Docusign Envelope ID: B670751B-98A6-4B11-9D87-96C60FBB07EB

HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: http://www.hume.vic.gov.au

If you need help to complete this form, read How to complete the Application for Planning Permit form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Clear Form

The Land

(1) Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: | St. No.: 16 | St. Name: Jackon Street

Suburb/Locality: Sunbury | Postcode:3429

Formal Land Description *
Complete either A or B.

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

A Lot No.: 2 ◯Lodged Plan ◯Title Plan ◉Plan of Subdivision No.: 34858

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

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

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

(2) **For what use, development or other matter do you require a permit? ***

If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

4 unit residential development for subdivision purposes. Development consists of 4 double storey dwellings on vacant lot.

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 $1100000

⚠ 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.

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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.

Land is currently vacant.

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

Title Information

5 Encumbrances on title *

If you need help about the title, read: How to complete the Application for Planning Permit form

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Title: Mr | First Name: Steve | Surname: Anastasovski

Organisation (if applicable): Nardo Building Design

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

Unit No.: | St. No.: 33A | St. Name: Tassell Street

Suburb/Locality: Hadfield | State: VIC | Postcode: 3046

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

Contact person's details *

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

Name:

Title: Mr | First Name: Steve | Surname: Anastasovski

Organisation (if applicable): Nardo Building Design

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

Unit No.: | St. No.: 33A | St. Name: Tassell Street

Suburb/Locality: Hadfield | State: VIC | Postcode: 3046

Please provide at least one contact phone number *

Contact Information

Business Phone: | Email: steve@nardobd.com.au

Mobile Phone: [redacted] | Fax:

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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.

[redacted]

Declaration

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

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

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

Signature: [redacted] 87124F8E866941E...

Date: 4 Oct 2024

day / month / year

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Need help with the Application?

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

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

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

○ No ◉ Yes

If 'yes', with whom?: [redacted]

Date: 2 Sep 2024 day / month / year

Checklist

(9) Have you:

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

- ☑ Completed the relevant Council planning permit checklist?
- ☑ Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

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

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

Print Form

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

Save Form:

Save Form To Your Computer

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

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

VOLUME 11231 FOLIO 008

Security no : 124118725580K
Produced 03/10/2024 09:34 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 034858.
PARENT TITLE Volume 04301 Folio 175
Created by instrument AH533047S 04/10/2010

REGISTERED PROPRIETOR

[redacted]

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 LP034858 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY431520N (E)	NOMINATION OF ECT TO LC	Completed	24/09/2024
AY433531W (E)	TRANSFER	Registered	24/09/2024

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

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

Street Address: 16 JACKSON STREET SUNBURY VIC 3429

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

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Document Assembled	**03/10/2024 09:34**

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PLAN OF SUBDIVISION
CROWN ALLOTMENTS 3 & 5 SECTION 46
PARISH OF BUTTLEJORRK
COUNTY OF BOURKE

LP 34858

EDITION 2

PLAN MAY BE LODGED
29/1/1957

VOL.4301 FOL. 175

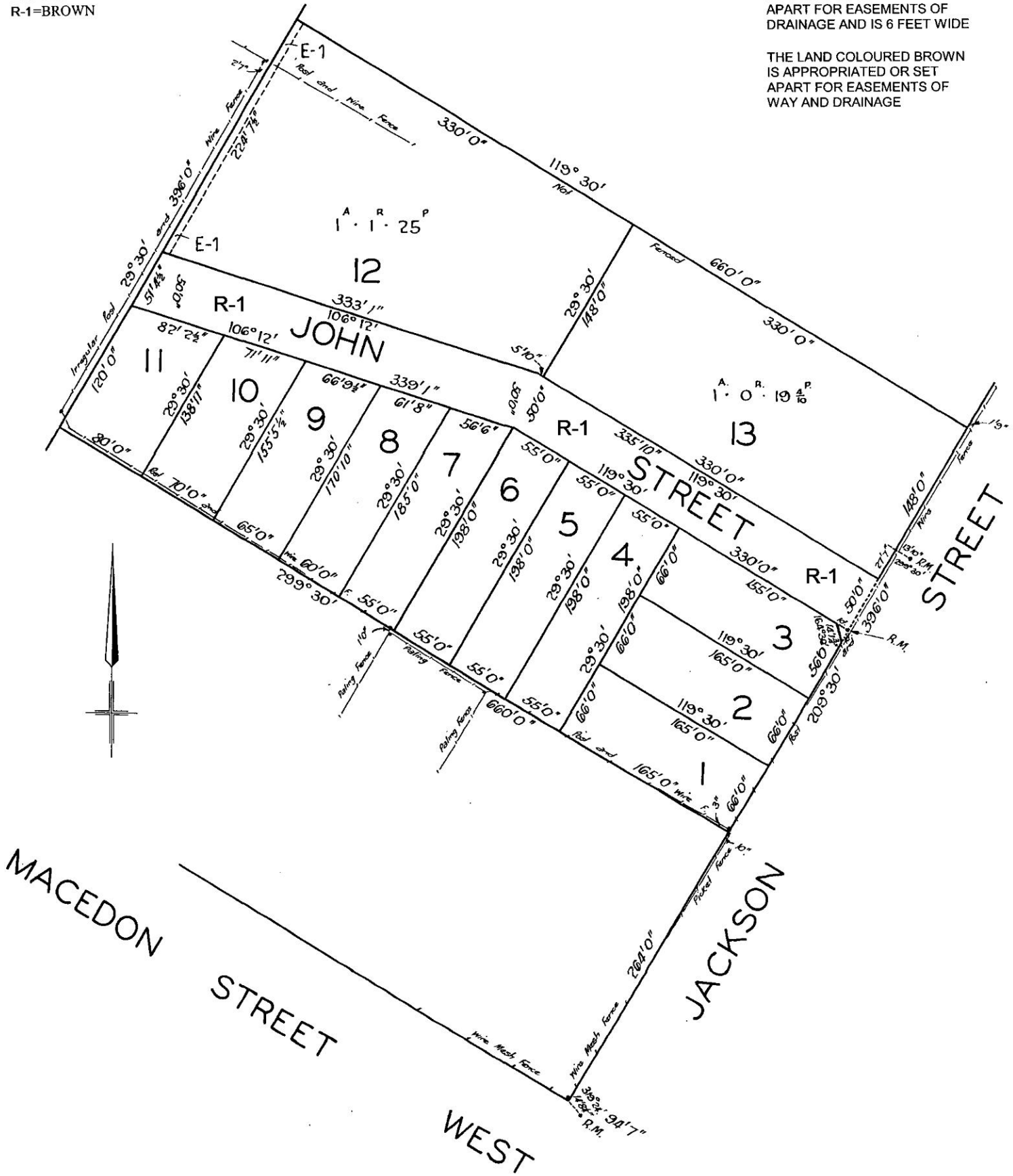
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

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

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND IS 6 FEET WIDE

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



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP34858

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
R-1		NEW IDENTIFIER (TRANSFER)	AH892435B	12/4/11	2	RJS

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Planning Report

16 Jackson Street, Sunbury

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1. Proposal

Location	16 Jackson Street, Sunbury
Local Council Area	Hume City Council
Lot and Plan Number	XXX
Total Area	1011 Square Metres
Easements	None
Covenants	None
Proposal Description	Construction of two dwellings
Planning Provisions	Muncipal Planning Strategy ▪ Clause 02.02 (Vision) ▪ Clause 02.03 (Strategic Directions) ▪ Clause 02.04 (Strategic Framework Plan) Planning Policy Framework ▪ Clause 11 (Settlement) ▪ Clause 15 (Built Environment and Heritage) ▪ Clause 16 (Housing)
Zone	General Residential Zone (RLZ)
Overlays	None
Particular Provisions	Clause 52.06 (Car Parking) Clause 55 (Two or More Dwellings on a Lot and Residential Buildings)

2. Introduction

2.1. Project Summary

This report details reasons for Council to support the Planning Permit Application for the construction of four dwellings at 16 Jackson Street, Sunbury. The proposal involves the construction of the following:

- Four double storey dwellings in a "Battle Axe" layout compromising of:
  - Four bedrooms for Dwelling 1;
  - Three bedrooms for Dwellings 2 and 3;
  - Two bedrooms for Dwelling 4
  - Double width garages for Dwellings 1, 2, and 3 and a single width garage for Dwelling 4;
  - Two single width accessways, the north-eastern accessway for Dwelling 1 and south-western accessway for Dwellings 2, 3 and 4;
  - Decks within the Private Open Space areas all dwellings; and
  - Mixed hipped roof form with gable details

3. Site Description

The site is a single lot at 16 Jackson Street, Sunbury compromised of Lot XXXXX.

The site is characterised by a generally rectangularly shape lot with a maximum width of 20.12 metres and length of 50.29 metres result in a total area of 1011 square meters. The site is positioned mid-block between to similarly sized lots. Notably, to the south-western site of the site is Our Lady of Mount Carmel Primary School. The site is generally flat. The lot is not affected by any Covenant/s or Section 173 agreements, which would adversely impact the viability of the proposal.

The site is currently vacant with 1.2 metre with a picket fence. There are some trees on the lot located near the title boundaries.

4. Planning Assessment

4.1. Planning Permit Triggers

Construction of four dwelling.

4.2. Muncipal Planning Strategy

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Clause 02.02 – Vision

The vision of Hume Planning Scheme is to create a diverse, sustainable, and vibrant community. This is supported through the creation of quality urban environments and housing that caters to the evolving needs of the community. The development aligns with this vision by promoting contemporary housing that reflects high architectural standards, energy efficiency, and the use of sustainable materials. The design enhances the livability of the area while contributing to housing diversity, addressing the demand for modern, functional homes.

The development allows the site to be used efficiently, supporting the broader aim of reducing urban sprawl and encouraging sustainable, infill development close to established services and infrastructure.

Clause 02.03 – Strategic Directions

Clause 02.03 outlines several strategic directions for land use and development within the Hume City Council area including housing diversity, urban design and built form and sustainability. The proposal responds to these strategic directions as follows:

- Housing Diversity and Affordability

  The development supports the strategic direction of providing diverse and affordable housing in Hume. Through introducing four new contemporary dwellings which increases the housing stock in an area experiencing demand for medium-density modern homes. The design caters to a variety of household types, including families and professionals, and addresses the need for adaptable housing options within the municipality. This approach contributes to the goal of ensuring the provision of a variety of housing options that meet the diverse needs of the community.

- Urban Design and Built Form

  The proposed development aligns with Hume's urban design objectives by incorporating high-quality architecture that respect and complements the existing neighbourhood character while offering a fresh and contemporary aesthetic. The use of setbacks, articulation, and varied materials ensures the development integrates comfortably with its surroundings, improving the streetscape and promoting a visually appealing urban environment.

- Sustainability

  The project prioritizes sustainability, incorporating energy-efficient design elements such as passive solar orientation, water-saving measures in the form of rainwater tanks and the use of environmentally sustainable materials. These features align with Hume's strategic direction of fostering environmentally responsible development and reducing the carbon footprint of new housing projects.

Clause 02.04 – Strategic Framework Plan

The proposed development is consistent with the Strategic Framework Plan for Hume, which encourages medium-density housing within established urban areas, especially in locations with access to public transport, infrastructure, and services. The development efficiently uses the land, contributing to compact urban growth and reducing the pressure for development on the urban fringe.

By focusing growth in established areas, the development supports Hume's objective of promoting sustainable settlement patterns and ensuring the municipality can accommodate future population growth in a manner that is both efficient and sustainable.

Summary

The development aligns with the relevant sections of the Hume Planning Scheme including Clause 02.02 (Vision), Clause 02.03 (Strategic Directions), and Clause 02.04 (Strategic Framework Plan). The development contributes to housing diversity and affordability and reducing urban sprawl, whilst

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complementing the established character of the immediate area through the creation of four thoughtfully designed contemporary dwellings.

4.3. Planning Policy Framework

Clause 11 – Settlement

The development responds to the principles of sustainable settlement as outlined in Clause 11 by promoting residential growth within an established urban area. The proposal helps to meet housing demand while making efficient use of land and existing infrastructure, supporting the objective of reducing urban sprawl. The dwellings are located in a well-serviced area with good access to public transport, schools, retail, and community facilities, ensuring future residents can live close to services and reduce their reliance on private vehicles.

This development aligns strategies and policy requirements of the Hume Planning Scheme by directing residential development to well established areas that are already well connected and serviced by infrastructure, contributing to more sustainable and efficient urban growth.

Clause 15 – Built Environment and Heritage

Clause 15 emphasizes creating high-quality built environments that reflect community identity, enhance character, and protect heritage values. The proposed dwelling responds to these objectives by:

- Urban Design

  The development meets the design objectives of Clause 15 by contributing to a high-quality built environment. The proposed four dwellings incorporate modern architectural features such as well-defined entries, clean and modern aesthetic, varied building materials, and space for landscaping that enhances the overall appearance of the site. The design respects the existing scale and form of nearby buildings while introducing a contemporary style that enhances and respects the streetscape.

- Energy Efficiency and Sustainability

  Clause 15 emphasizes sustainability and the need for energy-efficient buildings, and this development responds by incorporating sustainable design practices. Energy-efficient materials, water conservation systems, and enhanced thermal performance are integral to the project, ensuring that the dwellings meet contemporary standards for environmental performance.

- Heritage Considerations

  The development does not affect any heritage-listed sites or precincts, and while the design is modern, it remains sympathetic and respectful to the broader neighbourhood context. The proposal acknowledges the importance of maintaining neighbourhood character while allowing for architectural innovation.

Clause 16 – Housing

Clause 16 focuses on providing a diversity of housing options that meet the needs of the community while providing sustainable development, which is well-designed and responsive to its surrounds. The proposal aligns with the housing objectives of Clause 16 by:

- Housing Supply and Diversity

  Clause 16 emphasizes the need for increased housing supply and diversity to meet the growing demand for housing within the Hume area. The proposed development directly responds to this need by increasing the dwelling yield, which cater to different household types, through provide multiple types of dwellings with different dwelling layouts and number of car spaces and bedrooms. The development contributes to a more balanced and diverse housing mix in the area, addressing the needs of a changing population.

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- Location and Accessibility

The location of the proposed development aligns with the objective of Clause 16 by situating new housing in areas with access to jobs, services, and public transport. The site is within close proximity to the following key amenities including the following:

- Shopping and Retail
  - Sunbury Square Shopping Centre
  - Sunbury Central
- Parks and Recreation
  - Walking and Cycling Trails
  - Sunbury Recreation Reserve
  - Sunbury Skate Park
- Schools and Education
  - Sunbury Primary School
  - Sunbury College
  - Salesian College
  - Our Lady of Mount Carmel Primary School
- Public Transport
  - Sunbury Railway Station
  - Bus routes 479 and 481
- Other Services
  - Sunbury Hospital
  - Sunbury Post Office

This supports the strategic direction of promoting housing in areas where residents can reduce their reliance and the distance travelled on private vehicles and therefore live more sustainably.

Summary

The proposed development aligns with the key objectives of the Hume Planning Scheme, including those outlined in Clause 02.02 Vision, Clause 02.03 Strategic Directions, Clause 02.04 Strategic Framework Plan, Clause 11 Settlement, Clause 15 Built Environment and Heritage, and Clause 16 Housing.

It achieves this by contributing to housing diversity, promoting sustainable design, and enhancing the urban character of the area, the development meets both local and strategic planning objectives. It responds to Hume's vision for creating a vibrant, sustainable, and inclusive community and ensures that housing growth is accommodated in a manner that is efficient, environmentally responsible, and supportive of the broader urban framework.

4.4. Zoning

General Residential Zone (GRZ)

The purpose of the Rural Living Zone is the following:

- *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.*

The proposal achieves the purpose of the General Residential Zone as:

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- As discussed in Section 4.2 and 4.3 the proposal achieves the objectives of the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is for two contemporary dwellings, which respect the neighbourhood character of the area, through the use of appropriate setbacks, considered detailing and appropriate scale and size.
- The development increases overall housing provision and housing growth within areas which have good access to services and transport.

When considering an application of this type the following relevant Decision Guidelines should be considered:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.*

The proposal is considered to be appropriate as it addresses the following Decision Guidelines:

- As discussed in Section 4.2 and 4.3 the proposal achieves the objectives of the Municipal Planning Strategy and the Planning Policy Framework.
- The proposed development aligns with these objectives through the creation of two contemporary dwellings that enhance the local character while providing diverse housing options. The design maintains a scale and form that is compatible with the existing neighbourhood, ensuring that it integrates comfortably into the surrounding context.
- The site is well positioned for the proposed development due to its location in an established residential area with access to essential services, public transport, and community amenities. The design has been carefully considered to minimise any adverse impact on the neighbourhood character, ensuring compatibility with existing dwellings.
- The design and orientation of the will result in minimal overshadowing, ensuring that the existing solar systems on adjoining lots maintain their operational efficiency. The shadow diagrams demonstrate compliance with overshadowing standards.
- Clause 55 (ResCode) outlines objectives and standards for residential development, including considerations for site layout, building height, setbacks, and amenity impacts. The proposed development aligns with the objectives and standards set out in Clause 55 by:

    - Building Height: The double-storey design is consistent with the zone's height requirements.
    - Setbacks: Setbacks will be maintained to ensure adequate separation from boundaries, providing appropriate spacing and reducing bulk.
    - Private Open Space: Each dwelling have compliant private open space, enhancing amenity for future residents.
    - Amenity Impacts: The design considers visual privacy, overlooking, and overshadowing to ensure that the amenity of adjoining properties is preserved.

    Further discussion is provided in Section 4.6.

4.5. Overlay

There are no Overlays which affect the site.

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4.6. Particular Provisions

Clause 52.06 (Car Parking)

The purpose of Clause 52.06 (Car Parking) is to ensure that adequate car parking is provided for new developments to meet the needs of residents, visitors, and the surrounding community. It establishes requirements for the number of car parking spaces to be provided based on the type of use and the anticipated demand. A four-dwelling development with three dwelling with three or more bedrooms and one dwelling with two bedrooms requires seven car spaces for each dwelling. The proposal provides a total of seven car spaces, meeting the requirements of this Standard. The four car parking spaces will be designed to ensure safe access, parking and manoeuvrability.

The development meets the required design standards as the garages and accessways are suitability dimensioned to allow for car parking and vehicular manoeuvrability to and from the dwellings. It is noted that Clause 52.06-9 (Design Standards for Car Parking) of the Hume Planning Scheme states that accessways must:

> *If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.*

However, it is considered that that Council's discretion for requirement be varied in this instance for the following reasons:

- Jackson Street is a relatively low traffic road that is not a through road as such reserving vehicles can be accommodated in this instance;
- The shared accessway is not servicing more that a 3 maximum of three cars, which can realistically at worst case scenario leave simultaneously; and
- If required, no more than two corrective maneuverers are required so vehicles can exit in the forwards direction.

Clause 55 (Two or More Dwellings on a Lot and Residential Buildings)

The proposal for the creation of two more dwellings requires an assessment against the relevant requirements of the Hume Planning Scheme. The assessment is provided below:

- Clause 55.02-1 (Standard B1 – Neighbourhood Character)
    - The proposed contemporary built form, stylised traditional details of the development complements the established character of the area.
    - The siting and massing of the development is consistent with the pattern of development which has occurred in the immediate and wider area. This is achieved through providing noticeable spacing along the front, side and rear boundaries of the development, which references the established typology of the immediate area.
    - The development is highly articulated through the use of varied setbacks, porch treatments, a variety of materials and finishes.
    - The contemporary build form combined with stylised traditional detailing in the form of canopies and a mixture of cladding, rending and brick is complementary and respectful to the traditional architectural styles found in the immediate area.
    - The use of a hipped roof form with gable details is complementary to the prevailing Neighbourhood Character. The roof forms along with the window shrouds provide a

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direct reference and gesture to the roof forms and eaves, which characterise the surrounding dwellings.

- The materials and finishes complement the surrounding built form and is consistent with this form of development, as it makes use of a combination of light-coloured tactile materials and robust brick forms at ground level.

- Sufficient areas within the front, rear and north-eastern alignments are provided for a suitable landscaping response, including tree planting to contribute to the garden character of the area.

- The omission of a front fence is acceptable, as there are many examples in the immediate area, which have no front fence. As such it is landscaping treatments are suitable to delineated between the private and public realm.

- The garage of Dwelling 1 is double-width, but is proportional and subordinate in size to the dwelling. The remaining garages associated with Dwellings 2, 3 and 4 located within the dwelling and face within the development, as such the prominence of the garaging is reducing. This ensures that the dwellings are the most prominent visual elements when viewed from the street.

Objectives	**Standards**	**Compliance**
Clause 55.02-1 Neighbourhood character objectives *To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.* *To ensure that development responds to the features of the site and the surrounding area.*	Standard B1 The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	See discussion above.
Clause 55.02-2 Residential policy objectives *To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*	Standard B2 An application must be 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.	Complies

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To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.		
Clause 55.02-3 Dwelling diversity objective *To encourage a range of dwelling sizes and types in developments of ten or more dwellings.*	Standard B3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	Not Applicable
Clause 55.02-4 Infrastructure objectives *To ensure development is provided with appropriate utility services and infrastructure.* *To ensure development does not unreasonably overload the capacity of utility services and infrastructure.*	Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. 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.	Complies
Clause 55.02-5 Integration with the street objective	Standard B5 (Can be varied) Developments should provide adequate	Complies

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To integrate the layout of development with the street.	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.	
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.*	Standard B6 (Can be varied) 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.	Variation The street setback of the development is 7.000 metres, which does not comply with the minimum setback of 9.000 metres required by ResCode. This non-compliance is considered to be acceptable for the following reasons: • Sufficient landscaping will be retained within the frontage of both proposed dwellings; • The street setback of 14 Jackson Street at 11.9 metres represents an anomaly within the immediate area, as the typology in the immediate area typically has street setbacks which range from 4.9-5.1 metres • The encroachment into the street setback requirements for Dwelling 1 is exacerbated by articulation methods which seek to ameliorate the bulk of the development in the form of an eave-like canopy protrusion and design details; • The development as transition in setbacks to the adjoining property at 14 Jackson Street; and • The design response provides an efficient and pragmatic use of space on the site.
Clause 55.03-2 Building height objective *To ensure that the height of buildings*	Standard B7 (Can be varied) The maximum building height should not exceed the maximum height specified in the	Complies Required Maximum height – 9.000 metres Proposed Maximum height – 8.081 metres

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respects the existing or preferred neighbourhood character.	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 9 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 10 metres.	
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 (Can be varied) 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.	Complies Required Site Coverage – 60% Proposed Site Coverage – 43.36%
Clause 55.03-4 Permeability and stormwater management objectives *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.*	Standard B9 (Can be varied) The site area covered by the pervious surfaces 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:	Complies Required Permeability – 20% Proposed Permeability – 42.18%

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	• 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.	
Clause 55.03-5 Energy efficiency objectives *To achieve and protect energy efficient dwellings, residential buildings and small second dwellings.* *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*	Standard B10 (Can be varied) Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second 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.	Complies • The primary shared living areas of each dwelling at ground and first floor level where possible are orientated to the north to improve solar access; • The development where practically possible make use of large windows to allow for solar access and improve cross-ventilation; and • There are no nearby solar energy systems which would be adversely affected, as result of the site and position of the building.

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	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.	
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.*	Standard B11 (Can be varied) 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.	Not Applicable
Clause 55.03-7 Safety objective *To ensure the layout of development provides for the safety and security of residents and property.*	Standard B12 (Can be varied) 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.	Complies • The dwelling entries are not isolated or obscured and are clearly identifiable; and • The dwelling entries for Dwellings 2 and 3 are recessed to provide a transitional area before entry the shared accessway.

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Clause 55.03-8 Landscaping objectives *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.*	Standard B13 (Can be varied) The landscape layout and 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.	Complies • Sufficient space within the front setback of development has been provided for ground cover planting to soften the hardstand of the driveways; • Large permeable areas within the Private Open Space areas of the dwellings is provided for a suitable landscaping response; and • It has been carefully considered provide landscaping for shared accessway beyond Dwelling 1. The key reasons for this are that in our experience landscaping in shared accessways typically as part of multi-dwelling developments of this type usually do not receive the care or attention due to the shared nature of these areas, which will detract from the overall design quality of the development. As such it is our professional position that it would best to prioritise landscaping within the Open Space areas of Dwellings 2, 3 and 4. Moreover, owing to the size of the Dwellings and the orientation of the lot any landscaping abutting the dwellings or the south-western side of the accessway will not have much soil or solar access to thrive.

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Clause 55.03-9 Access objective *To ensure the number and design of vehicle crossovers respects the neighbourhood character.*	Standard B14 (Can be varied) 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 parking spaces. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised. Developments must provide for access for service, emergency and delivery vehicles.	Complies Allowable total width of accessway – 40.00% Proposed total width of accessway – 29.82%
Clause 55.03-10 Parking location objectives *To provide convenient parking for resident and visitor vehicles.* *To protect residents from vehicular noise within developments.*	Standard B15 (Can be varied) 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	Complies The car parking facilities associated with each dwelling are integrated into each respective dwelling, as such they are convenient to access and are secure.

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	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.	
Clause 55.04-1 Side and rear setbacks objective *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 or small second dwellings.*	Standard B17 (Can be varied) 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 metres. Sunblinds, verandahs, porches, eaves, fascias, 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. 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.	Complies
Clause 55.04-2 Walls on boundaries objective	Standard B18 (Can be varied) A new wall constructed on or within 200mm of a	Variance The wall on the north-eastern elevation exceeds the maximum wall height by 317mm and the maximum average wall height by

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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 or small second dwellings.	side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:
	• For a length of more than the distance specified in a schedule to the zone; or
	• If no distance is specified in a schedule to the zone, for a length of more than:
	  o 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
	  o 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.
	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.
	A building on a boundary includes a building set back up to 200mm from a boundary.
	The height of a new wall constructed on or within 200mm of a side or rear
		240mm. However, a variation to this Standard is deemed to be acceptable in this instance for the following reasons:
		• The variations do not result in any non-compliance with Clause 55.04-5 (Overshadowing Open Space) of the Hume Planning Scheme;
		• The non-compliance is primarily as a result of the parapet walls parallel to the title boundaries with the majority of the walls less than 3.2 metres in height;
		• The location of the wall does not adversely affect the character of the immediate area.

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	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.	
Clause 55.04-3 Daylight to existing windows objective *To allow adequate daylight into existing habitable room windows.*	Standard B19 (Can be varied) 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.	Compliance
Clause 55.04-4 North-facing windows objective *To allow adequate solar access to existing*	Standard B20 (Can be varied) If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3	Not Applicable No north-facing habitable windows with 3 metres of the associated title boundary.

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north-facing habitable room windows.	metres of a boundary on an abutting lot, a building should be set back 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 each side of the window. A north-facing window is a window with an axis 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 (Can be varied) Where sunlight to the secluded private open space of an existing dwelling or small second 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 9am and 3pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	Complies
Clause 55.04-6 Overlooking objective *To limit views into existing secluded private open space and*	Standard B22 (Can be varied) A habitable room window, balcony, terrace, deck or patio should be located and	Complies

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habitable room windows.	designed to avoid direct views into the secluded private open space of an existing dwelling or small second 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 an existing dwelling or small second 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 metres from the edge of one window to the edge of the other. • 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	

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	openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be: • 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.	
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.*	Standard B23 (Can be varied) 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.	Complies
Clause 55.04-8 Noise impacts objectives *To contain noise sources in developments that may affect existing*	Standard B24 (Can be varied) Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent	Complies

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dwellings or small second dwellings. *To protect residents from external noise.*	existing dwellings or small second 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.	
Clause 55.05-1 Accessibility objective *To encourage the consideration of the needs of people with limited mobility in the design of developments.*	Standard B25 (Can be varied) 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.	Complies
Clause 55.05-2 Dwelling entry objective *To provide each dwelling or residential building with its own sense of identity.*	Standard B26 (Can be varied) 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.	Complies • Dwellings 1 and 4 have prominence dwelling entries with porch canopies. • The proposal has recessed dwelling entries for Dwellings 2 and 3, which does reduce the prominence of the dwelling entries. However, this is considered to be acceptable for the following reasons: - Shelter is provided through roof above the recessed areas; - A sense of personal address is provided by an internal dividing wall, portrait window and front door; and - A transitional space from the shared accessway and dwellings are provided through recessed entry area. *You might want to change the dwelling entries of Dwellings 2 and 3 there is a lack of visibility to the shared accessway from the doors.*
Clause 55.05-3	Standard B27 (Can be varied)	Complies

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Daylight to new windows objective *To allow adequate daylight into new habitable room windows.*	A window in a habitable room should be located 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.	
Clause 55.05-4 Private open space objective *To provide adequate private open space for the reasonable recreation and service needs of residents.*	Standard B28 (Can be varied) 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	Complies An area of 40 square metres has been provide for each dwelling with a minimum area of 25 square metres and minimum dimension of 3.0 metres with convenient access from a living room.

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	• 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.	
Clause 55.05-5 Solar access to open space objective *To allow solar access into the secluded private open space of new dwellings and residential buildings.*	Standard B29 (Can be varied) The private open space should be located on the north side of the dwelling or residential building, if appropriate. 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.	Complies
Clause 55.05-6 Storage objective *To provide adequate storage facilities for each dwelling.*	Standard B30 (Can be varied) Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Complies A total of 6 cubic metres of storage space has been provided within the garages of both dwellings.
Clause 55.06-1 Design detail objective *To encourage design detail that respects the existing or preferred neighbourhood character.*	Standard B31 (Can be varied) The design of buildings, including: • Facade articulation and detailing, • Window and door proportions, • Roof form, and	Complies The design details of the development respect the neighbourhood character of the immediate area by providing the following: • Large windows at ground floor and wedge-shaped windows at first floor level for Dwelling 1; • The windows contain metal extrusions to provide a reference to eaves;

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	• Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	• The robust dwelling entry areas entry areas, which provide a strong transitional area into the dwellings; • The garages of each dwelling are subordinate in size their respective dwelling, which ensures that they are in proportion to the size of the dwelling.
Clause 55.06-2 Front fences objective *To encourage front fence design that respects the existing or preferred neighbourhood character.*	Standard B32 (Can be varied) 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.	Not Applicable
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 (Can be varied) Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	Complies
Clause 55.06-4 Site services objectives *To ensure that site services can be installed and easily maintained.* *To ensure that site facilities are*	Standard B34 (Can be varied) The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be	Complies The development provides mailboxes, utility services and bins, which are durable, waterproof and convenience to access.

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accessible, adequate and attractive.	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.	

5. Conclusion

Based on the information provided and this associated assessment, it is submitted that the proposal is suitable in this location. The proposal is highly response to the relevant planning controls and current planning policy. As such it is respectfully request that Hume City Council support the proposal.

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Sustainable Design Assessment

16 Jackson Street, Sunbury

18th March 2025

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Melbourne Sustainability Consultants.

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Document History

Version	Date	Status	Author	Approved
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1	18/03/2025	Updated report as drawing updated	YL	DM

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Introduction & Council's Requirements

Melbourne Sustainability Consultants has been commissioned to provide guidance on achieving environmentally Sustainable Development outcomes for the proposed townhouse development located at 16 Jackson Street, Sunbury.

The assessment is being carried out in compliance with Hume City Council's sustainability requirements specifically addressing Planning Policy Clause 15.01-2L-03 *Environmentally Sustainable Development*.

Clause 15.01-2L-03 of the policy outlines the key categories that the City of Hume has identified as crucial to be addressed in the assessment. These categories include Energy Performance, Water Resources, Stormwater Management, Indoor Environment Quality, Construction, Building & Waste Management, Building Materials, Transport, and Urban Ecology.

Stormwater quality management and its impact on the environment have been acknowledged by the City of Hume. As per the requirements of Clause 53.18 *Stormwater Management in Urban Development,* this report presents a solution to address the quality aspect of stormwater management.

Site & Proposed Development Description

The 1,011m² site is located at 16 Jackson Street, Sunbury within Hume local authority. The site is currently as shown in the image below:



Figure 1: Site location and surroundings sourced from Google Maps

The proposed development is comprised of four townhouses (1 x 4-bedroom, 2 x 3-bedroom, and 2 x 2-bedroom). Unit 1 is proposed to have access to a private driveway. A common driveway is proposed to access Unit 2, 3, and 4. Each unit will have access to a garage.

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ESD Assessment Tools

BESS

BESS has been built and is maintained by local governments and is the only dedicated tool in Victoria for assessing sustainable design at the planning permit stage.

BESS evaluates the energy and water efficiency, thermal comfort, and overall environmental sustainability performance of new buildings or modifications. It was created to ensure that new development adheres to sustainability requirements as part of a planning permit application.

A BESS assessment has been conducted for the proposed development, providing a benchmark for the level of sustainability achieved by the project in line with the SDAPP 10 Key Sustainable Building Categories.

Each target area within the BESS tool typically receives a score ranging from 1% to 100%. To meet the energy, water, stormwater, and IEQ requirements, a minimum score of 50% is necessary. An overall project score of 50% represents 'Best Practice,' while a score above 70% represents 'Excellence.

STORM

The Stormwater Treatment Objective - Relative Measure (STORM) calculator is a tool developed by Melbourne Water to assist with the design and assessment of stormwater management systems. The calculator enables users to determine the effectiveness of stormwater treatment measures in removing pollutants from stormwater runoff, thereby protecting waterways and aquatic ecosystems.

The STORM assessment can be found in Appendix 1.

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Summary of Initiatives

Category	Requirement
Management	80% of all construction and demolition waste to be diverted from landfill
	Separate utility meter for each unit
Water Efficiency	Minimum WELS rating of fittings and fixtures: 4 Star Toilets / 5 Star Taps / 4 Star (6.0-7.5 L/min) Showerhead and 5 Star Dishwasher
	3,500L tanks for each unit collecting water from part of the roof of each unit – Water to be used for toilet flushing and laundry – Gutter guard, first-flush and filter installed for laundry reuse
Energy Efficiency	Maximum 4 W/m² lighting density within the dwelling
	Retractable clotheslines in POS
	Sensors (motion, daylight, timers) for external lighting
	Electric heat pump
	Minimum 7.0 Star average NatHERS rating
	HVAC system chosen within one star of the best available
Stormwater	Min. 60m² Permeable driveway
IEQ	Double Glazing for all habitable room
	Separate dedicated exhaust fan for all kitchen (range-hood) directly exhausted outside
	All paint, adhesives, sealants and flooring to be low VOC – refer to Appendix 2 for limits
	All engineered wood will be low formaldehyde with E0 or better certification
Transport	One bike space per unit – Not installed over the bonnet
Waste	3-bin system (Rubbish, Recycling, FOGO) + Provision of space for future glass waste
Urban Ecology	At least 20% of the site is covered with vegetation
Materials	Timber framing if used to be certified PEFC, AFS or FSC – No rainforest timber to be used
	Steel to be sourced from steel maker with ISO 14001 facility a member of the World Steel Association's (WSA) Climate Action Program (CAP).
	Carpet and underlay with third-party sustainable certification (GECA, Carpet institute ECS etc.)

Initiatives listed above should be reflected on TP drawings either graphically on the plan (e.g. bike spaces, RWT etc.) or with a clear note. All WSUD initiatives listed in Appendix 1 should be clearly noted on drawings including all areas diverting to the proposed treatment (e.g. RWT, raingarden etc.) – Refer to Appendix 1.

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1. Construction and Building Management

Effective construction and building management practices are crucial for sustainable development. By minimizing construction waste and effectively monitoring building performance, these practices can significantly reduce the environmental impact of the development and enhance its long-term sustainability.

Initiative	Description	Reference
Metering and Monitoring	Separate utility meters (water and electricity) will be provided for each townhouse.	N/A
Construction Waste Management	On-site staff will receive a construction waste management plan during a site orientation session to minimise on-site waste generation and ensure proper disposal. A minimum of 80% of all construction and demolition waste created on-site will be reused or recycled.	N/A
Construction Environmental Management	The builder will identify environmental risks associated with construction and implement management strategies such as effective erosion and sediment control measures throughout construction and operation. They will also ensure that earthworks are staged appropriately to avoid bare earthworks in high-risk areas of the site during periods of dominant rainfall.	Clause 53.18

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2. Water Resources

Maximising water efficiency in developments helps conserve water resources, reduces the strain on local water systems, and lower water bills for homeowners, making it an environmentally responsible and economically beneficial choice for developers. Additionally, implementing water-efficient practices and technologies can also contribute to a more sustainable and resilient community.

Initiative	Description	Reference
Fixtures and Fittings	The development will be provided with efficient fittings and fixtures. This will all be for a reduction of potable water use onsite. The following minimum Water Efficiency Labelling Scheme (WELS) star rating will be specified: • 4-Star Toilets • 5-Star Taps (Kitchen and bathrooms) • 4-Star (6.0-7.5 L/min) Showerheads All appliances provided as part of the based building will be chosen within one WELS star of the best available: • 5-Star Dishwasher	BESS Wat 1.1
Rainwater Collection and use	Part of the roof of each unit will have rainwater runoff collected and stored in a 3,500L tank. Additional charged pipe systems or multiple tanks may be installed to collect water if necessary. **If a charged pipe system is used, it will not be placed underneath the building's slab.** Tank system will be provided with gutter guard, first-flush diverted and filter for reuse in laundry. Rainwater collected will be utilised for toilet flushing and laundry, significantly reducing the development's stormwater impact and aiding in compliance with the STORM calculator (refer to Appendix 1).	BESS Wat 1.1 BESS Storm 1.1

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3. Energy Efficiency

Maximizing energy efficiency in developments reduces greenhouse gas emissions and lowers utility costs for homeowners, making it an environmentally responsible and economically beneficial choice for developers. In addition, energy-efficient buildings are often more comfortable and healthier to live in, improving the quality of life for occupants.

Initiative	Description	Reference
NatHERS Commitment – Thermal Performance	The building approval stage will include the completion of energy ratings, with a commitment to meeting energy efficiency requirements of a minimum **7.0-Star.** This will be accomplished by installing appropriate insulation levels in external walls, roofs, and floors, as well as using double-glazed windows in all habitable rooms. 7.0-star results have been assumed in BESS.	BESS Ene 1.2 BESS Ene 2.1 BESS Ene 2.3
Hot water System	An electric heat pump hot water system will be installed for each unit.	BESS Ene 3.2
HVAC System	Heating and cooling will be provided with a reverse-cycle air-conditioner. HVAC unit will be chosen with a minimum 3 Star energy rating or within one star of the best available in a similar range at the time of purchase, whichever is greater. Alternatively, the unit will be chosen with COP/EER within 15% of the best available product if no star rating is available. 3 Star has been input in BESS as a minimum.	BESS Ene 2.3
All Electric Development	The development will be all-electric and will not have a gas connection. This will align the development with Councils and state targets for net zero and reduction of fossil fuel usage.	BESS Ene 2.6
Internal Lighting	LED lighting will be implemented throughout each unit resulting in lower energy consumption for artificial lighting in townhouses. Each unit will reduce lighting power densities by 20% from the NCC requirement (<4W/m^2). Additionally, the utilisation of light internal colours will enhance daylight penetration, leading to a decreased reliance on artificial lighting.	BESS Ene 3.5

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Initiative	Description	Reference
External Lighting	LED lighting will be implemented for all external lighting. External lighting will be controlled with motion sensors reducing overall use and energy consumption.	BESS Ene 3.3
Clothes Drying	Outdoor clotheslines will be provided for each unit. This will allow occupants to reduce the use of an electric and its associated energy consumption.	BESS Ene 3.4

4. Stormwater Quality Management

WSUD (Water Sensitive Urban Design) is crucial for developments because it helps manage stormwater runoff, reduces flooding risks, and improves water quality by using natural systems to filter and treat water. Additionally, WSUD can enhance the aesthetic value of a development by incorporating green infrastructure and providing green spaces for occupants to enjoy.

Initiative	Description	Reference
Rainwater Collection and use	Part of the roof of each unit will have rainwater runoff collected and stored in a 3,500L tank. Additional charged pipe systems or multiple tanks may be installed to collect water if necessary. **If a charged pipe system is used, it will not be placed underneath the building's slab.** Tank system will be provided with gutter guard, first-flush diverted and filter for reuse in laundry. Rainwater collected will be utilised for toilet flushing and laundry, significantly reducing the development's stormwater impact and aiding in compliance with the STORM calculator (refer to Appendix 1).	BESS Wat 1.1 BESS Storm 1.1
Permeable Paving	Permeable paving will be installed for a minimum of 60m² of the exposed driveway.	BESS Storm 1.1

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5. Indoor Environment Quality

IEQ (Indoor Environmental Quality) is essential for development because it affects the health, comfort, and well-being of occupants by addressing factors such as air quality, temperature, lighting, and noise levels. Providing a high-quality indoor environment can also increase the value and desirability of a development, leading to higher occupancy rates and property values.

Initiative	Description	Reference
Daylight Access	Light internal colours will be used for the development which will result in better internal reflection of natural light, enhancing the penetration of daylight through windows or other openings. Large windows will be installed in the living room which will increase natural light access.	Clause 15.01-2L Minimum Requirement
Double Glazing	Double glazing will be installed in all habitable rooms (living, bedroom, study, rumpus etc.). This will provide better thermal comfort for occupants as well as improving condensation management.	BESS IEQ 3.1
Natural Ventilation	All units will be provided with openable windows, allowing for effective cross-flow ventilation. Magnetic door stops and catches will be provided to internal doors in each dwelling to help create effective breeze paths through the units.	BESS IEQ 2.2
Mechanical Exhaust	The range hood in the kitchen will be directly diverted to the outside, not within the ceiling or wall cavity.	Minimum Requirement
Low VOC and Low Formaldehyde	All paints, adhesives and sealants and flooring should not exceed the limits outlined in Appendix 3. Alternatively, products will be selected with no VOCs. All engineered wood products will have 'low' formaldehyde emissions, certified as E0 or better or with no formaldehyde. Providers such as Polytec and Laminex Australia offer E0 or better products in their range.	Clause 15.01-2L Minimum Requirement

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6. Sustainable Transport

Sustainable transport such as cycling and public transport is essential for residential developments as it reduces the environmental impact of commuting while improving air quality and decreasing traffic congestion. Additionally, it promotes healthy lifestyles by encouraging physical activity and reducing sedentary behaviours associated with car dependence.

Initiative	Description	Reference
Resident Bike Parking	Each unit will be provided with a bicycle park within their garages. It will not be installed over the bonnet.	BESS Tran 1.1

7. Operational Waste Management

Effective operational waste management is vital for developments to minimise the amount of waste generated, reduce environmental impacts, and improve sustainability by promoting recycling and composting. Implementing efficient waste management practices can also lower operating costs, increase efficiency, and enhance the overall liveability of the development.

Initiative	Description	Reference
Operational Waste	Each unit will be provided with a three-bin system including general, recycling and food & organic (FOGO) waste. Additional space will be provided in the waste storage to accommodate the future fourth waste stream for glass waste as per the Victorian recycling policy for 2030. 	BESS Waste 2.1

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8. Urban Ecology

Incorporating urban ecology principles into development promotes biodiversity, provides ecological services such as air and water purification, and enhances the overall health and well-being of residents by connecting them with nature. Additionally, creating sustainable and resilient urban ecosystems can also help mitigate the impacts of climate change and support the long-term viability of the development.

Initiative	Description	Reference
Vegetated Area	The proposed development will be covered with large areas of vegetation. As a minimum, 20% of the entire site area (203m²) will be vegetated based on current drawings. The exact coverage will be confirmed within landscape drawings.	BESS Eco 2.1

9. Materials

Choosing the right materials for a development is crucial as it impacts the durability, energy efficiency, and overall sustainability of the buildings. Thoughtful material selection can minimize environmental impacts, improve indoor air quality, and contribute to the long-term value and desirability of the development.

Initiative	Description	Reference
Sustainable Timber	No rainforest timber will be used on site. Timber framing (if used on site) will be procured from accredited sources such as Forest Stewardship Council (FSC), Program for the Endorsement of Forest Certification (PEFC) or Australian Forestry Scheme (AFS).	Clause 15.01-2L
Carpet	Wherever used, carpet and carpet underlay will be chosen with as third party certification such as Global GreenTag, GECA or Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS).	Clause 15.01-2L
Steel	Steel for the development (structural and reinforcing) will be procured from a responsible steel maker. A responsible steel maker must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place, and be a member of the World Steel Association's (WSA) Climate Action Program (CAP).	Clause 15.01-2L

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10. Result in Summary & Implementation

The development will comply with the BESS and WSUD requirements by implementing all measures, as stated in this report. All the measures included in this report have demonstrated their efficiency and are easy to upkeep, with any faults promptly noticeable to the development's occupants. This approach ensures the development's sustainability in the long run, as the installed systems will be maintained and functional throughout the building's life cycle.

All initiatives listed in the report will be implemented by the relevant design team member at the relevant stage of the development. An implementation schedule has been prepared as follows – Full detail for each initiative is available in the body of the report (hyperlink):

ESD Implementation Table

Initiative	Responsibility	Stage
Metering and Monitoring	Services Engineer Architect	Design Development
Construction Waste Management Plan – 80% of waste diverted from landfill	Head Contractor	Construction
Construction Environmental Management Plan	Head Contractor	Construction
Water Fixtures and Fitting – Minimum WELS rating	Architect Head Contractor	Design Development
Rainwater Collection and Reuse	Architect Civil Engineer	Design Development
NatHERS Commitment – Minimum 7 Star rating	Energy Rater	Design Development
Hot Water System – Electric Heat Pump	Services Engineer Architect	Design Development
HVAC System – Split system with minimum energy rating requirements	Services Engineer Architect	Design Development
Internal Lighting Power – LED with Max 4W/m^2	Services Engineer Architect	Design Development
External Lighting – LED with sensors	Services Engineer Architect	Design Development
Clothes Drying – Clotheslines for each unit	Architect	Design Development
Min. 60 m^2 of Permeable Driveway	Architect Civil Engineer	Design Development
Double Glazing to all habitable room	Architect	Design Development

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Initiative	Responsibility	Stage
Natural Ventilation – Openable windows and door catches	Architect	Design Development
Kitchen Exhaust directly to the outside	Architect	Design Development
Low VOC and Low Formaldehyde Products	Architect Head Contractor	Design Development Construction
Bike parking for residents – 1 per unit	Architect	Design Development
Three bin system in each garage + Allocation for 4th bin	Architect Waste Consultant	Design Development
Sustainable Timber	Head Contractor	DD & Construction
Carpet with third-party sustainable certification	Head Contractor	DD & Construction
Steel from Responsible Steel Maker	Head Contractor	DD & Construction

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Appendix 1 –

WSUD Report

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To address Clause 15.01-2L-03 and 53.18, a Water Sensitive Urban Design (WSUD) assessment of the proposed development must occur.

Under Clause 53.18, WSUD assessment and associated proposed 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). Currently, these water quality performance targets are:
    - Suspended Solids - 80% retention of typical urban annual load.
    - Total Nitrogen - 45% retention of typical urban annual load.
    - Total Phosphorus - 45% retention of typical urban annual load.
    - Litter - 70% reduction of typical urban annual load.
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

By identifying the impervious surfaces within the site and implementing treatments to mitigate the impacts of stormwater leaving the site, the proposed development has successfully fulfilled the objectives listed above.

The development was evaluated using the STORM tool, a widely accepted tool in the industry, to verify compliance with the aforementioned best practice targets. To meet the required standards, the development must attain a minimum compliance score of 100%

1. **Stormwater Quality Management Strategies & Site Demarcation**

To achieve stormwater management objectives, it will be necessary to put in place stormwater treatment measures. The upcoming section outlines the surfaces that necessitate treatment and the specific treatment required. Effective management of stormwater flows in the building area will be crucial for the building's overall performance and its ability to meet stormwater management goals.

The total site area for the WSUD assessment is 1,011m^2. The following treatment will be implemented on-site:

Surface	Treatment	Area	Description
Roof Unit 1	Rainwater Tank	107.3m^2	Part of the roof runoff of Unit 1 will be diverted into a 3,500L rainwater tank. The rainwater will be used for **toilet flushing and laundry**. Rainwater collection might require the implementation of a charged pipe system that cannot be running underneath the building footprint.

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Surface	Treatment	Area	Description
Roof Unit 2	Rainwater Tank	91.1m²	Part of the roof runoff of Unit 2 will be diverted into a 3,500L rainwater tank. The rainwater will be used for **toilet flushing and laundry**. Rainwater collection might require the implementation of a charged pipe system that cannot be running underneath the building footprint.
Roof Unit 3	Rainwater Tank	89.3m²	Part of the roof runoff of Unit 3 will be diverted into a 3,500L rainwater tank. The rainwater will be used for **toilet flushing and laundry**. Rainwater collection might require the implementation of a charged pipe system that cannot be running underneath the building footprint.
Roof Unit 4	Rainwater Tank	94m²	Part of the roof runoff of Unit 4 will be diverted into a 3,500L rainwater tank. The rainwater will be used for **toilet flushing and laundry**. Rainwater collection might require the implementation of a charged pipe system that cannot be running underneath the building footprint.
Driveway	Permeable Paving	60m²	Part of the exposed driveway will be constructed with permeable material reducing the overall stormwater outflows.
Permeable Areas	No treatment	354.5m²	Part of the site will be designed as permeable. This will include landscaped areas and decking.
Untreated Impervious Areas	No treatment	214.8m²	Part of the site will be left untreated before being released at the legal point of discharge. This will include unconnected roof areas, pathways, untreated parts of driveways etc.

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The development has prioritized maximizing permeable areas, resulting in decreased stormwater outflows from the site. Additionally, the proposed development includes vegetated areas, which not only reduces the heat island effect but also improves the local habitat.

2. WSUD Catchment Plan

Please refer to the next page for the full WSUD catchment plan including all treatment and areas included above.

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JACKSON STREET

NO. 18
LOT 1
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 1
JOHN STREET
LOT 4
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 14
LOT 3
SINGLE STOREY
WEATHERBOARD HOUSE

WSUD Legend
- Roof Catchment
- Permeable Paving
- Other Permeable Areas

UNIT 1 FFL 212.185
UNIT 2 FFL 212.785
UNIT 3 FFL 212.785
UNIT 4 FFL 213.385

SETBACK HOUSE 6.3m
SETBACK HOUSE 12.4m
CHIMNEY 11.9m
APPROX. BOUNDARY LOCATION
ZERO LOT LINE
GUTTER (R.L. 215.80)
RIDGE (R.L. 216.38)
PERMEABLE DRIVEWAY SHOWN GREEN HATCH
VISIBILITY SPLAYS SHOWN TO DEMONSTRATE ALL OBJECTS (INCLUDING FENCING) TO BE MAX. 900mm HIGH WITHIN THIS ZONE.
FRONT FENCE WITHIN THE VISIBILITY SPLAYS TO BE AT LEAST 50% TRANSPARENT.
TIMBER PAILING FRONT FENCE @ 1.8m HIGH ABOVE NGL AND TO TAPER DOWN TO 900mm AT THE FRONT PROPERTY BOUNDARY
PROPOSED CONCRETE CROSSOVER AS PER AUTHORITIES APPROVAL/REQUIREMENTS
EXISTING DOUBLE CONCRETE CROSSING
PROPOSED 1.8m HIGH PAILING FENCE
WHITE ALUMINUM BLADE FENCE
INVERT CONCRETE KERB & CHANNEL
CONCRETE FOOTPATH
3000L RAINWATER TANK
2000L RAINWATER TANK
METER BOX LOCATION
CLOTHESLINE
VERANDA
GARAGE
SHED
TREE 1
TREE 2
TREE 3
TREE 4
TREE 5
TREE 6
OLIVE
CONIFER
POCKET 1.8m HT
PALINGS 2.0m HT
PALINGS 1.8m HT
DOOR H = 214.16
DOOR H = 214.31
DOOR H = 214.19
DOOR H = 214.12
DOOR H = 213.33
H = 213.50
H = 213.51
H = 213.00
209°30' 20.12
119°30' 50.29
29°30' 20.12

LEGEND
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE

DEVELOPMENT SUMMARY

SITE AREA:	837.0m²
IMPERMEABLE AREA:	426.79m² (42.18%)
PERMEABLE AREA:	426.79m² (42.18%)
GARDEN AREA:	358.66m² (35.66%)
NUMBER OF DWELLINGS:	4
CARSPACES:	9

3500 LT RAINWATER TANK:

ALL DWELLINGS SHALL HAVE STORMWATER COLLECTION TANKS FOR STORMWATER RE-USE (MIN. 3500 LITRES)

PEDESTRIAN VISIBILITY SPLAY:

ANY STRUCTURE OR VEGETATION WITHIN VISIBILITY SPLAYS MUST NOT BE MORE THAN 0.9m IN HEIGHT.

2500 / 2000

AREA SCHEDULE:

DWELLING 1:

GROUND FLOOR:	124.42m²
FIRST FLOOR:	82.06m
TOTAL = 206.48m² (22.23SQ)	
SECLUDED POS:	41.78m²
PRIVATE OPEN SPACE:	153.39m²
DRIVEWAY:	26.57m²

DWELLING 2:

GROUND FLOOR:	105.48m²
FIRST FLOOR:	93.48m²
TOTAL = 198.96m² (21.42SQ)	
SECLUDED POS:	42.06m²
PRIVATE OPEN SPACE:	42.06m²
OVERALL SHARED DRIVEWAY:	181.51m²

DWELLING 3:

GROUND FLOOR:	107.94m²
FIRST FLOOR:	93.48m²
TOTAL = 201.42m² (21.68SQ)	
SECLUDED POS:	42.75m²
PRIVATE OPEN SPACE:	42.75m²
OVERALL SHARED DRIVEWAY:	181.51m²

DWELLING 4:

GROUND FLOOR:	100.55m²
FIRST FLOOR:	69.18m²
TOTAL = 169.73m² (18.27SQ)	
SECLUDED POS:	143.04m²
PRIVATE OPEN SPACE:	143.04m²
OVERALL SHARED DRIVEWAY:	181.51m²

1 SITE PLAN
1 : 100

NARDO BUILDING DESIGN
P: 9323 6720
E: INFO@NARDOBD.COM.AU
W: WWW.NARDOBD.COM.AU

PROJECT No.	xxx	DATE	04/10/2024
DRAWN BY	JS	SCALE	1:100@A1
CHECKED BY	JDB & SA	ISSUE	TOWN PLANNING

16 JACKSON ST, SUNBURY
4 TOWNHOUSE DEVELOPMENT

No.	Description	Date
2	TP RFI	22/11/2024
3	TP RFI	24/15/2024
4	TP RFI	31/01/2025
5	TP RFI	12/03/2025

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REVISION 5

SHEET No. TP102

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3. WSUD Assessment Results

All treatment measures and associated areas described above have been input into the STORM tool and the following results have been achieved:

Melbourne Water **STORM Rating Report**

TransactionID:	0
Municipality:	HUME
Rainfall Station:	HUME
Address:	16 Jackson Street
	Sunbury
	VIC 3429
Assessor:	MSC
Development Type:	Residential - Dwelling
Allotment Site (m2):	1,011.00
STORM Rating %:	101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 Roof to tank	107.30	Rainwater Tank	3,500.00	4	154.00	87.60
Unit 2 Roof to tank	91.10	Rainwater Tank	3,500.00	4	168.00	82.80
Unit 3 Roof to tank	89.30	Rainwater Tank	3,500.00	4	172.00	82.00
Unit 4 Roof to tank	94.00	Rainwater Tank	3,500.00	3	139.00	92.10
Untreated impervious area	214.80	None	0.00	0	0.00	0.00

One additional occupant than the number of bedrooms has been input in STORM for each dwelling to account for the laundry connection. This is based on the assumption of an average of two laundry loads per week for an household. This represents 204L per week for an average washing machine (3 Star). This would average to a 29L/day water use for laundry equivalent to the additional occupant.

This approach is accepted throughout CASBE Councils.

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4. Proposed Treatment Typical Cross-Section

This section will include a typical cross-section of all WSUD treatments proposed in the development.

a. Rainwater Tanks

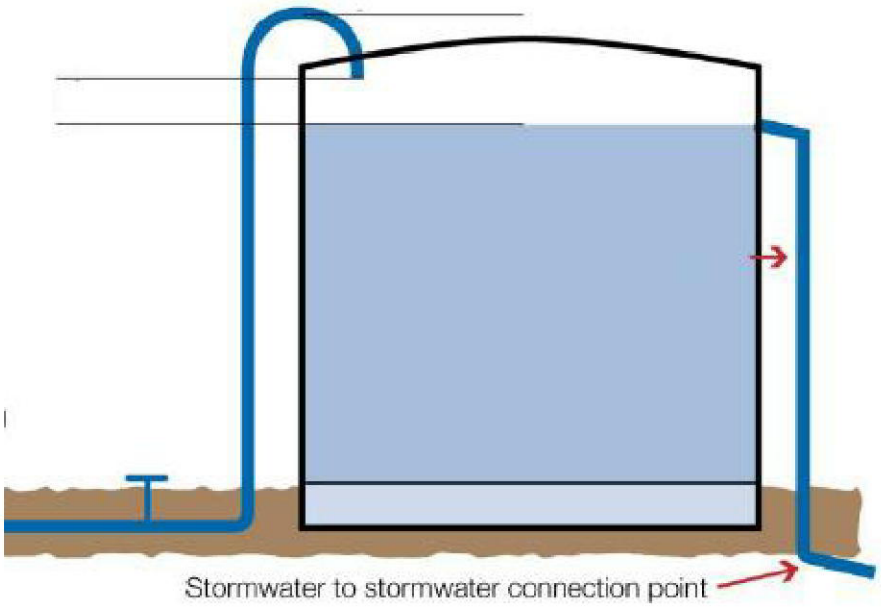

Figure 2: Typical Rainwater tank Cross-Section

b. Permeable Paving

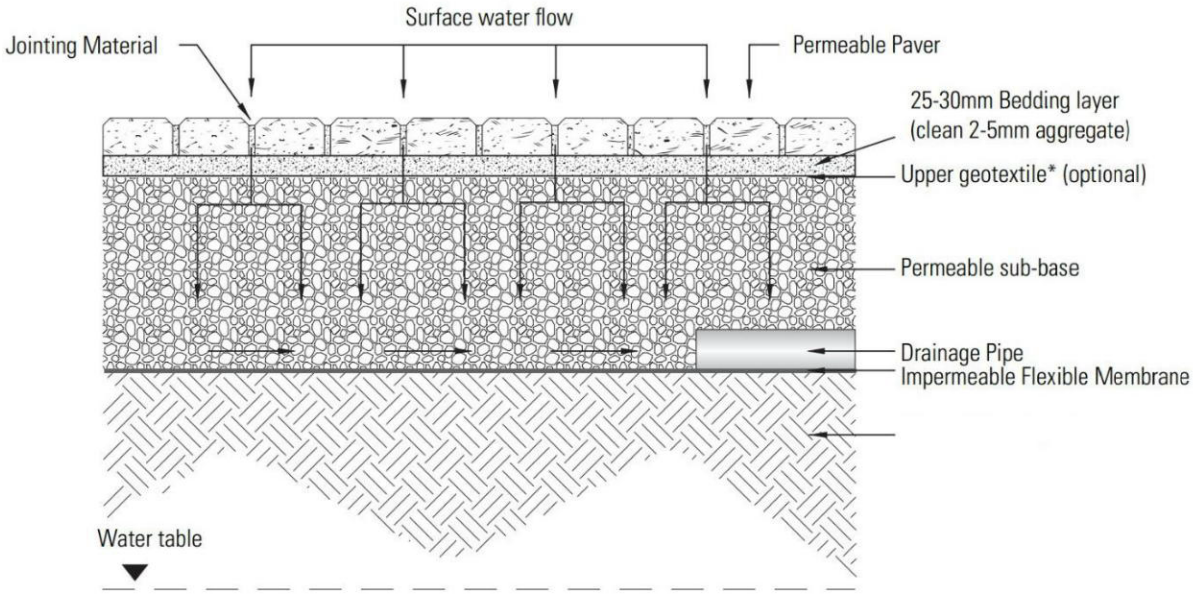

Figure 3: Typical Permeable Paving Cross-Section

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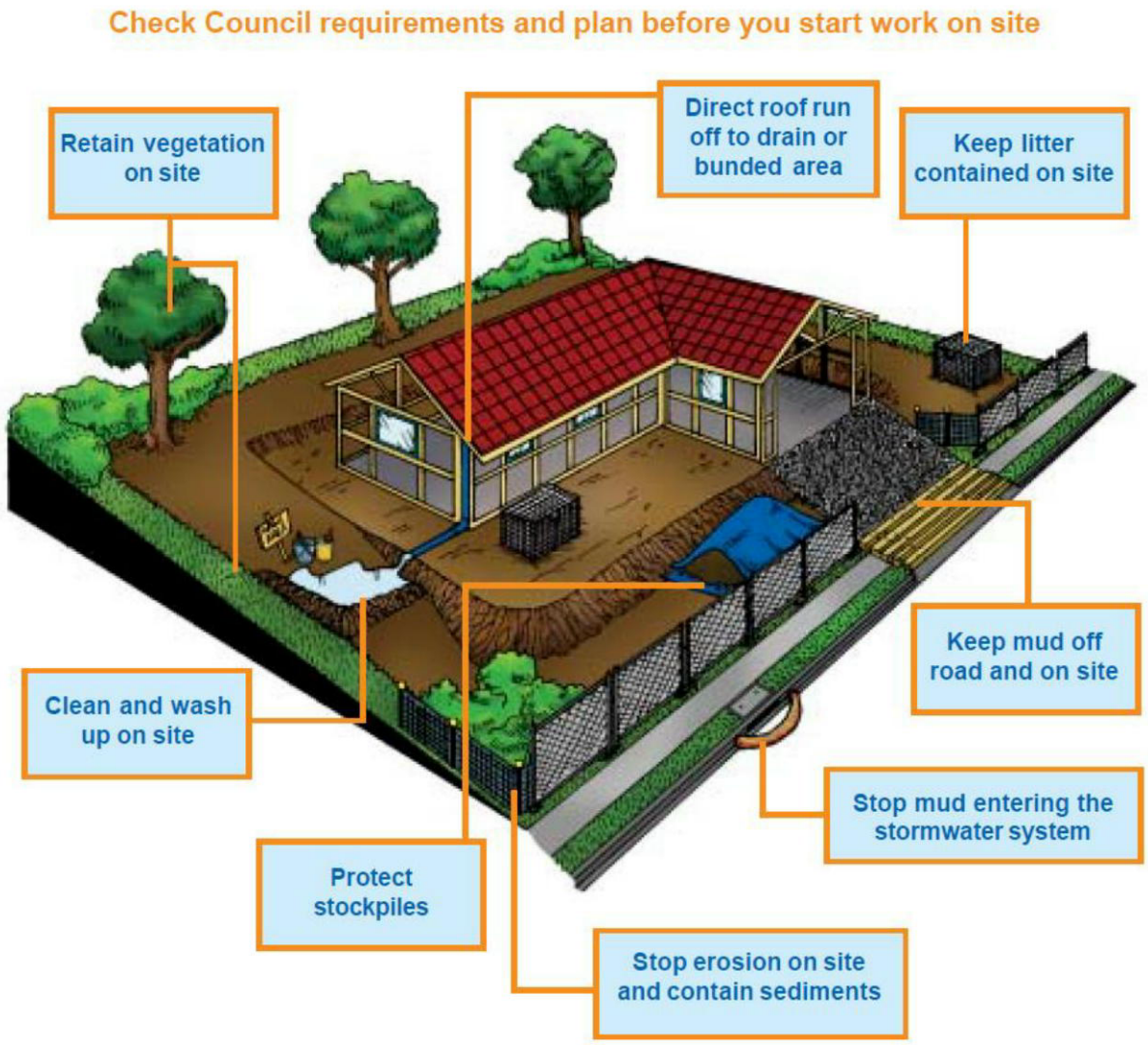
5. Stormwater Management During Construction

To prevent contamination of stormwater discharge and to decrease the speed of flows produced during construction, steps will be taken to manage stormwater. These measures will involve establishing buffer strips and maintaining a clean site by removing loose rubbish. "Keeping Our Stormwater Clean - A Builder's Guide" by Melbourne Water provides additional information. The objectives depicted in the diagram below illustrate ways to minimise the effects of stormwater runoff during the construction phase.



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Appendix 2 – WSUD Maintenance Manual

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WSUD manuals are sourced from the City of Port Philip which has developed a detailed manual for the majority of treatment systems.

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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.

For more information please visit **www.portphillip.vic.gov.au**
or contact the Sustainability team via:

Phone: 03 9209 6777
email: sustainabledesign@portphillip.vic.gov.au

Maintenance manual

Rainwater tanks



Site address: _____

Planning permit number: _____

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 in this manual.

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

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 ☐ toilet & irrigation ☐ toilet & laundry & irrigation ☐ toilet & laundry & hot water & irrigation ☐
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	

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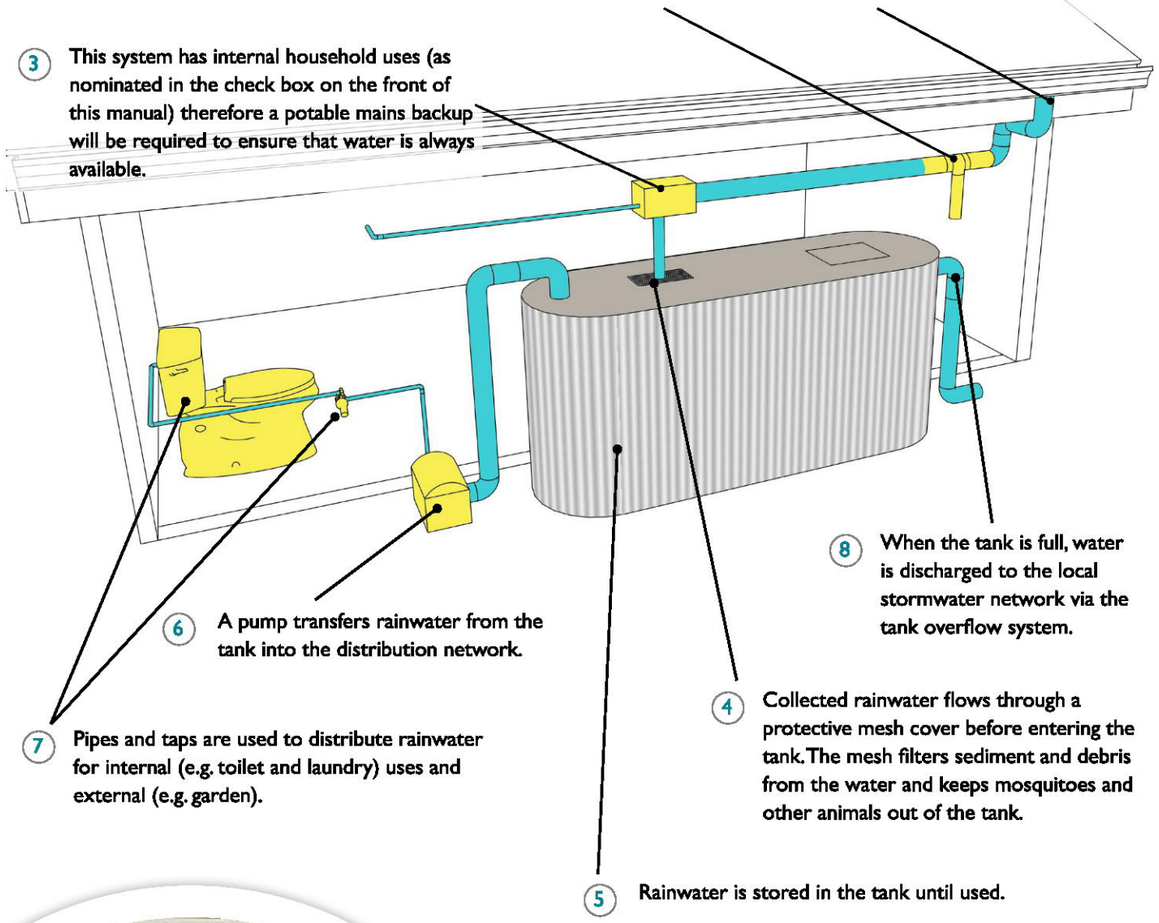
Maintenance Overview

Rainwater Tank Maintenance

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





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 deteroriated 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

Tips for undertaking maintenance

Things to look for and how to fix them.

Uneven surface /damaged sub-grade material	**Water ponding on the pavement /blocked pavements**
An uneven paving surface can result from the sub-grade material failing to provide an even base (from frequent wetting and drying). The paving and sub-grade material may need to be reset. Consider installing an impermeable liner (e.g. geotextile) below the drainage layer to prevent wetting and drying of the sub-grade. Issues for normal paving (like tree roots) may also be relevant.	Water ponding on porous pavements may be a result of sediment blocking the pavers. Remove any visible sediment build up by vacuum sweeping or using a broom. Dispose of sediment in nearby grassed areas or garden beds. Refill joint between pavers if required. Care needs to be taken with high pressure hoses as they can cause damage to loose material in the joints and sub-grade. In some cases resetting the pavers with thorough cleaning of accumulated sediment may be necessary.
Rubbish, leaf litter or sediment	**Scour or erosion of joint material**
It is important not to let sediment accumulate as it will block pavers or sub-grade material. Use a broom or high pressure hose as appropriate to remove and dispose responsibly. Care needs to be taken with high pressure hoses as they can cause damage to loose material in the joints and subgrade.	Erosion (particularly between the pavers) may result if water is concentrated in one spot (e.g. near a down pipe or point where water flows onto the porous paving or is concentrated by uneven surfaces). It may be necessary to re-profile the surface, resetting the gravel or material around pavers, adding more joint and drainage layer material.
Boggy soils caused by water not being able to drain from the site	**Blocked underdrainage**
Water should be moving through the pavers/joints to the sand/gravel drainage layer and into the subgrade material. Boggy soils may occur if an underdrain is blocked or is needed (if not initially installed). If an underdrain has been installed, lift the pavers to check for blockages. If an underdrain isn't present check for clogging of pavement and consider installing an underdrain if the problem persists.	Underdrainage is provided to collect the water moving through the pavers and direct it to the stormwater network. Often an inspection pit is provided so you can check that water is flowing in the underdrain following rainfall. If there is no water flowing, lift the pavers to check for blockages.

Porous pavement



Porous pavement can be created with traditional masonry tiles that have a porous jointing material between the tiles. The jointing material is often loose and not robust like typical grouting material – but it plays an important role in allowing the water to move through to the ground below. Care needs to be taken to not cause damage with high pressure hoses. It is important to sweep, top up joint material and occasionally reset the pavers to maintain an even surface.

Permeable pavement



Permeable pavement describes tiles that have been designed to allow water through (i.e. the tiles are porous). The permeable pavement can be laid with more robust grouting material. This means that a high pressure hose can be used to clean the pavers (although in some cases this may drive dirt further into the pores of the paver). Cleaning dust and dirt from the tile surfaces with a broom or vacuum sweeper will reduce clogging of open pores in the tiles, extending the functional life of the pavement.

For more information please visit **www.portphillip.vic.gov.au**
or contact the Sustainability team via:

Phone: 03 9209 6777
email: sustainabledesign@portphillip.vic.gov.au

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Maintenance manual

Porous pavements



Site address: _____

Planning permit number: _____

Porous pavement maintenance

This manual lists the key tasks required to maintain porous pavement 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 porous pavement. Once endorsed, the property owner is responsible for continuous implementation of porous pavement maintenance, in accordance with the guidance in this manual.

Porous pavements allow water to drain through the pavement surface and seep into the ground below. This benefits vegetation by improving access to air and water. It also helps the environment by reducing the amount of stormwater runoff and pollutants that enter the Bay.

Porous pavements can be constructed with loose gravel, structural gravel, structural grass, masonry pavers or engineered pavers. It is important to include a layer of sand or gravel under the porous pavers to improve drainage. In areas where soils have poor drainage (e.g. heavy clays) an underdrain may be needed under the drainage layer. In the City of Port Phillip soils are typically sandy and well drained so underdrains are often not required. However, this must be confirmed on a site by site basis.

Maintenance should focus on keeping the pavement porous so that water can continue to soak through it.

Porous pavement location	
Planning drawing number showing porous pavement location	
Porous pavement construction date	
Date of final building inspection	
Area of porous pavement (m^2)	
Area of catchment (m^2) (e.g. paving and/or roof) directed to the porous pavement (this will include the area of the pavement itself)	

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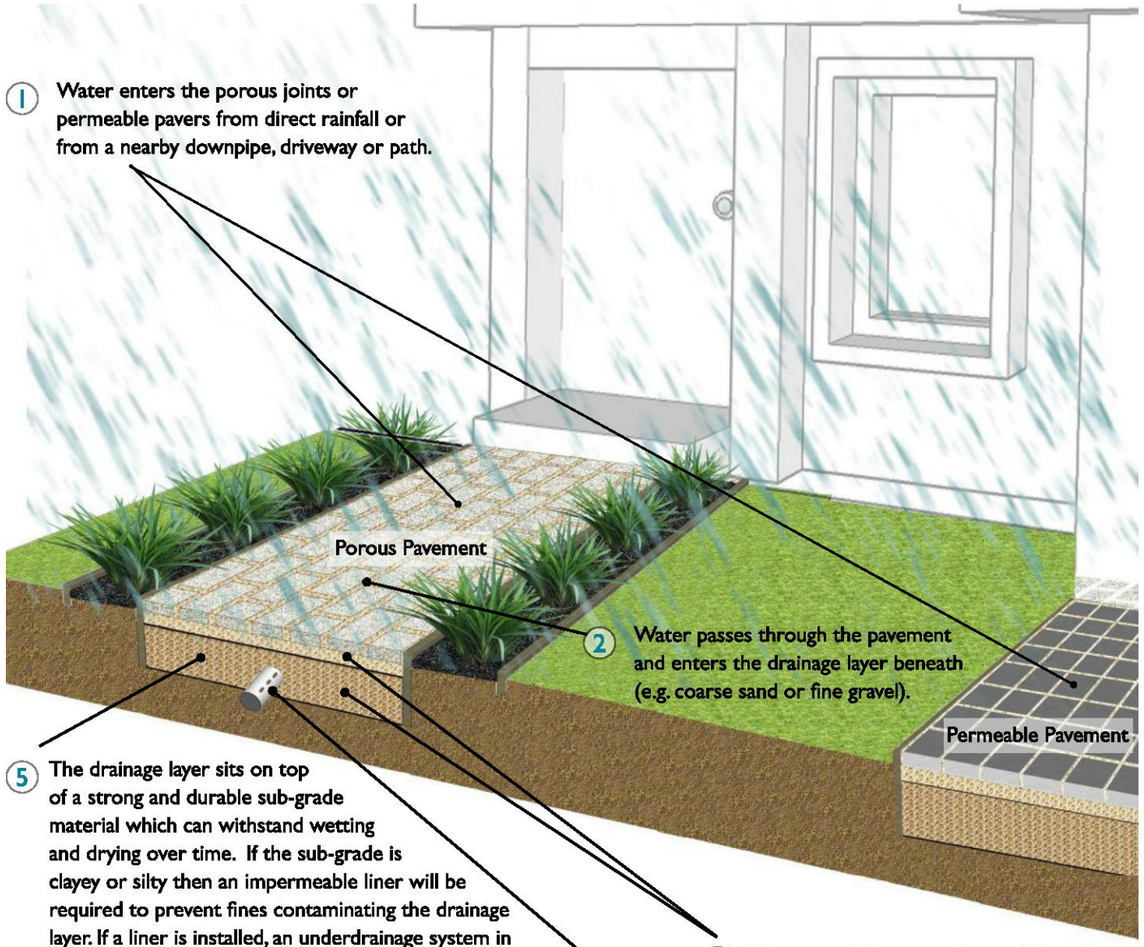
Maintenance Overview

Porous Pavement Maintenance

The following diagram identifies the key items which are important for permeable pavements and their maintenance.





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 porous paving.

Item	Porous pavement element	Inspection item	Y/N	Likely maintenance task
1	Inflow to porous joints and/or permeable pavers	Has the material in the joints or drianage layer been eroded away or displaced by concentrated water flow?		Re-profile the surface with hand tools and top up joint and drainage layer material.
		Is there rubbish, leaf litter or sediment blocking the inflows?		Remove by hand and dispose responsibly.
2	Blocked pavement	Is water ponding and not draining through the pavement?		Remove sediment build up by vacuum sweeping or manually sweeping. Once removed, dispose of sediment in nearby grassed areas or garden beds.
		Is there unwanted vegetation in the pavement?		
3	Soggy and boggy soils	Is water not draining away from the area creating boggy and wet areas?		Ensure that the bedding and drainage layers contain approriate material and haven't become blocked by fines/sediment. Replace this material as needed. If the problem persists consider installing an underdrain to enhance drainage. If an underdrain has been installed lift the pavers to check for blockages.
4	Underdrainage (if required)	Does water in the underdrain enter the local stormwater network after a storm?		Use an inspection pit (if available) to ensure that water is flowing in the underdrain following rainfall. If there is no water flowing lift the pavers and check for blockages.
5	Uneven pavements	Is the sub-grade material failing causing pavement to move and become uneven?		Consider installing an impermeable liner (e.g. geotextile) below the drainage layer to prevent wetting and drying of the sub-grade.

Maintenance frequency

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
x			x			x			x		

+ after heavy rainfall

Maintenance Log

Maintenance date	Maintenance undertaken

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Appendix 3 – Green Star VOC Limits

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VOC Limits for Paints, Adhesives and Sealants

Product Category	Maximum VOC content (g/L)
General-purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two-pack performance coatings for floors	140
Acoustic sealants, architectural sealants, waterproofing membranes and sealants, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

VOC Limit for Carpets

Test Protocol	Limit (mg/m² per hour)
ASTM D5116 – Total VOC Limit	0.5
ASTM D5116 – 4 -PC (4-Phenylcyclohexene)	0.05
ISO 16000 / EN 13419 – TVOC at three days	0.5
ISO 10580 / ISO/TC 219 (Document N238) – TVOC at 24 hours	0.5

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Appendix 4 – BESS Report

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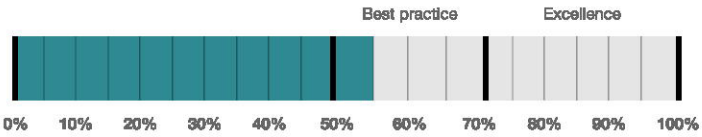
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 16 Jackson St Sunbury Victoria 3429. 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

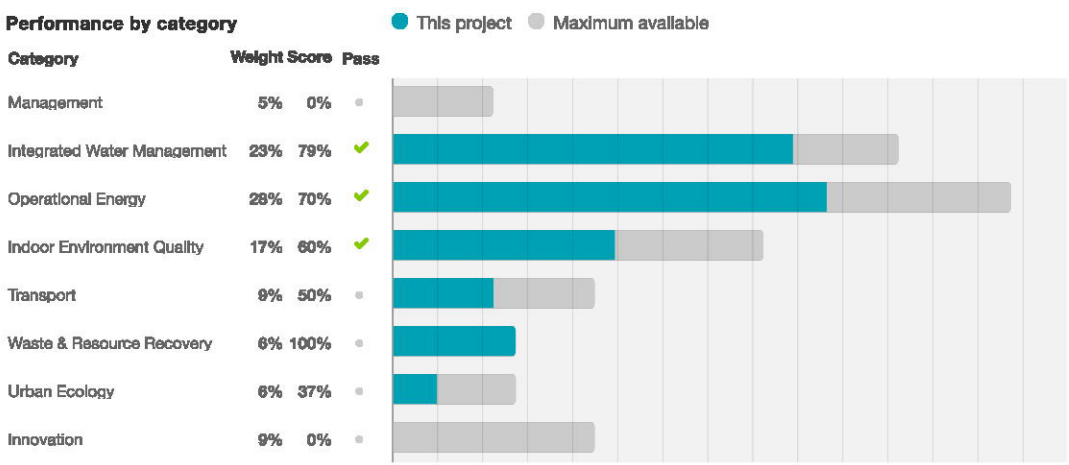


59%

Project details

Name	16 Jackson Street, Sunbury
Address	16 Jackson St Sunbury Victoria 3429
Project ID	FF3407F4-R2
BESS Version	BESS-9
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	admin@msconsultants.com.au
Application no.	
Site area	1,011 m²
Building floor area	776 m²
Date	18 March 2025
Software version	2.1.0-B.587

Performance by category



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Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Dwelling 1	1	206 m²	26%
Dwelling 3	1	201 m²	25%
Dwelling 2	1	199 m²	25%
Dwelling 4	1	170 m²	21%
Total	**4**	**776 m²**	**100%**

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Operational Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Operational Energy 3.4	Location of clothes line (if proposed)		-
Indoor Environment Quality 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)		-
Indoor Environment Quality 3.1	Annotation: Glazing specification (U-value, SHGC)		-
Transport 1.1	Location of residential bicycle parking spaces		-
Waste & Resource Recovery 2.1	Location of food and garden waste facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting Documentation

Credit	Requirement	Response	Status
Integrated Water Management 2.1	STORM report or MUSIC model		-
Operational Energy 3.5	Average lighting power density and lighting type(s) to be used		-
Indoor Environment Quality 2.2	A list of dwellings with natural cross flow ventilation		-
Indoor Environment Quality 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-

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Credit summary

Management Overall contribution 4.5%

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

IWM Overall contribution 22.5%

		79% ✔ Pass
1.1 Potable Water Use	58%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	0%	

Operational Energy Overall contribution 27.5%

	Minimum required 50%	70% ✔ Pass
1.2 Thermal Performance Rating - Residential	0%	✔ Achieved
2.1 Greenhouse Gas Emissions	100%	
2.6 Electrification	100%	
2.7 Energy consumption	100%	
3.3 External Lighting	100%	
3.4 Clothes Drying	100%	
3.5 Internal Lighting - Houses and Townhouses	100%	
4.4 Renewable Energy Systems - Other	N/A	✔ Scoped Out
	No other (non-solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses	0%	⊘ Disabled
	No solar PV renewable energy is in use.	

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%	

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Transport Overall contribution 9.0%

50%

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

Waste & Resource Recovery Overall contribution 5.5%

100%

1.1 Construction Waste - Building Re-Use	N/A	Scoped Out
		Undeveloped
2.1 Operational Waste - Food & Garden Waste	100%	

Urban Ecology Overall contribution 5.5%

37%

2.1 Vegetation	75%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
2.4 Balconies, Courtyards & Roof terraces	0%
3.1 Food Production - Residential	0%

Innovation Overall contribution 9.0%

0%

1.1 Innovation	0%

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Credit breakdown

Management Overall contribution 4.5%

	0%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Townhouse	No
4.1 Building Users Guide	0%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	No

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IWM Overall contribution 22.5%

79% ✔ Pass

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Stormwater profile	
Which stormwater modelling software are you using?:	Melbourne Water STORM tool
STORM score achieved:	101
Flow:	-
Total Suspended Solids:	-
Total Phosphorus:	-
Total Nitrogen:	-
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Rainwater Tank 1	107 m²
Rainwater Tank 2	91.1 m²
Rainwater Tank 3	89.3 m²
Rainwater Tank 4	94.0 m²
Tank Size:	
Rainwater Tank 1	3,500 Litres
Rainwater Tank 2	3,500 Litres
Rainwater Tank 3	3,500 Litres
Rainwater Tank 4	3,500 Litres
Irrigation area connected to tank:	
Rainwater Tank 1	0.0 m²
Rainwater Tank 2	0.0 m²
Rainwater Tank 3	0.0 m²
Rainwater Tank 4	0.0 m²
Is connected irrigation area a water efficient garden?:	
Rainwater Tank 1	No
Rainwater Tank 2	No
Rainwater Tank 3	No
Rainwater Tank 4	No
Other external water demand connected to tank?:	
Rainwater Tank 1	0.0 Litres/Day
Rainwater Tank 2	0.0 Litres/Day
Rainwater Tank 3	0.0 Litres/Day
Rainwater Tank 4	0.0 Litres/Day
Fixtures, fittings & connections profile	
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 5 Star WELS rating

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Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC:	
Dwelling 1 Dwelling 2 Dwelling 3	>= 4 Star WELS rating
Dwelling 4	>= 5 Star WELS rating
Urinals:	
Dwelling 1 Dwelling 2 Dwelling 3	Scope out
Dwelling 4	>= 4 Star WELS rating
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?:	
Dwelling 1	Rainwater Tank 1
Dwelling 2	Rainwater Tank 2
Dwelling 3	Rainwater Tank 3
Dwelling 4	Rainwater Tank 4
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

1.1 Potable Water Use

58% ✔ Achieved

Score Contribution	This credit contributes 33.3% 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	912 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	749 kL
Output	Proposed (including rainwater and recycled water use)
Project	560 kL
Output	% Reduction in Potable Water Consumption
Project	38 %

2.1 Stormwater Treatment

100% ✔ Achieved

Score Contribution	This credit contributes 60% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Output	Min STORM Score
Project	100
Output	STORM Score
Project	100

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3.1 Water Efficient Landscaping		0%
Score Contribution	[illegible]	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	No	

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Operational Energy Overall contribution 27.5%

Minimum required 50% | 70% | ✔ Pass

Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric

Dwellings profile

Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides:	
Dwelling 1 Dwelling 4	4
Dwelling 2 Dwelling 3	3
NatHERS Annual Energy Loads - Heat: All	70.0 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	20.0 MJ/sqm
NatHERS star rating: All	7.0
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
% Contribution from solar hot water system: All	0 %
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	Occupant to install

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 100%

Score Contribution	This credit contributes 17.6% 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	14,002 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	10,570 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	24 %

2.6 Electrification 100%

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

2.7 Energy consumption 100%

Score Contribution	This credit contributes 23.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	124,548 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	48,169 MJ
Output	% Reduction in total energy
Townhouse	61 %

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	2,535 kWh
Output	Proposed
Townhouse	507 kWh
Output	Improvement
Townhouse	80 %

3.5 Internal Lighting - Houses and Townhouses 100%

Score Contribution	This credit contributes 2.9% 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

No other (non-solar PV) renewable energy is in use.

This credit was scoped out	No other (non-solar PV) renewable energy is in use.

4.5 Solar PV - Houses and Townhouses 0% Disabled

No solar PV renewable energy is in use.

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This credit is disabled	No solar PV renewable energy is in use

IEQ Overall contribution 16.5%

	Minimum required 50%	60% ✔ Pass

2.2 Cross Flow Ventilation		100%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.1 Thermal comfort - Double Glazing		100%
Score Contribution	This credit contributes 40% towards the category score.	
Criteria	Is double glazing (or better) used to all habitable areas?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.2 Thermal Comfort - External Shading		0%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Is appropriate external shading provided to east, west and north facing glazing?	
Question	Criteria Achieved ?	
Townhouse	No	
3.3 Thermal Comfort - Orientation		0%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Are at least 50% of main living areas orientated to the north?	
Question	Criteria Achieved ?	
Townhouse	No	

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Transport Overall contribution 9.0%

50%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there for residents?	
Question	Bicycle Spaces Provided ?	
Townhouse	4	
Output	Min Bicycle Spaces Required	
Townhouse	4	
1.2 Bicycle Parking - Residential Visitor		N/A Scoped Out
		Not enough dwellings.
This credit was scoped out	Not enough dwellings.	
2.1 Electric Vehicle Infrastructure		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	No	

Waste & Resource Recovery Overall contribution 5.5%

100%

1.1 Construction Waste - Building Re-Use		N/A Scoped Out
		Undeveloped
This credit was scoped out	Undeveloped	
2.1 Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	

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Urban Ecology Overall contribution 5.5%

37%

2.1 Vegetation		75%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Annotation	At least 20%(203sqm) is covered by vegetation.	
Question	Percentage Achieved ?	
Project	20 %	
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 Balconies, Courtyards & Roof terraces		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?	
Question	Criteria Achieved ?	
Townhouse	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	4 m²	

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Innovation Overall contribution 9.0%

0%

1.1 Innovation		0%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	What percentage of the innovation points have been claimed (10 points maximum)?	

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

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION

HUME CITY COUNCIL

PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: $

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

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

THE APPLICANT: Who is making this amendment

Name: Steve Anastasovski

Tel.: [redacted]

Address: 20 Percy Street, Newport VIC 3015

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

16 Jackson Street, Sunbury VIC 3429
Lot 2 - PS 34858

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

Layout changes across all units and unit 4 reconfiguration to the lot, including garage entry.

Entry to Unit 2 & 3 also amended. Changes were required by the traffic management report.

THE OWNER: The owner must be notified of these proposed changes

Name: [redacted]	Tel. Bus. hours: [redacted]
Address: [redacted]	

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS
This form must be signed. Please complete A, B or C

A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature: Date:
B	I am the Owner of the land. I have seen this application	Owner Signature: Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature: Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature [redacted] Date: 27/3/25

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How to Amend an Application for a Planning Permit

Section 50. Amendment to application at request of applicant before notice

(1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
- (a) be accompanied by the prescribed fee (if any); and
- (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
- (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(7)On the amendment of an application under this section, the amended application is to be taken—
- (a) to be the application for the purposes of this Act; and
- (b) to have been received on the day that the request for amendment was received by the responsible authority.

50A. Amendment of application by responsible authority before notice

(1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) The responsible authority may require the applicant—
- (a) to notify the owner under subsection (1); and
- (b) to make a declaration that that notice has been given.

(4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(5) On the amendment of an application under this section, the amended application is to be taken—
- (a) to be the application for the purposes of this Act; and
- (b) to have been received on the day that the applicant agreed to the amendment.

57A. Amendments to application after notice of application is given

(1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
- (a) be accompanied by the prescribed fee (if any); and
- (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
- (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
(5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(7) On the amendment of an application under this section—
- (a) the amended application is to be taken—
  - (i) to be the application for the purposes of this Act; and
  - (ii) to have been received on the day that the request for amendment was received by the responsible authority; and
- (b) all objections made in relation to the original application are to be taken to be objections to the amended application.

(8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.
(9) Sections 52 and 55 do not apply to an amended application.

Send your completed form and all documents to the Responsible Authority:

HUME CITY COUNCIL – STATUTORY PLANNING
P O Box 119, Dallas 3047
1079 Pascoe Vale Rd. Broadmeadows

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Amber Organisation

www.amberorg.com.au

1800 022 363

[redacted]
Director
Nardo Building Design

Ref: 1150
14 March 2025

Issued via email: john@nardobd.com.au

Dear John

Residential Development – 16 Jackson Street, Sunbury
Residential Development Design Review

Amber Organisation has been engaged to review the access and car parking layout for the proposed residential development at 16 Jackson Street, Sunbury. The proposal is for 3 x three-bedroom dwelling and 1 x two-bedroom dwelling. Car parking is provided within individual garages with the three-bedroom dwellings each having a double garage and the two-bedroom dwelling a single garage.

The front dwelling has a separate access from Jackson Street via an existing double width crossover, with the remaining three dwellings sharing a driveway with a new single width crossover to Jackson Street.

This letter provides a review of the proposed driveway layout and vehicle access arrangements against the relevant requirements of Clause 52.06-9 and Clause 55.03-9 of the Planning Scheme and AS/NZS 2890.1:2004 (where relevant).

Design Standard 1 – Accessways

- Each accessway has a width of 3.0m, meeting the minimum 3.0m requirement of Clause 52.06-9 and AS/NZS 2890.1:2004 for a single width accessway.
- Vehicles from the three rear dwellings are able to exit the site in a forward direction meeting the requirement of Clause 52.06-9.
- Space for pedestrian sight splays are available on each side of the accessway which extend 2.0m along the site frontage and 2.5m into the site. All landscaping and structures within the splays should be no more than 900mm high in these areas.

Design Standard 2 – Car Parking Spaces

- Each double garage has minimum dimensions of 6.0m long and 5.5m wide, accessed by an aisle that is 5.7m wide (where applicable). These dimensions exceed the requirements of Clause 52.06-9 and AS/NZS 2890.1:2004.
- The single garage has internal dimensions of 4.3m wide and 6.0m long, exceeding the requirements of Clause 52.06-9 and AS/NZS 2890.1:2004.
- The width of each car space provides clearance in accordance with Diagram 1 of Clause 52.06-9.

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Design Standard 3 – Gradients

- A grade of 1:10 (10%) is not exceeded for the first 5m from the frontage along the shared accessway.
- A maximum grade of 1:5 (20%) is not exceeded along each accessway in accordance with Clause 52.06-9 and AS/NZS 2890.1:2004.

Access Objective

- The two single crossovers to Jackson Street have a combined width of approximately 6.0m, representing 29% of the 20.12m frontage, meeting the requirements of Standard B14 of Clause 55.03-9.
- The two crossovers are positioned to provided approximately 13 metres separation along the frontage, sufficient to accommodate two on-street car parking spaces.

Swept Path Assessment

A swept path assessment has been prepared using a B85 vehicle (85th percentile vehicle) to ensure vehicles are able to access each car park space from the shared accessway. The swept paths attached in Appendix A demonstrate that vehicles can enter and exit all parking spaces in a satisfactory manner, noting that some spaces may require a corrective movement for entry or exit for some spaces which is in accordance with the relevant provisions of AS/NZS 2890.1:2004.

Overall, the assessment demonstrates that the proposal has been designed in accordance with the relevant requirements of Clause 52.06-9 and Clause 55.03-9 of the Planning Scheme, and AS/NZS 2890.1:2004 and suitable access is provided to/from the car spaces.

If you have any questions, please feel free to contact the undersigned.

Yours sincerely
Amber Organisation

[redacted]

Tom Dwyer
Associate

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Appendix A

Swept Path Assessment

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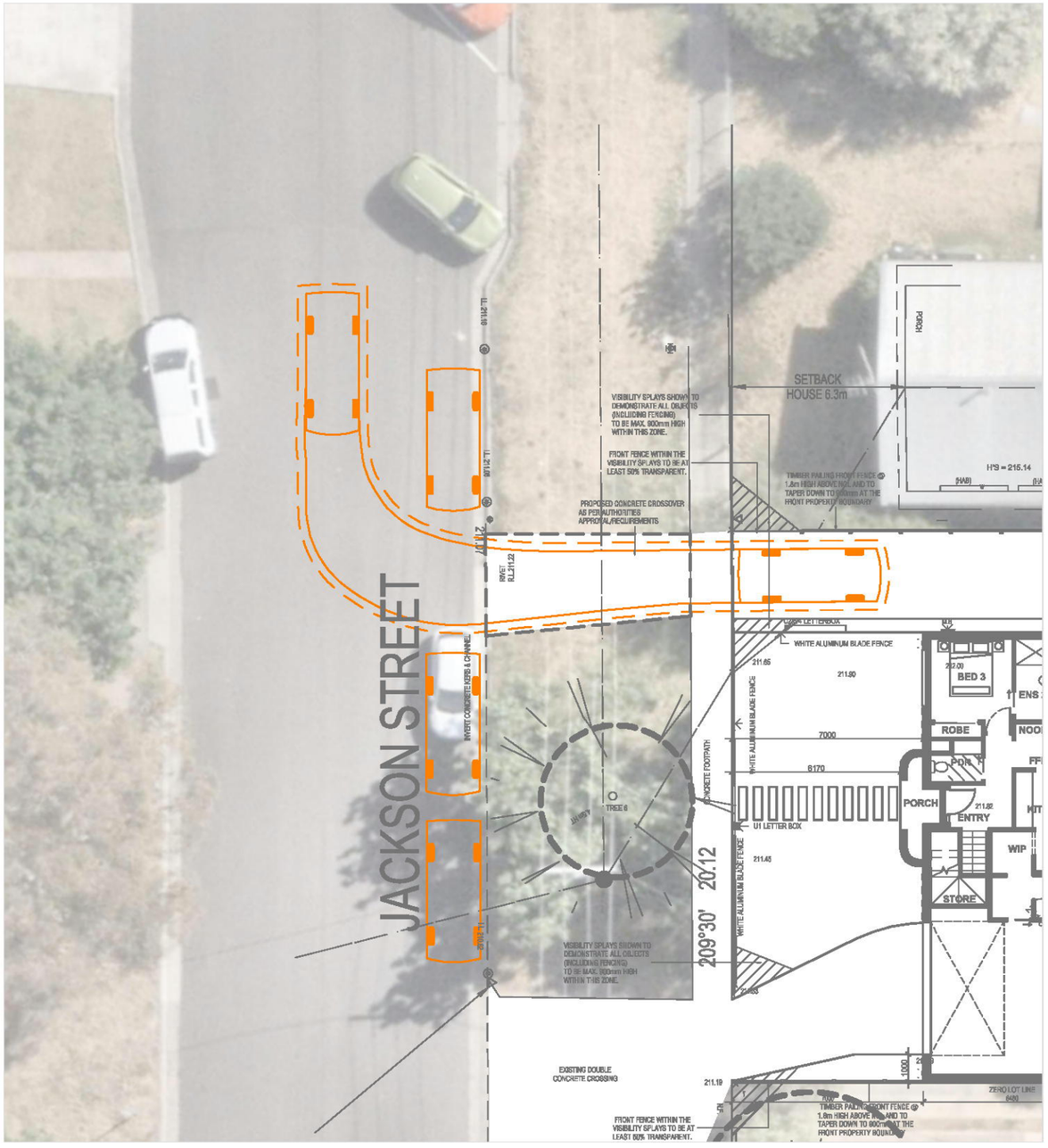
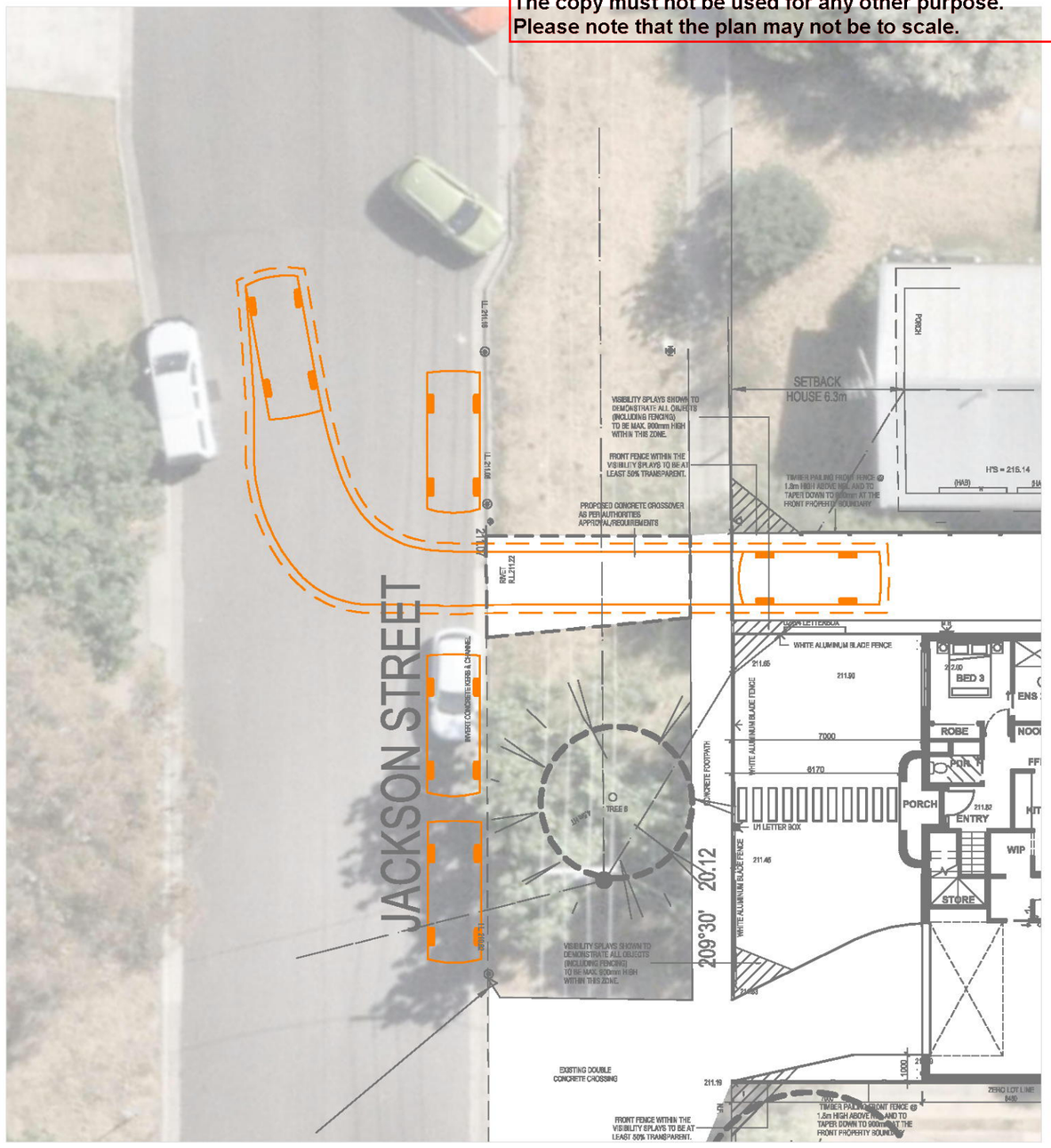


Entry Manoeuvre



Exit Manoeuvre

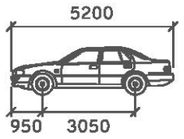
Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

B99



	mm
Width	: 1940
Track	: 1840
Height	: 2200
Lock to Lock	: 6.0s
Steering Angle	: 33.9

16 Jackson Street, Sunbury

Residential Development

Swept Path Assessment

DRAWN: WC
DATE: 14/03/2025
DWG NO: 1150 S01E
SCALE at A3: 1:200

Amber 01

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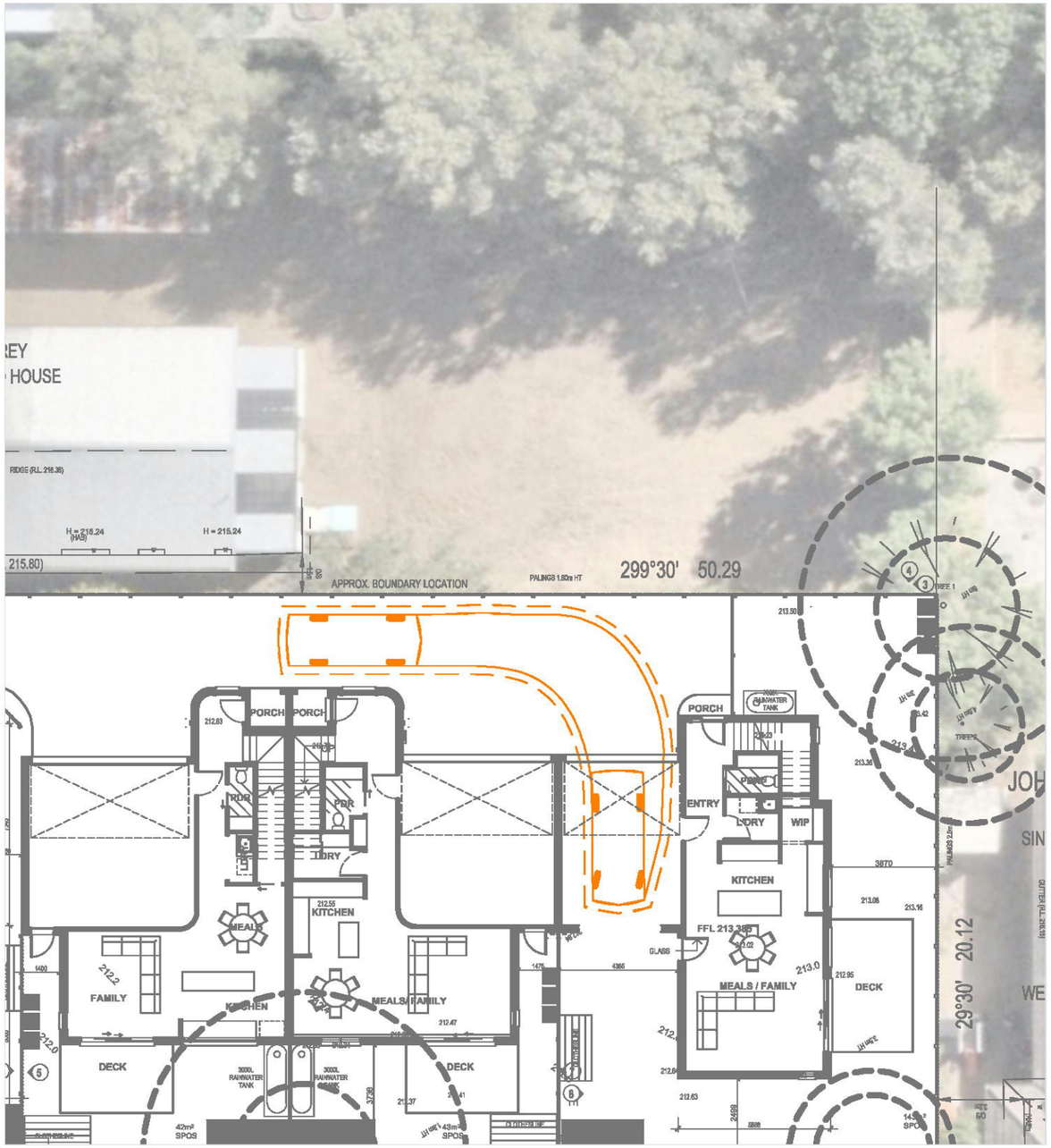
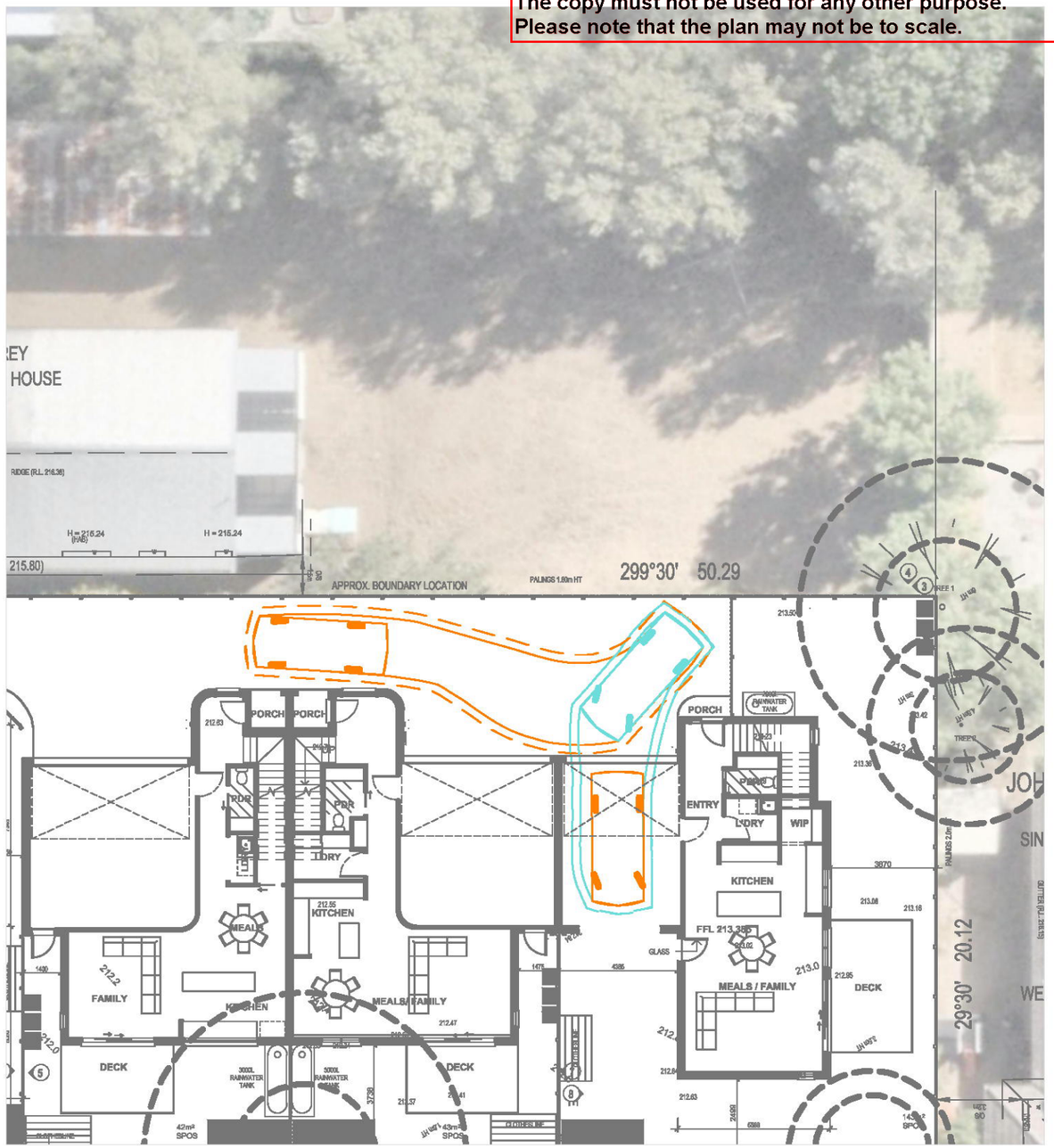


Entry Manoeuvre



Exit Manoeuvre

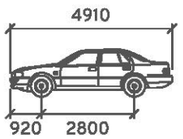
Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

B85



	mm
Width	: 1870
Track	: 1770
Lock to Lock	: 6.0s
Steering Angle	: 34.1
Height	: 2100

16 Jackson Street, Sunbury

Residential Development

Swept Path Assessment

DRAWN: WC
DATE: 14/03/2025
DWG NO: 1150 S01E
SCALE at A3: 1:200

Amber 02

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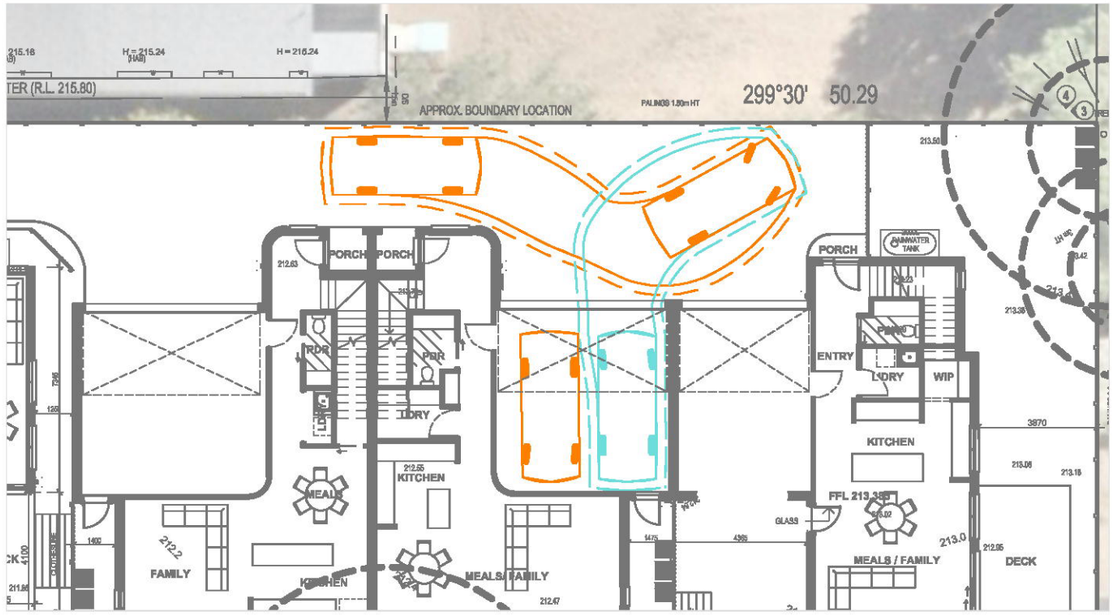
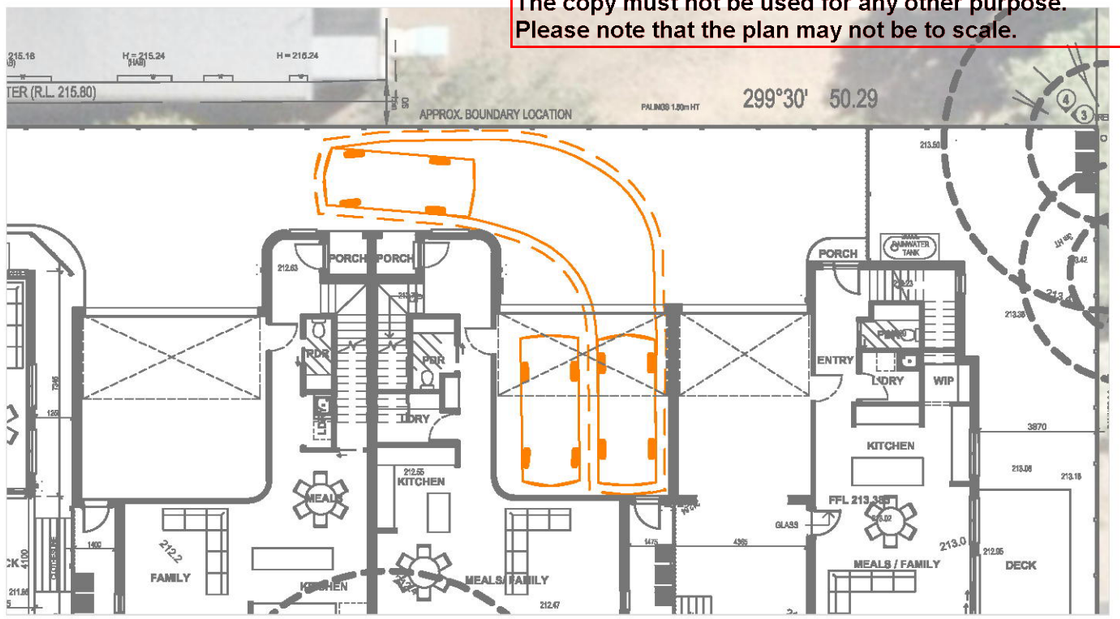
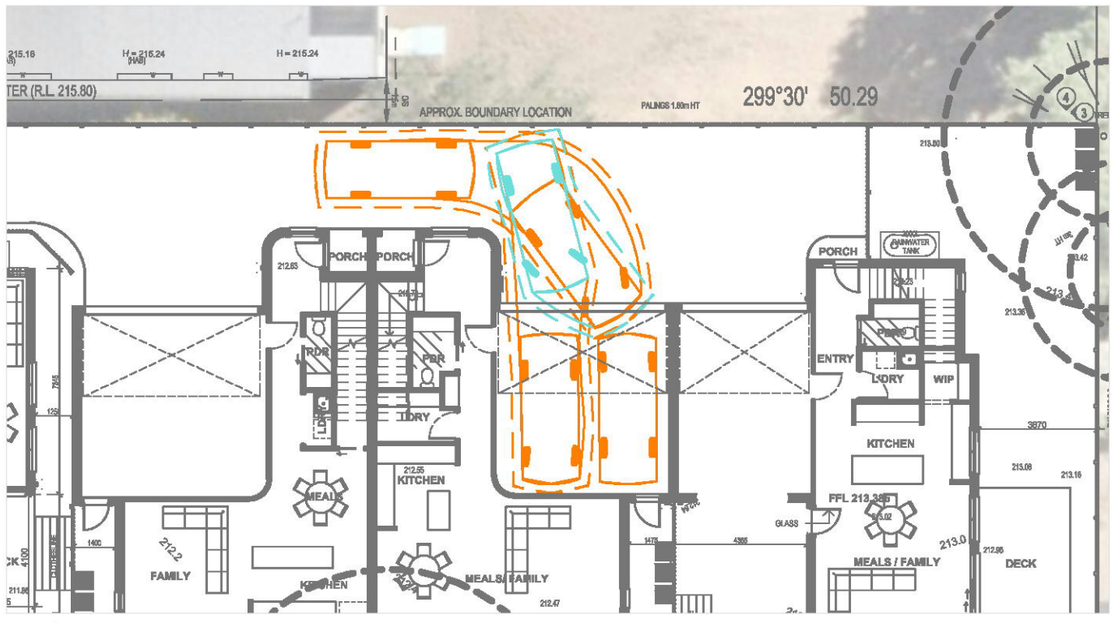


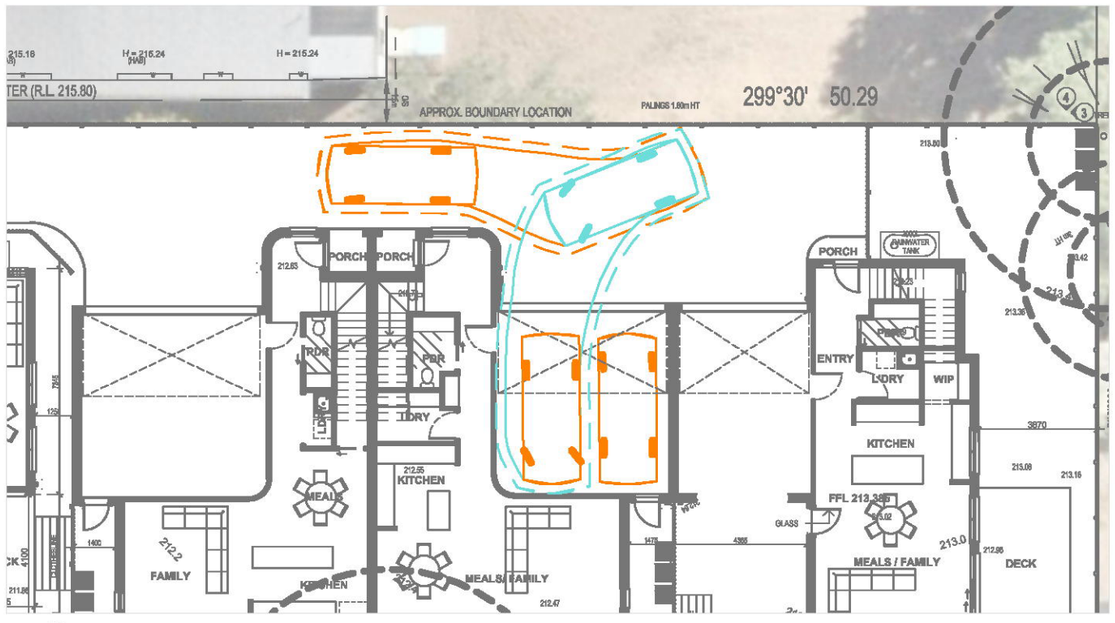
Entry Manoeuvre



Exit Manoeuvre



Entry Manoeuvre



Exit Manoeuvre

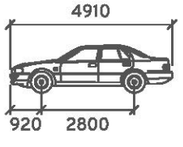
Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

B85



	mm
Width	: 1870
Track	: 1770
Lock to Lock	: 6.0s
Steering Angle	: 34.1
Height	: 2100

16 Jackson Street, Sunbury

Residential Development

Swept Path Assessment

DRAWN: WC
DATE: 14/03/2025
DWG NO: 1150 S01E
SCALE at A3: 1:200

Amber 03

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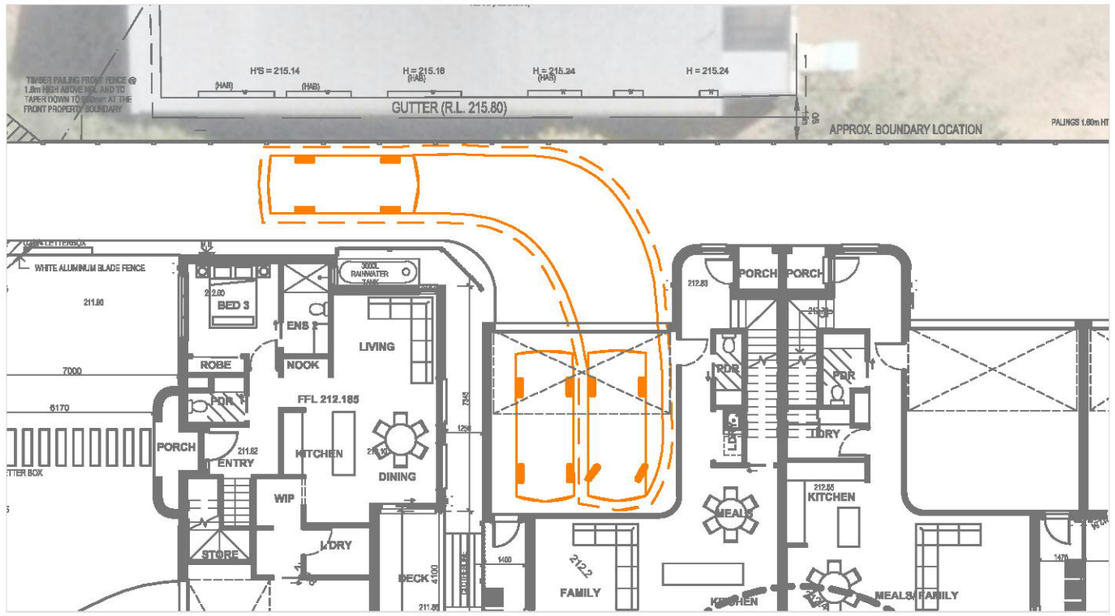
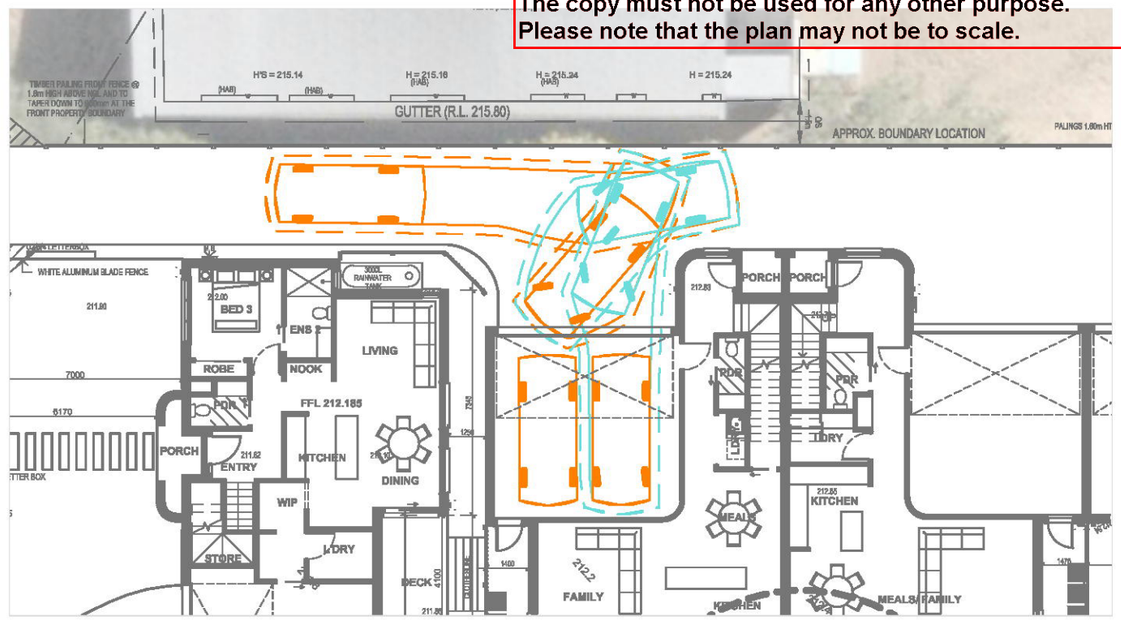
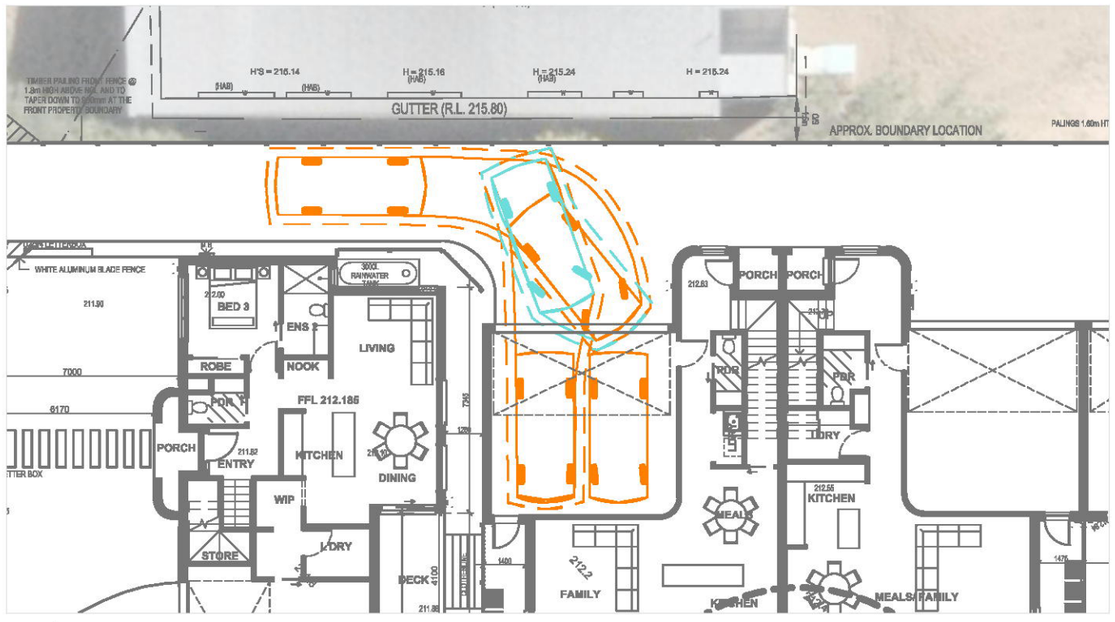


Entry Manoeuvre



Exit Manoeuvre



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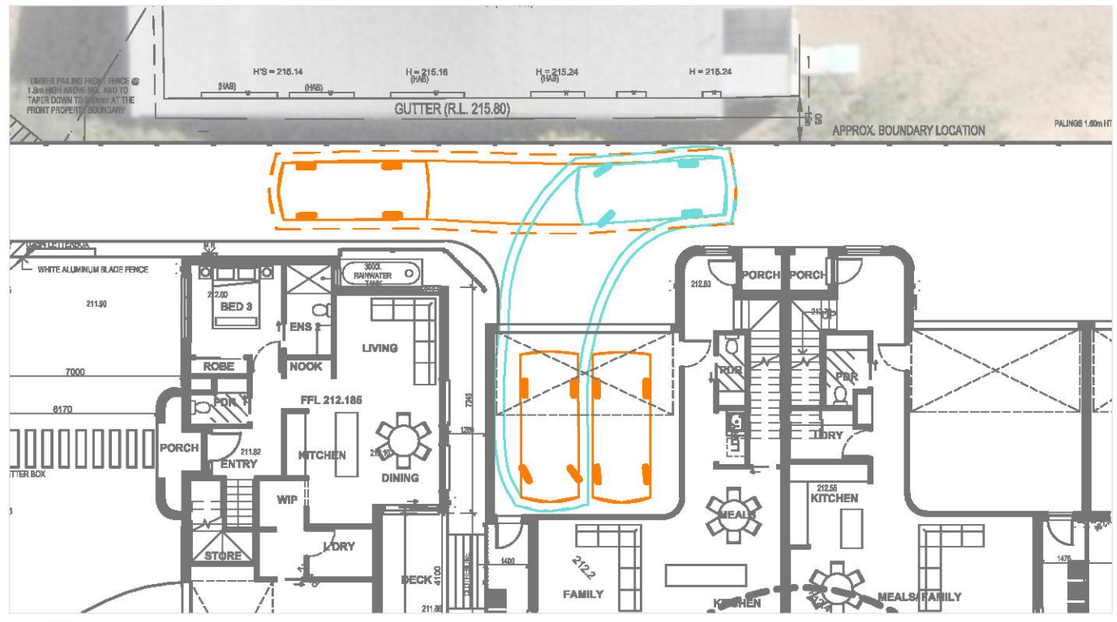


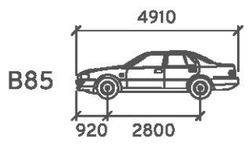
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



	mm
Width	: 1870
Track	: 1770
Lock to Lock	: 6.0s
Steering Angle	: 34.1
Height	: 2100

16 Jackson Street, Sunbury

Residential Development

Swept Path Assessment

DRAWN: WC
DATE: 14/03/2025
DWG NO: 1150 S01E
SCALE at A3: 1:200

Amber 04

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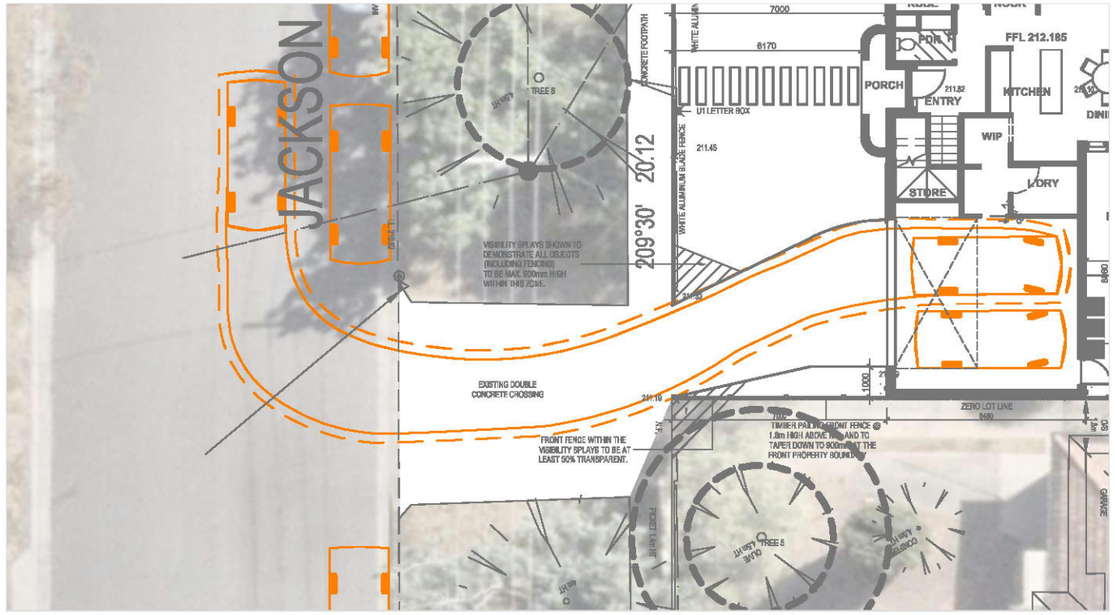
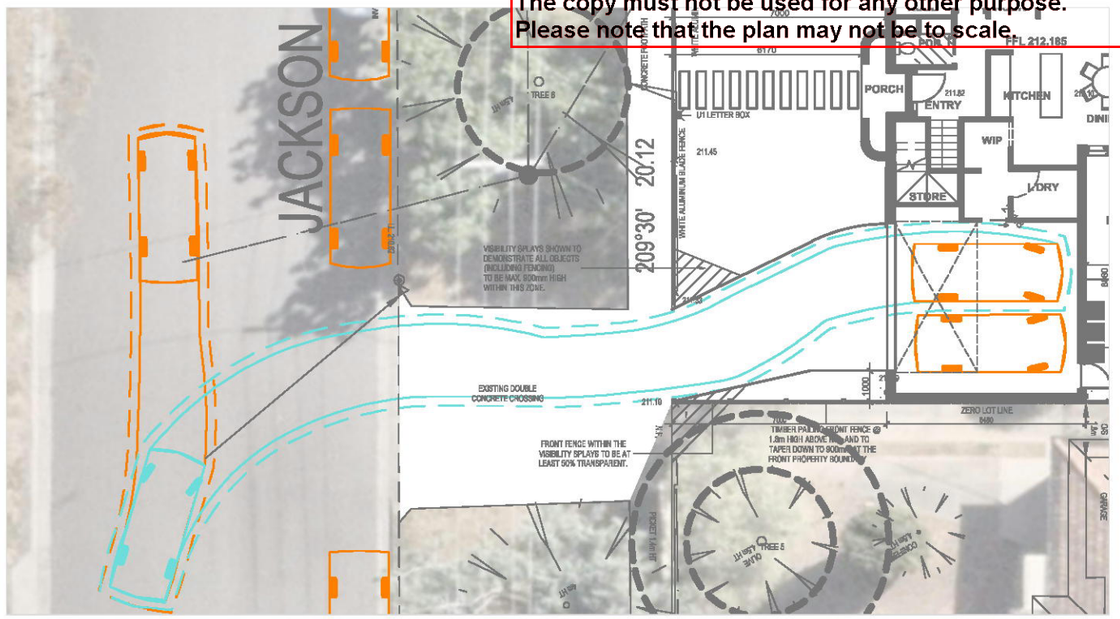
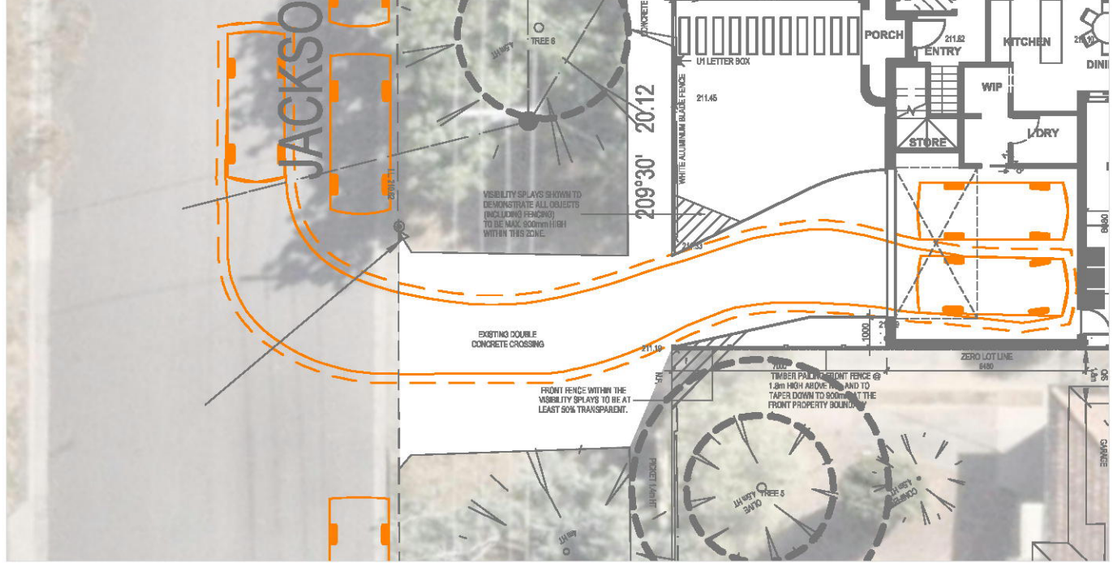


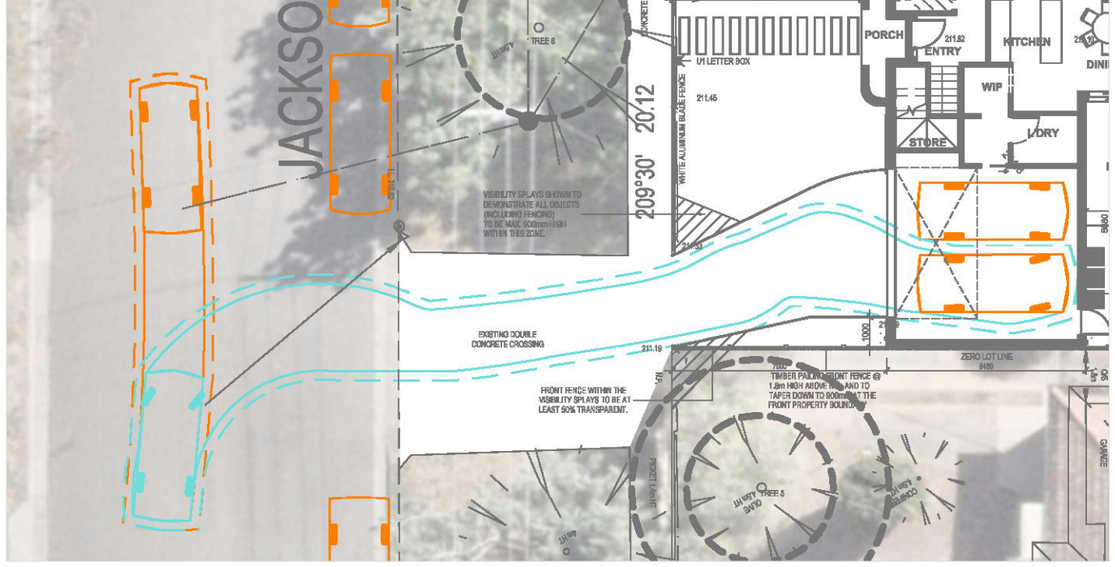
Entry Manoeuvre



Exit Manoeuvre



Entry Manoeuvre



Exit Manoeuvre

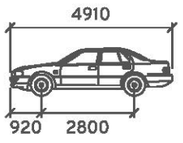
Vehicle Envelope

300mm Clearance

Reverse Manoevure

Min. Design Speed 5km/h

B85



	mm
Width	: 1870
Track	: 1770
Lock to Lock	: 6.0s
Steering Angle	: 34.1
Height	: 2100

16 Jackson Street, Sunbury

Residential Development

Swept Path Assessment

DRAWN: WC
DATE: 14/03/2025
DWG NO: 1150 S01E
SCALE at A3: 1:200

Amber 05

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SHEETS LIST	
Sheet Number	**Sheet Name**
TP000	COVER PAGE
TP100	CONTEXT PLAN
TP101	DESIGN RESPONSE
TP102	PRPOPOSED SITE PLAN
TP103	EXISTING SITE PLAN
TP104	AREA PLAN
TP105	PRPOPOSED SUBDIVISION PLAN
TP120	OVERLOOKING PLAN
TP130	9AM OVERSHADOWING PLAN
TP131	10AM OVERSHADOWING PLAN
TP132	11AM OVERSHADOWING PLAN
TP133	12PM OVERSHADOWING PLAN
TP134	1PM OVERSHADOWING PLAN
TP135	2PM OVERSHADOWING PLAN
TP136	3PM OVERSHADOWING PLAN
TP200	PROPOSED GROUND FLOOR PLANS
TP202	PROPOSED FIRST FLOOR PLANS
TP300	PROPOSED ELEVATIONS 1-2
TP301	PROPOSED ELEVATIONS 2-2

Grand total: 19



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PROJECT No.	xxx
DRAWN BY	JS
CHECKED BY	JDB & SA
DATE	04/10/2024
SCALE	1:100@A1
ISSUE	TOWN PLANNING

16 JACKSON ST, SUNBURY
4 TOWNHOUSE DEVELOPMENT

No.	Description	Date
2	TP RFI	22/11/2024
3	TP RFI	24/15/2024
4	TP RFI	31/01/2025
5	TP RFI	12/03/2025

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REVISION 1 5

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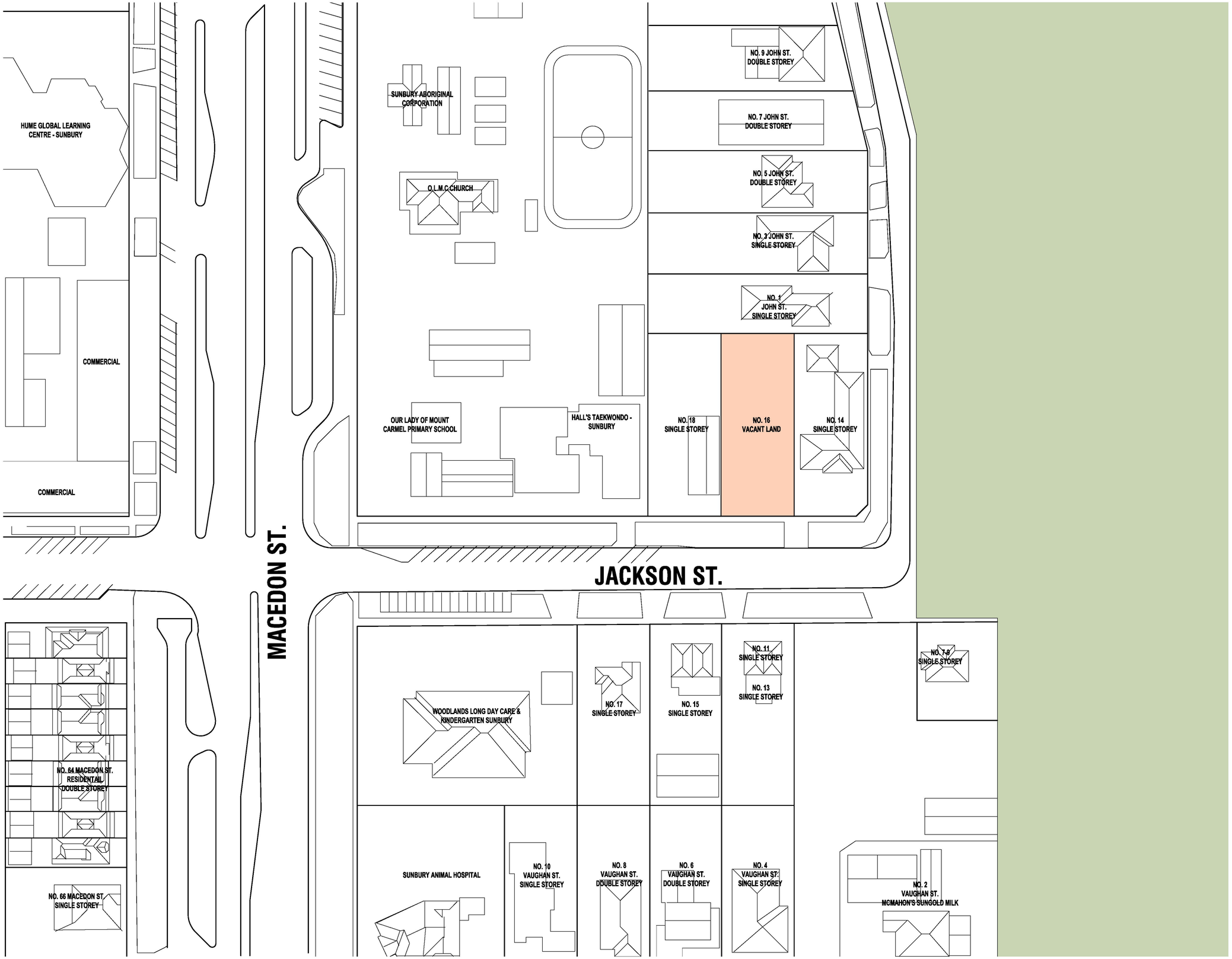

NEIGHBOURHOOD & SITE DESCRIPTION

JACKSON STREET & THE SURROUNDING NEIGHBOURHOOD IS GENERALLY COMPRISED OF SINGLE STOREY BRICK AND WEATHERBOARD DWELLING WITH PITCH ROOFS.

NEW & RECENT DEVELOPMENT IS COMMON THROUGHOUT THE AREA WITH EVIDENCE OF TOWNHOUSE DEVELOPMENTS; FRONT & BACKS AND DUPLEX TYPE FORMS. MATERIALS ARE MIXED WITH THE USE OF CONTEMPORARY BUILDING AND ROOFING MATERIALS.

FRONT FENCING IS COMMON IN THIS AREA.

- 16.5 km TO MELBOURNE AIRPORT
- 1.0km TO SUNBURY SQUARE SHOPPING CENTRE
- 2.2km TO GOONAWARRA PRIMARY SCHOOL
- 1.0km TO SUNBURY TRAIN STATION
- 3.0km TO SUNBURY WEST PRIMARY SCHOOL
- 3.8km TO SUNBURY DOWNS COLLEGE

CONTEXT PLAN
SCALE: 1 : 500

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ISSUE	TOWN PLANNING

16 JACKSON ST, SUNBURY
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No.	Description	Date
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REVISION 5

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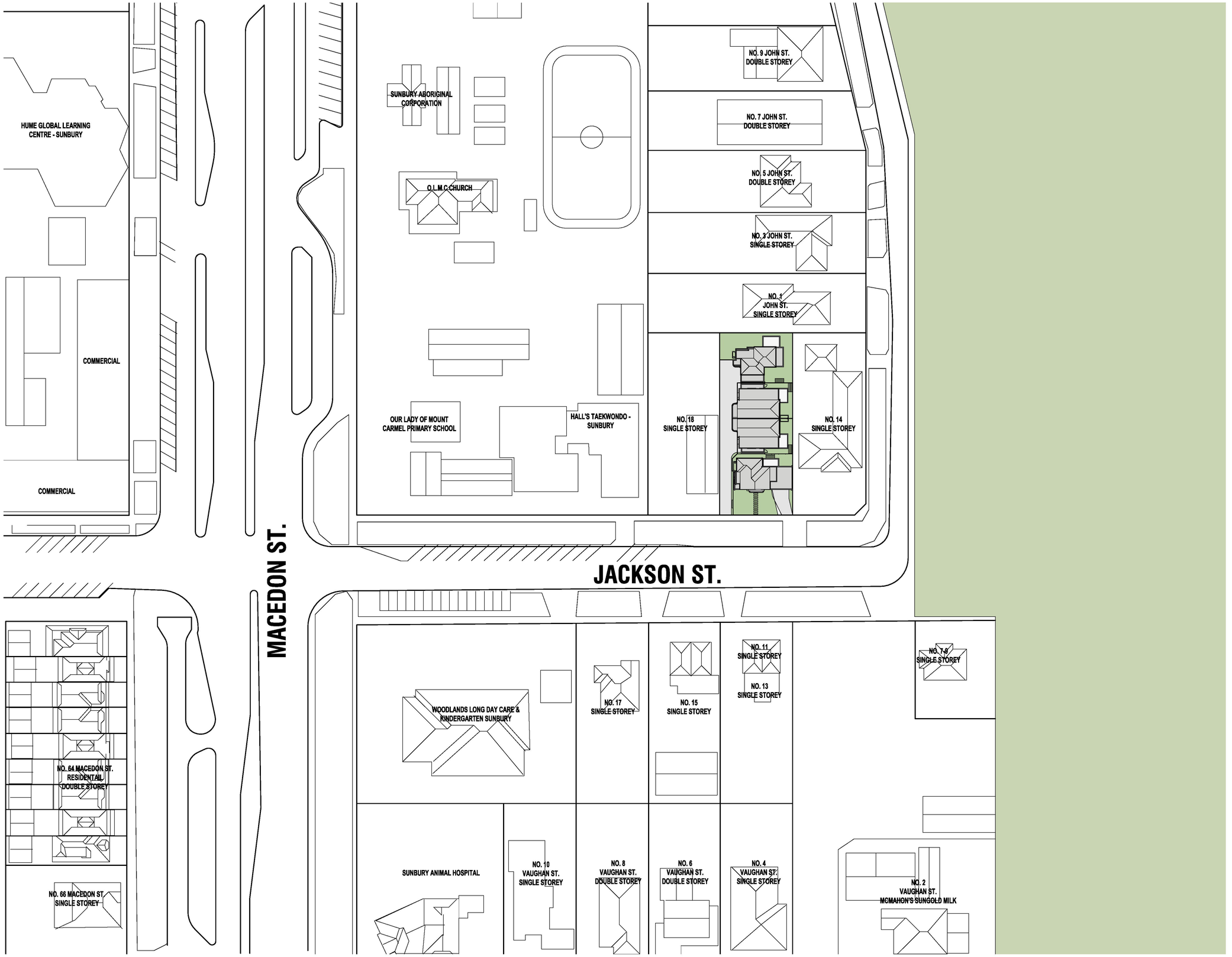


DESIGN RESPONSE

NEIGHBORHOOD:
THE PROPOSED DEVELOPMENT IS CONSIDERED APPROPRIATE AND SUITABLE FOR THE SUBJECT SITE DUE TO THE AREA HAVING SIGNIFICANT SOCIAL, COMMERCIAL AND INDUSTRIAL INFRASTRUCTURE LOCATED WITHIN CLOSE PROXIMITY WITH EVIDENCE OF SIMILAR DEVELOPMENT IN THE SUBJECT, ADJOINING AND NEARBY STREETS.

PROPOSAL:
THE PROPOSAL IS CONSISTENT WITH THE PRECEDENCE SET BY RECENT DEVELOPMENTS, THE BUILDING MATERIALS, FACADE, SCALE AND AESTHETICS PROVIDE A CONTEMPORARY FEEL THAT COMPLIMENTS THE NEIGHBORHOOD CHARACTER.

FORM:
BUILDING HEIGHTS AND SETBACKS ARE SENSITIVE TO THE EMERGING NEIGHBORHOOD CHARACTER. RECESSIVE FIRST FLOOR AND GARAGES CONTRIBUTE TO A WELL ARTICULATED FACADE & VISUALLY AESTHETIC STREET PRESENCE.

AMENITY:
GENEROUS PRIVATE OPEN SPACE AND WELL DEFINES S.POS PROVIDE ABUNDANT LANDSCAPING OPPORTUNITY, INCLUDING SPACE TO YIELD MATURING CANOPY TRESS.

PRIVACY:
PRIVACY IS GAINED BY THE UTILIZATION OF OBSCURE GLAZING SCREENING (WHERE APPLICABLE) AND APPROPRIATELY SITUATED AND SIZED WINDOWS.

IMPORTANT NOTES:

- ALL NOMINATED OVERLOOKING WINDOWS WILL HAVE FIXED AND MANUFACTURED OBSCURE GLASS UP TO 1.7m ABOVE FFL
- ALL LEVELS ARE TO A.H.D
- PROPOSED INTERNAL FENCING TO BE 1.9m HIGH TIMBER PAILING FENCE (UNLESS NOTED DIFFERENTLY)
- ALL BOUNDARY FENCES ARE EXISTING AND ARE TO REMAIN (EXCEPT WHERE WALL PROPOSED ON BOUNDARY)
- ALL LANDSCAPING SHOWN IN CONCEPTUAL AND INDICATIVE ONLY
- 6m³ OF STORAGE IS PROVIDED WITHIN GARAGE OR GARDEN SHED

DEVELOPMENT SUMMARY

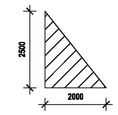
SITE AREA:	1011m²
SITE COVERAGE:	438.39m² (43.36%)
PERMEABLE AREA:	426.79m² (42.18%)
GARDEN AREA:	358.66m² (35.66%)
NUMBER OF DWELLINGS:	4
CARSPACES:	9

3500 LT RAINWATER TANK:

ALL DWELLINGS SHALL HAVE STORMWATER COLLECTION TANKS FOR STORMWATER RE-USE (MIN. 3500 LITRES)

PEDESTRIAN VISIBILITY SPLAY:

ANY STRUCTURE OR VEGETATION WITHIN VISIBILITY SPLAYS MUST NOT BE MORE THAN 0.9m IN HEIGHT.



AREA SCHEDULE:

DWELLING 1:

GROUND FLOOR:	124.42m²
FIRST FLOOR:	82.06m
TOTAL = 206.48m² (22.23SQ)	
SECLUDED POS:	41.78m²
PRIVATE OPEN SPACE:	153.39m²
DRIVEWAY:	26.57m²

DWELLING 2:

GROUND FLOOR:	105.48m²
FIRST FLOOR:	93.48m²
TOTAL = 198.96m² (21.42SQ)	
SECLUDED POS:	42.06m²
PRIVATE OPEN SPACE:	42.06m²
OVERALL SHARED DRIVEWAY:	181.61m²

DWELLING 3:

GROUND FLOOR:	107.94m²
FIRST FLOOR:	93.48m²
TOTAL = 201.42m² (21.68SQ)	
SECLUDED POS:	42.75m²
PRIVATE OPEN SPACE:	42.75m²
OVERALL SHARED DRIVEWAY:	181.61m²

DWELLING 4:

GROUND FLOOR:	100.55m²
FIRST FLOOR:	69.18m²
TOTAL = 169.73m² (18.27SQ)	
SECLUDED POS:	143.04m²
PRIVATE OPEN SPACE:	143.04m²
OVERALL SHARED DRIVEWAY:	181.61m²

DESIGN RESPONSE

SCALE: 1 : 500

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DATE	04/10/2024
SCALE	1:100@A1
ISSUE	TOWN PLANNING

16 JACKSON ST, SUNBURY
4 TOWNHOUSE DEVELOPMENT

No.	Description	Date
2	TP RFI	22/11/2024
3	TP RFI	24/15/2024
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REVISION 5

SHEET No. TP101

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JACKSON STREET

NO. 18
LOT 1
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 1
JOHN STREET
LOT 4
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 14
LOT 3
SINGLE STOREY
WEATHERBOARD HOUSE

SETBACK
HOUSE 6.3m

SETBACK
HOUSE 12.4m

CHIMNEY 11.9m

UNIT 1
FFL 212.185

UNIT 2
FFL 212.785

UNIT 3
FFL 212.785

UNIT 4
FFL 213.385

APPROX. BOUNDARY LOCATION

299°30' 50.29

119°30' 50.29

209°30' 20.12

29°30' 20.12

ZERO LOT LINE

RIDGE (R.L. 216.38)

GUTTER (R.L. 215.80)

PERMEABLE DRIVEWAY SHOWN GREEN HATCH

PROPOSED CONCRETE CROSSOVER AS PER AUTHORITIES APPROVAL/REQUIREMENTS

VISIBILITY SPLAYS SHOWN TO DEMONSTRATE ALL OBJECTS (INCLUDING FENCING) TO BE MAX. 900mm HIGH WITHIN THIS ZONE.

FRONT FENCE WITHIN THE VISIBILITY SPLAYS TO BE AT LEAST 50% TRANSPARENT.

TIMBER PAILING FRONT FENCE @ 1.8m HIGH ABOVE NGL AND TO TAPER DOWN TO 900mm AT THE FRONT PROPERTY BOUNDARY

PROPOSED 1.8m HIGH PAILING FENCE

WHITE ALUMINUM BLADE FENCE

INVERT CONCRETE KERB & CHANNEL

CONCRETE FOOTPATH

EXISTING DOUBLE CONCRETE CROSSING

METER BOX LOCATION

3500L RAINWATER TANK

U1 LETTER BOX

CLOTHESLINE

OPEN

GARAGE

VERANDA

RIDGE (R.L. 217.11)

RIDGE (R.L. 216.67)

GUTTER (R.L. 214.74)

GUTTER (R.L. 214.85)

H = 213.00

FFL 212.10

DOOR H = 214.16

W H = 214.31

DOOR H = 214.19

DOOR H = 214.12

DOOR W H = 213.33

W H = 213.50

(HAB) W H = 213.51

TREE 1

TREE 2

TREE 3

TREE 4

TREE 5

TREE 6

LEGEND

TREE PROTECTION ZONE

STRUCTURAL ROOT ZONE

DEVELOPMENT SUMMARY

SITE AREA:	835.2m² (100%)
BUILDING AREA:	426.79m² (42.18%)
PERMEABLE AREA:	426.79m² (42.18%)
GARDEN AREA:	358.66m² (35.66%)
NUMBER OF DWELLINGS:	4
CARSPACES:	9

3500 LT RAINWATER TANK:

ALL DWELLINGS SHALL HAVE STORMWATER COLLECTION TANKS FOR STORMWATER RE-USE (MIN. 3500 LITRES)

PEDESTRIAN VISIBILITY SPLAY:

ANY STRUCTURE OR VEGETATION WITHIN VISIBILITY SPLAYS MUST NOT BE MORE THAN 0.9m IN HEIGHT.

2500 / 2000

AREA SCHEDULE:

DWELLING 1:

GROUND FLOOR:	124.42m²
FIRST FLOOR:	82.06m
TOTAL = 206.48m² (22.23SQ)	
SECLUDED POS:	41.78m²
PRIVATE OPEN SPACE:	153.39m²
DRIVEWAY:	26.57m²

DWELLING 2:

GROUND FLOOR:	105.48m²
FIRST FLOOR:	93.48m²
TOTAL = 198.96m² (21.42SQ)	
SECLUDED POS:	42.06m²
PRIVATE OPEN SPACE:	42.06m²
OVERALL SHARED DRIVEWAY:	181.61m²

DWELLING 3:

GROUND FLOOR:	107.94m²
FIRST FLOOR:	93.48m²
TOTAL = 201.42m² (21.68SQ)	
SECLUDED POS:	42.75m²
PRIVATE OPEN SPACE:	42.75m²
OVERALL SHARED DRIVEWAY:	181.61m²

DWELLING 4:

GROUND FLOOR:	100.55m²
FIRST FLOOR:	69.18m²
TOTAL = 169.73m² (18.27SQ)	
SECLUDED POS:	143.04m²
PRIVATE OPEN SPACE:	143.04m²
OVERALL SHARED DRIVEWAY:	181.61m²

Melbourne Water STORM Rating Report

TransactionID:	0
Municipality:	HUME
Rainfall Station:	HUME
Address:	16 Jackson Street
	Sunbury
	VIC 3429
Assessor:	MSC
Development Type:	Residential - Dwelling
Allotment Site (m2):	1,011.00
STORM Rating %:	101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 Roof to tank	107.30	Rainwater Tank	3,500.00	4	154.00	87.60
Unit 2 Roof to tank	91.10	Rainwater Tank	3,500.00	4	168.00	82.80
Unit 3 Roof to tank	89.30	Rainwater Tank	3,500.00	4	172.00	82.00
Unit 4 Roof to tank	94.00	Rainwater Tank	3,500.00	3	139.00	92.10
Untreated impervious area	214.80	None	0.00	0	0.00	0.00

1 SITE PLAN
1 : 100

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ISSUE	TOWN PLANNING

16 JACKSON ST, SUNBURY
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REVISION	SHEET No.
5	TP102

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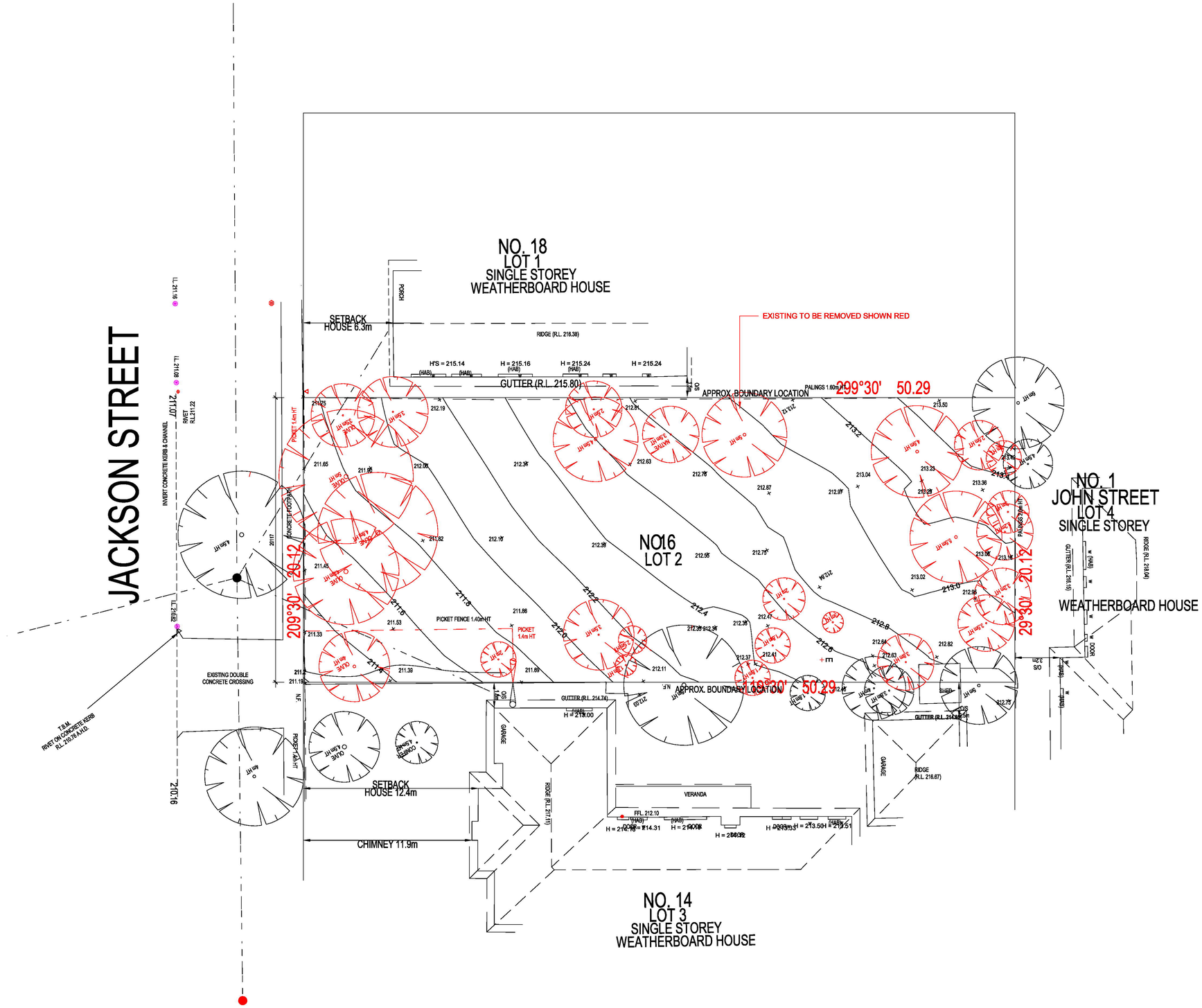

1 EXISTING SITE PLAN
1 : 150

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REVISION 5

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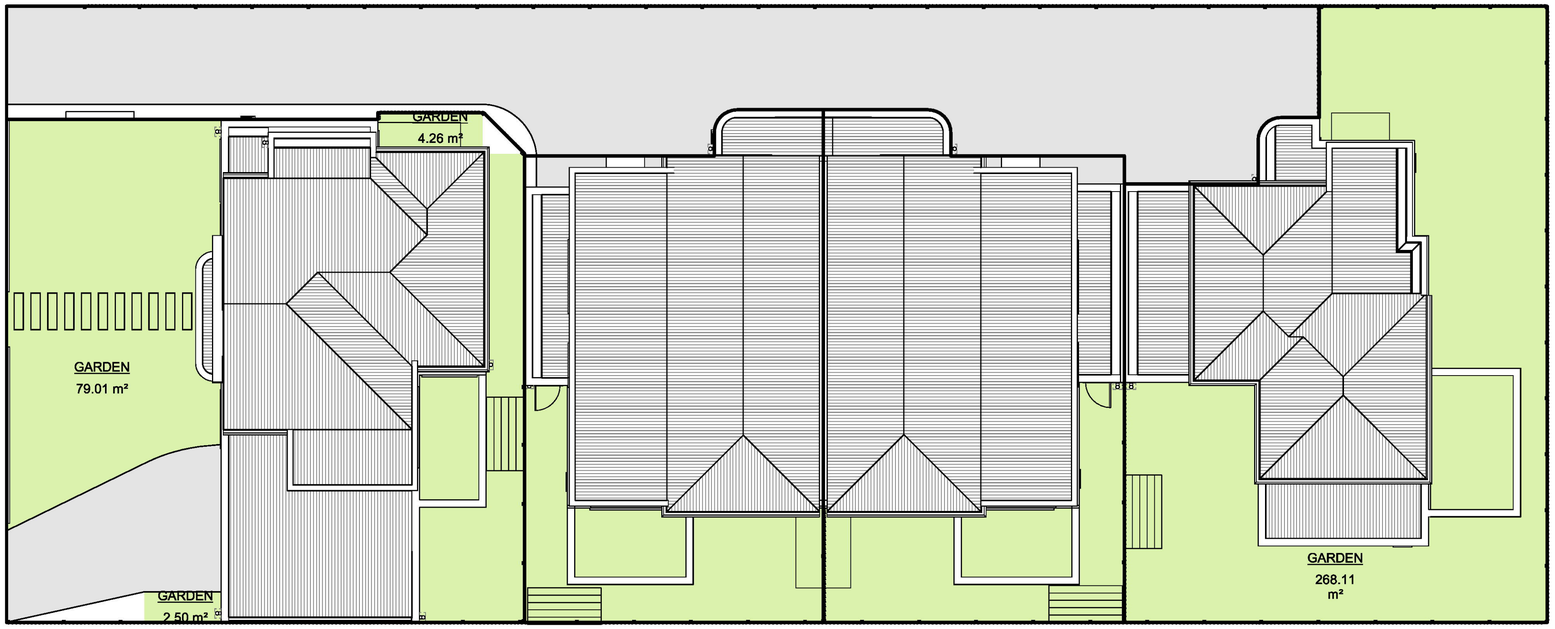
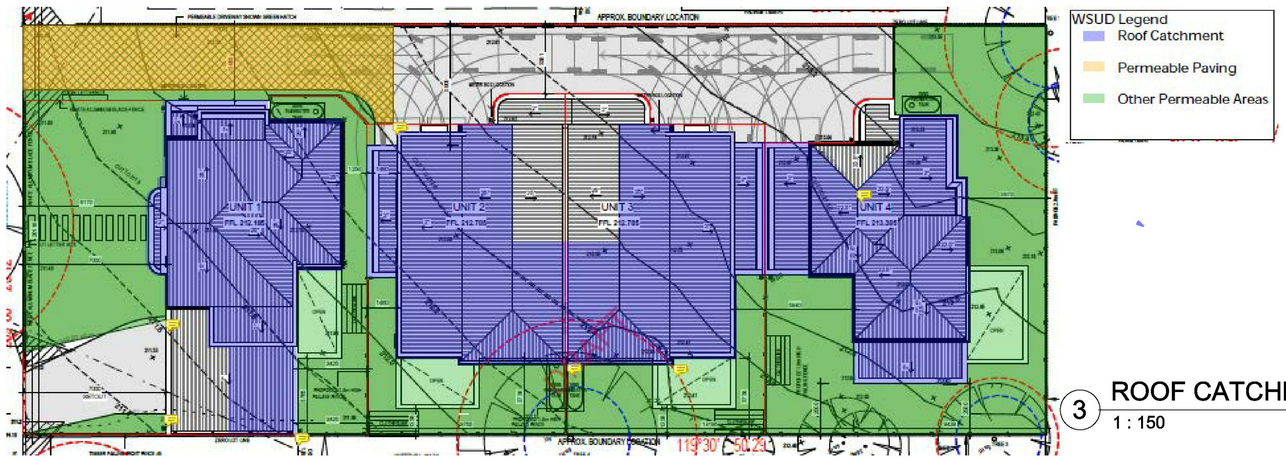


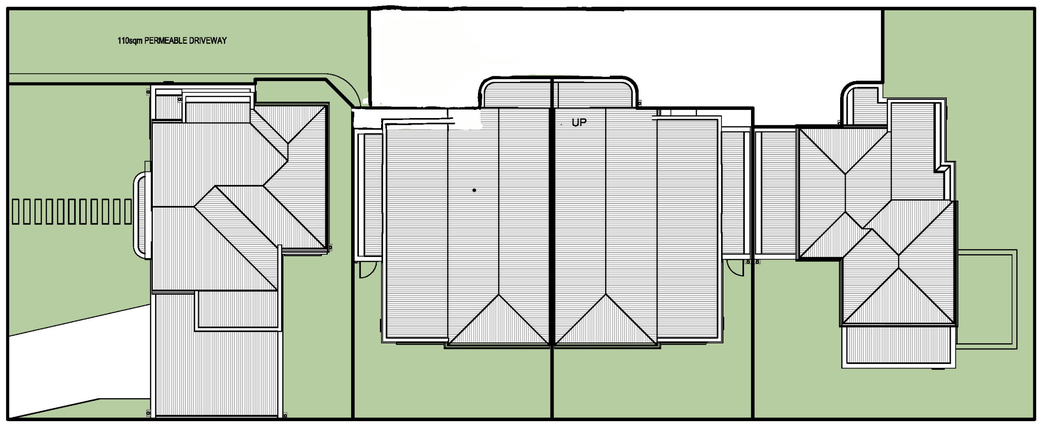
DENOTES GARDEN AREA 353.88sqm 35.00%

GARDEN AREA IS REQUIRED UNDER THE ZONING PROVISIONS OF THE PLANNING SCHEME.
THE GARDEN AREA EXCLUDES DRIVEWAYS AND PARKING AREAS, LANDSCAPEDAREAS LESS THAN 1M IN WIDTH AND AREAS UNDER AN EAVE THAT IS GREATER THAN 1M.

1 GARDEN AREA
1 : 100



3 ROOF CATCHMENT AREA PLAN
1 : 150



DENOTES PERMEABLE SURFACE AREA 426.79sqm 42.18%

2 PERMEABLE SURFACE AREA
1 : 150

Melbourne Water STORM Rating Report

TransactionID:	0
Municipality:	HUME
Rainfall Station:	HUME
Address:	16 Jackson Street
	Sunbury
	VIC 3429
Assessor:	MSC
Development Type:	Residential - Dwelling
Allotment Site (m2):	1,011.00
STORM Rating %:	101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 Roof to tank	107.30	Rainwater Tank	3,500.00	4	154.00	87.60
Unit 2 Roof to tank	91.10	Rainwater Tank	3,500.00	4	168.00	82.80
Unit 3 Roof to tank	89.30	Rainwater Tank	3,500.00	4	172.00	82.00
Unit 4 Roof to tank	94.00	Rainwater Tank	3,500.00	3	139.00	92.10
Untreated impervious area	214.80	None	0.00	0	0.00	0.00

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4 TOWNHOUSE DEVELOPMENT

No.	Description	Date
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3	TP RFI	24/15/2024
4	TP RFI	31/01/2025
5	TP RFI	12/03/2025

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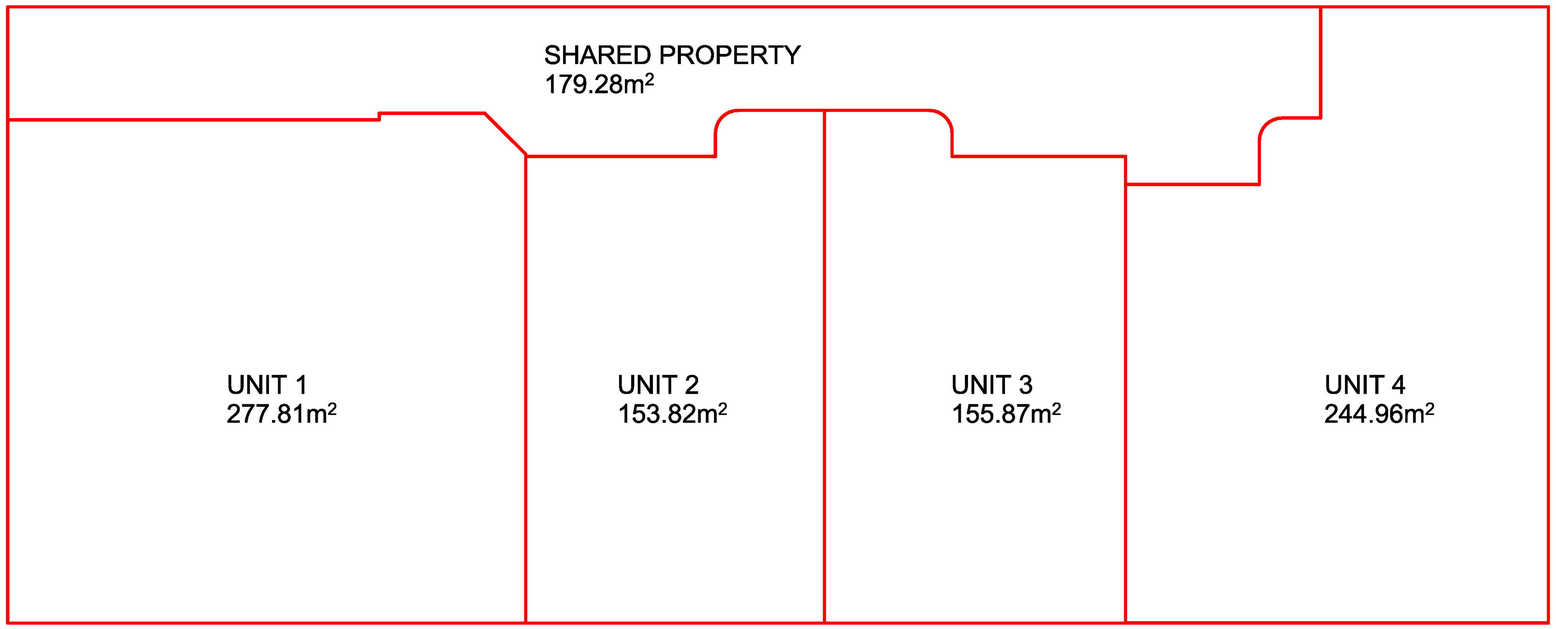

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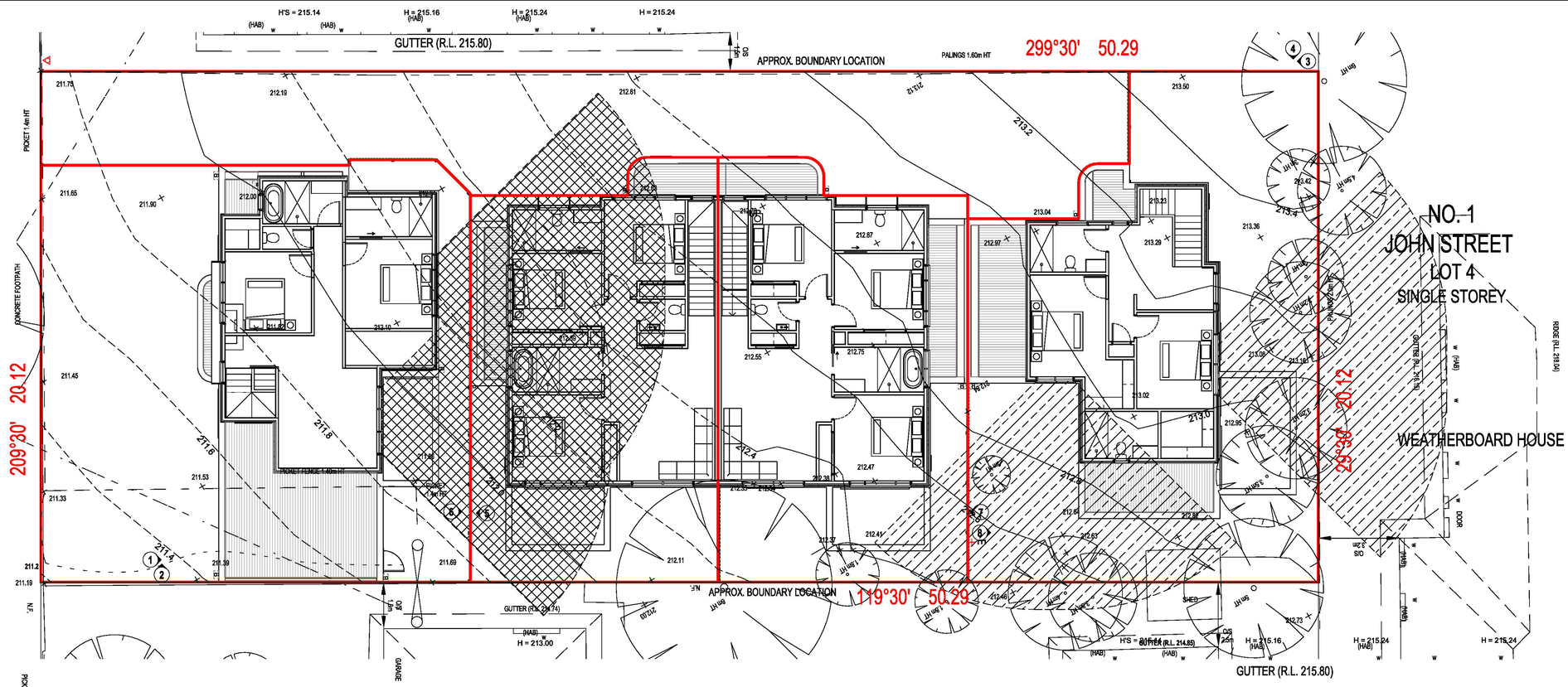
LEGEND

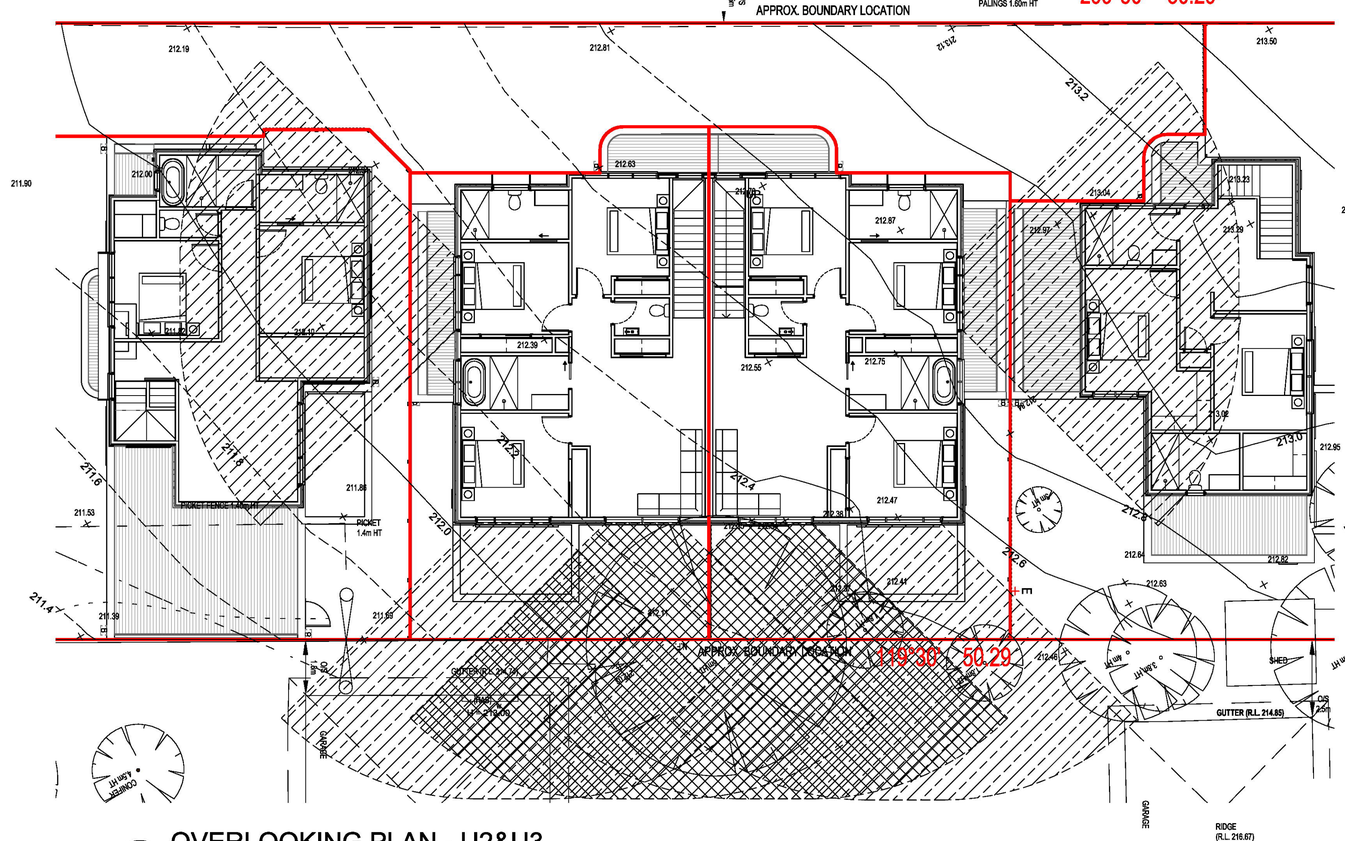
REQUIRE SCREEN BELOW 1700mm FFL

DOES NOT REQUIRE SCREEN BELOW 1700mm FFL



1 OVERLOOKING PLAN - U1&U4

1 : 100



SETBACK 2 OVERLOOKING PLAN - U2&U3

1 : 100

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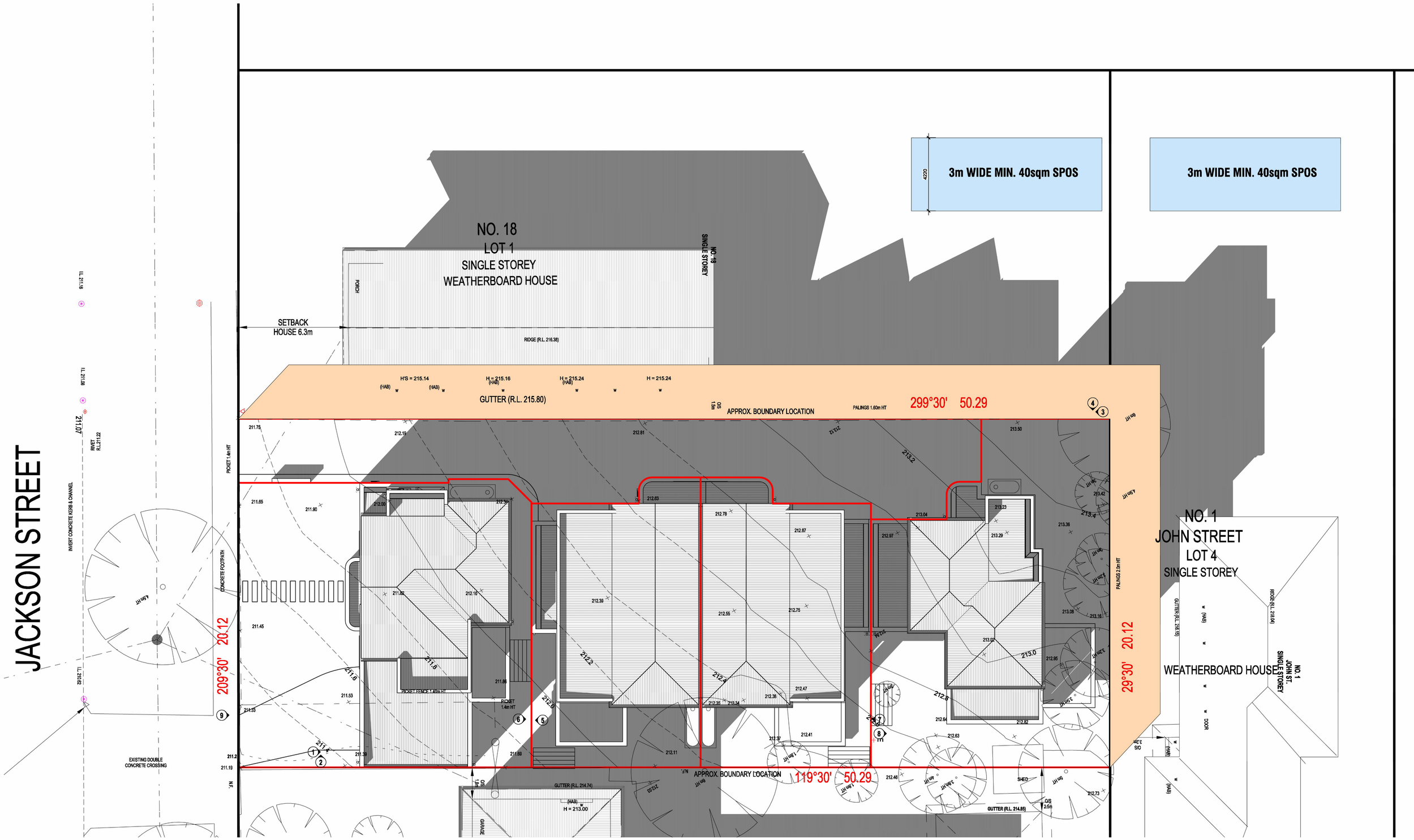

1 OVERSHADOWING PLAN - 9AM
1 : 100

EXISTING FENCE SHADOW

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5	TP130

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OVERSHADOWING PLAN - 10AM

1 : 100

3m WIDE MIN. 40sqm SPOS

NO. 18
LOT 1
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 1
JOHN STREET
LOT 4
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 14
LOT 3
SINGLE STOREY
WEATHERBOARD HOUSE

JACKSON STREET

EXISTING FENCE SHADOW

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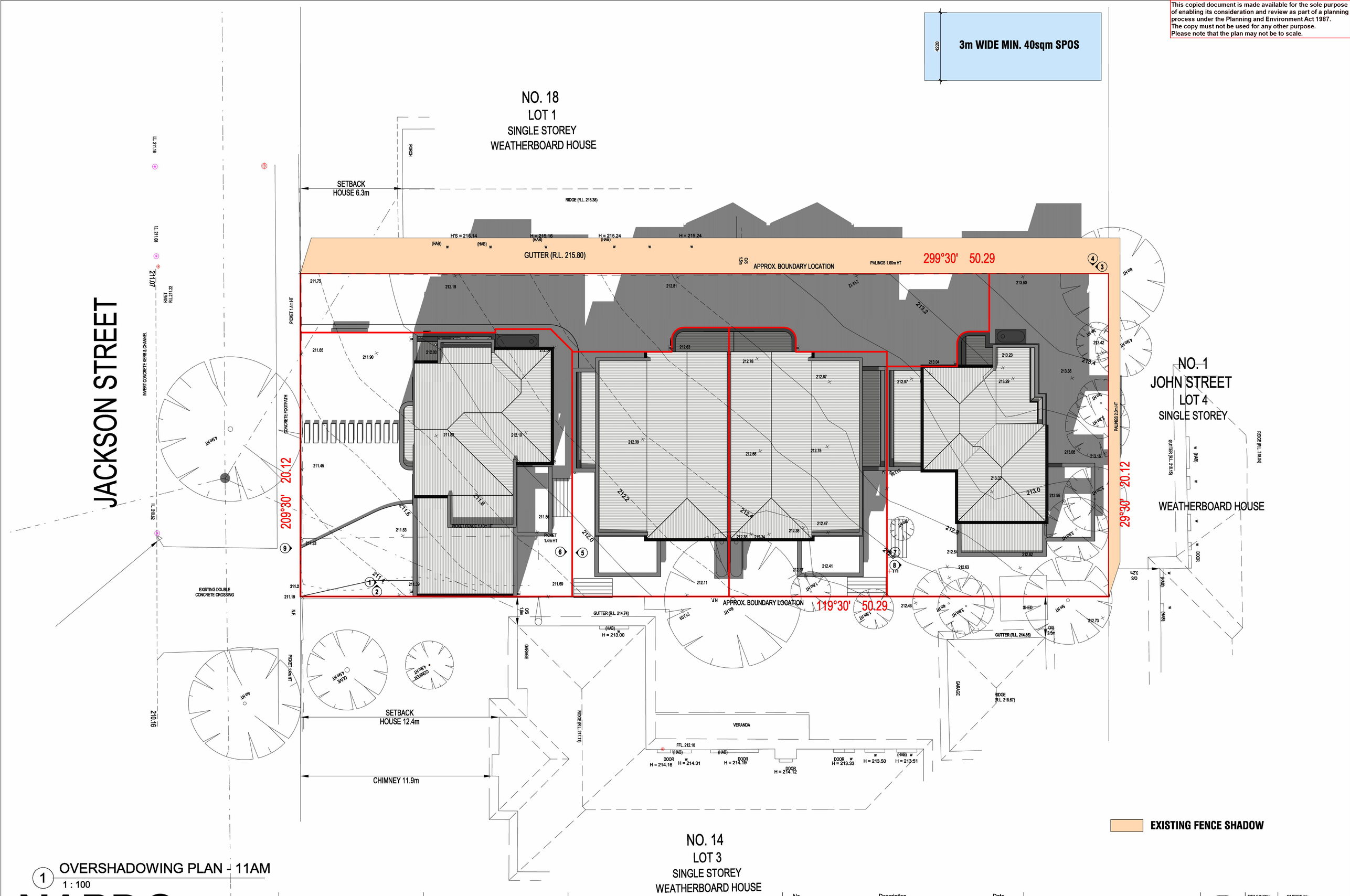

1 OVERSHADOWING PLAN - 11AM
1 : 100

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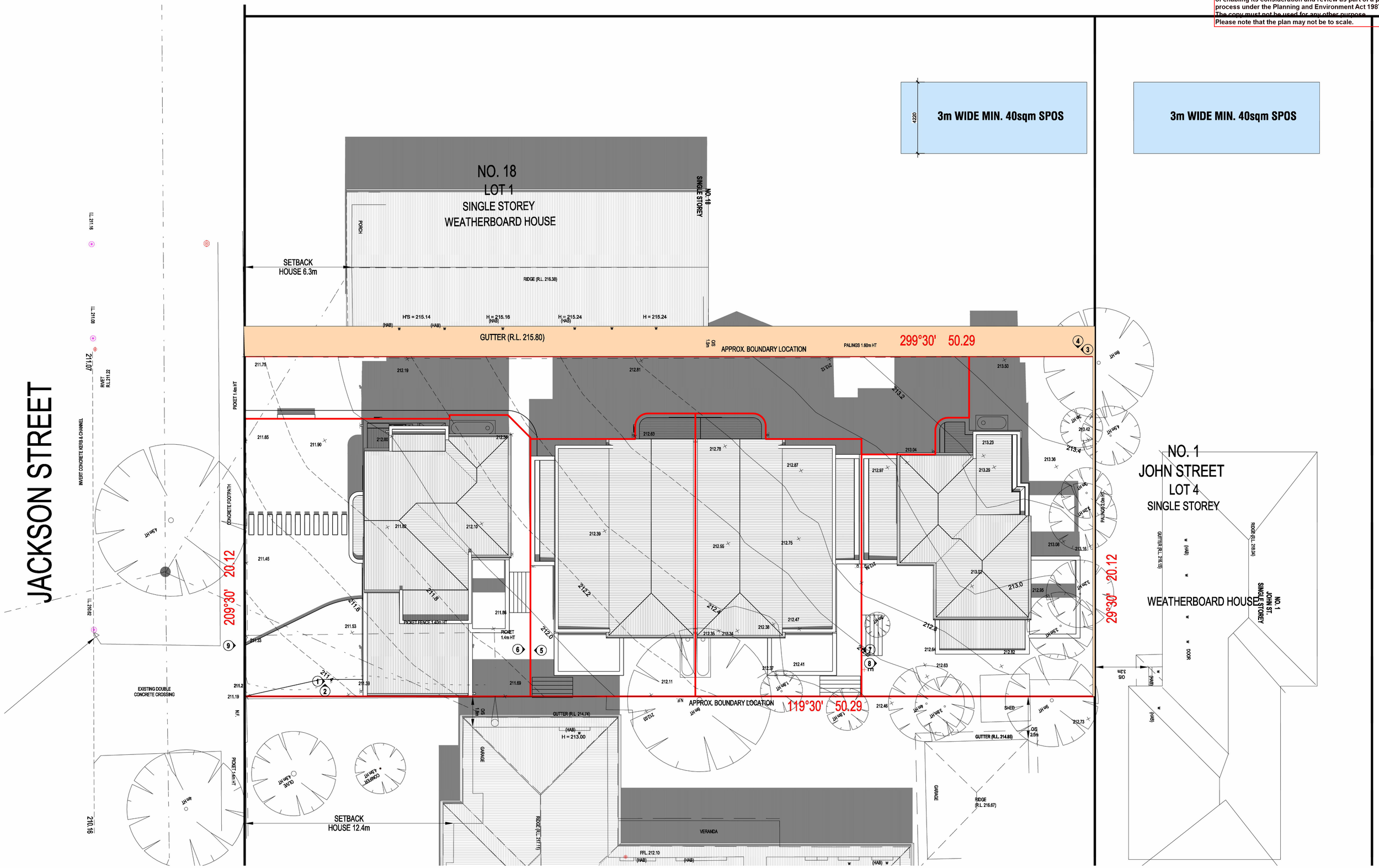

1 OVERSHADOWING PLAN - 12PM
1 : 100

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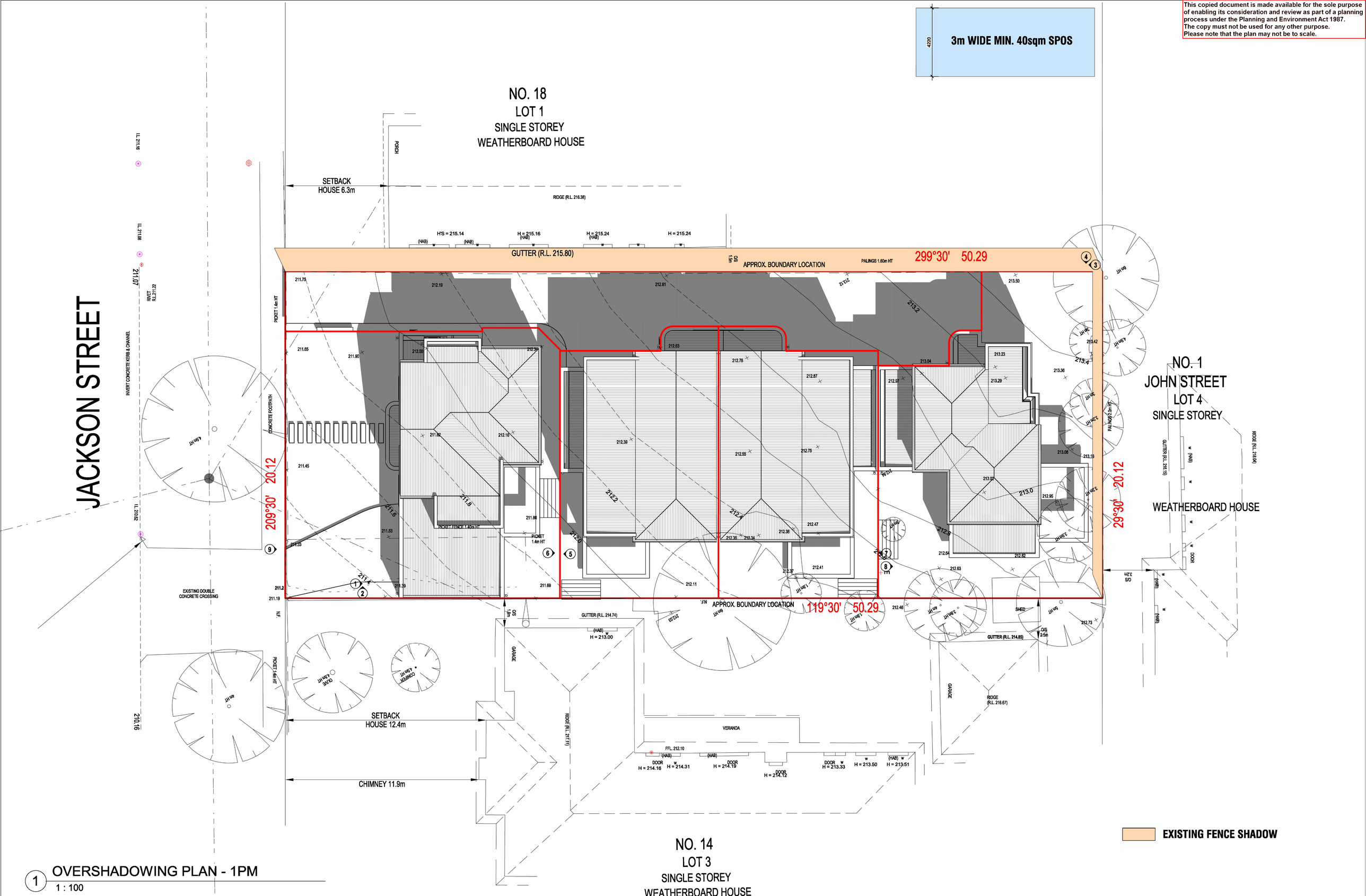

1 OVERSHADOWING PLAN - 1PM

1 : 100

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4 TOWNHOUSE DEVELOPMENT

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OVERSHADOWING PLAN - 2PM

1 : 100

3m WIDE MIN. 40sqm SPOS

NO. 18
LOT 1
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 1
JOHN STREET
LOT 4
SINGLE STOREY
WEATHERBOARD HOUSE

NO. 14
LOT 3
SINGLE STOREY
WEATHERBOARD HOUSE

JACKSON STREET

EXISTING FENCE SHADOW

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4	TP RFI	31/01/2025
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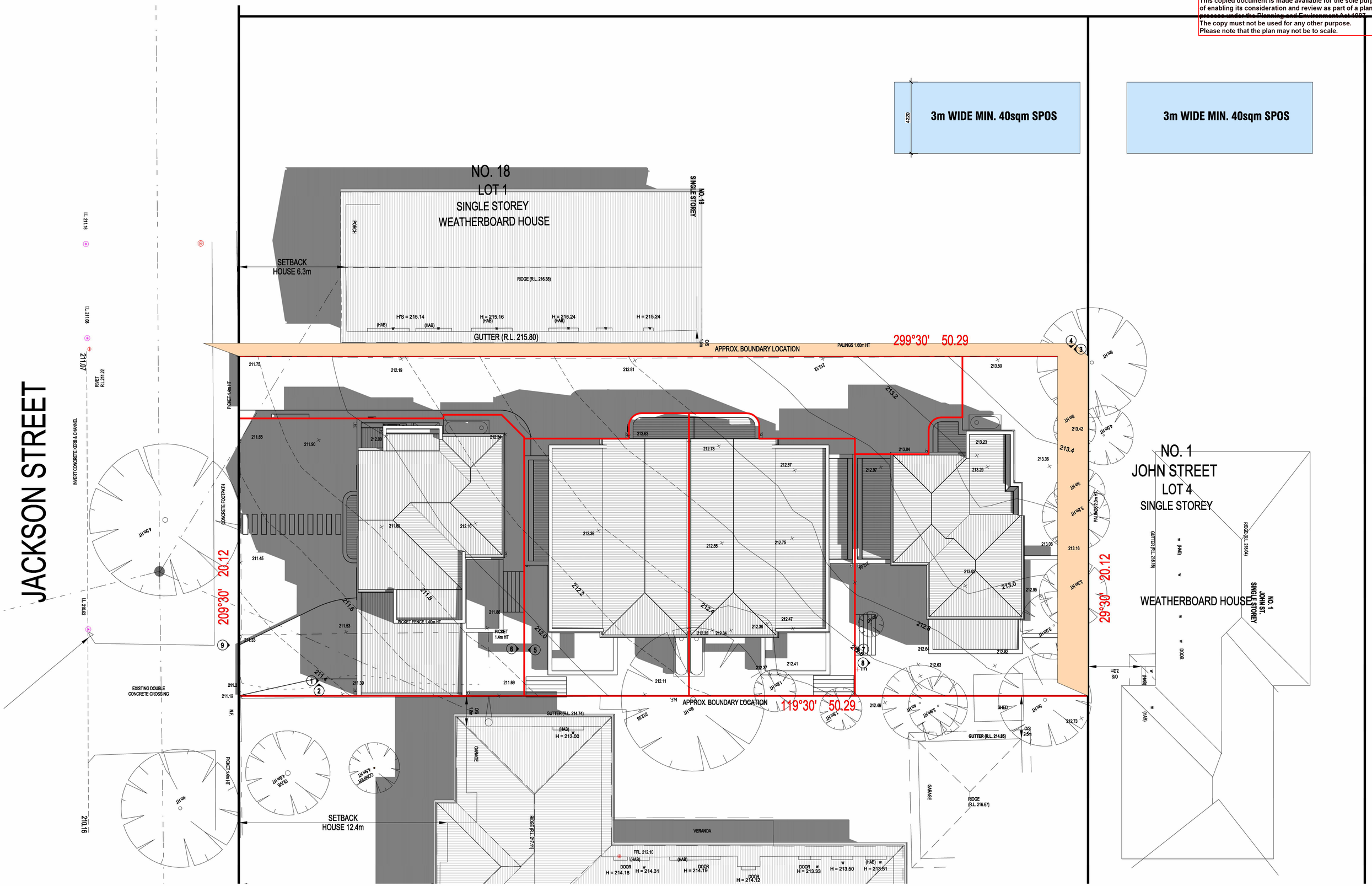

1 OVERSHADOWING PLAN - 3PM
1 : 100

EXISTING FENCE SHADOW

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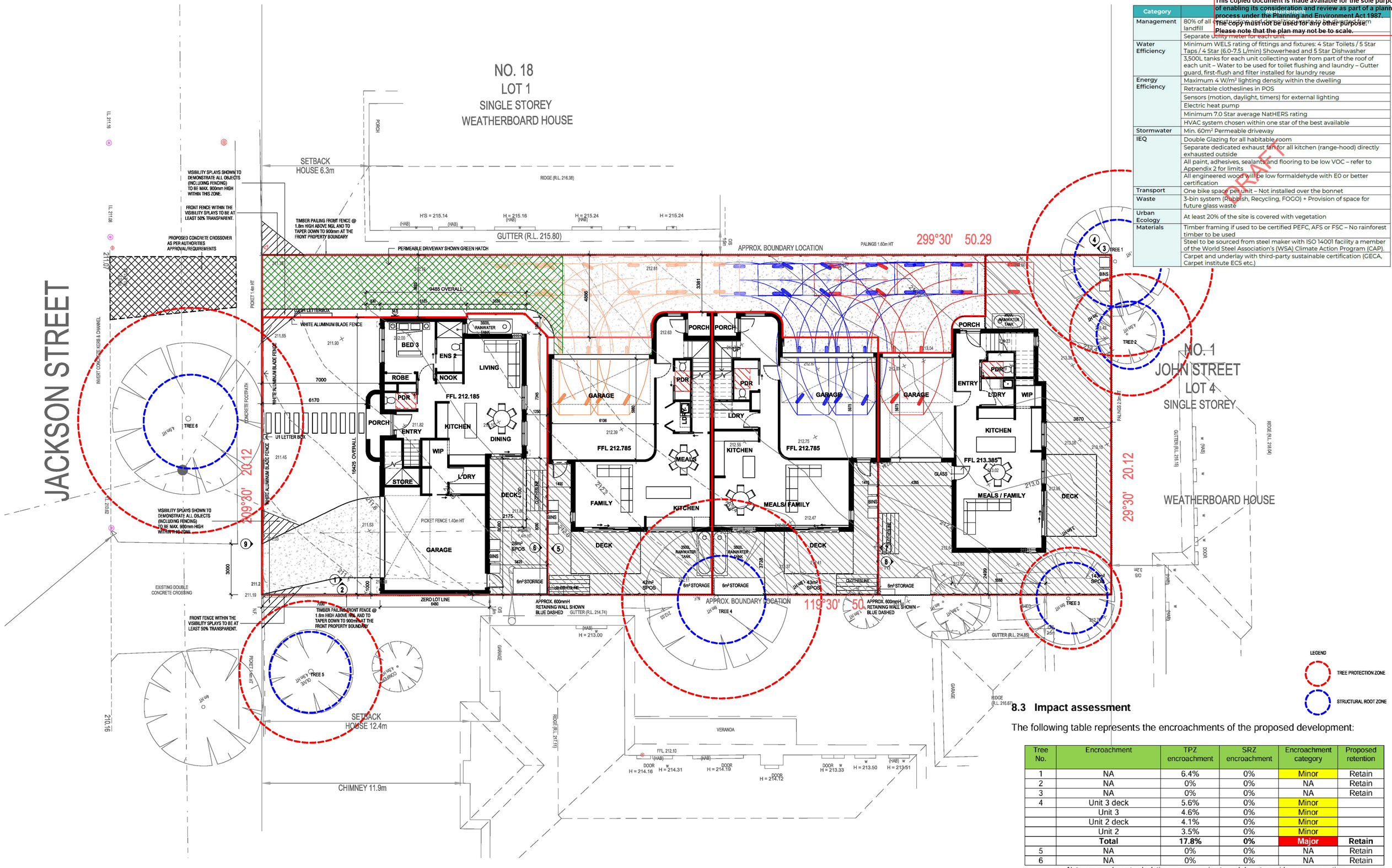
Category	
Management	80% of all construction and demolition waste diverted from landfill
	Separate utility meter for each unit
Water Efficiency	Minimum WELS rating of fittings and fixtures: 4 Star Toilets / 5 Star Taps / 4 Star (6.0-7.5 L/min) Showerhead and 5 Star Dishwasher
	3,500L tanks for each unit collecting water from part of the roof of each unit – Water to be used for toilet flushing and laundry – Gutter guard, first-flush and filter installed for laundry reuse
Energy Efficiency	Maximum 4 W/m² lighting density within the dwelling
	Retractable clotheslines in POS
	Sensors (motion, daylight, timers) for external lighting
	Electric heat pump
	Minimum 7.0 Star average NatHERS rating
	HVAC system chosen within one star of the best available
Stormwater	Min. 60m² Permeable driveway
IEQ	Double Glazing for all habitable room
	Separate dedicated exhaust fan for all kitchen (range-hood) directly exhausted outside
	All paint, adhesives, sealants and flooring to be low VOC – refer to Appendix 2 for limits
	All engineered wood will be low formaldehyde with E0 or better certification
Transport	One bike space per unit – Not installed over the bonnet
Waste	3-bin system (Rubbish, Recycling, FOGO) + Provision of space for future glass waste
Urban Ecology	At least 20% of the site is covered with vegetation
Materials	Timber framing if used to be certified PEFC, AFS or FSC – No rainforest timber to be used
	Steel to be sourced from steel maker with ISO 14001 facility a member of the World Steel Association's (WSA) Climate Action Program (CAP)
	Carpet and underlay with third-party sustainable certification (GECA, Carpet institute ECS etc.)



LEGEND
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE

8.3 Impact assessment

The following table represents the encroachments of the proposed development:

Tree No.	Encroachment	TPZ encroachment	SRZ encroachment	Encroachment category	Proposed retention
1	NA	6.4%	0%	Minor	Retain
2	NA	0%	0%	NA	Retain
3	NA	0%	0%	NA	Retain
4	Unit 3 deck	5.6%	0%	Minor	
	Unit 3	4.6%	0%	Minor	
	Unit 2 deck	4.1%	0%	Minor	
	Unit 2	3.5%	0%	Minor	
	Total	**17.8%**	**0%**	**Major**	**Retain**
5	NA	0%	0%	NA	Retain
6	NA	0%	0%	NA	Retain

Note: encroachment calculations are approximate and do not consider over excavation

NOTE:
- LESS INVASIVE CONSTRUCTION MEASURES AND TREE PROTECTION MEASURES ARE REQUIRED TO ENSURE THAT TREE 4 WOULD REMAIN VIABLE POST CONSTRUCTION.
- REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR LESS INVASIVE CONSTRUCTION MEASURES AND TREE PROTECTION MEASURES

1 GROUND FLOOR
1 : 100

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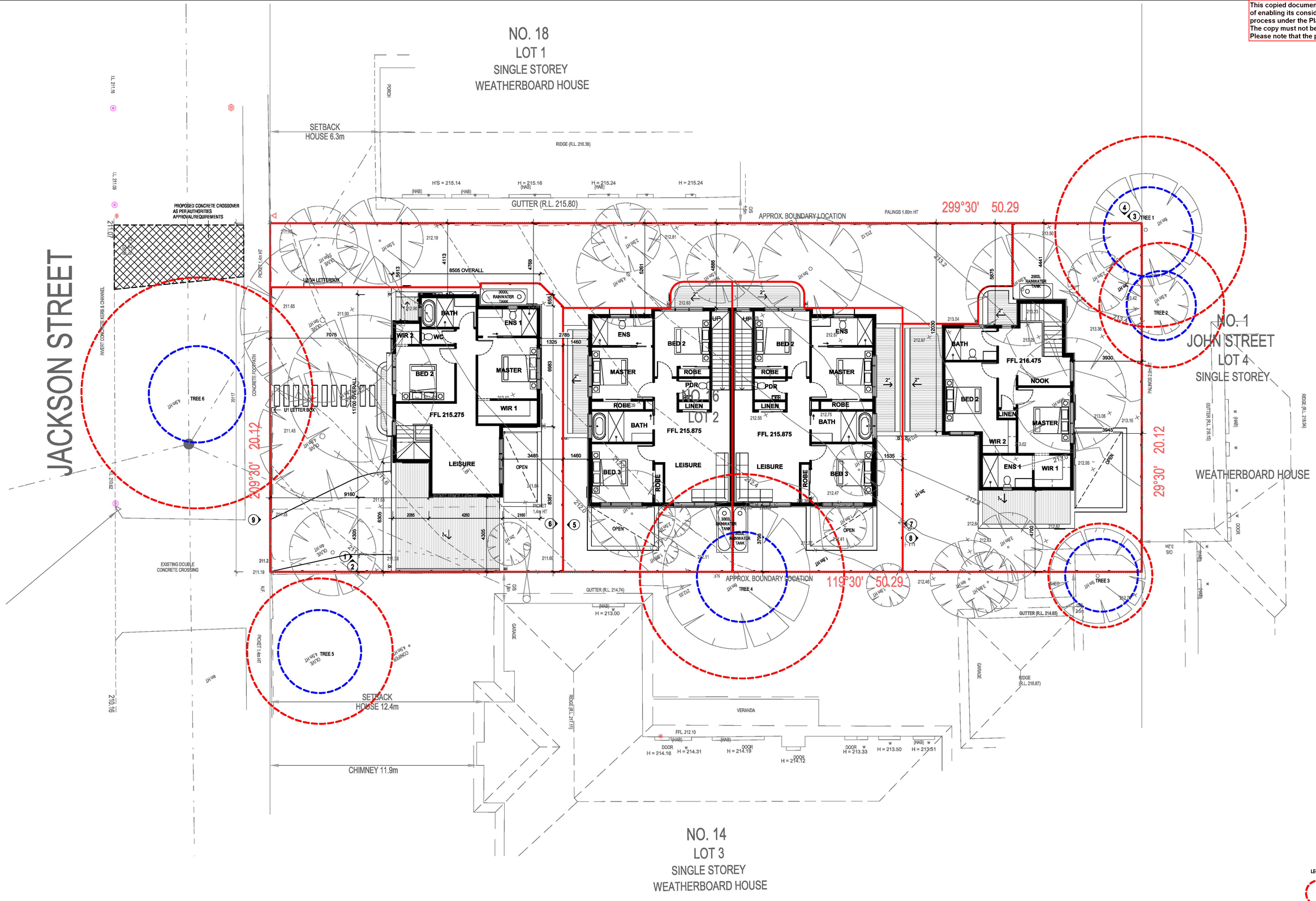

1 FIRST FLOOR PLAN
1 : 100

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CHECKED BY	JDB & SA	ISSUE	TOWN PLANNING

16 JACKSON ST, SUNBURY
4 TOWNHOUSE DEVELOPMENT

No.	Description	Date
2	TP RFI	22/11/2024
3	TP RFI	24/15/2024
4	TP RFI	31/01/2025
5	TP RFI	12/03/2025

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REVISION 5

SHEET No. TP202

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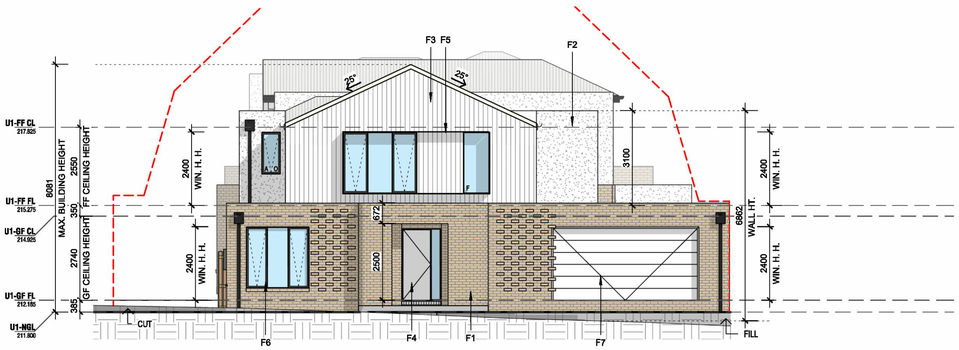
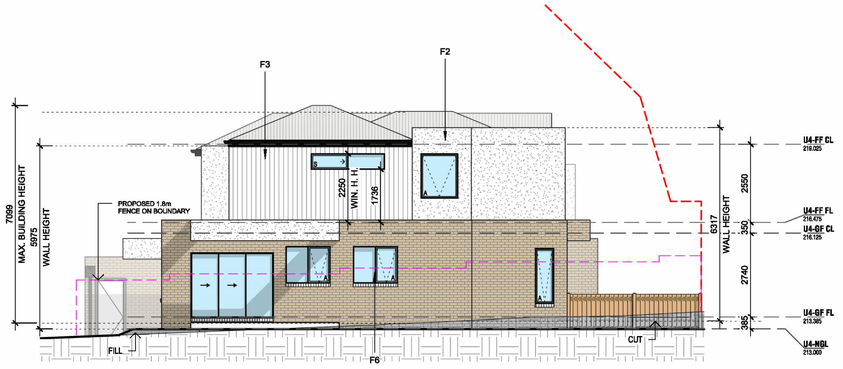
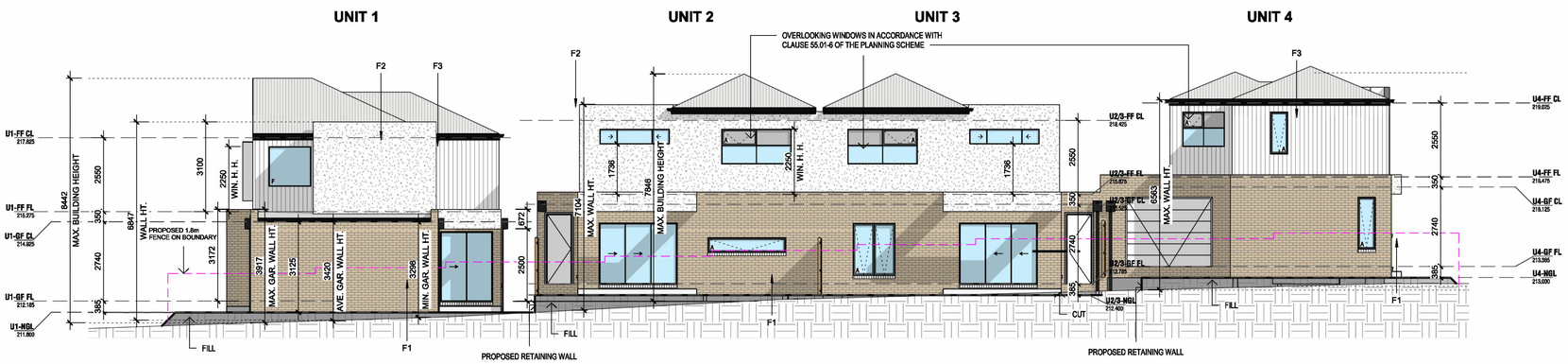


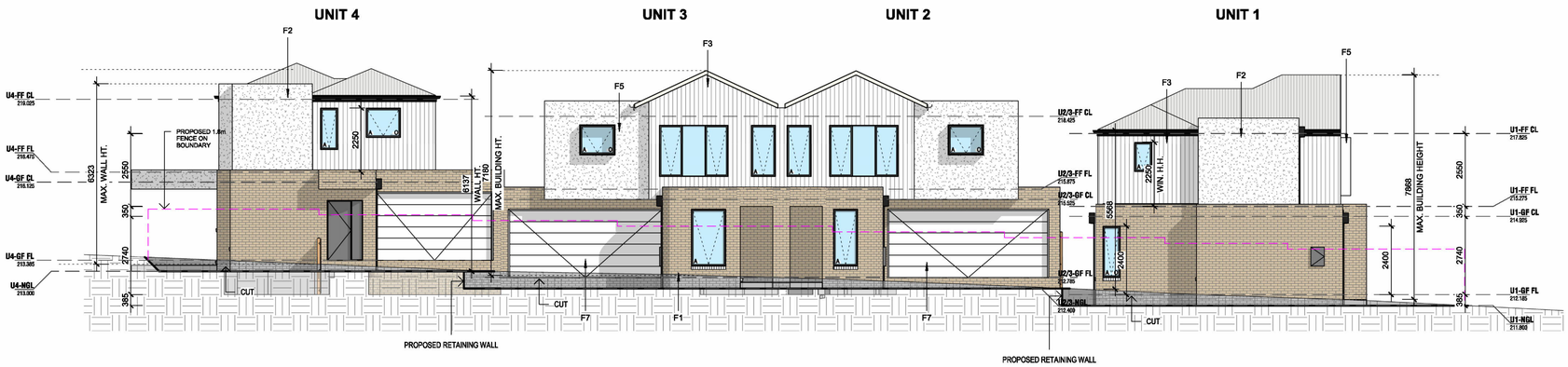
1 SOUTH ELEVATION - UNIT 1
1 : 100



3 NORTH ELEVATION - UNIT 4
1 : 100



2 EAST ELEVATION - UNIT 1, 2, 3 and 4
1 : 100



4 WEST ELEVATION UNIT 1, 2, 3 and 4
1 : 100

LEGENT

AW	AWNING WINDOW
S	SLIDING WINDOW
F	FIXED WINDOW

GENERAL NOTES:
- WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 55.04-6 B22 OVERLOOKING
- ALL EXTERNAL TYPICAL DOORS AND WINDOWS TO BE BLACK POWDERCOATED ALUMINIUM FRAMES UNLESS NOTED OTHERWISE.
- ALL RAINHEADS AND DOWNPIPES ARE TO BE PAINTED TO MATCH THE WALL COLOR.
- ALL ROOFS AND GUTTERS ARE TO BE COLOURBOND WOODLAND GREY.

OBS WINDOW NOTE:
SCREENED WINDOWS ARE TO BE FIXED. ORRESTRICTED AWNING / OPERABLE TO A HEIGHT OF 1700mm ABOVE FFL IN ACCORDANCE WITH CLAUSE 55.04-6 (OVERLOOKING) OF THE HUME PLANNING SCHEME

MATERIAL SCHEDULE	
	MATERIAL
F1	FACE BRICKWORK - PGH BRICKS - COLOR - RECYCLED CREAMS
F2	WHITE RENDERED FOAM CLADDING
F3	WHITE PAINTED AXON CLADDING
F4	SELECTED ENTRY DOOR
F5	SELECTED WHITE SHROUD
F6	SELECTED ALUMINIUM FRAMED WINDOWS UNLESS OTHERWISE NOTED
F7	SECTIONAL GARAGE DOOR







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REVISION 5

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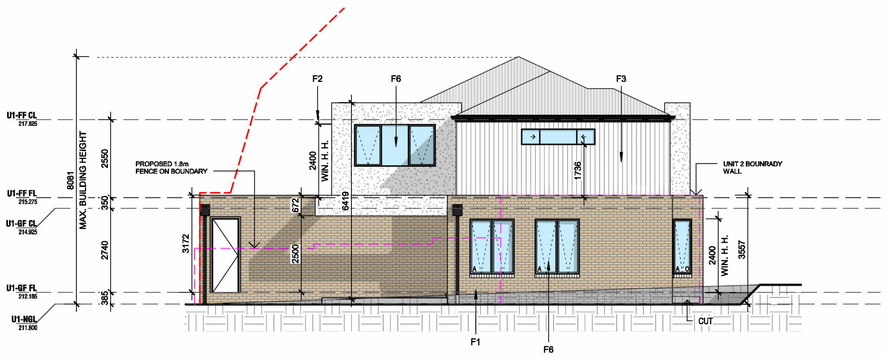
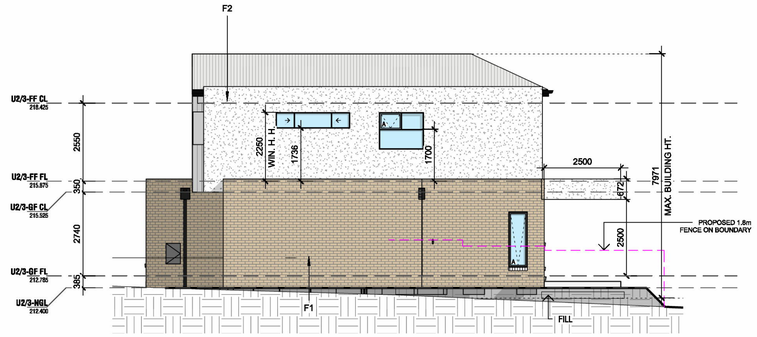
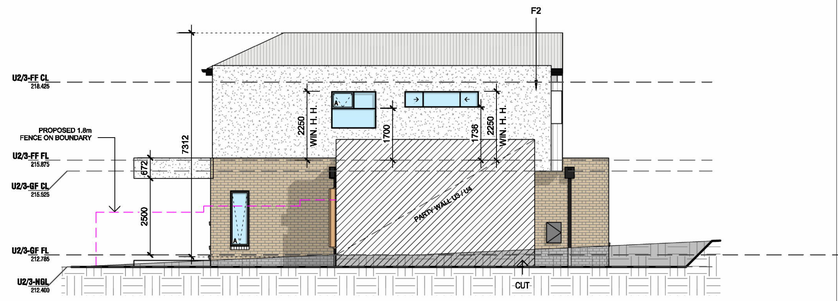


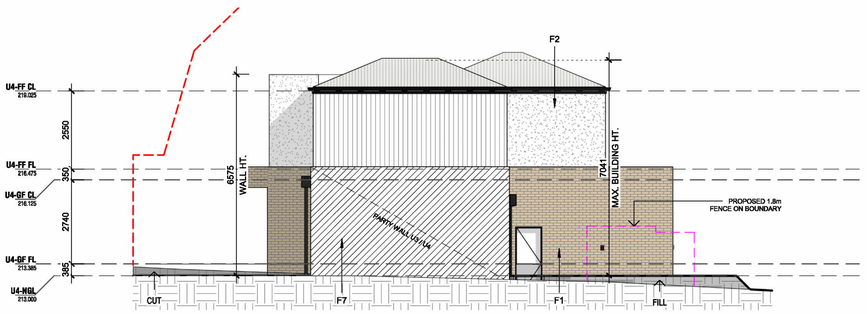
5 NORTH ELEVATION - UNIT 1
1 : 100



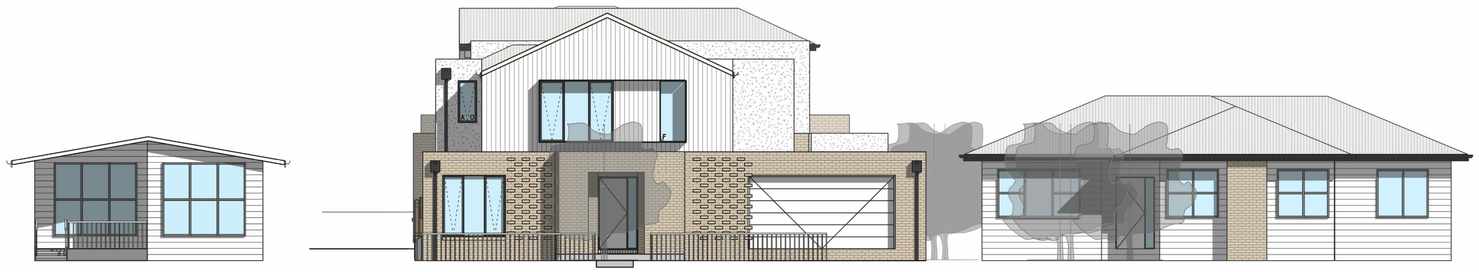
6 SOUTH ELEVATION - UNIT 2
1 : 100



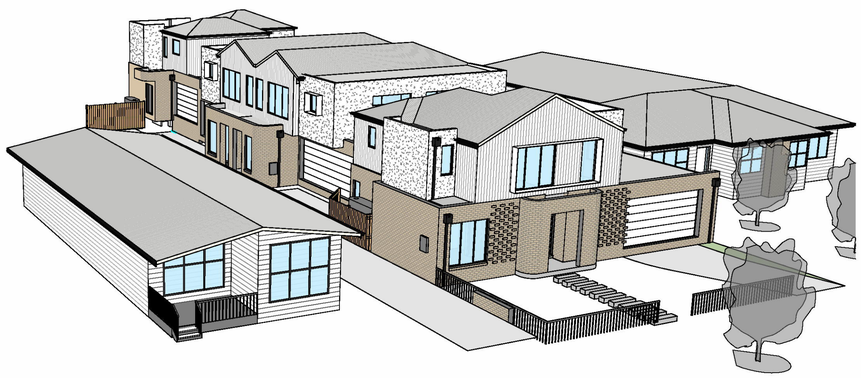
7 NORTH ELEVATION - UNIT 3
1 : 100



8 SOUTH ELEVATION - UNIT 4
1 : 100



9 STREET ELEVATION
1 : 100



1 3D View 1



2 3D View 2



3 3D View 3

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