

Office Use Only

Application No.:

Application for Planning Permit

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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.: 11	St. Name: SEYMOUR ST
Suburb/Locality: BROADMEADOWS		Postcode: 3047

Formal Land Description *

Complete either A or B.

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

A Lot No.: **172** ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: **059117**

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](#)

Select the focus of this application and describe below:

PROPOSED 3 UNIT DEVELOPMENT

📎 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 **\$990,000**

⚠ 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 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 DWELLINGS

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

Title Information

⑤ Encumbrances on title *

If you need help about the title, read:

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

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



Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)



No



Not applicable (no such encumbrance applies).



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

Applicant and Owner Details

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


Applicant *

The person who wants the permit.

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 *

Contact person's details *

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

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 ☐

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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

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 of 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?

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Checklist

- 9 Have you:

- ☒ Filled in the form completely?
- ☐ Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
-  Provided all necessary supporting information and documents?
 - ☒ A full, current copy of title information for each individual parcel of land forming the subject site
 - ☒ A plan of existing conditions.
 - ☒ Plans showing the layout and details of the proposal
 - ☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 - ☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
 - ☐ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.
- ☒ Completed the relevant Council planning permit checklist?
- ☒ Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

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

Print Form

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

Save Form:

Save Form To 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.

**REGISTER SEARCH STATEMENT (Title Search) under Planning and Environment Act 1987.
Land Act 1958**

VOLUME 08728 FOLIO 982

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Security no : 124110920088Q

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LAND DESCRIPTION

Lot 172 on Plan of Subdivision 059117.
PARENT TITLE Volume 08644 Folio 850
Created by instrument A930970 26/06/1968

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP059117 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: 11 SEYMOUR STREET BROADMEADOWS VIC 3047

DOCUMENT END

Imaged Document Cover Sheet

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PLAN OF SUBDIVISION OF
PARTS OF CROWN ALLOTMENT
A AND PORTION B SECTION 11
AND PART OF CROWN PORTION 10
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE

VOL. 8644 FOL. 850

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

NOTE: The land coloured blue is set aside for drainage sewerage and gas supply purposes and is six feet wide except where otherwise shown
The land coloured green is encumbered vide relative Certificates of Title.

Lots 199 to 215 both inclusive in the names of registered proprietors other than the Housing Commission are included in this plan pursuant to Section 23 of Act 8275.

Barmanoff
ASSISTANT REGISTRAR OF TITLES

E-3 = EASEMENT FOR DRAINAGE CREATED VIDE

INSTRUMENT AK875907F IN FAVOUR OF HUME CITY COUNCIL

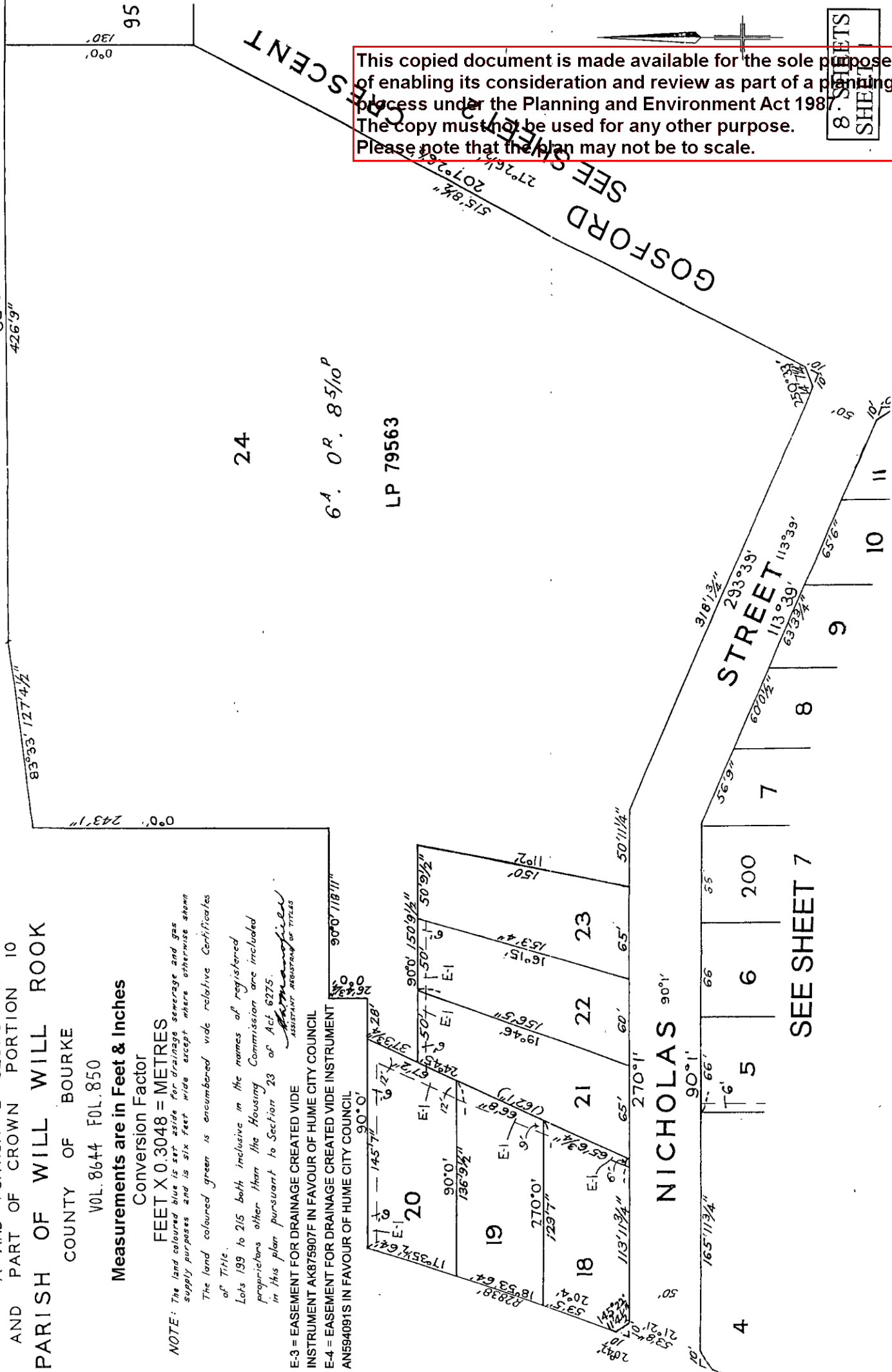
E-4 = EASEMENT FOR DRAINAGE CREATED VIDE INSTRUMENT

AN594091S IN FAVOUR OF HUME CITY COUNCIL

COLOUR CONVERSION
E-1 = BLUE
E-2 = GREEN

LODDON CRESCENT AMENDED
TO GOSFORD CRESCENT
VIDE ED'S REPORT

LP59117
EDITION 3
APPROVED 22/4/68



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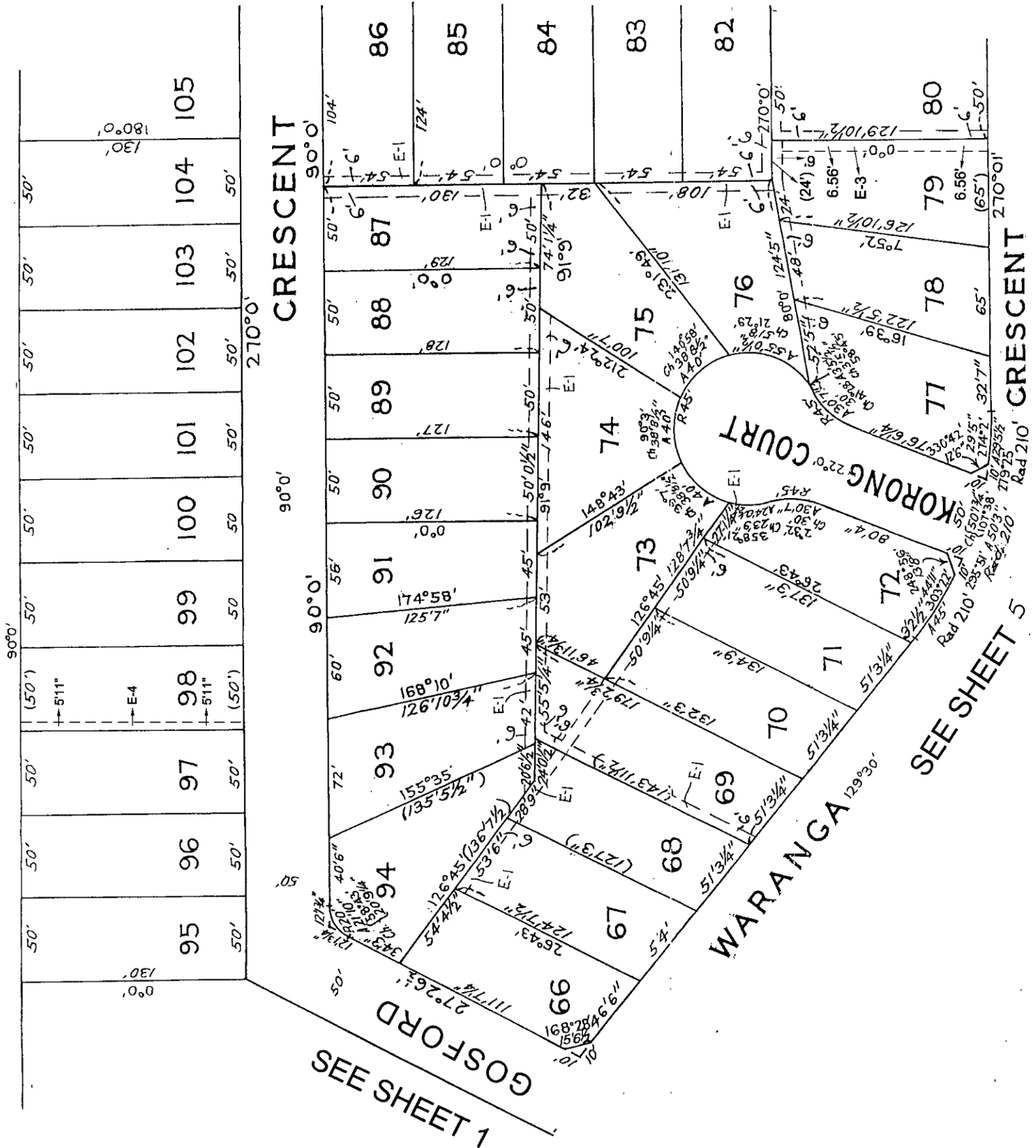
8. STREETS
SHEET 1

SEE SHEET 7

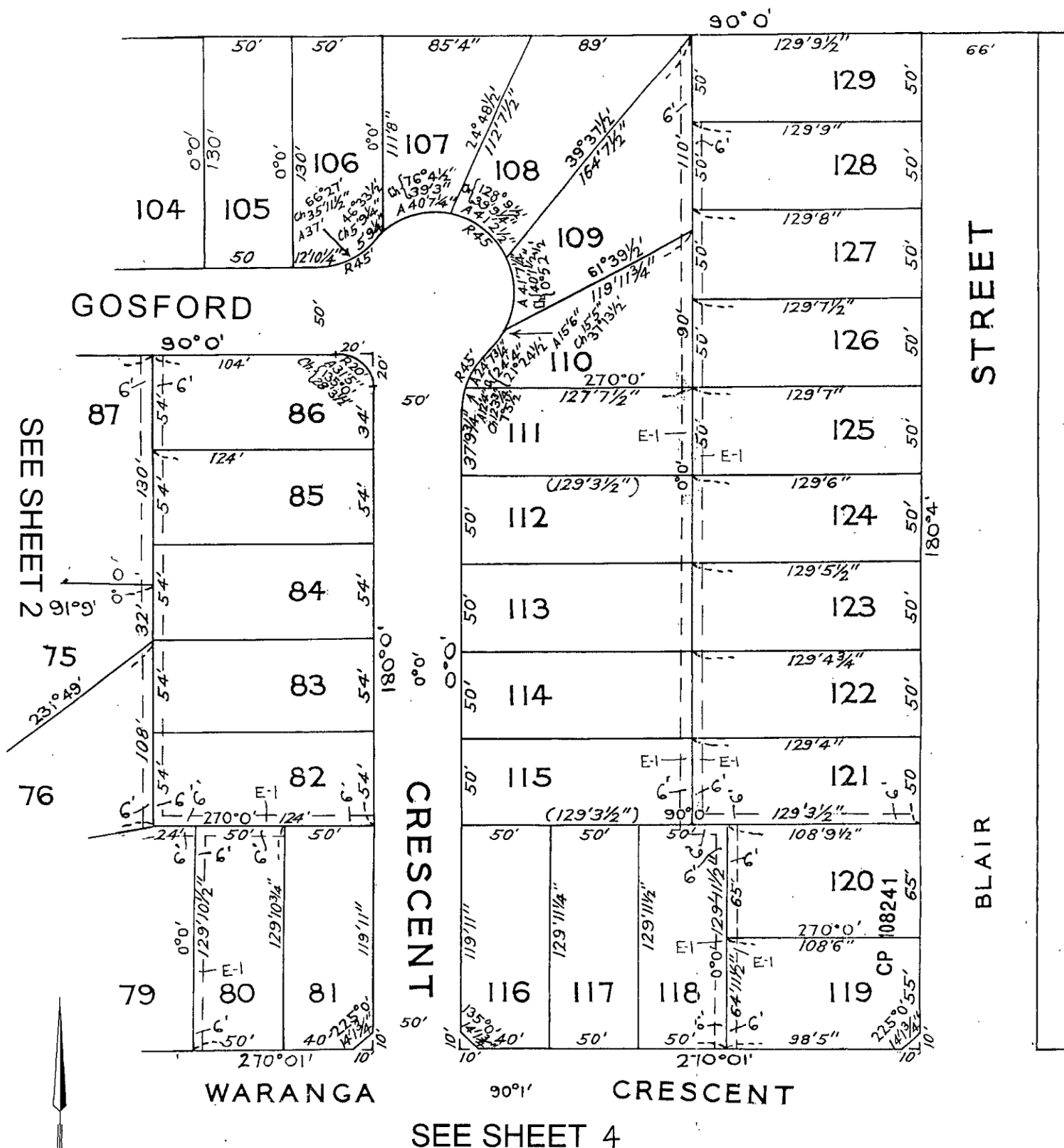
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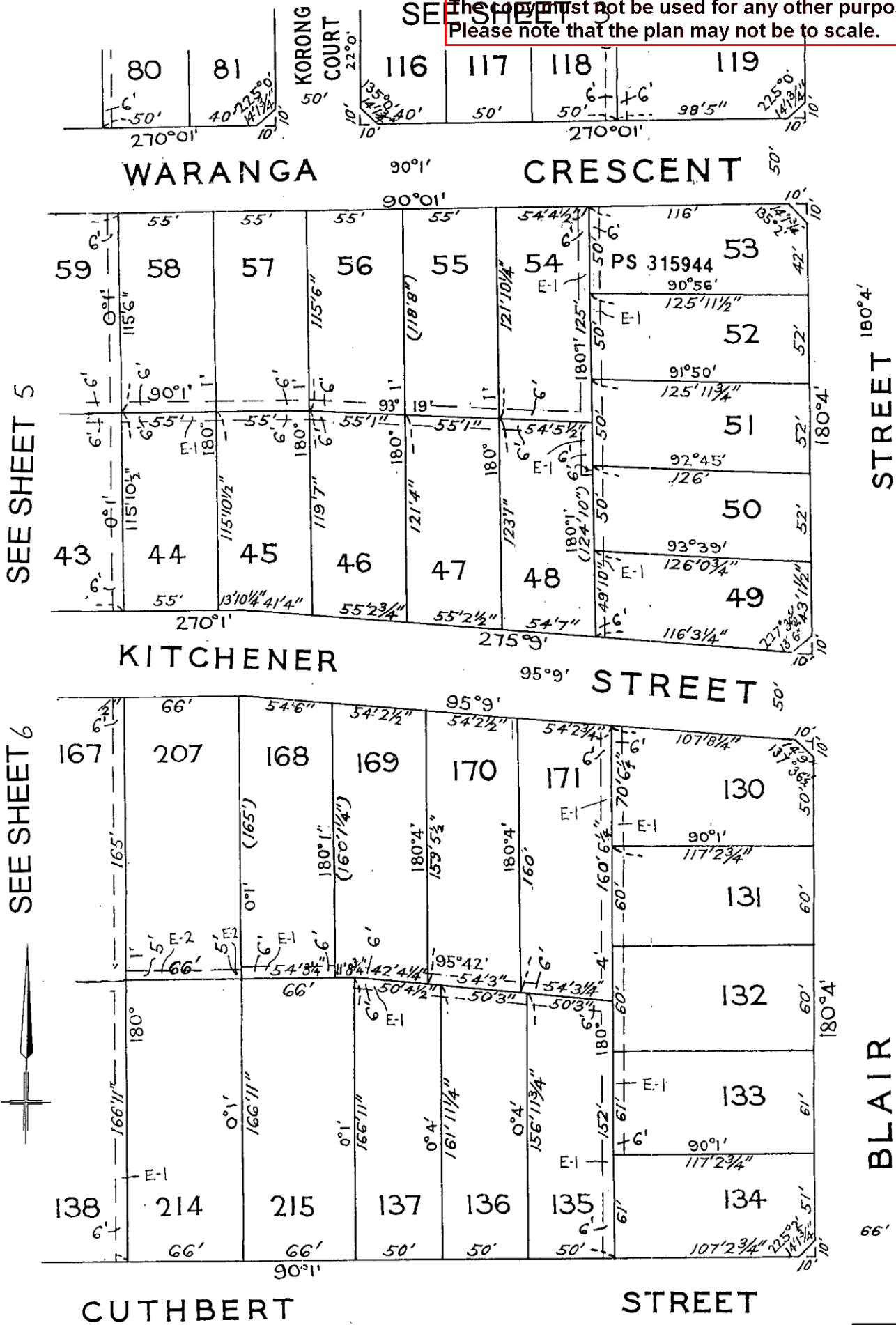
8 SHEETS
SHEET 2



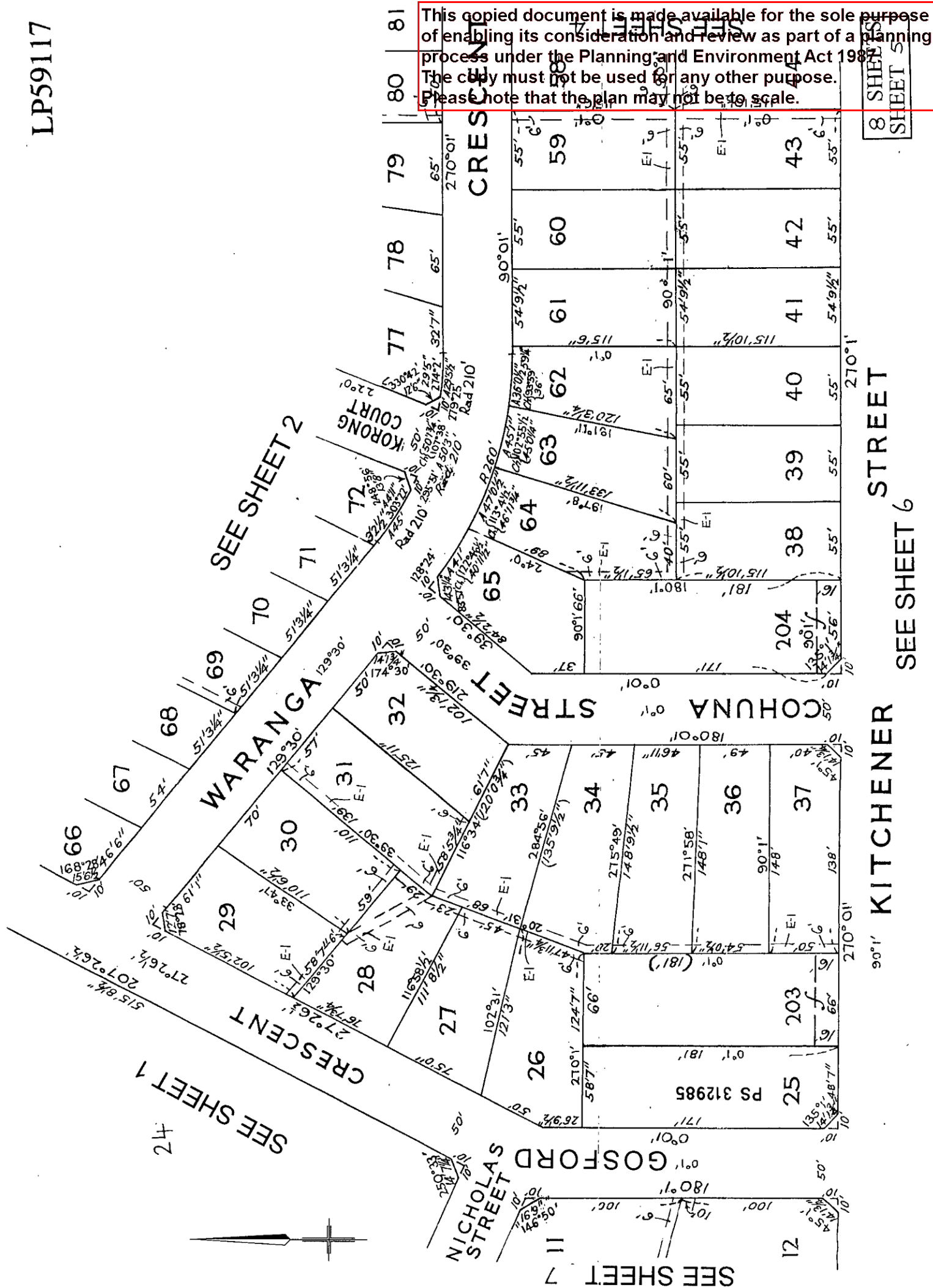
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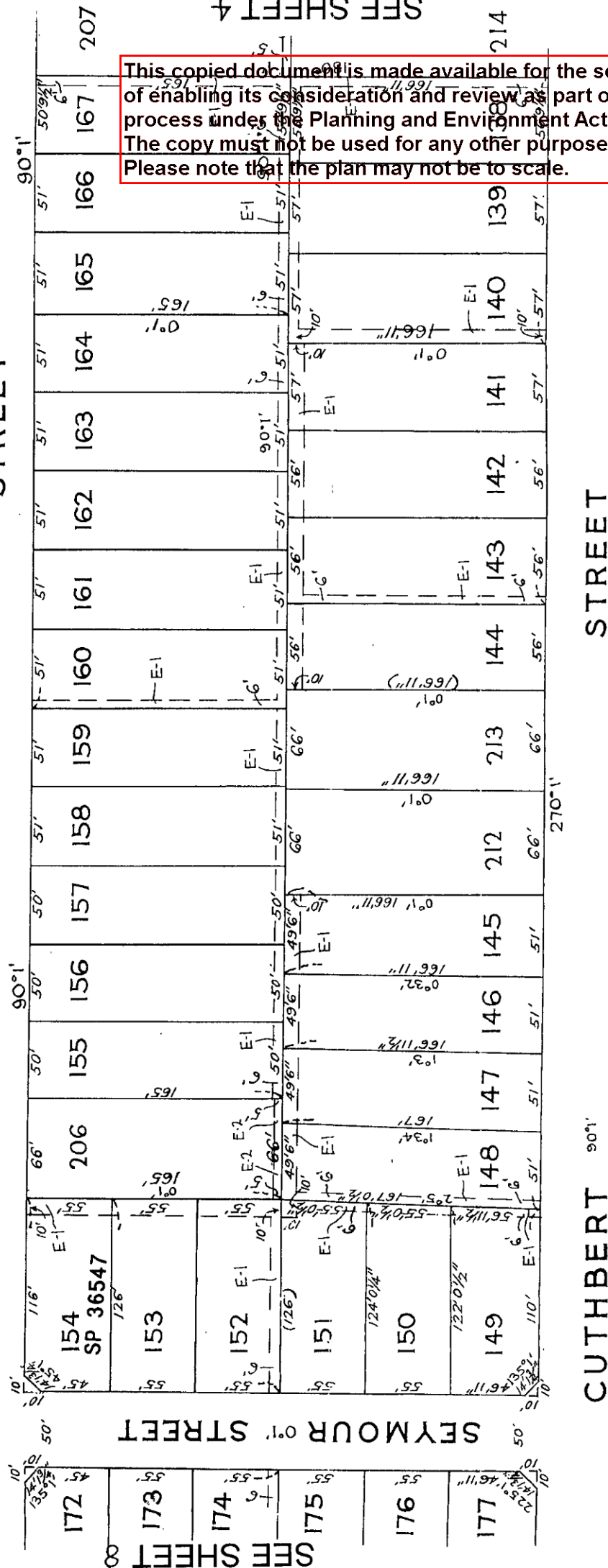
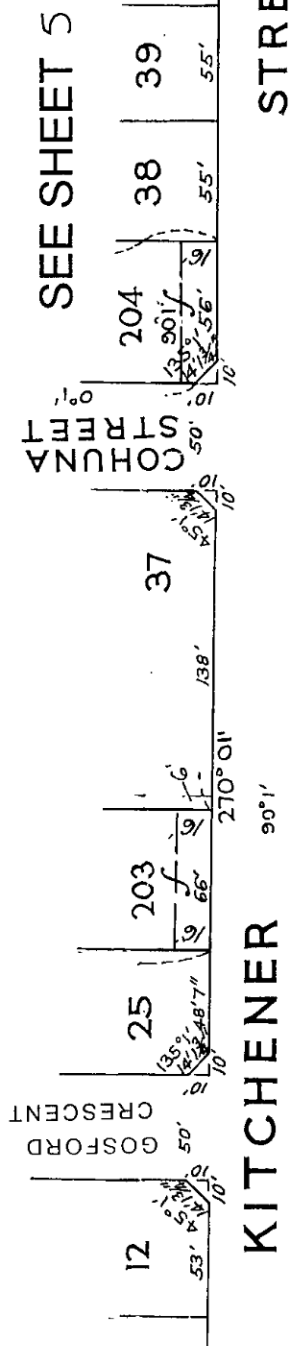
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LP59117



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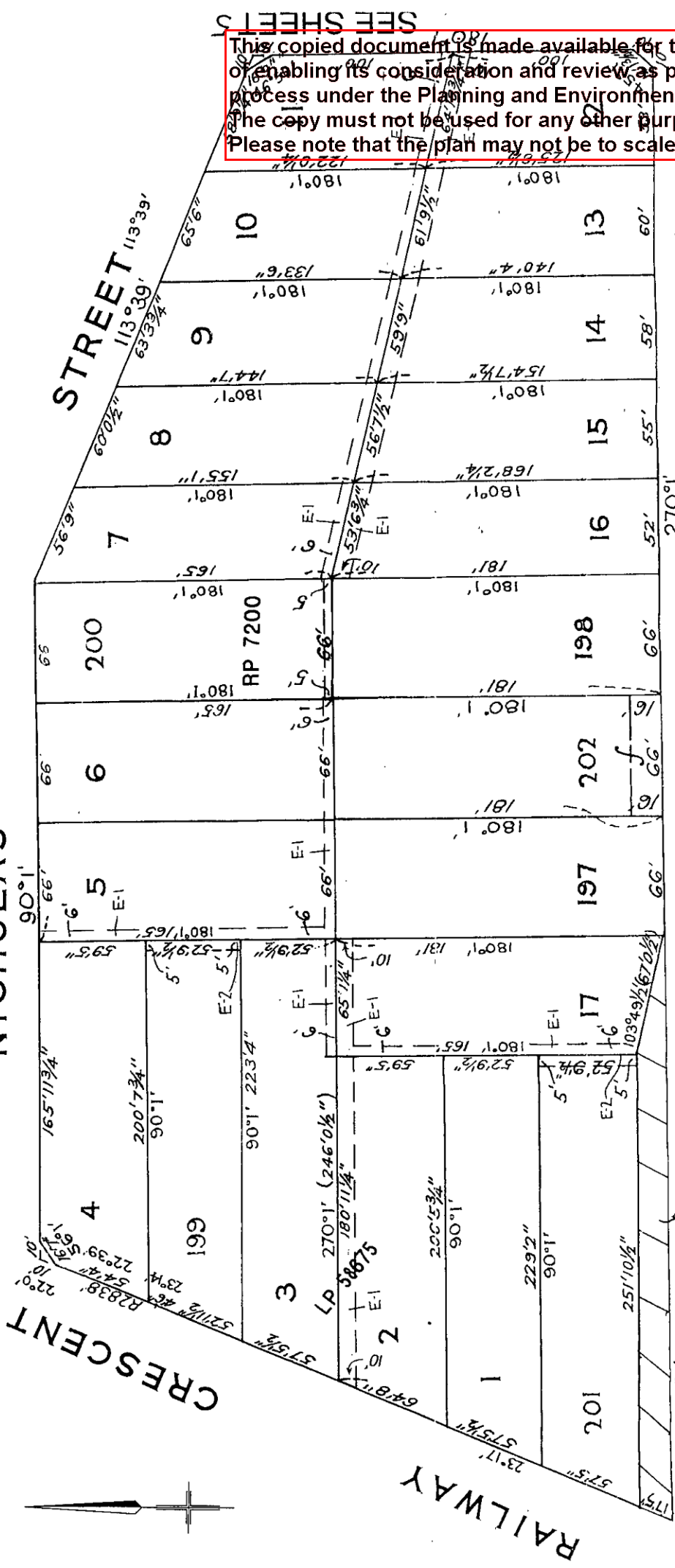
8 SHEETS
SHEET 6

LP59117

ROAD SHOWN
HATCHED IS
VIDE ACIN L&P 1822
DISCONTINUED
Assistant Registrar of Titles

SEE SHEET 1

NICHOLAS 90°1'



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8 SHEET 8
SHEET 7

STREET

SEE SHEET 8

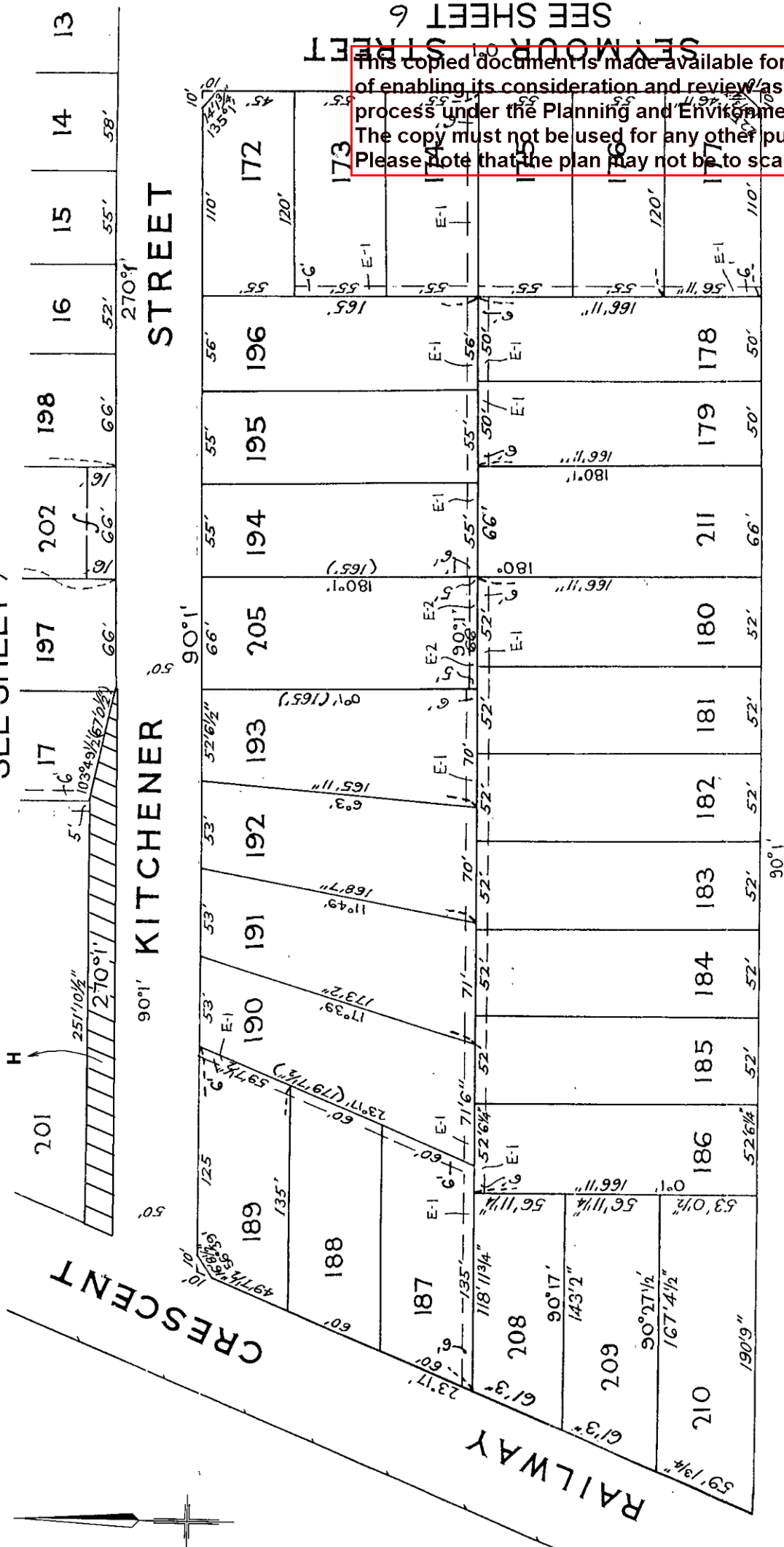
KITCHENER

RAILWAY

CRESCENT

LP59117

SEE SHEET 7



CUTHBERT

STREET

STREET

STREET

8 SHEETS
SHEET 8

RECORD OF HAVING
RE-ESTABLISHED A CADASTRAL BOUNDARY

SURVEYING (CADASTRAL SURVEYS) REGULATIONS 2015 -
- SCHEDULE 4, REGULATION 16

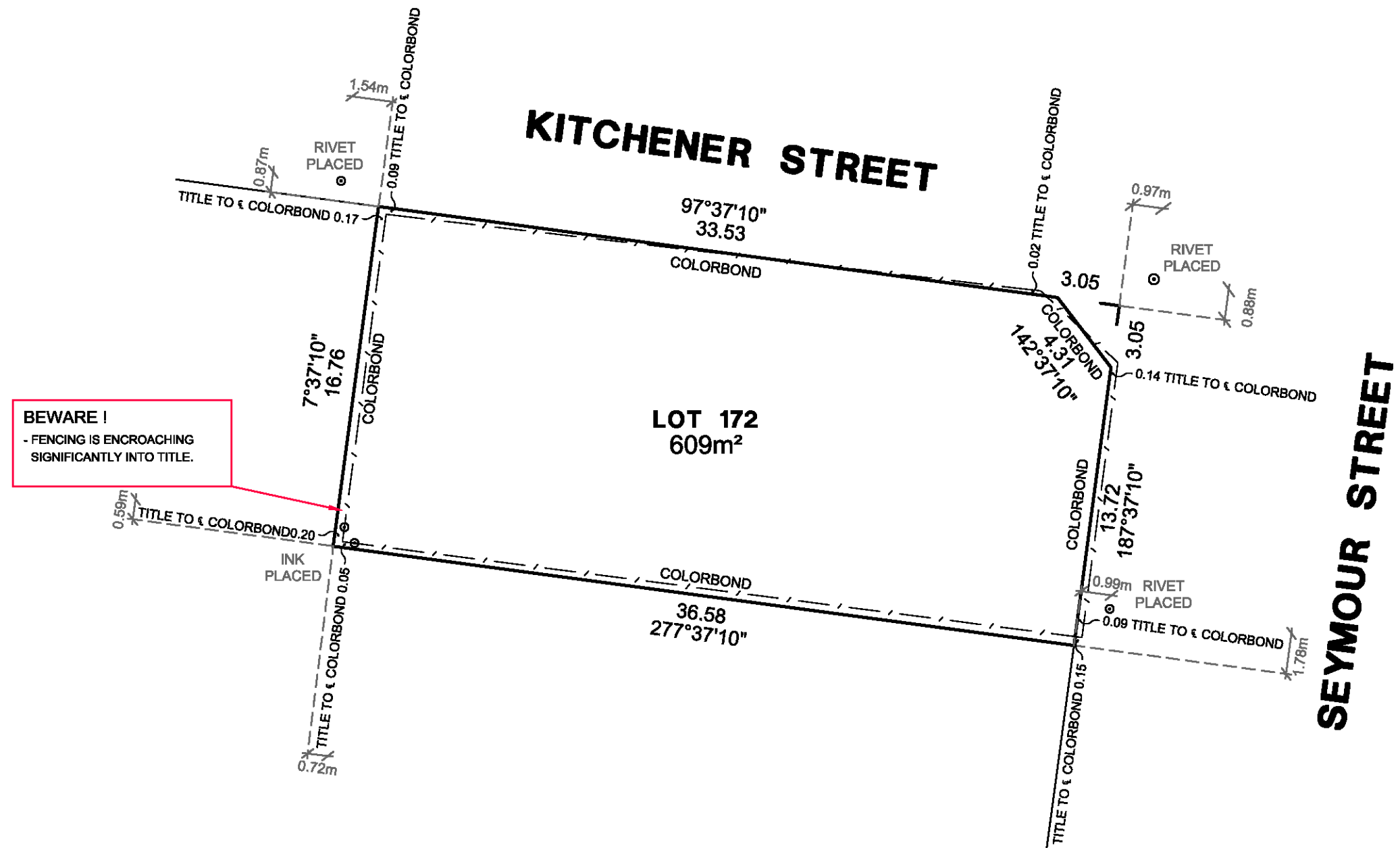
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LOCATION OF LAND

Property Address: 11 SEYMOUR STREET
BROADMEADOWS, 3047

Lot Description: LOT 172 ON LP 59117

Title Description: VOL. 8728 FOL. 982



IMPORTANT NOTE:
- PLEASE NOTE FOR ANY FENCING OR BUILDINGS ENCROACHING ONTO THE
SUBJECT SITE, THE ADJOINING LAND OWNER(S) MAY HAVE RIGHTS OF
POSSESSION. AS THIS LAND MAY NOT BE RECOVERABLE IT IS RECOMMENDED
THAT NO DESIGN BE MADE BEYOND THIS POINT UNTIL A RESOLUTION IS REACHED
WITH THE ADJOINING OWNER.

Connections to Reference marks and offsets to occupation are not shown to scale.

ORIGINAL SHEET SIZE: A3		CERTIFICATION BY SURVEYOR		SHEET 1 of 1	
SCALE 1:250	<div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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PHOTO No.1



PHOTO No.2



PHOTO No.3

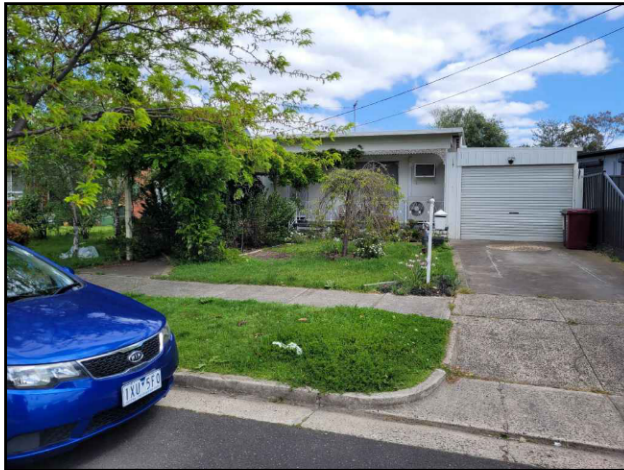


PHOTO No.4



PHOTO No.5

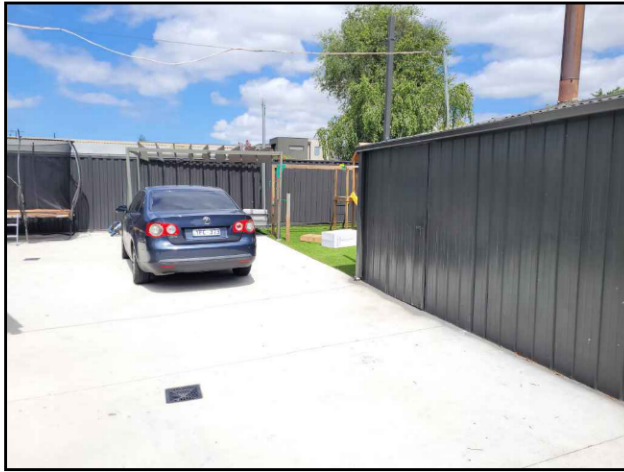


PHOTO No.6



PHOTO No.7



PHOTO No.8

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	T.B.M.		TREE (TRUNK & SPREAD) DENOTES TREE APPROXIMATELY 8 METRES HIGH		STAYWIRE
	ELECTRICITY POLE		TELSTRA PIT		GAS METER
	WATER STOP VALVE		FIRE HYDRANT		WATER METER
	HABITABLE WINDOW		WINDOW (NON-HABITABLE)		
	GROUND FLOOR		FIRST FLOOR		SECOND FLOOR
	THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR
	SIXTH FLOOR		SEVENTH FLOOR		EIGHTH FLOOR
	NINTH FLOOR		TENTH FLOOR		ELEVENTH FLOOR
	TWELTH FLOOR		THIRTEENTH FLOOR		FOURTEENTH FLOOR
	FIFTEENTH FLOOR		SIXTEENTH FLOOR		SEVENTEENTH FLOOR
	EIGHTEENTH FLOOR		NINETEENTH FLOOR		TWENTIETH FLOOR
	TWENTY-FIRST FLOOR		TWENTY-SECOND FLOOR		TWENTY-THIRD FLOOR
	TWENTY-FOURTH FLOOR		TWENTY-FIFTH FLOOR		TWENTY-SIXTH FLOOR
	TWENTY-SEVENTH FLOOR		TWENTY-EIGHTH FLOOR		TWENTY-NINTH FLOOR
	THIRTIETH FLOOR		THIRTY-FIRST FLOOR		THIRTY-SECOND FLOOR
	THIRTY-THIRD FLOOR		THIRTY-FOURTH FLOOR		THIRTY-FIFTH FLOOR
	THIRTY-SIXTH FLOOR		THIRTY-SEVENTH FLOOR		THIRTY-EIGHTH FLOOR
	THIRTY-NINTH FLOOR		FORTIETH FLOOR		FORTY-FIRST FLOOR
	FORTY-SECOND FLOOR		FORTY-THIRD FLOOR		FORTY-FOURTH FLOOR
	FORTY-FIFTH FLOOR		FORTY-SIXTH FLOOR		FORTY-SEVENTH FLOOR
	FORTY-EIGHTH FLOOR		FORTY-NINTH FLOOR		FIFTIETH FLOOR
	FIFTY-FIRST FLOOR		FIFTY-SECOND FLOOR		FIFTY-THIRD FLOOR
	FIFTY-FOURTH FLOOR		FIFTY-FIFTH FLOOR		FIFTY-SIXTH FLOOR
	FIFTY-SEVENTH FLOOR		FIFTY-EIGHTH FLOOR		FIFTY-NINTH FLOOR
	SIXTIETH FLOOR		SIXTY-FIRST FLOOR		SIXTY-SECOND FLOOR
	SIXTY-THIRD FLOOR		SIXTY-FOURTH FLOOR		SIXTY-FIFTH FLOOR
	SIXTY-SIXTH FLOOR		SIXTY-SEVENTH FLOOR		SIXTY-EIGHTH FLOOR
	SIXTY-NINTH FLOOR		SEVENTIETH FLOOR		SEVENTY-FIRST FLOOR
	SEVENTY-SECOND FLOOR		SEVENTY-THIRD FLOOR		SEVENTY-FOURTH FLOOR
	SEVENTY-FIFTH FLOOR		SEVENTY-SIXTH FLOOR		SEVENTY-SEVENTH FLOOR
	SEVENTY-EIGHTH FLOOR		SEVENTY-NINTH FLOOR		EIGHTIETH FLOOR
	EIGHTY-FIRST FLOOR		EIGHTY-SECOND FLOOR		EIGHTY-THIRD FLOOR
	EIGHTY-FOURTH FLOOR		EIGHTY-FIFTH FLOOR		EIGHTY-SIXTH FLOOR
	EIGHTY-SEVENTH FLOOR		EIGHTY-EIGHTH FLOOR		EIGHTY-NINTH FLOOR
	NINETIETH FLOOR		NINETY-FIRST FLOOR		NINETY-SECOND FLOOR
	NINETY-THIRD FLOOR		NINETY-FOURTH FLOOR		NINETY-FIFTH FLOOR
	NINETY-SIXTH FLOOR		NINETY-SEVENTH FLOOR		NINETY-EIGHTH FLOOR
	NINETY-NINTH FLOOR		ONE HUNDRED FLOOR		ONE HUNDRED AND ONE FLOOR
	ONE HUNDRED AND TWO FLOOR		ONE HUNDRED AND THREE FLOOR		ONE HUNDRED AND FOUR FLOOR
	ONE HUNDRED AND FIVE FLOOR		ONE HUNDRED AND SIX FLOOR		ONE HUNDRED AND SEVEN FLOOR
	ONE HUNDRED AND EIGHT FLOOR		ONE HUNDRED AND NINE FLOOR		ONE HUNDRED AND TEN FLOOR
	ONE HUNDRED AND ELEVEN FLOOR		ONE HUNDRED AND TWELVE FLOOR		ONE HUNDRED AND THIRTEEN FLOOR
	ONE HUNDRED AND FOURTEEN FLOOR		ONE HUNDRED AND FIFTEEN FLOOR		ONE HUNDRED AND SIXTEEN FLOOR
	ONE HUNDRED AND SEVENTEEN FLOOR		ONE HUNDRED AND EIGHTEEN FLOOR		ONE HUNDRED AND NINETEEN FLOOR
	ONE HUNDRED AND TWENTY FLOOR		ONE HUNDRED AND TWENTY-FIRST FLOOR		ONE HUNDRED AND TWENTY-SECOND FLOOR
	ONE HUNDRED AND TWENTY-THIRD FLOOR		ONE HUNDRED AND TWENTY-FOURTH FLOOR		ONE HUNDRED AND TWENTY-FIFTH FLOOR
	ONE HUNDRED AND TWENTY-SIXTH FLOOR		ONE HUNDRED AND TWENTY-SEVENTH FLOOR		ONE HUNDRED AND TWENTY-EIGHTH FLOOR
	ONE HUNDRED AND TWENTY-NINTH FLOOR		ONE HUNDRED AND THIRTIETH FLOOR		ONE HUNDRED AND THIRTY-FIRST FLOOR
	ONE HUNDRED AND THIRTY-SECOND FLOOR		ONE HUNDRED AND THIRTY-THIRD FLOOR		ONE HUNDRED AND THIRTY-FOURTH FLOOR
	ONE HUNDRED AND THIRTY-FIFTH FLOOR		ONE HUNDRED AND THIRTY-SIXTH FLOOR		ONE HUNDRED AND THIRTY-SEVENTH FLOOR
	ONE HUNDRED AND THIRTY-EIGHTH FLOOR		ONE HUNDRED AND THIRTY-NINTH FLOOR		ONE HUNDRED AND FORTIETH FLOOR
	ONE HUNDRED AND FORTY-FIRST FLOOR		ONE HUNDRED AND FORTY-SECOND FLOOR		ONE HUNDRED AND FORTY-THIRD FLOOR
	ONE HUNDRED AND FORTY-FOURTH FLOOR		ONE HUNDRED AND FORTY-FIFTH FLOOR		ONE HUNDRED AND FORTY-SIXTH FLOOR
	ONE HUNDRED AND FORTY-SEVENTH FLOOR		ONE HUNDRED AND FORTY-EIGHTH FLOOR		ONE HUNDRED AND FORTY-NINTH FLOOR
	ONE HUNDRED AND FIFTIETH FLOOR		ONE HUNDRED AND FIFTY-FIRST FLOOR		ONE HUNDRED AND FIFTY-SECOND FLOOR
	ONE HUNDRED AND FIFTY-THIRD FLOOR		ONE HUNDRED AND FIFTY-FOURTH FLOOR		ONE HUNDRED AND FIFTY-FIFTH FLOOR
	ONE HUNDRED AND FIFTY-SIXTH FLOOR		ONE HUNDRED AND FIFTY-SEVENTH FLOOR		ONE HUNDRED AND FIFTY-EIGHTH FLOOR
	ONE HUNDRED AND FIFTY-NINTH FLOOR		ONE HUNDRED AND SIXTIETH FLOOR		ONE HUNDRED AND SIXTY-FIRST FLOOR
	ONE HUNDRED AND SIXTY-SECOND FLOOR		ONE HUNDRED AND SIXTY-THIRD FLOOR		ONE HUNDRED AND SIXTY-FOURTH FLOOR
	ONE HUNDRED AND SIXTY-FIFTH FLOOR		ONE HUNDRED AND SIXTY-SIXTH FLOOR		ONE HUNDRED AND SIXTY-SEVENTH FLOOR
	ONE HUNDRED AND SIXTY-EIGHTH FLOOR		ONE HUNDRED AND SIXTY-NINTH FLOOR		ONE HUNDRED AND SEVENTIETH FLOOR
	ONE HUNDRED AND SEVENTY-FIRST FLOOR		ONE HUNDRED AND SEVENTY-SECOND FLOOR		ONE HUNDRED AND SEVENTY-THIRD FLOOR
	ONE HUNDRED AND SEVENTY-FOURTH FLOOR		ONE HUNDRED AND SEVENTY-FIFTH FLOOR		ONE HUNDRED AND SEVENTY-SIXTH FLOOR
	ONE HUNDRED AND SEVENTY-SEVENTH FLOOR		ONE HUNDRED AND SEVENTY-EIGHTH FLOOR		ONE HUNDRED AND SEVENTY-NINTH FLOOR
	ONE HUNDRED AND EIGHTIETH FLOOR		ONE HUNDRED AND EIGHTY-FIRST FLOOR		ONE HUNDRED AND EIGHTY-SECOND FLOOR
	ONE HUNDRED AND EIGHTY-THIRD FLOOR		ONE HUNDRED AND EIGHTY-FOURTH FLOOR		ONE HUNDRED AND EIGHTY-FIFTH FLOOR
	ONE HUNDRED AND EIGHTY-SIXTH FLOOR		ONE HUNDRED AND EIGHTY-SEVENTH FLOOR		ONE HUNDRED AND EIGHTY-EIGHTH FLOOR
	ONE HUNDRED AND EIGHTY-NINTH FLOOR		ONE HUNDRED AND NINETIETH FLOOR		ONE HUNDRED AND NINETY-FIRST FLOOR
	ONE HUNDRED AND NINETY-SECOND FLOOR		ONE HUNDRED AND NINETY-THIRD FLOOR		ONE HUNDRED AND NINETY-FOURTH FLOOR
	ONE HUNDRED AND NINETY-FIFTH FLOOR		ONE HUNDRED AND NINETY-SIXTH FLOOR		ONE HUNDRED AND NINETY-SEVENTH FLOOR
	ONE HUNDRED AND NINETY-EIGHTH FLOOR		ONE HUNDRED AND NINETY-NINTH FLOOR		TWO HUNDRED FLOOR
	TWO HUNDRED AND ONE FLOOR		TWO HUNDRED AND TWO FLOOR		TWO HUNDRED AND THREE FLOOR
	TWO HUNDRED AND FOUR FLOOR		TWO HUNDRED AND FIVE FLOOR		TWO HUNDRED AND SIX FLOOR
	TWO HUNDRED AND SEVEN FLOOR		TWO HUNDRED AND EIGHT FLOOR		TWO HUNDRED AND NINE FLOOR
	TWO HUNDRED AND TEN FLOOR		TWO HUNDRED AND ELEVEN FLOOR		TWO HUNDRED AND TWELVE FLOOR
	TWO HUNDRED AND THIRTEEN FLOOR		TWO HUNDRED AND FOURTEEN FLOOR		TWO HUNDRED AND FIFTEEN FLOOR
	TWO HUNDRED AND SIXTEEN FLOOR		TWO HUNDRED AND SEVENTEEN FLOOR		TWO HUNDRED AND EIGHTEEN FLOOR
	TWO HUNDRED AND NINETEEN FLOOR		TWO HUNDRED AND TWENTY FLOOR		TWO HUNDRED AND TWENTY-FIRST FLOOR
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	TWO HUNDRED AND FIFTY-SECOND FLOOR		TWO HUNDRED AND FIFTY-THIRD FLOOR		TWO HUNDRED AND FIFTY-FOURTH FLOOR
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11 SEYMOUR STREET, BROADMEADOWS

PROPOSED MULTI-UNIT DEVELOPMENT
5th APRIL 2024

DRAWING LIST - TOWN PLANNING

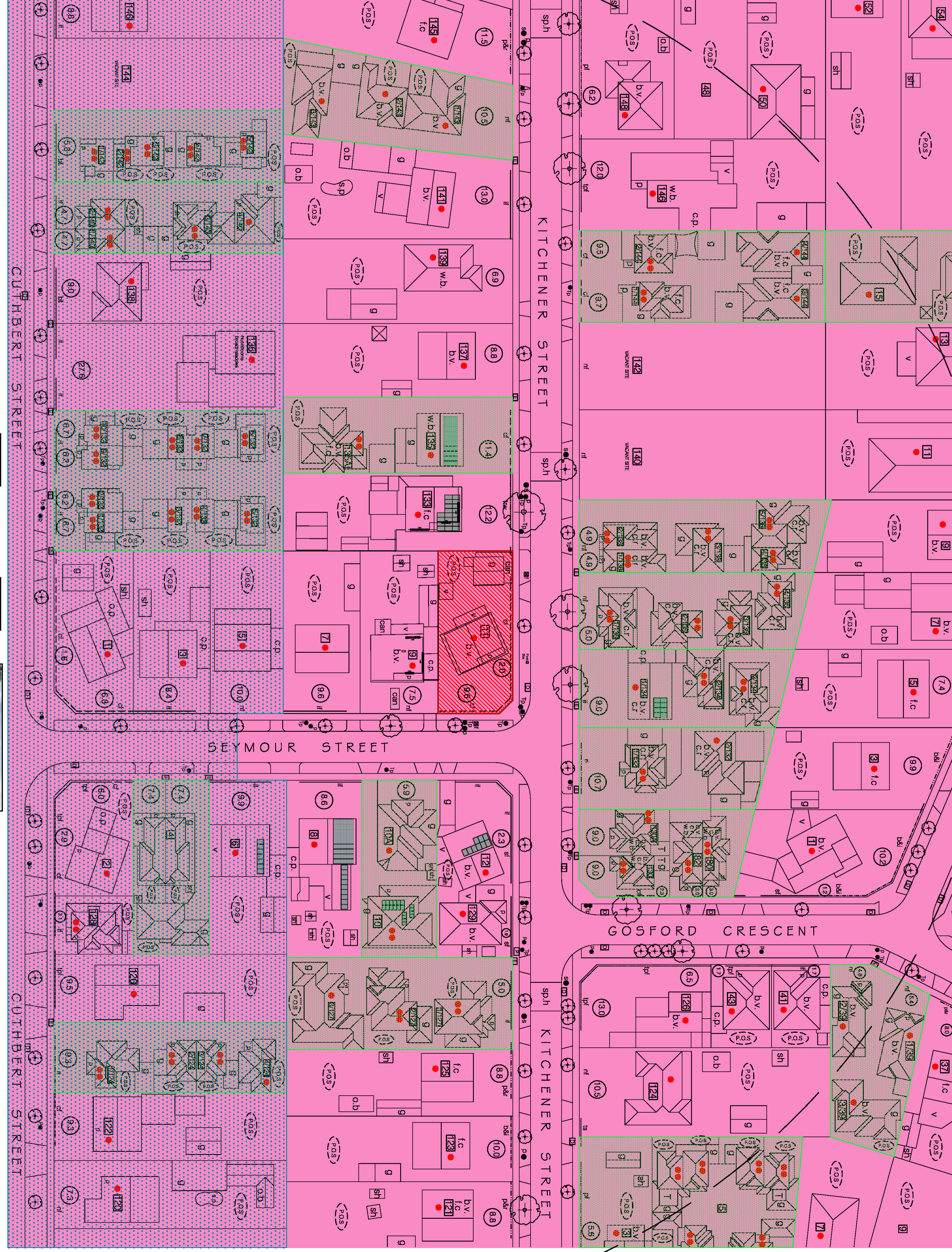
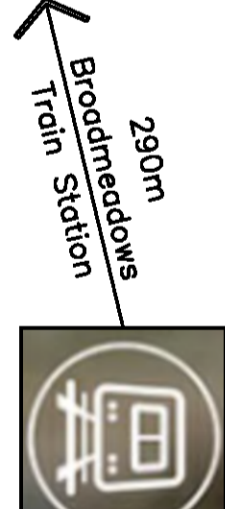
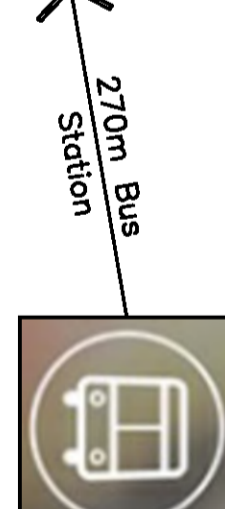
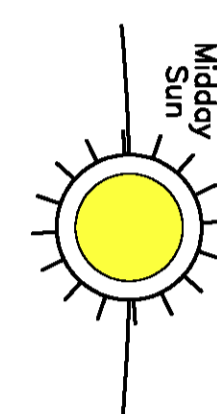
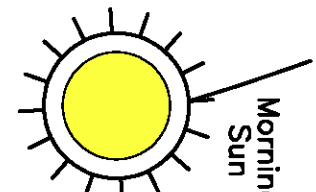
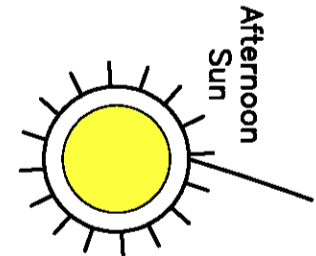
SHEET NO.	DRAWING NAME
TP. 00	COVER SHEET
TP. 100	NEIGHBOURHOOD & SITE DESCRIPTION PLAN
TP. 101	DESIGN RESPONSE PLAN
TP. 102	STREETSCAPES
TP. 200	GARDEN AREAS
TP. 300	EXISTING CONDITIONS PLAN
TP. 301	GROUND FLOOR PLAN
TP. 302	FIRST FLOOR PLAN
TP. 400	ELEVATIONS
TP. 500	9AM SHADOWS
TP. 501	12PM SHADOWS
TP. 502	3PM SHADOWS
TP. 600	MATERIALS

PLANNING DRAWINGS ARE IN COLOUR.

Owners/Builders/Contractors when hard copies are produced please ensure they're all in colour for clarity.

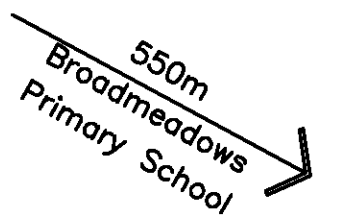
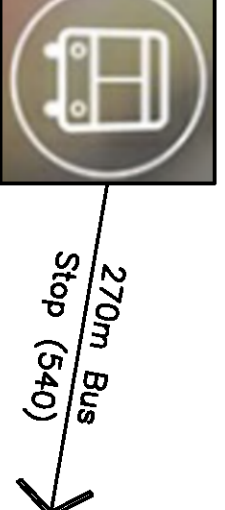


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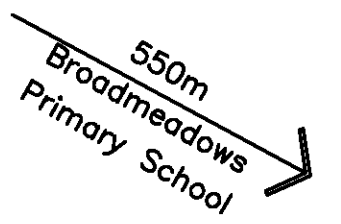
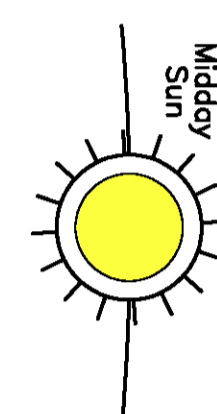
LEGEND
Surrounding Property Zones and Overlays:
Subject Site
Existing Unit Developments
GSL1 - General Residential Zone
M4CO - Melbourne Airport Environs Overlay
Building Height and Building Materials:
Single Storey
Double Storey
b.v. Brick Veneer Construction
b.c. Brick Clad Construction
w.b. Weatherboard Construction
c.t. Cement Rendered Finish
f.c. Fibro Construction
Fencing:
-d- Colorbond Fence
-f- Ironwork Fencing
-f- Render Finish Fence
-s- Steel Fence
-p- Paling Fence
-t- Timber Fence
-b- Solid Brick Fence
-b- Timber Picket Fence
-b- Timber Slats Fence
-t- Timber Retaining Wall
-r- Post and Rail Fence
-b- Brick and Ironwork Fence
-f- Not Fenced
Street Frontage Features:
-d- Drainage Pit
-p- PMG Pit
-t- Telephone Pit
-e- Electricity Pit
-p- Pole
-s- Street Sign
-t- Telesha Pit
-b- Bus Stop
-h- Fire Hydrant
Neighbouring Property Features:
-w- Habitable room window within 9m
-w- Non Habitable window
-d- Door and Window
-d- DOOR
-v- Verandah
-s- Shed
-g- Garage
-c- Carport
-o- Out Building
-p- Porch
-s- Speed Hump
-o- Open Pergola
-t- Terrace
-s- Swimming Pool
-c- Can
-p- Private Open Space
-d- Setback dimension
-t- Existing street tree
-s- Solar Energy Collectors

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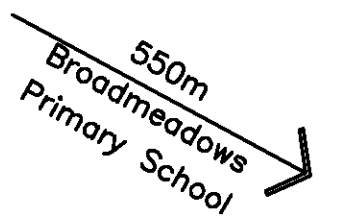
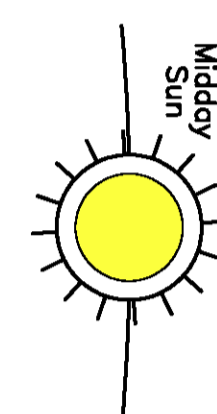
670m Hume Central Secondary College

130m Broadmeadows Reserve



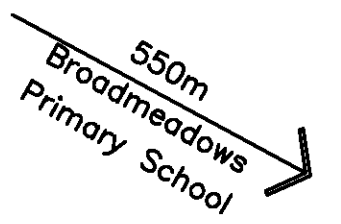
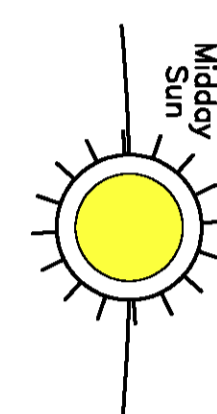
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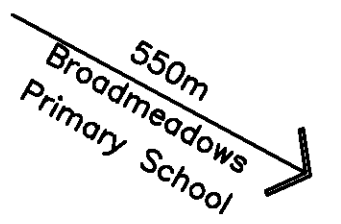
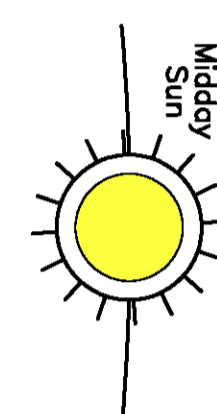
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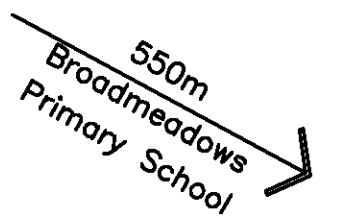
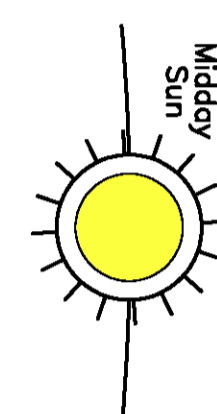
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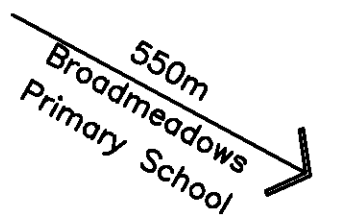
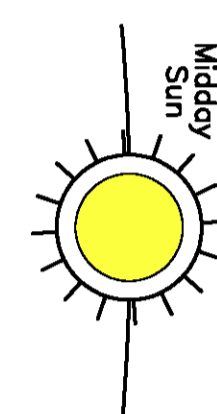
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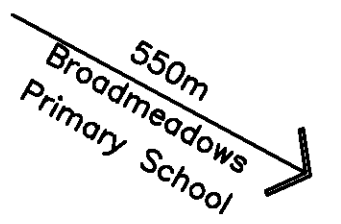
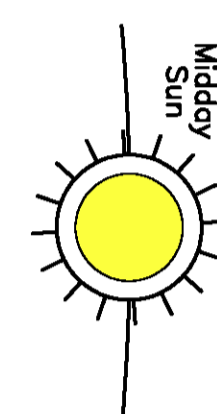
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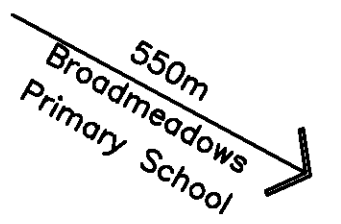
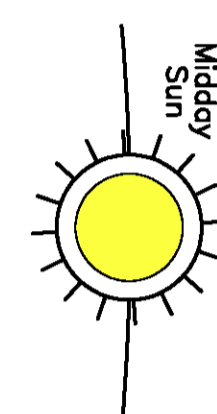
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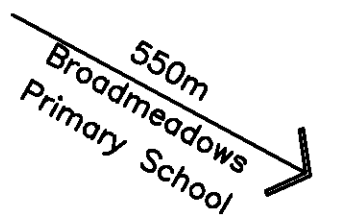
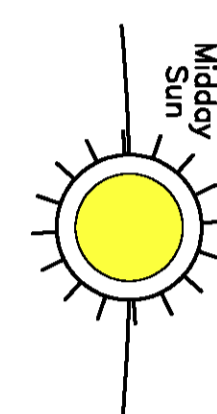
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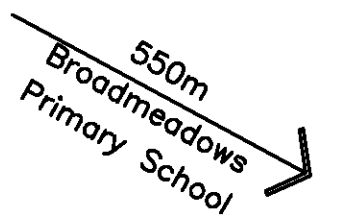
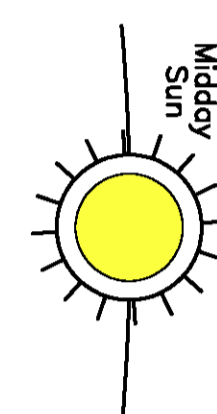
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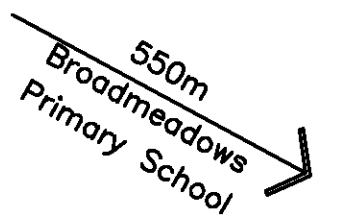
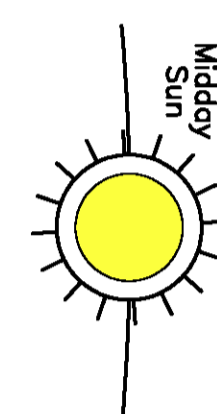
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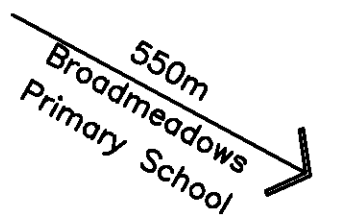
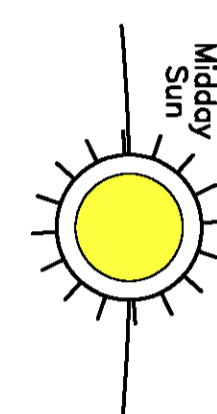
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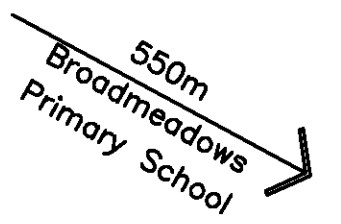
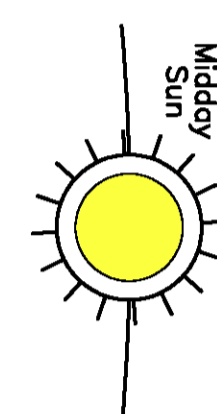
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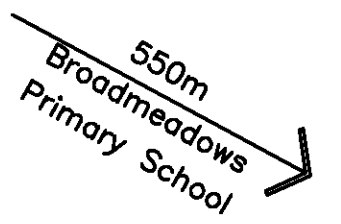
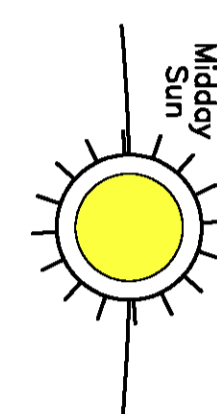
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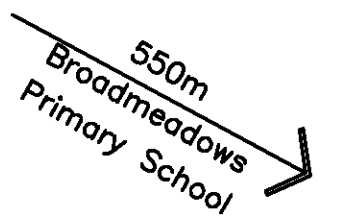
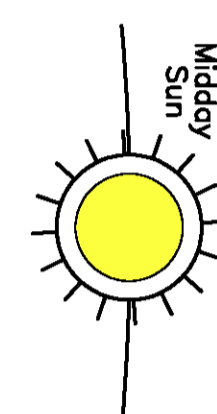
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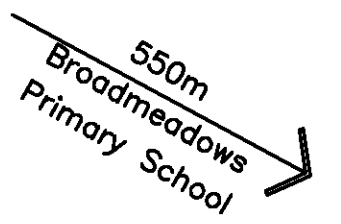
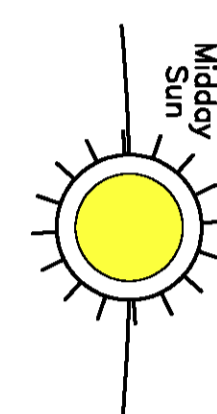
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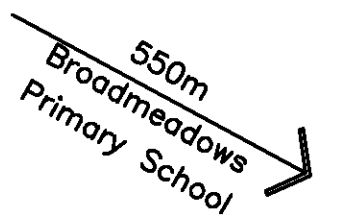
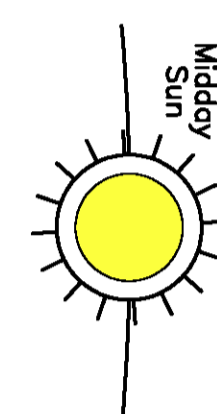
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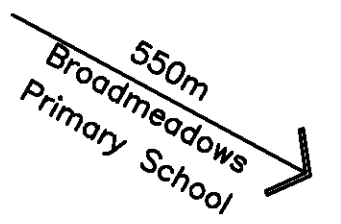
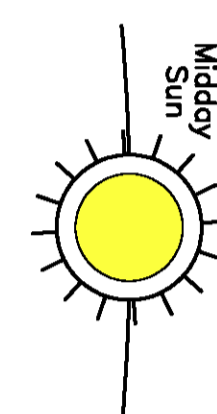
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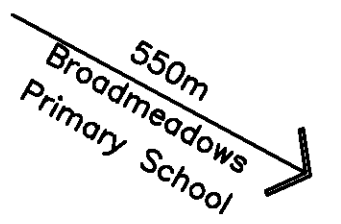
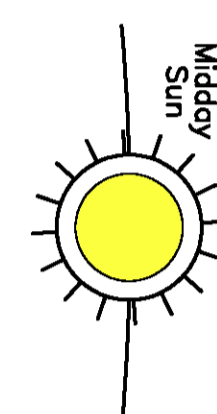
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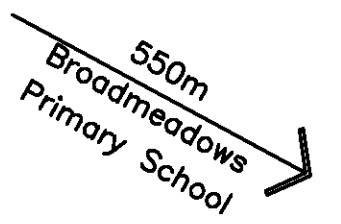
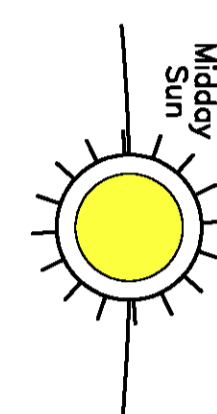
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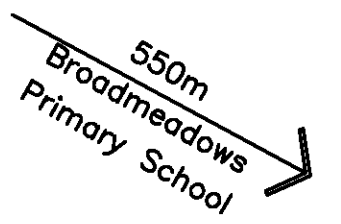
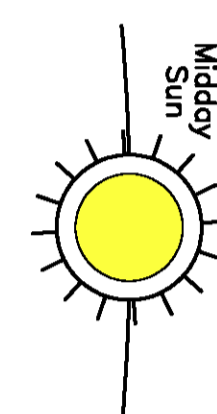
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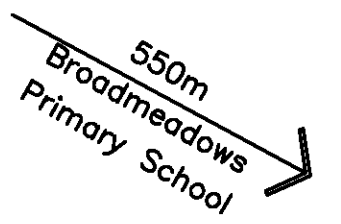
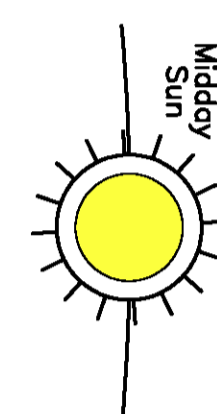
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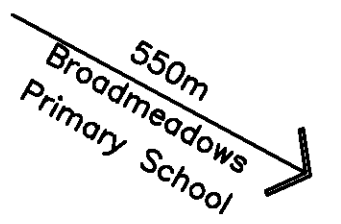
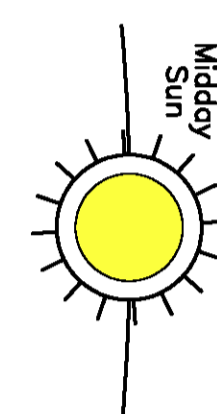
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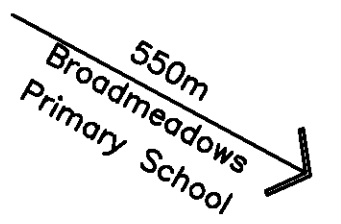
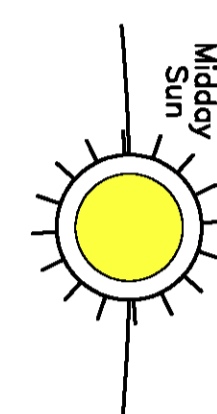
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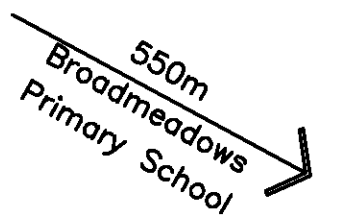
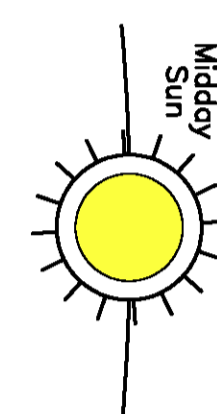
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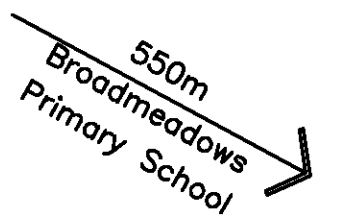
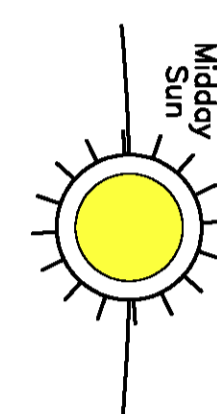
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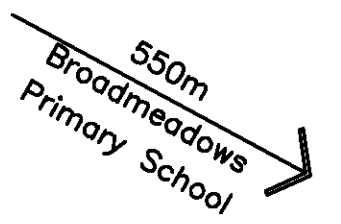
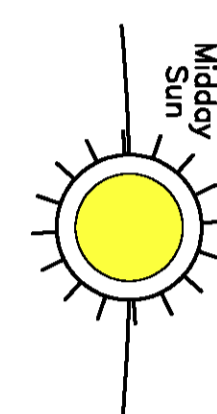
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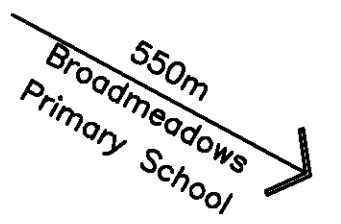
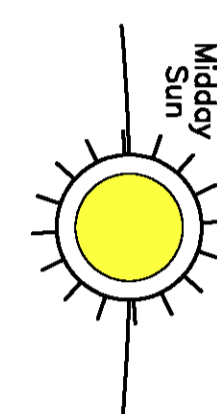
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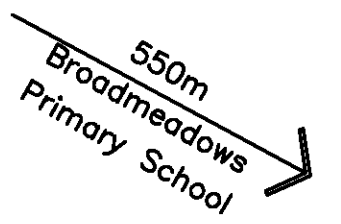
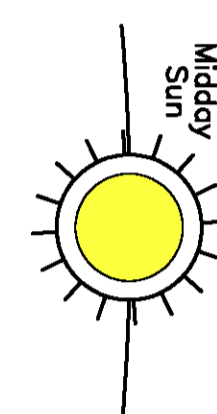
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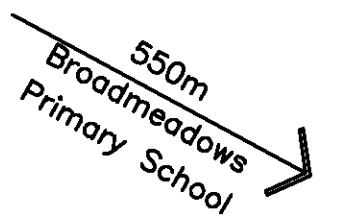
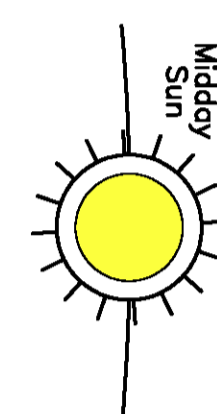
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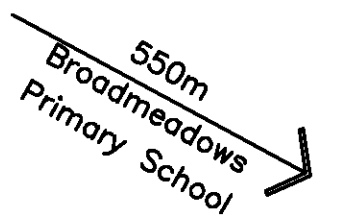
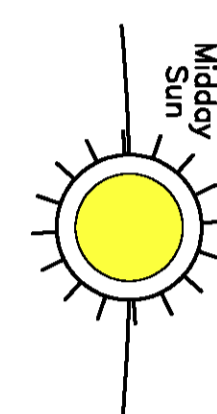
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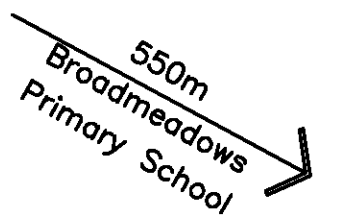
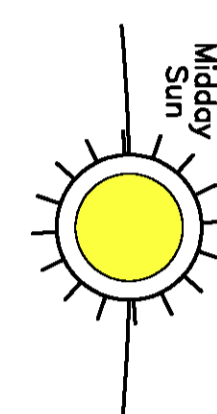
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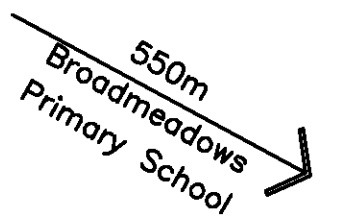
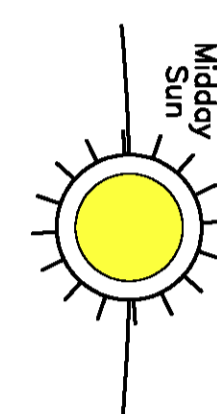
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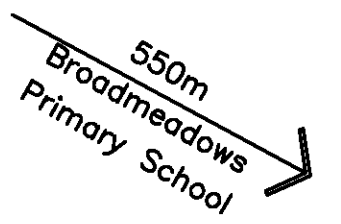
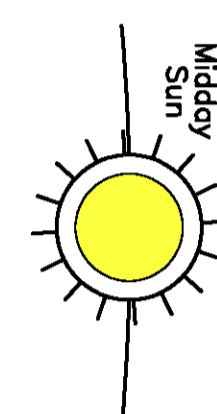
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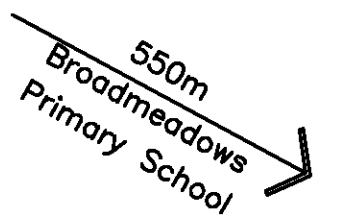
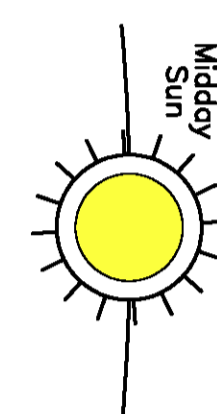
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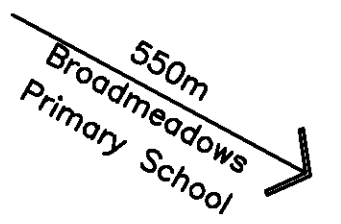
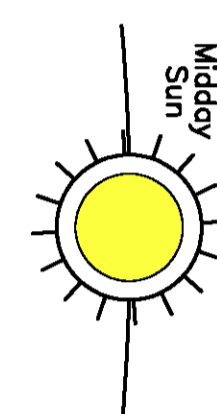
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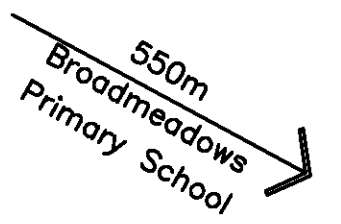
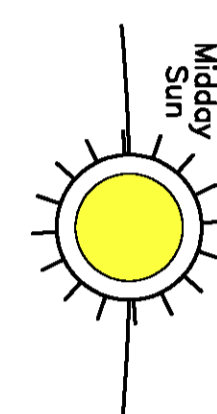
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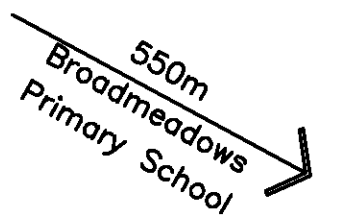
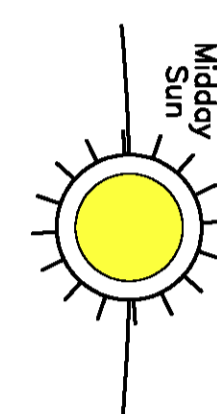
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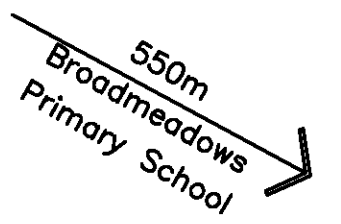
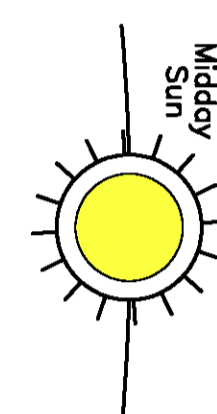
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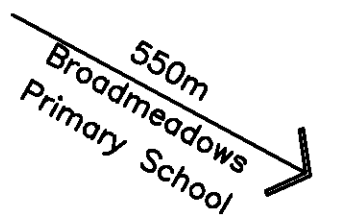
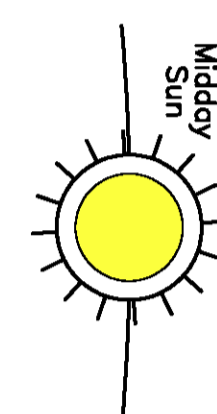
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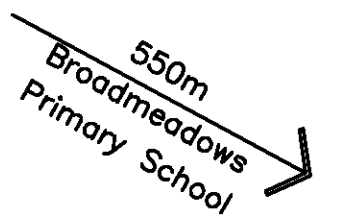
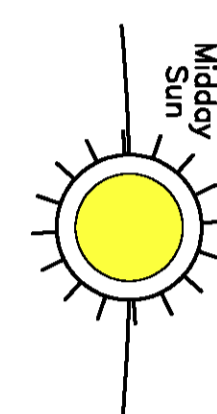
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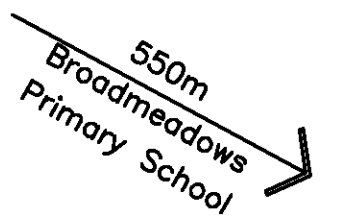
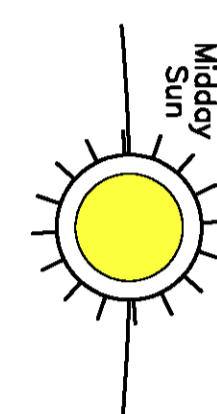
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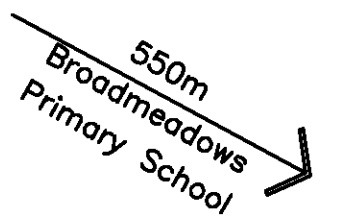
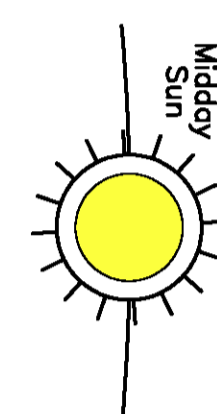
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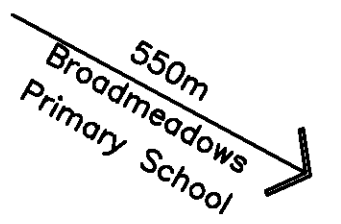
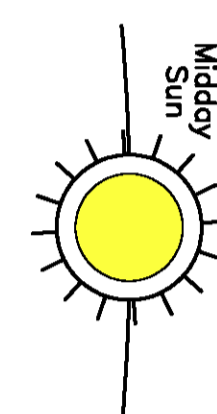
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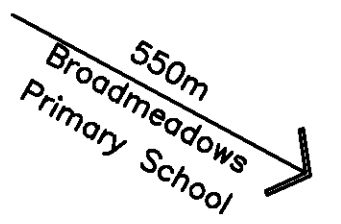
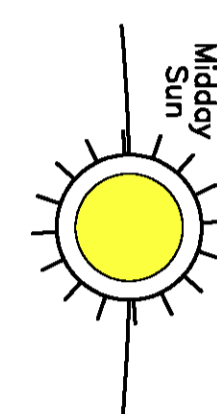
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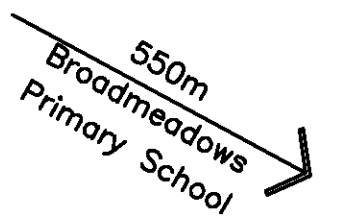
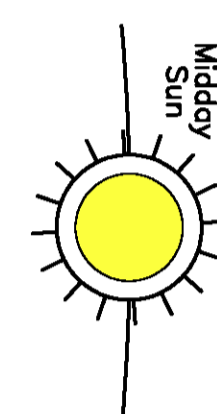
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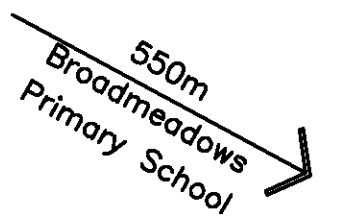
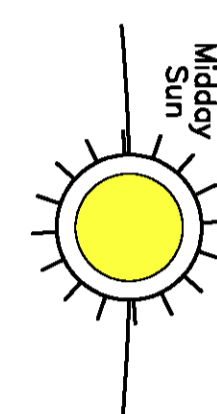
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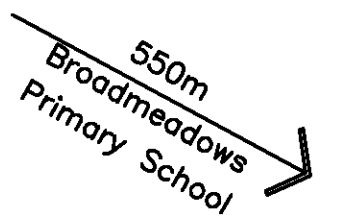
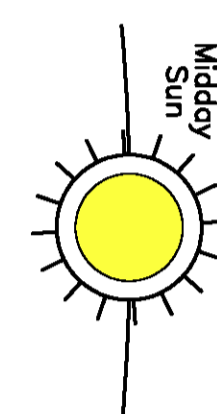
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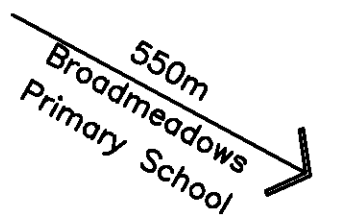
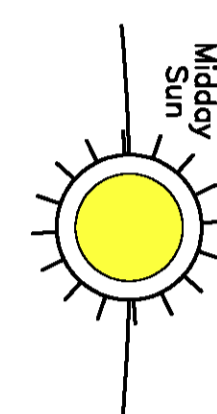
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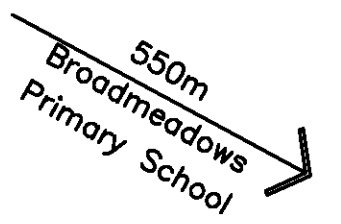
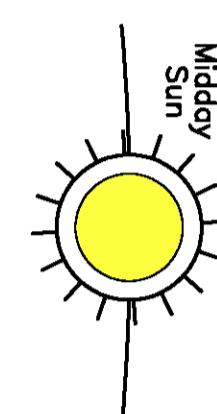
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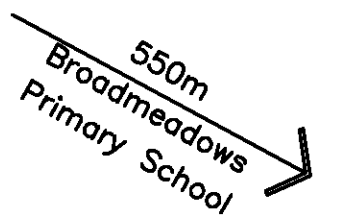
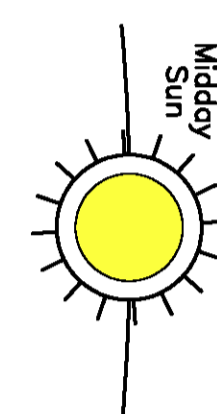
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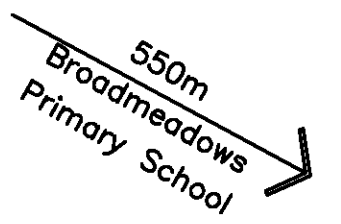
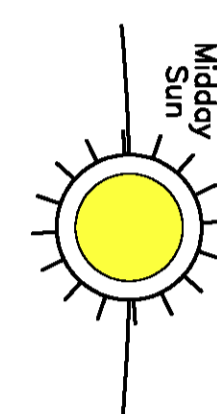
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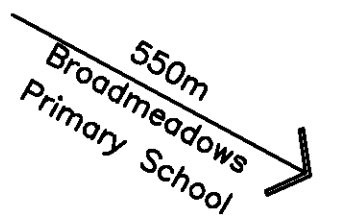
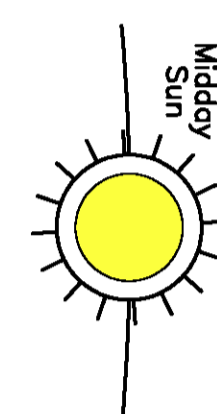
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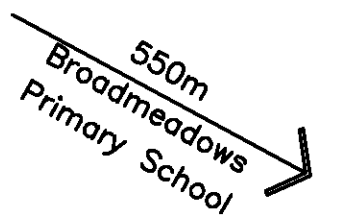
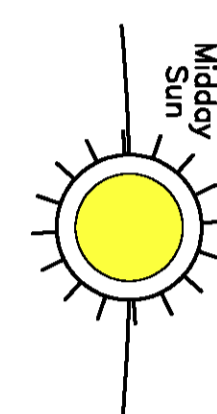
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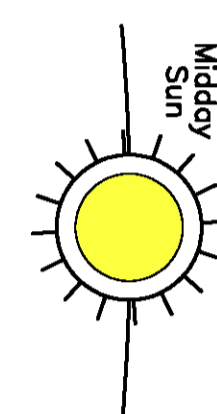
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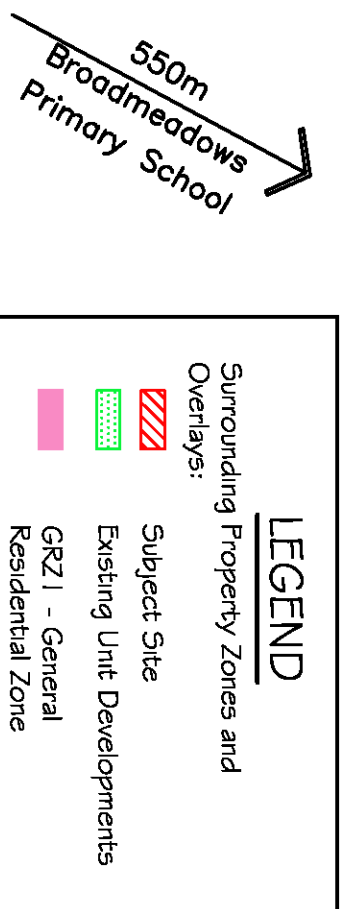
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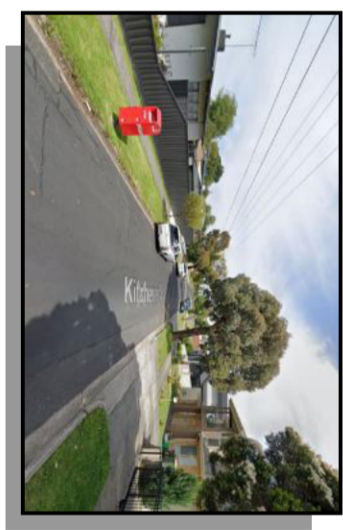
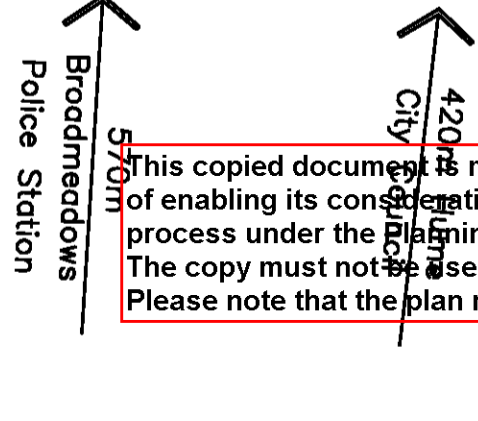
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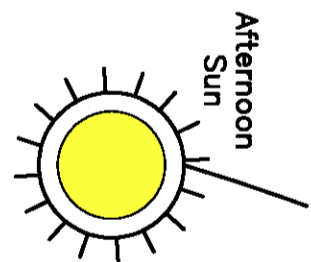




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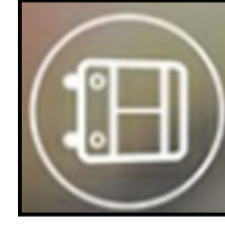
Facing West Down Kitchener Street



390m
Broadmeadows
Library



290m
Broadmeadows
Train Station



270m Bus
Station



950m
Broadmeadows
Hospital

DESIGN RESPONSE PLAN

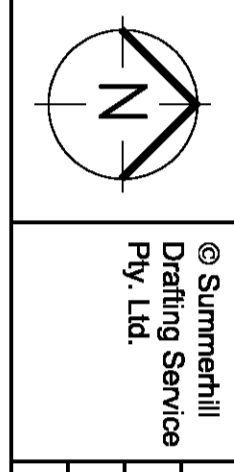
SUMMERHILL

BUILDING DESIGNERS



Rev: A
AMENDMENTS AS PER REQUEST FOR FURTHER INFORMATION
LETTER FROM HUME CITY COUNCIL DATED 14/12/23
COUNCIL REF: P25714

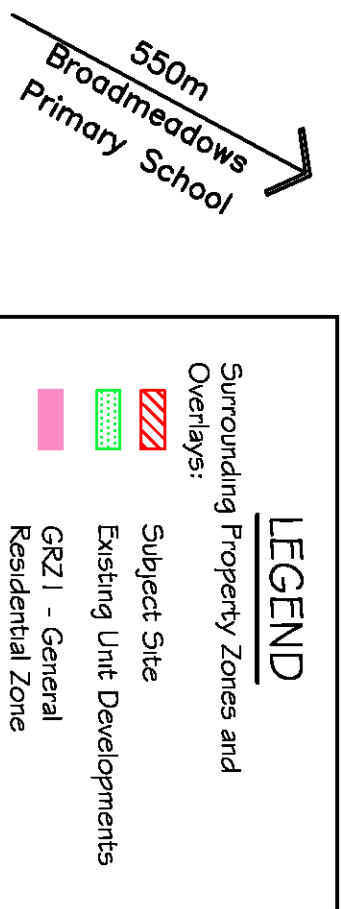
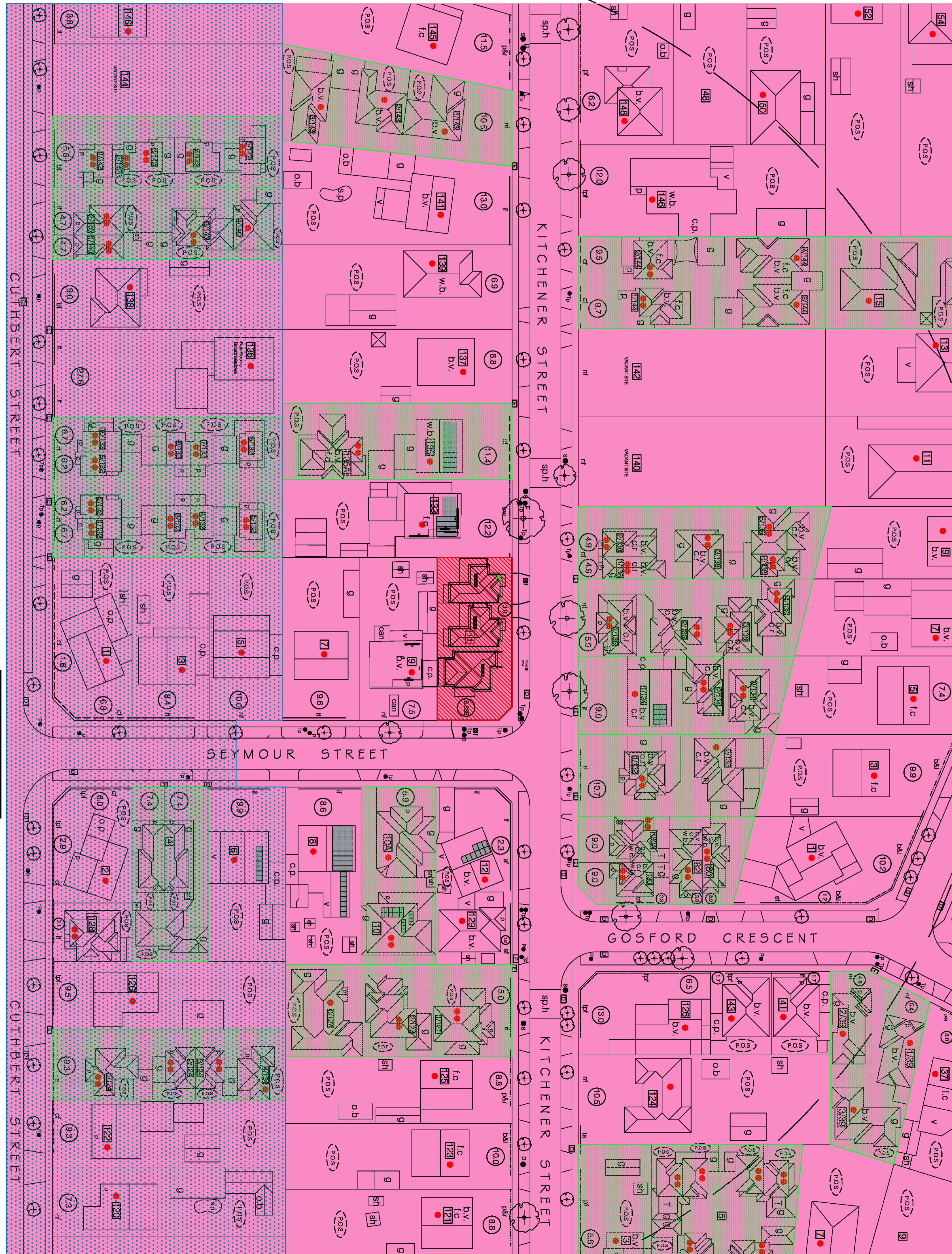
Drawing Issue
TOWN PLANNING



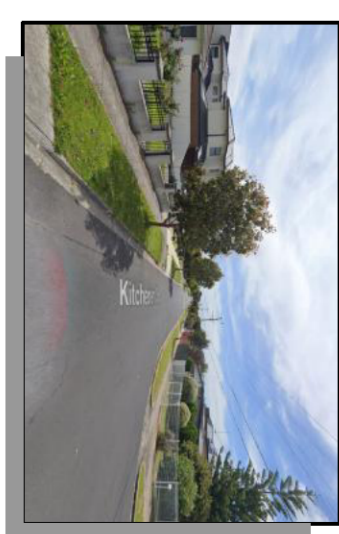
JOB NO. 23-037
DATE: 08/04/2024
SCALE: 1:500
PAGE SIZE: A1 Size

PROJECT: CLIENT: ADDRESS:

Revision Issues
A
SHEET: TP.101



- ### LEGEND
- Surrounding Property Zones and Overlays:
- Subject Site
 - Existing Unit Developments
 - GRZ1 - General Residential Zone
 - M4CO - Melbourne Airport Environs Overlay
 - Building Height and Building Materials: Single Storey, Double Storey
- Building Footprints:
- b.v. Brick Veneer Construction
 - b.c. Brick Clad Construction
 - w.b. Weatherboard Construction
 - c.t. Cement Rendered Finish
 - f.c. Fibro Construction
- Fencing:
- c. Colorbond Fence
 - f. Ironwork Fencing
 - r. Render Finish Fence
 - s. Steel Fence
 - p. Paling Fence
 - t. Timber Fence
 - st. Solid Brick Fence
 - ts. Timber Picket Fence
 - tr. Timber Slats Fence
 - tw. Timber Retaining Wall
 - pr. Post and Rail Fence
 - br. Brick and Ironwork Fence
 - nf. Not Fenced
- Street Frontage Features:
- Drainage Pit
 - PMG Pit
 - Telephone pit
 - Electricity Pit
 - Pole
 - Street Sign
 - Telespa pit
 - Bus Stop
 - Free Hydrant
- Neighbouring Property Features:
- Habitable room window within 9m
 - Non Habitable window
 - Door and Window
 - DOOR
 - Verandah
 - Shed
 - Garage
 - c.p. Carport
 - o.b. Out Building
 - p. Porch
 - sph. Speed Hump
 - o.p. Open Pergola
 - t. Terrace
 - s.p. Swimming Pool
 - f.o.s. Private Open Space
- Other Features:
- Setback dimension
 - Existing street trees
 - Solar Energy Collectors



890m Seabrook Reserve



270m Bus Stop (540)

250m St Dominic's Primary School

540m Broadmeadows Family Health Care

750m Meadows Primary School

700m Penola Catholic College

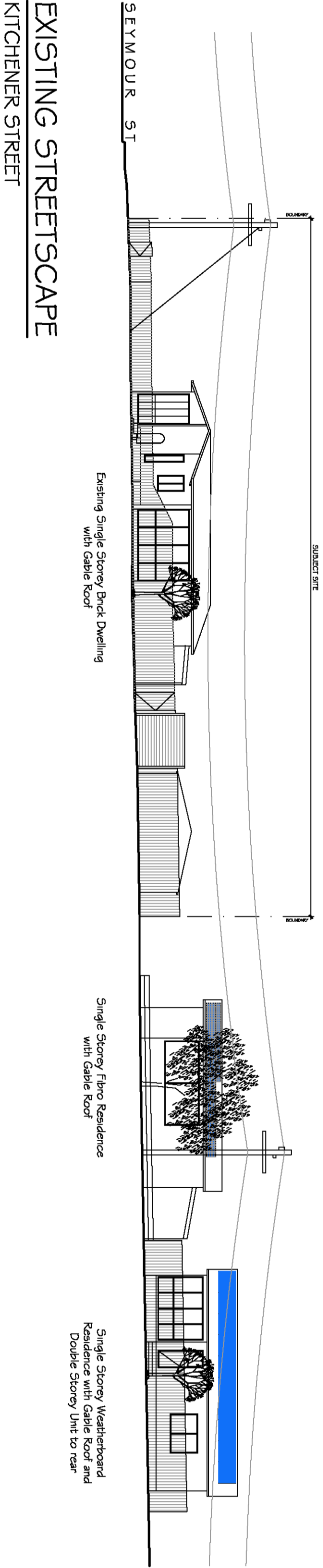
240m Bus Stop (538)

340m Bus Stop (902)



Facing South Down Seymour Street

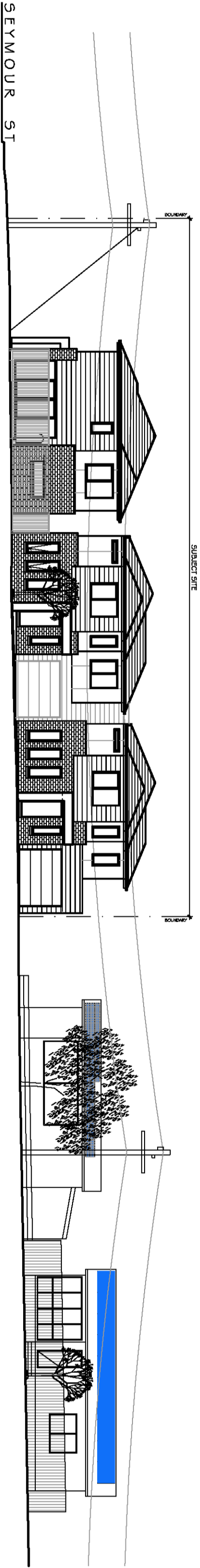
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Subject Site
No. 11 Seymour Street

Neighbouring Property to
the West
No. 133 Kitchener Street

Neighbouring Property to
the West
No. 135 Kitchener Street



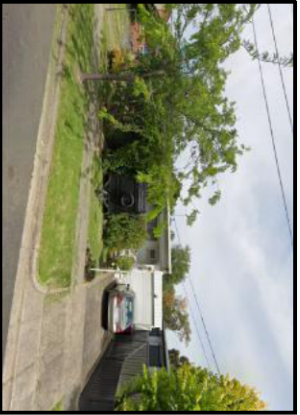
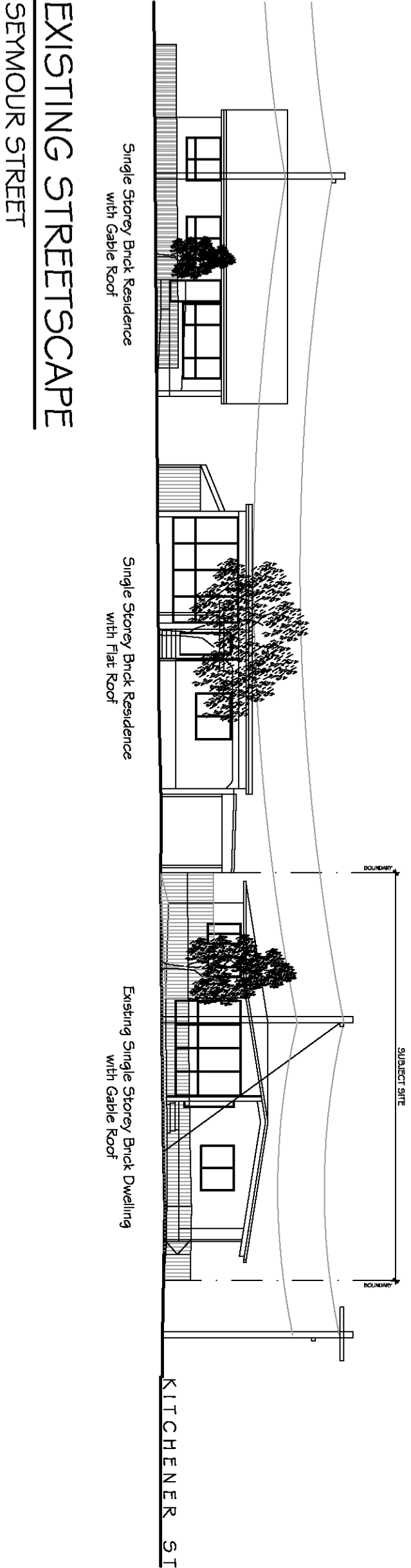
Proposed Multi Unit Development
with Hip Roofs

Single Story Fibro Residence
with Gable Roof

Single Story Weatherboard
Residence with Gable Roof and
Double Story Unit to rear

PROPOSED STREETSCAPE

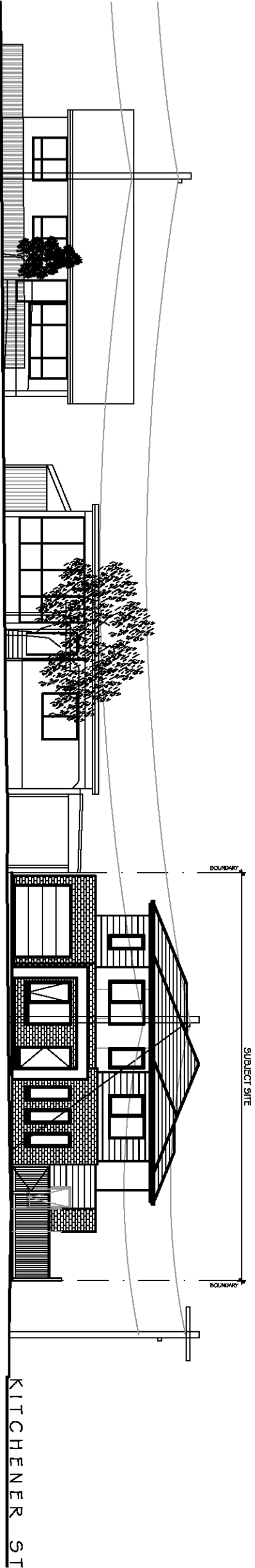
KITCHENER STREET



Neighbouring Property to
the South
No. 7 Seymour Street

Neighbouring Property to
the South
No. 9 Seymour Street

Subject Site
No. 11 Seymour Street



Single Story Brick Residence
with Gable Roof

Single Story Brick Residence
with Flat Roof

Proposed Multi Unit Development
with Hip Roofs

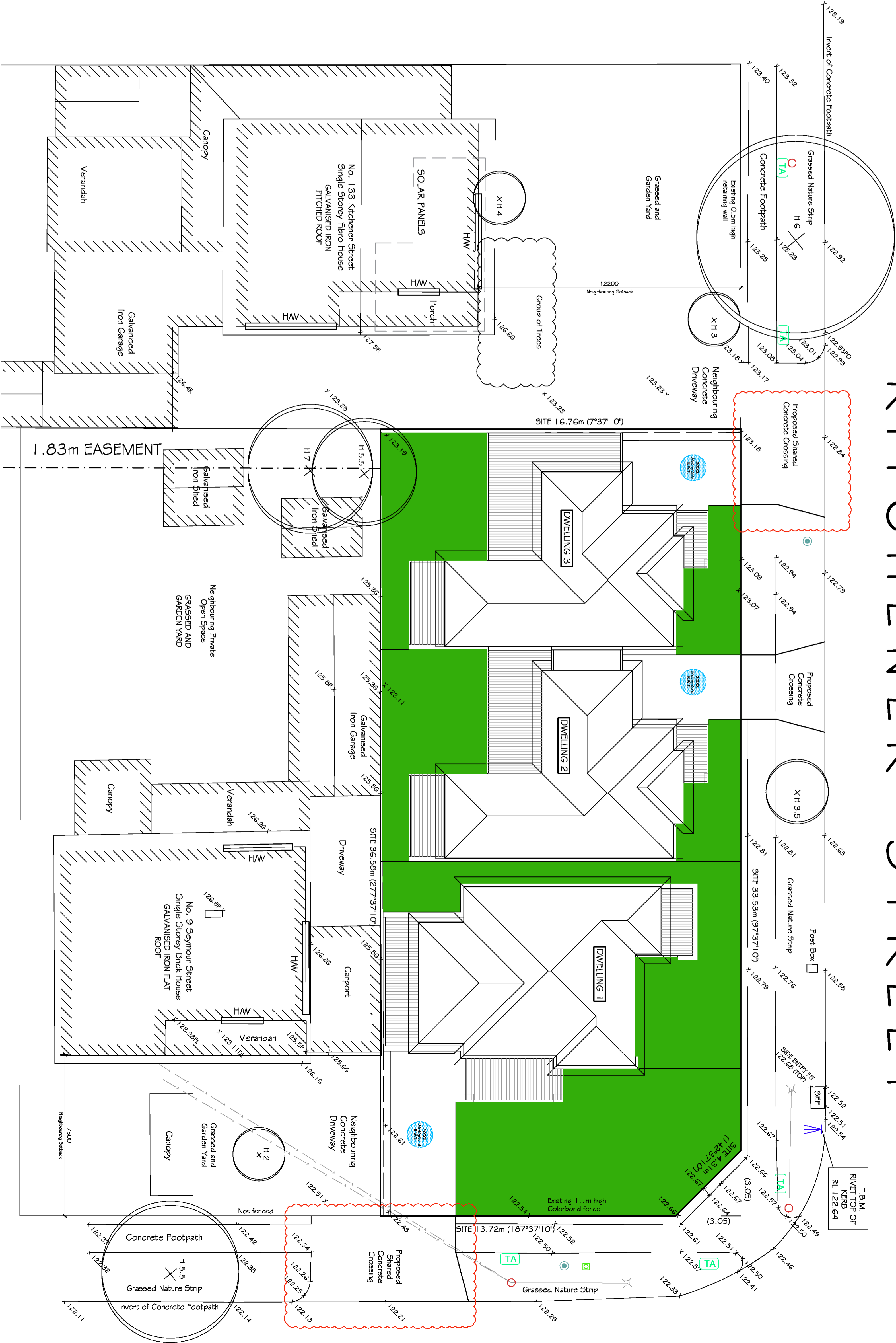
PROPOSED STREETSCAPE

SEYMOUR STREET

GARDEN AREAS	
m2	%
Site Area	608.51
Garden Area	182.55 30.00%
Proposed Garden Area	229.85 37.77%
Shown As:	<div></div>

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KITCHENER STREET



Refer to the WSUD Plan and STORM Report prepared by ARX Consulting Engineers for all WSUD requirements.

Refer to the Sustainable Design Assessment prepared by Finch Consulting for all Sustainable design requirements.

LEGEND	
CODE	DESCRIPTION
t/W	Habitable Window
NW	Non-Habitable Window
	Temporary Bench Mark
	Electricity Pole
	Telstra Pit
	Underslashed Pit
FL	Floor Level
P	Top of parapet
G	Top of gutter
R	Top of ridge
	Gas Meter
	Water Meter
H:2.5m	Existing Tree Height
	Water Stop Valve
	Fire Hydrant

SEYMOUR STREET

PROPOSED GARDEN AREA PLAN

SUMMERHILL

BUILDING DESIGNERS

Rev: A

AMENDMENTS AS PER REQUEST FOR FURTHER INFORMATION
LETTER FROM HUME CITY COUNCIL DATED 14/12/23
COUNCIL REF: P25714

Drawing Issue

TOWN PLANNING

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JOB NO. 25-037

DATE: 08/04/2024

SCALE: 1:100

PAGE SIZE: A1 Size

PROJECT:

CLIENT:

ADDRESS:

Revision Issues

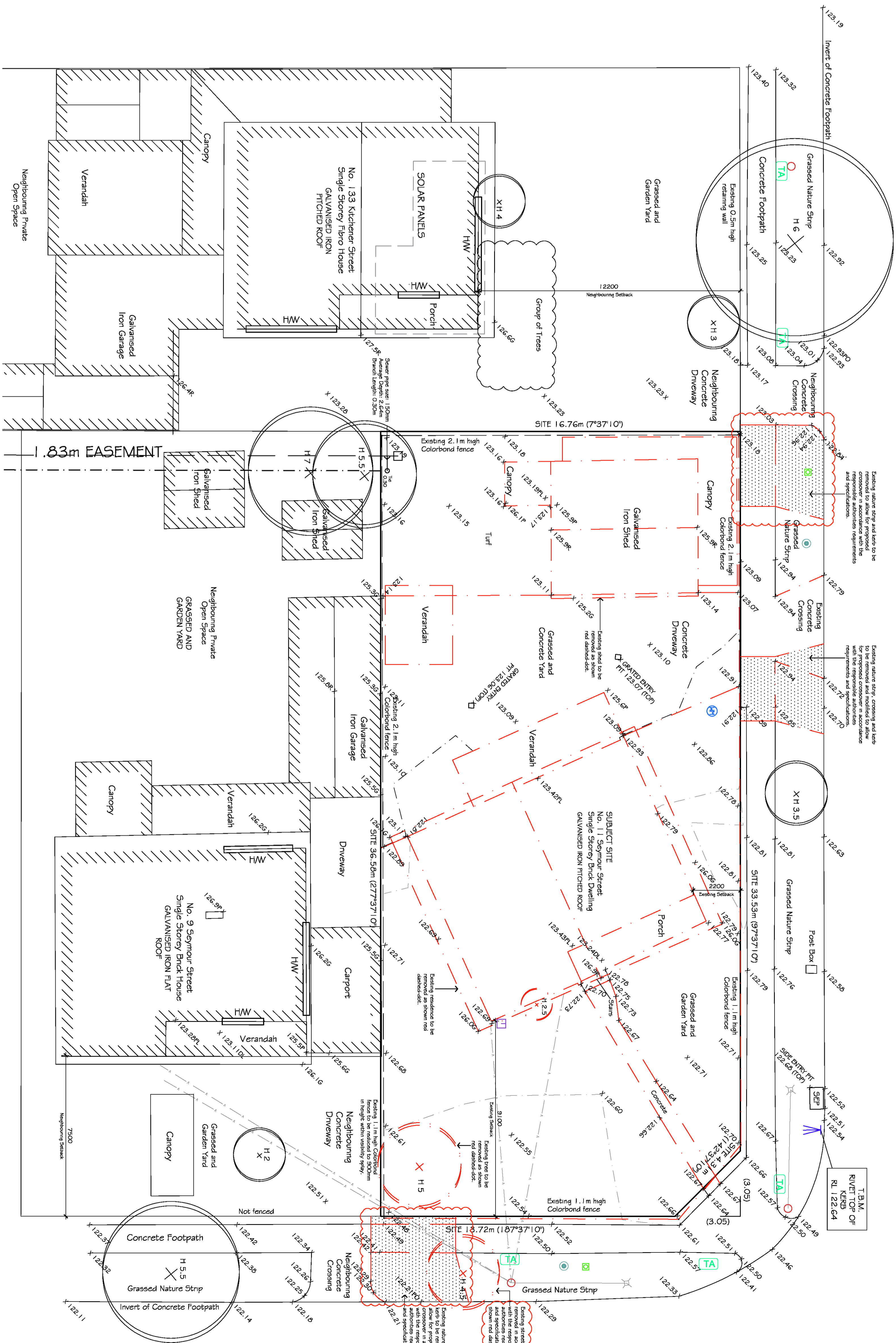
A








SHEET:

TP.200

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KITCHENER STREET



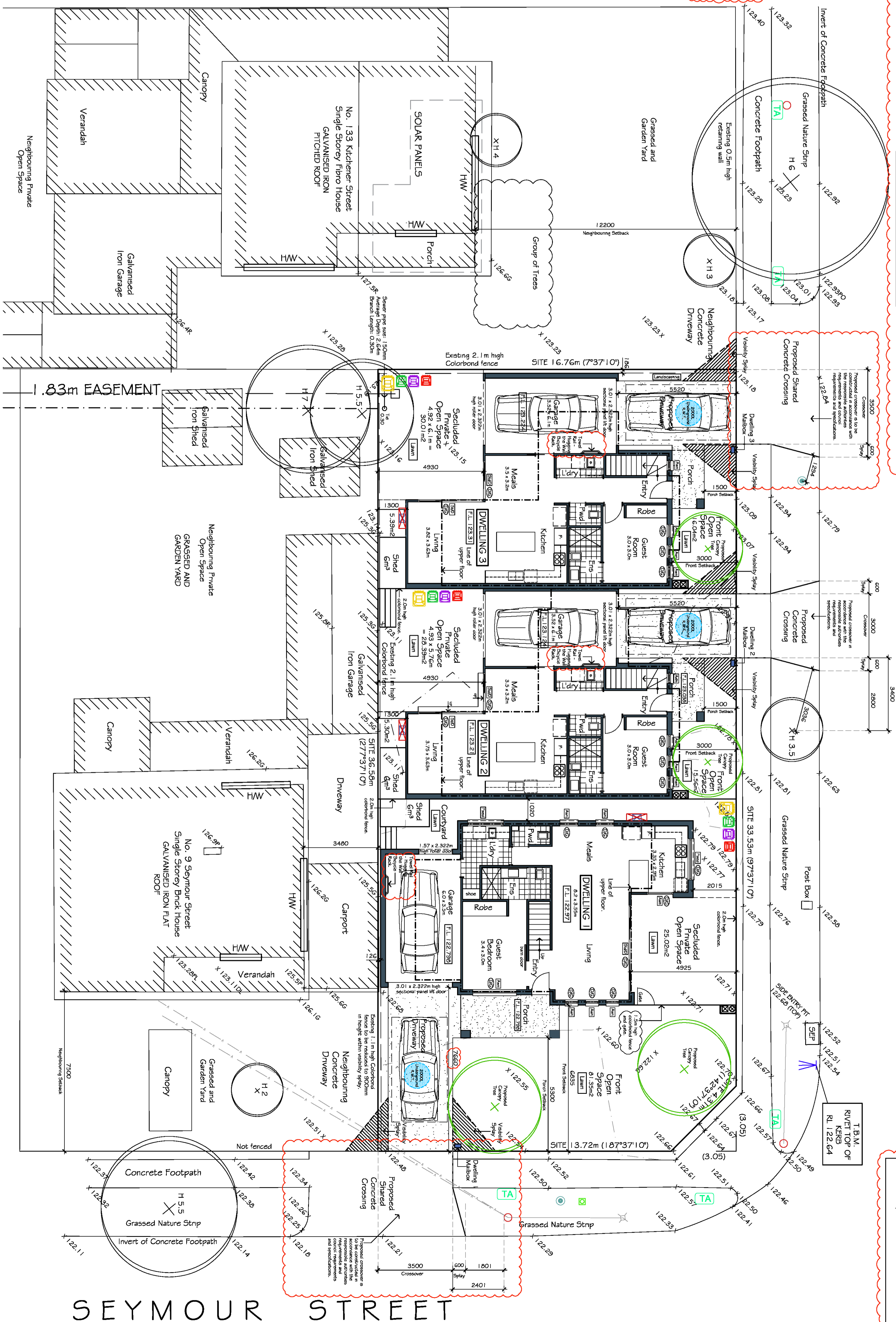
LEGEND	
CODE	DESCRIPTION
HW	Habitable Window
NW	Non-Habitable Window
	Temporary Bench Mark
	Electricity Pole
 TA	Testa Pt.
 ID	Unidentified Pit
FL	Floor Level
P	Top of parapet
G	Top of gutter
R	Top of ridge
	Gas Meter
 MW	Water Meter
H:2.5m	Existing Tree Height
	Water Stop Valve
	Fire Hydrant






SEYMOUR STREET

EXISTING CONDITIONS & DEMOLITION PLAN

Rev.		Drawing Issue		© Summerhill Drafting Service Pty. Ltd.		PROJECT:		Revision Issue:		SHEET:	
A		AMENDMENTS AS PER REQUEST FOR FURTHER INFORMATION LETTER FROM HOMER CITY COUNCIL DATED 14/12/23 COUNCIL REF: 123714				JOB NO. 23-037		DATE: 05/04/2024		REFER TO TP.00 COVER SHEET FOR PAGE INDEX	
		TOWN PLANNING		SCALE: 1:100		CLIENT:		A		TP.300	
				PAGE SIZE: A1 Size		ADDRESS:					

DWELLING 1 AREAS		DWELLING 2 AREAS		DWELLING 3 AREAS		SITE AREAS	
	m ²	%		m ²	%		m ²
Proposed Ground Floor	77.31	6.31	Proposed Ground Floor	69.99	7.53	Proposed Ground Floor	60.51
Proposed First Floor	77.17	6.31	Proposed First Floor	70.64	7.62	Proposed First Floor	71.39
Proposed Porch	6.79	0.56	Proposed Porch	8.05	0.85	Proposed Porch	3.65
Proposed Garage	24.62	2.04	Proposed Garage	23.00	2.47	Proposed Garage	23.70
Total	289.99	30.36	Total	167.68	18.04	Total	103.65
Structured Private Open Space	15.50	5.02	Structured Private Open Space	28.39	9.61	Structured Private Open Space	30.03
Private Open Space	14.72	4.93	Private Open Space	5.30	1.57	Private Open Space	5.39
Front Open Space	1.85	0.64	Front Open Space	15.57	4.93	Front Open Space	15.91
Total Open Space	32.07	10.59	Total Open Space	49.25	15.11	Total Open Space	51.31
Carparks Required	2		Carparks Required	2		Carparks Required	2
Carparks Provided	2		Carparks Provided	2		Carparks Provided	2
<p> The purpose of this development is to provide a residential development for the purpose of a dwelling unit. </p>							



LEGEND	
CODE	DESCRIPTION
	2000L Underground Rainwater Tank
	Air-Conditioning Condenser
	Recycling and Rubbish bins
	Hot Water System
	Refrigeration Unit

	Clothesline
	Aluminum Fixed Window
	Aluminum Sliding Door
	Aluminum Awning Window
	Aluminum Stacked Door
	Double Glazed WindowsDoors
	Transitable Window
	Non-transitable Window
	Temporary Bench Mark
	Electricity Pole
	Taj Mahal Pk
	Unclassified Pk
	Floor Level
	Top of parapet
	Top of gutter
	Top of ridge
	Gas Meter
	Water Meter
	Existing Tree Height
	Water Shop Valve
	Fire Hydrant
	Gas and Water Meter

[illegible][illegible]

Sustainable Design Assessment

Project Address:

11 Seymour St, Broadmeadows VIC 3047, Australia

Subject:

Multi-Unit Development

Municipality:

Hume City Council

Documents Reviewed:

Architectural Plans Prepared by: Maha Building Design

Reference Date: 04.04.2024

Sinch Consulting have been engaged to prepare a Sustainable Design Assessment for the proposed development at 6 Central Grove Broadmeadows Victoria 3047

The report outlines an overview of the sustainable design initiatives Clause 22.08-2 for the proposed development and demonstrates how it will be achieved in the project.

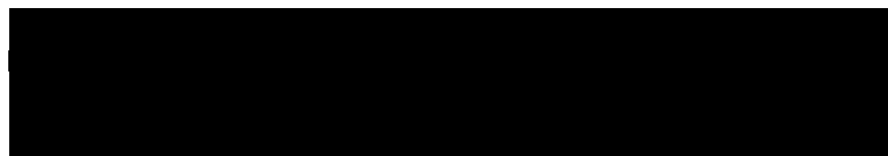


Table of Contents

Introduction	3
BESS	4
APPENDIX A: BESS REPORT	
APPENDIX B: NatHERS Preliminary Certificates	

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Introduction

This Sustainable Design Assessment (SDA) has been prepared for the residential development at No. 11 Seymour St, Broadmeadows VIC 3047, Australia. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

Environmentally Sustainable Design (ESD) considerations have become an integral part of the Planning permit application process in most municipalities. In order to assist councils achieve these Common goals, a framework has been developed named The Sustainable Design Assessment in the Planning Process (SDAPP). An increasing number of councils are adopting this framework, which Stands to deliver:

- A practical approach to assessing sustainable development matters during the planning Permit application process.
- The consistent inclusion of key environmental performance considerations into the planning Approvals process.
- A guide to achieving more sustainable building outcomes for the long-term benefit of the wider community.

This SDA uses The Built Environment Sustainability Scorecard (BESS) to demonstrate compliance With SDAPP for the proposed development.

BESS

The Built Environment Sustainability Scorecard (BESS) assesses energy and water efficiency, thermal Comfort, and overall environmental sustainability performance of new buildings or alterations. It was Created to assist builders and developers to demonstrate that they meet sustainability information Requirements as part of planning permit applications.

Overarching Principles

- Purpose-built for the planning permit stage
- Assess any size or type of development via a single interface
- Facilitates a consistent framework and assessment of sustainability at the planning stage
- Provides flexibility for the user while delivering sustainability outcomes.
- Multiple options for demonstrating compliance, include in-built calculators, deemed-to satisfy Approaches and option of alternative compliance
- Location-neutral. Does not advantage or disadvantage a development based on location.

ESD BENCHMARK	
ENERGY EFFICIENCY	BESS (Mandatory 50%)
WATER EFFICIENCY	BESS (Mandatory 50%)
STOMRWATER MANAGEMEMT	BESS (Mandatory 50%)
Indoor Environment Quality (IEQ)	BESS (Mandatory 50%)
WASTE MANAGEMENT	BESS
TRANSPORT	BESS
INOVATION	BESS
CONSTRUCTION AND BUILDING MANEGHEMT	BESS
URBAN ECOLOGY	BESS
BUILDING MATERIALS	INDUSTRY BEST PRACTICE

As noted above, the BESS tool sets out minimum standards to achieve compliance for the four major Categories;

- Energy
- Water
- Stormwater - 100%
- Indoor Environment Quality (IEQ)

To comply, the development must achieve a minimum BESS Score of 50%

Summary and Commitments

- High-performance building fabric with good levels of insulation
- Energy efficient LED lights

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ENERGY

- Heating System Reverse cycle space 3 Stars (2011 MEPS)
- Cooling System Refrigerated space 3 Stars (2019 MEPS)
- Hot Water Service Electric Heat Pump Band 1
- External lighting to be controlled by motion detectors to all external areas
- Maximum illumination power density of 4W/sqm or less
- Private outdoor clothesline to be provided

WATER

- Showerheads 3 Star WELS (≥ 7.5 but ≤ 9.0) (minimum)
- Taps: Kitchen, Bathroom 5 Star WELS Rating
- WC: 4 Star WELS Rating
- Dishwashers water efficiency: Default or unrated
- Washing Machine Water Efficiency: Default or unrated
- Water Efficient Landscaping to be installed
- Rainwater connected to toilets for flushing and Laundry (washing machine)
- Note: Rainwater harvesting tanks noted to be used only for reuse within the dwelling and That they are completely independent of any detention requirements

INDOOR ENVIRONMENT QUALITY

- Double glazing required to all Habitable Room openings. Refer to NatHERS certificate
- Habitable rooms designed to achieve natural cross flow ventilation

TRANSPORT

- Bicycle Parking Resident : 1 space per dwelling
- Electric Vehicle Infrastructure Electrical design to allow for future car charging point per garage
20 – 32 AMP (SINGLE PHASE)
32 – 40 AMP (THREE PHASE)

NatHERS Summary

Reference	Heating Loads	Cooling Loads	Star Rating
Dwelling 1	71.5	21.2	7.2
Dwelling 2	83.9	15.3	7.0
Dwelling 3	86.3	13.3	7.0

FirstRate5. 5.3.2b (3.21)

Note: Most recent version of first-rate 5 software has been used for the calculation, the above loads can alter with different versions of the software.

Insulation Requirements and Additional Notes including Garage specifications.

ROOF

Sarking to be installed to the underside of the roof cladding

CEILING

Minimum Insulation Value's:

Install R 5.0 bulk insulation value between ceiling Joists (Excluding Garage)

Roof Type:

Tiles

Roof Shade and Solar Absorptance: not provided, worst case scenario assumed.

Gunmetal 0.9

FLOORS:

Ground Floor: 300mm waffle pod, 100mm concrete (R0.63)

First Floor: R 2.0 Timber Intermediate Floor Insulation
Note: Refer to Engineers drawings for slab detail

Floor Coverings: NOT provided, Worst-case assumed.

- Carpet
- Tiles

Note: When floor finish is timber over timber floor construction the floor covering is modeled as none.

EXTERNAL AND INTERNAL WALL SPECIFICATIONS AND SOLAR ABSORPTANCE VALUE

Assessed External Wall Type's; (Refer to the architectural Drawings and Certificate for locations)

- Brick Veneer- Metallix Graphite 0.7
- Cemintel Barestone External Cladding- Lunar 0.9 and Original 0.5
- James Hardie- Dover White 0.3

Minimum Bulk Insulation Value's;

External Walls:

Install R 2.5 bulk insulation between studs plus a vapour permeable barrier to the external side of studs.

Internal Walls:

Garage, Bathroom, Powder Room and Laundry: Install R 2.0 bulk insulation between studs to all internal perimeter walls to this space.

Part 3.12.2 Refer to Energy Rating for window type Codes and reference to window locations.

Window Frame: Aluminium

Finish: Black

Solar Absorbance of Frame 0.9

Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
A&L-001-04 A	Al Awning SG 4Clr	5.79	0.65	0.62	0.68
A&L-025-01 A	Al Boutique Fixed Lite Window SG 3Clr	5.73	0.77	0.73	0.81
A&L-026-01 A	Al Boutique Fixed Lite Window DG 3/12/3 or Equivalent	3.12	0.69	0.66	0.72
A&L-013-05 A	Al Sliding Door DG 4/10Ar/4EA or Equivalent	2.79	0.6	0.57	0.63
A&L-004-02 A	Al Awning Window DG 3/12/3EA	2.98	0.52	0.49	0.55

Note: Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 of NatHERS certificate can be used with this rating

9. Management

Best practice for building management means that sustainability is integrated from concept design through the construction process. Good decisions made early will always deliver the maximum benefit for the lowest cost. Best practice building management also means giving future occupants the information they need to be able to run their buildings in the most efficient way.

9.1	Pre Application Meeting	Not Claimed
9.2	Thermal Performance Modelling	Claimed

OBJECTIVE:

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

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10. Water

Best practice water efficiency means using fixtures and appliances with a high WELS rating, and substituting precious drinking water with alternative water sources (such as greywater and rainwater) for uses such as toilet flushing and garden irrigation, where appropriate

10.1 Water Profile

Rainwater Tanks to be used.

Dwelling Reference	Rainwater Tank Size	Roof Catchment Area
Dwelling 1	2000	118
Dwelling 2	2000	104
Dwelling 3	2000	104

10.2 Fixtures, Fittings and Connections

Item	Rating
Showerhead	3 Star WELS (≥ 7.5 but ≤ 9.0) (minimum
Taps	≥ 5 Star WELS rating
Toilets	≥ 4 Star WELS rating
Appliances	WITHIN 1 STAR OF THE BEST AVAILABLE Install 1 additional washing machine stop cocks connected to the RWT and clearly labelled "RECYCLED WATER"



10.3 Landscape Design

Drought tolerant and native species where applicable – as per local council guidelines

11. Energy

Best practice design for energy efficiency means designing buildings that need minimal heating and cooling because they are well insulated, have appropriate summer shading, have good orientation to take advantage of the sun for heating, and have high efficiency fittings and appliances. On-site renewable energy generation is also encouraged to supplement or meet energy needs.

11.2 Heating and Cooling	Heating System Reverse cycle space 3 Stars (2011 MEPS) Cooling System Refrigerated space 3 Stars (2019 MEPS)
11.3 Hot Water System	Electric heat pump tankless
11.4 Clothesline	Private copy must not be used for any other purpose.
11.5 Cloths Dryer	Please note that the plan may not be to scale.
11.6 Lighting	maximum illumination power density of 4W/sqm or less
11.7 Insulation	Refer to NatHERS Prelim Certificates

12. Storm Water Management

Best practice stormwater management means incorporating water sensitive urban design strategies such as rainwater tanks, raingardens, porous paving and landscaping to reduce the volume of run-off and the pollutant load on local waterways.

12.1 STORM Score Achieved	114%
12.2 Treatment Measures	Rainwater tanks connected to all sanitary flushing, laundries and garden irrigation
12.3 STORM Report	<ul style="list-style-type: none"> Roof area to be connected to a minimum of 2,000L rain water tank per Dwelling Driveway and Other Concrete Areas to be Untreated The tanks shall be connected to all Laundry (washing machine) and toilets for flushing purposes. <p>Refer to the WSUD Management Plan</p>

13. Indoor Environmental Quality (IEQ)

Best practice design for Indoor Environment Quality means that building occupants can enjoy a comfortable space with good air quality, adequate daylight and ventilation. Indoor environment quality is affected by building orientation and layout, window sizes and specification, shading devices, products used for construction and fit-out and neighbouring structures.

13.1 CROSS VENTILTION	Design Allows Cross Ventilation Via Operable Glazing in all Habitable Areas, Permanent Openings and Doors
13.2 GLAZING	Install double glazing to all windows and doors
13.3 EXTERNAL SHADING	NOT CLAIMED
13.4 ORIENTATION	NOT CLAIMED
13.5 INDOOR AIR QUALITY	Low VOC, water based and non-toxic paints to be specified - please refer to attached table Timber used at the site will be either reused, post-consumer recycled or certified under a forest certification scheme.

Max VOC Content Limits for Paints, Varnishes and Protective Coatings

Carpet TVOC Emissions Limits		Max TVOC Emission Limit (mg/m2 per cubic metre)	
Total VOC Limit		0.5	
4-PC (4-Phenylcyclohexene)		0.05	
Max TVOC Content Limits for Adhesives and Sealants		Max TVOC Content Limits for Paints, Varnishes and Protective Coatings	
Product type	Max TVOC Content (g/l of product)	Product type	Max TVOC Content (g/l of product)
Indoor carpet adhesive	Latex primer for galvanized iron and	Trim – gloss, semi-gloss, satin,	16
Carpet pad adhesive	Interior latex undercoat	Timber and binding primers	16
Wood flooring and Laminate	Interior sealer	Latex primer for galvanized iron and	14
Rubber flooring adhesive	One and two pack performance coatings for	Interior latex undercoat	75
Sub-floor adhesive	Any solvent-based coatings whose purpose is	Interior sealer	30
Ceramic tile adhesive	65	One and two pack performance	60
Cove base adhesive	50	Any solvent-based coatings whose	65
Dry Wall and Panel adhesive	50		140
Multipurpose construction	70		200
Structural glazing adhesive	100		
Architectural sealants	250		

14. Transport

Best practice design for transport means creating buildings that encourage walking, cycling, public transport, car sharing, and the use of lower emissions vehicles.

14.1 BICYCLE PARKING	Resident : 1 space per dwelling Visitor : n/a
14.2 ELECTRIC VEHICLE INFRASTRUCTURE	Electrical design to allow for future car charging point per garage 20 – 32 AMP (SINGLE PHASE) 32 – 40 AMP (THREE PHASE)

ISSUES	
Minimising the Provision of Car Parks for Conventional Vehicles	<ul style="list-style-type: none"> Onsite resident parking space is available And consist of a single car garage and driveway car-space. 1 Bicycle Space Per dwelling Additional visitor parking spaces are available on Kitchener Street and Seymour Street
Public Transport	<ul style="list-style-type: none"> Broadmeadows Train Station 400m away

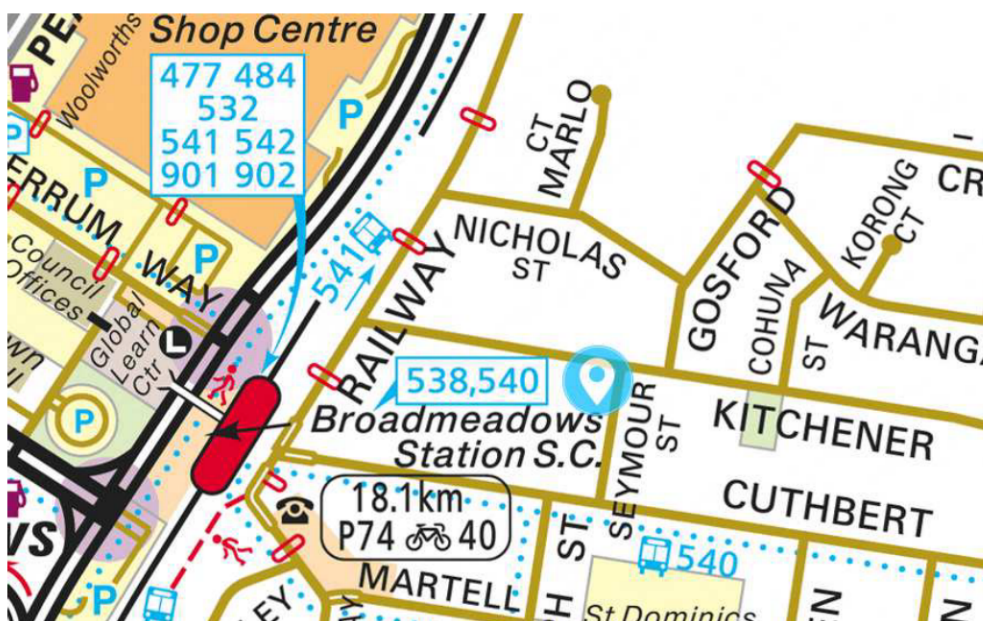


Figure 2: Site Location on MelWay Online

15. Waste

Best practice design for waste means re-using materials during construction where possible, and making sure future building occupants have opportunities to easily re-use and recycle their waste.

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14.1 Construction Waste

Waste Management.

The adoption of a recycling target of at least 70% (by mass) for all demolition and construction waste is Recommended.

The construction stage is where all waste management strategies are implemented. To ensure that Contractors are able to meet described process and targets, we recommend the following:

- Allow for sufficient space on site to accommodate not only new materials, but also different skips for different waste and recycling streams.
- Clearly label individual skips and bins and protect them from contamination, rain and wind.
- Organise regular pick up of skips and bins to avoid overloading or false use of containers.
- Ensure sub-contractors are fully aware of the site's waste management practices.
- Make sure written contracts with trades include waste minimisations practices.
- Provide separate bins for household waste.
- Ask suppliers to collect/recycle packaging.

14.2 Operational Waste

Kitchen	Dual bins in kitchen joinery to be provided.
GARDEN WASTE	ALLOCATE AN ADDITIONAL SPACE TO ACCOMMODATE AN ORGANIC WASTE BIN



15.3 MATERIAL SELECTION

CONCRETE	Subject to structural engineer design. Concrete mixes to incorporate at least 40% replacement of coarse aggregate with slag. Concrete mixes to incorporate at least 50% reclaimed water. Concrete mixes to incorporate at least 30% reduction in Portland cement. 75% of steel reinforcement manufactured using energy reducing strategies.
TIMBER	Forest stewardship Council (FSC), Program for the Endorsement of Forest Certification (PEFC) or recycled. 20% of the project timber cost to be directed for recycled timber
JOINERY	Locally manufactured
FLOORING	75% of cables, pipes and flooring either do not contain PVC or meet Best Practice Guidelines for PVC.

Note: ALL MATERILAS USED TO BE CERTIFIED GOOD ENVIRONMENTAL CHOICE AUSTRALIA (GECA) OR ECOSPECIFIER

16. Urban Ecology

Best practice for urban ecology means creating more green spaces for a range of health, social, environmental, biodiversity and economic benefits.

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16.1 VEGETATION PERCENTAGE	36
16.2 GREEN ROOFS	Not Claimed
16.3 GREEN WALLS	Not Claimed
16.4 TAP AND FLOOR WASTE ON EVERY PRIVATE OPEN SPACES (BALCONY / COURTYARD)	Not Claimed
16.5 FOOD PRODUCTION AREA	Not Claimed

HEAT ISLAND EFFECT

- Light color roofs is encouraged
- All insulation used must not contain any Ozone depleting substances
- All HVAC selected to have zero Ozone Depletion Potential

16. Innovation

To encourage design features and technologies that are not recognised elsewhere within BESS because they are new to Victoria, or because they go well beyond the best practice standard in BESS.

The proposed development is not claiming credits for this criteria

Conclusion

This report addresses all the features incorporated into the design and specifications of the development. The development exceeds the Built Environment Sustainability Scorecard (BESS) and also the National Construction Code standards.

In addition, the proposed development is able to reduce the site stormwater run-off and re-using it within the proposed building. This development is able to achieve the industry best practice.

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APPENDIX A:
BUILT ENVIRONEMNT
SUSTIANABILITY SCORECARD (BESS)

BESS Report

Built Environment Sustainability Scorecard

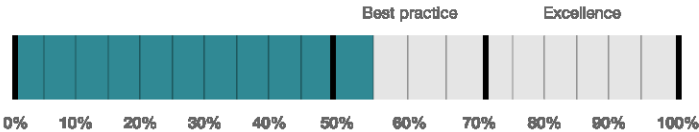
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This BESS report outlines the sustainable design commitments of the proposed development at 11 Seymour St Broadmeadows Victoria 3047. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable 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



56%

Project details

Address	11 Seymour St Broadmeadows Victoria 3047
Project no	D8291B3C-R2
BESS Version	BESS-8
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	tc@slinch.net.au
Application no.	P25714
Site area	608.00 m ²
Building floor area	433.39 m ²
Date	04 April 2024
Software version	1.8.1-B.407



Performance by category

● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	33%	•
Water	9%	62%	✓
Energy	28%	51%	✓
Stormwater	14%	100%	✓
IEQ	17%	60%	✓
Transport	9%	100%	•
Waste	6%	0%	•
Urban Ecology	6%	50%	•
Innovation	9%	0%	•

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Dwelling 1	1	158 m²	36%
Dwelling 2	1	141 m²	32%
Dwelling 3	1	136 m²	31%
Total	3	433 m²	100%

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Supporting information

Floorplans & elevation notes

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

Supporting evidence

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

Credit summary

Management Overall contribution 4.5%

		33%
1.1 Pre-Application Meeting		0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
4.1 Building Users Guide		0%

Water Overall contribution 9.0%

		Minimum required 50%	62%	✓ Pass
1.1 Potable Water Use Reduction			54%	
3.1 Water Efficient Landscaping			100%	

Energy Overall contribution 27.5%

		Minimum required 50%	51%	✓ Pass
1.2 Thermal Performance Rating - Residential			0%	✓ Achieved
2.1 Greenhouse Gas Emissions			92%	
2.6 Electrification			0%	⊗ Disabled
Credit is available when the energy supply is set to all-electric (no gas or wood).				
2.7 Energy consumption			100%	
3.3 External Lighting			100%	
3.4 Clothes Drying			100%	
3.5 Internal Lighting - Houses and Townhouses			100%	
4.4 Renewable Energy Systems - Other			N/A	⬢ Scoped Out
No other (non-solar PV) renewable energy is in use.				
4.5 Solar PV - Houses and Townhouses			0%	⊗ Disabled
No solar PV renewable energy is in use.				

Stormwater Overall contribution 13.5%

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

IEQ Overall contribution 16.5%

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

Transport Overall contribution 9.0%

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

Waste Overall contribution 5.5%

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

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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%

Credit breakdown**Management**

Overall contribution

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	100%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Townhouse	Yes
4.1 Building Users Guide	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 6%


Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Questions	
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
Water fixtures, fittings and connections	
Showerhead: All	3 Star WELS (>= 7.5 but <= 9.0) (minimum requirement)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	Default or unrated
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	
Dwelling 1	Dwelling 1
Dwelling 2	Dwelling 2
Dwelling 3	Dwelling 3
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	Yes
Non-potable water source connected to Hot Water System: All	No
Rainwater Tanks	
What is the total roof area connected to the rainwater tank?:	
Dwelling 1	118 m²
Dwelling 2	104 m²
Dwelling 3	104 m²
Tank Size:	
Dwelling 1	2,000 Litres
Dwelling 2	2,000 Litres
Dwelling 3	2,000 Litres
Irrigation area connected to tank:	
Dwelling 1	-
Dwelling 2	-
Dwelling 3	-
Is connected Irrigation area a water efficient garden?:	
Dwelling 1	-
Dwelling 2	-
Dwelling 3	-


Other external water demand connected to tank?	<p>This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose.</p> <p>Please note that the plan may not be to scale.</p>	
Dwelling 1		
Dwelling 2		
Dwelling 3		
1.1 Potable Water Use Reduction	54%	
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	599 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	530 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	383 kL	
Output	% Reduction in Potable Water Consumption	
Project	35 %	
Output	% of connected demand met by rainwater	
Project	98 %	
Output	How often does the tank overflow?	
Project	Sometimes	
Output	Opportunity for additional rainwater connection	
Project	135 kL	
3.1 Water Efficient Landscaping	100%	
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	



Energy

Overall contribution 14%

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Dwellings Energy Approach	
What approach do you want to use for Energy?:	Use the built in calculation tools
Project Energy Profile Question	
Are you installing any solar photovoltaic (PV) system(s)?:	No
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	Electricity & LPG
Dwelling Energy Profiles	
Below the floor is:	All Ground or Carpark
Above the ceiling is:	All Outside
Exposed sides:	
Dwelling 1	4
Dwelling 2	3
Dwelling 3	
NatHERS Annual Energy Loads - Heat:	
Dwelling 1	71.5 MJ/sqm
Dwelling 2	83.9 MJ/sqm
Dwelling 3	86.3 MJ/sqm
NatHERS Annual Energy Loads - Cool:	
Dwelling 1	21.2 MJ/sqm
Dwelling 2	15.3 MJ/sqm
Dwelling 3	13.3 MJ/sqm
NatHERS star rating:	
Dwelling 1	7.2
Dwelling 2	7.0
Dwelling 3	
Type of Heating System:	All Reverse cycle space
Heating System Efficiency:	All 3 Stars (2011 MEPS)
Type of Cooling System:	All Refrigerative space
Cooling System Efficiency:	All 3 Stars (2019 MEPS)
Type of Hot Water System:	All Electric Heat Pump Band 1
Clothes Line:	All Private outdoor clothesline
Clothes Dryer:	All No clothes dryer
1.2 Thermal Performance Rating - Residential	
0%  Achieved	
Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Townhouse	7.0 Stars

2.1 Greenhouse Gas Emissions	92%
Score Contribution	This credit contributes 11.5% 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	9,246 kg CO ₂
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	7,534 kg CO ₂
Output	% Reduction in GHG Emissions
Townhouse	18 %
2.6 Electrification	0%  Disabled
This credit is disabled	Credit is available when the energy supply is set to all-electric (no gas or wood).
2.7 Energy consumption	100%
Score Contribution	This credit contributes 23.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	79,971 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	31,908 MJ
Output	% Reduction in total energy
Townhouse	60 %
3.3 External Lighting	100%
Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
Townhouse	Yes
3.4 Clothes Drying	100%
Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Townhouse	1,683 kWh
Output	Proposed
Townhouse	337 kWh
Output	Improvement
Townhouse	80 %

3.5 Internal Lighting - Houses and Townhouses		100%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?	
Question	Criteria Achieved?	
Townhouse	Yes	
4.4 Renewable Energy Systems - Other		N/A  Scoped Out
This credit was scoped out	No other (non-solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses		0%  Disabled
This credit is disabled	No solar PV renewable energy is in use.	

Stormwater

Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?:		Melbourne Water STORM tool
1.1 Stormwater Treatment		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	114	
Output	Min STORM Score	
Project	100	

IEQ Overall contribution 10%**2.2 Cross Flow Ventilation**

Score Contribution

Criteria

Question

Townhouse

Criteria Achieved ?

Yes

3.1 Thermal comfort - Double Glazing

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

3.2 Thermal Comfort - External Shading

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

3.3 Thermal Comfort - Orientation

0%

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

No

Transport Overall contribution 9%**1.1 Bicycle Parking - Residential**

100%

Score Contribution

This credit contributes 50.0% towards the category score.

Criteria

How many secure and undercover bicycle spaces are there for residents?

Question

Bicycle Spaces Provided ?

Townhouse

3

Output

Min Bicycle Spaces Required

Townhouse

3

1.2 Bicycle Parking - Residential Visitor

N/A

✦ Scoped Out

This credit was scoped out

Not enough dwellings.

2.1 Electric Vehicle Infrastructure

100%

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

Yes

Waste Overall contribution 0%

1.1 - Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	If the development on site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 - Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 50.0% 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 0%

2.1 Vegetation	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	36 %
2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
2.4 Private Open Space - Balcony / Courtyard Ecology	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
3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	-
Output	Min Food Production Area
Townhouse	3 m²

Innovation

Overall contribution 0%

1.1 Innovation	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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APPENDIX B:
Nationwide House Energy Rating Scheme
(NatHERS)

Nationwide House Energy Rating Scheme

NatHERS Certificate

Generated on 4 Apr 2024 using FirstRate5: 5.3.2b (3.21)

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Property

Address Dwelling 1, No.11 Seymour Street, Broadmeadows, VIC, 3047
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 07/02/2024
Prepared by Summerhill Building Designers

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	122.5	suburban
Unconditioned*	31.8	NatHERS climate zone
Total	154.3	60 Tullamarine
Garage	20.8	



Accredited assessor

Name Sinch Consulting - Tia
Business name Sinch Consulting
Email tc@sinch.net.au
Phone 0405 161 254
Accreditation No. HERA10019
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

The more stars
the more energy efficient

92.7 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance

Heating	Cooling
71.5	21.2
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.FR5.com.au.

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Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

Roof Shade and Solar Absorptance:
Tiles- Gunmetal 0.9
Colorbond Klip-Lok- Monument 0.7
Wall Shade and Solar Absorptance:
Brick Veneer- Metallix Graphite 0.7
Cemintel Barestone External Cladding- Lunar 0.9 and Original 0.5
Fibro Clad- Dover White 0.3
Metal Cladding- White 0.2
Window Shade and Solar Absorptance:
Black 0.9
Door Shade and Solar Absorptance:
Garage- Monument 0.7
Front Door- Timber 0.5

Window and glazed door type and performance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

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Custom* windows

Window ID	Window description	U-value*	SHGC*	SHGC lower limit	SHGC upper limit
A&L-004-02 A	Al Awning Window DG 3/12/3EA	2.98	0.52	0.49	0.55
A&L-013-05 A	Al Sliding Door DG 4/10Ar/4EA	2.79	0.6	0.57	0.63
A&L-026-01 A	Al Boutique Fixed Lite Window DG 3/12/3	3.12	0.69	0.66	0.72
A&L-025-01 A	Al Boutique Fixed Lite Window SG 3Clr	5.73	0.77	0.73	0.81
A&L-001-04 A	Al Awning SG 4Clr	5.79	0.65	0.62	0.68

Window and glazed door Schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Open Living Area	A&L-004-02 A	Opening 14	1800	850	awning	90.0	W	No
Open Living Area	A&L-004-02 A	Opening 15	1800	850	awning	90.0	W	No
Open Living Area	A&L-004-02 A	Opening 5	1800	610	awning	90.0	E	No
Open Living Area	A&L-004-02 A	Opening 6	1800	610	awning	90.0	E	No
Open Living Area	A&L-004-02 A	Opening 7	1800	610	awning	90.0	E	No
Open Living Area	A&L-013-05 A	Opening 19	2150	4080	sliding	45.0	N	No
Open Living Area	A&L-004-02 A	Opening 17	1800	850	awning	90.0	E	No
Open Living Area	A&L-026-01 A	Opening 18	610	1920	fixed	0.0	N	No
Laundry	A&L-025-01 A	Opening 16	600	1700	fixed	0.0	W	No
Guest	A&L-004-02 A	Opening 3	1800	1800	awning	45.0	E	No
ENS- Bed 1	A&L-001-04 A	Opening 13	1029	610	awning	90.0	S	No
W.I.R- Bed 1	A&L-001-04 A	Opening 8	1457	610	awning	90.0	E	No
Bedroom 1	A&L-004-02 A	Opening 9	1457	1810	awning	45.0	E	No
Bedroom 3	A&L-004-02 A	Opening 12	1457	610	awning	90.0	S	No
Bedroom 2	A&L-004-02 A	Opening 26	1457	1810	awning	45.0	N	No
Bathroom	A&L-001-04 A	Opening 25	1029	610	awning	90.0	N	No
Retreat	A&L-004-02 A	Opening 11	1457	1810	awning	45.0	E	No
Hallway	A&L-004-02 A	Opening 10	1457	850	awning	90.0	E	No

Roof window type and performance value

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

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Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m ²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Open Living Area	2150	768	100.0	E
Garage	2322	1570	100.0	W
Garage	2322	3010	100.0	E

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	FR5 - Brick Veneer	0.7	Dark	Glass fibre batt: R2.5 (R2.5)	Yes
2	FR5 - Fibro Clad Framed	0.7	Dark	Glass fibre batt: R2.5 (R2.5)	Yes
3	FR5 - Brick Veneer	0.7	Dark		No
4	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Open Living Area	1	2750	6329	W	0	Yes
Open Living Area	1	2750	1232	E	1981	No
Open Living Area	1	2750	483	S	4140	Yes
Open Living Area	1	2750	205	E	1498	Yes
Open Living Area	1	2750	3234	E	0	No
Open Living Area	1	2750	414	N	0	Yes
Open Living Area	2	2750	4637	N	0	Yes
Open Living Area	2	2750	2076	E	0	Yes
Open Living Area	1	2750	669	E	0	Yes
Open Living Area	1	2750	3066	N	0	Yes
Powder Room	1	2750	1759	W	0	Yes

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Laundry	1	2750	2978	W	1980	Yes
Laundry	1	2750	1314	S	0	Yes
Guest	1	2750	2978	W	1980	Yes
Guest	1	2750	2968	E	1980	Yes
Garage	3	2922	3484	W	0	Yes
Garage	3	2922	5966	S	0	No
Garage	3	2922	3484	E	0	Yes
ENS- Bed 1	4	2550	1969	W	600	Yes
ENS- Bed 1	4	2550	1895	S	600	No
W.I.R- Bed 1	4	2550	3377	S	601	No
W.I.R- Bed 1	4	2550	1981	E	600	Yes
Bedroom 1	4	2550	554	S	606	Yes
Bedroom 1	4	2550	2975	E	600	No
Bedroom 3	4	2550	2967	W	603	Yes
Bedroom 3	4	2550	1666	S	600	Yes
Bedroom 2	4	2550	3672	W	600	Yes
Bedroom 2	4	2550	1183	E	600	Yes
Bedroom 2	4	2550	2925	N	600	No
Bathroom	4	2550	2359	N	599	Yes
Retreat	4	2550	2485	E	600	No
Retreat	4	2550	2572	N	600	Yes
Hallway	4	2550	2056	W	622	Yes
Hallway	4	2550	1234	E	600	No
Hallway	4	2550	479	S	600	Yes
Hallway	4	2550	823	E	0	No

Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	56.1	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	87.8	

Floor type

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	34.1	Enclosed	R0.0	Carpet
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	4.4	Enclosed	R0.0	Tiles
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	5	Enclosed	R0.0	Tiles
Powder Room	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	1.5	Enclosed	R0.0	Tiles
Laundry	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	5.2	Enclosed	R0.0	Tiles

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ENS- Guest	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	4.6	Enclosed	R0.0	Tiles
Guest	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	2.2	Enclosed	R0.0	Carpet
Garage	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	10.8	Enclosed	R0.0	none
Garage	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	10	Enclosed	R0.0	none
ENS- Bed 1	FR5 - Timber Lined	3.7	Enclosed	R2.0	Tiles
W.I.R- Bed 1	FR5 - Timber Lined	6.7	Enclosed	R2.0	Carpet
Bedroom 1	FR5 - Timber Lined	11.7	Enclosed	R2.0	Carpet
Bedroom 3	FR5 - Timber Lined	10.6	Enclosed	R2.0	Carpet
Bedroom 2	FR5 - Timber Lined	10.7	Enclosed	R2.0	Carpet
Bathroom	FR5 - Timber Lined	5.9	Enclosed	R2.0	Tiles
Retreat	FR5 - Timber Lined	6.4	Enclosed	R2.0	Carpet
Hallway	FR5 - Timber Lined	16.1	Enclosed	R2.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	Plasterboard	R5.0	Yes
Powder Room	FR5 - Timber Lined	R2.0	No
Laundry	FR5 - Timber Lined	R2.0	No
ENS- Guest	FR5 - Timber Lined	R2.0	No
Guest	FR5 - Timber Lined	R2.0	No
Garage	FR5 - Timber Lined	R2.0	No
Garage	Plasterboard	R0.0	Yes
ENS- Bed 1	Plasterboard	R5.0	Yes
W.I.R- Bed 1	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
Bedroom 3	Plasterboard	R5.0	Yes
Bedroom 2	Plasterboard	R5.0	Yes
Bathroom	Plasterboard	R5.0	Yes
Retreat	Plasterboard	R5.0	Yes
Hallway	Plasterboard	R5.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Open Living Area	14	Downlights	50	Sealed
Open Living Area	1	Exhaust Fans	250	Sealed

NatHERS Certificate

7.2 Star Rating as of 4 Apr 2024

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Powder Room	1	Downlights	50	Sealed
Powder Room	1	Exhaust Fans	250	Sealed
Laundry	1	Downlights	50	Sealed
Laundry	1	Exhaust Fans	250	Sealed
ENS- Guest	2	Downlights	50	Sealed
ENS- Guest	1	Exhaust Fans	250	Sealed
Guest	4	Downlights	50	Sealed
ENS- Bed 1	1	Exhaust Fans	250	Sealed
ENS- Bed 1	1	Downlights	50	Sealed
W.I.R- Bed 1	2	Downlights	50	Sealed
Bedroom 1	2	Downlights	50	Sealed
Bedroom 3	2	Downlights	50	Sealed
Bedroom 2	2	Downlights	50	Sealed
Bathroom	1	Exhaust Fans	250	Sealed
Bathroom	1	Downlights	50	Sealed
Retreat	2	Downlights	50	Sealed
Hallway	4	Downlights	50	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Cont:Attic-Continuous	0.0	0.9	Dark

* Refer to glossary.

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

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Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way. Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

National Construction Code (NCC) Class	the NCC groups buildings by their function and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10 buildings under the Planning and Environment Act 1987.
Opening Percentage	the openability percentage or operable (movable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

Nationwide House Energy Rating Scheme

NatHERS Certificate

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Property

Address Dwelling 2, No.11 Seymour Street, Broadmeadows, VIC, 3047
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 07/02/2024
Prepared by Summerhill Building Designers

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	116.9	suburban
Unconditioned*	21.2	NatHERS climate zone
Total	138.1	60 Tullamarine
Garage	21.2	



Accredited assessor

Name Sinch Consulting - Tia
Business name Sinch Consulting
Email tc@sinch.net.au
Phone 0405 161 254
Accreditation No. HERA10019
Assessor Accrediting Organisation HERA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

The more stars
the more energy efficient

99.2 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance

Heating	Cooling
83.9	15.3
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.FR5.com.au.

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Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

Roof Shade and Solar Absorptance:
Tiles- Gunmetal 0.9
Wall Shade and Solar Absorptance:
Brick Veneer- Metallix Graphite 0.7
Cemintel Barestone External Cladding- Lunar 0.9 and Original 0.5
James Hardie- Dover White 0.3
Metal Cladding- White 0.2
Window Shade and Solar Absorptance:
Black 0.9
Door Shade and Solar Absorptance:
Garage- Monument 0.7
Front Door- Timber 0.5

Window and glazed door type and performance

Default* windows

		Substitution tolerance ranges		
Window ID	Window description	Maximum U-value*	SHGC*	
				SHGC lower limit SHGC upper limit
No Data Available				

Custom* windows

Substitution tolerance ranges				
-------------------------------	--	--	--	--

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Window ID	Window description	U-value	SHGC	SHGC lower limit	SHGC upper limit
A&L-004-02 A	Al Awning Window DG 3/12/3EA	2.98	0.52	0.49	0.55
A&L-013-05 A	Al Sliding Door DG 4/10Ar/4EA	2.79	0.6	0.57	0.63
A&L-001-04 A	Al Awning SG 4Clr	5.79	0.65	0.62	0.68

Window and glazed door Schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Entry	A&L-004-02 A	Opening 11	1600	470	awning	60.0	N	No
Guest	A&L-004-02 A	Opening 15	1800	610	awning	90.0	N	No
Guest	A&L-004-02 A	Opening 13	1800	610	awning	90.0	N	No
Guest	A&L-004-02 A	Opening 14	1800	610	awning	90.0	N	No
Open Living Area	A&L-013-05 A	Opening 3	2150	2050	sliding	45.0	S	No
Open Living Area	A&L-013-05 A	Opening 6	2150	3050	sliding	20.0	W	No
Bedroom 2	A&L-004-02 A	Opening 10	1457	1810	awning	45.0	N	No
Bedroom 1	A&L-004-02 A	Opening 8	1457	1810	awning	45.0	N	No
ENS- Bed 1	A&L-001-04 A	Opening 7	300	1200	awning	90.0	N	No
Bedroom 3	A&L-004-02 A	Opening 16	400	1810	awning	90.0	W	No
Bedroom 3	A&L-004-02 A	Opening 5	1457	1810	awning	22.0	S	No
Hallway	A&L-004-02 A	Opening 4	600	1450	awning	90.0	S	No
Hallway	A&L-004-02 A	Opening 9	1457	610	awning	90.0	N	No

Roof window type and performance value

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

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Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Entry	2150	820	100.0	N
Garage	2236	3010	100.0	S
Garage	2236	3010	100.0	N

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	FR5 - Brick Veneer	0.7	Dark	Glass fibre batt: R2.5 (R2.5)	Yes
2	CW - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	No
3	FR5 - Fibro Clad Framed	0.9	Dark		No
4	FR5 - Fibro Clad Framed	0.3	Light		No
5	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
6	FR5 - Fibro Clad Framed	0.3	Light	Glass fibre batt: R2.5 (R2.5)	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Entry	1	2750	2370	W	0	Yes
Entry	1	2750	2143	N	1500	Yes
ENS- Guest	1	2750	1455	E	0	Yes
Guest	1	2750	2971	E	0	Yes
Guest	1	2750	1385	N	0	No
Guest	1	2750	1999	N	450	No
Guest	1	2750	178	N	1496	Yes
Garage	2	2836	6099	W	0	No
Garage	3	2836	3481	S	0	Yes
Garage	4	2836	2692	N	600	Yes
Garage	4	2836	789	N	0	Yes
Open Living Area	5	2750	2138	S	0	Yes
Open Living Area	5	2750	3636	W	0	Yes
Open Living Area	5	2750	1566	S	0	Yes
Open Living Area	5	2750	2136	S	0	Yes
Open Living Area	1	2750	1023	E	0	Yes

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Open Living Area	1	2730	6906			Yes
Bedroom 2	2	2550	2931	W	0	No
Bedroom 2	6					Yes
Bedroom 2	6	2550	593	W	600	Yes
Bedroom 2	6	2550	2565	S	600	Yes
Bedroom 2	5	2550	2568	N	600	Yes
Bedroom 2	5	2550	473	W	600	Yes
Bedroom 2	6	2550	944	N	0	Yes
Bedroom 1	6	2550	469	W	600	Yes
Bedroom 1	6	2550	478	E	600	Yes
Bedroom 1	6	2550	3204	N	601	No
ENS- Bed 1	5	2550	2748	E	0	Yes
ENS- Bed 1	5	2550	1470	N	600	No
W.I.R- Bed 1	5	2550	1365	E	0	Yes
Bathroom	5	2550	2365	E	0	Yes
Bedroom 3	5	2550	3559	W	600	Yes
Bedroom 3	5	2550	3705	S	600	No
Bedroom 3	5	2550	3559	E	0	Yes
Hallway	5	2550	1902	W	600	Yes
Hallway	5	2550	2124	S	606	Yes
Hallway	5	2550	823	W	600	Yes
Hallway	5	2550	920	N	611	No

Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	85.7	
2	FR5 - Internal Plasterboard Stud Wall	35.5	Glass fibre batt: R2.0 (R2.0)

Floor type

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Entry	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	2.3	Enclosed	R0.0	Carpet
Entry	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	8.7	Enclosed	R0.0	Carpet
Powder Room	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	1.3	Enclosed	R0.0	Tiles
ENS- Guest	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	3.7	Enclosed	R0.0	Tiles
Guest	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	10.6	Enclosed	R0.0	Carpet
Garage	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	9.5	Enclosed	R0.0	none

NatHERS Certificate

7 Star Rating as of 4 Apr 2024

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Garage	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	11.7	Enclosed	R0.0	Carpet
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	6.3	Enclosed	R0.0	Carpet
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	14.1	Enclosed	R0.0	Tiles
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	1.3	Enclosed	R0.0	Carpet
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	7.1	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - Timber Lined	0.6	Elevated	R2.0	Carpet
Bedroom 2	FR5 - Timber Lined	12.5	Enclosed	R2.0	Carpet
Bedroom 1	FR5 - Timber Lined	9.5	Enclosed	R2.0	Carpet
Bedroom 1	FR5 - Timber Lined	0.7	Elevated	R2.0	Carpet
ENS- Bed 1	FR5 - Timber Lined	4	Enclosed	R2.0	Tiles
W.I.R- Bed 1	FR5 - Timber Lined	4.3	Enclosed	R2.0	Carpet
Bathroom	FR5 - Timber Lined	6	Enclosed	R2.0	Tiles
Bedroom 3	FR5 - Timber Lined	13.2	Enclosed	R2.0	Carpet
Hallway	FR5 - Timber Lined	12.1	Enclosed	R2.0	Carpet

Ceiling type

Location	Construction material/type	Bulk Insulation R-value (may include edge batt values)	Reflective wrap*
Entry	FR5 - Timber Lined	R2.0	No
Entry	FR5 - Timber Lined	R2.0	No
Powder Room	FR5 - Timber Lined	R2.0	No
ENS- Guest	FR5 - Timber Lined	R2.0	No
Guest	FR5 - Timber Lined	R2.0	No
Garage	FR5 - Timber Lined	R2.0	No
Garage	Plasterboard	R0.0	Yes
Garage	FR5 - Timber Lined	R2.0	No
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	Plasterboard	R5.0	Yes
Open Living Area	Plasterboard	R5.0	Yes
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	FR5 - Timber Lined	R2.0	No
Bedroom 2	Plasterboard	R5.0	Yes
Bedroom 2	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes
ENS- Bed 1	Plasterboard	R5.0	Yes

* Refer to glossary.

Generated on 4 Apr 2024 using FirstRate5: 5.3.2b (3.21) for Dwelling 2, No.11 Seymour Street,

NatHERS Certificate

7 Star Rating as of 4 Apr 2024

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W.I.R- Bed 1	Plasterboard	R5.0	Yes
Bathroom	Plasterboard	R5.0	Yes
Bedroom 3	Plasterboard	R5.0	Yes
Hallway	Plasterboard	R5.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Entry	3	Downlights	50	Sealed
Entry	1	Exhaust Fans	250	Sealed
Powder Room	1	Downlights	50	Sealed
Powder Room	1	Exhaust Fans	250	Sealed
ENS- Guest	1	Downlights	50	Sealed
ENS- Guest	1	Exhaust Fans	250	Sealed
Guest	4	Downlights	50	Sealed
Open Living Area	10	Downlights	50	Sealed
Open Living Area	1	Exhaust Fans	250	Sealed
Bedroom 2	2	Downlights	50	Sealed
Bedroom 1	2	Downlights	50	Sealed
ENS- Bed 1	1	Downlights	50	Sealed
ENS- Bed 1	1	Exhaust Fans	250	Sealed
W.I.R- Bed 1	2	Downlights	50	Sealed
Bathroom	1	Downlights	50	Sealed
Bathroom	1	Exhaust Fans	250	Sealed
Bedroom 3	2	Downlights	50	Sealed
Hallway	5	Downlights	50	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Cont:Attic-Continuous	0.0	0.9	Dark

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

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National Construction Code (NCC) Class	the NCC groups buildings by their function and assigns a class or class code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10 buildings under the Planning and Environment Act 1987.
Opening Percentage	the openability percentage or operable (movable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

Nationwide House Energy Rating Scheme

NatHERS Certificate

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Property

Address Dwelling 3, No.11 Seymour Street, Broadmeadows, VIC, 3047
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 07/02/2024
Prepared by Summerhill Building Designers

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	113.1	suburban
Unconditioned*	21.2	NatHERS climate zone
Total	134.3	60 Tullamarine
Garage	21.2	



Accredited assessor

Name	Sinch Consulting - Tia
Business name	Sinch Consulting
Email	tc@sinch.net.au
Phone	0405 161 254
Accreditation No.	HERA10019
Assessor Accrediting Organisation	HERA
Declaration of interest	Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

The more stars
the more energy efficient

99.6 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance

Heating	Cooling
86.3	13.3
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.FR5.com.au.

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Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

Roof Shade and Solar Absorptance:
Tiles- Gunmetal 0.9
Wall Shade and Solar Absorptance:
Brick Veneer- Metallix Graphite 0.7
Cemintel Barestone External Cladding- Lunar 0.9 and Original 0.5
Fibro Clad- Dover White 0.3
Metal Cladding- White 0.2
Window Shade and Solar Absorptance:
Black 0.9
Door Shade and Solar Absorptance:
Garage- Monument 0.7
Front Door- Timber 0.5

Window and glazed door type and performance

Default* windows

		Substitution tolerance ranges		
Window ID	Window description	Maximum U-value*	SHGC*	
No Data Available				

Custom* windows

		Substitution tolerance ranges		
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Window ID	Window description	U-value	SHGC	SHGC lower limit	SHGC upper limit
A&L-013-05 A	Al Sliding Door DG 4/10Ar/4EA	2.79	0.6	0.57	0.63
A&L-004-02 A	Al Awning Window DG 3/12/3EA	2.98	0.52	0.49	0.55
A&L-001-04 A	Al Awning SG 4Clr	5.79	0.65	0.62	0.68

Window and glazed door Schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Open Living Area	A&L-013-05 A	Opening 14	2150	2050	sliding	45.0	S	Yes
Open Living Area	A&L-013-05 A	Opening 13	2150	3030	sliding	60.0	W	Yes
Guest	A&L-004-02 A	Opening 5	1800	610	awning	90.0	N	No
Guest	A&L-004-02 A	Opening 6	1800	610	awning	90.0	N	No
Guest	A&L-004-02 A	Opening 4	1800	610	awning	90.0	N	No
Entry	A&L-004-02 A	Opening 3	1600	470	awning	90.0	N	No
Study/Retreat	A&L-004-02 A	Opening 11	1457	610	awning	90.0	N	No
Hallway	A&L-004-02 A	Opening 15	1029	1810	awning	30.0	S	No
Hallway	A&L-004-02 A	Opening 10	1457	610	awning	90.0	N	No
Bedroom 1	A&L-004-02 A	Opening 9	1457	1810	awning	45.0	N	No
ENS- Bed 1	A&L-001-04 A	Opening 8	300	1200	awning	90.0	N	No
Bedroom 2	A&L-004-02 A	Opening 12	400	1810	awning	90.0	W	No
Bedroom 2	A&L-004-02 A	Opening 16	1029	1810	awning	30.0	S	No

Roof window type and performance value

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

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Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2322	3010	100.0	S
Garage	2322	3010	100.0	N
Entry	2150	820	100.0	N

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	FR5 - Brick Veneer	0.7	Dark		No
2	FR5 - Fibro Clad Framed	0.9	Dark		No
3	FR5 - Fibro Clad Framed	0.3	Light		No
4	FR5 - Fibro Clad Framed	0.9	Dark	Glass fibre batt: R2.5 (R2.5)	Yes
5	FR5 - Brick Veneer	0.7	Dark	Glass fibre batt: R2.5 (R2.5)	Yes
6	CW - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.0 (R2.0)	No
7	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
8	FR5 - Fibro Clad Framed	0.3	Light	Glass fibre batt: R2.5 (R2.5)	Yes
9	CW - Parti Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0);Glass fibre batt: R2.5 (R2.5)	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	1	2836	6097	W	0	No
Garage	2	2836	3479	S	0	Yes
Garage	3	2836	3479	N	0	Yes
Open Living Area	4	2750	2165	S	0	Yes
Open Living Area	4	2750	3630	W	0	Yes
Open Living Area	4	2750	1639	S	0	Yes
Open Living Area	4	2750	2133	S	0	Yes
Open Living Area	5	2750	3535	E	0	Yes
Open Living Area	6	2750	3882	E	0	Yes
ENS- Guest	6	2750	1475	E	0	No
Guest	6	2750	715	E	0	Yes
Guest	5	2750	2257	E	0	Yes

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Guest	5	2750	1976	N	0	Yes
Guest	5	2750	1911	N	450	Yes
Guest	5	2750	1911	N	450	Yes
Entry	5	2750	2371	W	0	Yes
Entry	5	2750	2182	N	1500	Yes
Study/Retreat	4	2550	3520	W	600	No
Study/Retreat	7	2550	1817	S	600	Yes
Study/Retreat	7	2550	1816	N	600	Yes
Hallway	4	2550	2371	W	600	Yes
Hallway	7	2550	2165	S	607	Yes
Hallway	8	2550	839	W	600	Yes
Hallway	7	2550	908	N	604	No
Bedroom 1	8	2550	481	W	600	Yes
Bedroom 1	7	2550	483	E	600	Yes
Bedroom 1	8	2550	3256	N	600	No
ENS- Bed 1	9	2550	499	E	0	No
ENS- Bed 1	7	2550	2247	E	0	Yes
ENS- Bed 1	7	2550	1522	N	600	No
W.I.R- Bed 1	9	2550	1366	E	0	No
Bathroom	8	2550	1352	E	0	Yes
Bathroom	9	2550	1019	E	0	Yes
Bedroom 2	8	2550	3560	W	606	Yes
Bedroom 2	8	2550	3775	S	600	No
Bedroom 2	8	2550	3559	E	0	Yes

Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	35.7	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	85.3	

Floor type

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	6.4	Enclosed	R0.0	none
Garage	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	14.8	Enclosed	R0.0	none
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	6.4	Enclosed	R0.0	Carpet
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	14.3	Enclosed	R0.0	Tiles
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	1.3	Enclosed	R0.0	Carpet

NatHERS Certificate

7 Star Rating as of 4 Apr 2024

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Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	7.2	Enclosed	R0.0	Carpet
Open Living Area	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	6.8	Enclosed	R0.0	Carpet
Powder Room	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	1.4	Enclosed	R0.0	Tiles
ENS- Guest	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	3.8	Enclosed	R0.0	Tiles
Guest	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	10.8	Enclosed	R0.0	Carpet
Entry	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	2.2	Enclosed	R0.0	Tiles
Entry	FR5 - 300mm waffle pod, 100mm concrete (R0.63)	9	Enclosed	R0.0	Carpet
Study/Retreat	FR5 - Timber Lined	6.4	Enclosed	R2.0	Carpet
Hallway	FR5 - Timber Lined	12.3	Enclosed	R2.0	Carpet
Bedroom 1	FR5 - Timber Lined	9.8	Enclosed	R2.0	Carpet
Bedroom 1	FR5 - Timber Lined	0.7	Elevated	R2.0	Timber (Mountain ash)
ENS- Bed 1	FR5 - Timber Lined	4.2	Enclosed	R2.0	Tiles
W.I.R- Bed 1	FR5 - Timber Lined	4.4	Enclosed	R2.0	Carpet
Bathroom	FR5 - Timber Lined	6.1	Enclosed	R2.0	Tiles
Bedroom 2	FR5 - Timber Lined	13.4	Enclosed	R2.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	FR5 - Timber Lined	R2.0	No
Garage	FR5 - Timber Lined	R2.0	No
Garage	Plasterboard	R5.0	Yes
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	Plasterboard	R5.0	Yes
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	FR5 - Timber Lined	R2.0	No
Open Living Area	Plasterboard	R5.0	Yes
Powder Room	FR5 - Timber Lined	R2.0	No
ENS- Guest	FR5 - Timber Lined	R2.0	No
Guest	FR5 - Timber Lined	R2.0	No
Entry	FR5 - Timber Lined	R2.0	No
Entry	FR5 - Timber Lined	R2.0	No
Study/Retreat	Plasterboard	R5.0	Yes
Hallway	Plasterboard	R5.0	Yes
Bedroom 1	Plasterboard	R5.0	Yes

* Refer to glossary.

Generated on 4 Apr 2024 using FirstRate5: 5.3.2b (3.21) for Dwelling 3, No.11 Seymour Street,

NatHERS Certificate

7 Star Rating as of 4 Apr 2024

Bedroom 1	Plasterboard	R5.0	Yes
ENS- Bed 1	Plasterboard	R5.0	Yes
W.I.R- Bed 1	Plasterboard	R5.0	Yes
Bathroom	Plasterboard	R5.0	Yes
Bedroom 2	Plasterboard	R5.0	Yes

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Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Open Living Area	10	Downlights	50	Sealed
Open Living Area	1	Exhaust Fans	250	Sealed
Powder Room	1	Downlights	50	Sealed
Powder Room	1	Exhaust Fans	250	Sealed
ENS- Guest	1	Downlights	50	Sealed
ENS- Guest	1	Exhaust Fans	250	Sealed
Guest	4	Downlights	50	Sealed
Entry	3	Downlights	50	Sealed
Entry	1	Exhaust Fans	250	Sealed
Study/Retreat	2	Downlights	50	Sealed
Hallway	5	Downlights	50	Sealed
Bedroom 1	2	Downlights	50	Sealed
ENS- Bed 1	1	Exhaust Fans	250	Sealed
ENS- Bed 1	2	Downlights	50	Sealed
W.I.R- Bed 1	2	Downlights	50	Sealed
Bathroom	1	Exhaust Fans	250	Sealed
Bathroom	1	Downlights	50	Sealed
Bedroom 2	2	Downlights	50	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added Insulation (R-value)	Solar absorptance	Roof shade
Cont:Attic-Continuous	0.0	0.9	Dark
Disc:Attic-Discontinuous	0.0	0.9	Dark

* Refer to glossary.

Explanatory Notes

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Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

National Construction Code (NCC) Class	the NCC groups buildings by their function and assigns a class or class code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10 buildings.
Opening Percentage	the openability percentage or operable (movable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

ARX
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STORMWATER MANAGEMENT REPORT FOR PROPOSED MULTI UNIT DEVELOPMENT

AT

**No 11 Seymour St, Broadmeadows
Project Number: 247704-SMP**

25/03/2024



Introduction

This report is prepared to address Hume council Stormwater management requirements for the proposed multi-unit development at No 11 Seymour St Broadmeadows

The objectives that form part of the Stormwater Management Policy include:

- To achieve the best practice water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999 (as amended). Currently, these water quality performance objectives are:
 - o Suspended Solids - 80% retention of typical urban annual load
 - o Total Nitrogen - 45% retention of typical urban annual load
 - o Total Phosphorus - 45% retention of typical urban annual load
 - o Litter - 70% reduction of typical urban annual load
- To promote the use of water sensitive urban design, including stormwater re-use.
- To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.
- To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.
- To reintegrate urban water into the landscape to facilitate a range of benefits, including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.

To assess these initiatives, the STORM tool – which is an industry accepted tool – is used to comply with these initiatives. The results are presented in this report.

Stormwater Management System Initiative

Site Delineation

For the purpose of the assessment, the development has been delineated into the following surface types:

Site Area: 609m².

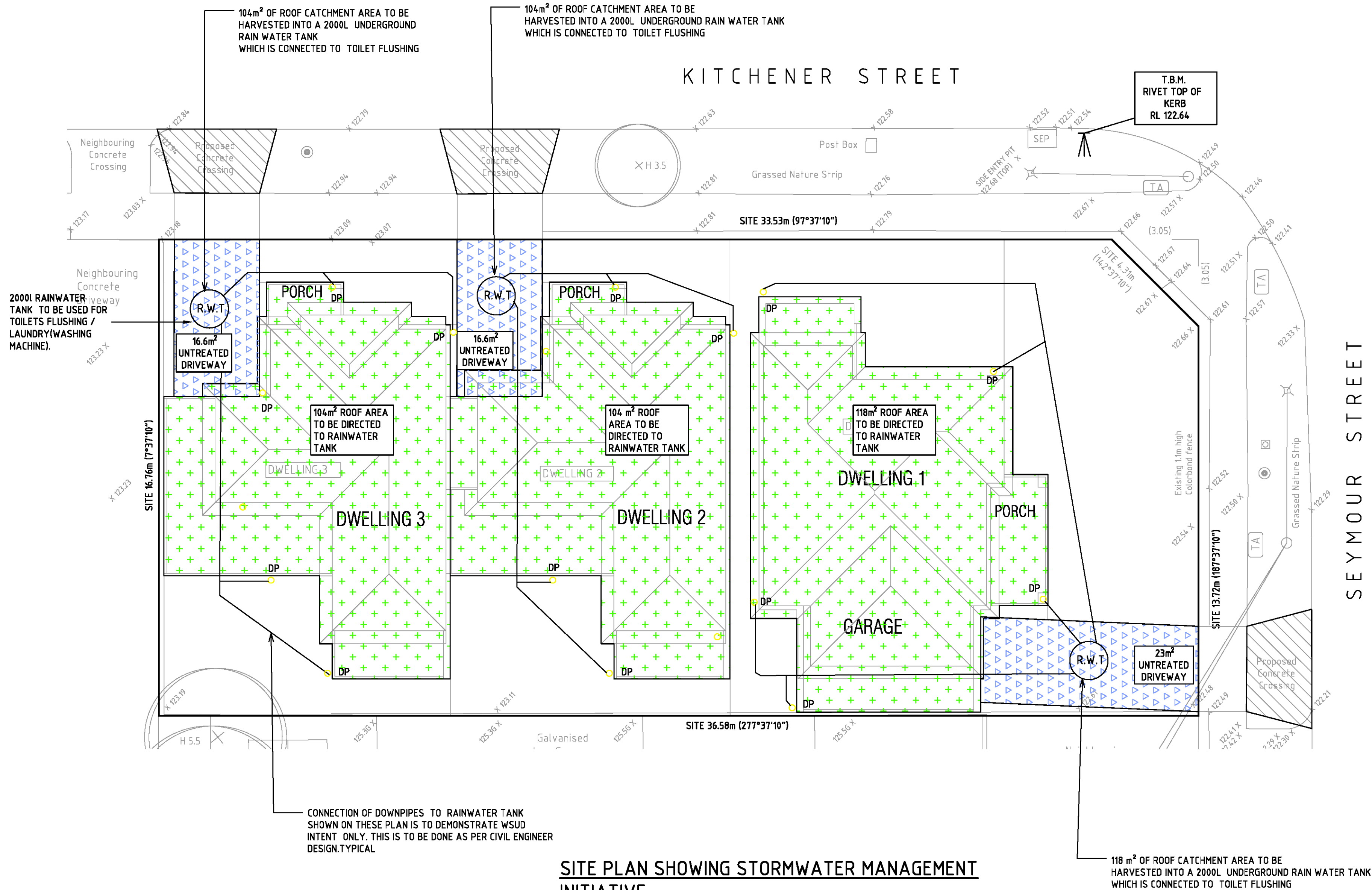
Roof Area of Dwelling 1: 118 m² will be diverted to rainwater for reuse in toilet flushing.

Roof Area of Dwelling 2: 104 m² will be diverted to rainwater for reuse in toilet flushing.

Roof area of Dwelling 3: 104 m² will be diverted to rainwater for reuse in toilet flushing.

Combined Impervious concrete driveway area: 56.2m² untreated, to be connected to legal point of discharge as per civil engineer design.

The storm rating achieves a rating of 114%. Refer to plan below which shows the storm rating report, site plan which shows the stormwater treatment measures and how the dwellings will be connected to the treatment measures.



104m² OF ROOF CATCHMENT AREA TO BE HARVESTED INTO A 2000L UNDERGROUND RAIN WATER TANK WHICH IS CONNECTED TO TOILET FLUSHING

104m² OF ROOF CATCHMENT AREA TO BE HARVESTED INTO A 2000L UNDERGROUND RAIN WATER TANK WHICH IS CONNECTED TO TOILET FLUSHING

2000L RAINWATER TANK TO BE USED FOR TOILETS FLUSHING / LAUNDRY (WASHING MACHINE).

CONNECTION OF DOWNPIPES TO RAINWATER TANK SHOWN ON THESE PLAN IS TO DEMONSTRATE WSUD INTENT ONLY. THIS IS TO BE DONE AS PER CIVIL ENGINEER DESIGN. TYPICAL

SITE PLAN SHOWING STORMWATER MANAGEMENT INITIATIVE

118 m² OF ROOF CATCHMENT AREA TO BE HARVESTED INTO A 2000L UNDERGROUND RAIN WATER TANK WHICH IS CONNECTED TO TOILET FLUSHING

PROJECT ADDRESS:
NO 11
SEYMOUR STREET
BROADMEADOWS
SCALE 1:100

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ROOF AREA - DIRECTED TO RAINWATER TANK
UNTREATED IMPERVIOUS AREA

NOTE:
WSUD DESIGN IS INDICATIVE ONLY AND IN SUBJECT TO CHANGE AT THE DISCRETION OF DRAINAGE DESIGN/REQUIREMENT.

NOTE:
DOWNPIPES TO CHARGE WATER TANKS. DRAMATICAL LAYOUT PLAN SHOWING CONNECTING DOWNPIPES TO THE WATER TANKS. BUILDER TO ENSURE THAT THE DESIGN INTENT IS CARRIED AS SHOWN AND NOTE THAT THE DOWNPIPES WILL BE CONSTANTLY CHARGED TO A MAXIMUM HEIGHT OF THE WATER TANKS OVERFLOW PIPE LEVELS. ALL DOWNPIPES JOINTS HAVE TO BE SOLVENT GLUED AND WATER TIGHT IN ACCORDANCE WITH AUSTRALIAN PLUMBING CODES SPECIFICATIONS.



STORM Rating Report

TransactionID: 0
Municipality: HUME
Rainfall Station: HUME
Address: NO 11 SEYMOUR STREET

BROADMEADOWS
VIC
Assessor: K.R
Development Type: Residential - Multiunit
Allotment Site (m2): 609.00
STORM Rating %: 114

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
DWELLING 1 ROOF TO RWT	118.00	Rainwater Tank	2,000.00	4	130.60	83.90
DWELLING 2 ROOF TO RWT	104.00	Rainwater Tank	2,000.00	4	144.40	81.50
DWLLING 3 ROOF TO RWT	104.00	Rainwater Tank	2,000.00	3	126.40	89.50
DRIVEWAY UNTREATED	56.20	None	0.00	0	0.00	0.00

Date Generated: 25-Mar-2024

Program Version: 1.0.0

Benefits of the stormwater management system

Rainwater tank

Rainwater tanks are an exceptional tool for environmental protection. They collect and store roof water for use inside and outside the home. This simultaneously reduces the demand on potable mains water and limits the amount of stormwater pollutants that enter waterways.

How Rainwater tanks work

Rainwater tanks collect stormwater run-off from impervious surfaces such as roofs, reducing the amount that enters our waterways. They are fitted with an overflow mechanism, meaning that once a tank is full the excess water is redirected into the stormwater drainage system.

Rainwater tanks that are only used for watering gardens are much less efficient than tanks used for flushing toilets.

Advantages of rainwater tanks are that they:

- minimise water usage when used in the toilet, laundry or garden.
- reduce strain on the stormwater drainage system.
- retain water close to source.
- reduce site run-off and flood peaks.

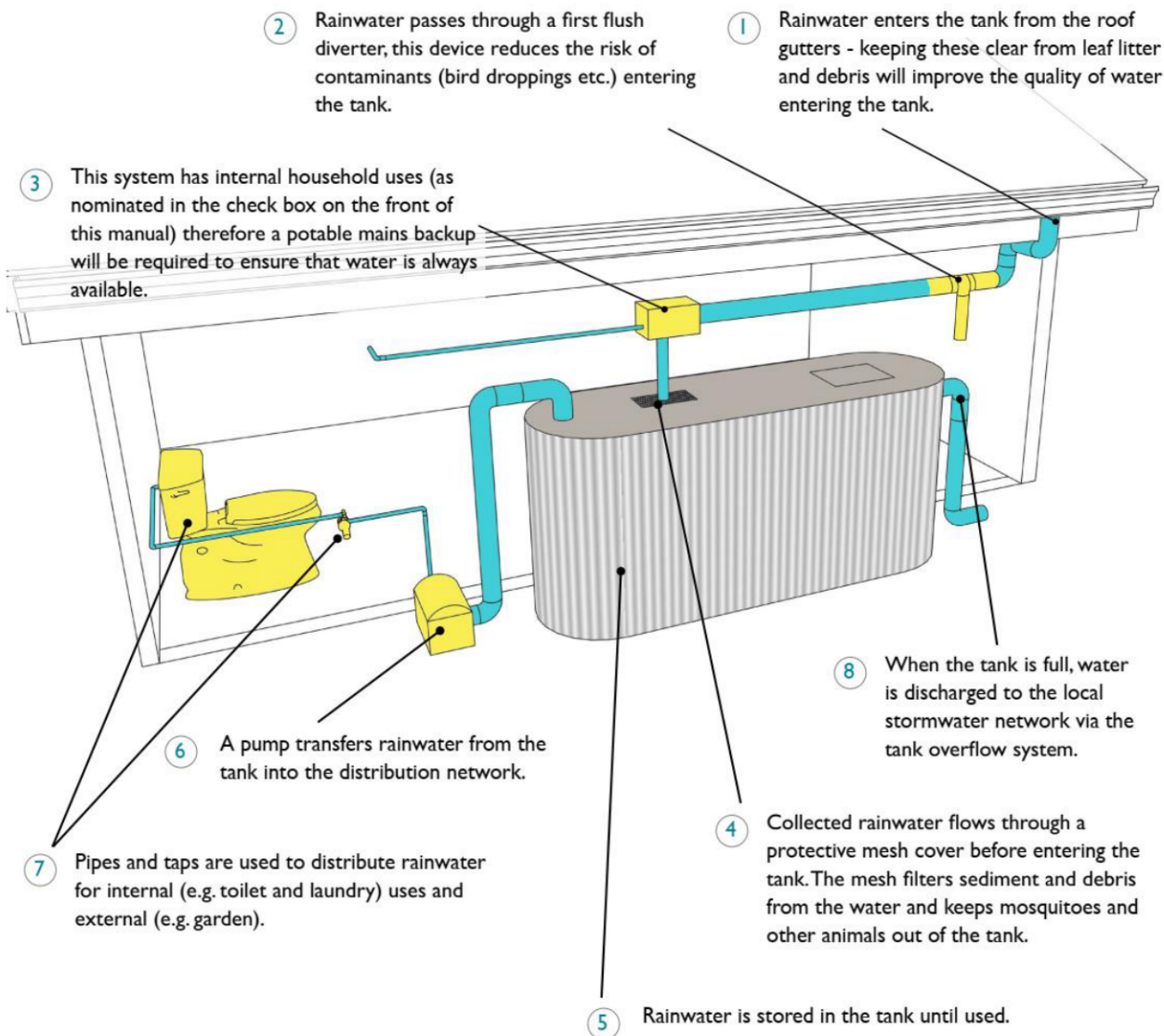
Rainwater Tanks Construction Schedule

The location of the rain tanks is proposed during the planning phase and shown on the site plan attached. Fall of the roof space to be collected by the rain tanks will be as per the civil engineer design.

Installation of the rain tank will be done by an approved plumber and in accordance with the manufacturer's guidelines towards the end of the construction phase.

Below is typical rainwater tank installation setup.

The following diagram identifies the key items which are important for rainwater tanks and their maintenance.



Typical rainwater tank installation

Rainwater Tanks maintenance Schedule

Rainwater tank maintenance

This manual lists the key tasks required to maintain a domestic rainwater tank and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic rainwater tank. Once endorsed, the property owner is responsible for continuous implementation of rainwater tank maintenance, in accordance with the guidance below.

Maintenance of rainwater tanks is relatively easy however it is important to do the following key tasks to ensure the quality of water is high:

- stop leaf litter and debris entering the tank.
- prevent bird droppings and dust building up in the gutters.
- prevent mosquitos and other animals entering the tank.

Tank connected to	toilet only <input type="checkbox"/> toilet & irrigation <input type="checkbox"/> toilet & laundry & irrigation <input type="checkbox"/> toilet & laundry & hot water & irrigation <input type="checkbox"/>
Rainwater tank location	
Planning drawing number showing rainwater tank location	
Rainwater tank construction date	
Date of final building inspection	
Tank volume (litres)	
Area or percentage of the roof that is connected to the tank via gutters and downpipes	

Acknowledgement: Information from PJT Green Plumbing's 'Maintenance Guide for Your Rainwater Tank' was used to develop this fact sheet.

Tips for undertaking maintenance

Things to look for and how to fix them.

Leaf litter / debris in gutters	Pump not working
Regularly clear your gutters. Make sure you cover the tank inlet if you're rinsing down the gutters to avoid debris entering the tank.	Check operating instructions for your pump. Check that pumps are kept clear of surface water (flooding), vegetation, and have adequate ventilation. Pumps should be serviced every few years to prolong the pump life.
Blocked downpipe	Mains backup or pump not working
If you see water spilling from the edge of the gutters check that the downpipe is not blocked, removing any debris.	Have you heard the pump operating? If the mains backup switching device fails many people do not notice for a long time. Consider a manual system if the switching device is problematic and you don't mind operating it manually.
First flush diverter clogging	Overflow
To clean out, unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water and the flow restrictor inside the cap.	Check that the overflow is not blocked and that there is a clear path for water to safely spill from the tank through the overflow pipe when full. Check that a clean mesh screen is safely in place to prevent mosquitoes entering the tank.
Debris on the mesh cover over inlets / outlets	Sediment / debris build-up in tank (more than 20mm thick)
The fine stainless steel mesh is similar to fly screen mesh. It should be cleaned regularly to ensure it does not become blocked with leaves and other material.	Over time a small amount of fine sediment will collect in the bottom of your tank and this is harmless and natural. It should not be disturbed until it is approx 20 mm thick which may take many years. To clean your tank out simply empty your tank and wash out with a high-pressure washer or hose.
Dirt and debris around the tank base or side.	Base area
Keep leaf build-up, sticks, pot plants and other items off the lid of your tank. Use a hose to remove dust and dirt from the outside of the rainwater tank and ensure there is no debris on the base, bottom lip and walls of your tank.	Tanks must be fully supported by a flat and level base. Check for any movement, cracks or damage to the slab or pavers. If damage is observed, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. There is no warranty from suppliers for damage to a rainwater tank if the base has failed.
Smelly water or mosquitos	Monitoring the water level
Rainwater tanks can smell if there is debris in the gutters. Check the gutters and leaf strainers are clean. Mosquitos or wrigglers can make their way into your tank if they are small enough to pass through the inlet strainer. A very small amount of chlorine (approx 4 parts per million) can be put in the tank to kill off mosquitos or the bacteria causing odours. The chlorine will disinfect the water and then evaporate. Chlorine tablets from a pool supplier can be used (but check the recommended dose based on your tank capacity).	A range of devices are available to monitor water level. Some simple float systems can be used effectively.

Acknowledgement: Information from PJT Green Plumbing's 'Maintenance Guide for Your Rainwater Tank' was used to develop this fact sheet.

Maintenance Checklist

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task								
①	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.								
②	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.								
③	Potable mains back up device	Is the potable mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.								
④	Mesh cover	Has the mesh cover deteriorated or have any holes in it?		Replace mesh cover.								
⑤	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.								
⑥	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the potable mains back up is not permanently on. Repair or replace pump.								
⑦	Pipes and taps	Are pipes and taps leaking?		Repair as needed.								
⑧	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.								
⑨	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.								
Maintenance frequency												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		
Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).												

Maintenance Log

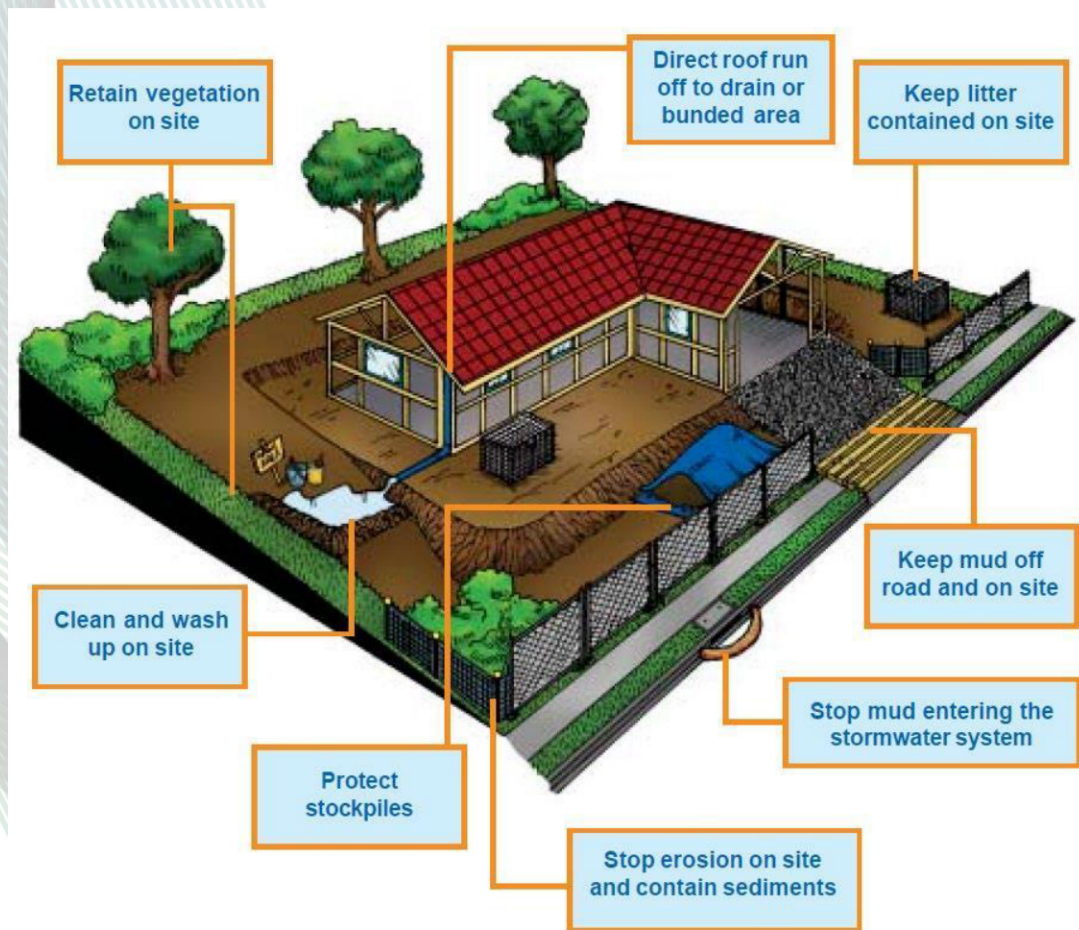
Maintenance date	Maintenance undertaken

Construction Site Management Plan

A guide for stormwater management during construction "Keeping our stormwater clean – Keeping Our Stormwater Clean - A Builder's Guide provides an accessible and visual guide to help minimize the risk of stormwater pollution from building sites, including site rules, tips for builders, supplier contacts and a detailed building site management planning template. A copy of the guide can be found at:

<https://www.clearwatervic.com.au/resource-library/guidelines-and-strategy/keeping-our-stormwater-clean-a-builders-guide.php>

Figure below shows an overview of the on-site practices for stormwater management during construction.



The guide contains 6 key rules to keep stormwater clean.

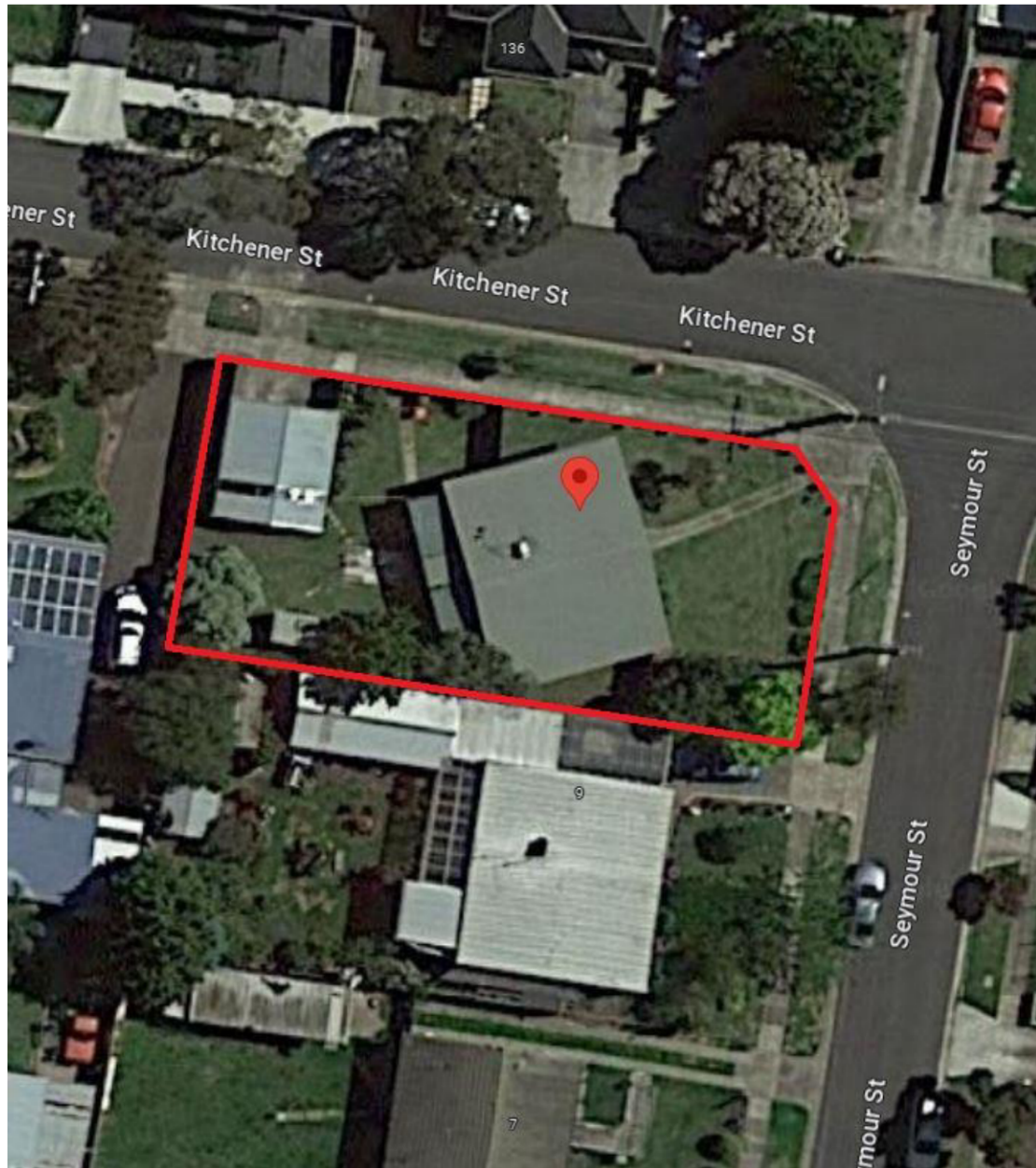
These are:

- Check with Council requirements and plan before work is started on site
- Stop erosion onsite and contain sediment
- Protect stockpiles
- Keep mud off road and on site
- Keep litter contained on site
- Clean and wash up

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SUMMERHILL

BUILDING DESIGNERS



DESIGN RESPONSE REPORT

11 SEYMOUR STREET, BROADMEADOWS

PROPOSED 3 UNIT DEVELOPMENT

NOVEMBER 2023

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TABLE OF CONTENTS

Introduction	3
The site and surrounds	3
Clause 55 assessment table.....	12

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INTRODUCTION

This submission has been prepared in support of well-designed unit developments to the existing residence at 11 Seymour Street, Broadmeadows.

The subject site forms part of a rapidly evolving area, with this pocket of Broadmeadows having been transformed from single dwelling character area to a locality that is becoming dominated by unit developments. The location of the property in relation to the Broadmeadows Central, Broadmeadows Hospital and numerous unit developments provides the precedence that the proposed unit development is in keeping with the neighbourhood character. Accommodating these is a mixture of housing types and architectural styles in the area including single storey and double storey brick veneer residences.

The proposed development represents a positive response to the well positioned site to schools, shops and transport. We look forward to working with Hume City Council and the community in delivering this project.

THE SITE AND SURROUNDS

The subject site is located to the Western side of Seymour Street and some 180 metres East of Railway Crescent. The site currently comprises of a single storey brick veneer residence that is to be demolished to make way for the proposed Unit Development.

The subject site is on a corner allotment and rectangular in shape. The frontage towards Seymour Street to the Eastern boundary is 13.72m. The frontage towards Kitchener Street to the northern boundary 33.53m. The length of the West side boundary is 16.76m and south side boundary is 36.58m. The site presents an area of 608.51m².

There is no easement located on the subject site.

Local shops, public transport services and public open spaces within walking distance are referred to on the Site Context & Design Response Plans.

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Subject site along Seymour Street is a single storey brick residence.
11 Seymour Street, Broadmeadows.

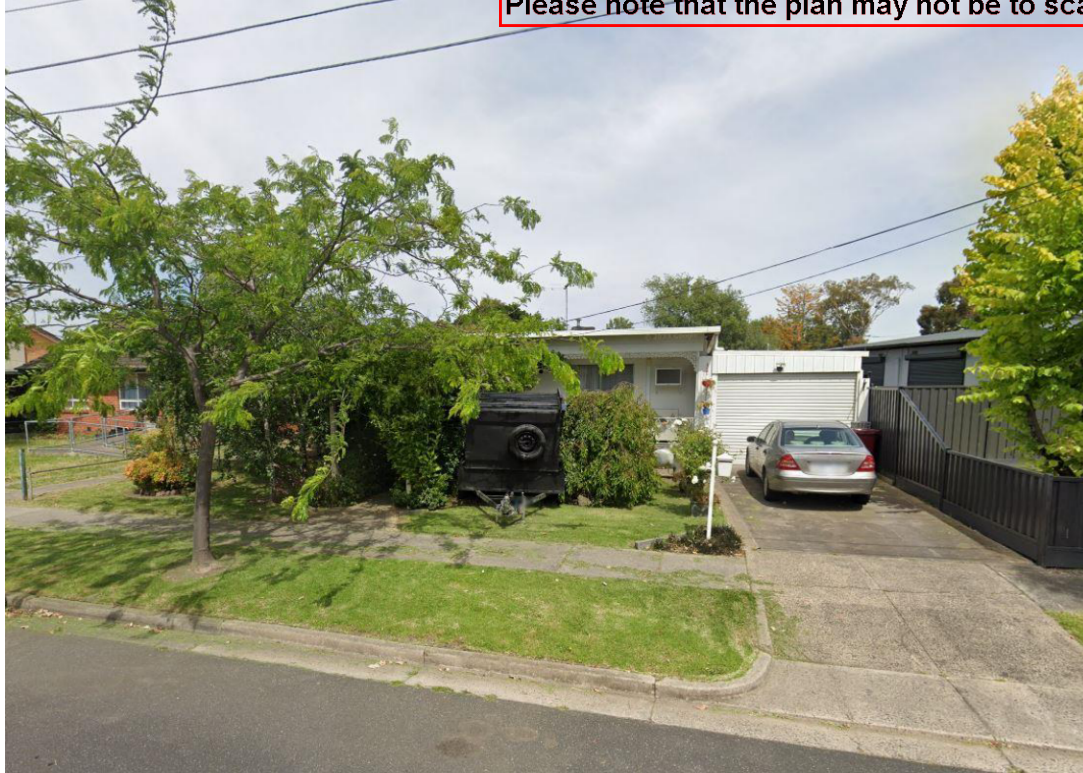


Subject site along Kitchener Street is a single storey brick residence.
11 Seymour Street, Broadmeadows.



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Adjoining the site to the south is a single storey brick residence.
9 Seymour Street, Broadmeadows.



Adjoining the site to the south is a single storey brick residence.
7 Seymour Street, Broadmeadows.



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Adjoining the site to the West is a single storey weatherboard residence.
133 Kitchener Street, Broadmeadows.



Adjoining the site to the West is a single storey weatherboard residence.
135 Kitchener Street, Broadmeadows.



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The site across the subject site to the east is a single storey residence, 12 Seymour Street, Broadmeadows.



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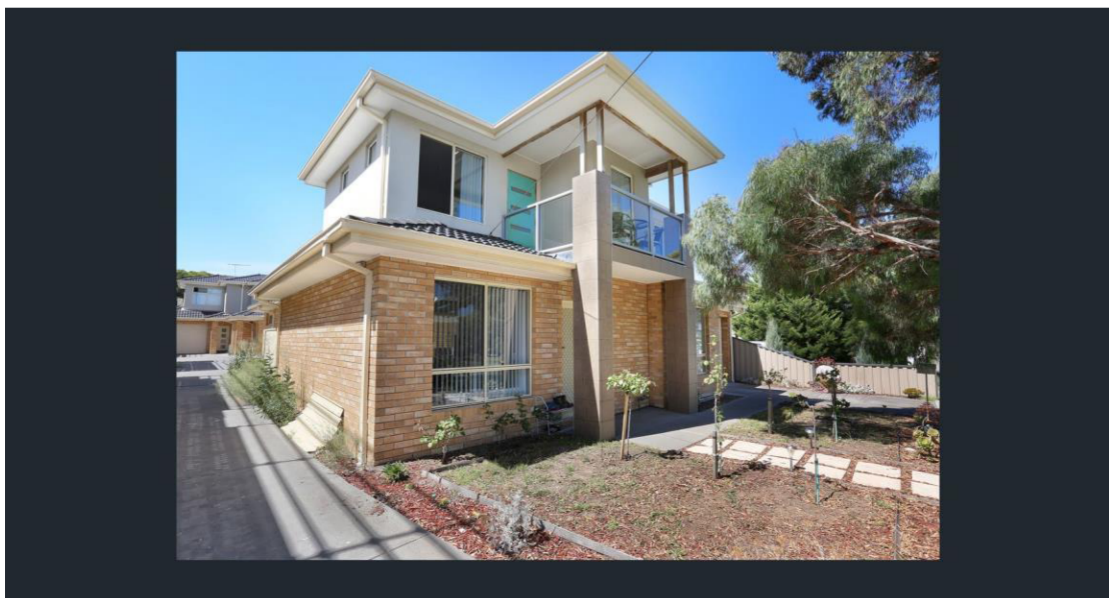
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Unit developments in the Area

The site east of the subject site (30 metres approx.) is a contemporary double storey 4 unit development. 130 Kitchener Street, Broadmeadows.



The site north of the subject site (across the road on Kitchener) is a contemporary double storey 4 unit development. 136 Kitchener Street, Broadmeadows.



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The site north of the subject site (across the road on the left) is a contemporary double storey 4 unit development. 138 Kitchener Street, Broadmeadows.



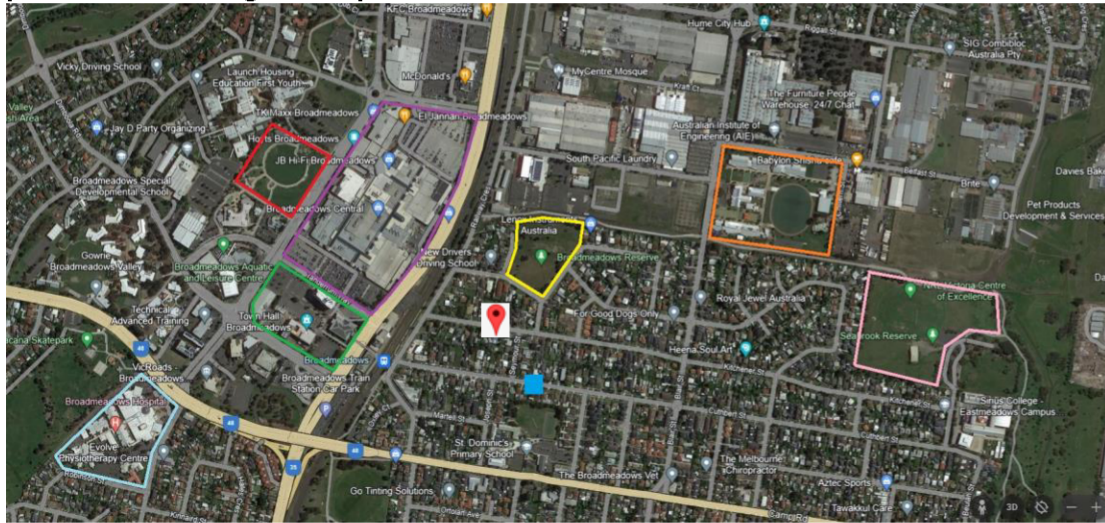
The site North-East of the subject site (100 metres approx.) is a contemporary double storey 8 unit development. 3-5 Cohuna Street, Broadmeadows.



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The below map of the surrounding sites demonstrates that the site is very well positioned with regards to public infrastructure.



Subject Site – 11 Seymour Street, Broadmeadows



Broadmeadows Central



Broadmeadows Primary School and Hume Central Secondary College



Broadmeadows Reserve



Hume City Council, Broadmeadows Library and Town Hall Broadmeadows



Broadmeadows Hospital



Broadmeadows Town Park



Bus Stop

The facilities and services within close proximity of the site include:

- Bus Route 540 (100 metres)
- Bus Station (300 metres)
- Broadmeadows Train Station (300 metres)

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Zoning

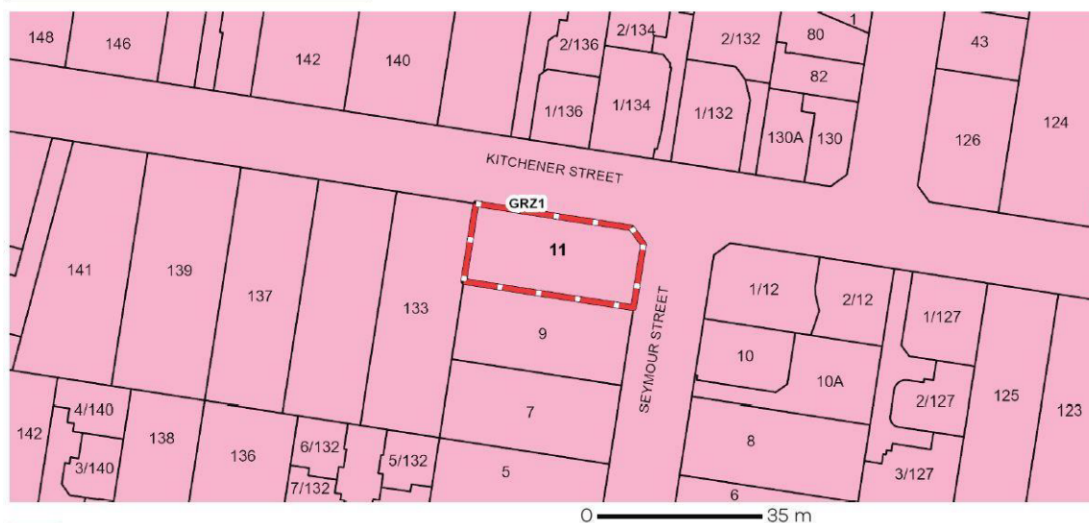
The site is located within a General Residential Zone, Schedule 1. The below image shows that this zoning applies to the broader area.

The purpose of the Neighbourhood Residential Zone as outlined at Clause 32.09 of the Hume Planning Scheme is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

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

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Clause 55 assessment table

The following table provides a quick reference for the proposal's compliance with the Objectives and Standards of Clause 55. Please refer to the body of the report for a detailed assessment against each section of Clause 55.

Clause & Objective	Standard	Compliant	Comment
NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE			
<p>Clause 55.02--1</p> <p>Neighbourhood character objectives</p> <p>-- To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>-- To ensure that the development responds to the features of the site and the surrounding area.</p>	<p>Standard B1</p> <p>-- The design response must be appropriate to the neighbourhood and the site.</p> <p>-- The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	✓	<p>The existing residences within the neighbourhood are of single and double storey form with pitched roofs and materials of concrete roof tiles, roof sheeting, brick and rendered.</p> <p>130 Kitchener Street, Broadmeadows is an example of a unit development in the area which comprises of contemporary design similar to the proposal at 11 Seymour Street, Broadmeadows. Refer to page 8 for front facade imagery.</p> <p>138 Kitchener Street, Broadmeadows is an example of a unit development in the area which comprises of contemporary design similar to the proposal at 11 Seymour Street, Broadmeadows. Refer to page 8 for front facade imagery.</p> <p>The contemporary design and articulated forms result in a development that responds well to this emerging character.</p> <p>Significantly, this area is part of a rapidly emerging locality which is the direct results of its proximity to the Bus Stops within walking distance, the local Broadmeadows Central and Local schools such as Broadmeadows Primary School and Hume Central Secondary College</p>

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<p>Clause 55.02--2 Residential policy objectives</p> <p>-- To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>-- To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>Standard B2</p> <p>-- An application accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p>		<p>community infrastructure and services. As shown on the Site Context Plan and Design Response Plan, the site is within close proximity of shopping facilities, open space facilities, schools and other regional facilities. In support of the proposed development is its access to public transport.</p>
<p>Clause 55.02-- 3 Dwelling diversity objective</p> <p>-- To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Standard B3</p> <p>-- Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <p>Dwellings with a different number of bedrooms.</p> <p>-- At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level</p>	N/A	<p>This standard is not applicable to this development as the objective of this standard refers to the development of more than 10 dwellings.</p>
<p>Clause 55.02--4 Infrastructure objectives</p> <p>-- To ensure development is provided with appropriate utility services and infrastructure.</p> <p>-- To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Standard B4</p> <p>-- Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>-- Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>-- In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	✓	<p>The development will be connected to relevant services and infrastructure to the satisfaction of Council and the service provider authorities.</p>

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<p>Clause 55.02--5 Integration with the street objective -- To integrate the layout of development with the street.</p>	<p>Standard B5 -- Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. -- Development should be oriented to front existing and proposed streets. -- High fencing in front of dwellings should be avoided if practicable. -- Development next to existing public open space should be laid out to complement the open space.</p>		<p>Dwelling 1 has direct access to the front of the dwelling driveway with direct access to the porch.</p> <p>Dwelling 2 and 3 face the common driveway which is convenient and makes easy access to the street. Pedestrians will have access via the common driveway of dwelling 2 and 3 with direct pathway access to the porch.</p> <p>Dwelling 1 has a proposed crossover to access the garage from Seymour Street. Dwelling 2 will use the modified existing crossover on Kitchener Street to access its respective garage. Dwelling 3 has a proposed crossover to access the garage from Kitchener Street.</p> <p>No New Front fence is being proposed.</p>
<p>Clause 55.03-1 Street setback objective -- To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard B6 -- Walls of buildings should be set back from streets: -- At least the distance specified in a schedule to the zone, or -- If no distance is specified in a schedule to the zone, the distance specified in Table B1. -- Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard. -- Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of</p>	<p>✓</p>	<p>There are no schedules to the zone relevant to these standards.</p> <p>The proposed front setback of dwelling 1 to Seymour Street is 6.835m. The neighbours setback at 9 Seymour Street is 7.5m.</p> <p>The porch is also encroaching 2m into the front setback which complies with the standard.</p> <p>The proposed setback at No. 11 Seymour Street will complement 9 Seymour Street.</p> <p>Dwelling 2 and 3 front setback complies with the requirements as it follows the requirement of Table B1 of the standard. This states <i>front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the</i></p>

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	any existing building abutting allotment the side street of whichever is the lesser.		2 and 3. The dwelling 2 and 3 front setback is 3.0m. The front setback for all dwellings provide adequate space to accommodate a large canopy tree and landscaping opportunities.
Clause 55.03-2 Building height objective -- To ensure that the height of buildings respects the existing or preferred neighbourhood character.	Standard B7 -- The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. -- If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 11 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 12 metres. -- Changes of building height between existing buildings and new buildings should be graduated.	✓	There are no schedules to the zone relevant to these standards. The maximum proposed height for Dwelling 1 is (7.675m) which satisfies Standard B7 of the maximum building height should not exceed 11 metres, and more importantly, fit comfortably within the streetscape. The slope of the land is lesser than 3 degrees. The maximum proposed height for Dwelling 2 is (7.43m) which satisfies Standard B7 of the maximum building height should not exceed 11 metres, and more importantly, fit comfortably within the streetscape. The slope of the land is lesser than 3 degrees. The maximum proposed height for Dwelling 3 is (7.18m) which satisfies Standard B7 of the maximum building height should not exceed 11 metres, and more importantly, fit comfortably within the streetscape. The slope of the land is lesser than 3 degrees.
Clause 55.03-3 Site coverage objective -- To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	Standard B8 -- The site area covered by buildings should not exceed: -- The maximum site coverage specified in a schedule to the zone, or -- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.	✓	There are no schedules to the zone relevant to these standards. The 50.71% site coverage satisfies the 60% coverage standard outlined at Standard B8.

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<p>Clause 55.03-4 Permeability and stormwater management objectives</p> <ul style="list-style-type: none"> -- 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 and reuse of stormwater. 	<p>Standard B9</p> <ul style="list-style-type: none"> -- The site area of the pervious surface should be at least: -- The minimum area specified in a schedule to the zone, or -- If no minimum is specified in a schedule to the zone, 20 percent of the site. -- The stormwater management system should be 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). -- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 		<p>The 38.87% (236.56m2) permeable Levels exceed the levels outlined at Standard B9.</p>
<p>Clause 55.03-5 Energy efficiency objectives</p> <ul style="list-style-type: none"> -- To achieve and protect energy efficient dwellings and residential buildings. -- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy 	<p>Standard B10</p> <ul style="list-style-type: none"> -- Buildings should be: -- Oriented to make appropriate use of solar energy. -- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. -- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. -- Living areas and private open space should be located on the north side of the development, if practicable. -- Developments should be designed so that solar access to north-facing windows is maximised. 	✓	<p>Dwelling 1 receives east, north and west sun to their private open space. Dwelling 2 private open space receives West sunlight to their private open space in the afternoon which meets the standard. Dwelling 3 receives northern sunlight to their private open space for most parts of the day.</p> <p>The north and west facing windows promote cross-ventilation and access to sunlight across the day.</p> <p>The living area of dwelling 1 have a north orientation which complies well with this standard. Dwelling 2 and 3 windows receive adequate daylight and solar energy through the north windows.</p> <p>The design ensures that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</p> <p>The front open space for dwelling 1 has a north-east</p>

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			dwelling 2 has a north orientation which receives maximum solar access.
<p>Clause 55.03-6 Open space objective -- To integrate the layout of development with any public and communal open space provided in or adjacent to the development</p>	<p>Standard B11 -- If any public or communal open space is provided on site, it should: -- Be substantially fronted by dwellings, where appropriate. -- Provide outlook for as many dwellings as practicable. -- Be designed to protect any natural features on the site. -- Be accessible and useable.</p>	✓	<p>This standard does not apply as there is no public open space proposed.</p>
<p>Clause 55.03-7 Safety objective -- To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Standard B12 -- Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. -- Planting which creates unsafe spaces along streets and accessways should be avoided. -- Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. -- Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	✓	<p>Dwelling 1 entrance has its own accessway via. A proposed crossover to enter the property. The dwelling is not obscured or isolated from the street.</p> <p>The frontage of dwelling 1 has a large guest room window and Living room windows facing Seymour Street which provides excellent surveillance to the street.</p> <p>Dwelling 2 and 3 face directly onto Kitchener Street. Pedestrians will have access via their respective front driveway from Kitchener Street and provided with a path from the driveway to the front porch.</p> <p>There is surveillance to the porch from the staircase window and the 3 windows in the guest bedroom.</p> <p>There is no planting which creates unsafe spaces along streets and accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares with side gates and fences.</p>

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<p>Clause 55.03-8 Landscaping objectives</p> <ul style="list-style-type: none"> -- To encourage development that respects the landscape character of the neighbourhood. -- To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. -- To provide appropriate landscaping. -- To encourage the retention of mature vegetation on the site 	<p>Standard B13</p> <ul style="list-style-type: none"> -- The landscape design should: -- Protect any predominant landscape features of the neighbourhood. -- Take into account the soil type and drainage patterns of the site. -- Allow for intended vegetation growth and structural protection of buildings. -- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. -- Provide a safe, attractive and functional environment for residents. -- Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. -- Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. -- The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. -- Development should meet any additional landscape requirements specified in a schedule to the zone. 		<p>greater than 501 - 650 square meters. The required percentage of a lot set aside as garden area is 30% which equals to 182.55m². The total area and percentage provided for this site is 232.28m² = 38.17%. This provides adequate room on site for the planting of significant trees and shrubs contributing to the area.</p>
<p>Clause 55.03-9 Access objective</p> <ul style="list-style-type: none"> -- To ensure the number and design of vehicle crossovers respects the neighbourhood character 	<p>Standard B14</p> <ul style="list-style-type: none"> -- The width of accessways or car spaces should not exceed: -- 33 per cent of the street frontage, or -- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. -- No more than one single-width crossover should be provided for each dwelling fronting a street. -- The location of crossovers should maximise the retention of on-street car 	✓	<p>The subject site has a curved frontage on Seymour Street of a total of 17.03m which allows for a 40% calculation for crossovers which equals 6.18m. There is a proposed 3.0m wide crossover providing access to the front of dwelling 1 which is in compliance with this standard.</p> <p>On Kitchener Street there is also a curved frontage of a total of 36.80m which allows for a 40% calculation for crossovers which equals</p>

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	<p>parking spaces.</p> <ul style="list-style-type: none"> -- The number of car spaces points to a road. <p>Zone should be minimised.</p> <ul style="list-style-type: none"> -- Developments must provide for access for service, emergency and delivery vehicles. 		<p>to the front of dwelling 2 and 3 which is in compliance with this standard.</p> <p>The proposal will not impact on pedestrian flow of impede on the traffic flow.</p> <p>When entering the garage, residents will generally open the remote-controlled garage doors prior to reaching the garage. The residents will have no wait time to allow for the garage door to be completely open, allowing the resident to drive into the garage.</p>
<p>Clause 55.03-10</p> <p>Parking location objectives</p> <ul style="list-style-type: none"> -- To provide convenient parking for resident and visitor vehicles. -- To protect residents from vehicular noise within developments. 	<p>Standard B15</p> <ul style="list-style-type: none"> -- Car parking facilities should: -- Be reasonably close and convenient to dwellings and residential buildings. -- Be secure. -- Be well ventilated if enclosed. -- Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway. 	✓	<p>All dwellings have been provided with a single car garage that is enclosed and secure from the public and a car space on the driveway. The garage door will be remote controlled.</p>
<p>Clause 55.04-1</p> <p>Side and rear setbacks objective</p> <ul style="list-style-type: none"> -- To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Standard B17</p> <ul style="list-style-type: none"> -- A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: -- At least the distance specified in a schedule to the zone, or -- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 	✓	<p>All side and rear setbacks comply for the proposed dwellings as depicted on the proposed elevations.</p>

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	<p>metres.</p> <p>-- Sunblinds, verandas, porches, eaves, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>-- Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>			
<p>Clause 55.04-2</p> <p>Walls on boundaries objective</p> <p>-- To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B18</p> <p>-- A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <p>-- For a length of more than the distance specified in a schedule to the zone; or</p> <p>-- If no distance is specified in a schedule to the zone, for a length of more than:</p> <p>-- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</p> <p>-- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.</p> <p>-- A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>-- A building on a boundary includes a building set back up to 200mm from a boundary.</p>	✓	<p>All dwellings boundaries garage brick walls are proposed to be constructed on the south and west boundaries.</p> <p>There is one wall on boundary for dwelling 1 abutting the southern boundary. The proposed wall on boundary has an average wall height of 3.172m with overall parapet wall heights at the ends are 3.46m and 3.31m.</p> <p>There is one wall on boundary for dwelling 3 abutting the western boundary. The proposed wall on boundary has an average wall height of 3.19m with overall parapet wall heights at the ends are 3.345m and 3.08m.</p> <p>The proposed walls on the boundary complies with the standard specified with a length no greater than 10m plus 25 percent = 19.145m. The proposed wall length is 6.47m for dwelling 1 garage, 6.32m for dwelling 3 garage.</p>	

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	<p>-- The height of a wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>		
<p>Clause 55.04-3 Daylight to existing windows objective -- To allow adequate daylight into existing habitable room windows.</p>	<p>Standard B19 -- Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. -- Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55-degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. -- Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	✓	<p>The development satisfies the daylight provisions of this standard, there are no affected neighbouring windows to the east, south and west from both dwellings</p>
<p>Clause 55.04-4 North-facing windows objective -- To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard B20 -- If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of</p>	✓	<p>There are no affected north-facing habitable room windows.</p>

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	each side of the proposed north-facing window with an area perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.		
Clause 55.04-5 Overshadowing open space objective -- To ensure buildings do not significantly overshadow existing secluded private open space.	Standard B21 -- Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. -- If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	✓	The orientation of the land allows shadows to be spread evenly across the site, meaning that shadows are not concentrated on one particular property. The extent of shadows cast to adjoining properties is relatively modest and in harmony with this Standard.
Clause 55.04-6 Overlooking objective -- To limit views into existing secluded private open space and habitable room windows.	Standard B22 -- A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45-degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. -- A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: -- Offset a minimum of 1.5	✓	Overlooking is not an issue in the proposal as obscure glazing (not film) and highlight windows at 1.7m above floor level have been provided, as indicated on the proposed elevations plan, which comply with this objective and standard for windows. The ground floor windows are demonstrated as clear windows glazing as they have a floor level less than 800mm above ground level. The fences to the boundaries are greater than 1.8 metres in height. The ground floor windows comply with the standards.

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	<p>metres from the edge of one window to the edge of the other.</p> <ul style="list-style-type: none"> -- Have sill heights of at least 1.7 metres above floor level. -- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. -- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. -- Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. -- Screens used to obscure a view should be: <ul style="list-style-type: none"> -- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. -- Permanent, fixed and durable. -- Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary. 			
<p>Clause 55.04-7 Internal views objective -- To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Standard B23 -- Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	✓	<p>All dwellings have been provided with obscure or highlight windows to the first floor to avoid views into the adjoining dwelling.</p> <p>This standard has also been exercised in the design by use of double storey construction.</p>	

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<p>Clause 55.04-8 Noise impacts objectives -- To contain noise sources in developments that may affect existing dwellings. -- To protect residents from external noise.</p>	<p>Standard B24 -- Noise sources, mechanical plant should not be located near bedrooms of immediately adjacent existing dwellings. -- Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. -- Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>		<p>neighbours. This will help accommodate any noise concerns.</p>
<p>Clause 55.05-1 Accessibility objective -- To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>Standard B25 -- The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	✓	<p>The proposed dwellings have been designed with consideration for the needs of people with limited mobility. Floor levels have been kept to a minimum and a guest bedroom has been provided to every dwelling.</p>
<p>Clause 55.05-2 Dwelling entry objective -- To provide each dwelling or residential building with its own sense of identity.</p>	<p>Standard B26 -- Entries to dwellings and residential buildings should: -- Be visible and easily identifiable from streets and other public areas. -- Provide shelter, a sense of personal address and a transitional space around the entry.</p>	✓	<p>Dwelling 1 entry provides a reasonable sized porch area that is visible from the street. The porch is well covered and has enough shelter for visitors to avoid the weather.</p> <p>Both dwellings 2 and 3 have reasonable sized porches with canopies to the north for both dwellings. Dwelling 2 and 3 porches are visible from Kitchener Street.</p> <p>The canopies over the dwellings porches provides adequate shelter for guest to protect them from the weather and gives all properties a sense of personal address.</p> <p>The address of all dwellings will be provided to the mailboxes of each dwelling so that each dwelling is easily identifiable.</p>

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<p>Clause 55.05-3 Daylight to new windows objective -- To allow adequate daylight into new habitable room windows.</p>	<p>Standard B27 -- A window in a room should be placed to face: -- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or -- A verandah provided it is open for at least one third of its perimeter, or -- A carport provided it has two or more open sides and is open for at least one third of its perimeter.</p>		<p>face an outdoor area large enough to provide sufficient daylight to these windows.</p>
<p>Clause 55.05-4 Private open space objective -- To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard B28 -- A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. -- If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of: -- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or -- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or -- A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. -- The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	✓	<p>The private open space of dwellings 1, 2 and 3 provides the required total area of 40 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.</p> <p>Dwelling 1 Secluded Private Open Space consists of an area with a minimum dimension of 3 metres of 25.02m² with a total private open space of 55.6m². The front open space is 79.58m². Which achieves a total area of 135.18m².</p> <p>Dwelling 2 provides 49.26m² of private open space (including front open space) and a secluded private open space 28.39m² with a minimum 3 metre dimension.</p> <p>Dwelling 3 provides 49.26m² of private open space (including front open space) and a secluded private open space 28.39m² with a minimum 3 metre dimension.</p>
<p>Clause 55.05-5 Solar access to open space</p>	<p>Standard B29 -- The private open space</p>	✓	<p>Dwelling 1 private open space is located to the north</p>

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<p>objective</p> <p>-- To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>should be located on the north side of the dwelling residential building if appropriate.</p> <p>-- The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>		<p>Dwelling 2 private open space is located to the south side of the property although the proposed wall to the north of the secluded private space has a height of 3.18m. $3.18m \times 0.9 = 2.862m + 2m = 4.862m$. The provided secluded private open space complies with the standards.</p> <p>Dwelling 3 private open space is located to the southwest side of the property although the proposed wall to the north of the secluded private space has a height of 3.08m. $3.08m \times 0.9 = 2.772m + 2m = 4.772m$. The provided secluded private open space complies with the standards.</p>
<p>Clause 55.05-6</p> <p>Storage objective</p> <p>-- To provide adequate storage facilities for each dwelling.</p>	<p>Standard B30</p> <p>-- Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	✓	<p>Each dwelling is provided with an external 6 cubic metre shed for storage as per the standard.</p>
<p>Clause 55.06-1</p> <p>Design detail objective</p> <p>-- To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Standard B31</p> <p>-- The design of buildings, including:</p> <p>-- Facade articulation and detailing,</p> <p>-- Window and door proportions,</p> <p>-- Roof form, and</p> <p>-- Verandahs, eaves and parapets,</p> <p>should respect the existing or preferred neighbourhood character.</p> <p>-- Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	✓	<p>The design of the proposed unit development is complementary to the other styles of residential development in the neighbourhood where the diversity is already such that there is no readily identifiable style or character.</p> <p>The design has endeavoured to enhance and complement the existing mix of style of architecture within the area through a contemporary design, rather than mimic the design of other housing types with any mock historical style housing or excessive use of 'reproduction'.</p>
<p>Clause 55.06-2</p> <p>Front fences objective</p> <p>-- To encourage front fence design that respects the existing or preferred</p>	<p>Standard B32</p> <p>-- The design of front fences should complement the design of the dwelling or residential building and any</p>	N/A	<p>No front fence has been proposed.</p>

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neighbourhood character.	front fences on adjoining properties. -- A front fence within 3 metres of a street should not exceed: -- The maximum height specified in a schedule to the zone, or -- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.		
Clause 55.06-3 Common property objectives -- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. -- To avoid future management difficulties in areas of common ownership.	Standard B33 -- Developments should clearly delineate public, communal and private areas. -- Common property, where provided, should be functional and capable of efficient management.	✓	This standard does not apply as there is no common property in this proposal.
Clause 55.06-4 Site services objectives -- To ensure that site services can be installed and easily maintained. -- To ensure that site facilities are accessible, adequate and attractive.	Standard B34 -- The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. -- Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. -- Bin and recycling enclosures should be located for convenient access by residents. -- Mailboxes should be provided and located for convenient access as required by Australia Post.	✓	Room has been provided to accommodate for services such as bins, mailboxes and open air-drying facilities. The mailboxes are located within the title boundary to comply with Australia Post requirements.