

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

### Street Address \*

Unit No.:	St. No.: 2	St. Name: Hayle Court
Suburb/Locality: Craigieburn		Postcode: 3064

### Formal Land Description \*

Complete either A or B.

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

A Lot No.: 301 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 205704L

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 i **⚠** 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](#)

For the construction of one double storey dwelling to the rear of an existing dwelling.

**📎** 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 \$325,000

**⚠** 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](http://www.sro.vic.gov.au) for information.

## Existing Conditions i

### 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.

One single storey brick dwelling.

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

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## Title Information

### 5 Encumbrances on title \*

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

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

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



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

## Applicant and Owner Details

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

#### Applicant \*

The person who wants the permit.

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

*Please provide at least one contact phone number \**

#### 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.*

## Declaration

### 7 This form must be signed by the applicant \*



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

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

Date: 7 Sep 2023

day / month / year

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## 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](http://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

## Checklist

9 Have you:

☒ Filled in the form completely?

☐ Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

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

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal

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

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

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

☒ Completed the relevant Council planning permit checklist?

☒ Signed the declaration (section 7)?

## Lodgement

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

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

### Contact information:

Telephone: 61 03 9205 2200

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

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

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

Page 1 of 1

VOLUME 09776 FOLIO 051

Security no : 124112009171E  
Produced 19/01/2024 08:34 PM

### LAND DESCRIPTION

Lot 301 on Plan of Subdivision 205704L.  
PARENT TITLE Volume 09713 Folio 517  
Created by instrument LP205704L 27/10/1987

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors



### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE157996L 04/02/2006  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument N602325F 28/07/1988  
VARIATION OF COVENANT AX179764U 23/08/2023

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 LP205704L 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: 2 HAYLE COURT CRAIGIEBURN VIC 3064

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 24/08/2023

DOCUMENT END



PLAN OF VARIATION OF RESTRICTION		LRS USE ONLY EDITION		DI AN NIIMBED AX179764U	
LOCATION OF LAND					
PARISH: Yuroke			Council Name: Hume City Council		
TOWNSHIP:			Council Reference Number: [REDACTED]		
SECTION: 23			Planning Permit Reference: [REDACTED]		
CROWN ALLOTMENT: B (Part)			SPEAR Reference Number: [REDACTED]		
CROWN PORTION:			Certification		
LRS BASE RECORD: Vicmap			This plan is certified under section 6 of the Subdivision Act 1988		
TITLE REFERENCES: Vol. 9776 Fol. 051			Statement of Compliance		
LAST PLAN REFERENCE/S: LP 205704L Lot 301			This is a statement of compliance issued under section 21 of the Subdivision Act 1988		
POSTAL ADDRESS: 2 Hayle Court, (At time of subdivision) Craigieburn, Vic. 3064			Public Open Space		
M.G.A.-94 Co-ordinates E 316875 (of approx centre of land in plan) N 5837630 ZONE: 55			A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made		
			Digitally signed by: [REDACTED] for Hume City Council on 23/05/2023		
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
This is a Spear Plan					
VARIATION OF RESTRICTION					
The following restriction is to be varied upon registration of this Plan from the burdened land as directed in a Hume City Council planning permit No. [REDACTED]					
Burdened Land: Vol. 9776 Fol. 051					
Source of Restriction Instrument of Transfer No. N602325F					
Description: To vary the restriction created in Instrument of Transfer No.N602325F in Certificate of Title Vol. 9776 Fol.051 by deleting the paragraphs (i) and (ii).					
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REF 17370		ORIGINAL SHEET SIZE A3		SHEET 1 OF 1 SHEETS	
[REDACTED]		LICENSED SURVEYOR [REDACTED] VERSION 1		[REDACTED]	

# Imaged Document Cover Sheet

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

Document Type	<b>Instrument</b>
Document Identification	<b>N602325F</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>13/06/2023 12:12</b>

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04  
\$ 460

Titles Office Use Only

Lodged at the Titles Office by

LEGAL DEPARTMENT  
STATE BANK OF VICTORIA

RECEIVED

280788 9019 45 27 NE02325F

Code P.O. BOX 1966R  
MELBOURNE. 3001

879 S96-12

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

CERTIFICATE OF TITLE VOLUME 9776 FOLIO 051

Consideration

TWENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$27,500.00)

STAMP DUTY VICTORIA (Note 6)  
U#02C#1 S#1 T#002119 00067956 27/07/88  
R#012309 D#44 \$460.00

Transferor (Note 7)

Transferee (Note 8)

both of Lot 301  
Hayle Court Craigieburn as joint tenants.

Estate and Interest (Note 9)

All our estate and interest in the fee simple

Directing Party

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Creation (or Reservation) of Easement and/or Covenant

(Notes 11-12)

SEE OVERLEAF

44  
\$ 460  
STATUS: V  
TYPE:  
VAL: \$ 27,500  
AS: 10  
Comptroller of Stamps Use Only



T2 Office Use Only



A memorandum of transfer of land has been entered in the Transfer Deck.

5/8/88 Approval No. T2/1

The Transferees with the intent that the benefit of this Covenant shall be annexed to and run at law and in equity with each and every lot on Plan of Subdivision No. 205704L other than the land hereby transferred and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and be notified as an encumbrance on the said Certificate of Title DOTH HEREBY for themselves and their transferees the registered proprietor or proprietors for the time being of the land hereby transferred COVENANT with the transferor and its transferees and other registered proprietor or proprietors for the time being of each and every lot on the said Plan of Subdivision other than the land hereby transferred that they shall not at any time hereafter:

- (i) erect or permit to be erected on the land hereby transferred any main building other than a single dwelling house having exterior walls (excluding windows and doors) constructed of brick or stone;
- (ii) erect or permit to be erected on the land hereby transferred any outbuilding unless the exterior wall of the outbuilding facing the frontage of the said land is constructed of brick or stone;
- (iii) use or permit to be used the land hereby transferred other than for residential purposes;
- (iv) erect or use or permit to be erected or used on the land hereby transferred any device for the drying or airing of clothes or other articles in a position which is visible from the front boundary of the said land;
- ~~(v) place or maintain or permit to be placed or maintained any truck, trailer, caravan or boat on the land hereby transferred in a position which is visible from the front boundary of the said land;~~
- (vi) during the period of two years from the date hereof without the prior consent of the transferor in writing erect cause or permit to be erected or remain erected on the land hereby transferred any notice, or display of any other kind indicating that the land hereby transferred or any other lot or lots on the said Plan of Subdivision is or are for sale or will at a future date be for sale unless a dwelling house shall have been constructed on the said land.

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Date

15th July, 1988.


(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of [REDACTED]  
was hereunto affixed in accordance  
with its Articles of Association  
in the presence of:

Director  .....

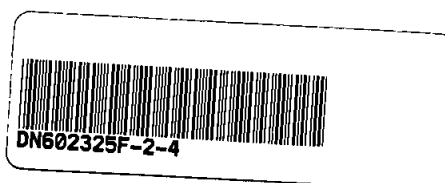
Secretary  X.....

SIGNED by the said [REDACTED]  
[REDACTED] in the presence of:

SIGNED by the said [REDACTED]  
[REDACTED] in the presence of:



B. Roberts



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AS TO CAVEAT NO. ...N.24/241-  
TRANSFER TO CAVEATOR LODGED  
CAVEAT WILL BE LAPSED UPON  
REGISTRATION OF ...N.602.325 F

18 AUG 1987

### NOTES

1. This form must be used for any transfer by the registered proprietor—
  - (a) of other than the whole of an estate and interest in fee simple
  - (b) by direction
  - (c) in which an easement is created or reserved
  - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.  
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.  
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
e.g. \$ ..... paid by B to A  
\$ ..... paid by C to B  
In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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Document Identification	<b>AX179764U</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>30/11/2023 10:20</b>

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AX179764U

**Restriction: creation, removal or variation**  
**Section 23 Subdivision Act 1988**

**Privacy Collection Statement**

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name:

Phone: 03 9305 6795

Address:

Reference: GN-21-2956-L

Customer code: 13828S

The applicant applies to register a **VARIATION** restriction under section 23 of the Subdivision Act 1988.

Burdened land: (volume and folio or other land description as necessary)

VOLUME 9776 FOLIO 051

Council in which land is located: HUME CITY COUNCIL

SPEAR ref:

Benefited land: (only complete if restriction is being created) (volume and folio or other land description as necessary)

Applicant: (full name and address, including postcode)

Signing:

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35271702A

23RSA

Page 1 of 2

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Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us



AX179764U

**Restriction: creation, removal or variation**  
**Section 23 Subdivision Act 1988**

**Privacy Collection Statement**

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**Certifications**

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

Signer Name

Signer Organisation

Signer Role

Signature

Execution Date

11/07//2023

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35271702A

23RSA

Page 2 of 2

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Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us





# Department of Environment, Land, Water and Planning

Page 1 of 1

24/08/2023

Hume City Council

Re: Plan Pursuant to Section 23 AX179764U (S)

Applicant Contact Ref: [REDACTED]

Responsible Authority Ref: [REDACTED]

SPEAR Ref: [REDACTED]

Please be advised that AX179764U was registered on 24/08/2023  
New Titles (if any) have been allocated as follows.

Parent Title Details

Vol/Fol

9776/051

Registrar of Titles

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LOCALITY

THE FOLLOWING ARE WITHIN A 5 KM RADIUS OF THE SUBJECT SITE:

Public Open Space and Recreational facilities: 0.5 - 4.0 km radius

- Waterside Reserve
- Aitken Creek
- Grosvenor Square Reserve
- Cragieburn Library
- Cragieburn Park
- Hume Global Learning Centre Cragieburn
- Cragieburn Leisure Centre
- Cragieburn Public Golf Club
- Cragieburn Health Services
- Cragieburn Sporting Club
- Greenvale Reservoir

Schools & Educational facilities: 1.0 - 5.0 km radius

- 123 Play Centre
- Our Lady's Primary School
- Aitken Secondary College
- Aitken Creek Primary School
- Pelican Childcare Fairways
- Cragieburn Secondary College

Shopping & Retail facilities: within 1.0 - 5.0 km radius

- Cragieburn Central
- United Cinemas
- Local Supermarket w/ Aldi, Coles, Take-Away shops and Restaurants
- McDonalds
- Pet stock VET animal hospital
- Main Road Restaurant Strip
- Highlands

Main roads: within 1.0km - 5.0km radius

- Mickleham Road
- Hume Freeway
- Somerton Road
- Mt Ridley Road

Public Transport & infustructure within 0.2 - 5.0 km radius

- Cragieburn Train Station
- Bus Route 532 Cragieburn - Broadmeadows
- Bus Route 537 Cragieburn Station - Cragieburn West
- Bus Route 544 Cragieburn - Roxburgh Park

DESIGN RESPONSE

- 1 FACADES OF DWELLING IS WELL ARTICULATED TO CREATE INTERESTING ELEVATIONS. REF: TO STREETSCAPE ELEVATION.
- 2 1.8 METRE HIGH TIMBER FENCES PROVIDE PRIVACY TO OUTDOOR SPACES. ADDITIONAL PROPOSED FENCING HAS BEEN PROVIDED BETWEEN THE PRIVATE OPEN SPACE OF EACH DWELLING
- 3 TYPE & POSITIONING OF DWELLING MINIMIZES VISUAL BULK THE ARTICULATION AND SETBACKS OF BOTH FLOORS.
- 4 FAMILY/LIVING WINDOWS HAVE NORTHERN ASPECTS
- 5 LANDSCAPING HAS BEEN PROVIDED TO SIDE OF PROPOSED DRIVEWAYS TO SOFTEN THE HARD SURFACE.
- 6 GENEROUS AMOUNTS OF LANDSCAPING INCORPORATING LARGE SHRUBS HAS BEEN PROVIDED IN ORDER TO ENHANCE THE OVERALL DEVELOPMENT.
- 7 GENEROUS SETBACKS FROM BOUNDARIES MAINTAINS GOOD SOLAR ACCESS FOR ADJACENT PROPERTIES.
- 8 OVERLOOKING ON TO NEIGHBOURING PROPERTIES HAS BEEN PREVENTED BY THE USE OF OBSCURE GLAZING

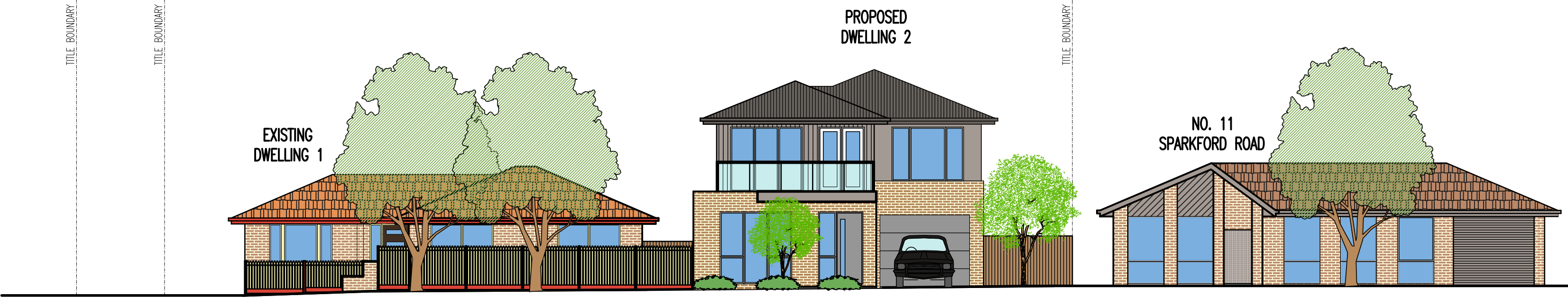


AERIAL IMAGE

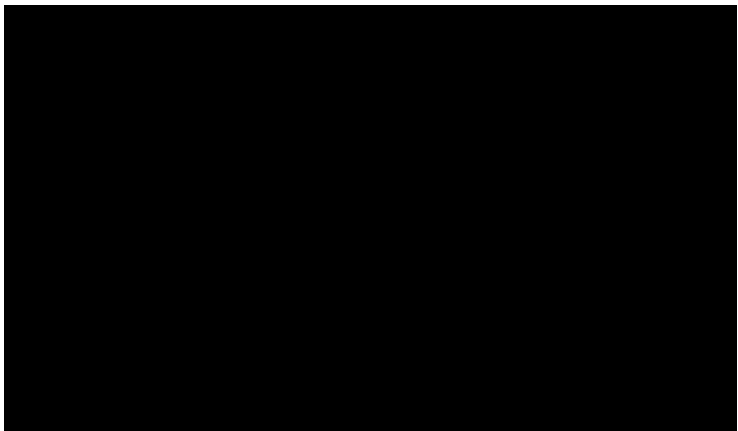


DESIGN RESPONSE

SCALE 1:300



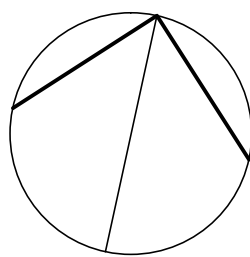
STREETSCAPE ELEVATION



LEGEND

- EXISTING TREE
- LETTER BOX
- CLOTHES HOIST
- 1800 HIGH TIMBER PALING FENCE
- 6M3 STORAGE SHED
- BIN STORAGE
- NEIGHBOURING DOORS
- NEIGHBOURING WINDOWS

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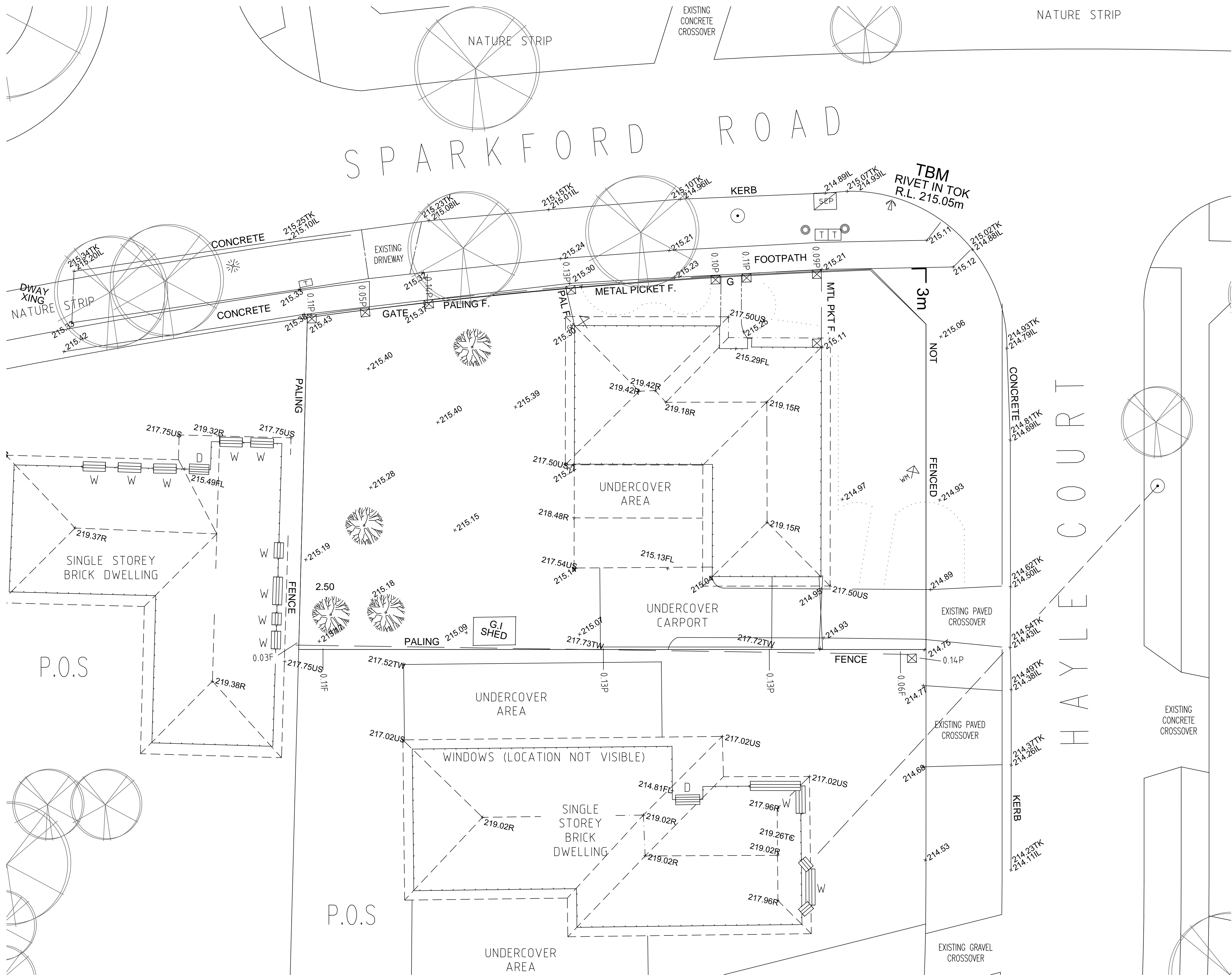


T.P.A

PROJECT TITLE  
PROPOSED DOUBLE STOREY TO THE REAR OF AN EXISTING DWELLING AT No. 2 HAYLE COURT, CRAIGIEBURN VIC 3064







EXISTING CONDITIONS PLAN

SCALE - 1:100

LEGEND

- 10.00+ SPOT HEIGHT
- 10.00IL INVERT OF KERB
- 10.00TK TOP OF KERB
- 10.00TW TOP OF WALL
- 10.00R RIDGE
- 10.00FL FLOOR LEVEL
- 10.00US UNDERSIDE OF GUTTER
- NHW NON-HABITABLE WINDOW
- D DOOR
- GD GARAGE DOOR
- W.H. HEAD, R.L. SILL, R.L. WINDOW - HABITABLE
- 10.00TC TOP OF CHIMNEY
- ELECTRICAL POLE WITH LIGHT
- GAS METER
- WATER METER
- SEWER VENT/ACCESS POINT
- SEWER PIT
- ELECTRICAL PIT
- GAS PIT/VALVE
- FIRE HYDRANT/PLUG
- TBM
- EVERGREEN TREE
- PINE TREE
- GUM TREE
- DECIDUOUS TREE
- UNCLASSIFIED PIT/VALVE
- SIDE ENTRY PIT
- RIDGE/EAVES LINE
- ELECTRICAL OVERHEAD WIRE
- VEGETATION/GARDEN BED
- Bk BRICK
- TELECOM/COMMS PIT
- BOLLARD
- XING VEHICLE CROSSING
- FENCE POST
- GRATED PIT
- ELECTRICAL POLE
- WATER STOP VALVE

T.P.A

PROJECT TITLE

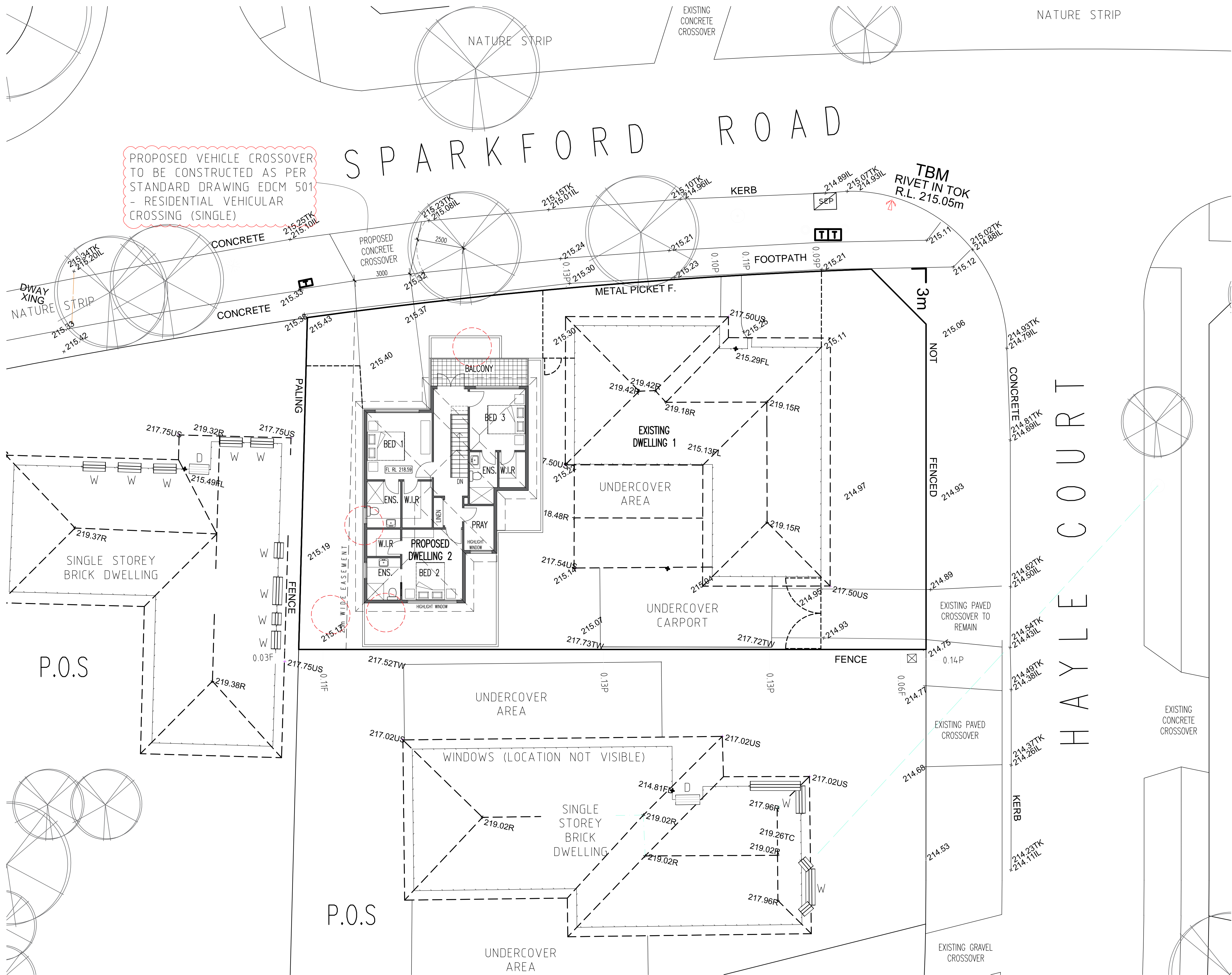
PROPOSED DOUBLE STOREY TO THE REAR OF AN EXISTING DWELLING AT No. 2 HAYLE COURT, CRAIGIEBURN VIC 3064

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AREA ANALYSIS m2  
EXISTING DWELLING 1

GR. FLOOR	128.44
ALFRESCO	41.41
CARPORT	38.06
TOTAL	207.91
P.O.S.	97.56
OPEN SPACE	46.66
OPEN SPACE	111.25
TOTAL	255.47

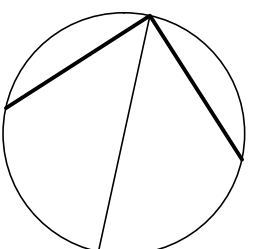
PROPOSED DWELLING 2

GR. FLOOR	103.25
1ST. FLOOR	84.23
PORCH	4.68
GARAGE	23.30
BALCONY	7.91
TOTAL	223.37
P.O.S.	49.35
OPEN SPACE	26.21
TOTAL	75.56

TOTAL BUILT UP AREA	339.14
TOTAL SITE AREA	651.13
TOTAL SITE COVERAGE	52.08%
TOTAL GARDEN AREA	40.68%
PERMEABILITY	39.43%

LEGEND

- LETTERBOX
- CLOTHES HOIST
- STORAGE SHED  
6 CUBIC METRES-6m3
- BIN STORAGE
- 1800 HIGH TIMBER  
PALING FENCE
- NEIGHBOURING DOORS
- NEIGHBOURING WINDOWS



T.P.A.

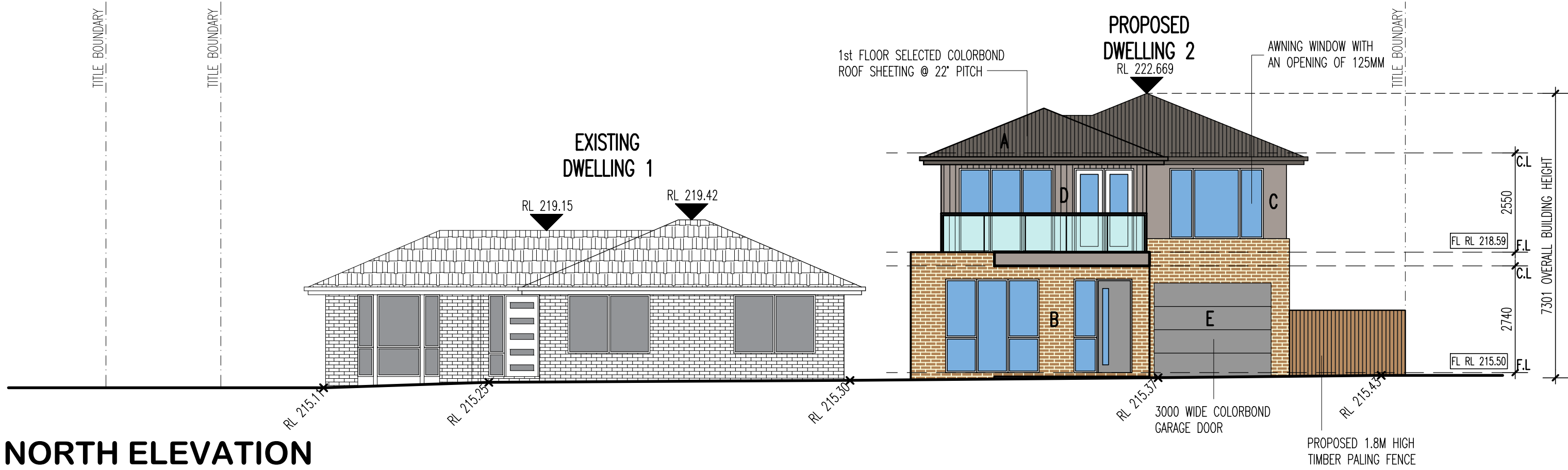
PROPOSED DOUBLE STOREY TO THE REAR OF AN EXISTING DWELLING AT No. 2 HAYLE COURT, CRAIGIEBURN VIC 3064

SITE/FIRST FLOOR PLAN

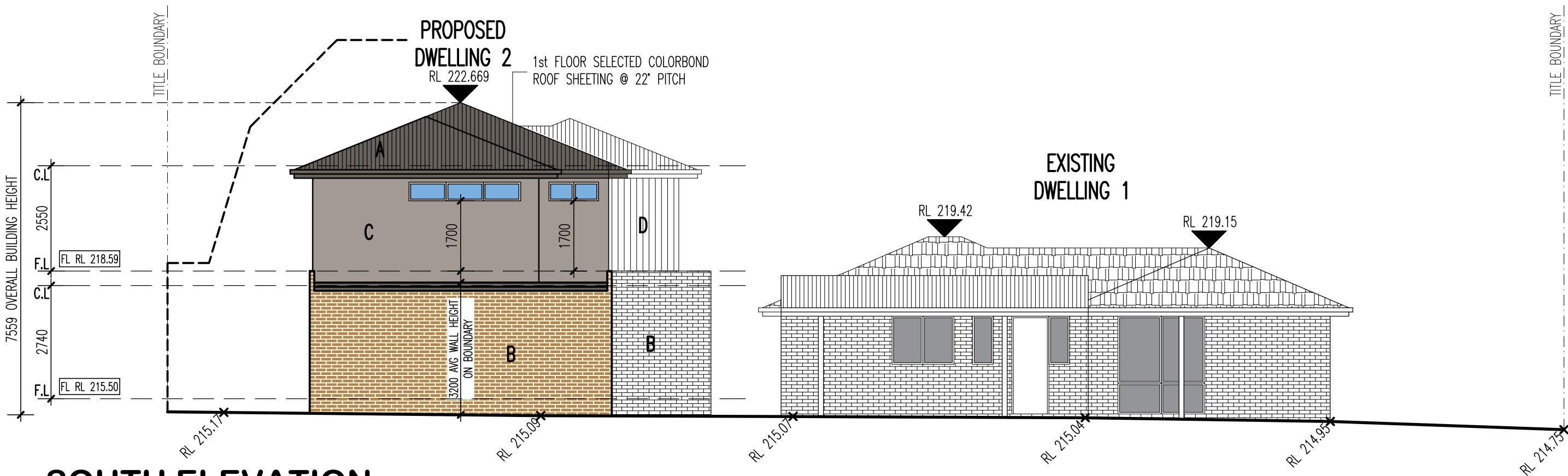
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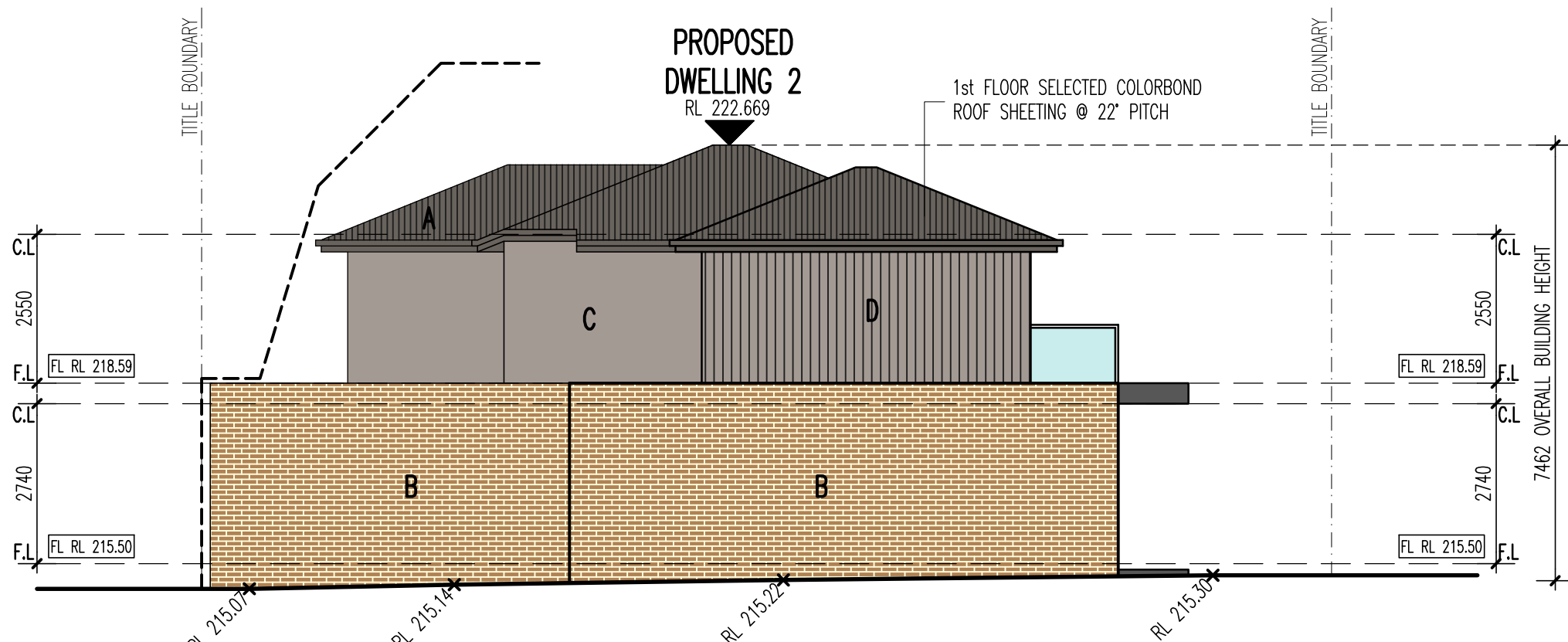




**NORTH ELEVATION**  
SCALE - 1:100

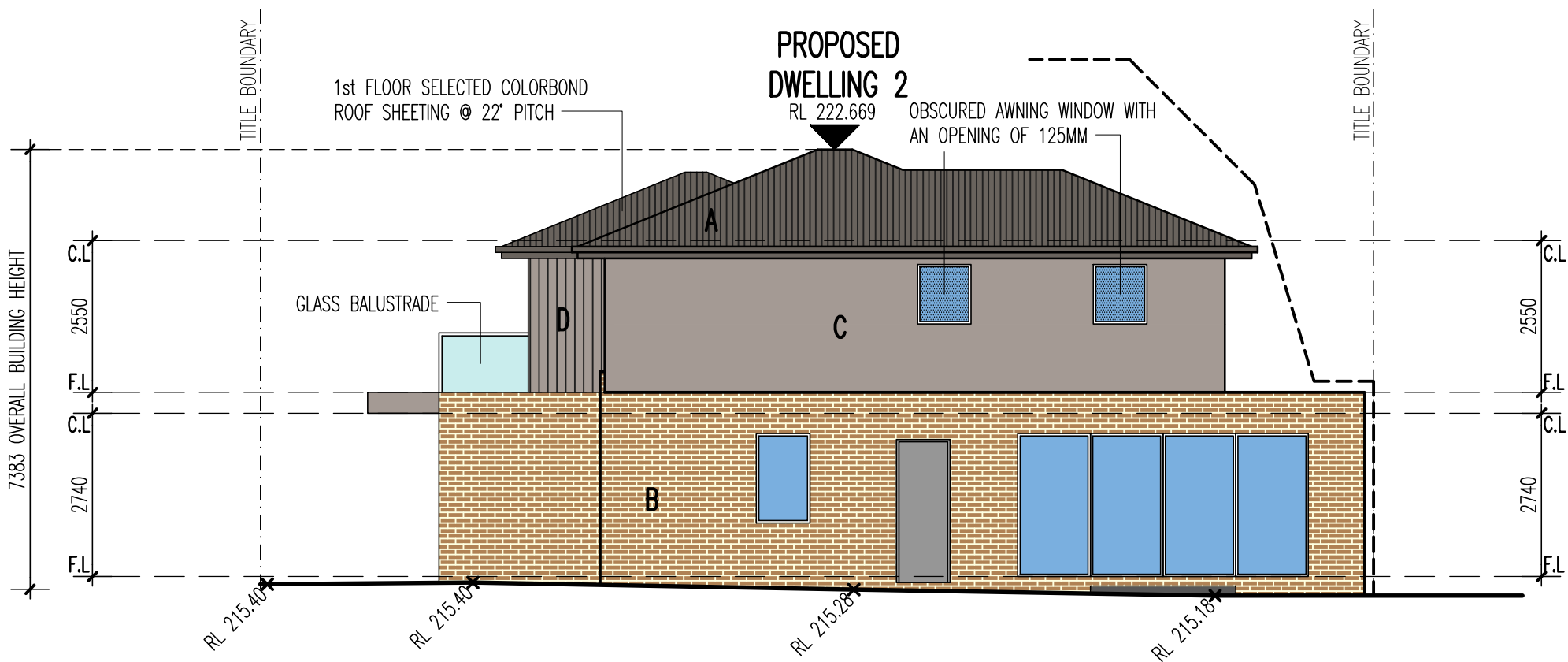


**SOUTH ELEVATION**  
SCALE - 1:100

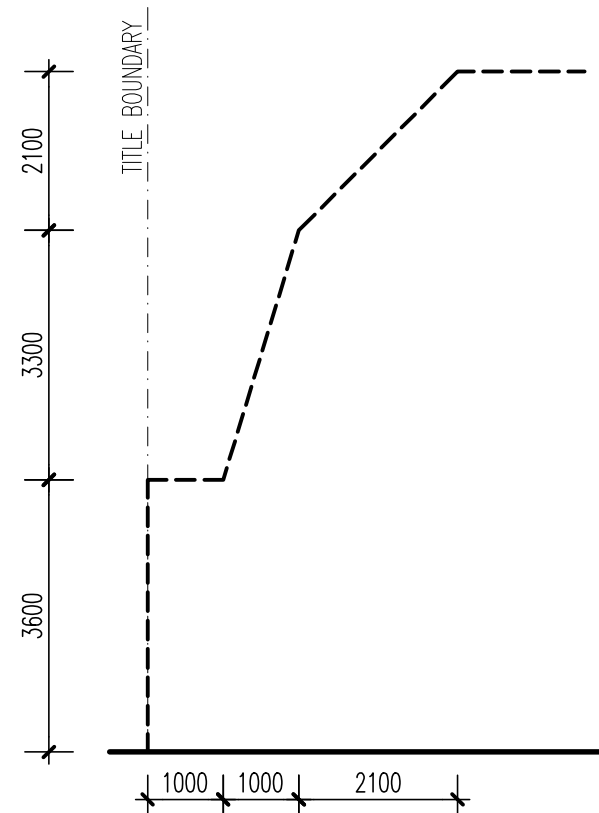


**INTERNAL EAST ELEVATION**  
SCALE - 1:100

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**WEST ELEVATION**  
SCALE - 1:100



**SIDE AND REAR SETBACKS**  
CLAUSE 55.04-1 STANDARD B17

SCHEDULE MATERIALS, COLOURS & FINISHES		
SYMBOL	MATERIALS	COLOURS & FINISHES
A	COLORBOND ROOF SHEETING	"GULLY" BY COLORBOND
B	BRICKWORK	"ACCESS FAWN" BY AUSTRAL BRICKS
C	RENDERED AREAS 1	"DUNE" BY COLORBOND
D	VERTICAL CLADDING - JAMES HARDIE	DUNE
E	SELECTED GARAGE DOOR	DUNE
-	ALUM. WINDOW FRAMES	"MONUMENT" BY COLORBOND
-	FASCIA & GUTTERING	"GULLY" BY COLORBOND
-	CONCRETE DRIVEWAY	"CHARCOAL GREY" BY BORAL

T.P.A

PROPOSED DOUBLE STOREY TO THE REAR OF AN EXISTING DWELLING AT No. 2 HAYLE COURT, CRAIGIEBURN VIC 3064





A. COLORBOND ROOF SHEETING



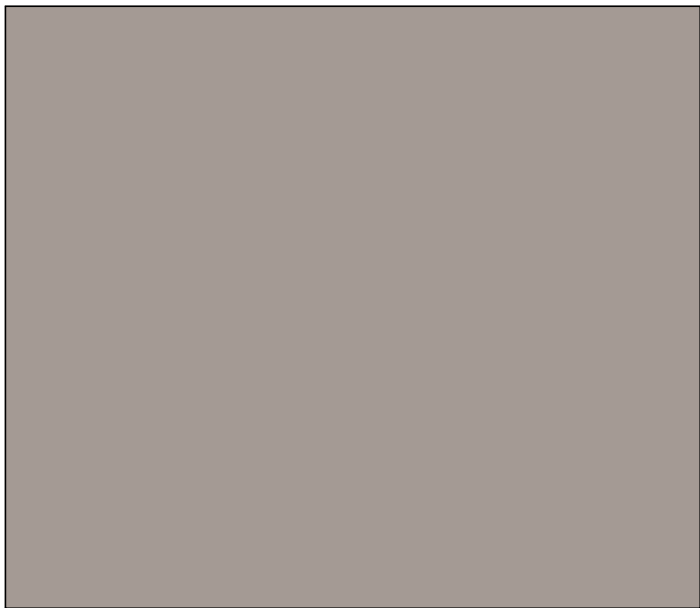
CHARCOAL

B. BRICKWORK



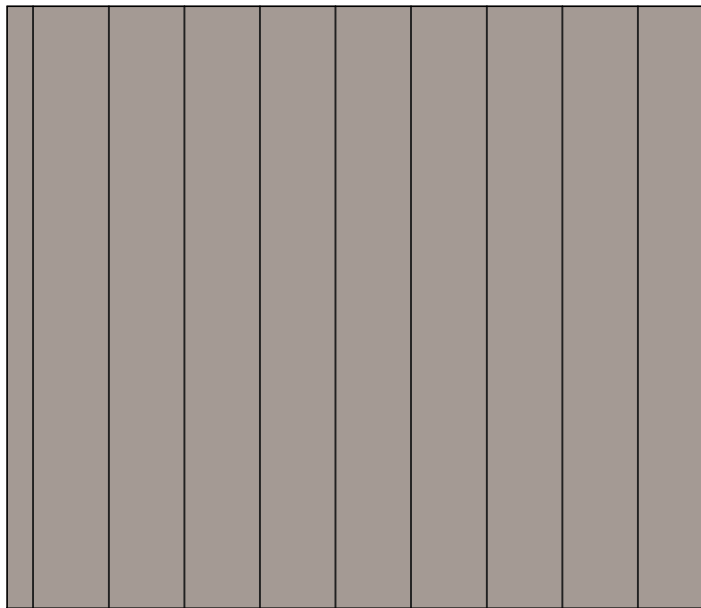
"ACCESS FAWN" BY AUSTRAL BRICKS

C. RENDERED AREAS 1



"DUNE" BY COLORBOND

D. VERTICAL CLADDING – JAMES HARDIE



DUNE

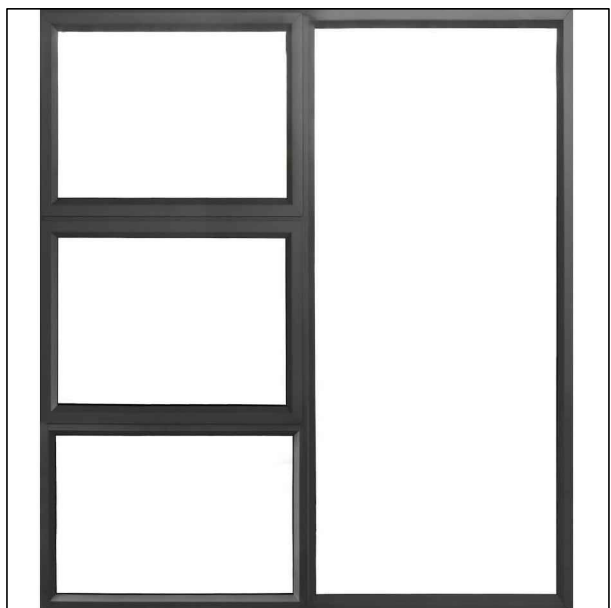
SCHEDULE MATERIALS, COLOURS & FINISHES		
SYMBOL	MATERIALS	COLOURS & FINISHES
A	COLORBOND ROOF SHEETING	"GULLY" BY COLORBOND
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–	FASCIA & GUTTERING	"GULLY" BY COLORBOND
–	CONCRETE DRIVEWAY	"CHARCOAL GREY" BY BORAL

E. SELECTED GARAGE DOOR



DUNE  
PHOTO EXAMPLE ONLY

– ALUM. WINDOW FRAMES



"MONUMENT" BY COLORBOND  
PHOTO EXAMPLE ONLY

– FASCIA & GUTTERING



"GULLY" BY COLORBOND  
PHOTO EXAMPLE ONLY

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– CONCRETE DRIVEWAY



"CHARCOAL GREY" BY BORAL  
PHOTO EXAMPLE ONLY

– EXTERNAL DOORS (GARAGE)



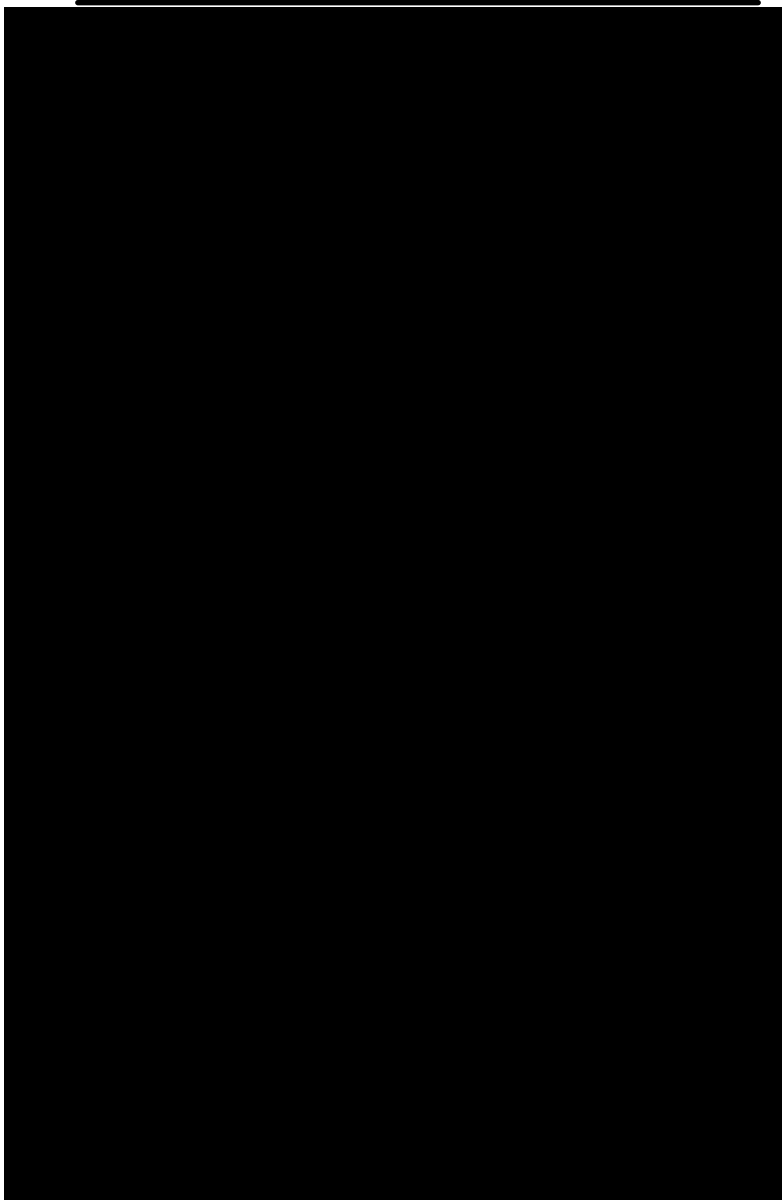
CHARCOAL

– EXTERNAL DOORS (SLIDING DOOR)



GLAZED DOOR  
PHOTO EXAMPLE ONLY

T.P.A







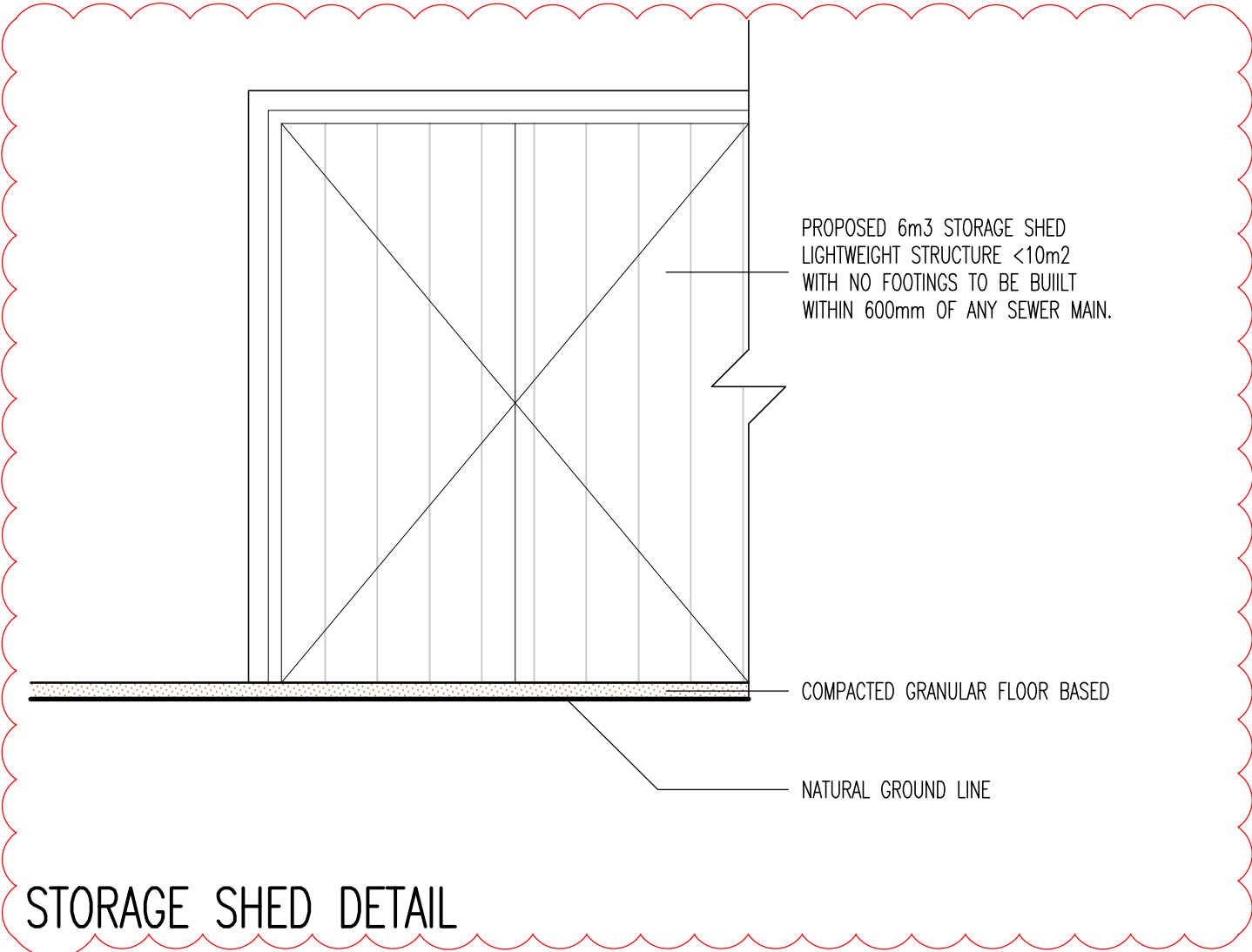
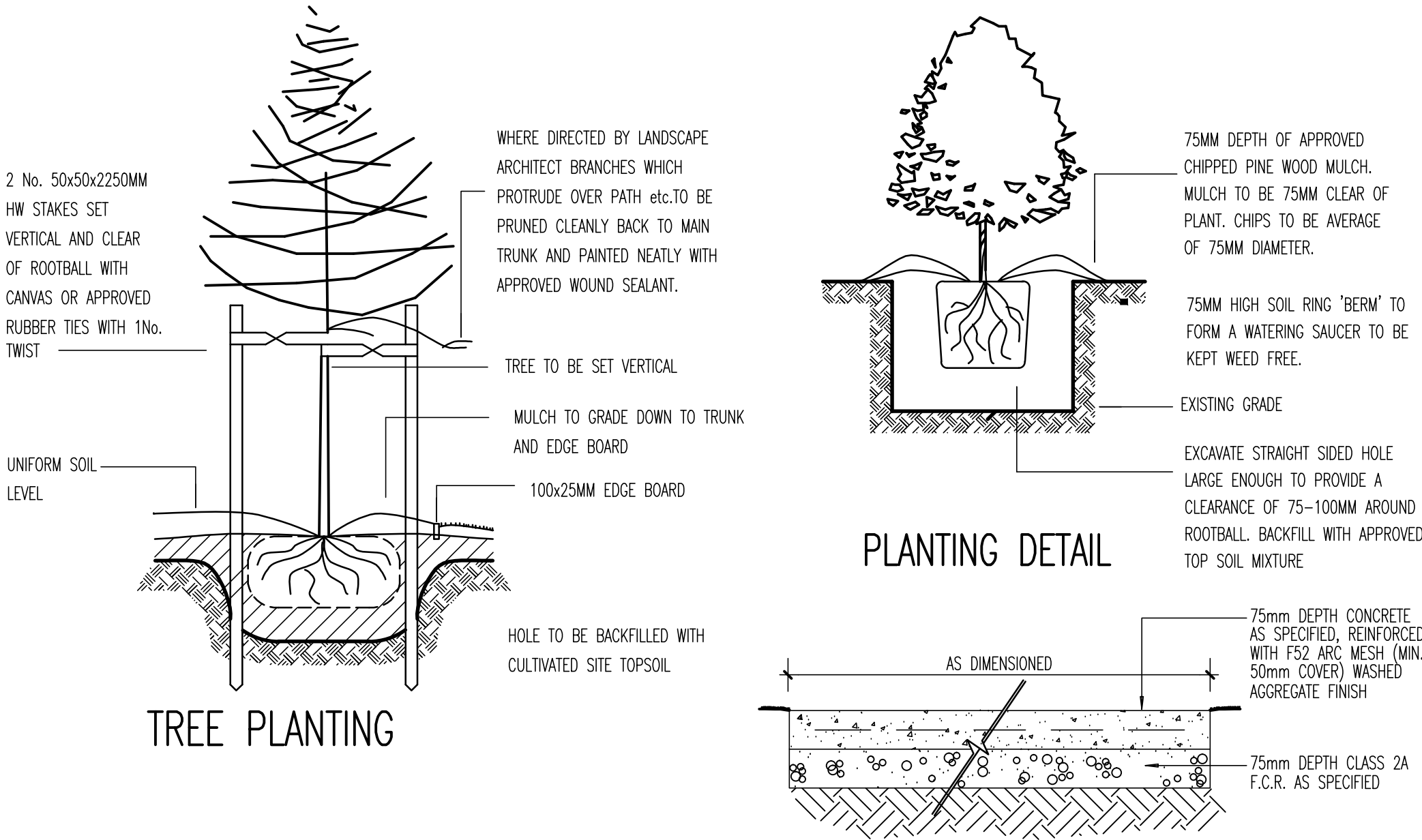


PLANT SCHEDULE FOR HUME

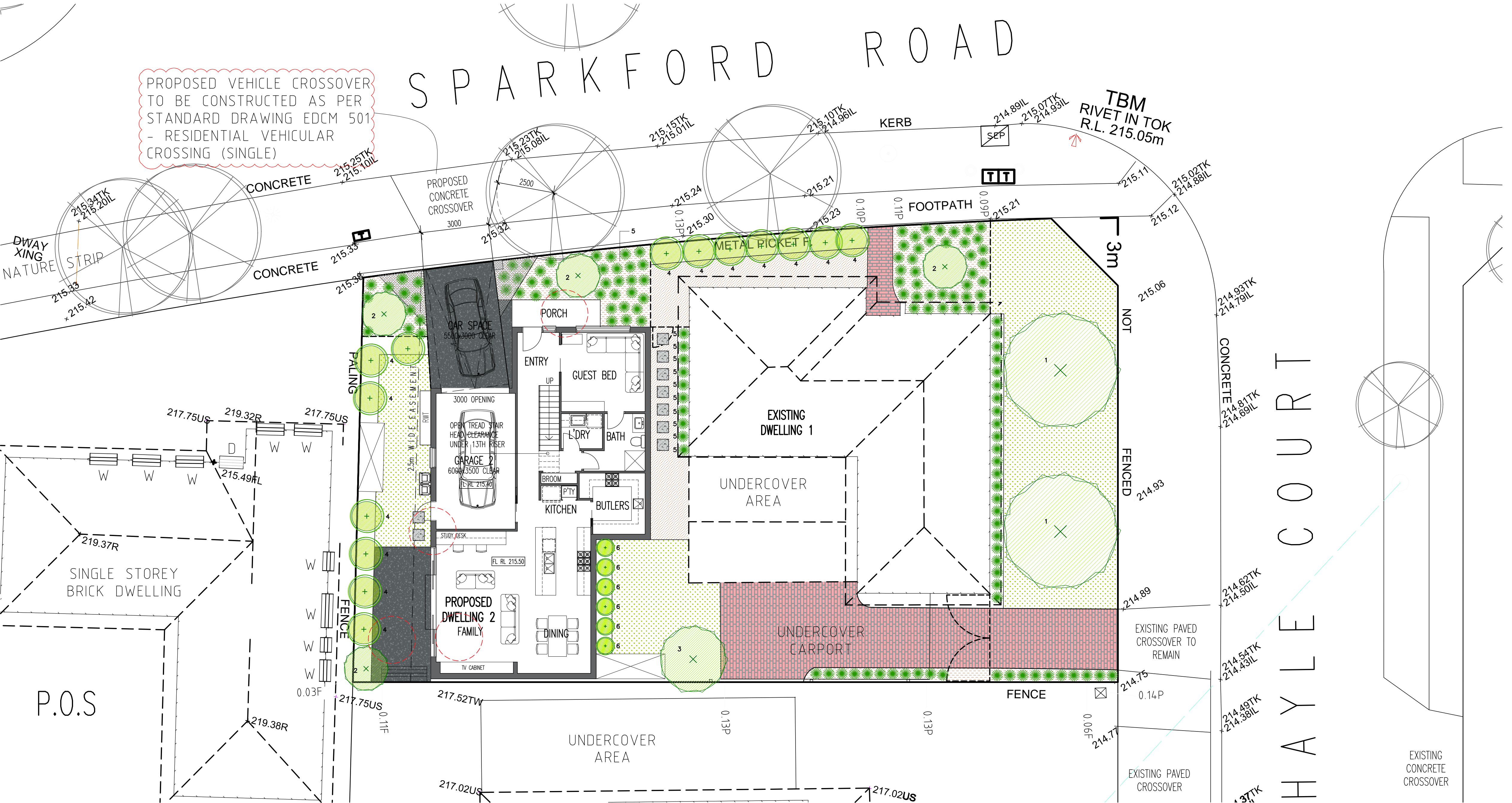
BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH	PLANTING SIZE
<u>LARGE TREES</u>			
1 ACACIA IMPLEXA	LIGHTWOOD WOOLLY TEA-TREE ROCK CORREA	8x5m	2m HIGH
2 LEPTOSPERMUM LANIGERUM		3x2m	200mm POT
3 CORREA GLABRA		2mx3m	150mm POT
<u>MEDIUM TREES</u>			
4 CEANOTHUS 'BLUE PACIFIC'	CALIFORNIAN LILAC	2X1.5	150mm POT
<u>SMALL PLANTS AND LOW SHRUBS</u>			
5 DIANELLA LONGIFOLIA	SMOOTH FLAX LILY	.5x.5	100mm POT
6 POA LABILLARDIEREI	TUSSOCK GRASS	1x0.8	140mm POT

ALL TREES ARE TO MEET AS2303:2015 TREE STOCK FOR LANDSCAPE USE.

ALL VEGETATION ILLUSTRATED ON PLAN IS BASED ON A 75% EXPECTED GROWTH



- LEGEND**
- LETTERBOX
  - CLOTHES HOIST
  - STORAGE SHED 6 CUBIC METRES-6m<sup>3</sup>
  - 1800 HIGH TIMBER PALING FENCE
  - CRUSHED RIVERSTONE TOPPING
  - PERMEABLE PAVING
  - GRASSED AREAS
  - BARK AREAS
  - CHARCOAL GREY CONCRETE
  - EXISTING BRICK PAVING
  - BIN STORAGE
  - CONCRETE PAVERS
  - NEIGHBOURING DOORS
  - NEIGHBOURING WINDOWS
  - TREE TO BE REMOVED



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T.P.A

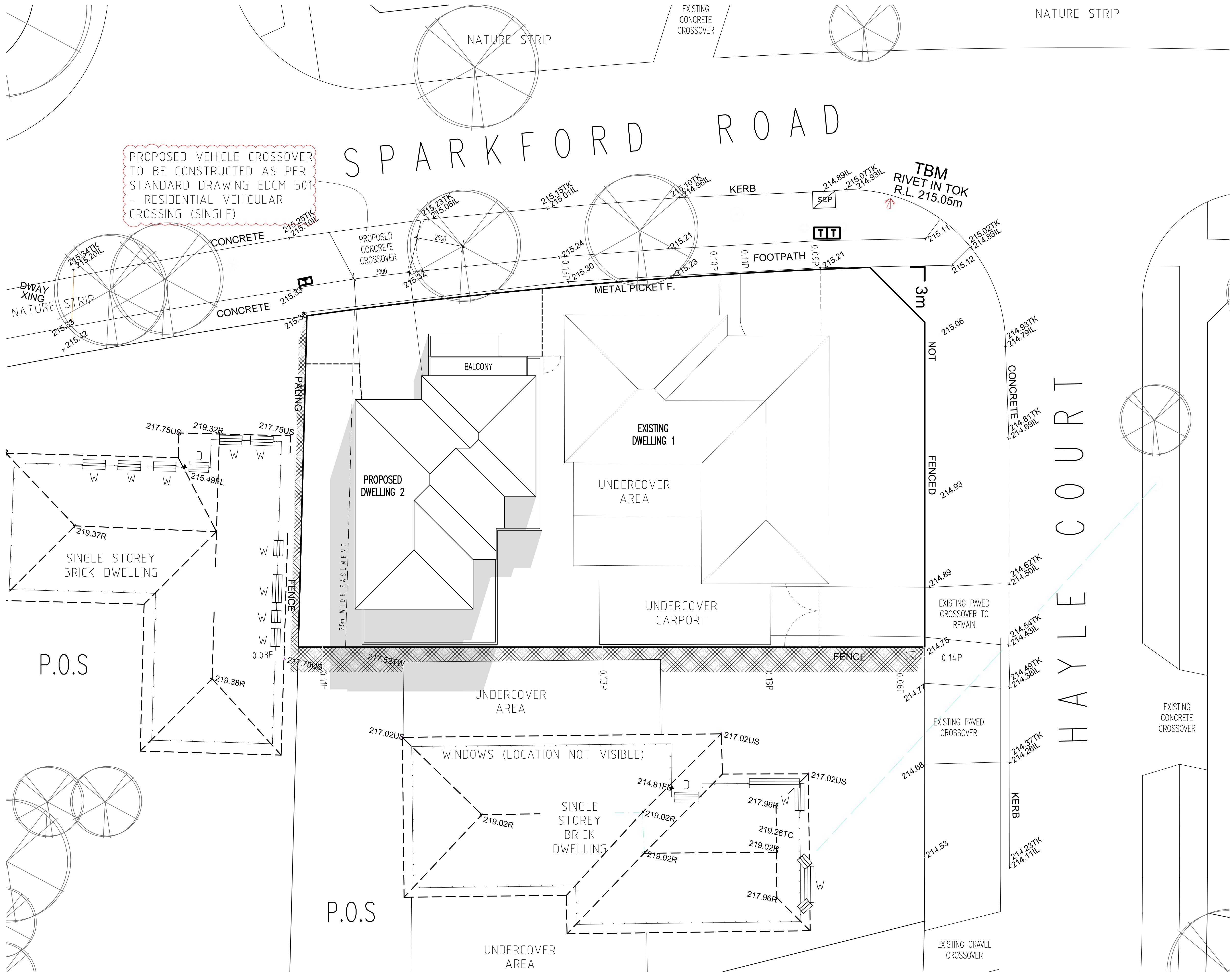
LANDSCAPE PLAN

SCALE - 1:100







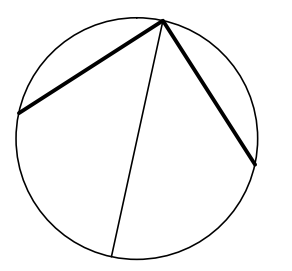


PROPOSED VEHICLE CROSSOVER  
TO BE CONSTRUCTED AS PER  
STANDARD DRAWING EDCM 501  
- RESIDENTIAL VEHICULAR  
CROSSING (SINGLE)

- LEGEND
- DENOTES PROPOSED BUILDING SHADOW
  - DENOTES FENCE SHADOW
  - DENOTES 1.8m HIGH FENCE

SHADOW PLANS @ 12.00PM  
SEPTEMBER 23 - AZI 5 ALT 52 - MELB LAT 38 STH

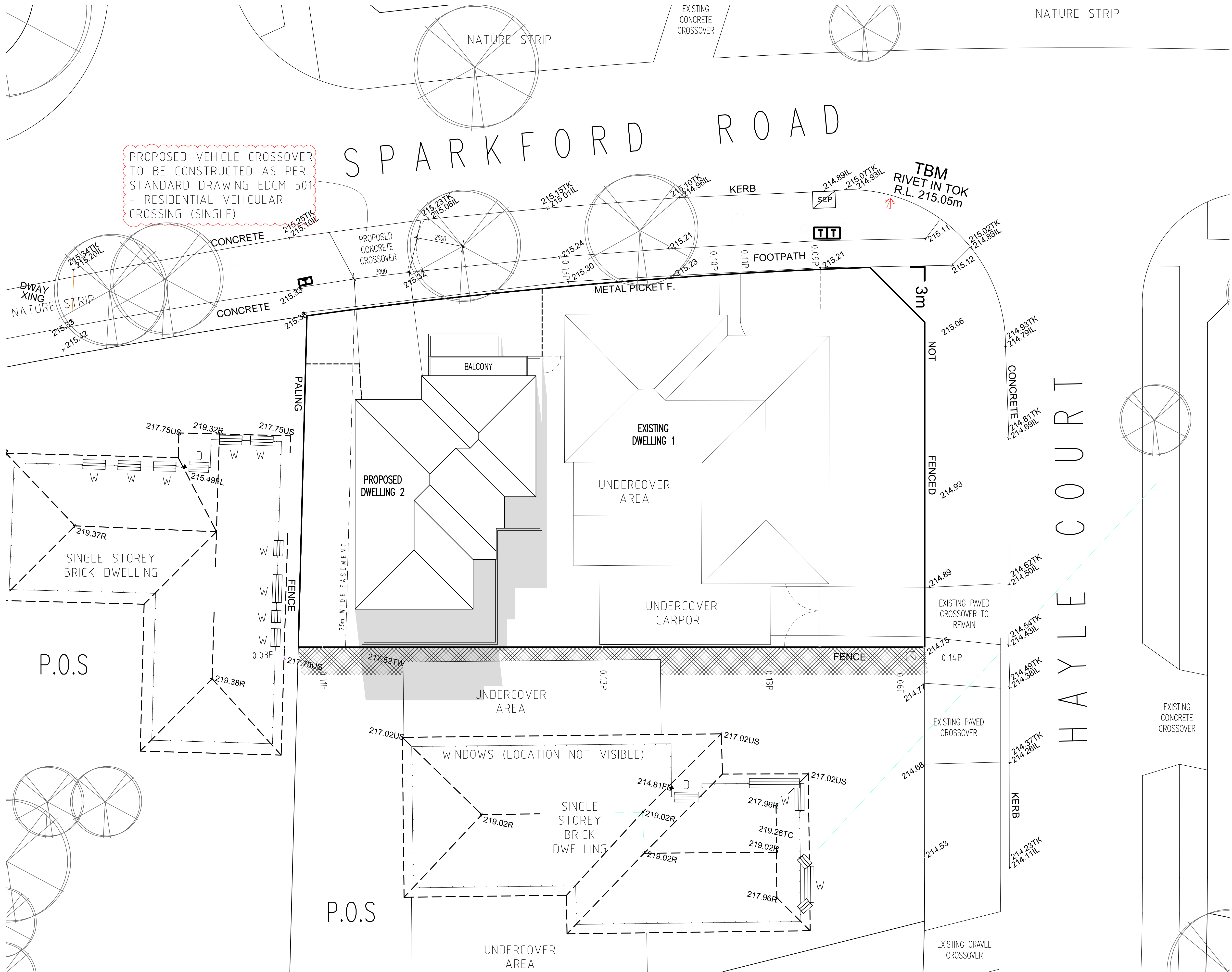
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T.P.A

PROPOSED DOUBLE STOREY TO THE  
REAR OF AN EXISTING DWELLING AT  
No. 2 HAYLE COURT,  
CRAIGIEBURN VIC 3064

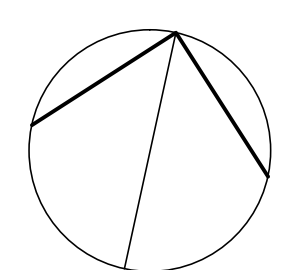




- LEGEND
- DENOTES PROPOSED BUILDING SHADOW
  - DENOTES FENCE SHADOW
  - DENOTES 1.8m HIGH FENCE

SHADOW PLANS @ 1.00PM  
SEPTEMBER 23 - AZI 341 ALT 50 - MELB LAT 38 STH

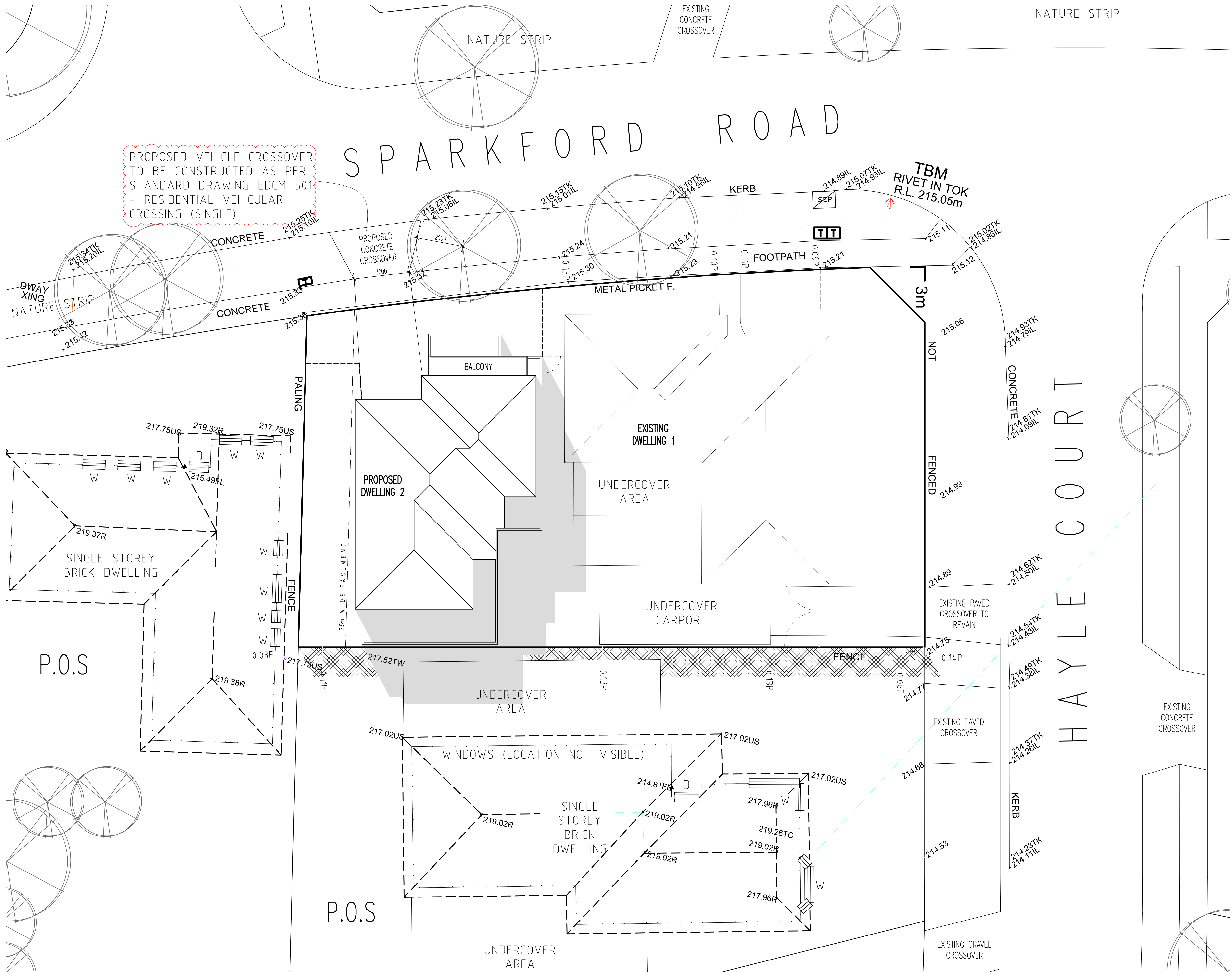
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T.P.A

PROPOSED DOUBLE STOREY TO THE REAR OF AN EXISTING DWELLING AT No. 2 HAYLE COURT, CRAIGIEBURN VIC 3064



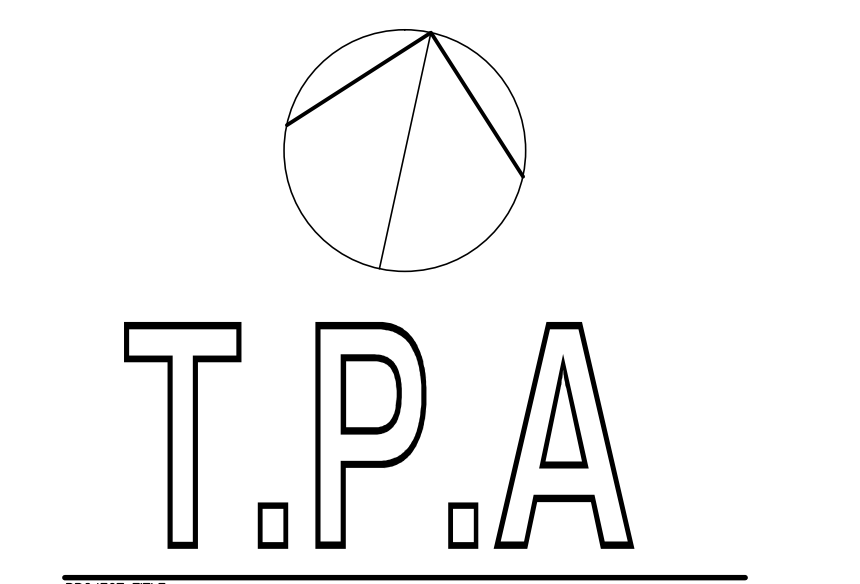


PROPOSED VEHICLE CROSSOVER  
TO BE CONSTRUCTED AS PER  
STANDARD DRAWING EDCM 501  
- RESIDENTIAL VEHICULAR  
CROSSING (SINGLE)

- LEGEND
- DENOTES PROPOSED BUILDING SHADOW
  - DENOTES FENCE SHADOW
  - DENOTES 1.8m HIGH FENCE

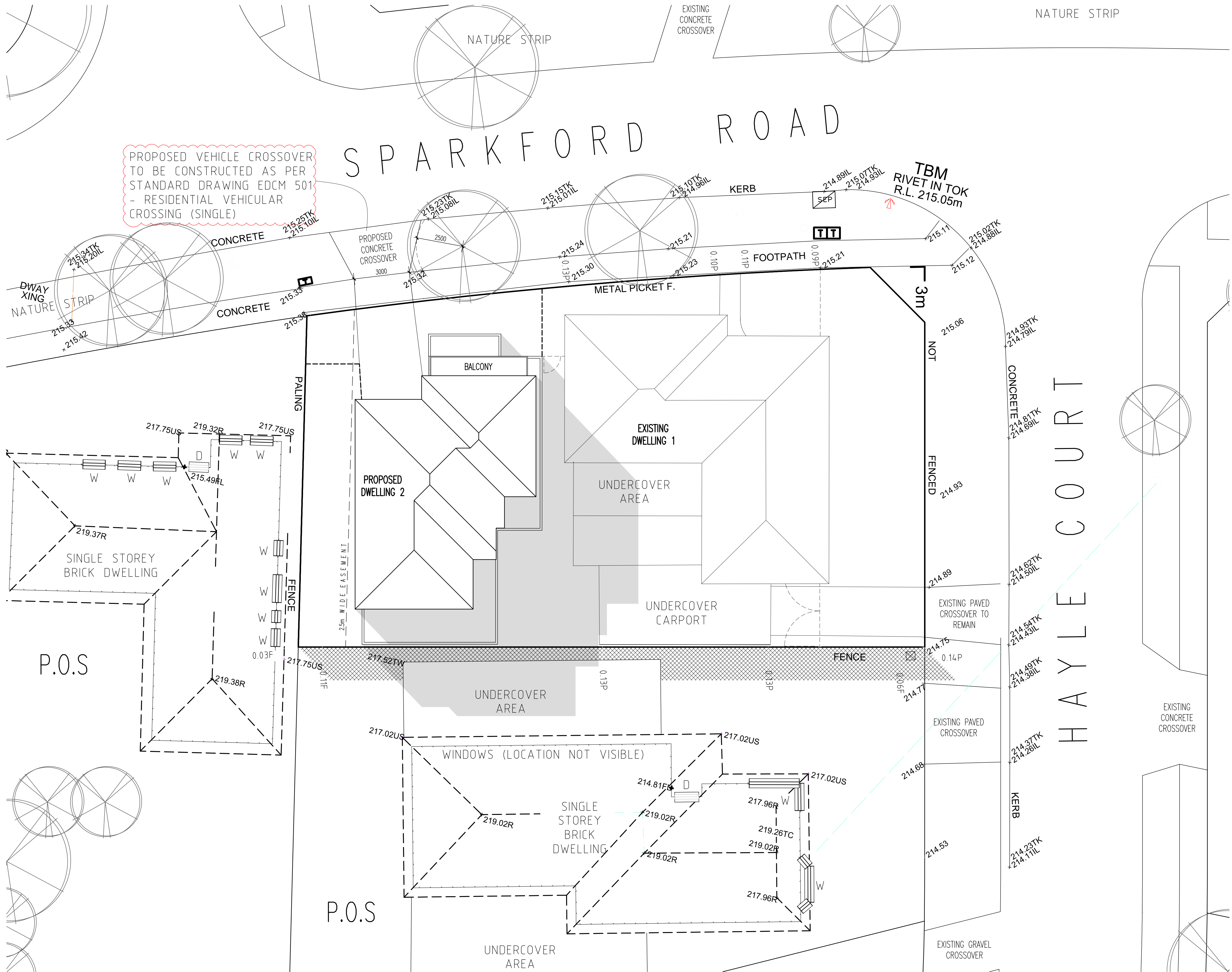
SHADOW PLANS @ 2.00PM  
SEPTEMBER 23 - AZI 320 ALT 45 - MELB LAT 38 STH

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PROPOSED DOUBLE STOREY TO THE  
REAR OF AN EXISTING DWELLING AT  
No. 2 HAYLE COURT,  
CRAIGIEBURN VIC 3064



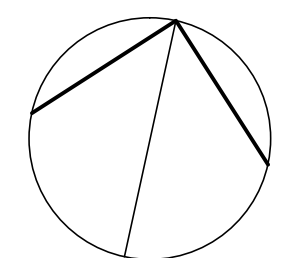


PROPOSED VEHICLE CROSSOVER  
TO BE CONSTRUCTED AS PER  
STANDARD DRAWING EDCM 501  
- RESIDENTIAL VEHICULAR  
CROSSING (SINGLE)

- LEGEND
- DENOTES PROPOSED BUILDING SHADOW
  - DENOTES FENCE SHADOW
  - DENOTES 1.8m HIGH FENCE

SHADOW PLANS @ 3.00PM  
SEPTEMBER 23 - AZI 304 ALT 36 - MELB LAT 38 STH

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T.P.A

PROPOSED DOUBLE STOREY TO THE  
REAR OF AN EXISTING DWELLING AT  
No. 2 HAYLE COURT,  
CRAIGIEBURN VIC 3064



STORM Rating Report

TransactionID: 0  
Municipality: HUME  
Rainfall Station: HUME  
Address: 2 Hayle Court,

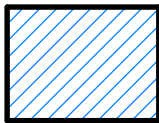
Craigieburn  
VIC 3064

Assessor: [REDACTED]  
Development Type: Residential - Multiunit  
Allotment Site (m2): 225.79  
STORM Rating %: 100

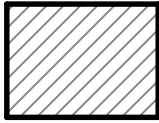
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Proposed Dwelling 2 Roof Area	138.40	Rainwater Tank	2,200.00	4	121.40	87.50
Driveway 2	16.44	None	0.00	0	0.00	0.00
Impervious Concrete Pad	13.83	None	0.00	0	0.00	0.00

Date Generated: 06-Dec-2023

Program Version: 1.0.0



DENOTES ROOF AREA TREATED TO RAINWATER TANK



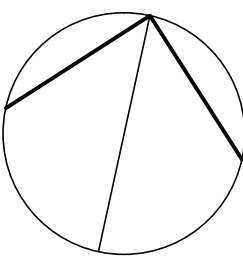
DENOTES AREA NOT TO BE TREATED

NO RAINWATER TANK TO BE BUILT WITHIN THE EASEMENTS.

RAINWATER STORAGE TANK. ALL TOILETS TO BE CONNECTED AND USE COLLECTED WATER FOR THE FLUSHING OF ALL TOILETS

WATER WILL BE PUMPED USING A HYDRAULIC ELECTRIC PUMP SENDING WATER FROM THE RAINWATER TANKS TO THE TOILETS REQUIRED.

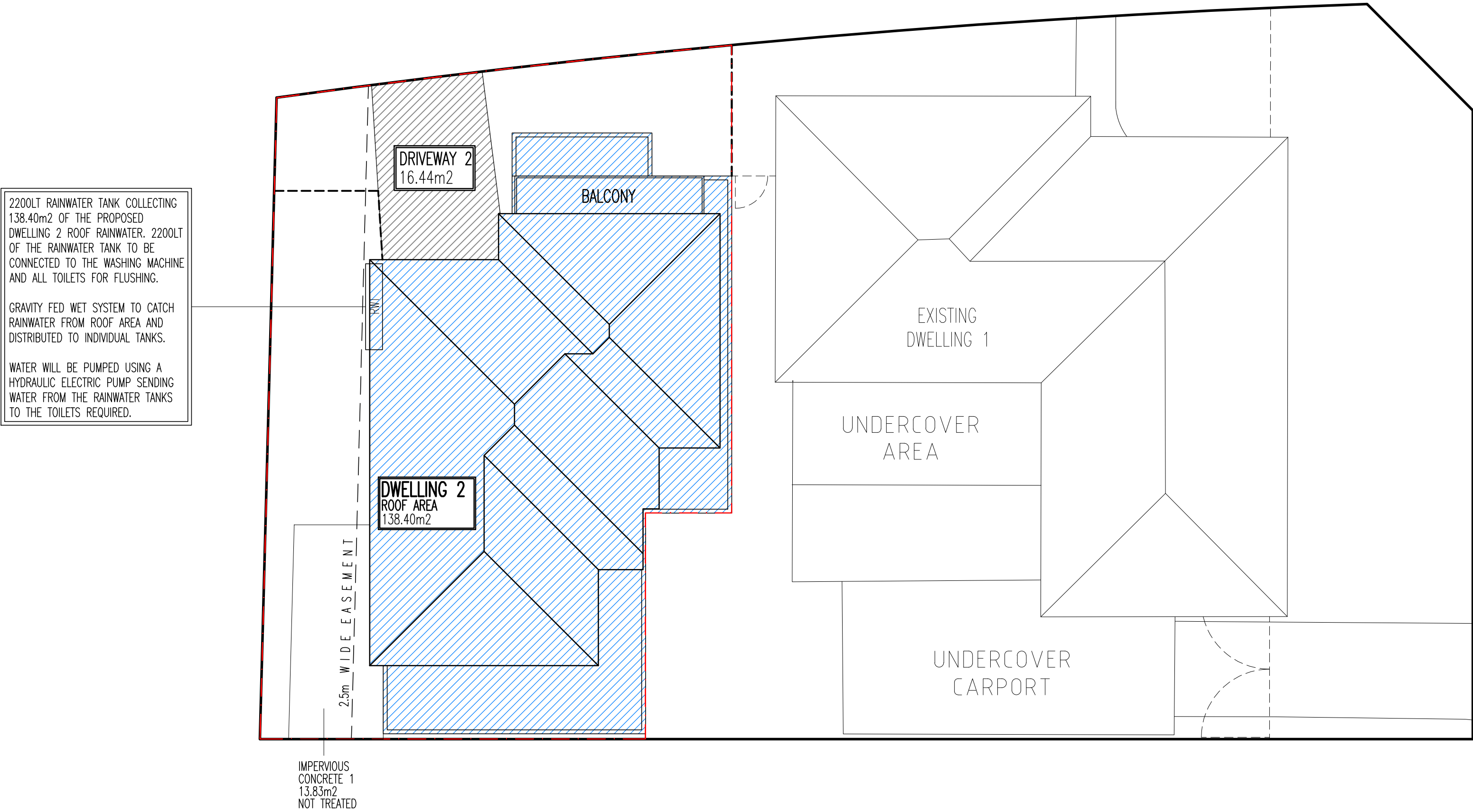
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T.P.A

PROJECT TITLE

PROPOSED DOUBLE STOREY TO THE REAR OF AN EXISTING DWELLING AT No. 2 HAYLE COURT, CRAIGIEBURN VIC 3064



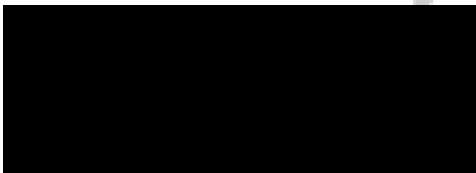
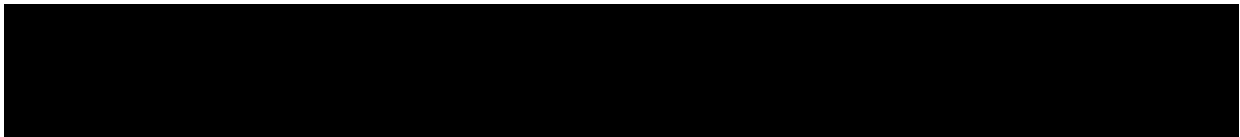
STORMWATER CATCHMENT DESIGN

SCALE - 1:100

# STORMWATER MANAGEMENT

## Proposed Double Storey Development to The Rear of an Existing Dwelling

2 Hayle Court, Craigieburn VIC 3064



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## CLAUSE 53.18: STORMWATER MANAGEMENT IN URBAN DESIGN

### Purpose

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property, and public safety, and provide cooling, local habitat and amenity benefits.

### Application

This clause relates to our development as we are applying to subdivide land in a residential zone for residential purposes. As our application is to subdivide land, we meet all the requirements of Clause 53.18-4 and 53.18-6. Please refer to the below response:

#### *53.18-4*

Our stormwater management plan ensures that the following is achieved:

- Minimises the damage to property and inconvenience to the public from stormwater.
- Allows the street to operate adequately during major storm events and provides for public safety.
- Minimises increased stormwater and protects the environmental values of physical characteristics of receiving waters from degradation by stormwater.
- Our stormwater design allows maximum retention and reuse of stormwater.
- Stormwater management contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Our stormwater management plan is compliant with Standard W1 as our design meets the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines.

We have achieved a 100% STORM rating on the Melbourne Water STORM Rating Report, thus ensuring we are compliant with this standard. The proposed rainwater tank collecting the rainwater from the roof is to be connected to the washing machine and all toilets for flushing, reinforcing the compliance with Clause 53.18 of the Hume Planning Scheme.

Additionally, the gravity fed wet system catches rainwater and distributes water to the proposed tank. Any overflowing water will be connected to the council's legal point of stormwater discharge.

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### 53.18-6

To protect the site and surrounding areas from environmental degradation prior to and during construction of subdivision works, we have ensured the following maintenance program will occur:

<i>Concern</i>	<i>Management System</i>	<i>Risk</i>
Erosion and Sediment	Erosion and sediment must be managed in accordance with the current best practice environmental management practices, to prevent sediment-laden water from entering any drainage or natural waterway. Mud must not be transported onto nearby roads. Sediment traps will need to be placed on all internal drainage & council pits.	Medium
Stormwater	Sediment traps will be placed on all internal and external drainage pits to avoid any waste, chemical contamination or sediment entering the pits.	Medium
Litter and Waste	All waste bins will have lids and be covered to contain airborne materials. When required, materials will be placed in the recycling waste bins.	Low
Chemical contamination	The site will be regularly inspected for any contamination. In the case of any spills, sediment traps will be placed on all internal and external drainage pits to avoid any contamination.	Medium



#### Proposed Sediment Traps

Stormwater Management  
2 Hayle Court, Craigieburn VIC 3064  
Vito Caserta DPAD 1041

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## CLAUSE 55.03-4: PERMEABILITY AND STORMWATER MANAGEMENT

### Purpose

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

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention of and reuse of stormwater.

### Application

Having achieved a permeability of 39.43% and a STORM rating of 100%, our design meets both the requirements set out in Standard B9 of Clause 55.03-4.

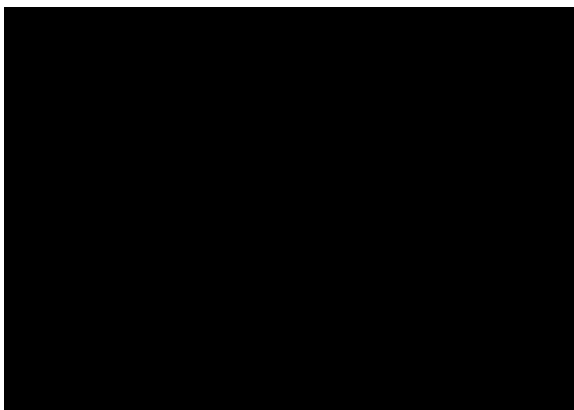
The site area covered by pervious surfaces is above the minimum 20% requirement, while the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater- Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).

# Sustainable Design Assessment

## Proposed Double Storey Development to The Rear of an Existing Dwelling

2 Hayle Court, Craigieburn VIC 3064

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## **Contents**

Builders Summary

1.0-Project Scope

2.0-Design Process

3.0 Sustainable Design Statement

3.1- Energy Efficiency

3.2- Appliances

4.0-Water Efficiency

4.1-Fixtures, Fittings and Appliances

4.2-Storm water Management

5.0-Materials

5.1-Construction Materials

5.2-Building Materials

5.3-Construction and Operational Waste Management

6.0-Indoor Environment Quality

6.1-Daylight, Thermal Comfort and Noise

6.2-VOC

6.3-Lighting Levels

7.0-Urban Ecology

8.0-Application and Commissioning

STORM CATCHMENT PLAN

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## Builders Summary

Energy Efficiency	<ul style="list-style-type: none"><li>-Energy rating assessment to be an average of 6.0 stars efficiency per unit</li><li>-Lighting per units to be 4W/m2</li><li>-Energy efficient electrical appliances to be equal or more than the highest available energy rating.</li><li>-Dishwashers to be equal or more than the best available on the market.</li><li>-Heating and Cooling units in townhouses to meet a 4 Star rating and all requirements of MEPS EER and COP 4.25</li><li>-Energy Efficient compact fluorescent lighting or building equivalent.</li><li>-External Clothesline is required.</li></ul>
Water Efficiency	<ul style="list-style-type: none"><li>-For WSUD refer to civil drawings by third party. Refer to Storm water Catchment plan included in submission</li><li>-Shower Flow Rate should not exceed 6.0 l/min.</li><li>-Taps to be 5 stars Wels Rating.</li><li>-Toilets to be 4 stars Wels rating.</li></ul>
Indoor Environment Quality	<ul style="list-style-type: none"><li>-Solar Reflective Coatings or roof sarking per each unit.</li></ul>
Material Fabric	<ul style="list-style-type: none"><li>Insulation to be in accordance to be R2.5 for external walls.</li></ul>

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## 1.0 Project Scope

The proposed development can be found at 2 Hayle Court, Craigieburn. This project is proposing 2 double storey dwellings. The total land area is 651.13m<sup>2</sup>. Refer to drawings submitted.

## 2.0 Design Process

Environmental Sustainable Design (ESD) were carried out using the following

- BESS (Built Environmental Sustainability Scorecard) which is a tool for environmental performance strategy. Average ratings were obtained for all dwellings for cooling, heating and star rating. The BESS tool was used to achieve the report attached.

## 3.0 Sustainable Design Statement

### 3.1 Energy Efficiency

Each dwelling is to consist of an average of 6.0 stars. The proposed project meets all requirements from BCA standard 3.12 of achieving an energy rating of 6 stars. Refer to BESS report for the sustainability score.

### 3.2 Appliances

Energy efficient appliances also required to be installed and used throughout the building as part of the base building works such as lighting and dishwashers. Each appliance is to be equal or greater than the highest available energy rating under the Australian Government "Energy Rating" labeling system. This is in accordance to green star guidelines.

Energy Performance Standards.

- Heating System options: Room/space heating per need basis to avoid unnecessary usage when occupied.
- Water heater type: Gas Instantaneous Water heater

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- Lighting in living area: Energy Efficient LED Down lights and/or compact fluorescent lighting type. SLS Series model LED P12, 12W lighting or similar.

Not to exceed 4W/m<sup>2</sup> for dwellings in accordance to BCA 2012 Section 3.12.5.5. Low voltage of halogen lights not to be used. This code applies from May 2011. This is required to improve lighting efficiency.



#### 4.0 Water Efficiency

##### 4.1 Fixtures, Fittings and appliances

(WELS) Water Efficiency Labeling and Standards

- Showerhead 4 star WELS rating, maximum flow rate  $\geq 6.0$  but  $\leq 7.5$
- Toilet: 4 star WELS rating
- Bath Type: medium size contemporary bath
- Dishwashers and Clothes washers: If installed as part of the base building works to be equal or greater than the highest available rating under the Australian Government WELS rating system. This is in accordance to Green Star guidelines. Install external clothes lines per unit.

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## 4.2 Storm Water Management

Collection of water to be from each dwelling roof. Collected from water-tank is to be used for the flushing of each toilet and the water used for each washing machine.



### STORM Rating Report

TransactionID: 0  
Municipality: HUME  
Rainfall Station: HUME  
Address: 2 Hayle Court,  
Craigieburn  
VIC 3064  
Assessor: [REDACTED]  
Development Type: Residential - Multiunit  
Allotment Site (m2): 225.79  
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms
Proposed Dwelling 2 Roof Area	138.40	Rainwater Tank	2,200.00	4
Driveway 2	16.44	None	0.00	0
Impervious Concrete Pad	13.83	None	0.00	0

**NOTE:** Stormwater is to be filtered to the appropriate level for use in washing machine and laundry purposes.

For WSUD drawings refer to the submitted plans.

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## **5. Materials**

### **5.1 Construction Materials**

Glazing to be used in accordance to energy report meeting BCA section 3.12 7 star energy efficiency. Ceilings insulation and external wall insulation to achieve the requirements. Seal gaps, Cracks and exhaust fans. Weather strip windows and external/ entry doors.

### **5.2 Building Materials**

Materials that will be used are: concrete slab, brick work, timber frames, light weight cladding and tiled or colorbond roof. Wall and ceiling insulations to be implemented as per energy rating report to improve energy efficiency rating.

Materials are to be used to improve impacts such as third-party certified timber such as responsible wood and concrete with supplementary cementitious materials

## **6. Indoor Environment Quality**

This section is about improving thermal comfort, lighting, ventilation, internal noise and minimisation of indoor VOC's

### **6.1 Daylight, Thermal Comfort and Noise**

Dwellings have plenty of daylight and natural light and ventilation. Light Coloured floor, light paint for walls and ceilings.

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## 6.2 VOC

It is required and commitment to use low Volatile Organic Compounds (VOC) for

- Internal finished and internal painted surfaces. Not to exceed 50g/L
- Ceramic tile adhesive. Not to exceed 65g/L
- Structural glazing adhesive. Not to exceed 100g/L
- Adhesives and sealants. Not to exceed 50g/L

Table shows specific requirements.

Product Type/Sub Category	MAX TVOC (g/L)
<b>Paints, Varnishes and Protective coatings</b>	
Walls and Ceilings-Interior Gloss	75
Walls and Ceilings - Interior Semi Gloss	16
Walls and Ceilings- Interior Low Sheen	16
Walls and Ceilings- Interior flat washable	16
Ceilings- Interior flat	14
Trim-gloss, semi gloss, satin, varnishes and wood stains	75
Timber and binding primers	30
Latex primer for galvanized iron and zincalume	60
Interior latex undercoat	65
Interior sealer	65
One and two pack performance coatings for floors	140
Others: any solvent based coatings	200
<b>Adhesives and Sealants</b>	
Indoor carpet adhesive	50
Carpet pad adhesive	50
Wood flooring and laminate adhesive	100
Rubber flooring adhesive	60
Sub- floor adhesive	50
Ceramic tile adhesive	65
Cove base adhesive	50
Dry wall and panel adhesive	50
Multipurpose construction adhesive	70
Structural glazing adhesive	100
Architectural sealants	250

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### **6.3 Lighting Levels**

It is required to have a 250 Lux has been achieved on surface (900mm above floor level) of the following.

- Kitchen Sink
- Cooktop or stove Vanity Basins
- Vanity Basins

### **7.0 Urban Ecology**

Suggestions to improve overall urban ecology

- Re-Establish native vegetation

### **8.0 Application and Commissioning**

For town planning submission, the following is required:

- Submit ESD report
- Water tank notes clearly noted on the drawings for endorsement by council planners.
- Commitment for a thorough commissioning program to be undertaken to ensure that systems are effectively and efficiently operating.
- Ensure that the ESD in this report will be incorporated in the project and services documentation for building permit stage.
- Contractor or builder to have a valid Environmental Management System.

The above report is to assist the above project to meet the required ESD requirements.

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# BESS Report

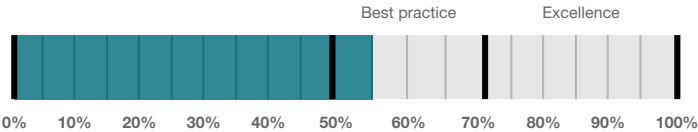
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 2 Hayle Ct Craigieburn Victoria 3064. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

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

### Your BESS Score



54%

### Project details

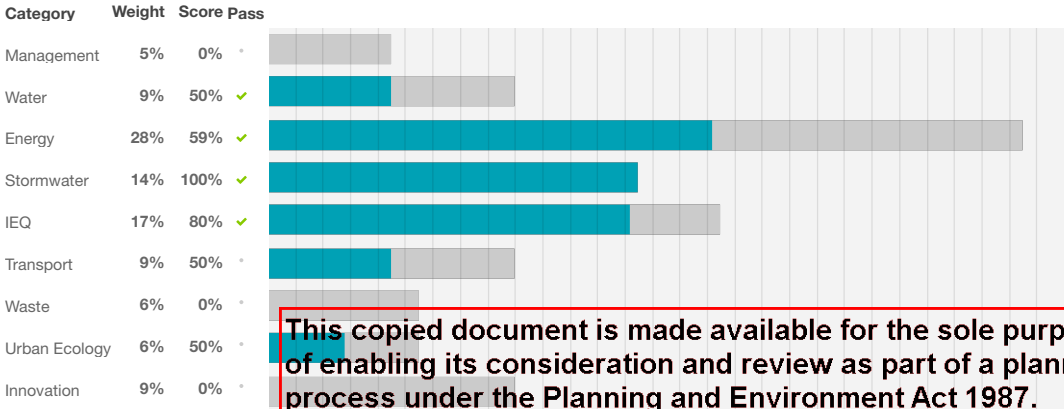
Address 2 Hayle Ct Craigieburn Victoria 3064  
Project no 55577154-R1  
BESS Version BESS-7

Site type Multi dwelling (dual occupancy, townhouse, villa unit etc)  
Account [REDACTED]  
Application no. P25518  
Site area 225.00 m²  
Building floor area 187.00 m²  
Date 14 February 2024  
Software version 1.8.1-B.407



### Performance by category

● Your development ● Maximum available



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Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Townhouse 1	1	187 m²	100%
Total	1	187 m²	100%

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Energy 3.4	Location of clothes line (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)		-
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)		-
IEQ 3.3	North-facing living areas		-
Transport 1.1	Location of residential bicycle parking spaces		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.5	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 2.2	A list of dwellings with natural cross flow ventilation		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north		-

Credit summary

Management Overall contribution 4.5%

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

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Water Overall contribution 9.0%

		Minimum required 50%	50%	✓ Pass
1.1 Potable Water Use Reduction			60%	
3.1 Water Efficient Landscaping			0%	

Energy Overall contribution 27.5%

		Minimum required 50%	59%	✓ Pass
1.2 Thermal Performance Rating - Residential			50%	
2.1 Greenhouse Gas Emissions			100%	
2.2 Peak Demand			0%	
2.3 Electricity Consumption			100%	
2.4 Gas Consumption			100%	
2.5 Wood Consumption			N/A	✦ Scoped Out
No wood heating system present				
2.6 Electrification			0%	⊘ Disabled
Credit is available when the energy supply is set to all-electric (no gas or wood).				
3.2 Hot Water			100%	
3.3 External Lighting			100%	
3.4 Clothes Drying			100%	
3.5 Internal Lighting - Houses and Townhouses			100%	
4.4 Renewable Energy Systems - Other			0%	⊘ Disabled
No other (non-solar PV) renewable energy is in use.				
4.5 Solar PV - Houses and Townhouses			0%	⊘ Disabled
No solar PV renewable energy is in use.				

Stormwater Overall contribution 13.5%

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

IEQ Overall contribution 16.5%

		Minimum required 50%	80%	✓ Pass
2.2 Cross Flow Ventilation			100%	
3.1 Thermal comfort - Double Glazing			100%	
3.2 Thermal Comfort - External Shading			0%	
3.3 Thermal Comfort - Orientation			0%	

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Transport Overall contribution 9.0%

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

Waste Overall contribution 5.5%

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

Urban Ecology Overall contribution 5.5%

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

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

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Credit breakdown

Management Overall contribution 0%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Townhouse	No	
4.1 Building Users Guide		0%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	No	

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**Water** Overall contribution 4% Minimum required 50%

<b>Water Approach</b>	
What approach do you want to use for Water?:	Use the built in calculation tools
<b>Project Water Profile Question</b>	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
<b>Water fixtures, fittings and connections</b>	
Showerhead:	3 Star WELS (>= 7.5 but <= 9.0) (minimum requirement)
Bath:	Scope out
Kitchen Taps:	>= 5 Star WELS rating
Bathroom Taps:	>= 5 Star WELS rating
Dishwashers:	>= 3 Star WELS rating
WC:	>= 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	Proposed Dwelling RWT
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	Yes
Non-potable water source connected to Hot Water System:	No
<b>Rainwater Tank</b>	
What is the total roof area connected to the rainwater tank?: Proposed Dwelling RWT	138 m <sup>2</sup>
Tank Size: Proposed Dwelling RWT	2,200 Litres
Irrigation area connected to tank: Proposed Dwelling RWT	-
Is connected irrigation area a water efficient garden?: Proposed Dwelling RWT	No
Other external water demand connected to tank?: Proposed Dwelling RWT	-

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<b>1.1 Potable Water Use Reduction</b>		60%
Score Contribution	This credit contributes 83.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	199 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	173 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	118 kL	
Output	% Reduction in Potable Water Consumption	
Project	40 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Often	
Output	Opportunity for additional rainwater connection	
Project	43 kL	
<b>3.1 Water Efficient Landscaping</b>		0%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	No	



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**Energy** Overall contribution 16% Minimum required 50%

<b>Dwellings Energy Approach</b>	
What approach do you want to use for Energy?:	Use the built in calculation tools
<b>Project Energy Profile Question</b>	
Are you installing any solar photovoltaic (PV) system(s)?:	No
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	Electricity & Natural Gas
<b>Dwelling Energy Profile</b>	
Below the floor is:	Ground or Carpark
Above the ceiling is:	Outside
Exposed sides:	4
NatHERS Annual Energy Loads - Heat:	75.0 MJ/sqm
NatHERS Annual Energy Loads - Cool:	10.5 MJ/sqm
NatHERS star rating:	7.0
Type of Heating System:	Reverse cycle space
Heating System Efficiency:	3 Star
Type of Cooling System:	Refrigerative space
Cooling System Efficiency:	3 Stars
Type of Hot Water System:	Gas Instantaneous 6 star
% Contribution from solar hot water system:	-
Clothes Line:	Private outdoor clothesline
Clothes Dryer:	No clothes dryer
<b>1.2 Thermal Performance Rating - Residential</b> 50%	
Score Contribution	This credit contributes 27.3% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Townhouse	7.0 Stars
<b>2.1 Greenhouse Gas Emissions</b> 100%	
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	8,728 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	2,719 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	68 %

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<b>2.2 Peak Demand</b>		0%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?	
Output	Peak Thermal Cooling Load - Baseline	
Townhouse	12.9 kW	
Output	Peak Thermal Cooling Load - Proposed	
Townhouse	12.5 kW	
Output	Peak Thermal Cooling Load - % Reduction	
Townhouse	3 %	
<b>2.3 Electricity Consumption</b>		100%
Score Contribution	This credit contributes 9.1% towards the category score.	
Criteria	What is the % reduction in annual electricity consumption against the benchmark?	
Output	Reference	
Townhouse	7,639 kWh	
Output	Proposed	
Townhouse	1,964 kWh	
Output	Improvement	
Townhouse	74 %	
<b>2.4 Gas Consumption</b>		100%
Score Contribution	This credit contributes 9.1% towards the category score.	
Criteria	What is the % reduction in annual gas consumption against the benchmark?	
Output	Reference	
Townhouse	18,212 MJ	
Output	Proposed	
Townhouse	13,925 MJ	
Output	Improvement	
Townhouse	23 %	
<b>2.5 Wood Consumption</b>		N/A  Scoped Out
This credit was scoped out	No wood heating system present	
<b>2.6 Electrification</b>		0%  Disabled
This credit is disabled	Credit is available when the energy supply is set to all-electric (no gas or wood).	

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<b>3.2 Hot Water</b>		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?	
Output	Reference	
Townhouse	18,212 MJ	
Output	Proposed	
Townhouse	14,094 MJ	
Output	Improvement	
Townhouse	22 %	
<b>3.3 External Lighting</b>		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	Is the external lighting controlled by a motion detector?	
Question	Criteria Achieved ?	
Townhouse	Yes	
<b>3.4 Clothes Drying</b>		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?	
Output	Reference	
Townhouse	738 kWh	
Output	Proposed	
Townhouse	148 kWh	
Output	Improvement	
Townhouse	80 %	
<b>3.5 Internal Lighting - Houses and Townhouses</b>		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?	
Question	Criteria Achieved?	
Townhouse	Yes	
<b>4.4 Renewable Energy Systems - Other</b>		0% <input type="radio"/> Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.	
<b>4.5 Solar PV - Houses and Townhouses</b>		0% <input type="radio"/> Disabled
This credit is disabled	No solar PV renewable energy is in use.	

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**Stormwater** Overall contribution 14% Minimum required 100%


Which stormwater modelling are you using?:		Melbourne Water STORM tool
<b>1.1 Stormwater Treatment</b>		100%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	STORM score achieved	
Project	100	
Output	Min STORM Score	
Project	100	

**IEQ** Overall contribution 13% Minimum required 50%

<b>2.2 Cross Flow Ventilation</b>		100%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?	
Question	Criteria Achieved ?	
Townhouse	Yes	
<b>3.1 Thermal comfort - Double Glazing</b>		100%
Score Contribution	This credit contributes 40.0% towards the category score.	
Criteria	Is double glazing (or better) used to all habitable areas?	
Question	Criteria Achieved ?	
Townhouse	Yes	
<b>3.2 Thermal Comfort - External Shading</b>		0%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Is appropriate external shading provided to east, west and north facing glazing?	
Question	Criteria Achieved ?	
Townhouse	No	
<b>3.3 Thermal Comfort - Orientation</b>		100%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Are at least 50% of living areas orientated to the north?	
Question	Criteria Achieved ?	
Townhouse	Yes	

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**Transport** Overall contribution 4%

<b>1.1 Bicycle Parking - Residential</b>		100%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?	
Question	Bicycle Spaces Provided ?	
Townhouse	1	
Output	Min Bicycle Spaces Required	
Townhouse	1	
<b>1.2 Bicycle Parking - Residential Visitor</b>		N/A  Scoped Out
This credit was scoped out	Not enough dwellings.	
<b>2.1 Electric Vehicle Infrastructure</b>		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	No	

**Waste** Overall contribution 0%

<b>1.1 - Construction Waste - Building Re-Use</b>		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
<b>2.1 - Operational Waste - Food &amp; Garden Waste</b>		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	

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**Urban Ecology** Overall contribution 3%

<b>2.1 Vegetation</b>	100%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	39 %
<b>2.2 Green Roofs</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
<b>2.3 Green Walls and Facades</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
<b>2.4 Private Open Space - Balcony / Courtyard Ecology</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?
Question	Criteria Achieved ?
Townhouse	No
<b>3.1 Food Production - Residential</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	-
Output	Min Food Production Area
Townhouse	1 m²

**Innovation** Overall contribution 0%

<b>1.1 Innovation</b>	0%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

**Disclaimer**

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