOPY COVER = 369.5m2 = 20.57%

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MULTI UNIT DEVELOPMENT

LANDSCAPE PLAN

No.	DATE	AMENDMENTS
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3.	-	A.P-
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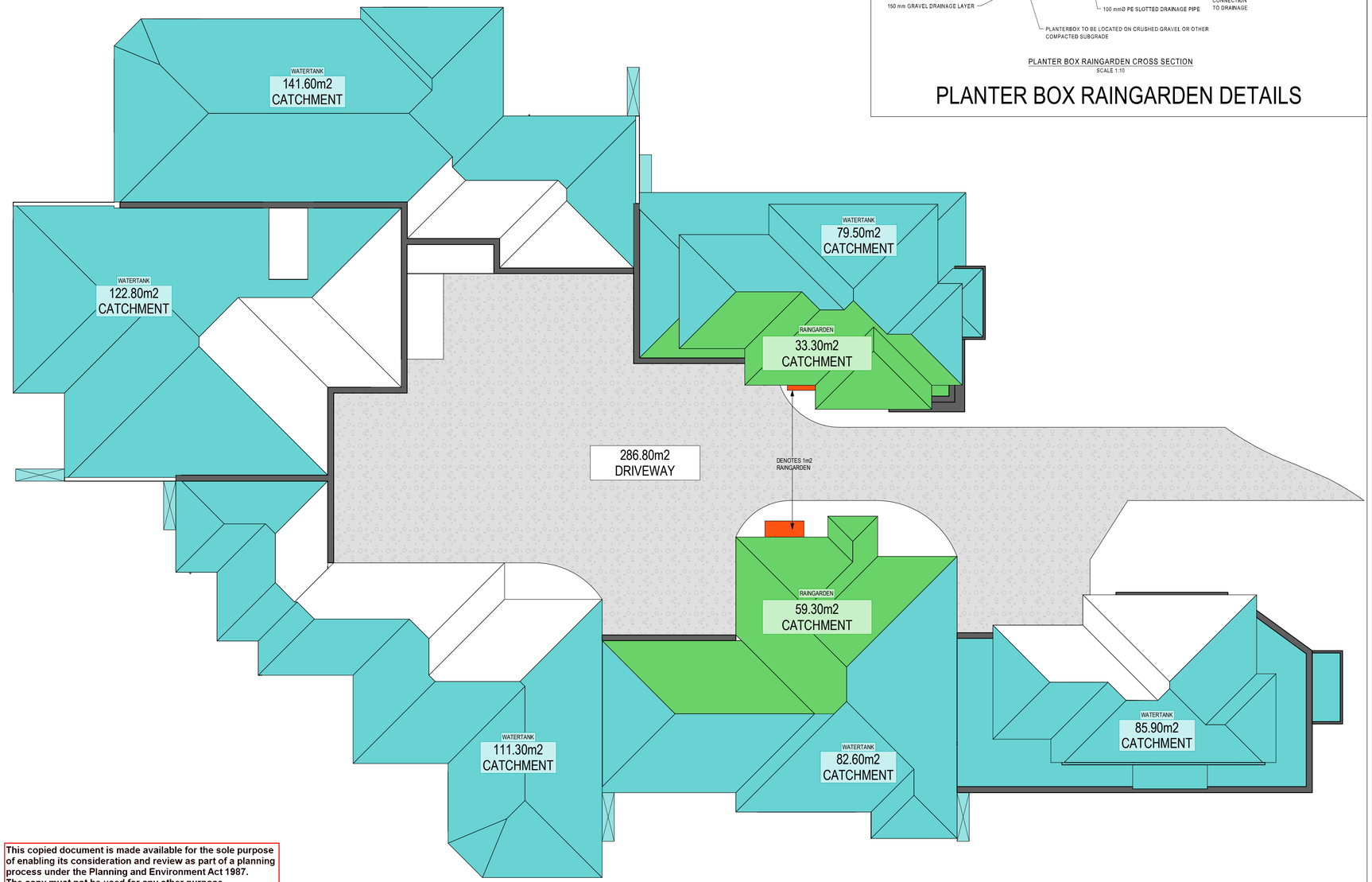
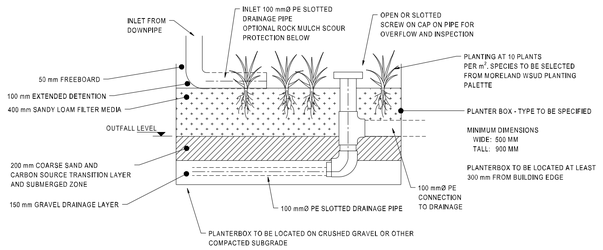
PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAIGIEBURN

JOB No: T.B.A PAGE SIZE: A1 SHEET No: P11 of 6

REFER TO WSUD REPORT PREPARED BY ODIN SOLUTIONS.

CATCHMENT DETAILS IN ACCORDANCE WITH WSUD REPORT AND STORM ASSESSMENT.





PLANTER BOX RAINGARDEN CROSS SECTION
SCALE 1:10

PLANTER BOX RAINGARDEN DETAILS

The rainwater from all units as displayed on the catchment plan is to be collected and discharged via a gravity fed system into a 2000L capacity rainwater tank which is to be connected to all toilets for toilet flushing	The rainwater from each dwelling as displayed on the catchment plan is to be collected & discharged via a mechanically pumped OR fully charged OR gravity fed system (select system) into a 1m2 or 300mm raingarden, the raingarden is to be fully lined with an impervious liner and have its overflow & aggie drain connected to the stormwater system

STORMWATER CATCHMENT PLAN 1:100

3 WSUD ACHIEVEMENTS

The following tables outline the scores achieved in each assessment tool used. This development has achieved a 'Pass' score in each.

BLUE FACTOR RATINGS	Required Score	Project Score
Blue Factor Score	100%	100%

Project # 32FE7A23
5 Eve court, Craigieburn
Erkan Munur - odinsolutions@outlook.com
5 Eve Ct, Craigieburn VIC 3064, Australia
05 March 2026 9:45 a.m.

BLUE FACTOR.

5 Eve court, Craigieburn

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

100% SCORE

4 WATER SENSITIVE URBAN DESIGN (WSUD) RESPONSE

DESIGN REQUIREMENT	PRIMARY WATER SOURCE	EFFICIENCY (RATING)
INDOOR WATER FIXTURES, FITTINGS & CONNECTIONS		
BASIN TAPS	**MAINS WATER**	5-star WELS
SHOWER TAPS	**MAINS WATER**	3-star WELS (> 6.0 but < 7.5 litres per minute
CLOTHES WASHER	**RAINWATER**	3-star WELS (minimum requirement)
TOILETS CONNECTED TO MAINS WATER	**0**	
TOILETS CONNECTED TO RAINWATER	**3/2/2/2/2/3**	
TOILETS CONNECTED TO RECYCLED WATER	**0**	
TOILETS EFFICIENCY		4-star WELS

Rainwater will be collected from each roof area and stored in separate 2000L rainwater tanks located to the rear of each dwelling. The rainwater will be used to flush toilets and be connected to the laundry water stops throughout the development.

Dwelling's 2 and 6 will also contain 1m² raingardens, where a minimum 33m² of impervious areas will be used to water onsite vegetation. The use of raingardens for impervious roofing areas will be treated via bioretention.

*Rainwater tank overflows, raingarden outflows and any residual flows drain to the LPD via the internal drainage system.

Reducing potable (mains) water consumption through a rainwater collection and re-use scheme ensures cost savings and the efficient use of water.

Additional information is provided in Appendix A – (STORM) Blue Factor report and Appendix B – WSUD maintenance and installation.

NON POTABLE WATER SOURCE CONNECTED TO TOILETS & WASHING MACHINE STOPS FOR ALL UNITS

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REGISTERED Building Practitioner

MULTI UNIT DEVELOPMENT

WSUD STORMWATER CATCHEMENT

No.	DATE	AMENDMENTS
1.	26-9-25	A.P-TOWNPLANNING
2.	15-3-26	A.P- RFI RESPONSE
3.	-	A.P-
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PROPOSED TOWN PLANNING APPLICATION FOR
GURBINDER RANDHAWA
5 - 7 EVE COURT
CRAGIEBURN

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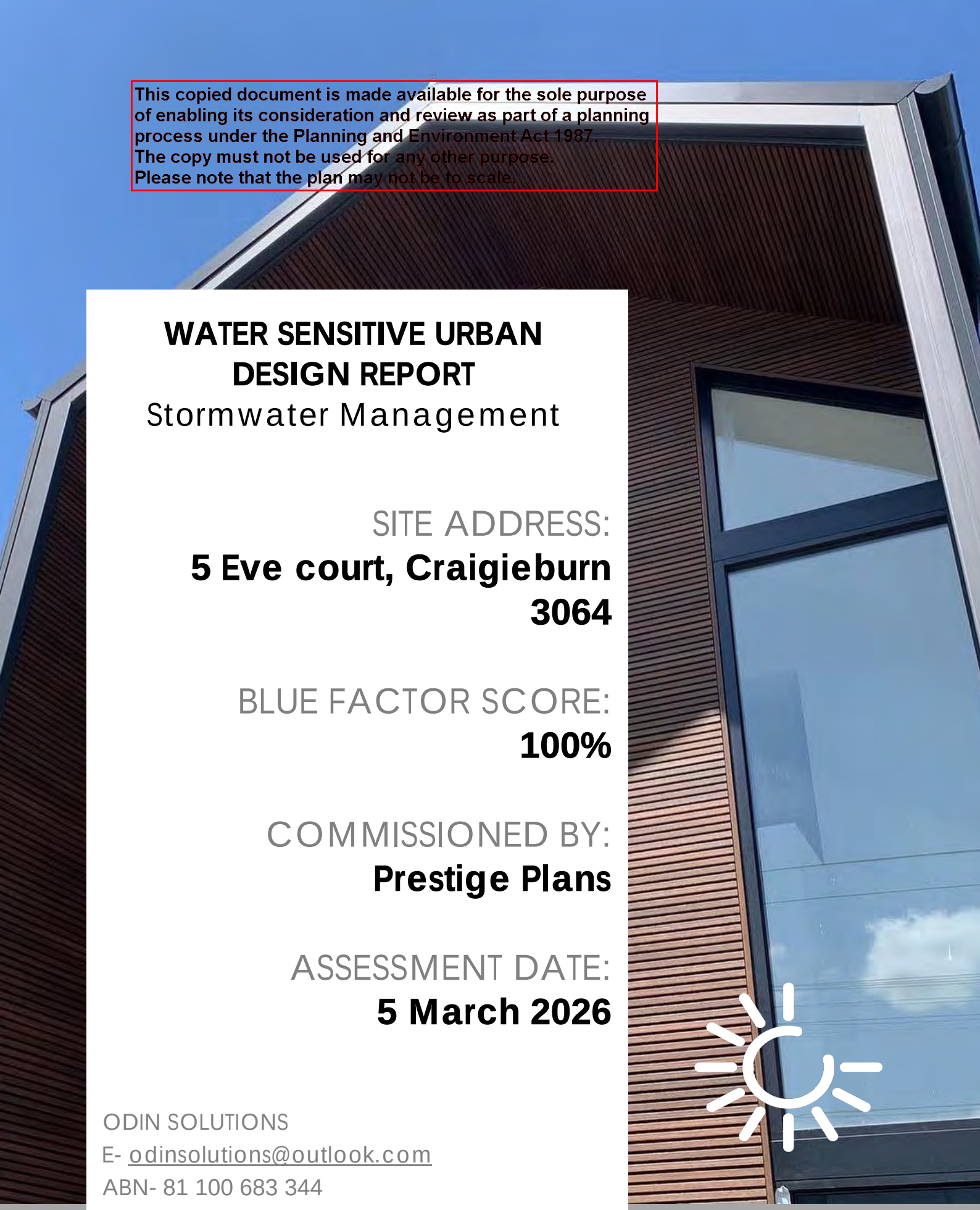

WATER SENSITIVE URBAN DESIGN REPORT

Stormwater Management

SITE ADDRESS:

5 Eve court, Craigieburn 3064

BLUE FACTOR SCORE:

100%

COMMISSIONED BY:

Prestige Plans

ASSESSMENT DATE:

5 March 2026

ODIN SOLUTIONS
E- odinsolutions@outlook.com
ABN- 81 100 683 344
NatHERS Accreditation Number: HERA10312

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1.3 SITE AND DEVELOPMENT DESCRIPTION 4
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4. WSUD RESPONSE 7
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6.2 APPENDIX B: WSUD MAINTENANCE & INSTALLATION 24

1 INTRODUCTION

The following Water Sensitive Urban Design report has been prepared by Odin Solutions to provide an overall and a wider approach to assessing the sustainability of the proposed development.

1.2 STATUTORY FRAMEWORK

Hume City Council encourages the inclusion of WSUD initiatives within the design process of new developments, which will result in more sustainable buildings within the community. One protocol is applying the Stormwater Treatment Objective- Relative Measure (STORM) developed by Melbourne Water.

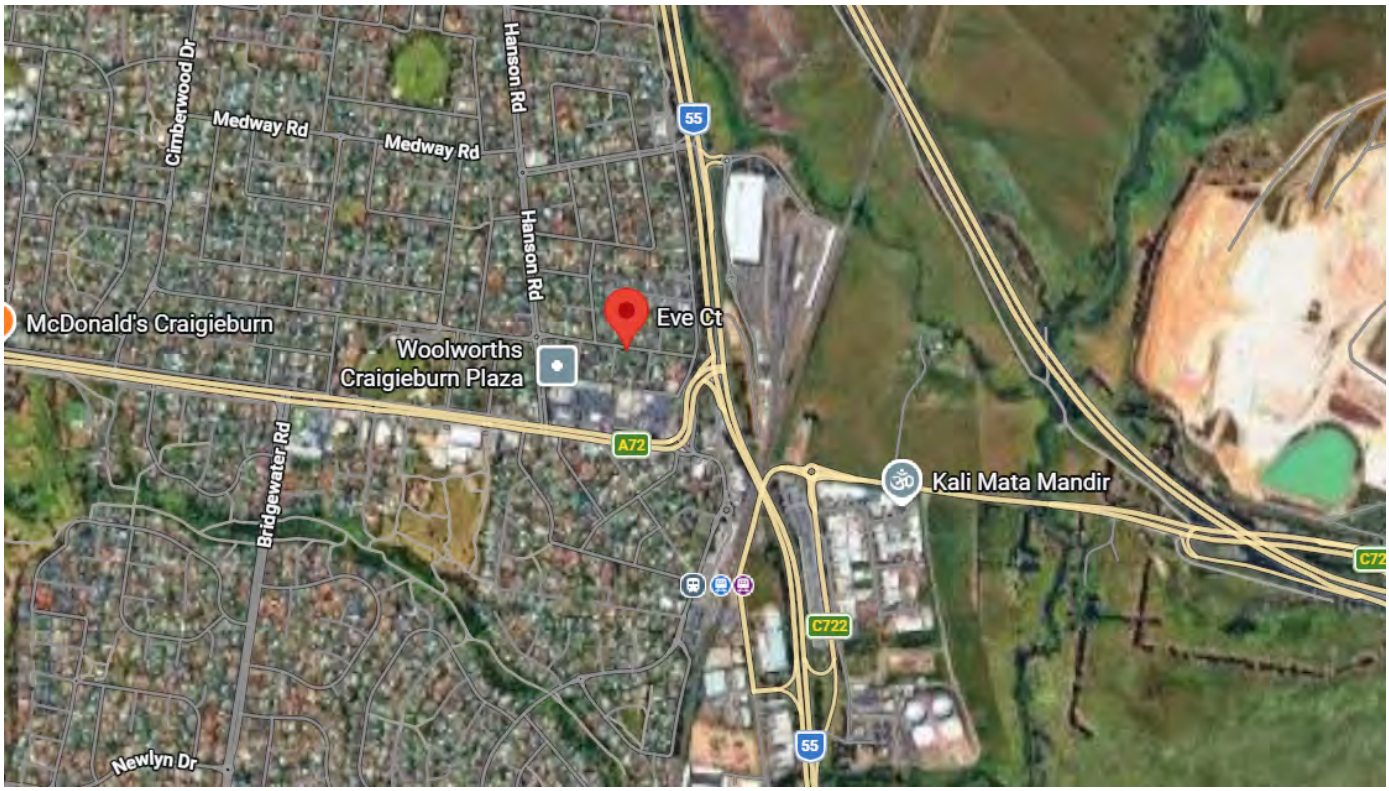
Odin Solutions have been engaged to undertake a Water Sensitive Urban Design report for the proposed townhouses located at 5 Eve court, Craigieburn.

The WSUD report displays the amount of treatment that is required to meet best practice targets, using WSUD treatment measures. The tool is capable of calculating the performance of a range of commonly implemented treatment measures including;

- Rainwater tanks
- Ponds
- Wetlands
- Rain gardens
- Infiltration systems
- Buffers and
- Swales

1.3 Site and Development Description

The subject property is located within Craigieburn, a suburb within the domains of Hume City Council. The site measures roughly 1,795m² whereby two existing single storey dwellings are present. The proposed development will consist of four single storey and two double storey townhouses.



Aerial view of the proposed development

2 WSUD ASSESSMENT TOOLS

There are a number of calculators and modelling programs available to help assess proposed developments against benchmarks set by the Victorian State Government, City Councils and the Building Code of Australia. This report has utilised the 'Blue Factor' calculator, which analyses stormwater treatment onsite.

2.2 (STORM) BLUE FACTOR

Stormwater Treatment Objective – 'Blue Factor' is the successor to (STORM) which was developed by Melbourne Water to simplify the analysis of stormwater treatment methods within a development. The calculator assesses Water Sensitive Urban Design (WSUD) measures on project sites and delivers a percentage result, determining whether best practice targets have been achieved. A score of 100% or higher means the treatment features meet all objectives.

3 WSUD ACHIEVEMENTS

The following tables outline the scores achieved in each assessment tool used. This development has achieved a 'Pass' score in each.

BLUE FACTOR RATINGS		
	Required Score	Project Score
Blue Factor Score	100%	100%

Project # 32FE7A23
5 Eve court, Craigieburn
Erkan Munur - odinsolutions@outlook.com
5 Eve Ct, Craigieburn VIC 3064, Australia
05 March 2026 9:45 a.m.

BLUE FACTOR.

5 Eve court, Craigieburn

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

100% SCORE

Project details

Name	5 Eve court, Craigieburn
Project ID	32FE7A23
Street address	5 Eve Ct, Craigieburn VIC 3064, Australia
Municipality	Hume
Site area	1795.82 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	38%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	51%	>80%	✗
Total phosphorus (%)	46%	>45%	✓
Total nitrogen (%)	45%	>45%	✓
Total gross pollutants (%)	61%	>70%	✗

4 WATER SENSITIVE URBAN DESIGN (WSUD) RESPONSE

DESIGN REQUIREMENT	PRIMARY WATER SOURCE	EFFICIENCY (RATING)
INDOOR WATER FIXTURES, FITTINGS & CONNECTIONS		
BASIN TAPS	**MAINS WATER**	5-star WELS
SHOWER TAPS	**MAINS WATER**	3-star WELS (> 6.0 but < 7.5 litres per minute
CLOTHES WASHER	**RAINWATER**	3-star WELS (minimum requirement)
TOILETS CONNECTED TO MAINS WATER	**0**	
TOILETS CONNECTED TO RAINWATER	**3/2/2/2/2/3**	
TOILETS CONNECTED TO RECYCLED WATER	**0**	
TOILETS EFFICIENCY		4-star WELS

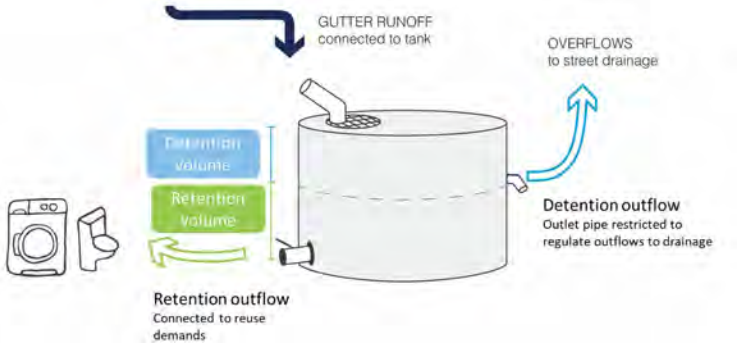
Rainwater will be collected from each roof area and stored in separate 2000L rainwater tanks located to the rear of each dwelling. The rainwater will be used to flush toilets and be connected to the laundry water stops throughout the development.

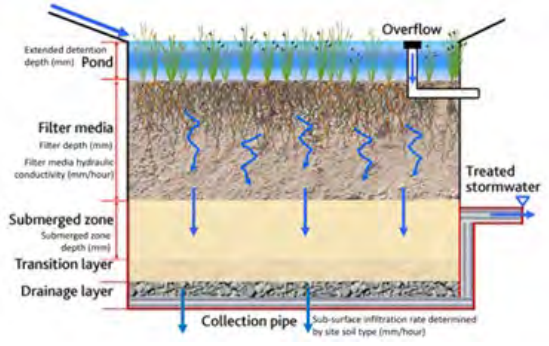
Dwelling's 2 and 6 will also contain 1m^2 raingardens, where a minimum 33m^2 of impervious areas will be used to water onsite vegetation. The use of raingardens for impervious roofing areas will be treated via bioretention.

*Rainwater tank overflows, raingarden outflows and any residual flows drain to the LPD via the internal drainage system.

Reducing potable (mains) water consumption through a rainwater collection and re-use scheme ensures cost savings and the efficient use of water.

Additional information is provided in Appendix A – (STORM) Blue Factor report and Appendix B – WSUD maintenance and installation.





Melbourne Water recommends that proposed developments provide a Water Sensitive Urban Design Response with the following objectives (as outlined in Clause 22.18 Stormwater Treatment Policy):

- To improve stormwater discharge quality:
  - Suspended Solids – 80% retention of typical urban annual load
  - Total Nitrogen – 45% retention of typical urban annual load
  - Total Phosphorus – 45% retention of typical urban annual load
  - Litter – 70% retention of typical urban annual load
- To promote stormwater re-use
- To mitigate the detrimental effect of development on downstream waterways
- To reintegrate urban water into the landscape to facilitate benefits such as microclimate cooling, local habitat and provision of attractive spaces for community use and well-being
- To minimise peak stormwater flows and stormwater pollutants.

A development is required to demonstrate that it meets the objectives of the clause by either:

- Meeting a 100% or higher rating on the 'Blue Factor' rating tool; or
- Meeting the required discharge quality using the MUSIC rating tool

Additionally, adequate maintenance and management procedures are required to ensure the stormwater treatment/ reuse measures work as intended.

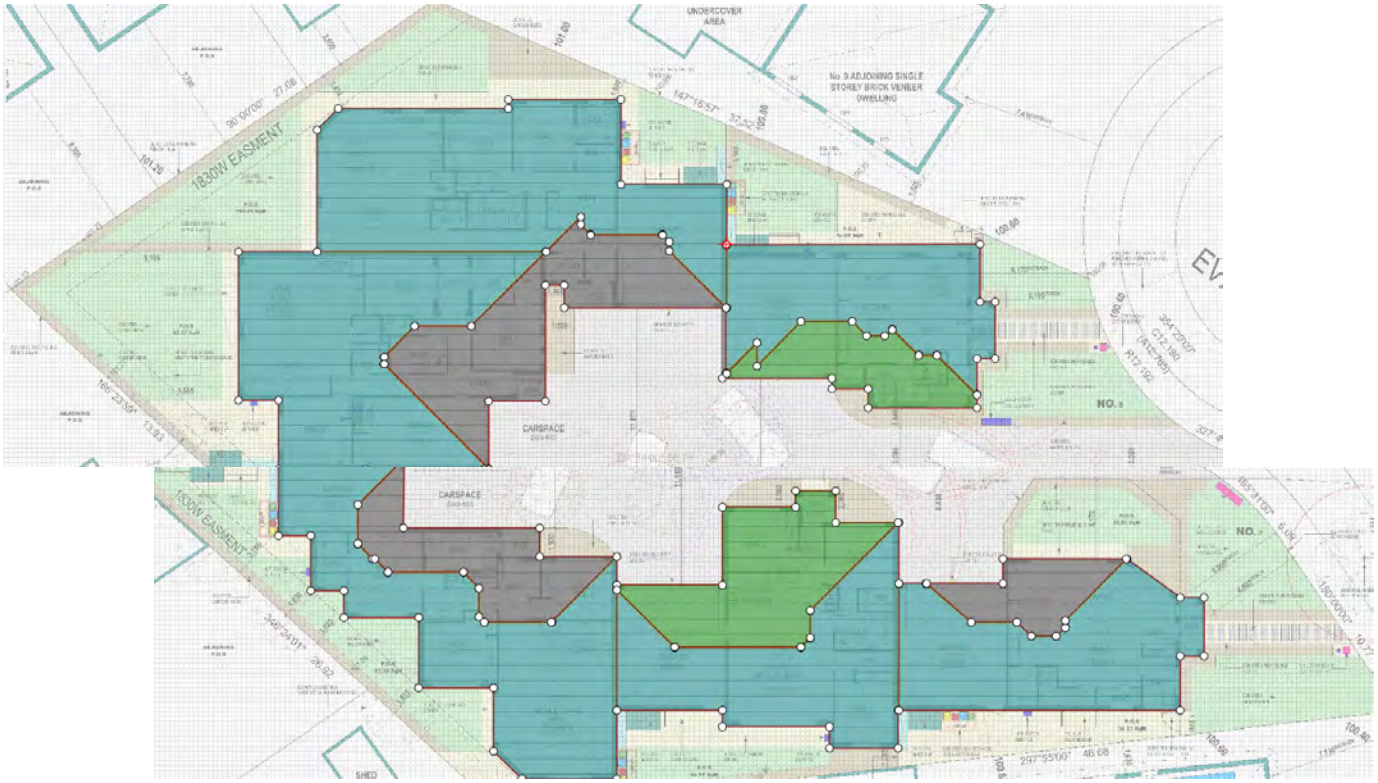
In the case of a charged pipe system, the pipes will not be running underneath the slab and the stakeholders (builder/ developer/ architect) will be required to explicitly acknowledge the solution and have the capacity to install it.

4.2 (STORM) BLUE FACTOR ASSESSMENT

A Melbourne Water 'Blue Factor' assessment on the property has been undertaken in order to demonstrate compliance with best practice stormwater treatment objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1997).

Stormwater Treatment Objective – 'Blue Factor' is the successor to STORM (STORM) which was developed by Melbourne Water to simplify the analysis of stormwater treatment methods within a development. The calculator assesses Water Sensitive Urban Design (WSUD) measures on project sites and delivers a percentage result, determining whether best practice targets have been achieved. A score of 100% or higher means the treatment features meet all objectives.

RAINWATER CATCHMENT AREAS



LEGEND

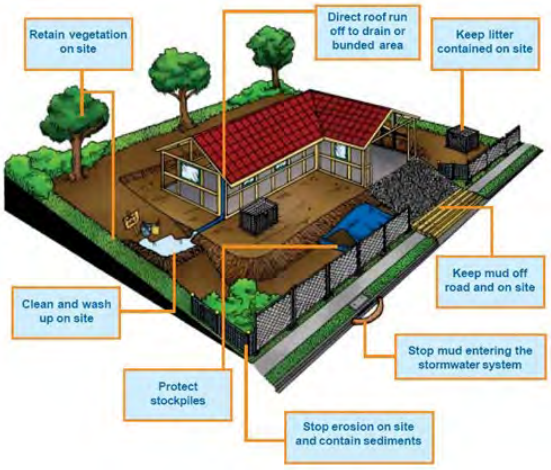
	DESCRIPTION	QUANTITY	UNIT		DESCRIPTION	QUANTITY	UNIT
	DWELLING 1 RWT	85.90	m²		DWELLING 2 RG	59.30	m²
	DWELLING 2 RWT	82.60	m²		DWELLING 6 RG	33.30	m²
	DWELLING 3 RWT	111.30	m²		UNTREATED ROOFING AREAS	132.40	m²
	DWELLING 4 RWT	122.80	m²		COMMON DRIVEWAY	286.80	m²
	DWELLING 5 RWT	141.60	m²		GARDEN AREAS/ PERVIOUS AREAS	660.32	m²
	DWELLING 6 RWT	79.50	m²				

4.3 Construction Site Management Plan

The following requirements are to be met during onsite works to prevent excessive pollutants entering the local waterways.

- Temporary drains are to be installed to minimise overland water flows and prevent erosion, especially in areas where water is likely to pool;
- Temporary silt fences are to be installed on the lower end of the site to prevent excessive sedimentation from entering the stormwater system;
- Temporary side entry filters to be installed to council stormwater pits to prevent sediment entering the stormwater system at the kerb inlet;
- Stockpiles to be located away from the predominant overland stormwater pathway;
- All site litter to be collected and placed in bins (covered if appropriate) so that it cannot end up in the stormwater systems;
- Waste bins to be provided onsite for workers; and
- A crushed rock area inside the site at the vehicle access point.

The builder will follow the process outlined in "Keeping Our Stormwater Clean - A Builder's Guide".



Copies of “Keeping Our Stormwater Clean – A Builder’s Guide” booklet can be obtained by downloading from the following link.
https://share.google/G202vfF73M95DZDEy

5 MANAGEMENT, MAINTENANCE & MONITORING

To ensure that the initiatives outlined in this report are implemented and maintained over time a copy this report will be provided to the owners or owners' corporation.

Inefficiently performing services impact on indoor environment qualities and may increase running costs and greenhouse gas emissions. The owners or owners' corporation will monitor all sustainability initiatives on-site, and will schedule regular fine-tuning of building services and their ongoing maintenance, ensuring the building's maximum environmental performance is achieved at all times.

This development includes a wide range of holistic sustainability measures which have been carefully integrated into the design of the development so that the residents will have the opportunity to reduce their ecological footprint without compromising their quality of life. The proposed design and site-specific initiatives will contribute to Hume City Council's sustainable development vision.

6 APPENDICES

6.1 APPENDIX A: (STORM) BLUE FACTOR REPORT

Project # 32FE7A23
5 Eve court, Craigieburn
Erkan Munur - odinsolutions@outlook.com
5 Eve Ct, Craigieburn VIC 3064, Australia
05 March 2026 9:45 a.m.

BLUE FACTOR®

5 Eve court, Craigieburn

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

100%
SCORE

Project details

Name	5 Eve court, Craigieburn
Project ID	32FE7A23
Street address	5 Eve Ct, Craigieburn VIC 3064, Australia
Municipality	Hume
Site area	1795.82 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	38%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	51%	>80%	✗
Total phosphorus (%)	46%	>45%	✓
Total nitrogen (%)	45%	>45%	✓
Total gross pollutants (%)	61%	>70%	✗

Dwelling One

Dwelling One RWT Roof, 85.9m2

Dwelling One RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Dwelling Two

Dwelling Two RWT Roof, 82.6m2

Dwelling Two RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Dwelling Three

Dwelling Three RWT Roof, 111.3m2

Dwelling Three RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Dwelling Four

Dwelling Four RWT Roof, 122.8m2

Dwelling Four RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Dwelling Five

Dwelling Five RWT Roof, 141.6m2

Dwelling Five RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Dwelling Six

Dwelling Six RWT Roof, 79.5m2

Dwelling Six RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Dwelling Two RG

Dwelling Two RG Roof, 59.3m2

Dwelling Two RG Raingarden, Area: 1 m^2,
Extended detention depth: 0.1 m, Submerged zone depth: 0.3 m,
Site soil type: Lined

Dwelling Six RG

Dwelling Six RG Roof, 33.3m2

Dwelling Six RG Raingarden, Area: 1 m^2,
Extended detention depth: 0.1 m, Submerged zone depth: 0.3 m,
Site soil type: Lined

Catchments

Dwelling One RWT Roof, 85.9m2

Dwelling Two RWT Roof, 82.6m2

Dwelling Three RWT Roof, 111.3m2

Dwelling Four RWT Roof, 122.8m2

Dwelling Five RWT Roof, 141.6m2

Dwelling Six RWT Roof, 79.5m2

Dwelling Two RG Roof, 59.3m2

Dwelling Six RG Roof, 33.3m2

Untreated Roofing Areas 132.4m2

Common Driveway Paved, 286.8m2

Garden Areas/ Pervious Areas Pervious (garden and lawn), 660.32m2

Treatments

Dwelling One RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

175%

Dwelling Two RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

178%

Dwelling Three RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

155%

Dwelling Four RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

147%

Dwelling Five RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

136%

Dwelling Six RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

181%

Dwelling Two RG Raingarden, Area: 1 m^2,
Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Lined

155%

Dwelling Six RG Raingarden, Area: 1 m^2,
Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Lined

175%

Buildings & dwellings

Dwelling One Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are not in use

Dwelling Two Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are not in use

Dwelling Three Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are not in use

Dwelling Four Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are not in use

Dwelling Five Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are not in use

Dwelling Six Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are not in use

6.2 APPENDIX B: WSUD MAINTENANCE & INSTALLATION

INSTALLATION

RAINWATER TANKS

The rainwater tanks will be installed above ground. Its manufacturer or material has not been nominated. It will be installed with a mesh insect cover over the inlet pipe to ensure the tank does not become a breeding ground for pests. Mesh needs to be installed over overflow pipes and if a man hole is present, it needs to be properly sealed.

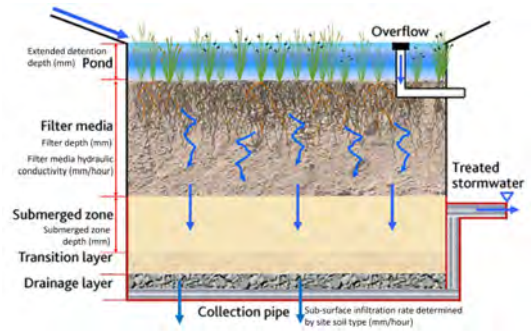
Please refer to the architectural drawings for the location of the rainwater tanks.

PUMPS

The pumps required either to divert the stormwater runoff to the rainwater tank or to distribute the collected water to the endless (toilets) will be required to be installed as per chosen manufacturer specifications.

RAINGARDENS

The building of raingardens, should be designed by the landscaping architect and in accordance with the Melbourne Water 'Planter box raingarden instruction sheet.
https://www.melbournewater.com.au/media/eyJtZWRpYSI6IjQ1MiJ9/downloads



INSPECTION REQUIREMENTS

RAINWATER TANKS

Inspections of roof areas and gutters leading to the tanks should take place every 6 months. Rainwater in the tanks should be checked every 6 months for mosquito infestation.

The rainwater tank should be examined every 2 years for sludge build up. Ensure the monitoring system (be it digital or a simple float system) is functioning properly by checking the water level in the rainwater tanks.

PUMPS

The pumps required will be routinely inspected by listening for the day-to-day operation of the pumps. Unusual noise or no noise should be investigated. Inspection should occur as per the chosen manufacturer specifications.

RAINGARDENS

Raingardens should be inspected for damage after large storm events (48.2mm in one hour is considered a large storm event in Melbourne – 1 in 100-year storm) and should be inspected when garden maintenance occurs onsite (e.g., 3 monthly).

A full inspection of the raingarden should occur annually for a flow test, to identify and plant replacement requirements and whether silt build up has occurred.

Inspections of roof areas and gutters leading to the raingarden should take place every 6 months.

CLEAR OUT/ MAINTENANCE PROCEDURE

RAINWATER TANK, ROOF & GUTTERS

Rainwater tanks will require the roof and gutters onsite to be maintained; gutters should be checked, maintained and cleaned every six months to avoid blockages from occurring. Any trees onsite should be maintained every 6 months with branches overhanging the roof removed.

Water ponding in gutters should be avoided as this provides a breeding ground for mosquitoes; tanks should also not become breeding grounds for mosquitoes. If mosquitoes are detected in the tank remedial steps need to occur to prevent breeding. If mosquitoes or other insects are found in rainwater tanks, the point of entry should be located and repaired. As well as preventing further access, this will prevent the escape of emerging adults. Gutters should be inspected to ensure they do not contain ponded water, and be cleaned out if necessary.

Rainwater tanks should be checked by regular maintenance person every 3-6 months to ensure that connection to the building is maintained and there are no blockages.

PUMPS

Maintenance should occur as per chosen manufacturer specifications. All strainers and filters should be cleaned every 6 months. Good quality pumps should provide trouble free service for up to 10 years.

COMMISSIONING

RAINWATER TANK

All rainwater tanks should be washed and flushed out prior to use. All inlets and outlets should be correctly sealed to prevent insects entering. Connection to all toilets in the development should be tested (dye test or equivalent).

Please note if new roof coating or paint is to be installed then the first few run-offs after installation need to be discarded.

PUMPS

Commissioning should occur as per the chosen manufacturer specifications.

RAINWATER TANK SUMMARY - Inspection and Care Schedule (Occupants will be responsible for each maintenance task)

Component	Key Activities	Typical Frequency
Gutters and Downpipes	Safely inspect gutters for accumulated debris and clean. Engage a contractor to remove debris and clean gutters if required. Ensure surrounding vegetation is maintained to reduce debris.	6 months
Roof	Arrange roof cleaning should water quality decline to unacceptable quality.	12 months
First Flush Diverter	Inspect for blockages within diverter and remove any build-up of litter/leaves etc.	6 months
Filtration System	Inspect and clean filtration system to remove excess build-up of matter on filter medium.	6 months
Tank inlets/ mesh cover	Inspect for obstructions and remove / clean accordingly.	12 months
Tank volume	Inspect for any holes or leaks. Immediately attend to repair.	12 months
Water Quality	Test kits readily available from plumbing supplies or home maintenance stores. Test water and if quality is substandard, inspect water harvesting treatment stream.	12 months
Internal inspection Tank Clean	Engage contractor to undertake full inspection and clean according to individual tank needs.	As needed if water quality is poor
Pump/ Mains backup device	Examine pumps/mains back up devices to ensure they are operating correctly. Perform routine maintenance and servicing of pump equipment as recommended according to manufacturer.	As recommended by manufacturer
Pipes and taps	Inspect pipes/taps for leaks. Repair or replace as required.	12 months
Overflow	Check for blockages of overflow system to ensure a clear and unobstructed connection to stormwater network.	12 months

SUMMARY (RAINGARDENS) - Inspection and Care Schedule (Occupants will be responsible for each maintenance task).
The following maintenance schedule for raingardens has been sourced from 'WSUD Maintenance Guidelines' by Melbourne Water.

Item	What to check for	Action	Frequency
Civil components – Raingarden			
Inlet	No evidence of erosion, blockage, damage or standing water.	Clear inlet of accumulated sediment or debris. Eroded areas should be locally re-profiled or reinforced, and re-planted if necessary. Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if the erosion is either recurring or severe.	Storm events 3 months
Outlet	No evidence of erosion, blockage, damage or standing water Outlet freely draining.	Clear outlet of accumulated sediment or debris. Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if standing (backwatering into the raingarden) is present.	Storm events 3 months
Other structures	No evidence of erosion and damage to other structures, e.g. pits, pipes, access ramps, walls and rock protection.	Repair minor damage to structures. Eroded areas should be repaired (reinforced). This may involve minor re-profiling or re-planting works. For severe damage, i.e. where flows have scoured down the side of a structure refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*.	3 months
Batters and bunds	No evidence of erosion.	Eroded areas should be locally re-profiled or reinforced, and re-planted if necessary.	Annually
Hydraulic conductivity	Filter media is draining freely. No water ponded on the surface of the raingarden for more than 12 hours after rainfall.	If water is ponded on the surface of the raingarden for more than 12 hours after rainfall, refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*. Note: the disposal of raingarden filter material must comply with EPA Victoria guidelines for the disposal of contaminated soil (Appendix C).	Storm events
Sediment accumulation	Sediment forebay less than 75% full. No major sediment accumulation on surface of the raingarden.	Clean out accumulated sediment from the sediment forebay. Accumulated sediment to be removed from the surface of the raingarden and the system replanted as required.	Annually
Filter media surface	No surface scour, depressions.	Filter surface to be repaired. This may involve evening out the surface, importing additional filter media and replanting.	3 months
Fine sediment surface crust	No impermeable or clayey surface on the filter media. No major surface crusting (<3mm depth across less than 10% of the filter area is permissible).	Repair surface layer by scarify filter media surface, re-profiling and re-establishing vegetation, if required. If the problem persists refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*.	3 months
Mulch layer	Even depth and distribution of the mulch layer. Surface of the mulch layer is at least 100 mm below the top of the outflow pit. Mulch is not touching the plant stems	Re-distribute or replace mulch that has been washed out or displaced. This may involve retaining mulch using jute mats or nets. Remove mulch that is touching plant stems.	3 months
Algal or moss growth	No major algal growth (less than 10% of raingarden area is permissible). No moss growth.	If significant patches of algal growth or moss persist across the surface of the raingarden (i.e. greater than 10% of the surface) then refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*.	3 months
Inspection opening	Water level is below filter media layer. No sediment accumulation in underdrain system.	Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if standing water is present in the filter media layer. Flush the underdrain system using low pressure water jet to remove accumulated sediment.	Annually

Item	What to check for	Action	Frequency
Landscape components – Raingarden			
Vegetation cover – filter media	Greater than 90% vegetation cover. Plants healthy, free from disease and vigorously growing.	Remove any dead or diseased vegetation. Replant individual bare patches (greater than 5% of the area) using either new plants or by dividing and translocating existing plants. If bare areas represent greater than 30% of the raingarden area, refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets*.	3 months
Vegetation cover – batters	Continuous vegetation cover along the lower batter. Greater than 90% vegetation cover. Plants healthy, free from disease and vigorously growing.		Annually
Weeds – filter media – batters	Less than 10% of the filter media surface area and batters covered in weeds.	Physically remove weeds from filter media surface and batters. Do not use herbicides as these may harm the desirable raingarden vegetation and contaminate the filter media. Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if weed ingress is a persistent problem (i.e. weed coverage is persistently greater than 30%).	3 months
Litter	Filter media surface and batters free of litter (i.e. less than 1 piece litter per 4m²).	Remove all litter and excessive debris	3 months
Pests	No damage by pest animals and insects.	Seek specialist advice if persistent insect damage is observed. Refer to Water by Design (2012) *Rectifying Vegetated Stormwater Treatment Assets* if there is evidence of pest animal damage.	3 months

Melbourne Water

FILTER MEDIA COMPONENT NOTES:

F1. ALL FILTER MEDIA USED FOR THE WORKS IS TO BE APPROPRIATELY TESTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND A COPY OF RESULTS SENT TO THE PROJECT SUPERINTENDENT PRIOR TO THE MATERIAL BEING PLACED ON SITE.

F2. FILTER MEDIA SHALL HAVE A SATURATED HYDRAULIC CONDUCTIVITY IN THE RANGE OF 250-350 mm/h UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT. SATURATED HYDRAULIC CONDUCTIVITY OF POTENTIAL FILTER MEDIA SHOULD BE MEASURED USING THE ASTM F1815-06 METHOD.

F3 FILTER EDIA, WHICH COMPLY WITH THE PARTICLE SIZE GRADING OUTLINED BELOW, WILL GENERALLY MEET SATURATED HYDRAULIC CONDUCTIVITY SPECIFICATIONS.

DESCRIPTION	PROPORTION	GRADING
CLAY & SILT	< 3 %	< 0.05 mm
VERY FINE SAND	5 - 10 %	0.05 - 0.15 mm
FINE SAND	10 - 25 %	0.15 - 0.25 mm
MEDIUM TO COARSE SAND	60 - 70 %	0.25 - 1.0 mm
COARSE SAND	7 - 10 %	1.0 - 2.0 mm
FINE GRAVEL	< 3 %	2.0 - 3.4 mm

F4 THE FILTER MEDIA SHOULD BE WELL-GRADED i.e., IT SHOULD HAVE ALL PARTICLE SIZE RANGES PRESENT FROM THE 0.075 mm TO THE 4.75 mm SIEVE (AS DEFINED BY AS1289.3.6.1 - 1995). THERE SHOULD BE NO GAP IN THE PARTICLE SIZE GRADING, AND THE COMPOSITION SHOULD NOT BE DOMINATED BY A SMALL PARTICLE SIZE RANGE.

F5. FILTER MEDIA THAT DO NOT MEET THE FOLLOWING ADAPTED AS4419 - 2003 - SOILS FOR LANDSCAPING AND GARDEN USE SPECIFICATION SHOULD BE REJECTED:

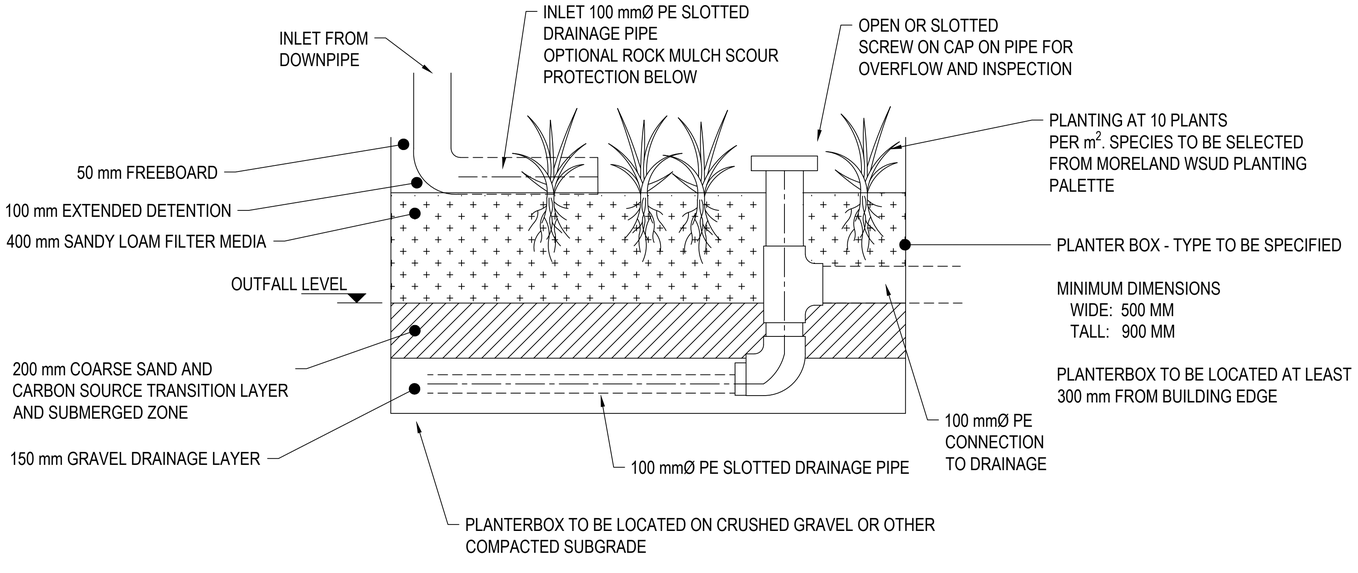
a. ORGANIC MATTER CONTENT - LESS THAN 5% (w/w). AN ORGANIC CONTENT HIGHER THAN 5% IS LIKELY TO RESULT IN LEACHING OF NUTRIENTS.
b. pH- AS SPECIFIED FOR "NATURAL SOILS AND BLENDS" 5.5 -7.5 (pH 1:5 IN WATER).
c. ELECTRICAL CONDUCTIVITY (EC) - AS SPECIFIED FOR NATURAL SOILS AND SOIL BLENDS < 1.2 dS/m.
d. PHOSPHORUS - < 100 mg/kg. SOILS WITH PHOSPHORUS CONCENTRATIONS > 100 mg/kg SHOULD BE TESTED FOR POTENTIAL LEACHING.

F6. POTENTIAL FILTER MEDIA SHOULD GENERALLY BE ASSESSED BY A HORTICULTURALIST TO ENSURE THAT THEY ARE CAPABLE OF SUPPORTING A HEALTHY VEGETATION COMMUNITY. THIS ASSESSMENT SHOULD TAKE INTO CONSIDERATION DELIVERY OF NUTRIENTS TO THE SYSTEM BY STORMWATER.

F10. THE TRANSITION LAYER SHALL CONSIST OF WASHED SAND WITH 90% PARTICLES RETAINED ABOVE 0.25mm THE HYDRAULIC CONDUCTIVITY OF THE TRANSITION LAYER IS TO BE NO LESS THAN 450mm/hr.

F12. THE DRAINAGE LAYER SHALL BE COMPOSED OF CLEAN STONE WITH ALL PARTICLES BETWEEN 4.0mm AND 7.0mm IN SIZE.

F13. SCORIA OR QUARTZ ARE NOT SUITABLE MATERIAL FOR USE AS A DRAINAGE LAYER.



PLANTER BOX RAINGARDEN CROSS SECTION

SCALE 1:10

0 50 100 150 200 250mm
SCALE 1:5 AT ORIGINAL SIZE
0 100 200 300 400 500mm
0 200 400 600 800 1000mm

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rev	description	app'd	date
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STANDARD WSUD DRAWINGS

PLANTER BOX RAINGARDENS

scale AS SHOWN for A4 job no.
date FEB 2015 rev no. 0

002

approved (PD) .....

INSTRUCTION SHEET

Building a planter box raingarden (lined)

healthy waterways
Raingardens

What is a planter box raingarden?

Building a raingarden is a simple way to help the environment and the health of our local waterways while providing a self-watering garden for your backyard.

A raingarden is a specially prepared garden designed to receive and filter rain run-off from roofs or hard surfaces such as driveways or paving. You can even create a raingarden in a planter box, positioning it to collect water from a diverted downpipe or rainwater tank overflow.

Featuring layers of soil for filtration, gravel for drainage, and plants that can tolerate periods without rain, a raingarden helps to protect our streams and rivers from stormwater pollutants.

With a slotted pipe beneath the soil to take away the filtered rainwater and an overflow pipe on the surface to prevent flooding, raingardens are designed to collect water from a diverted downpipe, rainwater tank overflow or pavement runoff.

Please note: A certified plumber must be used for stormwater connections and modifications.

Did you know that a raingarden is only wet during and immediately after rain, leaving it dry most of the time? This is due to the drainage and filtration properties of the soil combination used in the raingarden.

State Government Victoria

Melbourne Water

Building your raingarden

Step 1 – getting started

Location

Build your planter box as close as possible to the water source whether it be a downpipe or rainwater tank overflow. This will help minimise the additional plumbing needed to bring water to the raingarden. Your raingarden needs to sit at least 300mm away from your house.

Having decided on a location, it is important to determine the proximity of the existing stormwater pipe to make sure your raingarden is connected properly. Your local plumber can help with this and also how and when to divert your downpipe so that the area doesn't flood during construction.

Stormwater reconnection

All connections or modifications to existing stormwater pipes need to be done by a licensed plumber. The plumber should ensure that pipes are reconnected into the property's stormwater and not another services such as the sewer.

Underground services

Be aware of any underground services (gas, electricity, water) that run near your house as this may determine where you can build your raingarden. Raingardens should not be built over or in close proximity to a septic system.

Materials

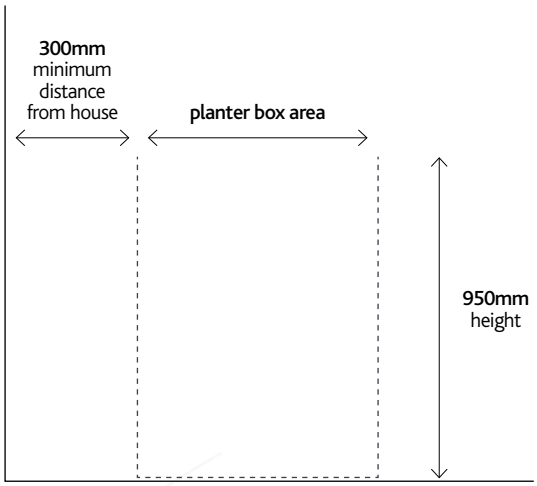
See *Materials List* for information about what you need to build a raingarden.

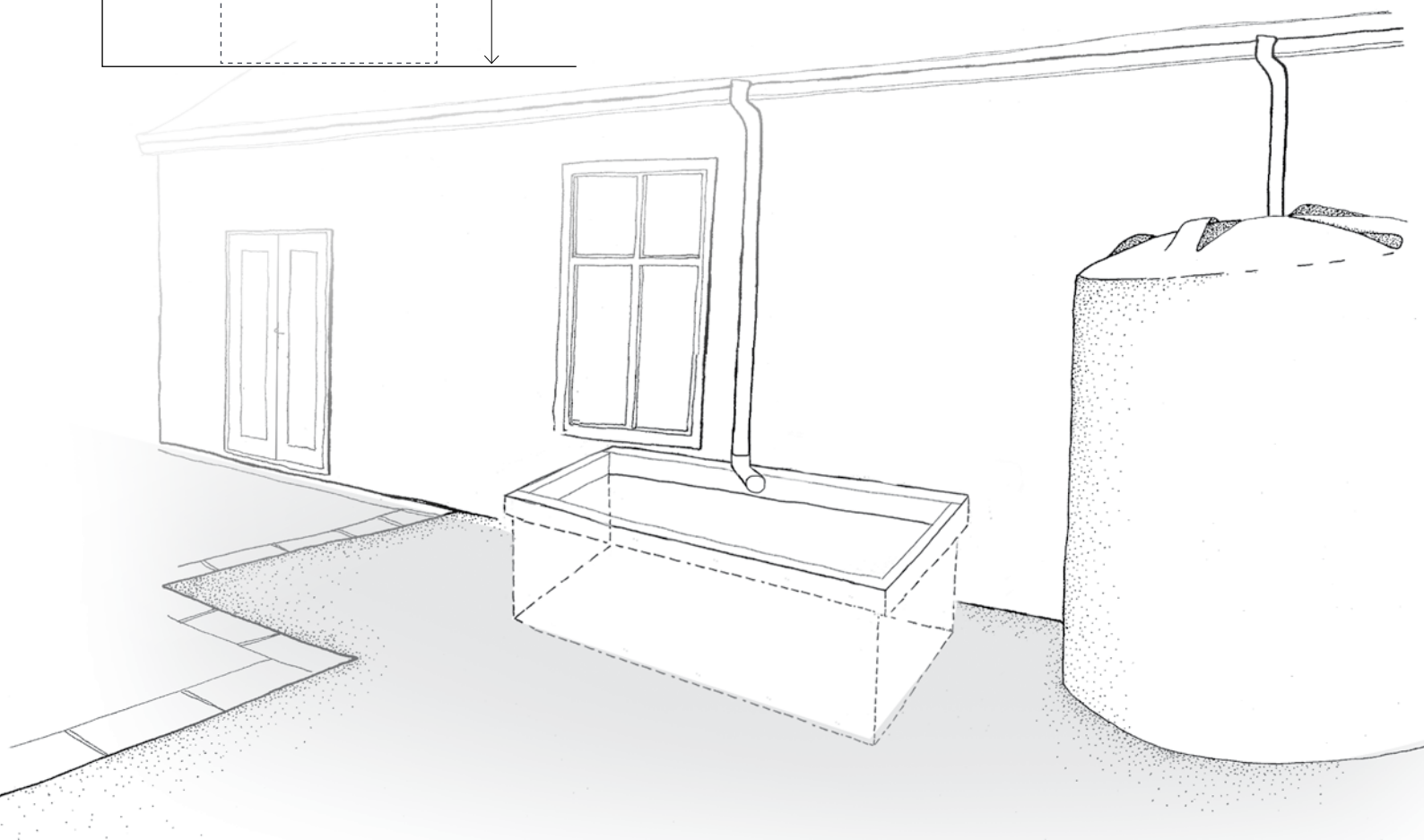
Size

You need to make sure that your raingarden is large enough to manage the amount of stormwater it will receive. If your raingarden is going to capture run-off from the roof via a downpipe, measure the area of roof that drains to that downpipe. Generally, the size of the raingarden should be approximately 2% of the run-off area. Table 1 will help you work out the correct size.

Table 1 – Raingarden sizing chart

AREA OF RUN-OFF (m²)	RAINGARDEN SIZE (m²)
50	1
100	2
150	3
200	4
250	5
300	6
350	7
400	8
450	9





Step 2 - planter box and pipe infrastructure

Preparing your planter box

You can create a planter box out of any material as long as it is strong enough to hold soil. This could be a corrugated iron 'tank', an old wine barrel, or you could build your own planter box using plantation hardwood or similar.

Line your planter box (sides and base) with a PVC liner. Overlap the sheets by 200mm and seal the joins with PVC tape.

Place the 7mm screenings (gravel) to a depth of 50mm. This will form a base for the slotted drainage pipe. Make sure the screenings are washed and cleaned of excess dirt as this can create blockages in the raingardens drainage.

Use the screenings to create a gentle slope towards the stormwater outlet (where the water will exit your planter box).

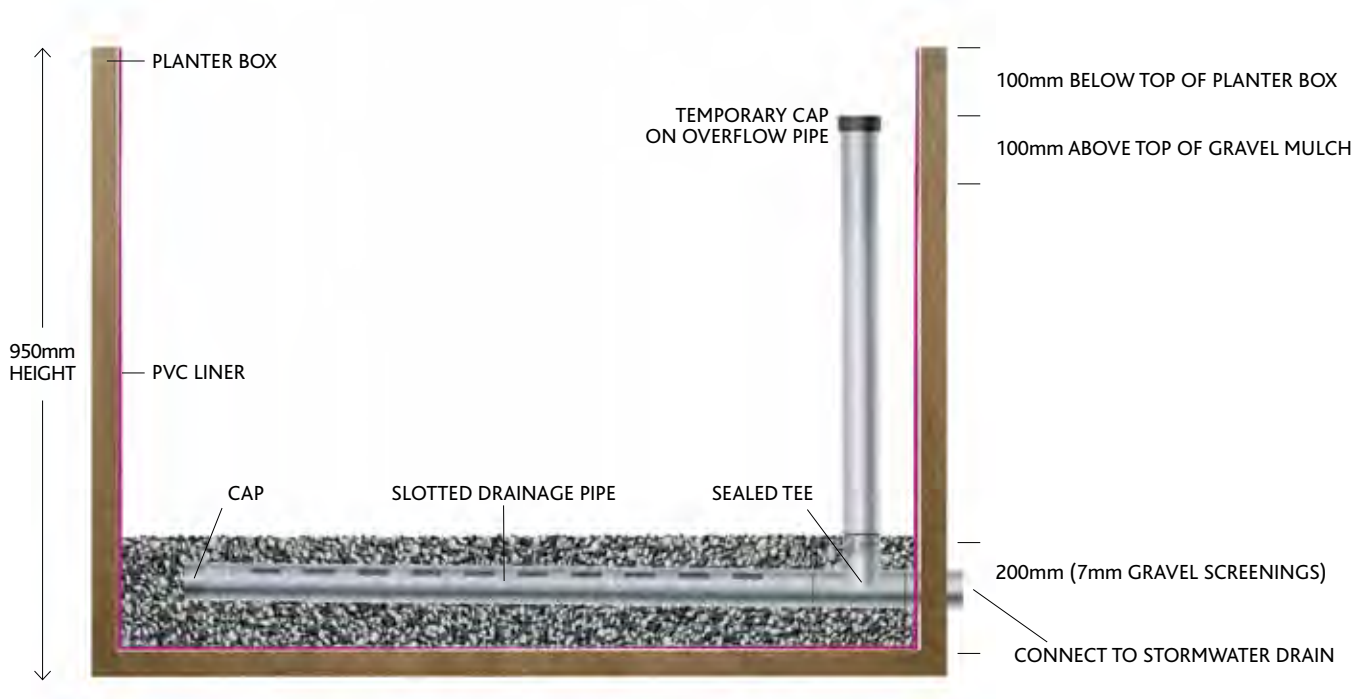
Pipe infrastructure

Lay a 90mm diametre slotted drainage pipe horizontally along the centre of the planter box base and cap one end of the slotted drainage pipe. Call your plumber to connect the drainage pipe back into the property's existing stormwater.

Handy Hint – If your raingarden is greater than 4m wide, you will need to install two slotted drainage pipes and two overflow pipes. These need to be evenly spaced across the planter box base to provide adequate drainage.

Connect the vertical 90mm diameter overflow pipe into the slotted drainage pipe using a 90 degree elbow pipe. When the raingarden is finished, the top of the overflow pipe should sit 100mm above the gravel mulch and 100mm below the top edge of the planter box.

Install a temporary cap on top of the overflow pipe to prevent materials dropping into it during construction. Some plastic taped across the top of the pipe will work fine.



Building your raingarden

Step 3 - soil layers

Screenings layer

Add 7mm screenings (gravel) to a depth of 150mm over the slotted drainage pipe in the base of your raingarden. This brings to total depth of screenings (gravel) to 200mm. Be careful when not to dislodge or damage the slotted drainage pipe when adding the additional screenings.

Sand layer

Place white washed sand to a depth of 100mm over the screenings (gravel) layer.

Sand/soil mix layer

Mix 4 parts white washed sand with 1 part topsoil. Add this mix to the raingarden to a depth of 400mm.

Handy Hint - Ensure you firmly pat down each layer of soil when building your raingarden to help reduce the layers from sinking.

Step 4 -pipe adjustments, plants and mulch

Pipe adjustments

Redirect your downpipe into the raingarden using pipe bends where required. If possible, use two 45 degree bends connected together as this will provide a much gentler and more even flow of water, reducing the risk of erosion and prevent blockages within the downpipe. A 90 degree elbow pipe will do as an alternative.

Plants

In general, plants that grow well in a raingarden:

- like dry conditions but can tolerate temporary wet periods
- are perennial rather than annual
- have an extensive fibrous root system.

A wide range of plants are suitable for raingardens and your local nursery will be able to guide you on what is right for your area.

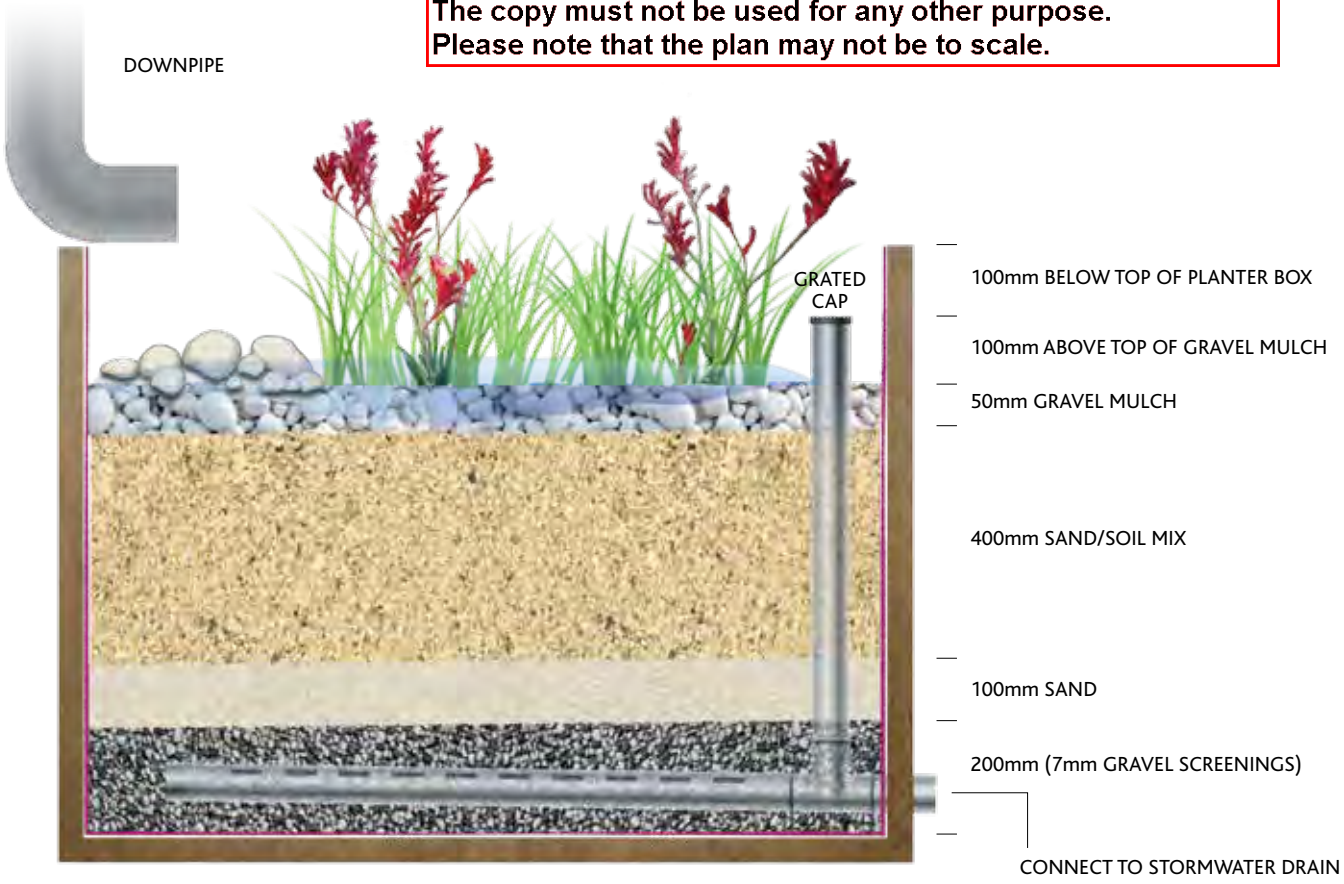
There are also particular plants that are really good at removing pollutants from stormwater. These include:

- *Carex appressa*
- *Lomandra longifolia*
- *Juncus flavidus*
- *Melaleuca ericifolia*
- *Goodenia ovate.*

50% of your raingarden should be planted with these species, the other 50% can be made up of plants that like a dry environment with intermittent wet periods. It is important that the plants you select are suitable for the amount of sun and shade on your raingarden. See the *Plant List* for a suggested list of suitable raingarden plants.

Regardless of the type of plants you select, it is important to plant densely to cover the raingarden. Set your plants out at roughly 6 plants per m². So for a 2m² raingarden, you will need to buy 12 plants. Now start planting.

(continued on next page)



Looking after your raingarden

Mulch

To allow the spread of water gently over the raingarden, place some large flat rocks where water flows from the downpipe. Place smaller rocks in between the large rocks to fill the gaps and help prevent erosion. Alternatively a flow spreading device can be fitted to the downpipe.

Spread gravel mulch to a depth of 50mm around the plants.

Remove the temporary end cap from overflow pipe and replace with a 90mm PVC finishing collar and domed pipe grate.

Water the plants in – complying with your local water restrictions.

Once established, raingardens are low maintenance especially when planted with native plant species. They don't need to be watered, mowed or fertilised. However, a few simple tips can help your raingarden mature and function well.

- Gravel mulch will help retain moisture in your raingarden and prevent weeds from growing.
- Ensure that the overflow is never blocked.
- Remove any sediment or build up from the downpipe.
- Some weeding may need to take place until plants have matured.
- Evenly distribute water flow into your garden to limit erosion from heavy rainfall. Strategically placed rocks may help with this.
- Inspect your garden regularly – replace plants and repair erosion when necessary.

Note – If necessary, water your raingarden until your plants have established in compliance with your local water restrictions.

Need help?
If you have questions about building a raingarden, your landscape gardener or local plumber may be able to help. For more information visit melbournewater.com.au/raingardens

Materials List – what you need to build your raingarden

Table 2 details the materials required to create a 2m² raingarden. While item prices may vary depending on the materials you select, building a 2m² raingarden is likely to cost between $400 and $500 (plus the cost of a planter box and plumber).

QUANTITY	MATERIAL
2 l/m	90mm diameter slotted drainage pipe (Ag Pipe)
2 l/m	90mm diameter uPVC pipe*
0.4m³	7mm screenings
0.85m³	Sand (white washed)
0.15m³	Topsoil
12	Plants (150mm pots)
0.1m³	Gravel mulch
1	90mm diameter uPVC 90 degree bend or 2x 45 degree bends
1	PVC grate 90mm finishing collar
1	PVC 90mm diameter domed pipe grate
1	PVC 90mm tee
1	PVC 90mm cap
10m²	PVC liner
	PVC tape

**Costs per square meter will depend on the length of connections back to the existing stormwater drain.*

l/m = lineal metres m² = square metres m³ = cubic metres mm = millimetres

Plant List – the best plants for your raingarden

The following plants grow well in raingardens.

BOTANICAL NAME	COMMON NAME	CONDITIONS	SIZE (H x W) (cm)
Anigozanthos sp.	Kangaroo paw	Full sun	30-90 x 100-120
Blechnum nudum	Fishbone Water-fern	Full sun to partial shade	50-100 x 40-80
Calocephalus lacteus	Milky Beauty-heads	Full sun to partial shade	15-30 x 10-30
Carex Appressa	Tall Sedge	Full sun to partial shade	80-100 x 120
Carpobrotus modestus	Pigface	Full sun	20cm high and spreading
Chrysocephalum apiculatum	Common Everlasting	Full sun	30-90 x 10-30
Derwentia perfoliata	Digger's Speedwell	Full sun to partial shade	20-40 x 30-60
Dianella species		Full sun to partial shade	60-120 x 40-150
Ficinia nodosa	Knobby Club-rush	Full sun	50-150 x 60-200
Juncas amabilis	Hollow Rush	Full sun to partial shade	20-120 x 20-50
Juncas flavidus	Yellow Rush	Full sun to partial shade	40-120 x 20-100
Leucaphyta brownii	Cushion Bush	Full sun, salt tolerant	100 x 200
Lomandra species		Full sun to partial shade	60-120 x 50-100
Melaleuca ericifolia	Swamp paperback	Full sun to partial shade	4m high x 3m wide
Myoporum parvifolium	Creeping Boobialla	Full sun	20-30 x 300
Patersonia occidentalis	Native iris	Sun to partial shade	20-40 x 30-60
Pratia perdunculata	Matter Pratia	Partial shade	50-150 x 1.8-5
Wahlenbergia communis	Tufted Bluebell	Full sun	15-50 x 15

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melbournewater.com.au/raingardens

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Melbourne Water

3 March 2026

Evan Boloutis
EB Traffic Solutions Pty Ltd
evan@ebtraffic.com.au

Mr Anthony Puma
anthony@prestigeplans.com.au

Dear Mr Puma

TRAFFIC ASSESSMENT: 5 & 7 EVE CT CRAIGIEBURN

The traffic assessment has been based upon:

- Clause 52.06-9 of the Hume Planning Scheme;
- AutoTURN computer software program for the swept path assessment; and
- Layout plan of the proposed development at 5 &7 Eve Ct Craigieburn, prepared by Prestige Plans, Sheet P1 of 6, Rev 1, dated 26 September 2025.

The following traffic assessment examines the ability for motorists to safely enter and exit the on-site spaces to then exit from the site in a forward manner.

The layout plan used as a basis for the swept path analysis is shown in **Attachment A**.

Reference to Clause 52.06-9 (design standard 1) of the Hume Planning Scheme states, amongst other things that:

"if the accessway serves four or more spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction."

The swept paths of vehicles entering and exiting the on-site car spaces have been assessed with the use of the AutoTURN computer software for a B85 motor car.

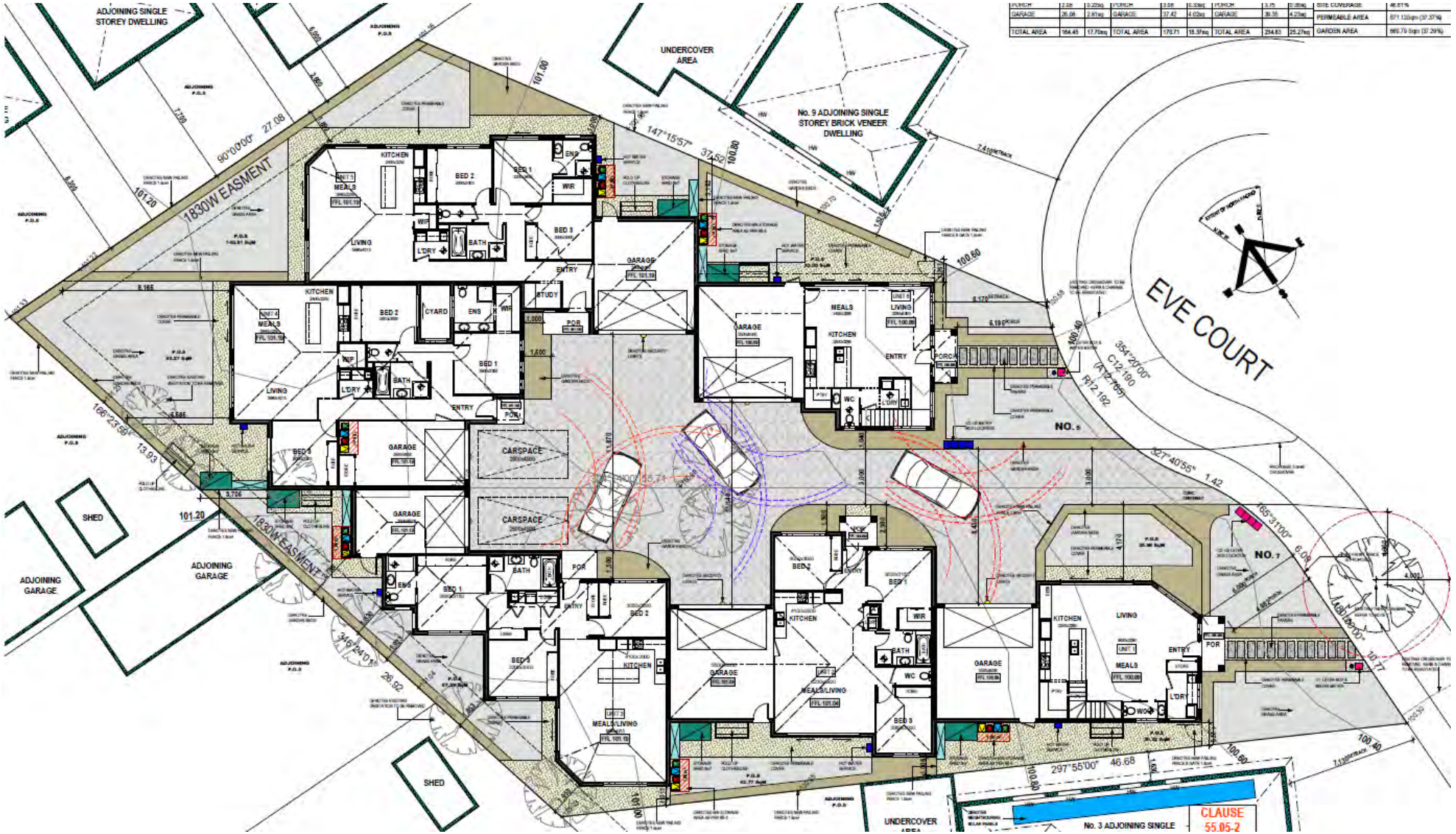
The swept path analysis undertaken on the layout plan is shown in **Attachment B,** which shows that motorists are able to safely enter the on-site spaces, manoeuvre on-site to then exit from the site in a forward manner consistent with the requirements of the Hume Planning Scheme.

Evan Boloutis
Director
EB Traffic Solutions Pty Ltd

B.Eng (Civil), MEng Sc (Traffic), MBA

ATTACHMENT A

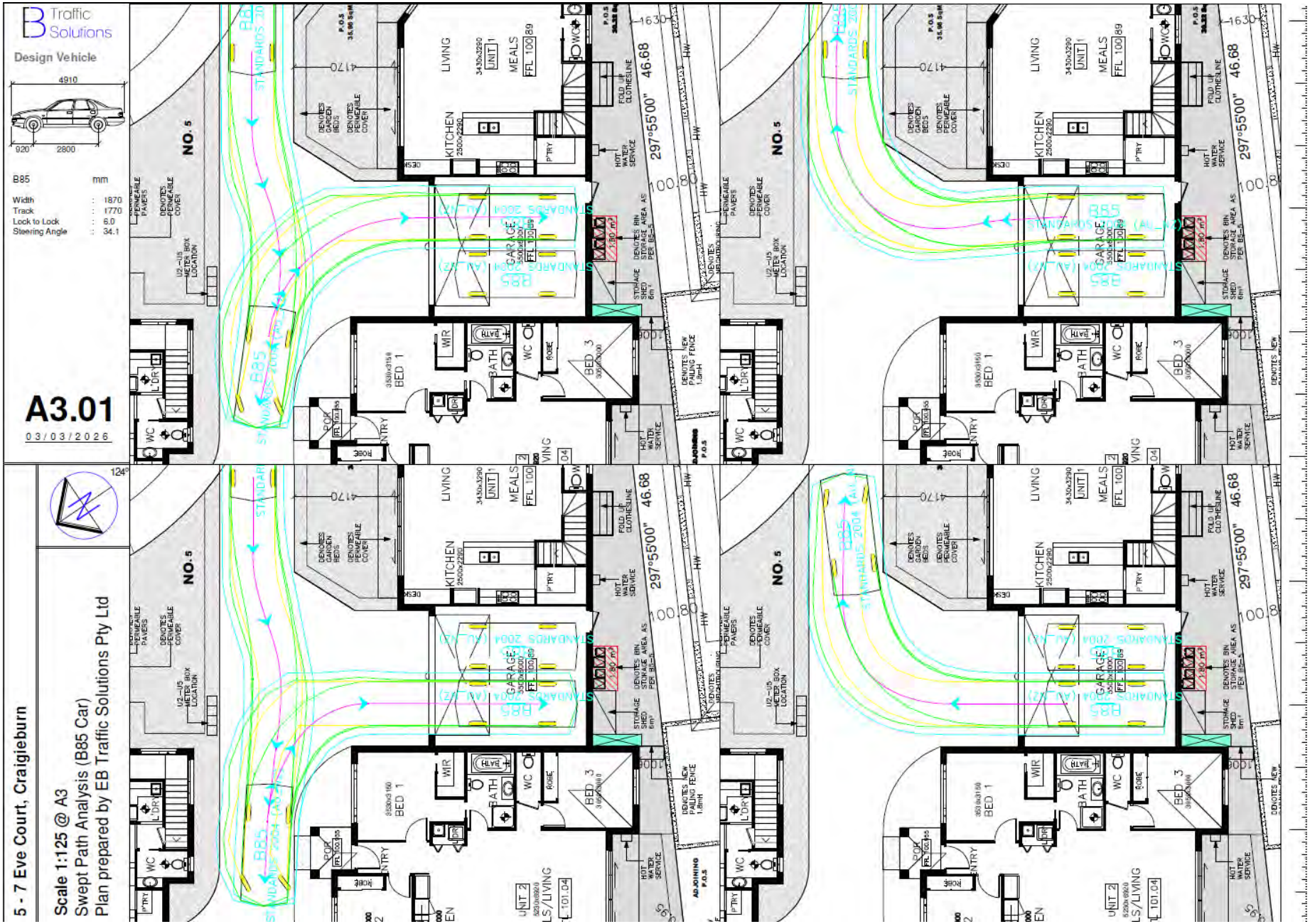
PROPOSED CAR PARK LAYOUT



ATTACHMENT B

SWEPT PATH ANALYSIS (B85 CAR)

Traffic Solutions



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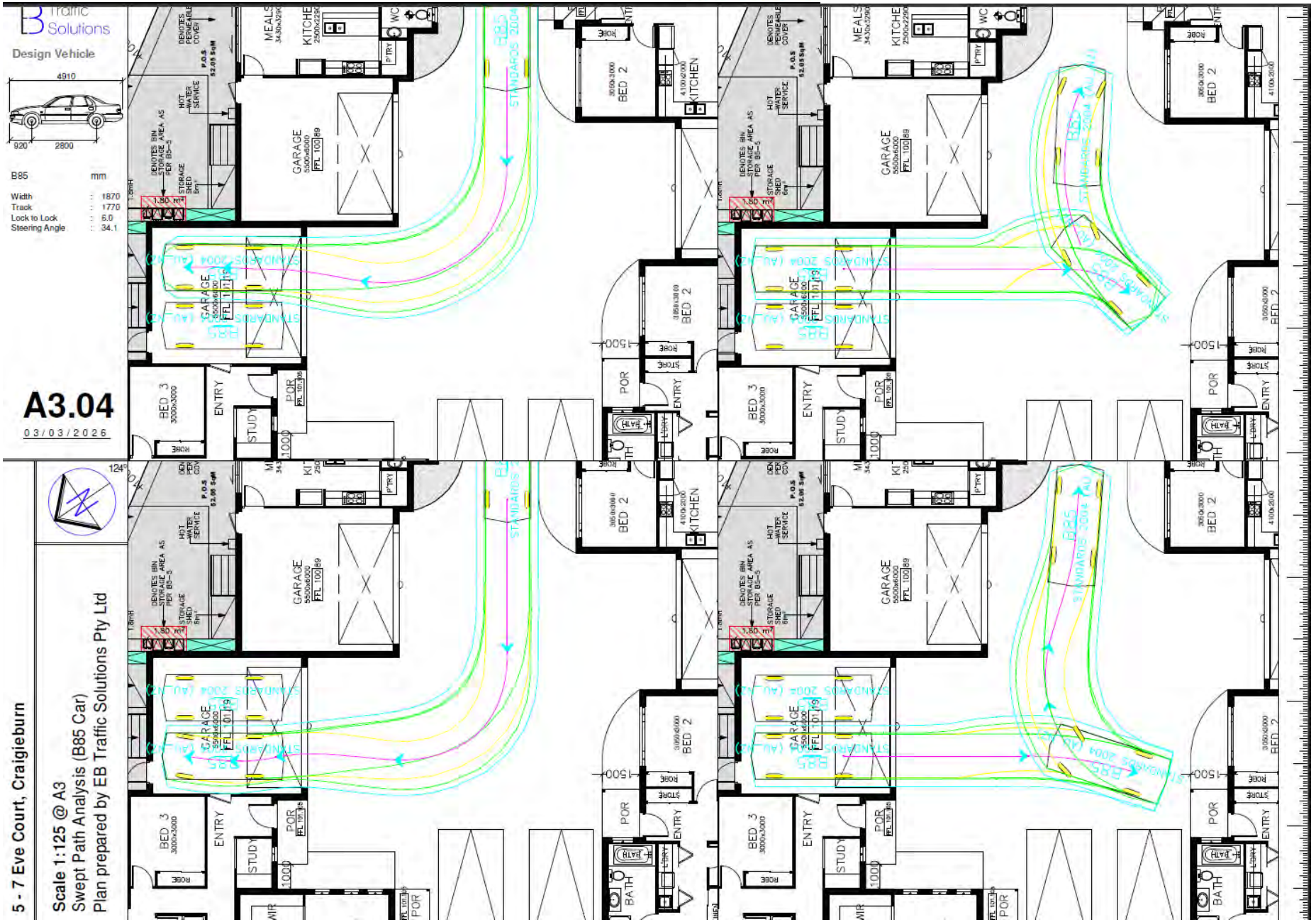
Traffic Solutions

Traffic Solutions



Traffic Solutions

Townhouse and Low-Rise Code

Written Statement checklist

Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by "a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines".

This checklist can be used to complete the written statement.

Where all the applicable standards shaded in grey are met, an objector has no right of appeal.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B2-2 Building height (Clause 55.02-2)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B2-4 Walls on boundaries (Clause 55.02-4)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B2-5 Site coverage (Clause 55.02-5)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B2-6 Access	☑ Yes	☐ Yes, if standard not met	

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
(Clause 55.02-6)		☐ No, if standard met	
Standard B2-7 Tree canopy (Clause 55.02-7)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B2-8 Front fences (Clause 55.02-8)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B3-1 Dwelling diversity (Clause 55.03-1)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-2 Parking location (Clause 55.03-2)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-3 Street integration (Clause 55.03-3)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-4 Entry (Clause 55.03-4)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-5 Private open space (Clause 55.03-5)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-6 Solar access to open space (Clause 55.03-6)	☑ Yes	No, irrespective of whether the standard is met or not.	

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-7 Functional layout (Clause 55.03-7)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-8 Room depth (Clause 55.03-8)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-9 Daylight to new windows (Clause 55.03-9)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-10 Natural ventilation (Clause 55.03-10)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-11 Storage (Clause 55.03-11)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B4-4 Overlooking (Clause 55.04-4)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B4-5 Internal views (Clause 55.04-5)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	☑ Yes	☐ Yes, if standard not met ☐ No, if standard met	
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	☑ No	No, irrespective of whether the standard is met or not.	***All Complaint however Unit 1 & Unit 6 Rooftop area is too small to accommodate the required 26sqm due to shape and size of roof segments. We have shown the maximum possible with the available usable roof area which shy of requirement under the standard.***
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	☑ Yes	No, irrespective of whether the standard is met or not.	

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-5 Waste and recycling (Clause 55.05-5)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B5-6 Noise impacts (Clause 55.05-6)	☑ Yes	No, irrespective of whether the standard is met or not.	
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	**N/A**	No, irrespective of whether the standard is met or not.	

Clause 52.06 – Car Parking (Visitor Parking Justification)

The proposal seeks a variation to the visitor car parking requirement under **Clause 52.06** of the Hume Planning Scheme. While the overall development comprises **six dwellings**, it is situated across **two separate lots**, with **three dwellings proposed on each lot**.

Under Clause 52.06, a visitor car parking space is only required where **four or more dwellings are proposed on a single lot**. If each lot were developed individually — as is permissible and practical — the requirement for visitor parking would not be triggered. The current application consolidates the two lots for design and assessment efficiency but does not increase the development yield or parking demand beyond what would occur through two separate three-dwelling developments.

The layout ensures sufficient parking provision for residents, while visitor parking demand is expected to be minimal and can be accommodated within the surrounding street network.

Accordingly, the variation to Clause 52.06 is considered **reasonable and appropriate**, as it:

- Reflects the equivalent yield of two compliant three-dwelling developments;
- Does not result in any adverse traffic or amenity impacts.

In this context, the absence of a dedicated visitor car space is justified and consistent with the **intent of Clause 52.06** and broader planning policy objectives.

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

VOLUME 08583 FOLIO 118

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LAND DESCRIPTION

Lot 421 on Plan of Subdivision 066779.
PARENT TITLES :
Volume 07604 Folio 006 Volume 08245 Folio 106
Created by instrument LP066779 13/10/1965

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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

DIAGRAM LOCATION

SEE TP112266X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 5 EVE COURT CRAIGIEBURN VIC 3064

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 26/02/2020

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**1**
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TITLE PLAN		EDITION 1	TP 112266X

Location of Land

Parish: YUROKE
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LOT 421 ON LP 66779
Derived From: VOL 8583 FOL 118
Depth Limitation: 50 FEET

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS affecting the same

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 31/05/2002
VERIFIED: AP

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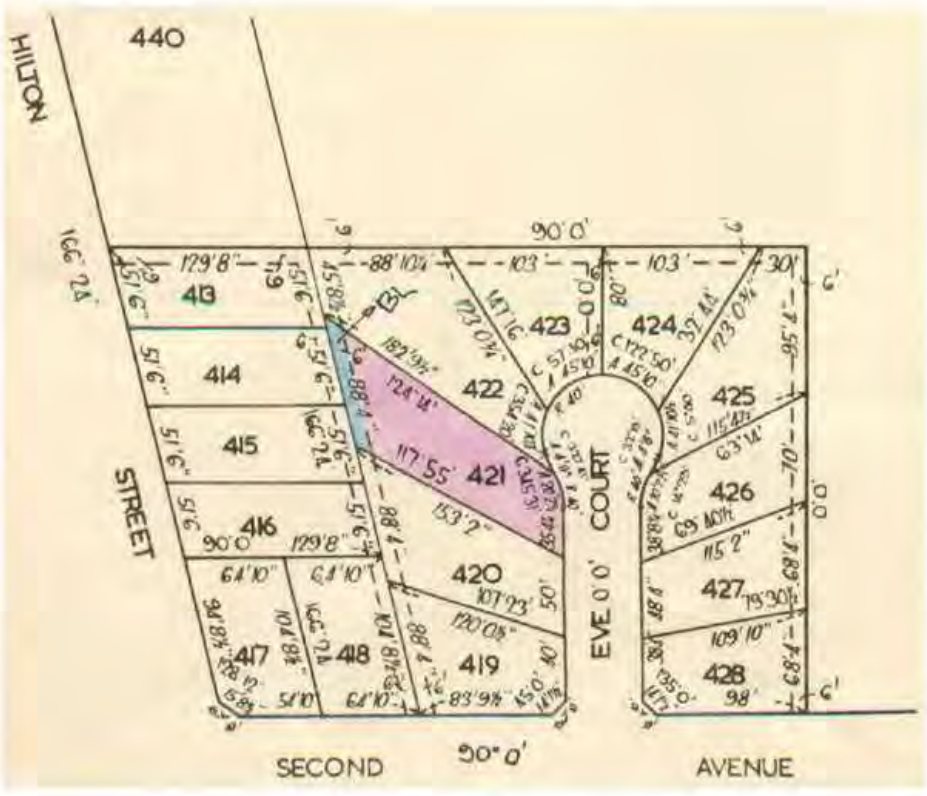

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Security no : 124129833143W
Produced 12/11/2025 11:53 AM

LAND DESCRIPTION

Lot 422 on Plan of Subdivision 066779.
PARENT TITLES :
Volume 07604 Folio 006 Volume 08245 Folio 106
Created by instrument LP066779 13/10/1965

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

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

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ADMINISTRATIVE NOTICES

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AQ620811S

Transfer of Land

Section 45 Transfer of Land Act 1958

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Transfer of Land

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Transferor 2

Certifications

1.The Certifier has taken reasonable steps to verify the identity of the transferor.

2.The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

3.The Certifier has retained the evidence supporting this Registry Instrument or Document.

4.The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	AYFER DARICILI
Signer Name	NIKOLA NACINOVIC
Signer Organisation	ATLAS LEGAL
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Signature	
Execution Date	27/11/2017

Transferee 1

Certifications

1.The Certifier has taken reasonable steps to verify the identity of the transferee.

2.The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

3.The Certifier has retained the evidence supporting this Registry Instrument or Document.

4.The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	GURBINDER KAUR RANDHAWA
Signer Name	NIKOLA NACINOVIC
Signer Organisation	ATLAS LEGAL
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Signature	
Execution Date	27/11/2017

AQ620811S

Transfer of Land

Section 45 Transfer of Land Act 1958

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Document Type	**Plan**
Document Identification	**TP112265A**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**12/11/2025 11:53**

TITLE PLAN		EDITION 1	TP 112265A

Location of Land

Parish: YUROKE
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LOT 422 ON LP 66779
Derived From: VOL 8583 FOL 119
Depth Limitation: 50 FEET

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

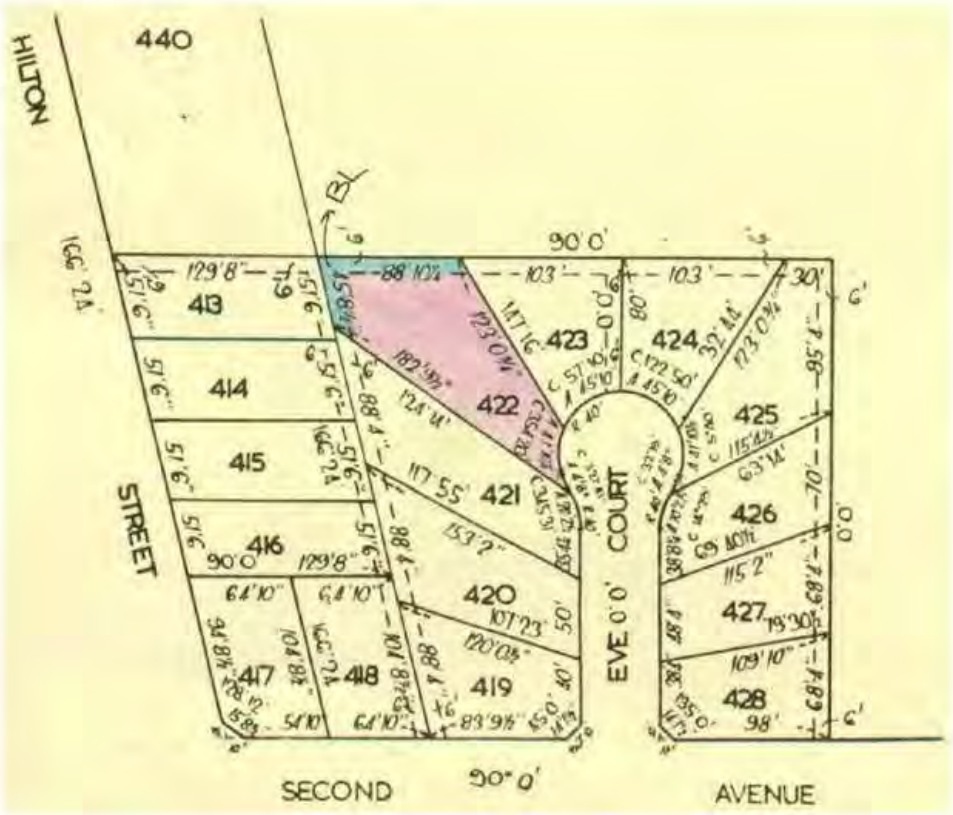
ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS affecting the same

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 31/05/2002
VERIFIED: AP

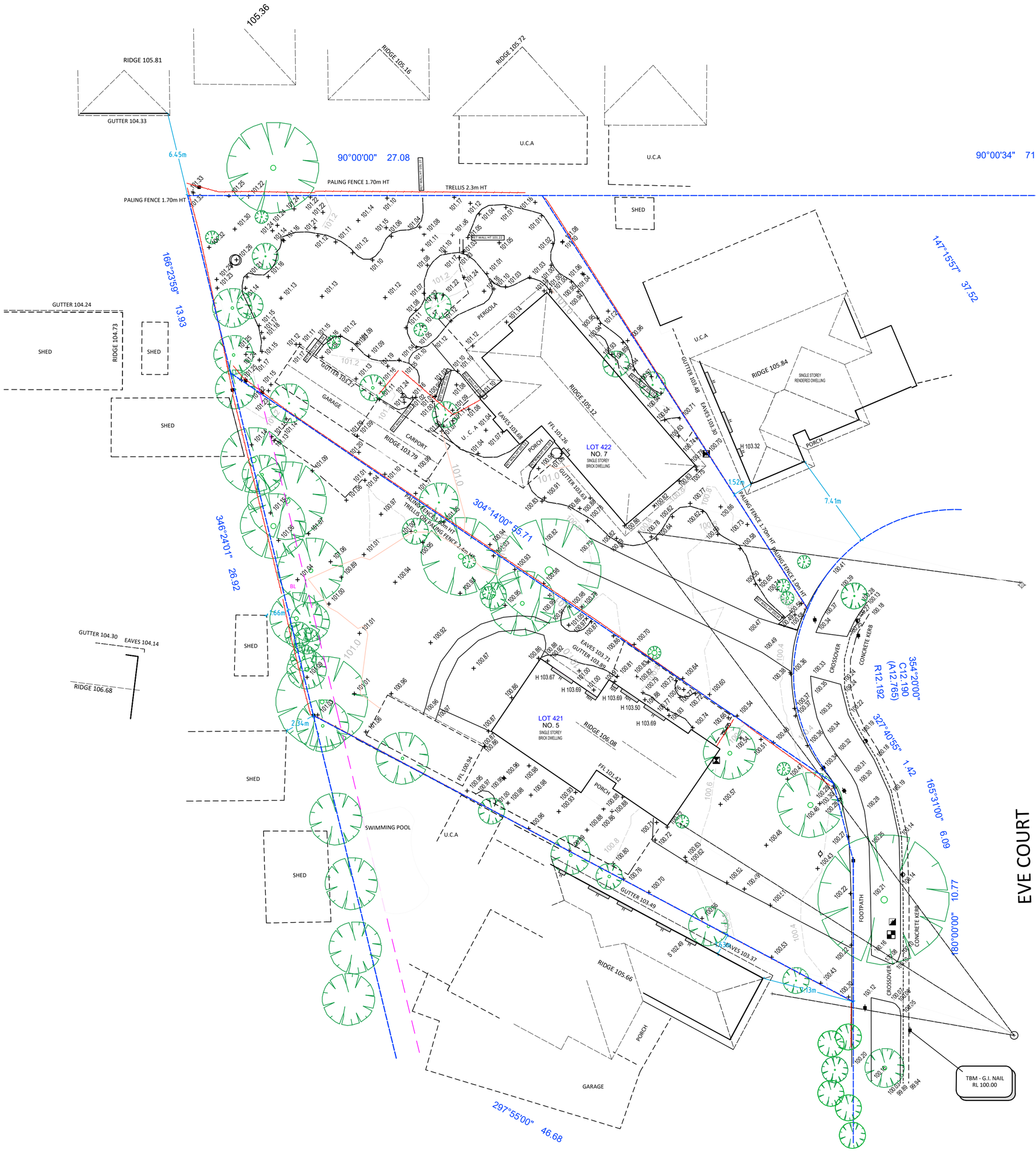
COLOUR CODE
BL=BLUE



LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

LOT 421,422 5,7 EVE COURT, CRAIGEIBURN

IS RE-ESTABLISHMENT REQUIRED:		NO	COMMENT:
ARE ALL TITLE PEGS ON BLOCK:	YES		COMMENT:
IF NOT,WHICH ONE IS MISSING:			COMMENT:
IS SUBDIVISION COMPLETE:	YES		COMMENT:
IS THERE ANY REASON LEVEL MAY CHANGE:	YES		COMMENT:



PLAN OF FEATURE AND LEVEL SURVEY

LOT 421,422, 5,7 EVE COURT, CRAIGEIBURN		m^2
TP 112266X	SCALE AT 1:200	PAPER SIZE: A1
REFERENCE NUMBER:2252428		VERSION A
FIELD WORK BY:MARK A.		DATE :05/08/2025

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DISCLAIMER:
BOUNDARIES SHOWN BY THICK BLUE LINES ARE APPROXIMATE ONLY. THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY.

Location of title and relevant offsets are approximated from occupation. Levels are an arbitrary datum contour interval 0.20m.

HOUSE
RIDGE EDGE
EAVES
RETAINING WALL
FENCE
GARAGE / SHED
LIP OF KERB
INVERT OF KERB
BACK OF KERB
PATH
GR.FLOOR WINDOW
1ST FLOOR WINDOW
SEWER PIT
INSPECTION SHAFT
JUNCTION PIT
SIDE ENTRY PIT
STOP VALVE
FIRE HYDRANT
TITLE PEG
NAIL / RIVET
PSM
ELECTRICITY PIT
SPOT LEVEL
SIGN
POLE AND LIGHT
TREE
SHRUB
WATER METER
PROPERTY INLET
TELECOM PIT