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

[redacted]

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

153 Widford Street, Broadmeadows VIC 3047

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

Unit 4 double garage changed into a double carport

Unit 4 ground floor plan changes to laundry and powder room

Updated architectural plans and town planning report in accordance with latest clause 55

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

[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	[redacted]

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

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

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.: 153 | St. Name: WIDFORD STREET

Suburb/Locality: BROADMEADOWS | Postcode: 3047

Formal Land Description *
Complete either A or B.

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

A Lot No.: 420 ◯ Lodged Plan ◯ Title Plan ◉ Plan of Subdivision No.: 058949

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

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

The Proposal

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

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

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

Select the focus of this application and describe below: Other

PROPOSED FOUR DOUBLE STOREY DWELLINGS

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 $ 980,000

⚠ You may be required to verify this estimate. Insert `0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

4 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

SINGLE STOREY, TILE ROOF, CONCRETE DWELLING

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: [redacted]

Organisation (if applicable): CREATIVELY

Postal Address:

Unit No.: 15 | St. No.: 14 | If it is a P.O. Box, enter the details here: St. Name: HORIZON

Suburb/Locality: MARIBYRNONG | State: VIC | Postcode: 3032

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: | Surname:

Organisation (if applicable):

Postal Address:

Unit No.: | St. No.: | If it is a P.O. Box, enter the details here: St. Name:

Suburb/Locality: | State: | Postcode:

Please provide at least one contact phone number *

Contact information

Business Phone: | Email: enquiries.creatively@gmail.com

[redacted] | Fax:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

[redacted]

Declaration

7 **This form must be signed b**

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

Need help with the Application?

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

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

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

(•) No ( ) Yes

If 'yes', with whom?:

Date: day / month / year

Checklist

9 Have you:

- [x] Filled in the form completely?
- [x] Paid or included the application fee?

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

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

- [x] Completed the relevant Council planning permit checklist?
- [x] Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

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

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

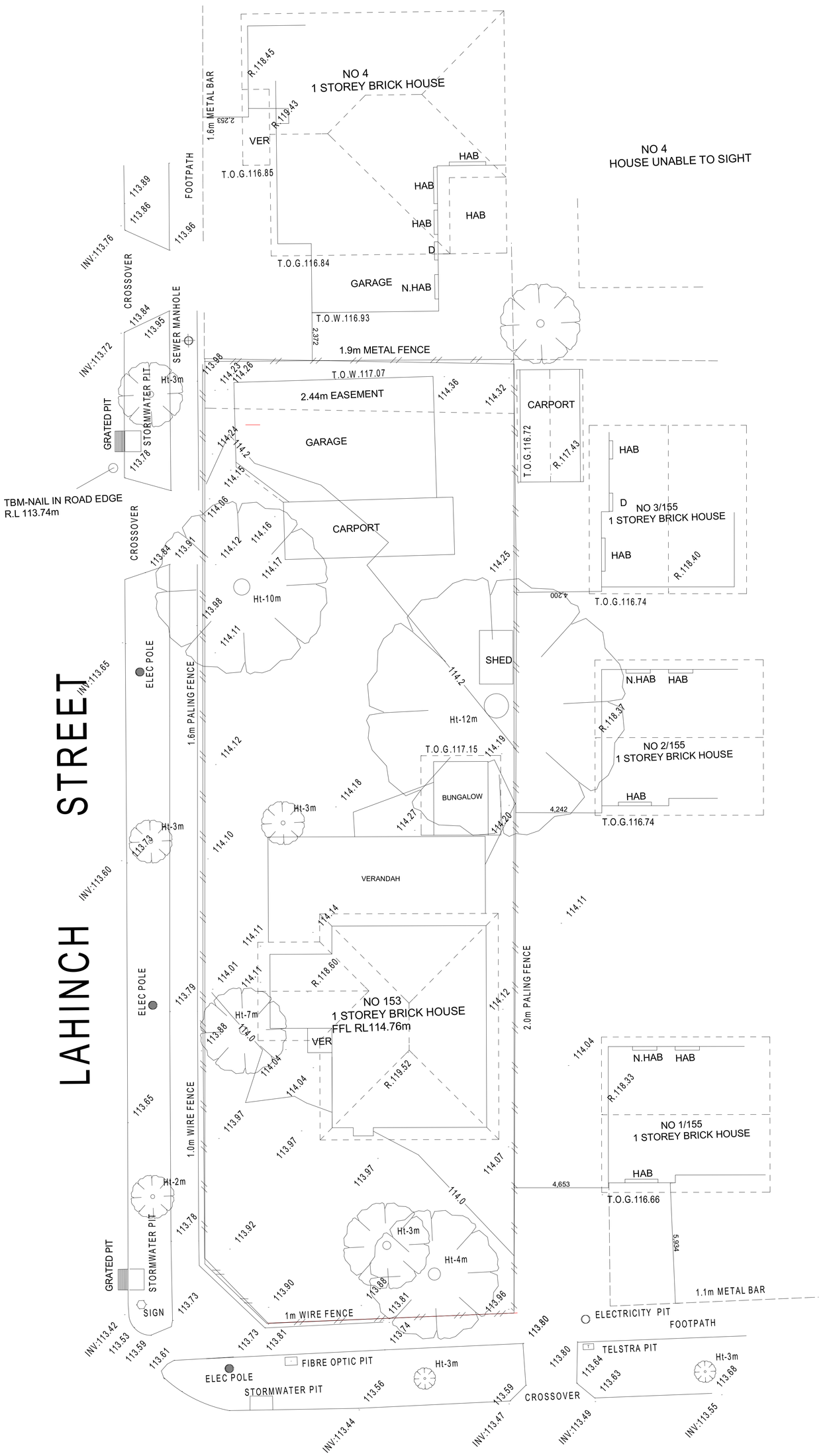
Print Form

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

Save Form:

Save Form To Your

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



ABN 42 392 623 937

PH 0409141376

CHECK BEARING & DISTANCE WITH A CLEAR COPY OF SUB-DIVISION.

THIS IS NOT A PLAN OF TITLE BOUNDARY RE-ESTABLISHMENT. THIS PLAN IS FOR ARCHITECTURAL & TOWN PLANNING PURPOSES ONLY. NLS ASSUMES NO RESPONSIBILITIES IN THE USE OF THIS SURVEY.

ACCURACY OF DETAIL LOCATION ±0.05m
ACCURACY OF REDUCED LEVELS ±0.03m
DATUM FOR AHD LEVELS PM 24 115.625
CONNECTION TYPE GNSS

NOTE

LEVELS ARE TO AN AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL IS 0.200m

SERVICE NOTE

SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY. OTHER HIDDEN UNDERGROUND SERVICES MAY EXIST & PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED.

TREE NOTE

TREE'S SHOWN ON THIS DRAWING ARE SHOWN AS APPROXIMATE SIZES AND APPROXIMATE HEIGHTS NOTED. OTHER NONE SIGNIFICANT VEGETATION MAY BE PRESENT.

OFFSET NOTE

OFFSETS TO ADJOINING BUILDINGS

ARE APPROXIMATE DISTANCES TAKEN

FROM FENCE LINE.

CLIENT	FETTAH OZKAN
SITE ADDRESS	153 WIDFORD STREET BROADMEADOWS VIC
JOB NO	2329
PAPER SIZE	A3
SCALE	1:200
DATE STARTED	25-10-23
DRAWN	RB
FIELD	RB
CHECKED	RB

LEGEND

7,000 (Distance from Boundary to Building)

P.O.S.	PRIVATE OPEN SPACE
HW	HABITABLE WINDOW
T	TELSTRA PIT
D	DRAINAGE PIT
E	ELECTRICTIY PIT
MMBW	MMBW PIT
E	ELECTRICTIY POLE
D	STREET SIGN
G	GAS PIT
LPD	LEGAL POINT OF DISCHARGE

G	Garage
V	Verandah
SH	Shed
CP	Carport
CS	Car Space
BY	Balcony

Fence Types

BR	Brick
TPF	Timber Pailing
PF	Picket
WF	Wire
WF	Metal Sheeted

Building Typology

Construction/Cladding

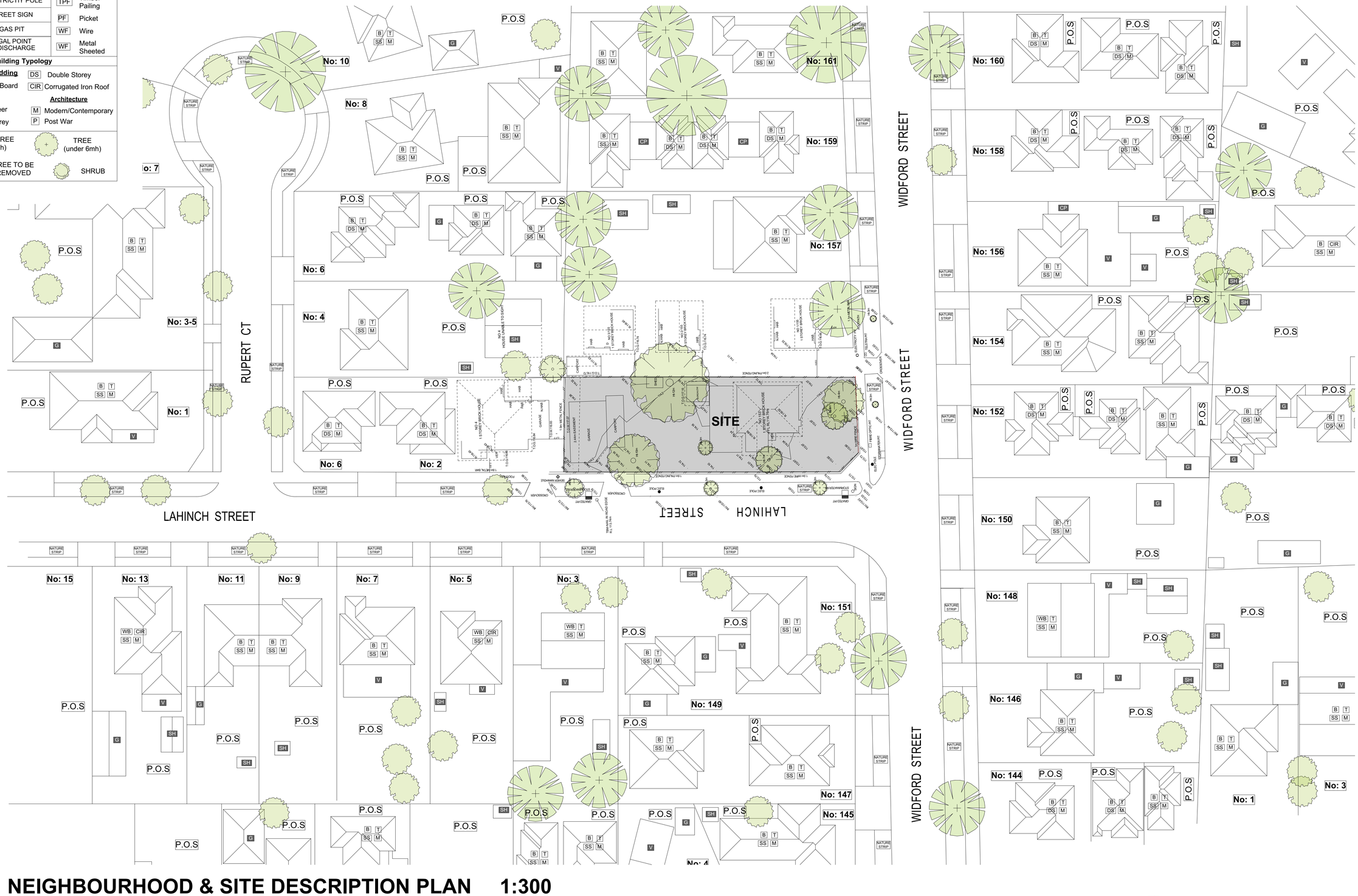
WB	Weather Board
T	Tile Roof
B	Brick Veneer
SS	Single Storey
DS	Double Storey
CIR	Corrugated Iron Roof

Architecture

M	Modern/Contemporary
P	Post War

CANOPY TREE (over 6mh) · TREE (under 6mh) · TREE TO BE REMOVED · SHRUB

12 PM SUN · 3 PM SUN · 9 AM SUN



NEIGHBOURHOOD & SITE DESCRIPTION PLAN 1:300

N

REFERENCE	DATE
153 WIDFORD	28/10/2025

REVISIONS

REVISION - 2	10/09/2025
REVISION - 3	

PAGE 01

DRAWING TITLE NEIGHBOURHOOD & SITE DESCRIPTION

PROJECT DETAILS

153 WIDFORD STREET, BROADMEADOWS

DESIGNED BY: C.O
DRAWN BY: A.C

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LEGEND

7,000
(Distance from Boundary to Building)

P.O.S.	PRIVATE OPEN SPACE
HW	HABITABLE WINDOW
T	TELSTRA PIT
D	DRAINAGE PIT
E	ELECTRICTIY PIT
MMBW	MMBW PIT
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D	STREET SIGN
G	GAS PIT
LPD	LEGAL POINT OF DISCHARGE

G	Garage
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SH	Shed
CP	Carport
CS	Car Space
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Fence Types

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TPF	Timber Pailing
PF	Picket
WF	Wire
WF	Metal Sheeted

Building Typology

Construction/Cladding

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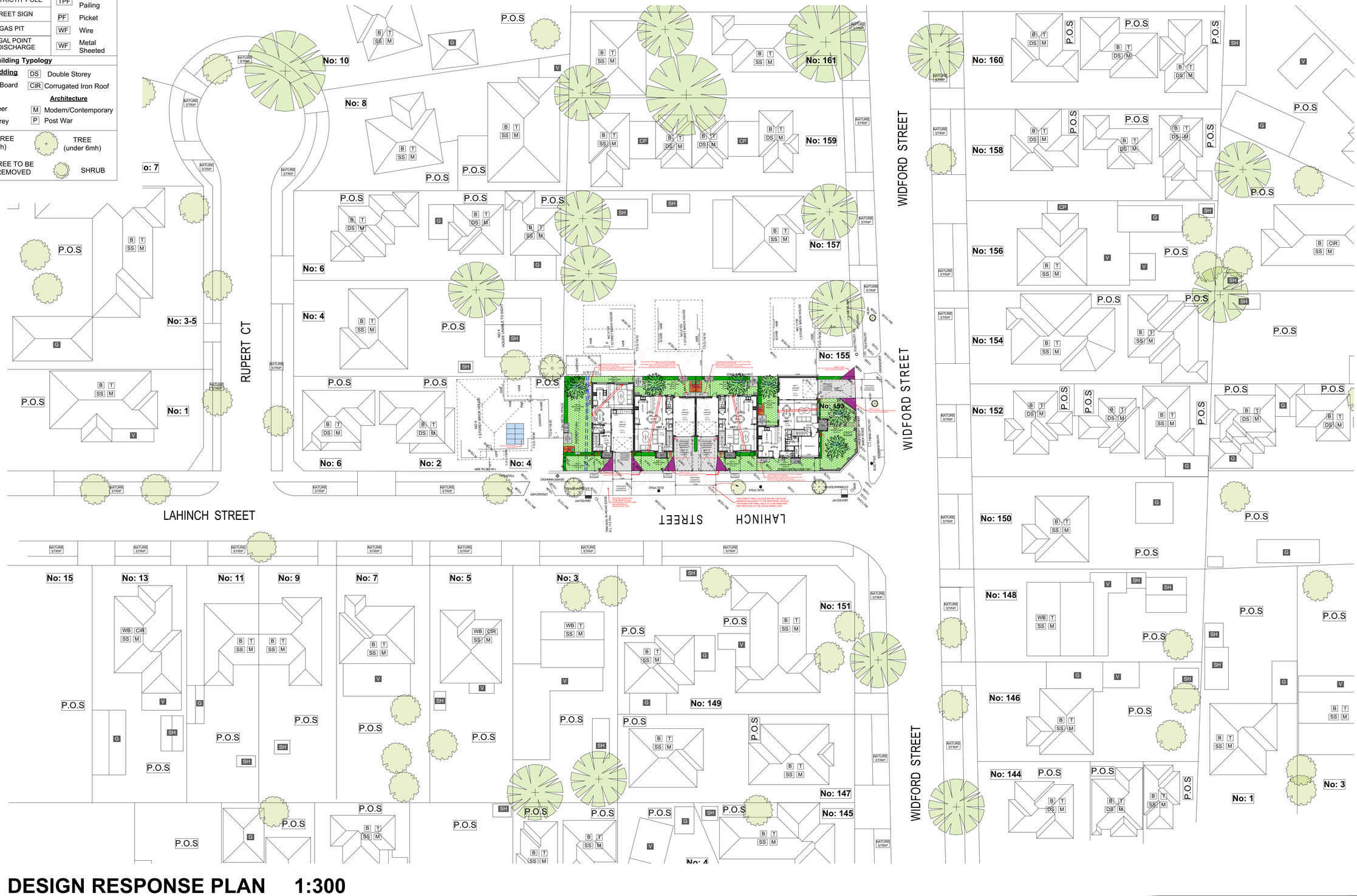
T	Tile Roof
B	Brick Veneer
SS	Single Storey
DS	Double Storey
CIR	Corrugated Iron Roof

Architecture

M	Modern/Contemporary
P	Post War

CANOPY TREE (over 6mh) · TREE (under 6mh) · TREE TO BE REMOVED · SHRUB

12 PM SUN · 3 PM SUN · 9 AM SUN



DESIGN RESPONSE PLAN 1:300

N

REFERENCE	DATE
153 WIDFORD	28/10/2025

REVISIONS

10/09/2025	REVISION - 2
	REVISION - 3

PAGE 02

DRAWING TITLE
DESIGN RESPONSE

PROJECT DETAILS
153 WIDFORD STREET, BROADMEADOWS

DESIGNED BY: A.O
DRAWN BY: A.C

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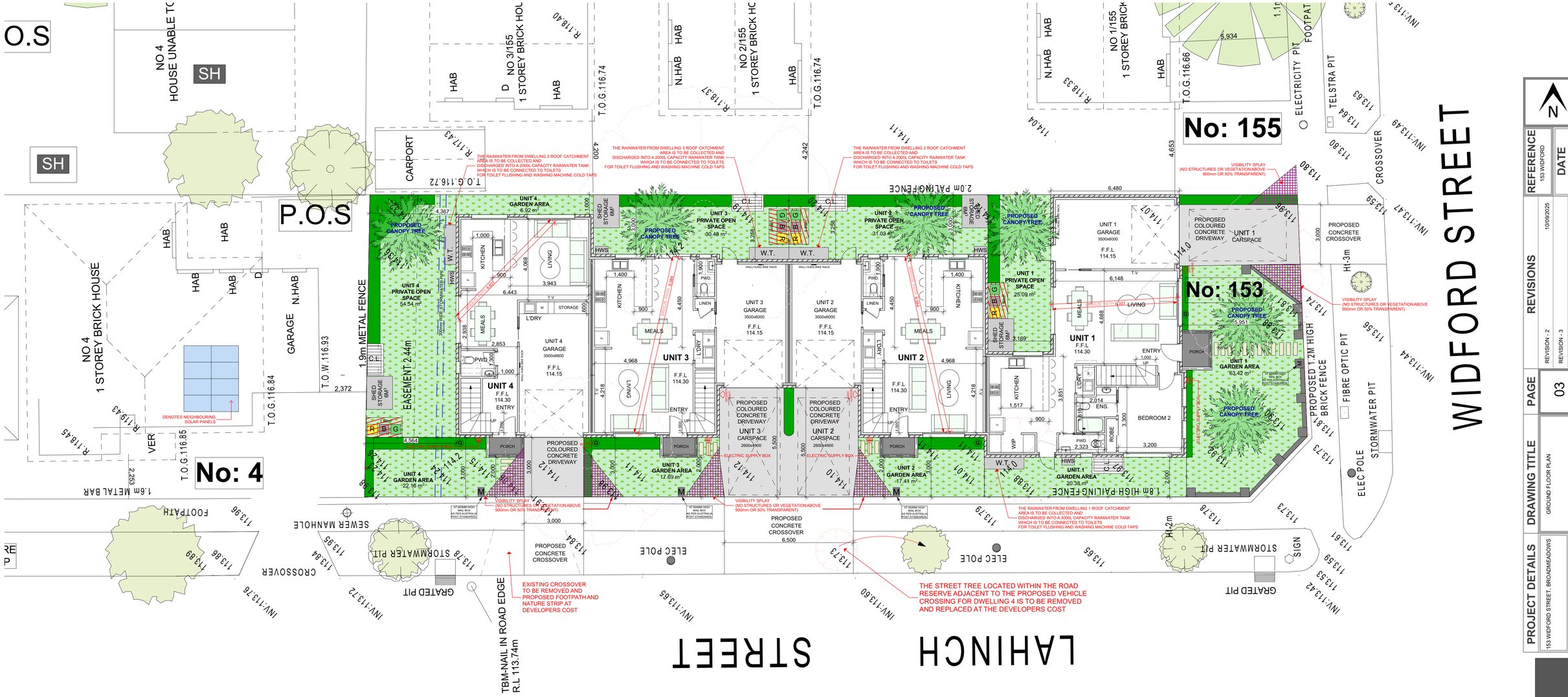

LEGEND

- T — TELSTRA PIT
- S — STREET SIGN
- P — ELECTRICITY POLE
- D — DRAINAGE PIT
- G — GAS METER
- HWS — HOT WATER SERVICE
- R B G — BINS-GARBAGE & RECYCLING
- W.T. — WATER TANK
- M — MAILBOX
- RETRACTABLE CLOTHES LINE

AREA SCHEDULE								
SITE AREA	714.9	m2						
SITE COVERAGE	354.31	m2	**49.56%**					
DRIVEWAYS	64.2	m2						
PAVED AREAS		m2						
PERMEABLE AREA	296.39	m2	**41.45%**					
	UNIT 1		**UNIT 2**		**UNIT 3**		**UNIT 4**	
GROUND FLOOR	84.35	m2	60.99	m2	60.56	m2	51.06	m2
FIRST FLOOR	81.81	m2	75.83	m2	75.69	m2	71.41	m2
SECOND FLOOR		m2		m2		m2		m2
GARAGE	24.22	m2	23.62	m2	23.61	m2	25.95	m2
POS	108.89	m2	48.44	m2	48.17	m2	83.62	m2
BEDROOMS	4		3		3		2	

GARDEN AREA		
SITE AREA	714.9	
UNIT 1	63.42 + 20.38 + 25.09	108.89 M2
UNIT 2	31.03 + 17.41	48.44 M2
UNIT 3	30.48 + 17.69	48.17 M2
UNIT 4	6.92 + 54.54 + 22.16	83.62 M2
TOTAL	**289.12 M2**	**40.44 %**

GROUND FLOOR PLAN 1:100

N

REFERENCE: 153 WIDFORD
DATE: 28/10/2025

REVISIONS
10/09/2025 REVISION - 2
REVISION - 3

PAGE 03

DRAWING TITLE: GROUND FLOOR PLAN

PROJECT DETAILS: 153 WIDFORD STREET, BROADMEADOWS
DESIGNED BY: A.O
DRAWN BY: A.O

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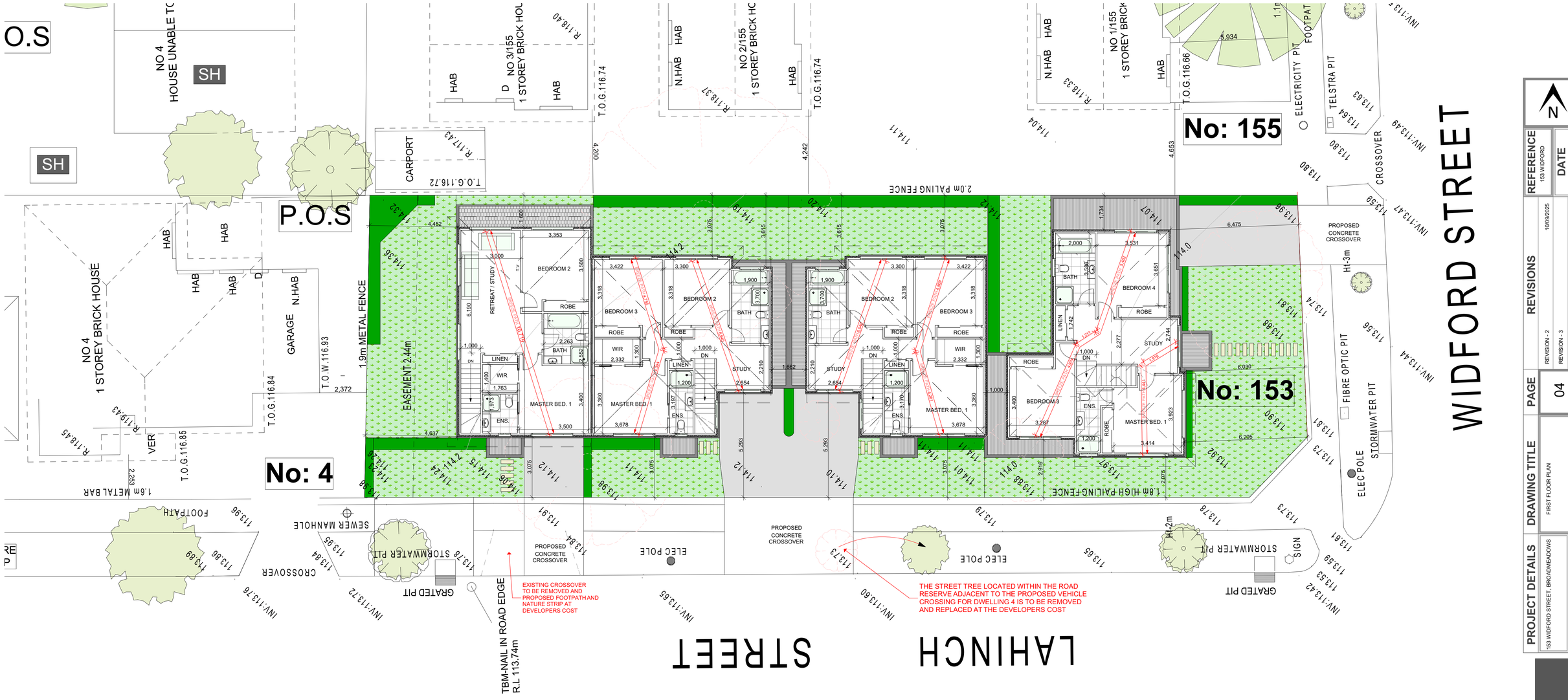

FIRST FLOOR PLAN 1:100

LEGEND

T	TELSTRA PIT
S	STREET SIGN
P	ELECTRICITY POLE
D	DRAINAGE PIT
HW	HOT WATER SERVICE
B	BINS-GARBAGE & RECYCLING
WT	2000L WATERWALL WATER TANK
M	MAILBOX
	RETRACTABLE CLOTHES LINE

AREA SCHEDULE								
SITE AREA	714.9	m2						
SITE COVERAGE	354.31	m2	**49.56%**					
DRIVEWAYS	64.2	m2						
PAVED AREAS		m2						
PERMEABLE AREA	296.39	m2	**41.45%**					
	UNIT 1		**UNIT 2**		**UNIT 3**		**UNIT 4**	
GROUND FLOOR	84.35	m2	60.99	m2	60.56	m2	51.06	m2
FIRST FLOOR	81.81	m2	75.83	m2	75.69	m2	71.41	m2
SECOND FLOOR		m2		m2		m2		m2
GARAGE	24.22	m2	23.62	m2	23.61	m2	25.95	m2
POS	108.89	m2	48.44	m2	48.17	m2	83.62	m2
BEDROOMS	4		3		3		2	

GARDEN AREA		
SITE AREA	714.9	
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UNIT 3	30.48 + 17.69	48.17 M2
UNIT 4	6.92 + 54.54 + 22.16	83.62 M2
TOTAL	**289.12 M2**	**40.44 %**

N

REFERENCE 153 WIDFORD

DATE 28/10/2023

REVISIONS

10/09/2025 REVISION - 2

REVISION - 3

PAGE 04

DRAWING TITLE FIRST FLOOR PLAN

PROJECT DETAILS 153 WIDFORD STREET, BROADMEADOWS

DESIGNED BY: A.O DRAWN BY: A.O

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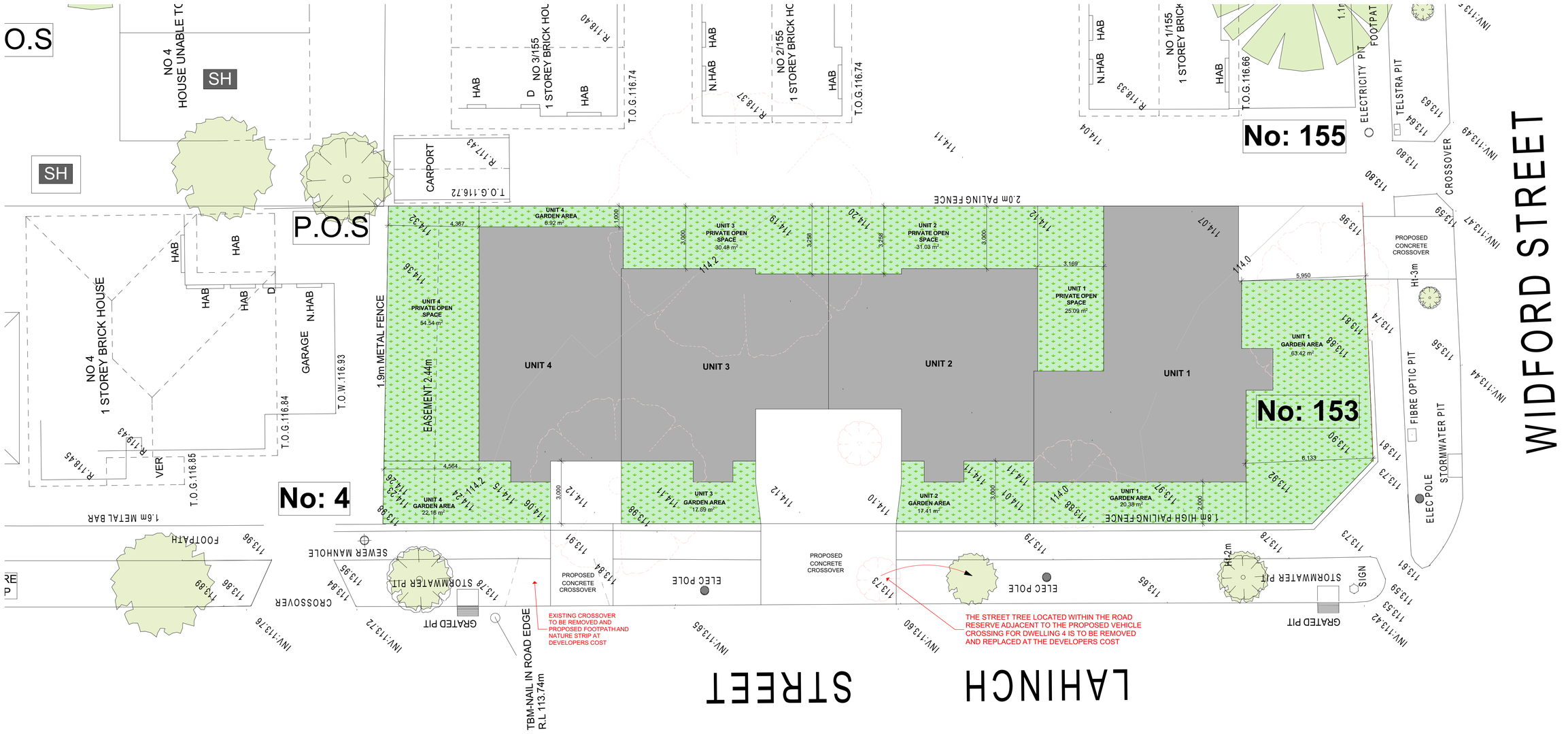

LEGEND

- T — TELSTRA PIT
- S — STREET SIGN
- P — ELECTRICITY POLE
- D — DRAINAGE PIT
- HW — HOT WATER SERVICE
- B — BINS-GARBAGE & RECYCLING
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SITE AREA	714.9	m2						
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SECOND FLOOR		m2		m2		m2		m2
GARAGE	24.22	m2	23.62	m2	23.61	m2	25.95	m2
POS	108.89	m2	48.44	m2	48.17	m2	83.62	m2
BEDROOMS	4		3		3		2	

GARDEN AREA		
SITE AREA	714.9	
UNIT 1	63.42 + 20.38 + 25.09	108.89 M2
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TOTAL	**289.12 M2**	**40.44 %**

GARDEN AREA PLAN 1:100

N

REFERENCE: 153 WIDFORD
DATE: 28/10/2025

REVISIONS
10/09/2025 REVISION - 2
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PAGE 05

DRAWING TITLE: GARDEN AREA PLAN

PROJECT DETAILS
153 WIDFORD STREET, BROADMEADOWS
DESIGNED BY: A.C.O
DRAWN BY: A.C.O

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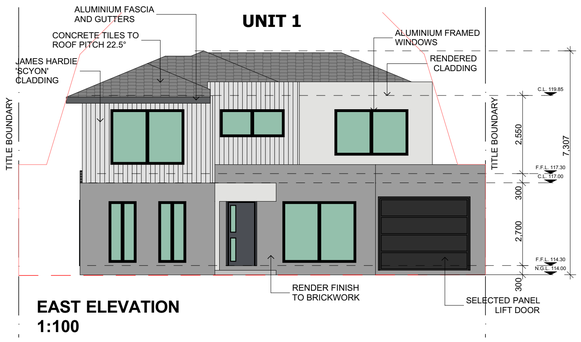
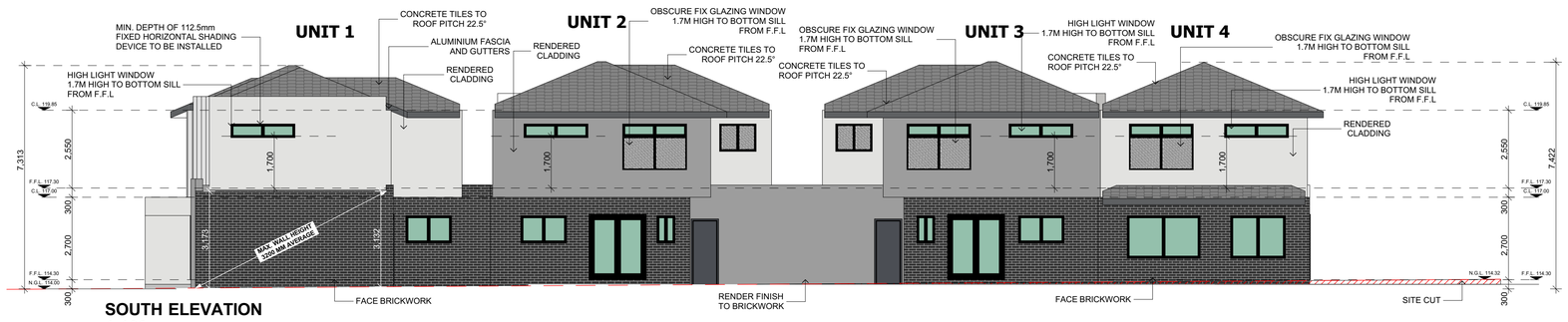
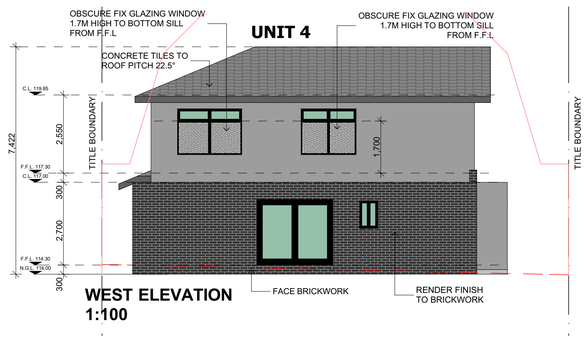


EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



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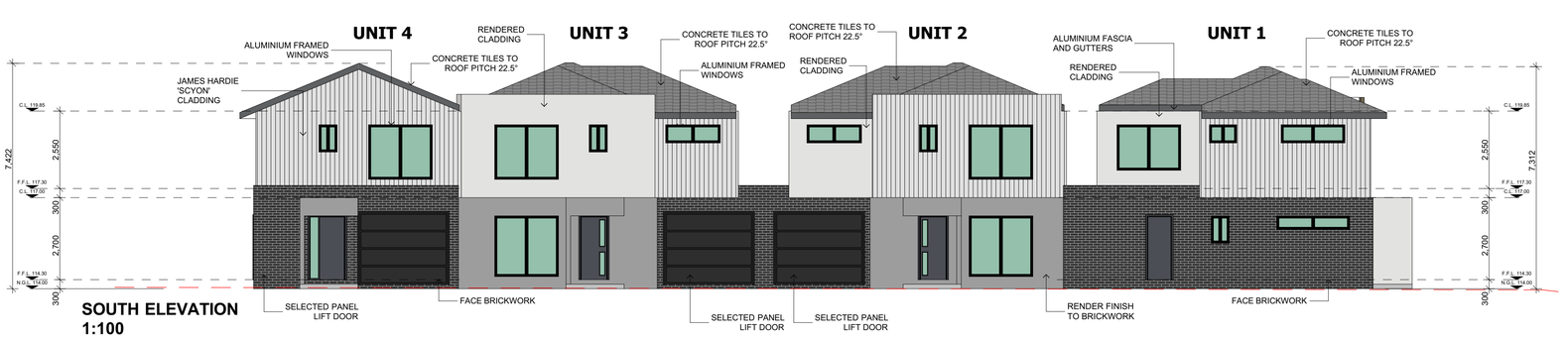

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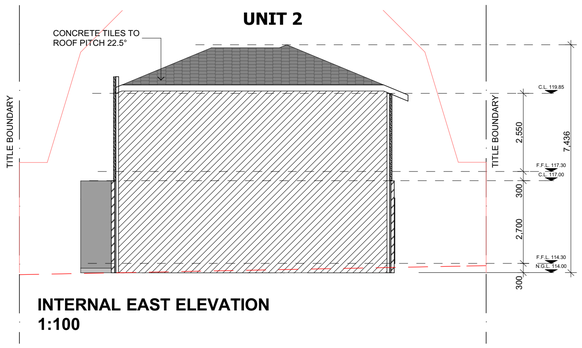

INTERNAL EAST ELEVATION
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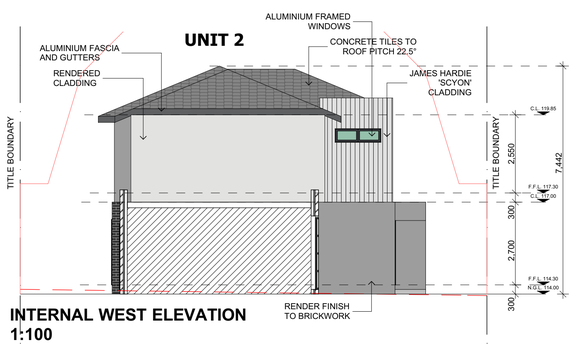

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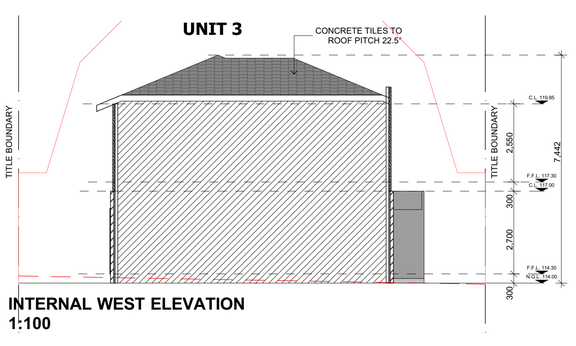

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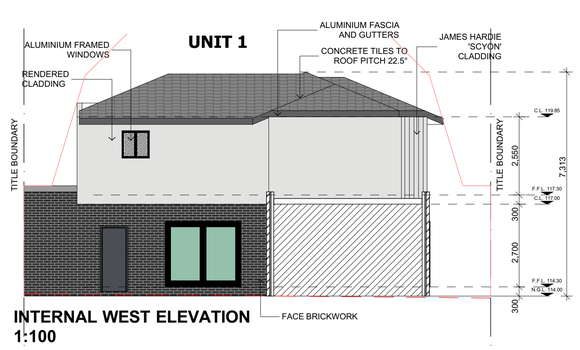
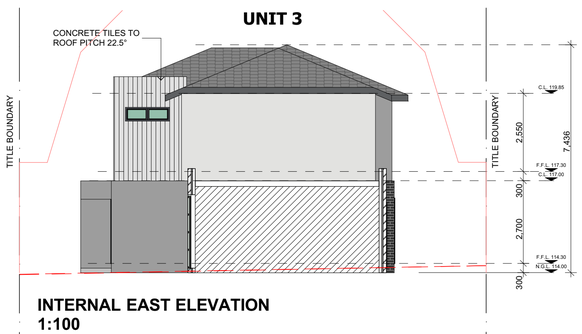


INTERNAL WEST ELEVATION
1:100

PERSPECTIVE VIEW



INTERNAL EAST ELEVATION
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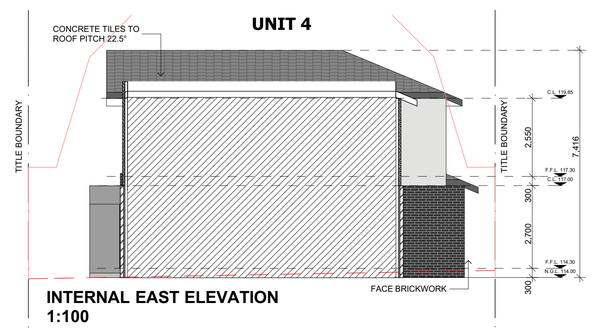

INTERNAL EAST ELEVATION
1:100

COLOURS & MATERIAL SCHEDULE

APPLICATION	MATERIAL	COLOUR	COLOUR SAMPLE	HATCH REFERENCE
WALLS	FACEBRICK	AUSTRAL "METALLIX BLACKSTONE" OR SIMILAR		
WALLS	RENDER	DULUX "SHALE GREY" OR SMILLAR		
WALLS	RENDER	DULUX "SURFMIST" OR SMILLAR		
WALLS	VERTICALLY GROOVED PANELS	JAMES HARDIE "AXON CLADDIN" WHITE OR SMILLAR		
PORCH	RENDER	DULUX "WINDSPRAY" OR SIMILAR		
DOWNPIPES, GUTTERS, WINDOW FRAMES	COLORBOND ALUMINIUM	"ULTRA BLACK" OR SIMILAR		
ROOF	TILE CONCRETE	"CHARCOAL" OR SIMILAR		
ROLLER DOOR	FLAT PANEL DESIGN	"ASPHALT" OR SIMILAR		

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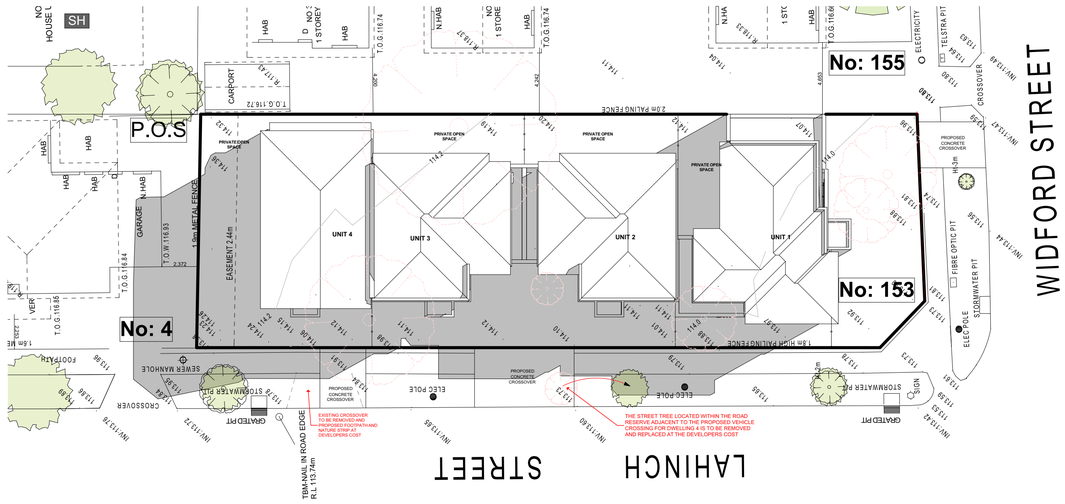
DRAWING TITLE
ELEVATIONS

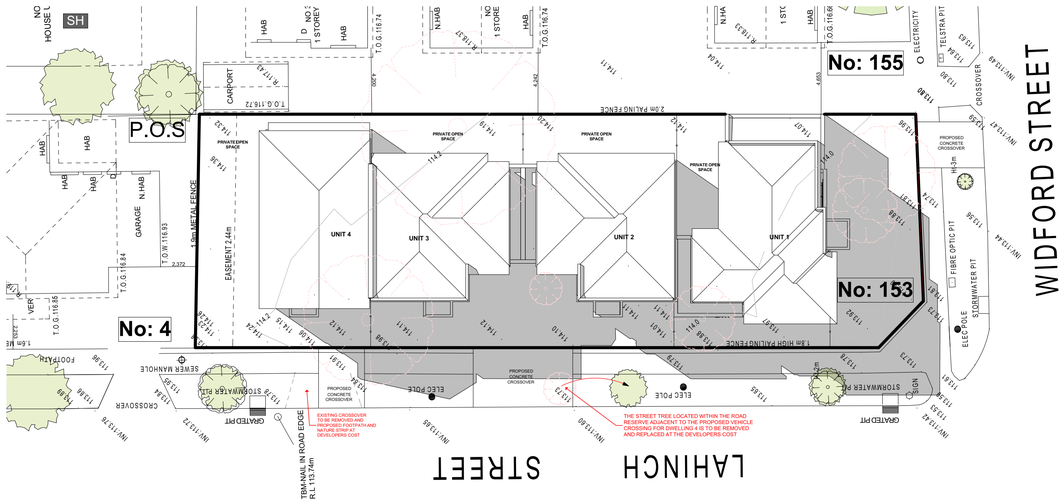
PROJECT DETAILS
153 WIDFORD STREET, BROADMEADOWS

DESIGNED BY: A.T.O
DRAWN BY: A.T.O

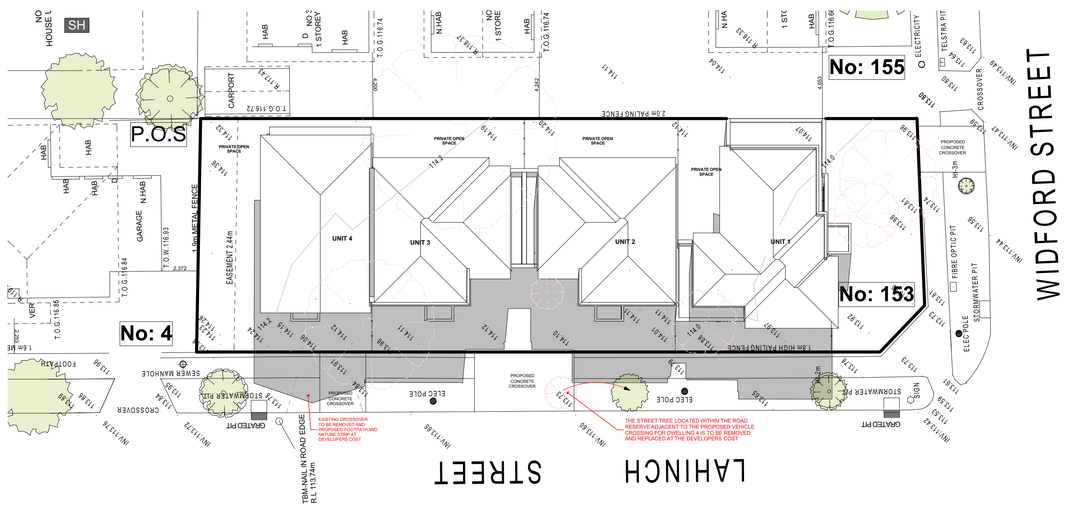
CREATIVELY.
ARCHITECTURAL DESIGN FIRM
TOWN PLANNING | UNIT DEVELOPMENT | SUBDIVISION | PLANS & PERMITS



SHADOW DIAGRAM 9AM 22 SEP.
SCALE 1:200



SHADOW DIAGRAM 3PM 22 SEP.
SCALE 1:200



SHADOW DIAGRAM 12PM 22 SEP.
SCALE 1:200

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DRAWING TITLE: SHADOW DIAGRAMS

PROJECT DETAILS: 153 WIDFORD STREET, BROADMEADOWS

DESIGNED BY: A.O
DRAWN BY: A.O

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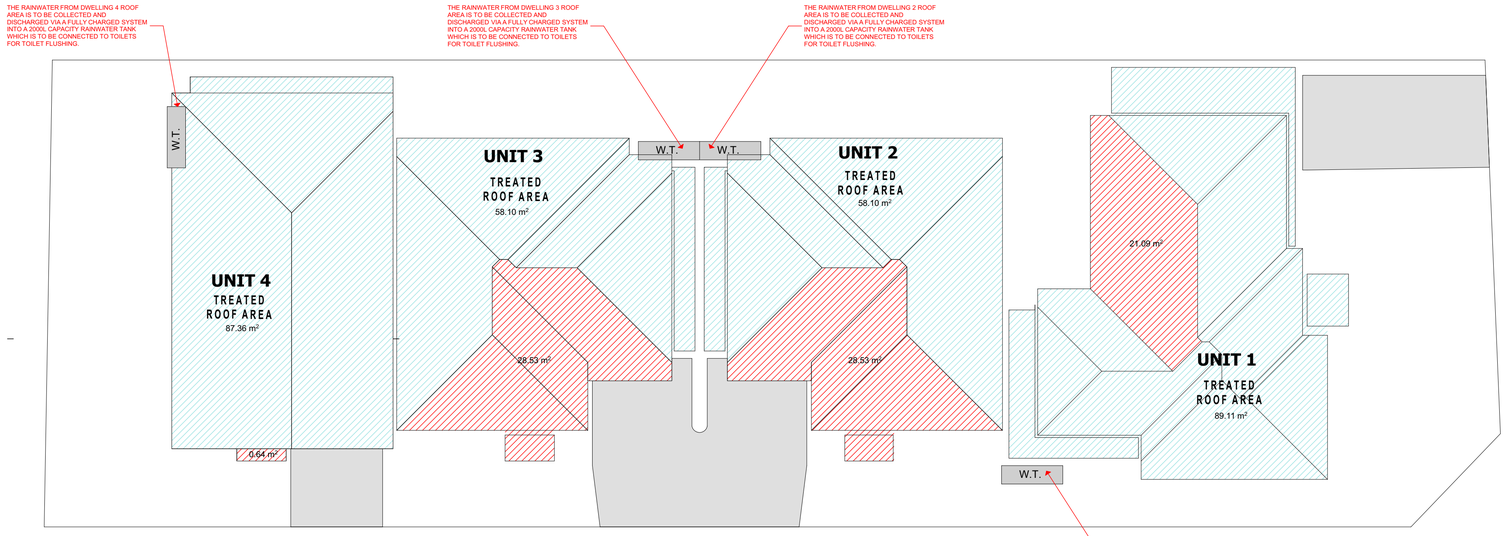
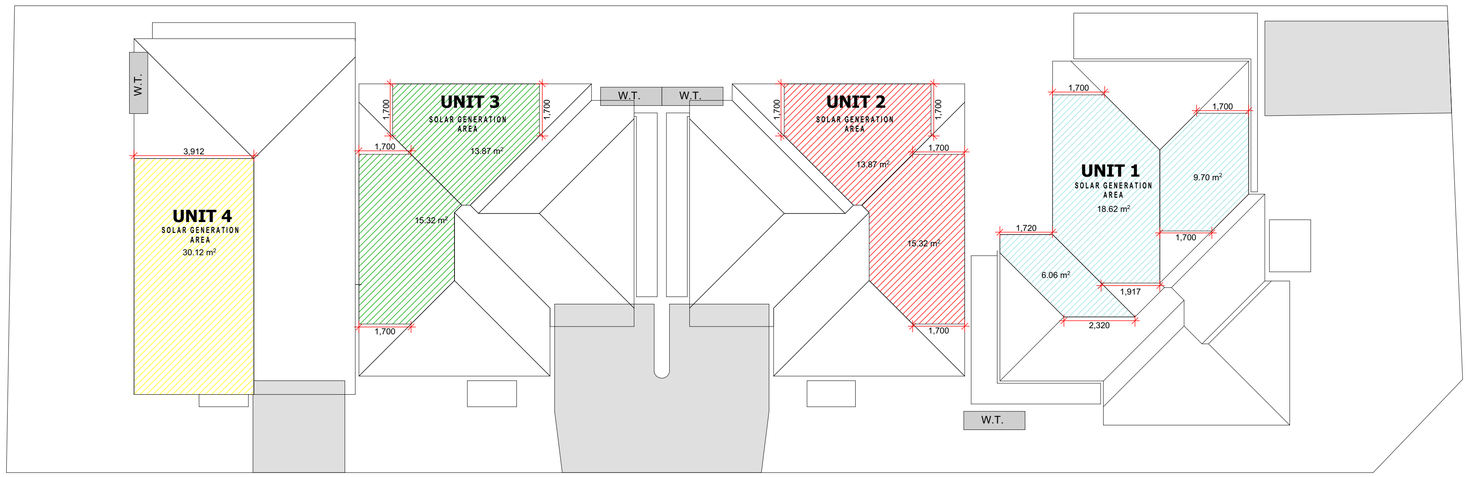


LEGEND	
	ROOF - TREATED AREA (WATER TANK)
	CONCRETE DRIVEWAY
	UNTREATED AREA

ROOF CATCHMENT PLAN 1:100



LEGEND		NUMBER OF BEDROOMS	SOLAR GENERATION AREA
	UNIT 1 SOLAR GENERATION AREA	4	34.38 SQUARE METRES
	UNIT 2 SOLAR GENERATION AREA	3	29.19 SQUARE METRES
	UNIT 3 SOLAR GENERATION AREA	3	29.19 SQUARE METRES
	UNIT 4 SOLAR GENERATION AREA	2	30.12 SQUARE METRES

SOLAR GENERATION AREA 1:100

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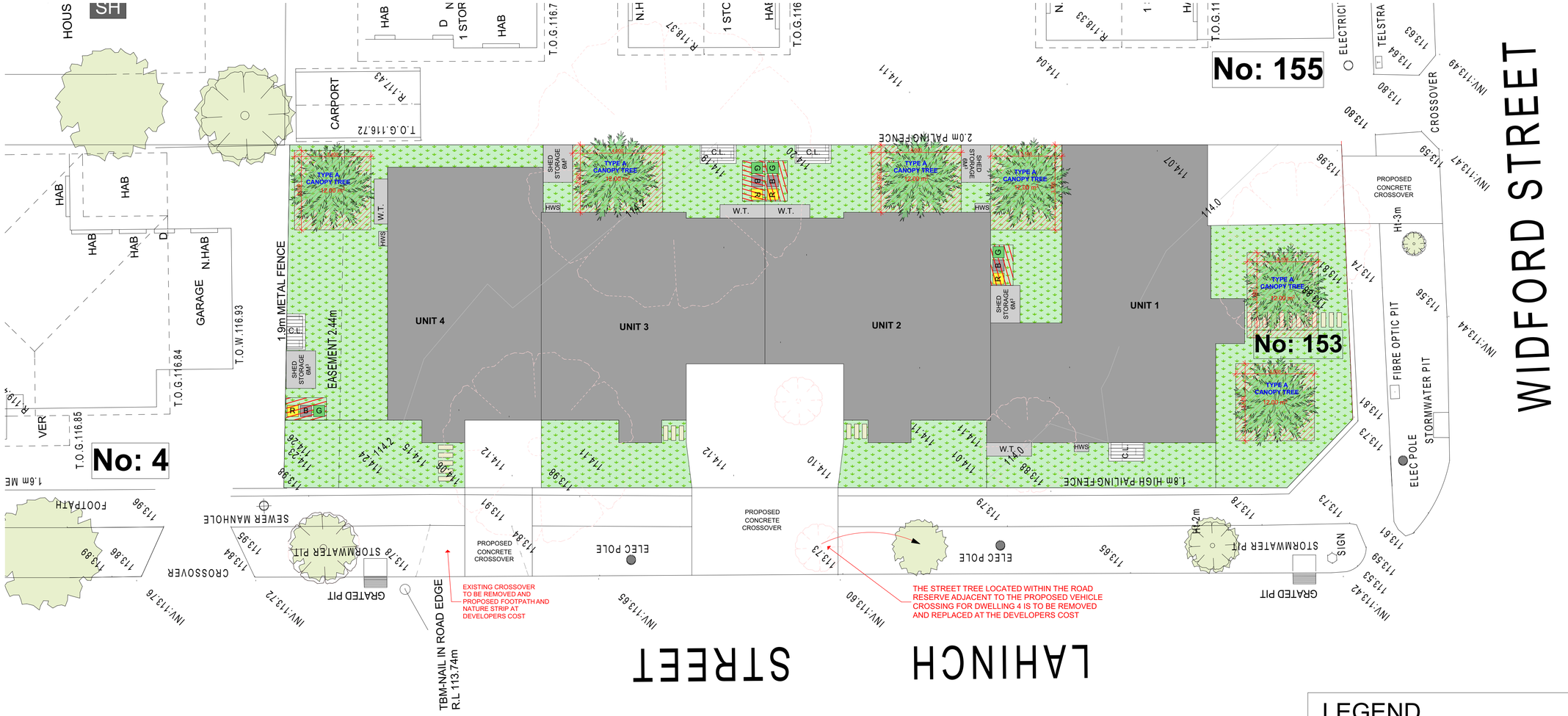
ROOF CATCHMENT PLAN & SOLAR GENERATION AREA

PROJECT DETAILS
153 WIDFORD STREET, BROADMEADOWS
DESIGNED BY: A.O
DRAWN BY: A.O

CREATIVELY.
ARCHITECTURAL DESIGN FIRM
TOWN PLANNING | UNIT DEVELOPMENT | SUBDIVISION | PLANS & PERMITS



CANOPY TREE PLAN 1:100

SITE AREA	714.90 M2
CANOPY COVER AREA REQUIRED: (10% OF THE SITE)	71.49 M2
CANOPY COVER AREA SUPPLIED:	75.6 M2

CANOPY TREE SCHEDULE

TYPE	CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	DEEP SOIL AREA	MATURE CANOPY COVER AREA	QTY
	PROPOSED CANOPY TREES					REQUIRED / PROVIDED	EXCLUDING OVERLAP & AREAS OUTSIDE OF SITE	
A	L.B	*Lagerstroemia indica 'Biloxi'*	*Crepe Myrtle 'Biloxi'*	6m	4m	12 M2 12 M2	12.6 M2	6

DENOTES HEIGHT AND WIDTH AT MATURITY

LEGEND

- PROPOSED CANOPY TREE
- DEEP SOIL AREAS
- PERMEABLE SURFACE

N

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DRAWING TITLE: CANOPY TREE PLAN

PROJECT DETAILS: 153 WIDFORD STREET, BROADMEADOWS

DESIGNED BY: A.O
DRAWN BY: A.O

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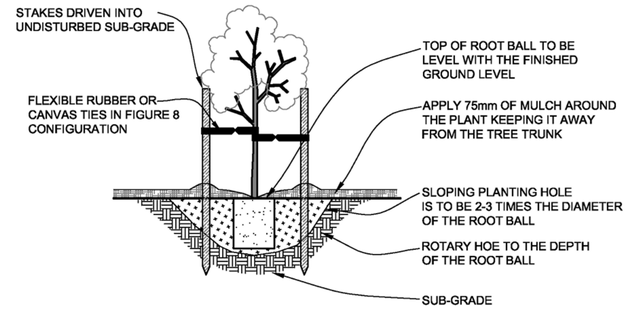
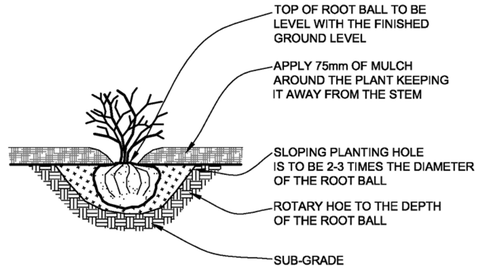
LANDSCAPE PLAN 1:100





TYPICAL TREE AND SHRUB PLANTING DETAIL

NOT TO SCALE

PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	POT SIZE	QTY
DECIDUOUS TREES						
L.B	*Lagerstroemia indica 'Biloxi'*	*Crepe Myrtle 'Biloxi'*	6m	4m	2m TALL	6
SHRUBS						
S.A	*Syzygium australe 'Elite'*	Lilly Pilly 'Elite'	3m	1.5m	200mm	3
GROUNDCOVERS AND TURFING PLANTS						
D.R	*Dianella Revoluta*	Flax Lily	0.5m	0.5m	150mm	16
P.L	*Poa labillardieri*	Common Tussock Grass	0.7m	0.7m	150mm	27

DENOTES HEIGHT AND WIDTH AT MATURITY

LEGEND

COLOURED CONCRETE	
GRASS	
LANDSCAPE AREA	
SELECTED PAVING	
EXISTING TREES	
TREES TO BE REMOVED	
PROPOSED TREES	
GROUNDCOVER	
SHRUBS	

PLANTING NOTES

Planting Beds
75MM DEEP PINE BARK MULCH
200MM DEEP APPROVED TOPSOIL
300MM DEEP CULTIVATED SUBGRADE

Cultivation
Mechenically cultivate to a minimum depth of 300mm all garden beds prior to spreading of imported topsoil. Accurately locate prior to commencement of ripping, all inground services and ensure that these are not disturbed during cultivation

Imported Topsoil
General: To AS14419 and AS/NZ ISO 9002
Import topsil unless the topsoil type can be provided from material recovered from the site.
A minimum of 200mm organic mix is required in all garden beds.

Final Gardening
Finish garden beds to have hard edges such as concrete or treated pine timber
Other beds to give a gentle crowned apperance or and below flush with paved surfaces and kerbs

Maintenance & Establishments
Maintain and establish the works for 13 weeks, during which make good all defects.

Irrigation
An automated Drip Irrigation System is to be installed in each Garden Bed and operated in accordance with presiding water restrictions - Trees are to be circled with Drip Line

GENERAL NOTES

1. LANDSCAPER TO ENSURE ALL SITE LEVELS ARE AS PER ENDORSED PLANS.

2. NO FENCING TO ENCROACH NEIGHBOURING PROPERTIES.

3. PROVIDE 90mm X 12mm JARRAH GARDEN BED EDGING (OR SIMILAR) SET FLUSH WITH GARDEN LEVELS WITH METAL PED AT APPROX 1m INTERVALS OR AS REQUIRED

4. 150mm TOP SOIL TO GARDEN BEDS

5. 50mm TOP SOIL TO GROUND COVER WHERE GRASS TO BE PLANTED

6. 50mm COVER FOR ALL BARKS, MULCH, AND ARCHTECTURAL STONE AS INTICATED

7. PAVING STONES TO BE MORTERED IN PLACE OVER SAND BED

8. CLOTHES LINES, STORAGE SHEDS AND LETTER BOXES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

9. MAINTAIN THE LANDSCAPE FOR MINIMUM OF 12 WEEKS (RESPONSIBILITY OF THIS TO BE DETERMINED WITH OWNER). REPLACE PLANTS THAT HAVE DIED OR HAVE BEEN REMOVED. REMOVE WEEDS AND REPLACE MULCH TO THE REQUIRED LEVELS.

NOTE: OWNER / DEVELOPER TO REFER TO THE ACCOMPANYING "LANDSCAPE MAINTENANCE" OVERVIEW FOR OBLIGATIONS AND REQUIREMENTS AFTER INITIAL INSTALLATION WORKS. THE FORMS PART OF THIS LANSCAPING PLAN.

WARNING NOTES

SERVICE LOCATIONS ARE NOT INDICATED ON PLAN.
LANDSCAPE CONTROCTOR TO ASCERTAIN EXACT LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

THE CONTRACTOR IS TO CHECK PLANT NUMBERS AND LOCATIONS PRIOR TO COMMENCEMENT OF PROJECT.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY FURTHER DRAWINGS.

DO NOT SCALE OFF DRAWINGS.

ROOF LINES HAVE BEEN COMPUTER GENERATED AND MAY HAVE VARIANCES.

1m HIGH ORANGE PROTECTIVE FENCING FIXED TO STAR PICKETS FOR "TREE PROTECTION ZONES". THESE MUST BE MAINTAINED AND FREE OF ANY CONSTRUCTION MATERIALS DURING CONSTRUCTION.

tree protection zone (TPZ)

NOTE: OWNER / DEVELOPER TO REFER TO THE ACCOMPANYING "LANDSCAPE MAINTENANCE" OVERVIEW FOR OBLIGATIONS AND REQUIREMENTS AFTER INITIAL INSTALLATION WORKS. THIS FORMS PART OF THIS LANDSCAPING PLAN.

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DRAWING TITLE: LANDSCAPE PLAN

PROJECT DETAILS
153 WIDFORD STREET , BROADMEADOWS
DESIGNED BY: A.O
DRAWN BY: A.O

CREATIVELY.
ARCHITECTURAL DESIGN FIRM

CREATIVELY.

ARCHITECTURAL DESIGN FIRM

PLANNING SUBMISSION REPORT

To accompany an Application for Planning Permit to

Hume City Council

for

Construction of four double storey dwellings

153 Widford Street, Broadmeadows 3047

Volume: 08833
Folio: 419
Lot number: 420
Plan of Subdivision: 058949

November 2025

Table of Contents

1. Introduction

This planning submission has been prepared by Creatively and accompanies the planning application lodged with Hume City Council for the property located at 153 Widford Street, Broadmeadows VIC 3047.

The submission is provided to the Responsible Authority pursuant to **Section 47 of the Planning and Environment Act 1987**, and is prepared in accordance with **Section 15 of the Planning and Environment Regulations 2005**.

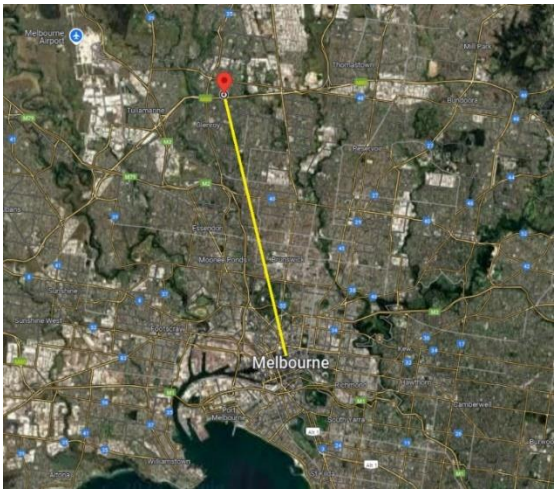
According to the Hume Planning Scheme, the subject site is located within the **General Residential Zone – Schedule 1 (GRZ1)** and is not affected by any overlays.

This report focuses of the proposal's compliance with the relevant provisions of the Hume Planning Scheme, in particular **Clause 55 (ResCode): Two or more dwellings on a lot**. Clause 55 provides design objectives and standards to ensure new residential development delivers efficient, livable and contextually appropriate built form outcomes.

The assessment considers the existing site conditions, including neighbourhood character, surrounding built form, dwelling typologies, and amenity impacts while providing justification for the proposed development in response to these elements.

2. Subject Site

The subject site is located within the suburb of Broadmeadows, under the planning provisions of Hume City Council. The side is positioned on the western side of Widford Street and is formally described as Lot 420 on LP 058949.



13.4km from Melbourne CBD

The land is rectangular in shape and abuts two residential properties – one to the north and one to the west, which have their primary frontages to Widford Street and Lahinch Street respectively.

The site is generally flat in topography and has the following dimensions:

North: 46.77m (side) abutting property at 155 Widford Street.

South: 44.62m (side) street frontage along Lahinch Street.

East: 12.20m (front) street frontage along Widford Street.

West: 15.40m (rear) abutting property at 4 Lahinch Street.

Total Site Area: **714.90m^2**

There is one formed concrete vehicular crossover providing access directly from Lahinch Street. There is a concrete pedestrian foot path along the street frontage and grassed nature strip. Vegetation on the site is limited to scattered garden planning with no significant trees of note.

Figure 1 – Melways Street Directory: 153 Widford Street, Broadmeadows.

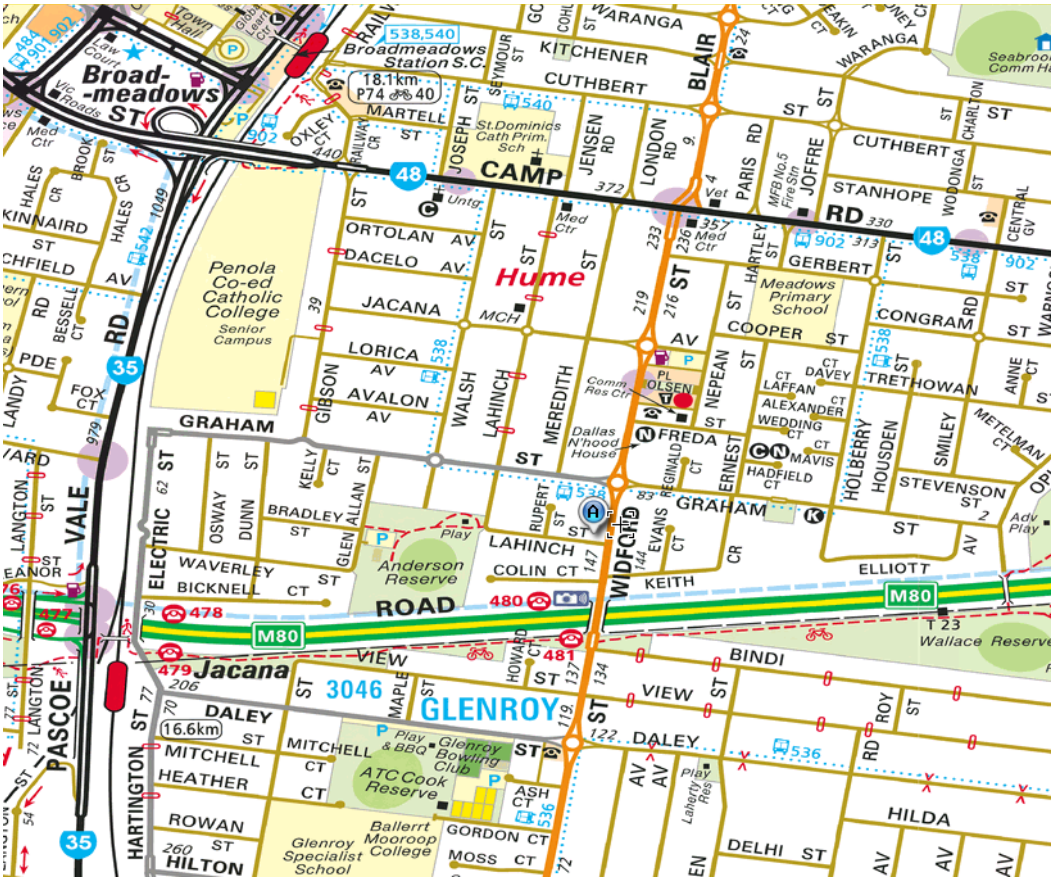


Figure 2 – Locality Plan

The subject site is well located with convenient access to a range of services, community facilities and public transport options. The following table summarizes the approximate distance:

Shopping	**Distance**
Broadmeadows Shopping Centre	1.40km
Schools	**Distance**
Meadows Primary School	600m
Sirius College - Eastmeadows Campus	1.2km
St. Dominic's Parish Primary School	1.2m
Hume Central	1.5km
Parks	**Distance**
Jack Roper Reserve	800m
Seabrook Reserve	1.3km
Anderson Reserve	200m
Transport	**Distance**
Jacana Train Station	800m
Camp Road Bus stop	750m

3. The Locality

The surrounding land uses are predominantly residential, consistent with the character of the Broadmeadows area. Housing within the immediate neighbourhood is generally modest in scale, typically comprising single-storey dwellings with medium-sized areas of secluded private open space located to the rear.

The area presents as largely homogenous in character, though it has been subject to infill development and subdivision over time. Examples of multi-dwelling developments are evident throughout the immediate and wider neighbourhood, reflecting the gradual transition towards increased housing diversity.

Lot sizes and street frontages are generally consistent across the precinct, with most dwellings incorporating driveways and on-site car parking facilities such as garages, carports or sheds. Outbuildings are common and typically located adjacent to or behind the principal dwellings.

Front setbacks along Widford Street range between 4 and 8 metres, providing a varied but rhythmical streetscape pattern. Front landscaping is generally well maintained, with many properties featuring established trees, shrubs and garden beds. Concrete footpaths extend along both side of the street, complemented by grassed nature strips planted with a mix or native and exotic street trees.

The accompanying architectural drawings include a site analysis, locality plan, photographs and aerial imagery to provide a more detailed representation of the subject site, the surrounding housing stock, and the surrounding housing stock, and the prevailing neighbourhood character of 153 Widford Street, Broadmeadows.

Figure 3 – Abutting property – 155 Widford Street to the North of subject site

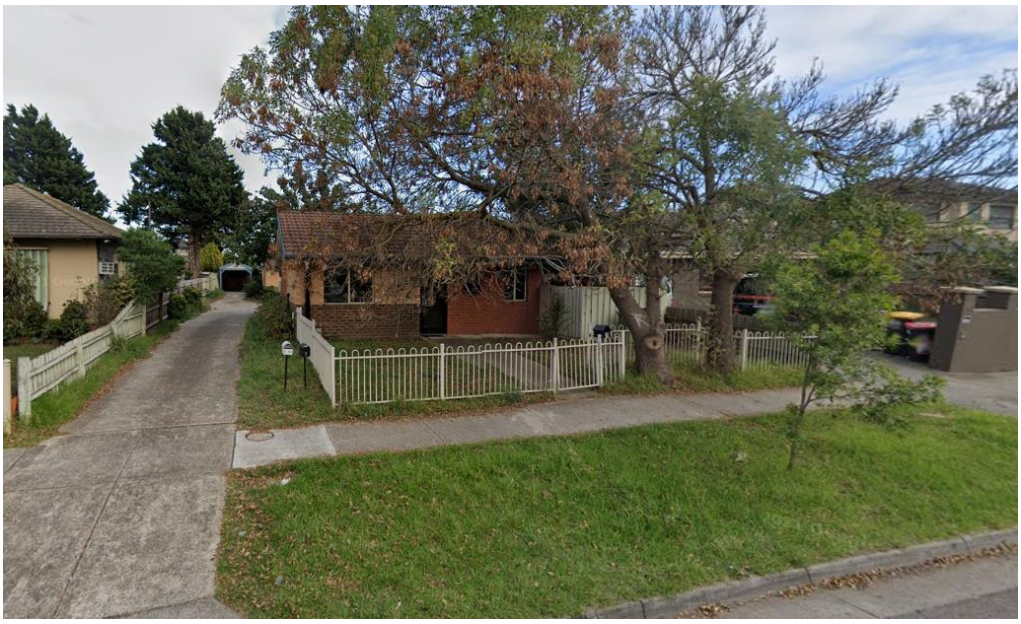


Figure 4 – Abutting property – 4 Lahinch Street to the West of subject site

4. The Proposal

It is proposed to demolish the existing dwelling and construct four double storey dwellings on the subject site.

Each dwelling has been designed to provide a high standard of internal amenity, while also respecting the established and emerging character of the surrounding residential area. The dwellings will be contemporary in appearance, with articulated facades, varied room forms, and mix of external finishes to provide visual interest and integration with the neighbourhood context.

A. Key Design Features

The proposed dwellings incorporate a range of design elements to ensure a high standard of amenity, functionality and neighbourhood integration:

- Each dwelling includes a clearly identifiable entrance protected by a front porch, leading directly into an entry hall. The entrance for dwelling 1 address Widford Street, while the entrances for dwellings 2,3, and 4 address Lahinch Street, ensuring all entries have a strong relationship with the street and are visible and easily identifiable.
- Each dwelling is provided with a ground level private open space are that accommodates a European-style laundry space, external clothesline, rubbish/recycling bin storage and a secure storage shed.
- The units feature generously proportioned, multifunctional open-plan living areas, supported by well sized bedrooms, bathrooms and toilets. Adequate storage is provided throughout in the form of wardrobes, closets and built-in cabinetry.
- Each dwelling is provided with a single garage with direct internal access to the dwelling and/or access to the secluded private open space.
- The dwellings will have a maximum height of 7. metres, well within the GRZ1 height limit of 11 metres.
- The building design includes articulation, roof form variation and landscaping opportunities to ensure the development is visually attractive, integrates with the existing streetscape and minimizes off-site amenity impacts.

B. Architectural Design and Materials

The proposed development has been designed to complement the existing and emerging residential character of Broadmeadows, while incorporating contemporary architectural elements and durable finishes.

Key features include:

- New landscaping is proposed along the streetscape frontages and the internal driveway alignment to soften the built form and enhance the visual presentation of the development.
- All dwellings will be provided with compliant letterboxes to the frontage of the development, in accordance with Australia Post standards.
- The dwellings will be constructed in brick veneer with lightweight cladding, partially rendered to create façade articulation and break up the overall building mass. Tiled rood forms add variety and visual interest, reinforcing the residential character of the area.
- Aluminium framed glazed windows will be used, with obscure glazing applied where required to prevent overlooking into neighbouring properties, ensuring compliance with Clause 55 overlooking standards.
- The dwellings are designed in a contemporary style, incorporating a mix of external materials, articulated façades and roof forms to provide a high-quality built form outcome.
- Each dwelling maintains a clear sense of identity, with pedestrian access provided via paved walkways leading to the front parches.
- All dwellings are provided with generously sized, functional and well orientated Secluded Private Open Space (SPOS) at ground level, designed to meet the needs of future occupants.
- The proposed front setbacks have been designed to maintain and respect the rhythm of the Widford Street and Lahinch Street streetscapes, reinforcing the established character.
- Each dwelling is provided with on-site car parking in the form of a single garage and a car space ensuring compliance with Clause 52.06 of the Planning Scheme.

The proposed dwellings adopt a contemporary architectural style while incorporating key design elements and finished that are consistent with the established neighbourhood character.

Externally, the buildings will be constructed of brickwork and lightweight cladding, with sections to be rendered in contrasting colours to provide variation and visual interest. Aluminium framed windows, simple panel lift garage doors and a combination of flat and hipped roof forms with overhanging eaves complete the design.

The development has been carefully articulated on all elevations, ensuring a visually engaging presentation to both Widford Street and Lahinch Street frontages. Landscaping will feature a mix of native and indigenous plant species, consistent with planting themes across the Hume municipality and reflective of species native to the local area.

In summary, the proposal represents a considered and contextually responsive design, which acknowledges the opportunities and constraints of the site while integrating harmoniously with the broader neighbourhood character.

5. Development Summary

The proposal seeks approval to construct four double storey dwellings at 153 Widford Street, Broadmeadows. The development provides compliant site coverage of %54 and permeability of 35.4%, with each dwelling benefiting from secluded private open space, secure on-site car parking.

Proposed development site are coverage details;

Site Area	714.90m^2	
Site Coverage	354.31m^2	49.56%
Driveways	64.2m^2	
Permeable space	296.39m^2	41.45%

The development provides a well-balanced mix of dwelling sizes, comprising one four-bedroom townhouse (Unit 1), two three-bedroom townhouses (Unit 2 & 3) and one two-bedroom townhouse (Units 4). Each dwelling is provided with generous living areas, secure car parking and secluded private open space exceeding Clause 55 requirements. The floor areas range between 148.42m^2 and 190.38m^2, ensuring the proposed dwellings are functional, diverse and responsive to the needs of future occupants.

Proposed development details are as follows:

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
GROUND FLOOR	84.35 m2	60.99 m2	60.56 m2	51.06 m2
FIRST FLOOR	81.81 m2	75.83 m2	75.69 m2	71.41 m2
GARAGE	24.22 m2	23.62 m2	23.61 m2	25.95 m2
PRIVATE OPEN SPACE	108.89 m2	48.44 m2	48.17 m2	83.62 m2
BEDROOMS	4	3	3	2

6. The Zoning

32.08 General Residential Zone

The subject site is situated within a **General Residential Zone – Schedule 1 (GRZ1)**.

The subject site is situated within no overlays.

The purpose of the General Residential Zone under *Clause 32.08* of the Hume Planning Scheme is as follows:

- 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.

This planning submission highlights the development's ability to comply with the relevant Clause of the Hume Planning Scheme, Clause 32.08 General Residential Zone, and *Clause 55, two or more dwellings on a lot.*

The design response and accompanying written submission will demonstrate how the proposed development meets the objectives and standards of Clause 55 of the Hume Scheme.

Council's Municipal Strategic Statement identifies residential issues, urban design policy and medium density housing policy, all of which has been addressed in the consideration of this application.

Figure 5 – Zoning map

32.08-4 Minimum Garden Area Requirement

Pursuant to 32.08-4 of the Planning Scheme an application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out below:

Allotment size (in square metres)	Minimum % of allotment set aside as garden area	Applicable
400-500	25	
500-650	30	
650 and over	35	Yes

This proposal is compliant with clause 32.08-4 as:

The site occupies an area of 714.90m^2 and the proposed dwellings presents an overall site coverage of 49.56%, resulting in having sufficient remaining land to provide for required 35% garden area.

7. Overlays

Overlays set out additional planning requirements that apply to land, on top of the zone controls.

45.06 Development Contributions Plan Overlay

Purpose:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before developments can commence.

Schedule 1 applies

8. Car Parking

Car parking is managed under Clause 52.06 of the Victorian Planning Scheme, which sets out the statutory car parking rates for different land uses and the design standards for the layout of car spaces and accessways.

52.06 Car Parking

Purpose:

- To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework;
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the

activities on the land and the nature of the locality;

- To support sustainable transport alternatives to the motor vehicle;
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities;
- To ensure that car parking does not adversely affect the amenity of the locality;
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The proposal is consistent with this particular provision as it:

Dwelling Number	Number of bedrooms	Parking Required	Parking Provided
Unit 1	4	2	2
Unit 2	3	2	2
Unit 3	3	2	2
Unit 4	2	1	1

9. Conclusion

The proposed development at 153 Widford Street, Broadmeadows has been assessed against the relevant provisions of the Planning and Environment Act 1987 and the Hume Planning Scheme, including the decision guidelines of Section 60.

The proposal is consistent with the purpose of the General Residential Zone (GRZ1) and meets the objectives and standards of the applicable State and Local Planning Policies. The design responds appropriately to neighbourhood character, achieves a high level of internal and external amenity and provides a balance between built form, open space and landscaping.

The development will not result in any unreasonable impacts on the built or natural environment, nor on the amenity of adjoining properties. It represents a form on infill housing that supports the orderly planning of the area, while contributing to housing diversity within the municipality.

On the basis, it is considered that the proposal is consistent with the relevant planning framework and should be supported, subject to appropriate permit conditions.

Abdulfettah Ozkan

Creatively

RESCODE CLAUSE 55

Two or More Dwellings on a Lot and Residential Buildings
Planning Report

CREATIVELY.

ARCHITECTURAL DESIGN FIRM

The purpose of Clause 55 is to ensure that new residential development:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- Achieves design outcomes that respect the existing or preferred neighbourhood character.
- Provides reasonable levels of internal and external amenity for both existing and future residents.
- Support sustainable development through site layout, design and landscaping.

Clause 55 applies to an application for the construction of two or more dwellings on a lot within the;

- 32.04-7, Mixed Use Zone,
- 32.05-8, Township Zone,
- 32.07-6, Residential Growth Zone,
- 32.08-7, General Residential Zone,
- 32.09-7, Neighbourhood Residential Zone,
- 32.10-5, Housing Choice and Transport Zone.

As the proposal seeks approval for the construction of four (4) double storey dwellings at 153 Widford Street, Broadmeadows, the application is subject to assessment against the objectives and standards of Clause 55.

Written Statement Checklist

	Is the standard fully met?		*Does an objector have a right of appeal?*	
Standard B-2-1: 55.02-1 - Street setback	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-2-2: 55.02-2 – Building height	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-2-3: 55.02-3 – Side and rear setbacks	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-2-4: 55.02-4 – Walls on boundaries	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-2-5: 55.02-5 – Site coverage	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-2-6: 55.02-6 – Access	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-2-7: 55.02-7 – Tree canopy	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-2-8: 55.02-8 – Front fences	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-3-1: 55.03-1 – Dwelling diversity	☒ Yes	☐ No	☒ **No**	
Standard B-3-2 55.03-2 – Parking location	☒ Yes	☐ No	☒ **No**	
Standard B-3-3: 55.03-3 – Street integration	☒ Yes	☐ No	☒ **No**	
Standard B-3-4: 55.03-4 – Entry	☒ Yes	☐ No	☒ **No**	
Standard B-3-5: 55.03-5 – Private open space	☒ Yes	☐ No	☒ **No**	
Standard B-3-6: 55.03-6 – Solar access to OS	☒ Yes	☐ No	☒ **No**	
Standard B-3-7: 55.03-7 – Functional layout	☒ Yes	☐ No	☒ **No**	
Standard B-3-8: 55.03-8 – Room depth	☒ Yes	☐ No	☒ **No**	
Standard B-3-9: 55.03-9 – Daylight to new windows	☒ Yes	☐ No	☒ **No**	
Standard B-3-10: 55.03-10 – Natural ventilation	☒ Yes	☐ No	☒ **No**	
Standard B-3-11: 55.03-11 – Storage	☒ Yes	☐ No	☒ **No**	
Standard B-3-12: 55.03-12 – Accessibility for apartment developments	Not applicable		**Not applicable**	
Standard B-4-1: 55.04-1 – Daylight to existing windows	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-4-2: 55.04-2 – Existing north facing windows	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-4-3: 55.04-3 – Overshadowing SPOS	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-4-4: 55.04-4 – Overlooking	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-4-5: 55.04-5 – Internal views	☒ Yes	☐ No	☒ **No**	
Standard B-5-1: 55.05-1 – Permeability and stormwater management	☒ Yes	☐ No	☒ **No**	
Standard B-5-2: 55.05-2 – Overshadowing domestic solar energy systems	☒ Yes	☐ No	☐ Yes	☒ **No**
Standard B-5-3: 55.05-3 – Rooftop solar energy generation area	☒ Yes	☐ No	☒ **No**	
Standard B-5-4: 55.05-4 – Solar protection to new north facing windows	☒ Yes	☐ No	☒ **No**	
Standard B-5-5: 55.05-5 – Waste and recycling	☒ Yes	☐ No	☒ **No**	
Standard B-5-6: 55.05-6 – Noise impacts	☒ Yes	☐ No	☒ **No**	
Standard B-5-7: 55.05-7 – Energy efficiency for apartment developments	**Not applicable**		**Not applicable**	

CLAUSE 55.02 NEIGHBOURHOOD CHARACTER

CLAUSE 55.02-1 **Street setback objective;** To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site. **Standard B2-1** Walls of buildings are set back from streets: - At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or - If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. 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.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** No distance is specified in schedule 1 to the zone. The site stands between Widford Street and Lahinch Street, which is a corner block. This proposal presents a front setback of 5.951m metres to Unit 1 which is orientated to Widford Street and for side street setback of 2 metres. Unit 2,3 and 4 which are orientated to Lahinch street has setback of 3 metres and is locally responsive. Proposed porches are less than 3.6 metres in height and encroach less than 2.5 metres.

Table B2-1 Street setback

Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the site is on a corner. setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

CLAUSE 55.02-3 **Side and rear setbacks objective** To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings. **Standard B2-3** A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. • **B2-3.1:** The building is setback at least 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. • **B.2-3.2:** If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. Sunblinds, verandahs, porches, eaves, facias, 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 side and rear setbacks. Landings that have 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 side and rear setbacks.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The proposal incorporates a range of side and rear setback dimensions, all of which comply with the requirements of Clause 55 side and rear setbacks. The varying setbacks assist in breaking up the building mass and providing opportunities for landscaping. Full details of setback dimensions are illustrated in the accompanying architectural drawings.

Diagram B2-3.1 Side and rear setbacks

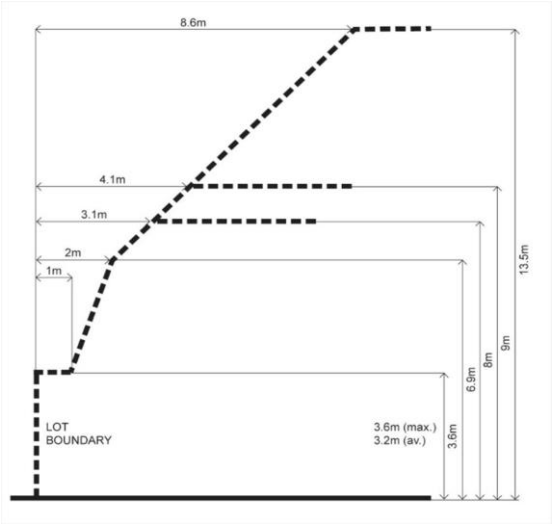
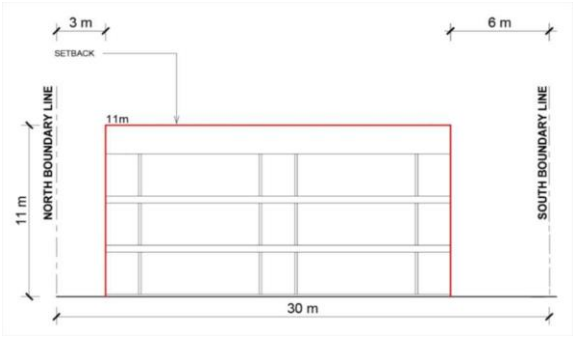


Diagram B2-3.2 Side and rear setbacks



CLAUSE 55.02-4 **Walls on boundaries objectives** To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing and small second dwellings. **Standard B2-4** A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: • 10 Metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The proposal includes boundary walls associated with the garage of Unit 1, with a length of 6.480 metres. The maximum allowable length is 10m + 25% (36.774m) = 19.20 metres. The proposed boundary walls are well within the allowable limit. The garage wall has a maximum average height of 3.2 metres with no part exceeding 3.6 metres.

or carports abutting the boundary on an abutting lot. A new wall or carport may bully 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 boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed well.	

CLAUSE 55.02-5 **Site coverage objective** To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site. **Standard B2.5** The site area covered by building does 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, the percentage specified in table B2-5. If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** No maximum site coverage is specified in schedule 1 to the zone. The site occupies an area of approximately 714.9 square metres and this proposal presents a site coverage of 49.56% promoting planting of trees and the provision of open space and permeable surfaces.

Table B2-5 Site coverage

Zone	Area
Neighbourhood Residential Zone Township Zone	60 per cent
General Residential Zone	65 per cent
Residential Growth Zone Mixed Use Zone Housing Choice and Transport Zone	70 per cent

CLAUSE 55.02-6 **Access objective** To ensure the number and design of vehicle crossovers responds to the neighbourhood character. **Standard B2.6** The width of accessways or car spaces (other than to a rear lane) does not exceed: • 33 per cent of the street frontage; or • 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The proposal includes one new crossover to Widford Street and two new crossovers to Lahinch Street, each providing access to individual driveways leading directly to the proposed car spaces. The layout ensures that all dwellings are provided with safe, convenient and efficient vehicle access. The Widford Street frontage measures 12.205 metres, with a proposed single crossover of 3.0 metres, equating to 24.58% of the frontage. The Lahinch Street frontage measures 44.261 metres with a combined proposed crossover width of 9.5 metres equating to 21.46% of the frontage. Both frontage crossover widths are within acceptable limits. To facilitate the new vehicle crossings for dwellings 2,3 and 4 the two existing street tress within the Lahinch Street road reserve are required to be removed. These trees will be removed and replaced at the developer's cost, in consultation with Hume City Council, ensuring no net loss of tree canopy with the public realm.
CLAUSE 55.02-7 **Tree canopy objective** To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments**

To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat. **Standard B2-7** Provide a minimum canopy cover as specified in Table B2-7.1 Existing trees to be retained meet all of the following • Has a height of at least 5 metres, • Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, • Has a trunk that is located at least 4 metres from proposed buildings. • The minimum canopy cover is met using any combination of trees specified in Table B2-7.2. • Existing trees that are retained can be used in calculating canopy cover. Provide at least one new or retained tree in the front setback and the rear setback. Trees are located in either: • An area if deep soil as specified in Table B2-7.2; or • A planter as specified in Table B2-7.2. Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.	The proposal does not involve the removal of any significant vegetation from the site. Instead, it seeks to introduce a new landscaping scheme that is compatible with the surrounding neighbourhood character and will achieve a minimum canopy cover of 10% of the site area (71.5m^2). Adequate space has been allocated within both the front setbacks and the rear private open space areas of the dwellings to support meaningful landscaping outcomes, including canopy trees, shrubs and groundcovers. The landscaping strategy will soften the built form, enhance the overall streetscape presentation and contribute positively to the local character.

Table B2-7.1 Canopy cover

Site Area	Canopy Cover
1000 square metres or less	10% of site area
More than 1000 square metres	20 % of site area

Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 sqm	12 sqm (min. plan dimension 2.5 metres)	21 cubic metres (min. plan dimension 2.5 metres)	0.8 metres
B	8 metres	8 metres	50.3 sqm	49 sqm (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre
C	12 metres	12 metres	113.1 sqm	121 sqm (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metres

CLAUSE 55.02-8 **Front fences objective** To encourage front fence design that responds to the existing or preferred neighbourhood character. **Standard B2-8** • A front fence within 3 metres of a street is: • 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 B2-8.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** There are no additional requirements specified under Schedule 1 to the General Residential Zone. The proposal includes a 1.2 metre high brick fence along the front boundary of Unit 1. Along the side boundary of Unit 1, a 1.8 metre timber paling fence is proposed to ensure adequate privacy for future residents and adjoining properties.

Table B2-8 Maximum front fence height

Street context	Maximum front fence height
Street in a Transport Zone 2	2 metres
Other streets	1.5 metres

CLAUSE 55.03 LIVEABILITY	
CLAUSE 55.03-1 **Dwelling diversity objective** To encourage a range of dwelling sizes and types in developments of ten or more dwellings. **Standard B3-1** Developments include at least: • One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.	Apply appropriate response: – **Not applicable** **Comments** This application involves the development of four dwellings, which is less than 10 dwellings.
CLAUSE 55.03-2 **Parking location objective** To minimise the impact of vehicular noise within developments on residents. **Standard B3-2** Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building within the habitable room.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** Car parking for each dwelling is situated to the front of the associated dwelling, providing direct access of the street. The layout has been designed to allow for safe and efficient vehicle movement within the development. The design also ensures that residential amenity is protected, with no habitable room window facing the internal accessway.

CLAUSE 55.03-4 **Entry objective** To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation. **Standard B3-4** *Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings* Each dwelling and each residential building has a ground level entry door that: • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. *Apartment development and residential building with a shared entry* An apartment development and each residential building has: • A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. • An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. • Shared corridors and common areas have at least one source of natural light and natural ventilation.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The proposed dwelling entries are clearly visible and easily identifiable from their respective street frontages. Each entry is enhanced by a porch feature and individual frontage treatment, creating a strong sense of personal address while providing a transitional space between the public and private realm.
CLAUSE 55.03-5 **Private open space objective** To provide adequate private open space for the reasonable recreation and service needs to residents.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments**

Standard B3-5 A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: • An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or • A balcony with at least the area and dimensions specified in Table B3-5; or • An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or • An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone; • The area and dimensions specified in the schedule must be 25 square metres or less; and • The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard. If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.	Areas and minimum dimensions have not been specified in Schedule 1 to the Zone. Each dwelling provides a minimum of 25 square metres of secluded private open space, with a minimum width of 3 metres. This space is directly accessible from the main dining area of each dwelling.

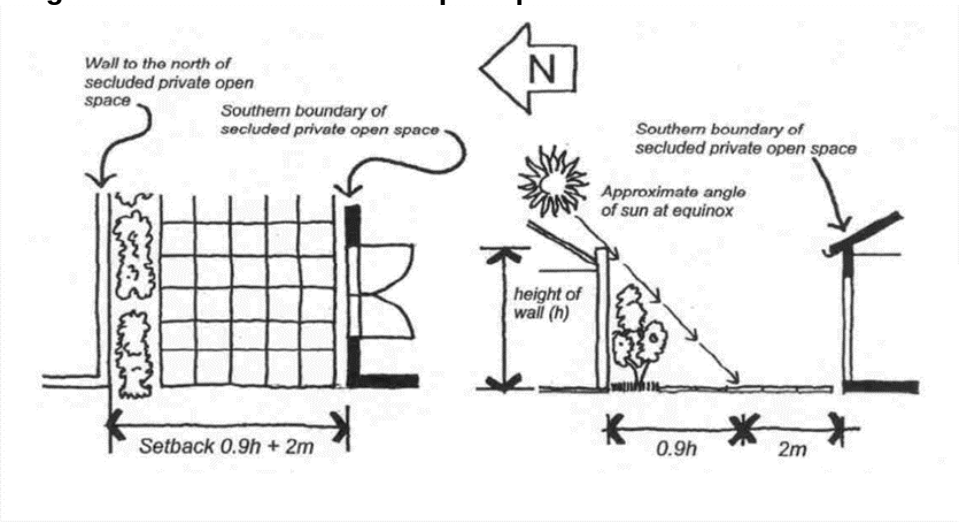
Where ground level private open space is provided an area for clothes drying is provided.	

Table B3-5 Private open space for a balcony

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	6 metres	12.6 sqm
South (between north 30 degrees west to south 20 degrees east	All	8 metres	50.3 sqm
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 bedroom dwelling	12 square metres	2.4 metres

CLAUSE 55.03-6 **Solar access to open space objective** To allow solar access into the secluded private open space of new dwellings and residential buildings. **Standard B3-6** The southern boundary of secluded private open space is 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	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** Each secluded private open space (SPOS) is located to the north of its associated dwelling, except for Unit 4, where the SPOS is located to the west. The SPOS areas are not obstructed by any walls directly to the north, ensuring adequate access to sunlight throughout the day.

Diagram B3-6 Solar access to open space



CLAUSE 55.03-7 **Functional layout objective** To ensure dwellings provide functional areas that meet the needs of residents. **Standard B3-7** Bedrooms: • Meet the minimum internal room dimensions specified in Table B3-7.1; and • Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The main bedroom achieves a minimum width and depth exceeding 3.0 metres and 3.4 metres respectively. All other bedrooms provide minimum widths and depths well in excess of 3.0 metres. The main living areas achieve the following dimensions: Unit 1 Width 4.0m Depth 4.69m Unit 2 Width 4.2m Depth 4.97m Unit 3 Width 4.2m Depth 4.97m Unit 4 Width 4.1m Depth 4.00m The main living areas achieve the minimum required area of 12 square metres, in accordance with the standard.

Table B3-7.1 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table B3-7.2 Living area dimensions

Bedroom type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 square metres
2 or more bedroom dwelling	3.6 metres	12 square metres

CLAUSE 55.03-8 **Room depth objective** To allow adequate daylight into single aspect habitable rooms. **Standard B3-8** The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** All single aspect habitable rooms have depths of less than 2.5 times the ceiling height, thereby ensuring adequate access to daylight.

plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. In clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.	
CLAUSE 55.03-9 **Daylight to new windows objectives** To allow adequate daylight into new habitable room windows. **Standard B3-9** *Dwelling (other than a dwelling in or forming part of an apartment development)* A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • 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. *Dwelling in or forming part of apartment development* A window in an external wall of the building is provided to all habitable rooms.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The habitable room windows of the proposed dwellings face open space and provide clear to the sky access with a minimum dimension exceeding 1 metre and an area greater than 3 square metres. This design promotes natural daylight penetration, enhancing internal amenity while reducing reliance on artificial lighting during the day.

Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. • A window clear to sky.	
CLAUSE 55.03-10 **Natural ventilation objectives** To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. **Standard B3-10** *Dwelling (other than a dwelling in or forming part of an apartment development)* Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientation of the dwelling. *Dwelling in or forming part of an apartment development* At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The proposed dwellings will incorporate openable windows designed to facilitate natural ventilation by providing: • A maximum breeze path through the dwelling of approximately 18 metres. • A minimum breeze path through the dwelling of approximately 5 metres. • Ventilation openings of approximately equal size to ensure balanced air flow.

CLAUSE 55.03-11 **Storage objectives** To provide adequate storage facilities for each dwelling. **Standard B3-11** *Dwelling (other than a dwelling in or forming part of an apartment development)* Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space. *Dwelling in or forming part of an apartment development* Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** Each proposed dwelling provides over 18 cubic metres of storage space, with at lest 12 cubic metres located internally. In addition, a minimum of 6 cubic metres of external storage space is provided.

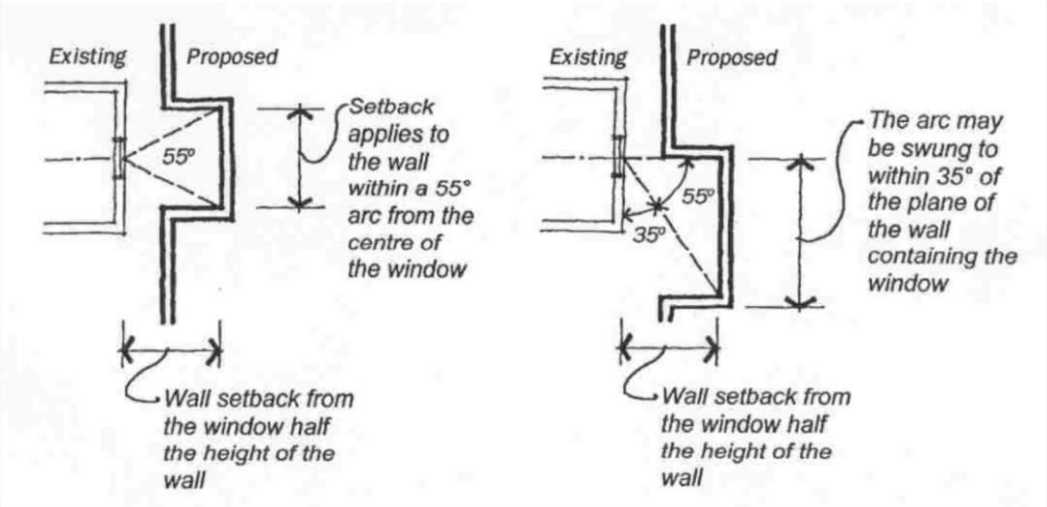
Table B3-11 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bebroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

CLAUSE 55.03-12 **Accessibility for apartment developments objectives** To ensure the design of dwellings meet the needs of people with limited mobility. **Standard B3-12** At least 50 per cent of dwellings in or forming part of an apartment development have: • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.	Apply appropriate response: – **Not applicable** **Comments** This application does not involve the construction of an apartment development.

CLAUSE 55.04 EXTERNAL AMENITY	
CLAUSE 55.04-1 **Daylight to existing windows objective** To allow adequate daylight into existing habitable room windows. **Standard B4-1** Buildings opposite an existing habitable room window 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 are 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.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The proposed dwellings will not reduce the amount of natural daylight entering habitable room windows of neighbouring properties. The design provides sufficient setbacks, achieving well in excess of 3 square metres with a minimum dimension of 1 metre clear to the sky.

Diagram B4-1 Daylight to existing windows



CLAUSE 55.04-2 **Existing north-facing windows objective** To allow adequate solar access to existing north-facing habitable room windows. **Standard B4-2** Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: • A new building is to be set back from the boundary by at least 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. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not Exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** There are no northern facing habitable room windows within 3 metres of the site's southern boundary.

Diagram B4-2.1 North-facing windows

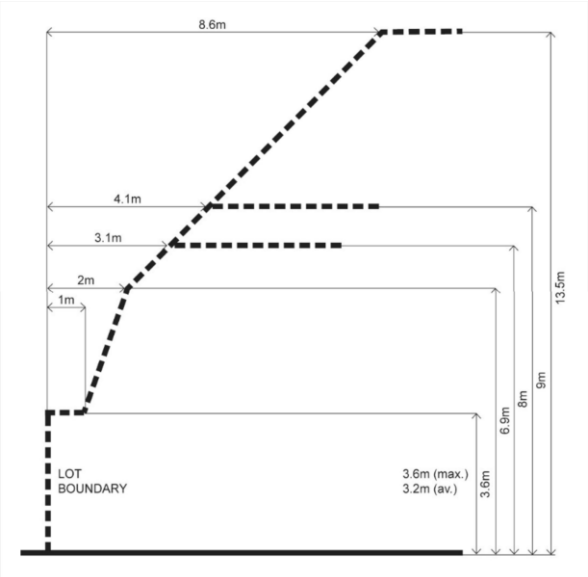
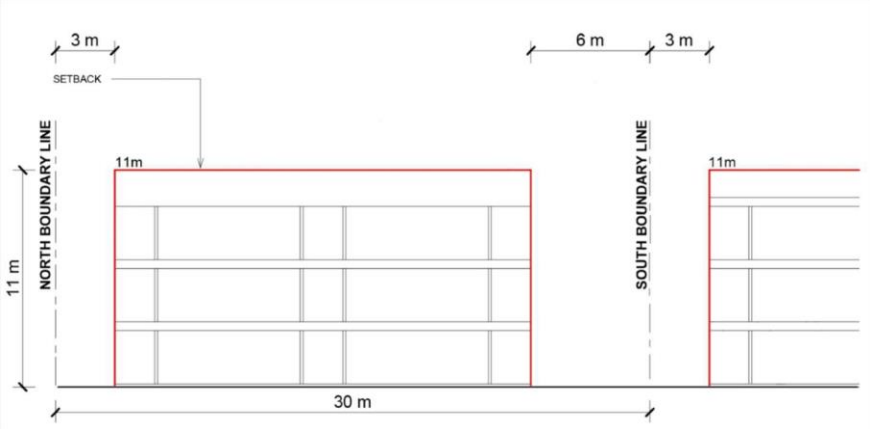


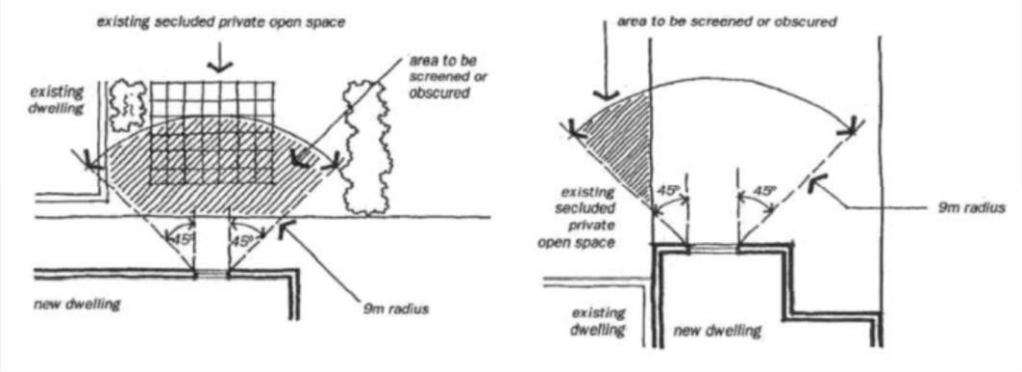
Diagram B4-2.2 North-facing windows



CLAUSE 55.04-3 **Overshadowing secluded open space objective** To ensure buildings do not significantly overshadow existing secluded private open space. **Standard B4-3** The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm 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 will not be further reduced.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** According to the attached shadow diagrams, the proposal will not result in additional overshadowing of secluded private open space or habitable room windows of adjoining properties.
CLAUSE 55.04-4 **Overlooking objective** To limit views into existing secluded private open space and habitable room windows. **Standard B4-4** In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is located and 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 are measured within a 45 degree angle from the plane of the window or perimeter of the	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** All units in the development are proposed as double storey dwellings. All habitable room windows are designed to avoid direct views into the secluded private open space and habitable room windows of existing dwellings within 9 metres and within a 45 degree arc from the window.

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 that is located 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: • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view are: • 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.	Any habitable room windows with the potential for overlooking will be fitted with fixed obscure glazing to any part of the window below 1.7 metres above finished floor level. Please refer to the architectural drawings for further detail.

Diagram B4-4 Overlooking



CLAUSE 55.04-5 **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 B4-5** In Clause 55.04-5 a habitable room does not include a bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or • Has a sill height of at least 1.7 metres above floor level; or • Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level; or. • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.7 metres above floor level and within: • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction. Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The proposal has been designed to ensure that all windows are positioned to avoid direct views into habitable room windows within the development. This layout provides reasonable protection of privacy between dwellings, safeguarding internal amenity and ensuring compliance with the standard.

CLAUSE 55.05 SUSTAINABILITY	
CLAUSE 55.05-1 **Permeability and stormwater management objective** To reduce the impact of increase stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling. **Standard B5-1**	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** A Stormwater Management Plan has not been provided at this stage; however, there is capacity to implement Water Sensitive Urban Design (WSUD) treatments, including the provision of rainwater thanks to each dwelling.

The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to: • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: – Suspended solids 80% reduction in mean annual load. – Total phosphorus and Total Nitrogen 45% reduction in mean annual load. – Litter 70% reduction of mean annual load. *Note:* *A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.* • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	The proposal achieves site permeability in excess of the minimum 20% required, supporting on-site water infiltration and reducing stormwater runoff, thereby encouraging sustainable stormwater management outcomes.
CLAUSE 55.05-2 **Overshadowing domestic solar energy systems objective** To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings. **Standard B5-2** Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The proposed development will have no overshadowing impact on existing domestic solar energy systems located on the roofs of adjoining properties (4 Lahinch Street, Broadmeadows).

This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	
CLAUSE 55.05-3 **Rooftop solar energy generation area objectives** To support the future installation of appropriately sited rooftop solar energy systems for a dwelling. **Standard B5-3** In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The design and layout of the proposed roofing ensures the capacity for sitting rooftop solar energy systems. Each dwelling provides: • A minimum dimension exceeding 1.7 metres. • A minimum area greater than 26 square metres for Unit 2,3 and 4. A minimum area greater than 34 square metres for Unit 1. • Roof areas orientated to the north, west or east. • Roof spaces that are free from obstructions. • Positioned high on the roofline.

Diagram B5-3 Allowable distance between obstruction and the rooftop solar energy area

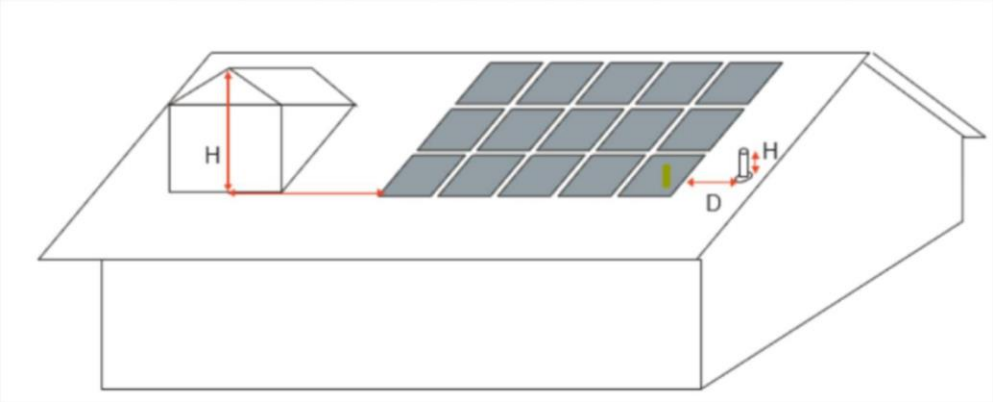


Table B5-3 Minimum rooftop solar energy generation area

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

CLAUSE 55.05-4 **Solar protection to new north-facing windows objective** To encourage external shading of north facing windows to minimise summer heat gain. **Standard B5-4** North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** All north-facing windows are shaded by eaves with a minimum depth greater than 0.25 times the height of the window, with the exception of Unit 1, Bedroom 3. For this window, fixed horizontal shading devices will be installed. The proposal provides effective solar shading to all north-facing windows, minimising summer heat gain while allowing winter sunlight access.
CLAUSE 55.05-5 **Waste and recycling objective** To unsure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity. **Standard B5-5** *Dwelling (other than a dwelling in or forming part of an apartment development)* The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1. If the development includes a shared bin storage area: • The shared bin storage area: • Is located within 40 metres of a kerbside collection point.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** Bin storage enclosures are to be located away from street view and positioned conveniently to the rear or side of each dwelling via the garage, with bins to be placed out only on collection days. Each dwelling is provided with a minimum bin storage area of 1.8 square metres, with a minimum depth of 0.8 metres and minimum height of 1.8 metres, ensuring compliance with waste management requirements.

• Includes a tap for bin washing • There is a continuous path of travel free of steps and obstruction from dwellings to the bin storage area. Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres. *Dwelling in or forming part of an apartment development* The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2. Enclosed bin storage areas are ventilated by: • Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or • A mechanical exhaust ventilation system. A tap and drain is provided to wash bins. A continuous path of travel is provided from each dwelling to bin storage areas. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.	

Table B5-5.1 Bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling	1.8 square metres	0.8 metre	1.8 metres
Shared bin storage area for 3 dwellings or less	5.4 square metres	0.8 metre	1.8 metres
Shared bin storage area for 4 or more dwellings	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres

Table B5-5.2 Apartment bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metre	2.7 metres
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres

CLAUSE 55.05-6 **Noise impacts objective** To minimise the impact of mechanical plant noise located in the development. **Standard B5-6** Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.	Apply appropriate response: ✓ **Standard met** **Standard not met** **Comments** The only major identifiable noise source in the surrounding area is traffic along Widford Street. All bedrooms and secluded private open space areas are well set back from this source, providing reasonable protection from noise impacts.
CLAUSE 55.05-7 **Energy efficiency for apartment developments objectives** To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency. **Standard B5-7** Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.	Apply appropriate response: – **Not applicable** **Comments** This application does not involve the construction of an apartment.

Table B5-7 Cooling load

NatHERS climate zone	NatHers maximum cooling loan MJ/M2 per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Conclusion

This proposal seeks approval for the construction of four new dwellings at 153 Widford Street, Broadmeadows, achieving a balance between enhanced living standards and the protection of neighbourhood character. The design reflects a high standard of architectural and urban design quality, developed through careful consideration of the amenity of adjoining properties.

The proposed development complies with the objectives and standards of Clause 55 (ResCode), as well as the requirements of Clause 52.6 (Car Parking) and Clause 52.13 (Stormwater Management in Urban Development) of the Hume Planning Scheme.

CREATIVELY.

ARCHITECTURAL DESIGN FIRM

153 WIDFORD ST,
BROADMEADOWS,
VIC 3047

SUSTAINABLE DESIGN ASSESSMENT

PROPOSED FOUR DOUBLE STOREY DWELLINGS

CREATIVELY.

ARCHITECTURAL DESIGN FIRM

Sustainable Design Assessment (SDA)

Proposed Residential Development

Table of Contents

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ARCHITECTURAL DESIGN FIRM

Initiatives to be Marked on Drawings

Water & Stormwater Management

- Location and size of each Rainwater tank proposed.
- Note showing connection to the toilets.
- Mark-up showing roof catchment area
- Note showing use of native or drought tolerant species for landscaped area
- Note showing WELS rating for water fittings/fixtures

Energy Efficiency

- Retractable external clothes drying line
- Lighting sensors for external lighting

Indoor Environment Quality

- Note showing double glazing on all habitable rooms (floor plans and elevations).
- External Adjustable shading (east/west/north) or improved horizontal fixed shading
  (north only).

Transport

- Bike space location for each dwelling– not installed over bonnet

Waste

- Three bins system including rubbish, recycling and garden waste.

Urban Ecology

- Show extent of vegetated areas around the site (includes lawn).

Introduction

The Built Environment Sustainability Scorecard (BESS) assessment has been conducted to determine the best practices that can be employed to demonstrate how the proposal can meet the objectives of the policy. The proposed development meets a minimum BESS score of 52% by the following initiatives.

Within Clause 22.02-4, the City of Hume has identified the following key categories to be addressed:

- Energy Performance
- Water Resources
- Indoor Environment Quality
- Stormwater Management
- Transport
- Urban Ecology

The site has been assessed using the BESS tool. BESS was developed by association of councils led by Merri-Bek City Council. This tool assesses the energy and water efficiency, thermal comfort and overall environmental sustainability performance of new buildings or alterations. It was created to demonstrate how new development can meet sustainability requirements as part of a planning permit application for the participating council.

Each target area within the BESS tool generally receives a score of between 1% and 100%. A minimum score of 50% is required for the energy, water, stormwater and IEQ areas. An overall score of 50% represents ‘Best Practice’ while a score over 70% represent ‘Excellence’. The result of the BESS assessment is included as Appendix D

The Stormwater Treatment Objective – Relative Measure (STORM) calculator which addresses stormwater quality considerations have been used for the development to ensure that stormwater management best practice requirements have been achieved. The result of the STORM assessment prepared by Creatively is included as Appendix A.

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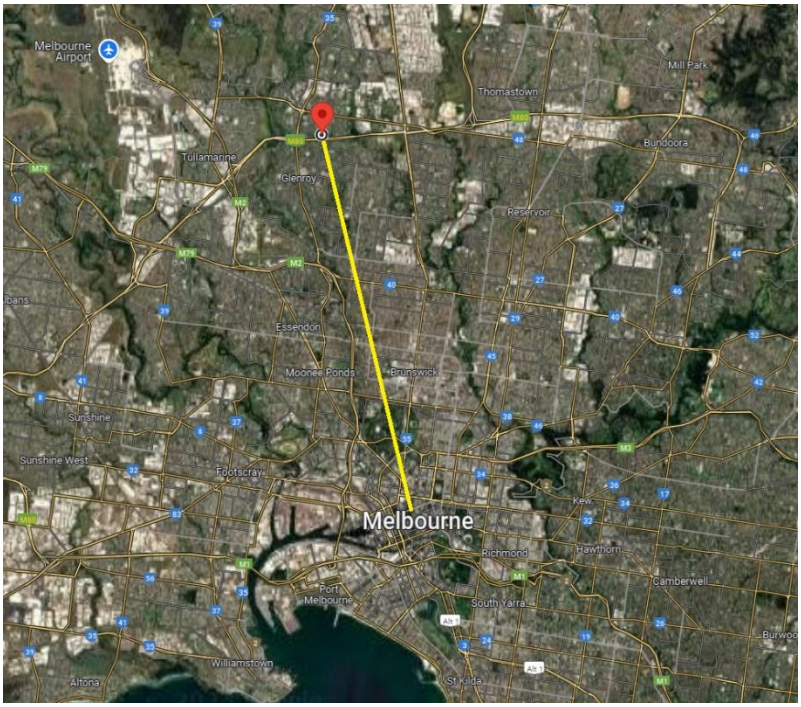
Site Description

The proposed site is located at 153 Widford Street, Broadmeadows. The 715 m^2 site is currently occupied by a single storey house which is proposed to be demolished. It is located in a residential area approximately 14 km from Melbourne CBD.



Proposed Development

It is proposed to demolish the existing single storey house and construct four double storey dwelling mixture of 3 to 4 bedrooms. The unit is provided with a single garage for units number 1,2,3 and for unit 4 double carport. The entrance to units has a direct relationship and an outlook to Widford Street for unit 1 and Lahinch Street for units' number 2,3,4. Ensuring that all dwellings have entries that are visible from the street.

Energy Efficiency

Energy consideration should be incorporated into the design of the proposed development. This includes the use of energy efficient appliances, conservation strategies and renewable energy sources, all of which help reduce greenhouse gas emissions.

Thermal Performance

Energy rating will be confirmed at the building approval stage. The development is committed to achieving an average energy rating at least 7.5 stars, with no individual dwelling rated below 7.0 stars – representing a 10% improvement above BCA requirements.

This will be achieved through the use of appropriate insulation (minimum R2.5 in external walls, R5.0 in floors) together with double-glazed windows in all habitable rooms. For the purpose of the BESS assessment, a 7-star average has been assumed.

Heating and Cooling Systems

Heating and cooling can contribute up to %40 of a household's energy use. To minimise consumption, energy-efficient air conditioners will be installed, selected within one star of the most efficient product available at the time of purchase. For the purpose of the BESS assessment, a 5-star energy rating has been assumed; however, the actual rating will depend on the finial product selection.

Hot Water Heating

Hot water for the townhouses will be supplied by gas instantaneous systems, selected with a minimum 6-star rating or within one star of the most efficient model available, whichever is higher.

Internal Lighting

Energy use from artificial lighting in the townhouses will be minimised through the installation of LED fixtures, ensuring lighting power density does not exceed 4W/m^2.

Additionally, the use of light-toned internal finishes will enhance daylight penetration, further reducing reliance on artificial lighting.

External Lighting

External lighting for the townhouses and common areas (including the driveway) will utilise LED fixtures and be fitted with controls such as motion sensors or timers to reduce energy use during off-peak periods.

Energy Efficient Appliances

Any appliances provided as part of the base building works (e.g., dishwashers) will be selected within one star of the highest available energy efficiency rating.

Clothes Drying

Each townhouse will be provided with external retractable clotheslines or drying racks, located within the designated private open space.

Light to Medium Coloured Roof

Sections of the development's roof will be finished in light to medium colours to help reduce heat loads and mitigate the urban heat island effect.

Water Efficiency & Stormwater Management

Water efficiency and reuse measures will be incorporated into the design of the proposed development to reduce overall demand and encourage recycling of water resources. Similarly, stormwater management strategies will be integrated to protect and enhance natural systems, promote on-site retention and minimise runoff and peak flows.

Water Efficient Fittings

The development will incorporate water-efficient fixtures and fittings to minimise mains water consumption. The following WELS star ratings will be specified:

- Toilets – 5 Star;
- Taps (bathroom and kitchen) – 5 Star; and
- Showerhead Unit 1, 2 & 4 – 4 Star with aeration device (6-7.5L/min).
  Unit 3 – 5 Star with aeration device (4.5-6L/min).

Rainwater Collection & Use

Rainwater from designated roof areas of each townhouse will be collected and stored in individual 2,000-3,000L tanks. Where necessary, a charged pipe system or multiple tanks will be installed to facilitate collection; however, charged pipes will not be located beneath the building footprint. Stakeholders will be required to acknowledge and confirm the feasibility of this solution prior to installation.

The harvest rainwater will be used for toilet flushing within the proposed townhouses. These measures will significantly reduce stormwater impacts and support compliance with the STORM calculator (refer to Appendix A).

Water Efficient Appliances

Any appliances included as part of the base building works will be selected within one WELS star of the most efficient model available.

Water Efficient Landscaping

Landscaped areas will feature native or drought-tolerant plant species, requiring minimal water once established. Any temporary irrigation needed during the establishment period will be supplied via rainwater tanks.

Indoor Environment Quality

Indoor Environment Quality (IEQ) principles will be integrated into the design of the proposed development, as they play a vital role in supporting occupant health, wellbeing and comfort. A well-considered IEQ design will create naturally comfortable indoor spaces while reducing reliance on building services such as artificial lighting, mechanical ventilation and heating-cooling systems.

Daylight Levels

Daylight access will be maximised through the use of light-toned internal finishes to enhance reflection. All bedrooms and living areas will be fitted with windows to provide natural sunlight and ventilation, with no bedrooms dependent on borrowed light. The use of mirrored wardrobe doors may further improve daylight distribution within bedrooms.

Double Glazing

Glazing will be chosen in accordance with the energy rating requirements at the building approval
stage.

Task Lighting

Task areas such as kitchen benches and bathroom basins will be provided with higher illuminance levels (300 lux) to ensure adequate lighting for activities in these spaces.

Shading

Fixed horizontal shading will be incorporated on north-facing glazing, complemented by adjustable external shading devices on east, west facades. These measures will help reduce glare, manage solar heat gains and enhance the thermal comfort of the townhouses.

Ventilation

All kitchens will be fitted with a dedicated rangehood exhaust that vents directly to the outside. Each townhouse will also be designed to support effective cross-flow ventilation, providing fresh air for occupants and reducing reliance on mechanical cooling. The inclusion of window locks and door catches will further encourage and enhance natural ventilation throughout the dwelling.

Construction & Building & Waste Management

In accordance with Hume City Council's guidelines, building management strategies will be embedded in the proposed development's design to ensure efficient, ongoing building performance.

A dedicated waste management system will also be incorporated, aiming to minimise landfill contributions through effective disposal, recycling and the provision of on-site waste storage and collection facilities, as outlined in the Council's 'Guidelines for Waste Collection from Multi-Unit Developments'.

Metering and Monitoring

Each townhouse will be equipped with separate utility meters for water, gas and electricity, enabling residents to monitor their usage and manage consumption more effectively.

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Construction Waste Management

A Waste Management Plan will be presented to all on-site staff during site induction to ensure waste is minimised and disposed of appropriately. At least %80 of construction and demolition waste will be reused or recycled, reducing the amount sent to landfill.

Construction Environmental Management

The builder will assess potential environmental risks associated with construction and implement management strategies accordingly. This will include maintaining effective erosion and sediment control measures throughout construction and operation, as well as staging earthworks to minimise exposure of bare soil in high-risk areas, particularly during periods of peak rainfall.

Operational Waste

In accordance with Hume City Council's residential waste service requirements, each townhouse will be provided with a three-bin system comprising general waste, recycling and green waste bins.

Recycling bins will be places alongside general waste bins in each kitchen to encourage correct separation of waste at the source.

Transport

They The proposed development incorporates a range of sustainable transport initiatives consistent with Hume City Council's Environmental Sustainable Development Policy and Clause 15.01-2L-03 of the Hume Planning Scheme. These measures aim to reduce greenhouse gas emmisions, encourage active transport and support a shift towards more sustainable travel modes.

Bicycle Parking

Secure bicycle parking will be provided within each townhouse's garage or private open space, ensuring at least one bicycle space per dwelling for residents and visitors. Bicycle spaces will be they are not located above car bonnets.

Walkability

The site layout supports safe pedestrian movement with direct access to street frontages and nearby public transport stops, encouraging walking as an alternative to car travel.

Public Transport Access

The development is well connected to existing public transport infrastructure, providing residents with viable alternatives to private car use.

Building Materials

Material selection will form an integral part of the proposed development's design, with priority given to durable, low maintenance products that minimise environmental impact. Preference will be given to materials with low embodied energy, recycled or recyclable content and responsibly sourced products, while also considering long term economic viability.

Timber

All timber used in the development will be sourced from responsibly managed forests, with certification under the Forest Stewardship Council (FSC) or the Program for the Endorsement of Forest Certification (PEFC) or alternatively obtained from recycled or reused sources.

Flooring

Timber flooring will be the preferred choice for all living areas and bedrooms. Where alternative flooring is used, products will be selected wherever possible from materials certified under one or more of the following schemes:

- Carpet Institute of Australia Limited Environmental Certification Scheme (ECS v1.2)
- Ecospecifier GreenTag Grenrate V3.2
- Good Environmental Choice Australia (GECA)

Where certification is not available, flooring will be required to demonstrate durability, incorporate eco-preferred content, be modular in design or be sourced from a manufacturer with a product stewardship program and ISO 14001 certification.

Joinery

Wherever possible, joinery will be manufactured from materials/products certified under any of the
following:

- Ecospecifier GreenTag GreenRate V3.1;
- Good Environmental Choice (GECA); and/or
- The Institute for Market Transformation to Sustainability (MTS) Sustainable Materials Rating Technology standard Version 4.0 – SmaRT 4.0.

The use of Ecological Panel (or equivalent) will be investigated, which is created from 100% postconsumer recycled products.

Non-toxic and Durable External Materials

All external building materials will be durable and non-toxic, ensuring longevity and minimising environmental and health impacts.

Steel

Where feasible, steel for the development will be sourced from a Responsible Steel Maker. Reinforcing steel will be produced from manufacturers employing energy efficient production processes, such as those commonly used by major suppliers including Bluescope and OneSteel.

Urban Ecology

In dense urban environments such as metropolitan Melbourne, maintaining and enhancing the health or urban ecosystems is essential to improving living conditions for both people and local fauna. This can be achieved by incorporating vegetation through thoughtful landscaping in both new and existing developments.

Vegetation

Generous landscaped areas will be incorporated throughout the site and within private open spaces, creating a pleasant environment for occupants. The landscape design will feature a mix and native species to support and enhance local biodiversity.

Private Open Space

Each townhouse courtyard will be provided with a tap and floor waste for convenience and proper drainage.

Insulant ODP

All thermal insulation used in the development will be free from ozone depleting substances and will be manufactured without their use.

Implementation & Monitoring

The proposed 153 Widforst Street, Broadmeadows development will meet Hume City Council's best practice ESD requirements through the initiatives outlined in the SDA, including a thermally efficient building envelope, energy efficient heating, cooling and hot water systems and the use of sustainable materials.

Successful implementation and ongoing monitoring of these measures will be necessary to ensure compliance with Council's ESD objectives.

Implementation of the ESD initiatives outlined in this report requires the following processes:

- Full integration with architectural plans and specifications.
- Full integration with building services design drawings and specifications.
- Endorsement of the ESD Report with town planning drawings.
- ESD initiatives to be included in plans and specifications for building approval.

Appendix A – WSUD Report / Storm Assessment

New development must comply with the best practice performance targets for suspended solids, total
phosphorous and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental
Management Guidelines, Victoria Stormwater Committee 1999. These guidelines currently set the following water quality performance targets.

- 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.

The development has been assessed using the STORM tool, an industry recognised assessment method to confirm compliance with the best practice stormwater quality targets outlined above. A minimum compliance score of 100% is required for the development.

Site Delineation

For the purposes of this assessment, the development site has been categorised into the following surface types;

- Site area of 714.90 m^2;
- Part of the roof area runoff of dwelling 1 of 83.11 m^2 which will be diverted into rainwater tank(s)
- Part of the roof area runoff of dwelling 2 of 58.10 m^2 which will be diverted into rainwater tank(s)
- Part of the roof area runoff of dwelling 3 of 58.10 m^2 which will be diverted into rainwater tank(s)
- Part of the roof area runoff of dwelling 4 of 75.90 m^2 which will be diverted into rainwater tank(s)

Remainder of impervious areas of 180.39 m^2 comprised of unconnected roof areas and other impervious areas around the sit

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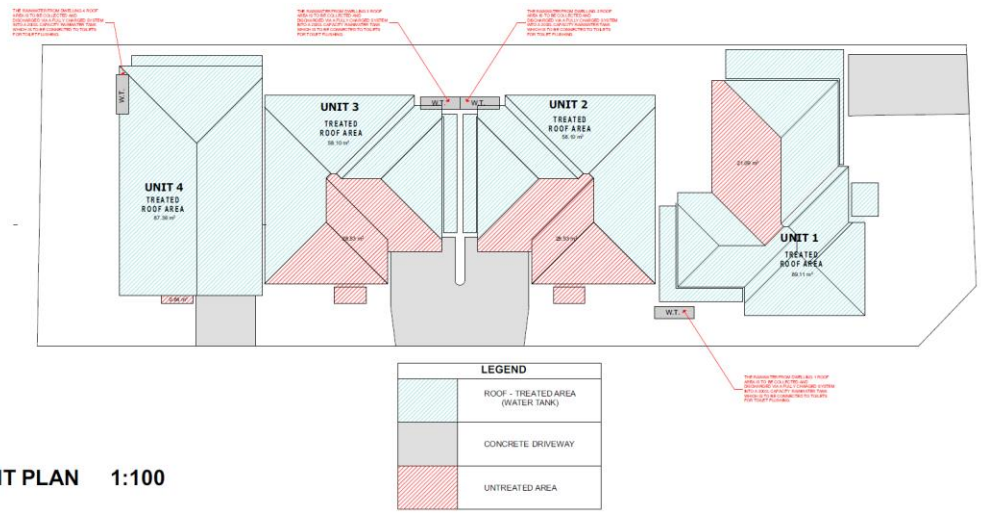

ROOF CATCHMENT PLAN 1:100

WATER SENSITIVE URBAN DESIGN (WSUD) PLAN

Townhouse The proposed development incorporates WSUD measures to reduce stormwater impacts, improve water quality and promote sustainable water use, consistent with Hume City Council's ESD Policy and the Urban Stormwater Best Practice Environmental Management Guidelines

Stormwater Initiatives

Each townhouse will be provided with a rainwater tank sized to suit the dwelling, including a 3,000L tank for dwelling 1 and 2,000L tanks for dwellings 2,3 and 4. Roof catchment areas will be directed to these tanks, with the collected rainwater to be used for toilet flushing within each dwelling.

Where necessary, a charged pipe system or multiple tanks may be installed to improve water capture, however charged pipes will not be located beneath building slabs. This solution must be explicitly acknowledged and support by the builder, developer and designer to ensure feasibility and correct insulation.

Stormwater Results

The initiatives and measures outlined above have been incorporated into the STORM assessment prepared by Creatively, with the proposed development achieving a compliance score of 101%.

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Project # 12B34874 - 153 Widford Street
153 Widford St, Broadmeadows VIC 3047, Australia
04 November 2025 10:20 p.m.

BLUE FACTOR.

153 Widford Street

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

101%
SCORE

Project details

Name	153 Widford Street
Street address	153 Widford St, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	714 m^2
Planning Number	P26371

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	41%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	57%	>80%
Total phosphorus (%)	52%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	67%	>70%

Stormwater Management at Construction Site

During the construction stage, stormwater management measures will be implemented to minimise the risk of contamination. This will include the use of buffer strips, installation of sediment traps and maintain the site free of loose debris.

The builder will adhere to the guidelines set out in Keeping Our Stormwater Clean – A Builder's Guide (Melbourne Water).

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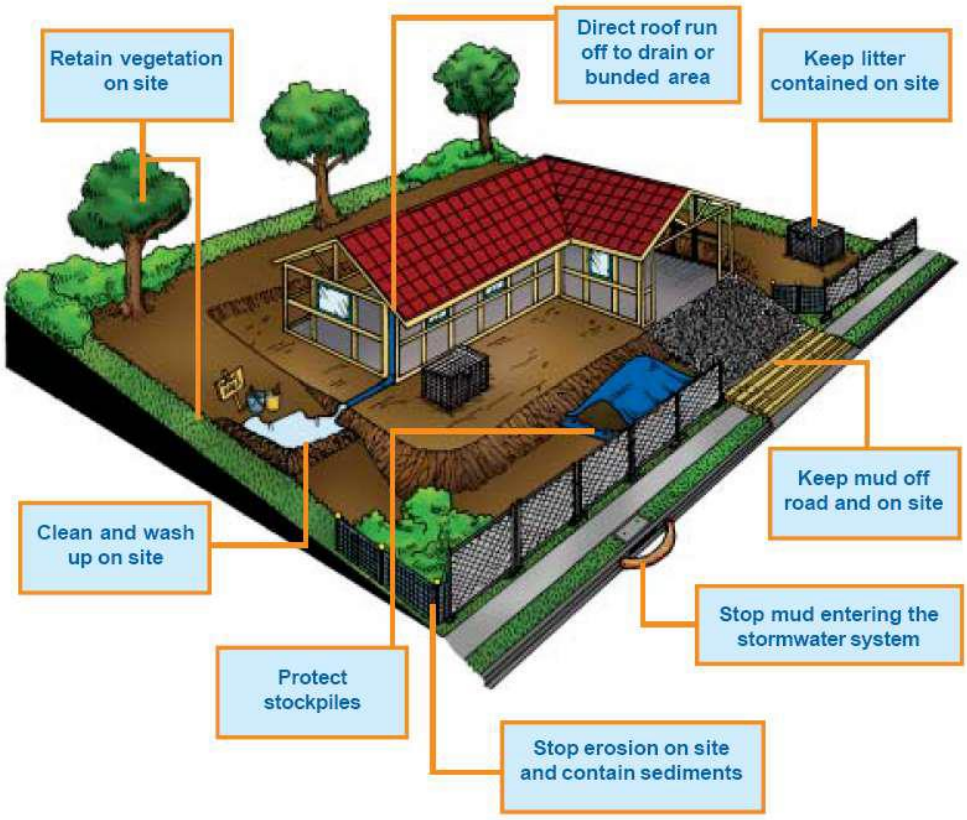


Copies of “Keeping Our Stormwater Clean – A Builder’s Guide” booklet can be obtained from Melbourne Water by ringing on 131 722 or can be downloaded from the following website.
https://www.clearwatervic.com.au/user-data/resource-files/Keeping_Our_Stormwater_Clean-A_Builders_Guide[1].pdf

Appendix B – WSUD Management & Installation

Installation

Rainwater Tanks

The rainwater tanks will be installed above ground, with the specific manufacturer or material yet to be nominated. Each tank will be fitted with a mesh insect screen on the inlet pipe to prevent pest breeding and mess will also be installed on overflow pipes. Where a manhole is provided, it will be properly sealed. The location of the tank is detailed in the architectural drawings.

Pump required to direct stormwater runoff into the tanks, or to distribute collected water to end uses such as toilets and laundry will be installed in accordance with the selected manufacturer's specifications.

https://www.melbournewater.com.au/community-and-education/help-protectenvironment/raingardens.

Inspection Requirements

Rainwater Tanks

Roof areas and gutters connected to the rainwater tanks should be inspected every six months, and the stored rainwater should also be checked at the same interval for any signs of mosquito infestation. Tanks should be examined every two years for sludge build-up. In addition, the monitoring system, whether digital or a float system should be regularly tested to confirm that water levels are being accurately recorded.

Pumps

Pumps will be routinely inspected by monitoring their day-today operation. Any unusual sounds or absence of noise should be investigated promptly. All inspections and maintenance will be carried out in accordance with the selected manufacturer's specifications.

Clean Out / Maintenance Procedure

Rainwater Tank, Roof and Gutters

Rainwater tanks will require regular maintenance of the associated roof and gutter systems. Gutter should be inspected, maintained and cleaned every six months to prevent blockages. If a leaf-guard system is installed, annual cleaning will be sufficient.

Trees on site should also be maintained every six months, with and branches overhanging the roof removed. To avoid mosquito breeding, ponding in gutters must be prevented and tanks must be kept sealed.

Regular inspections should ensure that gutters remain free of ponded water and are cleaned as required.

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

Pumps

Maintenance will be carried out in accordance with the selected manufacturer's specifications.

Commissioning

Rainwater Tank

All rainwater tanks must be thoroughly washed or flushed prior to use, and all inlets and outlets must be properly sealed to prevent insect entry. Connections to all toilets within the development should be tested to confirm correct operation.

Pumps

Commissioning will be carried out in accordance with the selected manufacturer's specifications.

Summary

The following measures must be implemented on-site to ensure compliance with WSUD requirements and to maintain the proper operation of the rainwater tanks and associated connections.

TASK	WHEN ?	REQUIREMENT
Inspect Rainwater tanks	Every 6 months	Check for any damage/compression Mosquitoes infestation
	Every 2 years	Sludge Build up – if sludge build up occurs a vacuum tank needs to be called out to site.
Inspect roofs & gutters	Every 6 months	Clean out of leaves / debris. Remove any overhanging branches onsite.

Appendix C – BESS Assessment

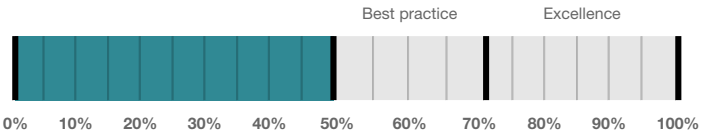
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 153 Widford St Broadmeadows Victoria 3047. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

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

Your BESS Score

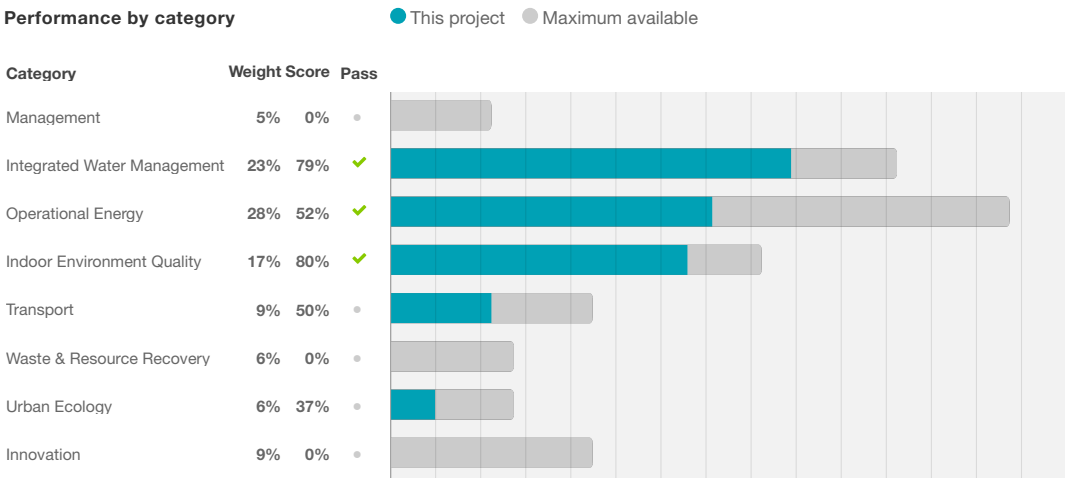


52%

Project details

Name	153 Widford Street
Address	153 Widford St Broadmeadows Victoria 3047
Project ID	A3F6D712-R2
BESS Version	BESS-9
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	ethem@archinspire.com.au
Application no.	P26371
Site area	714 m²
Building floor area	561 m²
Date	04 November 2025
Software version	2.2.0-B.628

Performance by category



Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Unit 1	1	166 m^2	29%
Unit 3	1	136 m^2	24%
Unit 2	1	137 m^2	24%
Unit 4	1	122 m^2	21%
Total	**4**	**561 m^2**	**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)	To be printed	✔
Operational Energy 3.3	Annotation: External lighting controlled by motion sensors	To be printed	✔
Operational Energy 3.4	Location of clothes line (if proposed)	To be printed	✔
Indoor Environment Quality 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)	To be printed	✔
Indoor Environment Quality 3.1	Annotation: Glazing specification (U-value, SHGC)	To be printed	✔
Indoor Environment Quality 3.3	North-facing living areas	To be printed	✔
Transport 1.1	Location of residential bicycle parking spaces	To be printed	✔
Urban Ecology 2.1	Location and size of vegetated areas	To be printed	✔
Urban Ecology 2.4	Location of taps and floor waste on balconies / courtyards	To be printed	✔
Urban Ecology 3.1	Location of food production areas	To be printed	✔

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)		-
Indoor Environment Quality 3.3	Reference to the floor plans showing living areas orientated to the north		-

Credit summary

Management Overall contribution 4.5%

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

IWM Overall contribution 22.5%

		79%	✔ Pass
1.1 Potable Water Use		57%	✔ Achieved
2.1 Stormwater Treatment		100%	✔ Achieved
3.1 Water Efficient Landscaping		0%	

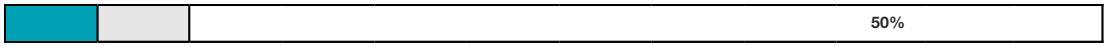
Operational Energy Overall contribution 27.5%

	Minimum required 50%	52%	✔ Pass
1.2 Thermal Performance Rating - Residential		0%	✔ Achieved
2.1 Greenhouse Gas Emissions		100%	
2.6 Electrification		0%	⊘ Disabled
		Credit is available when the energy supply is set to all-electric (no gas or wood).	
2.7 Energy consumption		100%	
3.3 External Lighting		100%	
3.4 Clothes Drying		100%	
3.5 Internal Lighting - Houses and Townhouses		100%	
4.4 Renewable Energy Systems - Other		N/A	✣ Scoped Out
		No other (non-solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses		0%	⊘ Disabled
		No solar PV renewable energy is in use.	

IEQ Overall contribution 16.5%

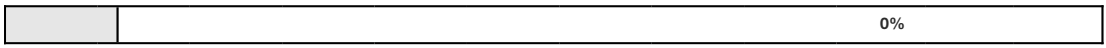
	Minimum required 50%	80%	✔ Pass
2.2 Cross Flow Ventilation		100%	
3.1 Thermal comfort - Double Glazing		100%	
3.2 Thermal Comfort - External Shading		0%	
3.3 Thermal Comfort - Orientation		100%	

Transport Overall contribution 9.0%



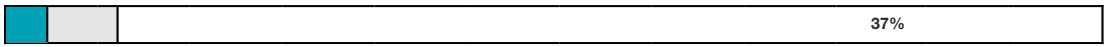
1.1 Bicycle Parking - Residential	100%	
1.2 Bicycle Parking - Residential Visitor	N/A	Scoped Out
		Not enough dwellings.
2.1 Electric Vehicle Infrastructure	0%	

Waste & Resource Recovery Overall contribution 5.5%



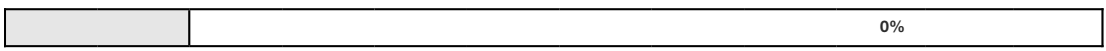
1.1 Construction Waste - Building Re-Use	0%
2.1 Operational Waste - Food & Garden Waste	0%

Urban Ecology Overall contribution 5.5%



2.1 Vegetation	25%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
2.4 Balconies, Courtyards & Roof terraces	100%
3.1 Food Production - Residential	100%

Innovation Overall contribution 9.0%



1.1 Innovation	0%

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	

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?:	
Unit 1 - RWT	89.1 m²
Unit 2 - RWT	58.1 m²
Unit 3 - RWT	58.1 m²
Unit 4 - RWT	87.4 m²
Tank Size:	
Unit 1 - RWT	3,000 Litres
Unit 2 - RWT	2,000 Litres
Unit 3 - RWT	2,000 Litres
Unit 4 - RWT	2,000 Litres
Irrigation area connected to tank:	
Unit 1 - RWT	0.0 m²
Unit 2 - RWT	0.0 m²
Unit 3 - RWT	0.0 m²
Unit 4 - RWT	0.0 m²
Is connected irrigation area a water efficient garden?:	
Unit 1 - RWT	No
Unit 2 - RWT	No
Unit 3 - RWT	No
Unit 4 - RWT	No
Other external water demand connected to tank?:	
Unit 1 - RWT	0.0 Litres/Day
Unit 2 - RWT	0.0 Litres/Day
Unit 3 - RWT	0.0 Litres/Day
Unit 4 - RWT	0.0 Litres/Day
Fixtures, fittings & connections profile	

Showerhead:	
Unit 1 Unit 2 Unit 4	4 Star WELS (>= 6.0 but <= 7.5)
Unit 3	5 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Small Square Tub/ Combined Shower
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC: All	>= 5 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	>= 5 Star WELS rating
Which non-potable water source is the dwelling/space connected to?:	
Unit 1	236240
Unit 2	236241
Unit 3	236242
Unit 4	236243
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No

1.1 Potable Water Use — 57% ✔ 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	785 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	547 kL
Output	Proposed (including rainwater and recycled water use)
Project	486 kL
Output	% Reduction in Potable Water Consumption
Project	38 %
Output	% of connected demand met by rainwater
Project	100 %
Output	How often does the tank overflow?
Project	Very Often
Output	Opportunity for additional rainwater connection
Project	200 kL

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	101

3.1 Water Efficient Landscaping	0%

Score Contribution	This credit contributes 6.7% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	No

Operational Energy Overall contribution 27.5%

		Minimum required 50%	**52%**	✔ **Pass**

Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	Electricity & Natural Gas

Dwellings profile

Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides:	
Unit 1 Unit 2	4
Unit 3 Unit 4	3
NatHERS Annual Energy Loads - Heat: All	66.2 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	18.0 MJ/sqm
NatHERS star rating: All	7.0
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	5 Stars (2011 MEPS)
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency:	
Unit 1 Unit 3	5 Stars (2019 MEPS)
Unit 2 Unit 4	5 Stars (2011 MEPS)
Type of Hot Water System: All	Gas Instantaneous 6 star
% Contribution from solar hot water system: All	0 %
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	No clothes dryer

1.2 Thermal Performance Rating - Residential		0%	✔ Achieved

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Townhouse	7.0 Stars

2.1 Greenhouse Gas Emissions		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	11,641 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	6,580 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	43 %

2.6 Electrification		0%	Disabled
		Credit is available when the energy supply is set to all-electric (no gas or wood).	
This credit is disabled	Credit is available when the energy supply is set to all-electric (no gas or wood).		

2.7 Energy consumption		100%
Score Contribution	This credit contributes 23.5% towards the category score.	
Criteria	What is the % reduction in annual energy consumption against the benchmark?	
Output	Reference Building with Reference Services (BCA only)	
Townhouse	105,454 MJ	
Output	Proposed Building with Proposed Services (Actual Building)	
Townhouse	65,158 MJ	
Output	% Reduction in total energy	
Townhouse	38 %	

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	2,210 kWh	
Output	Proposed	
Townhouse	442 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.	
This credit is disabled	No solar PV renewable energy is in use.		

IEQ Overall contribution 16.5%

	Minimum required 50%	**80%**	✔ **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		100%
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	Yes	

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%

		0%

1.1 Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	

Urban Ecology Overall contribution 5.5%

	37%

2.1 Vegetation		25%
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?	
Question	Percentage Achieved ?	
Project	5 %	
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		100%
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	Yes	
3.1 Food Production - Residential		100%
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	3.0 m^2	
Output	Min Food Production Area	
Townhouse	3 m^2	

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)?	

Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

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BLUE FACTOR®

153 Widford Street

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

101%
SCORE

Project details

Name	153 Widford Street
Street address	153 Widford St, Broadmeadows VIC 3047, Australia
Municipality	Hume
Site area	714 m^2
Planning Number	P26371

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	41%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	57%	>80%
Total phosphorus (%)	52%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	67%	>70%

Water treatment

Catchments

Unit 1 Roof to RWT1 89.11m2

Unit 2 Roof to RWT2 58.1m2

Unit 3 Roof to RWT3 58.1m2

Unit 4 Roof to RWT4 87.36m2

Untreated Roof 78.79m2

Untreated Driveway Paved, 59.06m2

Garden & Lawn Pervious (garden and lawn), 283m2

Treatments

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 3

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2

Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 2

Rainwater Tank 4
Rainwater tank retention volume in kilolitres: 2

Buildings & dwellings

Unit 1 Residential Townhouse, 4 bedroom(s)

Unit 2 Residential Townhouse, 3 bedroom(s)

Unit 3 Residential Townhouse, 3 bedroom(s)

Unit 4 Residential Townhouse, 2 bedroom(s)

Unit 1 Connection

Unit 1 Roof to RWT1 89.11m2

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 3,

Unit 1 Residential Townhouse, 4 bedroom(s)

Unit 2 Connection

Unit 2 Roof to RWT2 58.1m2

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2,

Unit 2 Residential Townhouse, 3 bedroom(s)

Unit 3 Connection

Unit 3 Roof to RWT3 58.1m2

Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 2,

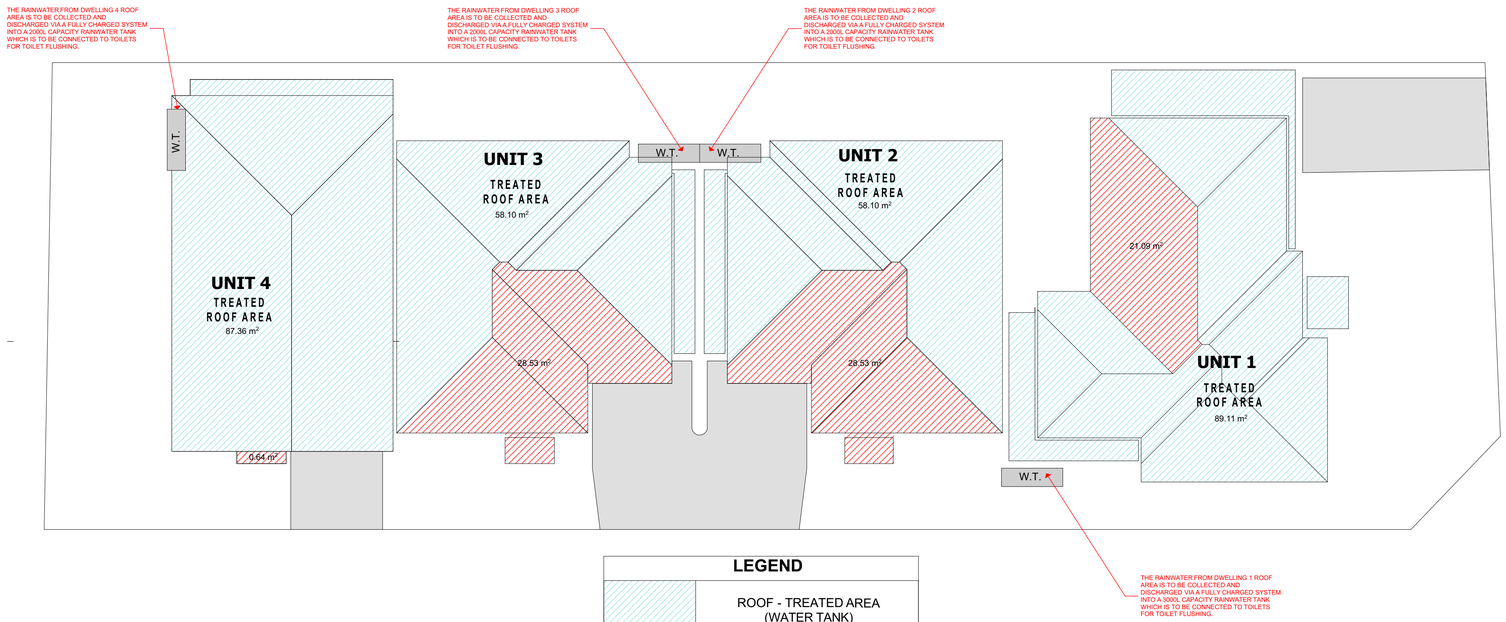
Unit 3 Residential Townhouse, 3 bedroom(s)

Unit 4 Connection

Unit 4 Roof to RWT4 87.36m2

Rainwater Tank 4
Rainwater tank retention volume in kilolitres: 2,

Unit 4 Residential Townhouse, 2 bedroom(s)



LEGEND	
	ROOF - TREATED AREA (WATER TANK)
	CONCRETE DRIVEWAY
	UNTREATED AREA

ROOF CATCHMENT PLAN 1:100

N

REFERENCE
153 WIDFORD

DATE
28/10/2025

REVISIONS
10/09/2025
REVISION - 2
REVISION - 3

PAGE
08

DRAWING TITLE
ROOF CATCHMENT PLAN

PROJECT DETAILS
153 WIDFORD STREET, BROADMEADOWS

DESIGNED BY: A.O
DRAWN BY: A.O

CREATIVELY.
ARCHITECTURAL DESIGN FIRM

TOWN PLANNING | UNIT DEVELOPMENT | SUBDIVISION | PLANS & PERMITS

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

VOLUME 08868 FOLIO 580

Security no : 124110250090Y
Produced 02/11/2023 03:47 PM

LAND DESCRIPTION

Lot 420 on Plan of Subdivision 058949.
PARENT TITLE Volume 08833 Folio 419
Created by instrument A126500 21/12/1970

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 LP058949 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 153 WIDFORD STREET BROADMEADOWS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 21275N SMITH LEGAL GROUP PTY LTD
Effective from 03/04/2023

DOCUMENT END

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Document Type	**Plan**
Document Identification	**LP058949**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**02/11/2023 15:52**

HOUSING COMMISSION OF VICTORIA

BROADMEADOWS ESTATE

PLAN OF SUBDIVISION

OF PART OF CROWN PORTION 6

PARISH OF WILL WILL ROOK

COUNTY OF BOURKE

SCALE OF FEET

40 0 40 80

VOL 8833 FOL 419

LP58949
EDITION 1
APPROVED 9/11/70

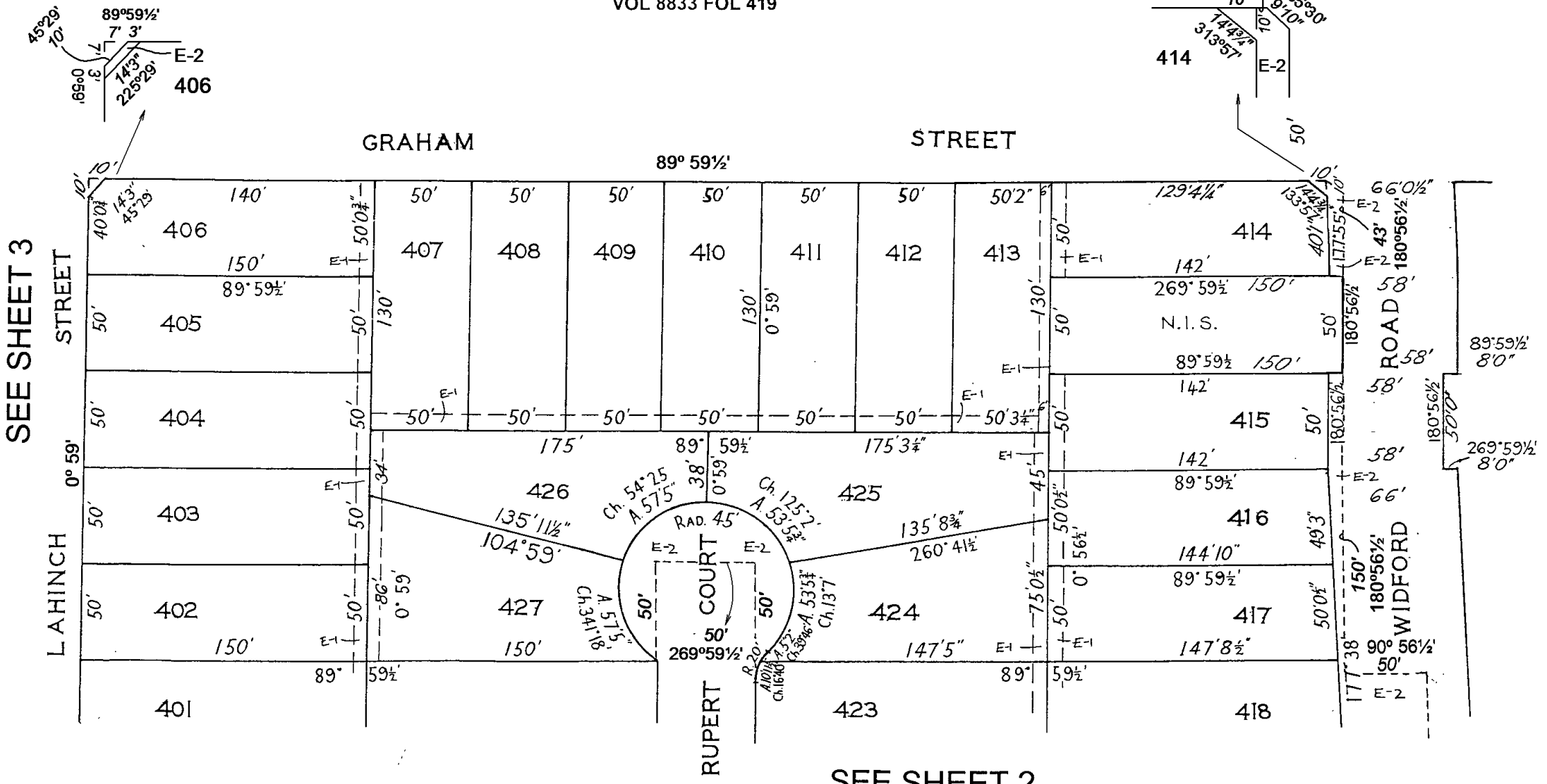
3 SHEETS
SHEET 1

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

THE LAND COLOURED BLUE IS SET APART FOR GAS SUPPLY, DRAINAGE AND SEWERAGE PURPOSES AND IS 8 FEET WIDE EXCEPT WHERE OTHERWISE SHOWN

LOTS NUMBERS 381, 394, 436, & 442 OMITTED

COLOUR CODE
E-1 = BLUE
E-2 = BROWN



LP58949

3 SHEETS
SHEET 2

SEE SHEET 1