

Application for Planning Permit

Planning Enquiries
Phone: 03 9205 2200

Web: <http://www.hume.vic.gov.au>

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

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

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

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

Clear Form

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

Street Address *

Unit No.:	St. No.: 14	St. Name: BOWES PLACE
Suburb/Locality: CRAIGIEBURN		Postcode: 3084

Formal Land Description *
Complete either A or B.

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

A	Lot No.: 385	☐ Lodged Plan	☐ Title Plan	☒ Plan of Subdivision	No.: 122434
OR					
B	Crown Allotment No.:			Section No.:	
Parish/Township Name:					

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

Add Address

The Proposal i **▲** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

3 X TWO STOREY TOWNHOUSES
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 \$950000	▲ 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 <i>Planning and Environment Act 1987</i>) 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 i

④ Describe how the land is used and developed now *
eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

SINGLE DWELLING
Describe how the land is used and developed now:

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Title Information

5 Encumbrances on title *

If you need help about the title, read:

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

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

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

☐ No

Not applicable (no such encumbrance applies).

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

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

Contact person's details *

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

Name:

Title:

Orga

Postal

Unit

Sub

Contact information

Business Ph

Mobile Ph

Name:

Same as applicant

Title:

First Name:

Surname:

Organisation (if a

Postal Address:

Unit No.:

Suburb/Locality:

Owner's Signature (Optional):

Date:

day / month / year

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

Signature:

Date: 29-8-26

day / month / year

Declaration

7 This form must be signed by the applicant.

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

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

Checklist

- 9 Have you:

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

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

Lodgement

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

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

Contact information:

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

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

Print Form

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

Save Form:

Save Form To
Your Computer

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

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

Page 1 of 1

VOLUME 09281 FOLIO 812

Security no : 124135994086U
Produced 29/06/2026 06:22 AM

LAND DESCRIPTION

Lot 365 on Plan of Subdivision 122434.
PARENT TITLE Volume 09103 Folio 313
Created by instrument LP122434 24/08/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW916305H 08/06/2023
NATIONAL AUSTRALIA BANK LTD

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 LP122434 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: 14 BOWES PLACE CRAIGIEBURN VIC 3064

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 08/06/2023

DOCUMENT END

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Document Type	Plan
Document Identification	LP122434
Number of Pages (excluding this cover sheet)	1
Document Assembled	29/06/2026 06:22

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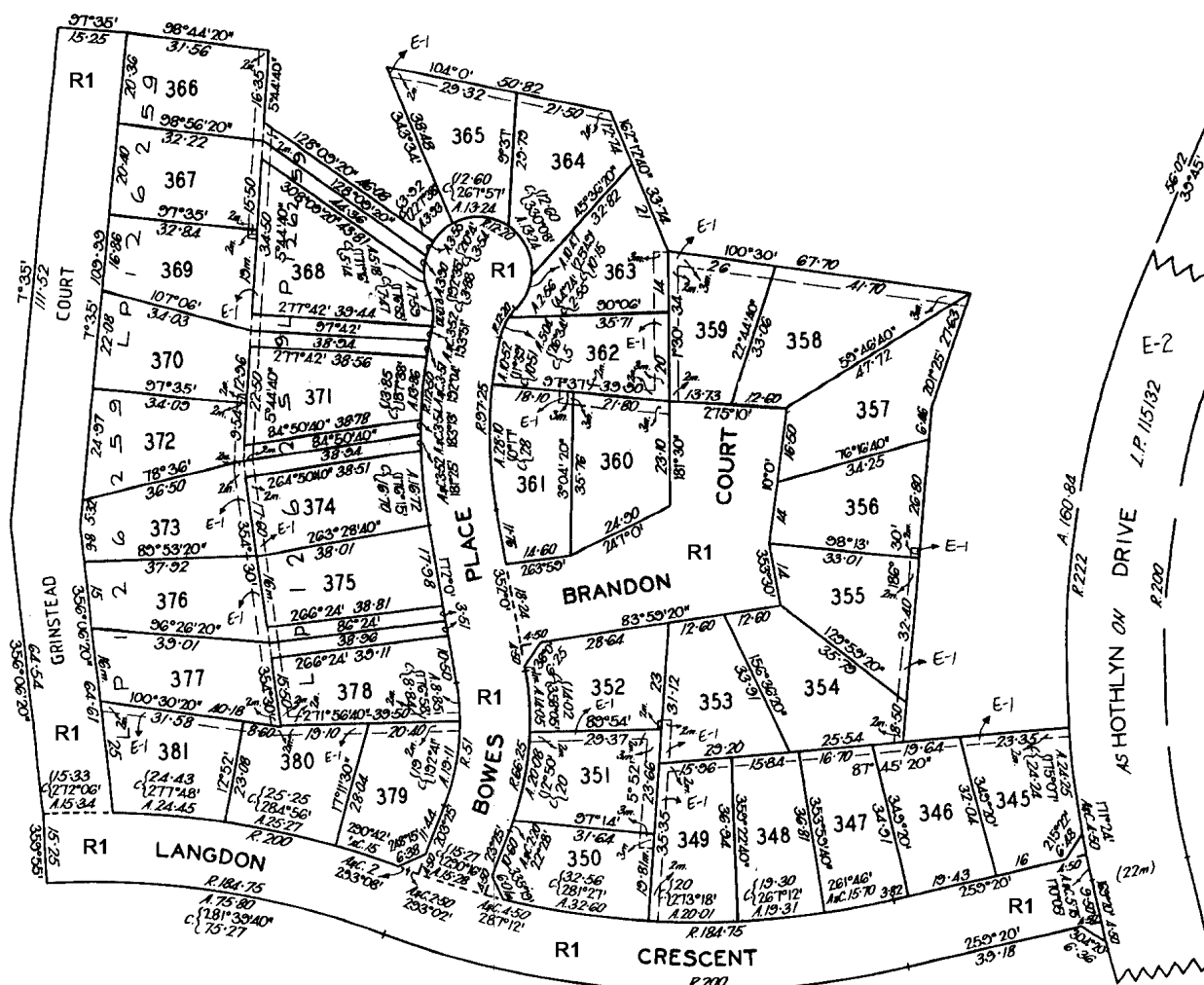
LP122434

EDITION 2
RABUSH/T-SHIP/CHART G

PLAN OF SUBDIVISION OF PART OF CROWN SECTION 16 PARISH OF YUROKE COUNTY OF BOURKE VOL. 9103 FOL. 313 LENGTHS ARE IN METRES	APPROPRIATIONS BROWN - WAY, DRAINAGE AND SEWERAGE BLUE - DRAINAGE & SEWERAGE	NOTATIONS LOTS 1 TO 344, BOTH INCLUSIVE, HAVE BEEN OMITTED FROM THIS PLAN.

APPROVED 10/AUG/77
COLOUR CONVERSION
BLUE = E-1
BROWN = E-2 & R1

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No:	ART	NEW EON.
	REMOVAL OF EASEMENT	AR 1994 SEC. 73	<i>h</i>	2



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EVERY ENDEAVOR IS EMPLOYED FOR THE AS NEAR AS POSSIBLE DEPICTION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES AS SHOWN ON THE NEIGHBORHOOD & SITE DESCRIPTION PLAN MEASURED AND DRAWN BY THIS COMPANY. NOTE THAT ACCESS ON SITE IS RESTRICTED EXCLUSIVELY TO THE SUBJECT SITE, I.E., THE DEVELOPMENT SITE. INFORMATION RELATING TO THE NEIGHBORING PROPERTIES IS SUBJECT TO PHYSICAL AND VISUAL ACCESS FROM THE SUBJECT SITE. IT IS THEREFORE EXPECTED THAT DISCREPANCIES MAY OCCUR IN RELATION TO THE OUTLINE AND LOCATION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES



SITE ANALYSIS

SCALE: 1:150

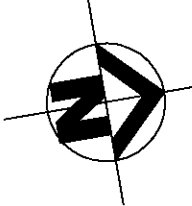
TOWN PLANNING ONLY

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PROPOSED MULTI-UNIT DEVELOPMENT 14 BOWES PLACE CRAIGIEBURN VIC 3064	REVISIONS:	DATE:

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

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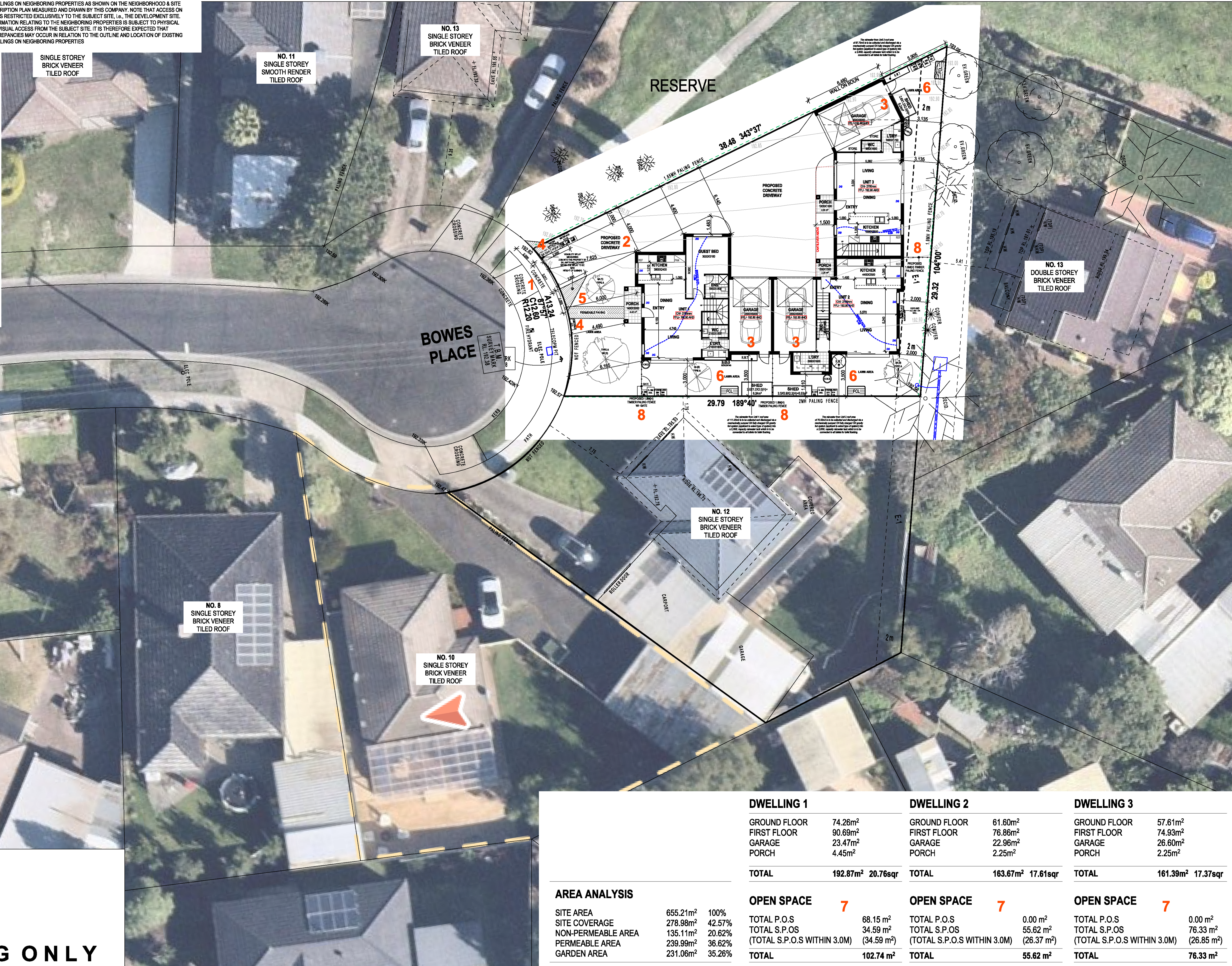
PROPOSED - SITE ANALYSIS

CAD REF:	SCALE: 1:431.32, 1:250	PROJECT NO.:	REVISION NO.:
		31/07/2026	

DESIGN RESPONSE

- 1
- EXISTING CROSSOVER TO BE RETAINED FOR ACCESS TO UNITS 1-3
- 2
- NEW CONCRETE DRIVEWAY FOR ACCESS TO EACH DWELLINGS.
- 3
- NEW GARAGES & CARPORT TO PROPOSED DWELLINGS TO BE SUBSTANTIALLY SETBACK FROM STREET TO AVOID VISIBLE IMPACT ON EXISTING STREETScape.
- 4
- NEW MAILBOXES FOR ALL DWELLINGS.
- 5
- FRONT SETBACK OF 6.00M FOR PROPOSED UNITS.
- 6
- LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 7
- OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR BOTH DWELLING ARE LOCATED OFF LIVING AREAS.
- 8
- LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
EXTENSIVE LANDSCAPING TO BE IMPLEMENTED.

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DESIGN RESPONSE

SCALE: 1:150

TOWN PLANNING ONLY

DWELLING 1

GROUND FLOOR 74.26m²
FIRST FLOOR 90.69m²
GARAGE 23.47m²
PORCH 4.45m²

TOTAL 192.87m² 20.76sq

DWELLING 2

GROUND FLOOR 61.60m²
FIRST FLOOR 76.86m²
GARAGE 22.96m²
PORCH 2.25m²

TOTAL 163.67m² 17.61sq

DWELLING 3

GROUND FLOOR 57.61m²
FIRST FLOOR 74.93m²
GARAGE 26.60m²
PORCH 2.25m²

TOTAL 161.39m² 17.37sq

AREA ANALYSIS

SITE AREA 655.21m² 100%
SITE COVERAGE 278.98m² 42.57%
NON-PERMEABLE AREA 135.11m² 20.62%
PERMEABLE AREA 239.99m² 36.62%
GARDEN AREA 231.06m² 35.26%

OPEN SPACE

TOTAL P.O.S 68.15 m²
TOTAL S.P.O.S 34.59 m²
(TOTAL S.P.O.S WITHIN 3.0M) (34.59 m²)
TOTAL 102.74 m²

OPEN SPACE

TOTAL P.O.S 0.00 m²
TOTAL S.P.O.S 55.62 m²
(TOTAL S.P.O.S WITHIN 3.0M) (26.37 m²)
TOTAL 55.62 m²

OPEN SPACE

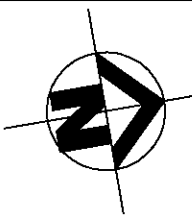
TOTAL P.O.S 0.00 m²
TOTAL S.P.O.S 76.33 m²
(TOTAL S.P.O.S WITHIN 3.0M) (26.85 m²)
TOTAL 76.33 m²

PROPOSED MULTI-UNIT DEVELOPMENT
14 BOWES PLACE
CRAIGIEBURN VIC 3064

REVISIONS:	DATE:
1	
2	
3	
4	
5	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

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PROPOSED - DESIGN RESPONSE

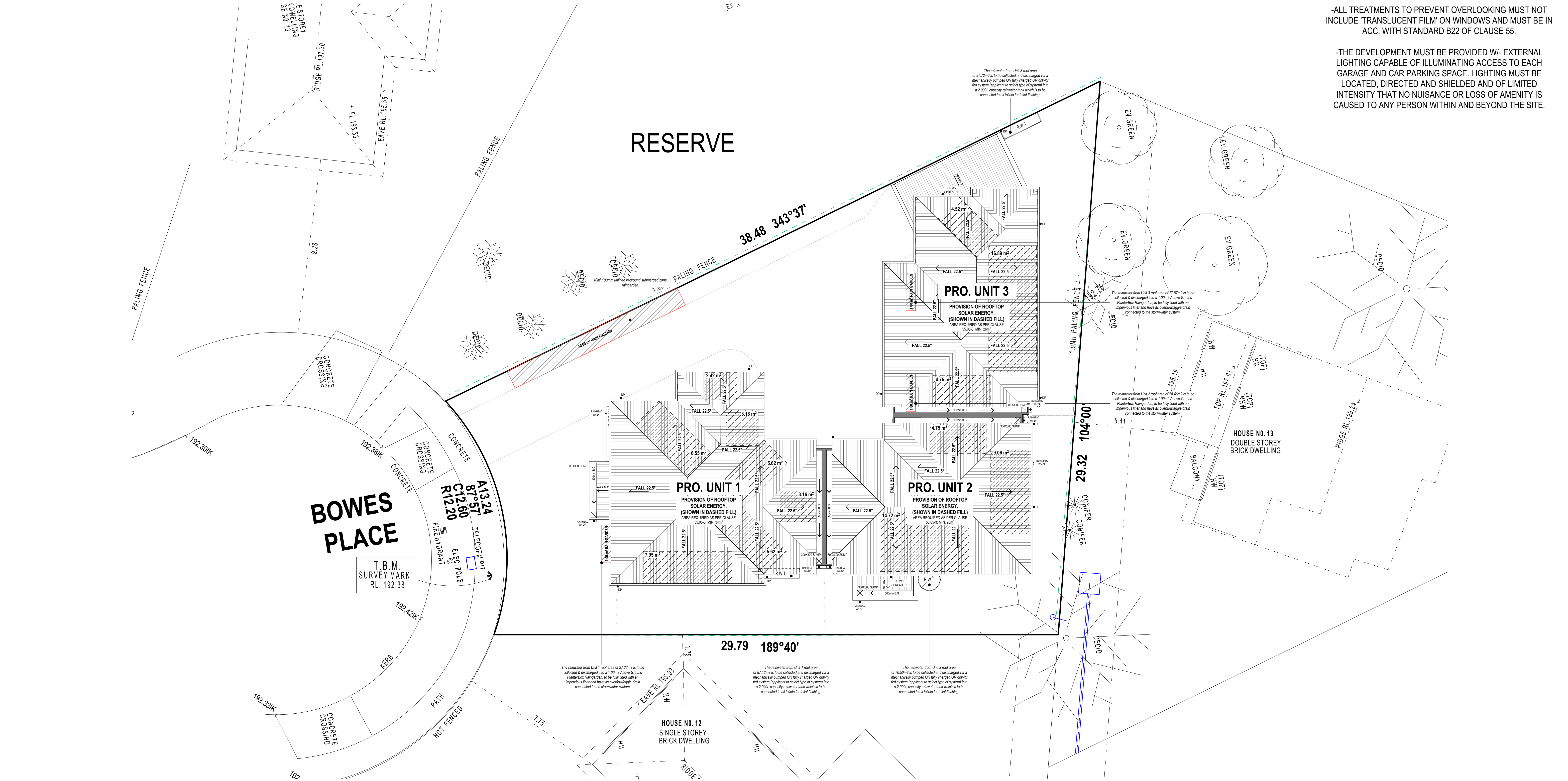
CAD REF:	SCALE: 1:718.58, 1:150	PROJECT NO.:	REVISION NO.:
	DATE: 25.06.26	31/07/2026	

NOTE:

-ALL OBSCURED GLAZING TO BE MANUFACTURED OBSCURED GLASS. OBSCURE FILM BEING APPLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED.

-ALL TREATMENTS TO PREVENT OVERLOOKING MUST NOT INCLUDE 'TRANSLUCENT FILM' ON WINDOWS AND MUST BE IN ACC. WITH STANDARD B22 OF CLAUSE 55.

-THE DEVELOPMENT MUST BE PROVIDED W/ EXTERNAL LIGHTING CAPABLE OF ILLUMINATING ACCESS TO EACH GARAGE AND CAR PARKING SPACE. LIGHTING MUST BE LOCATED, DIRECTED AND SHIELDED AND OF LIMITED INTENSITY THAT NO NUISANCE OR LOSS OF AMENITY IS CAUSED TO ANY PERSON WITHIN AND BEYOND THE SITE.



PROPOSED SITE/ROOF PLAN

SCALE: 1:100

TOWN PLANNING ONLY

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AREA ANALYSIS

SITE AREA	655.21m ²	100%
SITE COVERAGE	278.98m ²	42.57%
NON-PERMEABLE AREA	135.11m ²	20.62%
PERMEABLE AREA	239.99m ²	36.62%
GARDEN AREA	231.06m ²	35.26%

DWELLING 1

GROUND FLOOR	74.26m ²
FIRST FLOOR	90.69m ²
GARAGE	23.47m ²
PORCH	4.45m ²

TOTAL 192.87m² 20.76sq

OPEN SPACE

TOTAL P.O.S	68.15 m ²
TOTAL S.P.OS	34.59 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(34.59 m ²)
TOTAL	102.74 m ²

DWELLING 2

GROUND FLOOR	61.60m ²
FIRST FLOOR	76.86m ²
GARAGE	22.96m ²
PORCH	2.25m ²

TOTAL 163.67m² 17.61sq

OPEN SPACE

TOTAL P.O.S	0.00 m ²
TOTAL S.P.OS	55.62 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(26.37 m ²)
TOTAL	55.62 m ²

DWELLING 3

GROUND FLOOR	57.61m ²
FIRST FLOOR	74.93m ²
GARAGE	26.60m ²
PORCH	2.25m ²

TOTAL 161.39m² 17.37sq

OPEN SPACE

TOTAL P.O.S	0.00 m ²
TOTAL S.P.OS	76.33 m ²
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TOTAL	76.33 m ²

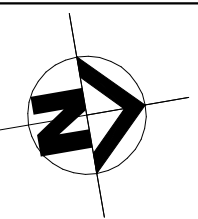
PROPOSED MULTI-UNIT DEVELOPMENT
14 BOWES PLACE
CRAIGIEBURN VIC 3064

REVISIONS:	DATE:

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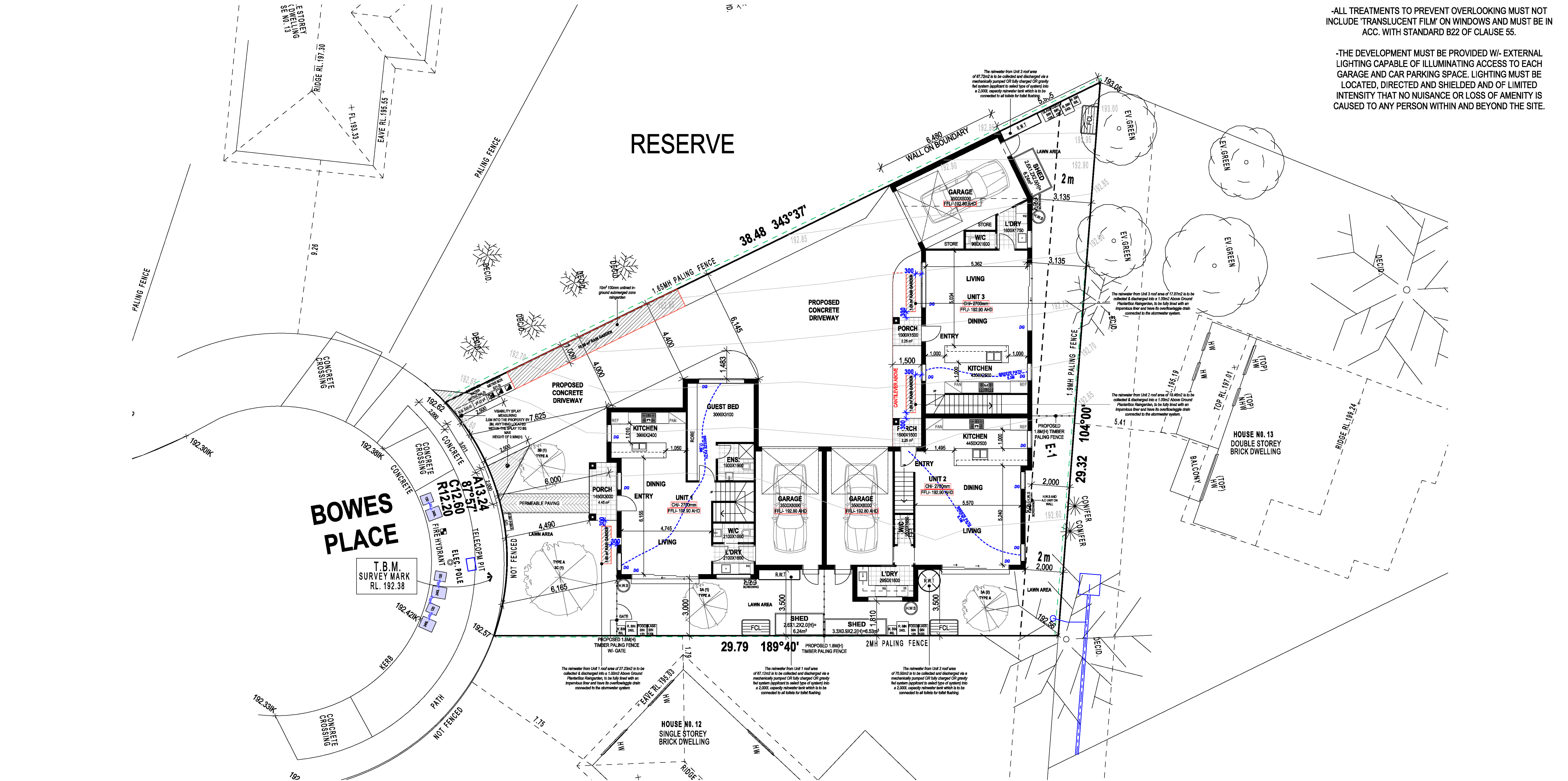
M 0403 568 160 P (03) 9467 6954
48 Bell Street, Heidelberg Heights, 308
info@miskdesign.com.au <mailto:info@miskdesign.com.au>



PROPOSED - SITE / ROOF PLAN

CAD REF:	SCALE: 1:100 @ A1	PROJECT NO.:	REVISION NO.:
	DATE: 25.06.26	31/07/2026	DRAWING NO.:

- NOTE:**
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PROPOSED GROUND FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

AREA ANALYSIS

SITE AREA	655.21m ²	100%
SITE COVERAGE	278.98m ²	42.57%
NON-PERMEABLE AREA	135.11m ²	20.62%
PERMEABLE AREA	239.99m ²	36.62%
GARDEN AREA	231.06m ²	35.26%

DWELLING 1

GROUND FLOOR	74.26m ²
FIRST FLOOR	90.69m ²
GARAGE	23.47m ²
PORCH	4.45m ²

TOTAL 192.87m² 20.76sq

OPEN SPACE

TOTAL P.O.S	68.15 m ²
TOTAL S.P.OS	34.59 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(34.59 m ²)

TOTAL 102.74 m²

DWELLING 2

GROUND FLOOR	61.60m ²
FIRST FLOOR	76.86m ²
GARAGE	22.96m ²
PORCH	2.25m ²

TOTAL 163.67m² 17.61sq

OPEN SPACE

TOTAL P.O.S	0.00 m ²
TOTAL S.P.OS	55.62 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(26.37 m ²)

TOTAL 55.62 m²

DWELLING 3

GROUND FLOOR	57.61m ²
FIRST FLOOR	74.93m ²
GARAGE	26.60m ²
PORCH	2.25m ²

TOTAL 161.39m² 17.37sq

OPEN SPACE

TOTAL P.O.S	0.00 m ²
TOTAL S.P.OS	76.33 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(26.85 m ²)

TOTAL 76.33 m²

PROPOSED - GROUND FLOOR PLAN

CAD REF:	SCALE: 1:100 @ A1	PROJECT NO: -	REVISION NO:
	DATE: 25.06.26	REVISION DATE: 31/07/2026	DRAWING No:

PROPOSED MULTI-UNIT DEVELOPMENT
14 BOWES PLACE
CRAIGIEBURN VIC 3064

REVISIONS:	DATE:

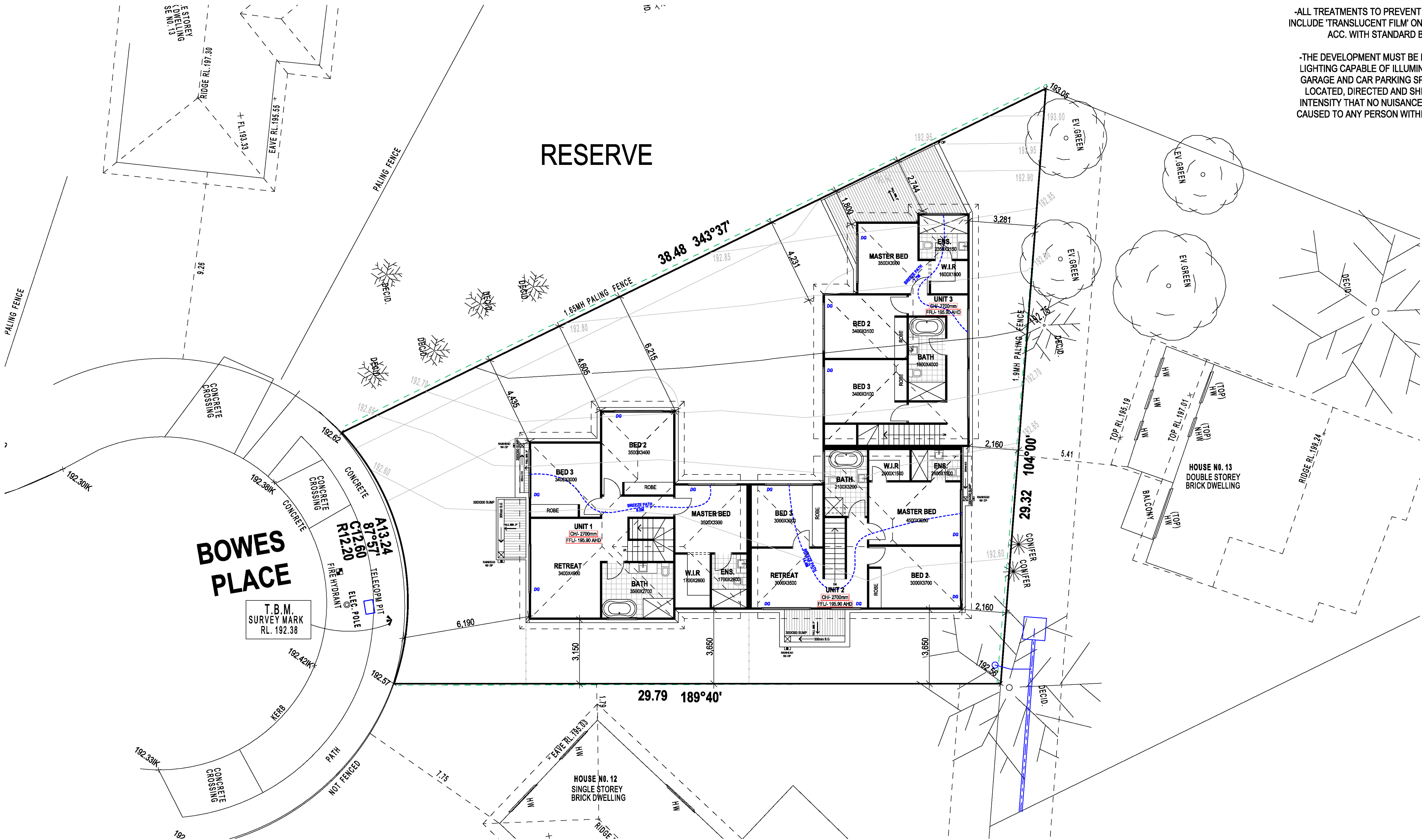
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PROPOSED FIRST FLOOR PLAN

SCALE: 1:100

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PERMEABLE AREA	239.99m ²	36.62%
GARDEN AREA	231.06m ²	35.26%

DWELLING 1

GROUND FLOOR	74.26m ²
FIRST FLOOR	90.69m ²
GARAGE	23.47m ²
PORCH	4.45m ²

TOTAL 192.87m² 20.76sq

OPEN SPACE

TOTAL P.O.S	68.15 m ²
TOTAL S.P.OS	34.59 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(34.59 m ²)
TOTAL	102.74 m²

DWELLING 2

GROUND FLOOR	61.60m ²
FIRST FLOOR	76.86m ²
GARAGE	22.96m ²
PORCH	2.25m ²

TOTAL 163.67m² 17.61sq

OPEN SPACE

TOTAL P.O.S	0.00 m ²
TOTAL S.P.OS	55.62 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(26.37 m ²)
TOTAL	55.62 m²

DWELLING 3

GROUND FLOOR	57.61m ²
FIRST FLOOR	74.93m ²
GARAGE	26.60m ²
PORCH	2.25m ²

TOTAL 161.39m² 17.37sq

OPEN SPACE

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TOTAL S.P.OS	76.33 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(26.85 m ²)
TOTAL	76.33 m²

PROPOSED MULTI-UNIT DEVELOPMENT

14 BOWES PLACE
CRAIGIEBURN VIC 3064

REVISIONS:

DATE:

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PROPOSED - FIRST FLOOR PLAN

CAD REF:

SCALE: 1:100 @ A1

DATE: 25.06.26

PROJECT NO: -

REVISION NO:

DRAWING NO:



NOTE:
DG : ALL HABITABLE ROOM
WINDOWS LABLED "DG" TO BE
DOUBLE GLAZED

NOTE:

- PLEASE REFER TO MATERIAL SCHEDULE FOR EXACT MATERIAL FINISH.
- ALL OBSCURE GLAZING WITH NOT MORE THAN 25 PER CENT TRANSPARENCY
- EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION DETECTOR



PROPOSED - ELEVATIONS			
		PROJECT NO: -	REVISION NO:
CAD REF:	SCALE: 1:8.80, 1:35.33	REVISION DATE:	DRAWING No:
	DATE: 25.06.26	31/07/2026	

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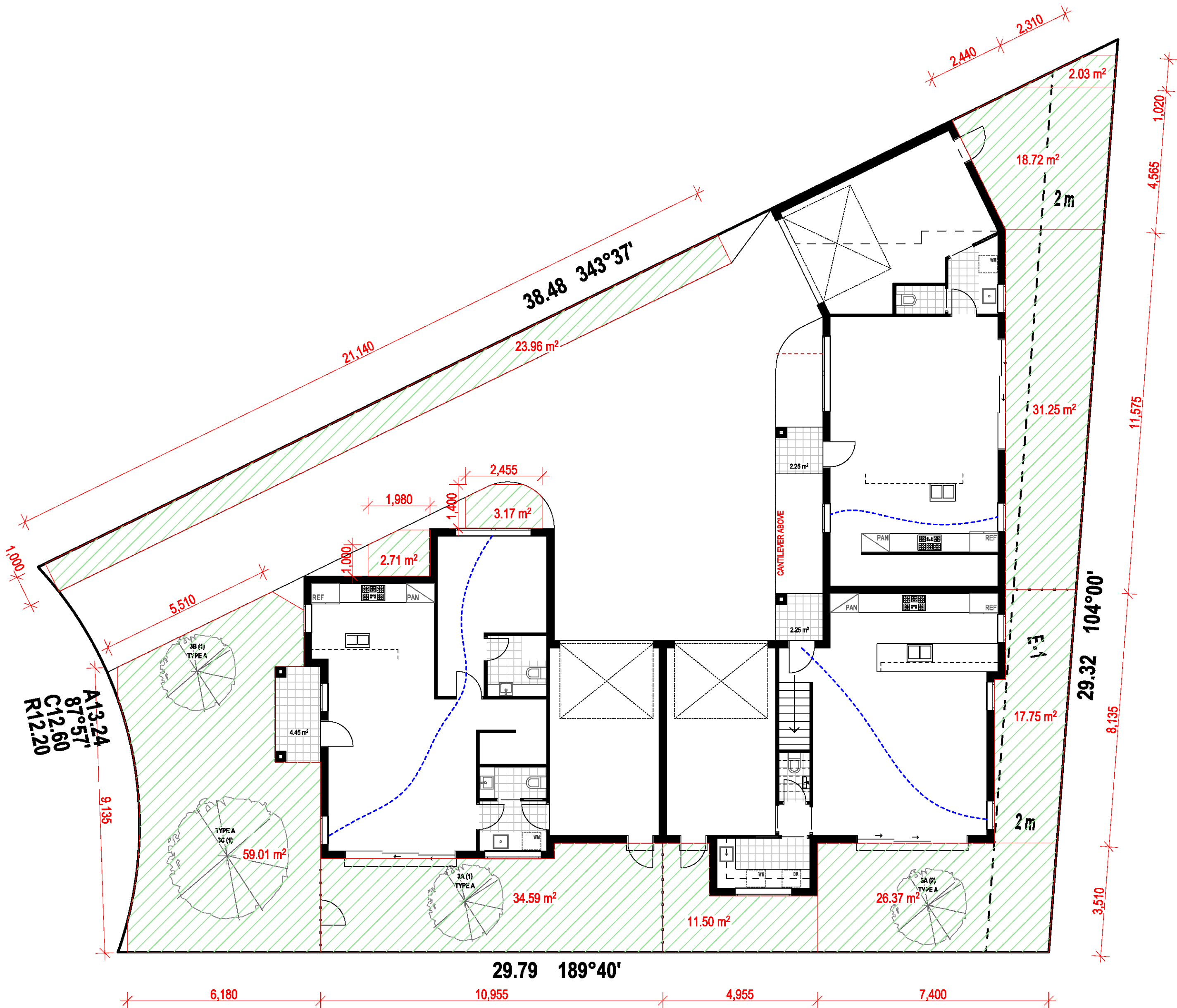
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PROPOSED MULTI-UNIT DEVELOPMENT 14 BOWES PLACE CRAIGIEBURN VIC 3064	REVISIONS:		DATE:
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	☐		
	☐		
	☐		
	☐		

TOWN PLANNING ONLY



-NOMINATED GARDEN AREA



GARDEN AREA FLOOR PLAN

SCALE: 1:100

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AREA ANALYSIS

SITE AREA	655.21m ²	100%
SITE COVERAGE	278.98m ²	42.57%
NON-PERMEABLE AREA	135.11m ²	20.62%
PERMEABLE AREA	239.99m ²	36.62%
GARDEN AREA	231.06m ²	35.26%

DWELLING 1

GROUND FLOOR	74.26m ²
FIRST FLOOR	90.69m ²
GARAGE	23.47m ²
PORCH	4.45m ²

TOTAL 192.87m² 20.76sq

OPEN SPACE

TOTAL P.O.S	68.15 m ²
TOTAL S.P.OS	34.59 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(34.59 m ²)

TOTAL 102.74 m²

DWELLING 2

GROUND FLOOR	61.60m ²
FIRST FLOOR	76.86m ²
GARAGE	22.96m ²
PORCH	2.25m ²

TOTAL 163.67m² 17.61sq

OPEN SPACE

TOTAL P.O.S	0.00 m ²
TOTAL S.P.OS	55.62 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(26.37 m ²)

TOTAL 55.62 m²

DWELLING 3

GROUND FLOOR	57.61m ²
FIRST FLOOR	74.93m ²
GARAGE	26.60m ²
PORCH	2.25m ²

TOTAL 161.39m² 17.37sq

OPEN SPACE

TOTAL P.O.S	0.00 m ²
TOTAL S.P.OS	76.33 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(26.85 m ²)

TOTAL 76.33 m²

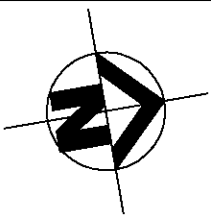
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PROPOSED MULTI-UNIT DEVELOPMENT
14 BOWES PLACE
CRAIGIEBURN VIC 3064

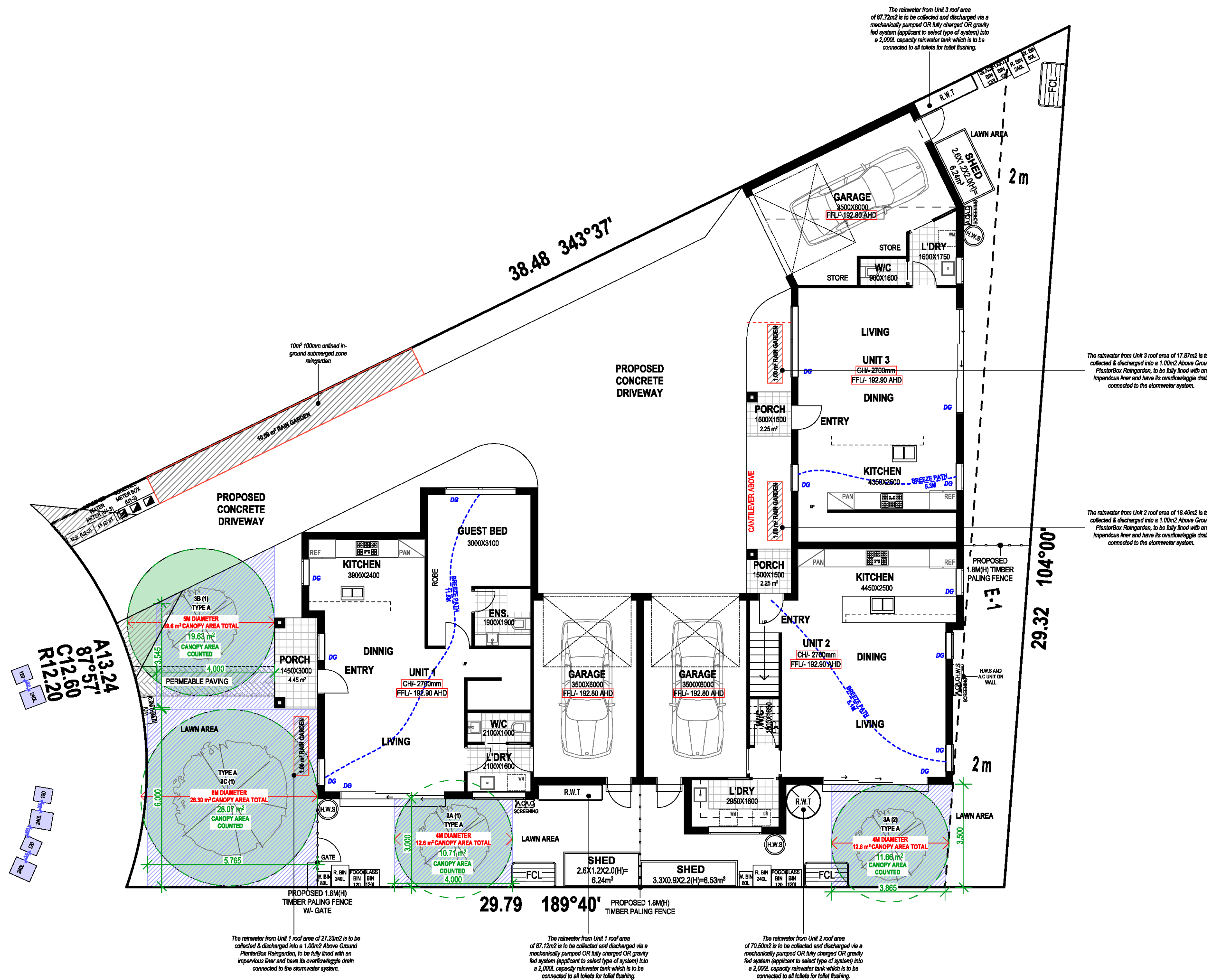
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PROPOSED - GARDEN AREA PLAN

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	DATE: 25.06.26	REVISION DATE: 31/07/2026	DRAWING No:

[illegible]

DWELLING 1		DWELLING 2		DWELLING 3	
GROUND FLOOR	74.26m ²	GROUND FLOOR	61.60m ²	GROUND FLOOR	57.61m ²
FIRST FLOOR	90.69m ²	FIRST FLOOR	76.86m ²	FIRST FLOOR	74.93m ²
GARAGE	23.47m ²	GARAGE	22.96m ²	GARAGE	26.60m ²
PORCH	4.45m ²	PORCH	2.25m ²	PORCH	2.25m ²
TOTAL	192.87m² 20.76sq	TOTAL	163.67m² 17.61sq	TOTAL	161.39m² 17.37sq
OPEN SPACE		OPEN SPACE		OPEN SPACE	
TOTAL P.O.S	68.15 m ²	TOTAL P.O.S	0.00 m ²	TOTAL P.O.S	0.00 m ²
TOTAL S.P.OS	34.59 m ²	TOTAL S.P.OS	55.62 m ²	TOTAL S.P.OS	76.33 m ²
(TOTAL S.P.O.S WITHIN 3.0M)	(34.59 m ²)	(TOTAL S.P.O.S WITHIN 3.0M)	(26.37 m ²)	(TOTAL S.P.O.S WITHIN 3.0M)	(26.85 m ²)
TOTAL	102.74 m²	TOTAL	55.62 m²	TOTAL	76.33 m²

PROPOSED TREE CANOPY PLAN

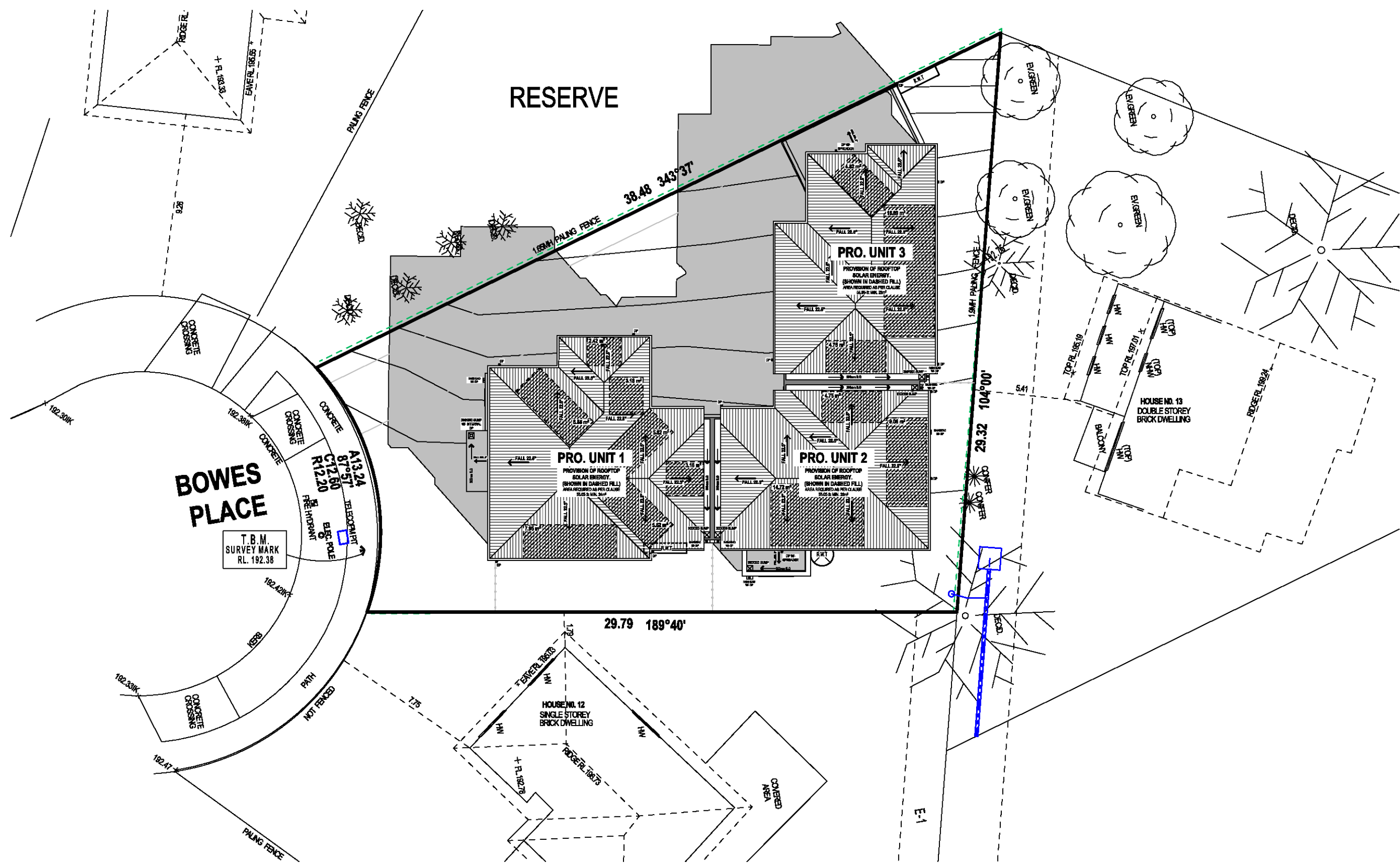
SCALE: 1:100

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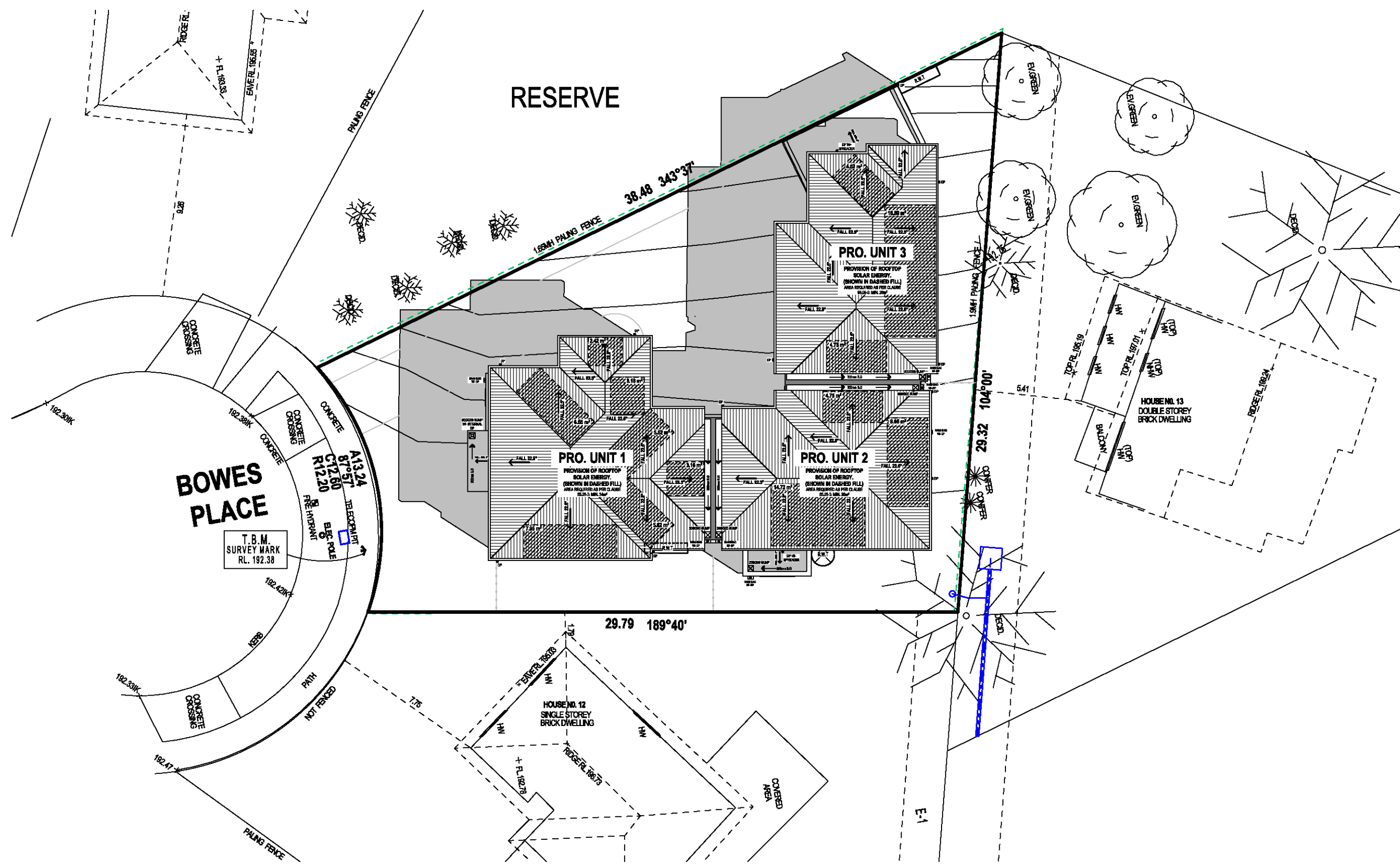
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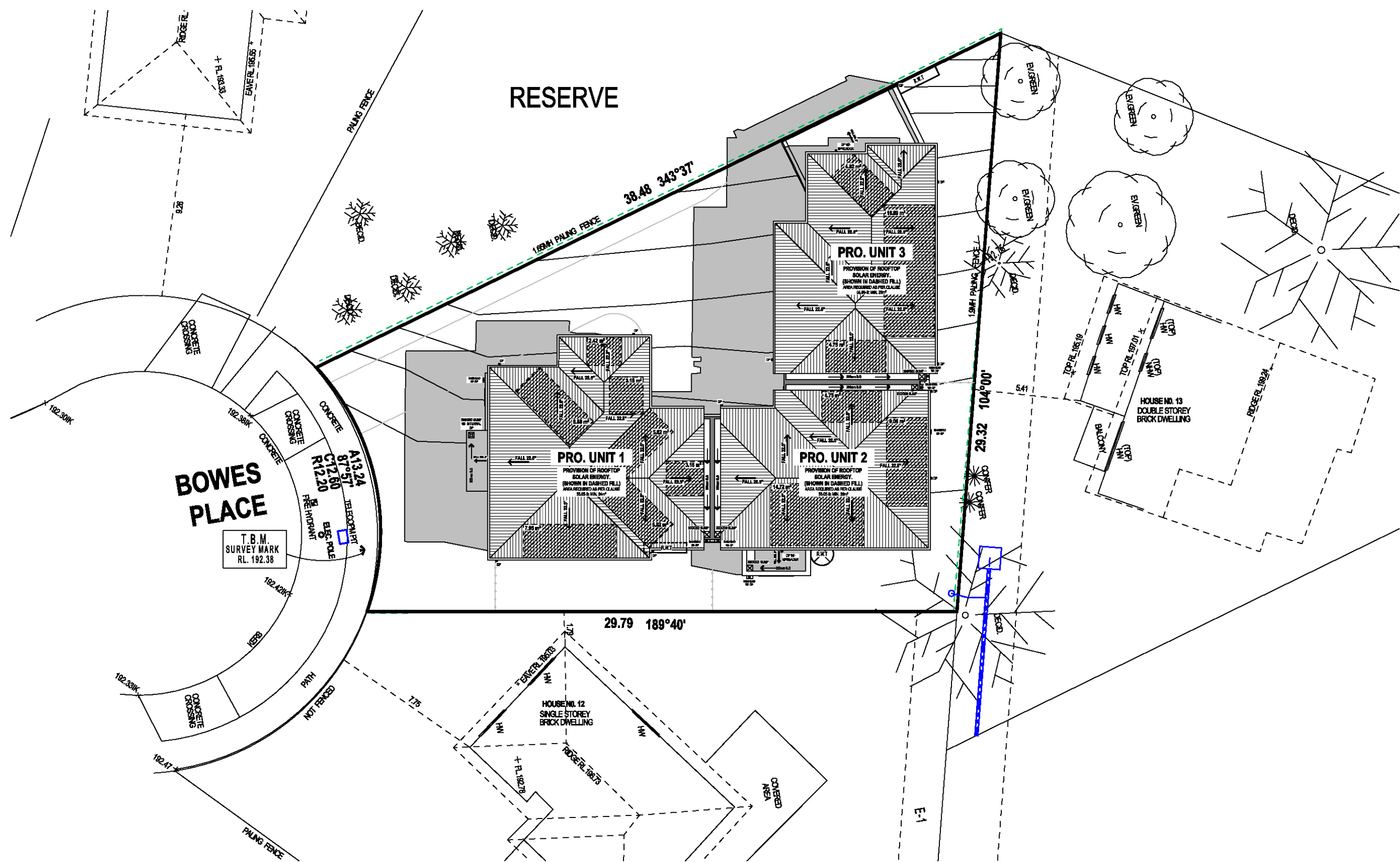
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	-							PROJECT NO: -	REVISION NO:		
								CAD REF:	SCALE: 1:100 @ A1	REVISION DATE:	DRAWING NO:
									DATE: 25.06.26	31/07/2026	



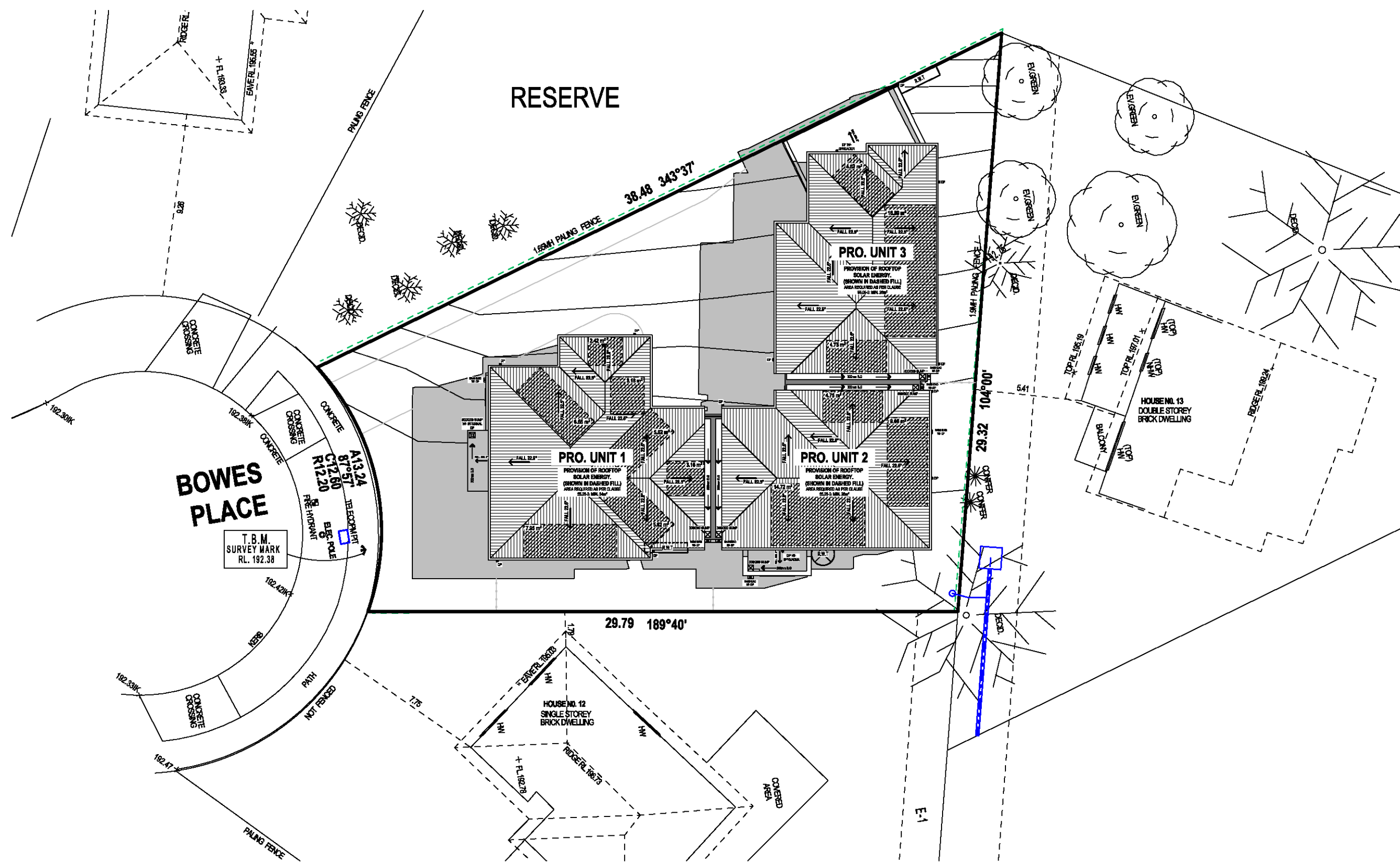
22nd SEPTEMBER
9AM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
10AM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
11AM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
12PM SHADOW DIAGRAM
SCALE: 1:200

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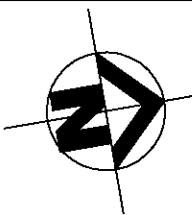
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14 BOWES PLACE
CRAIGIEBURN VIC 3064

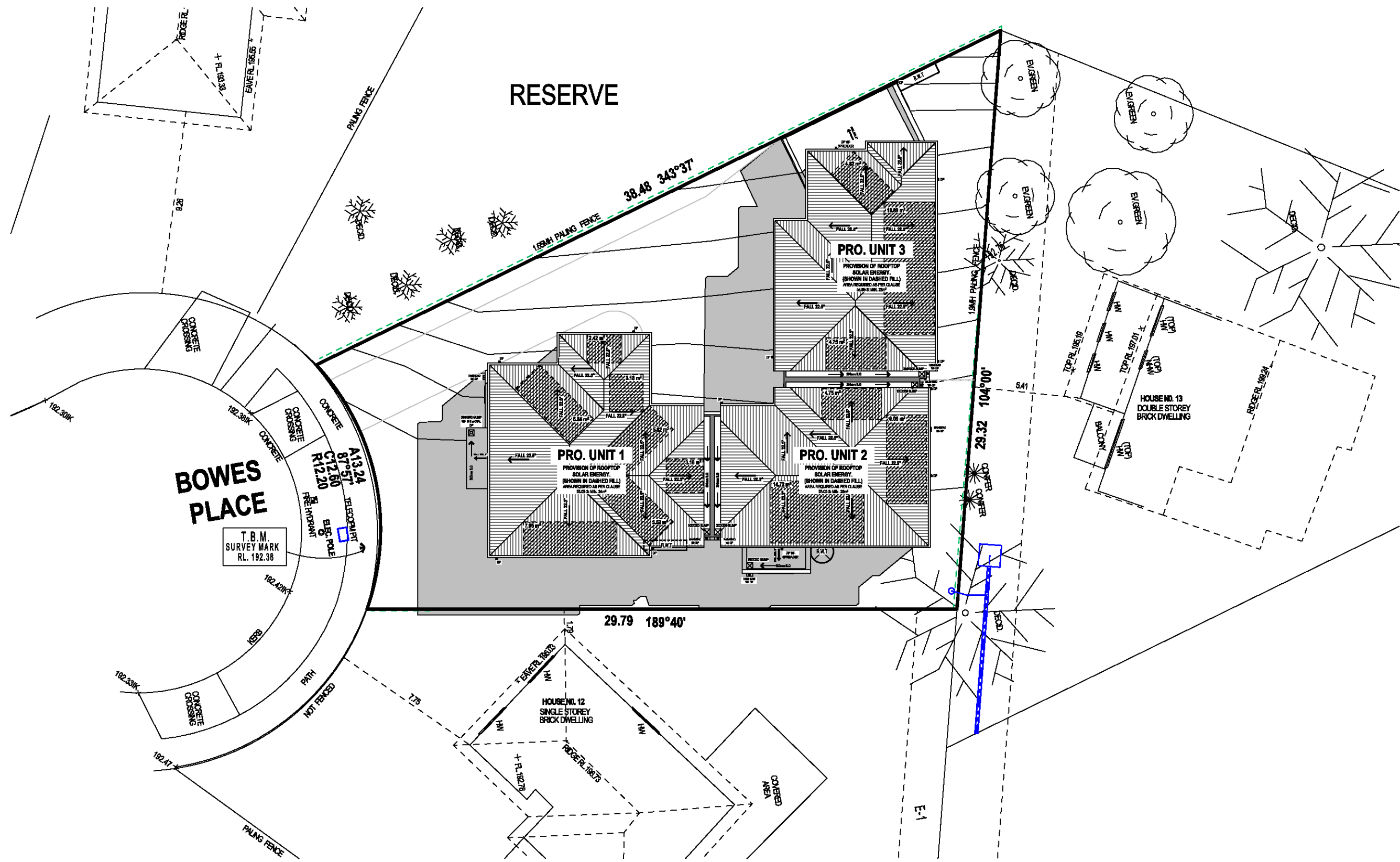
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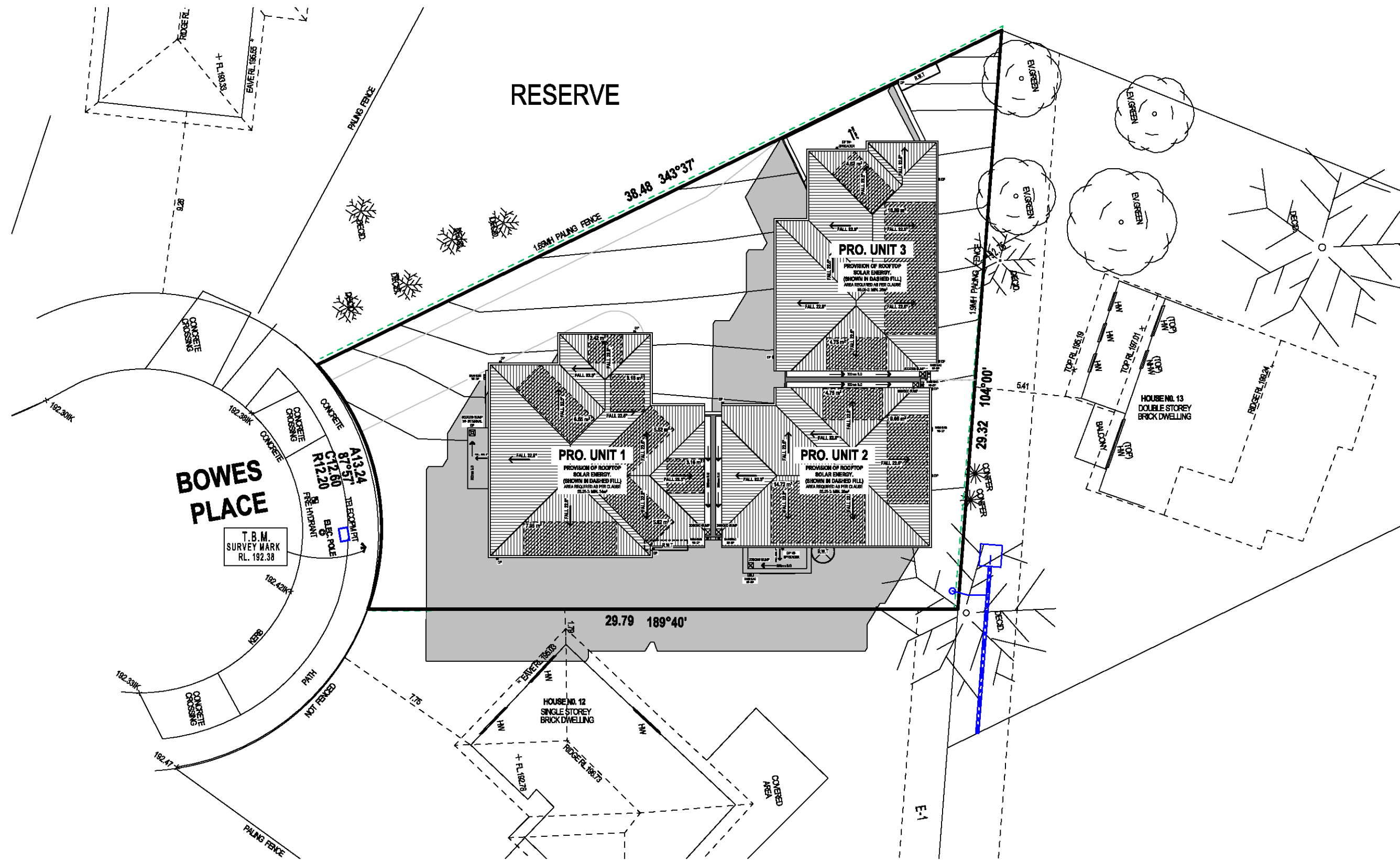


PROPOSED - SHADOW DIAGRAMS

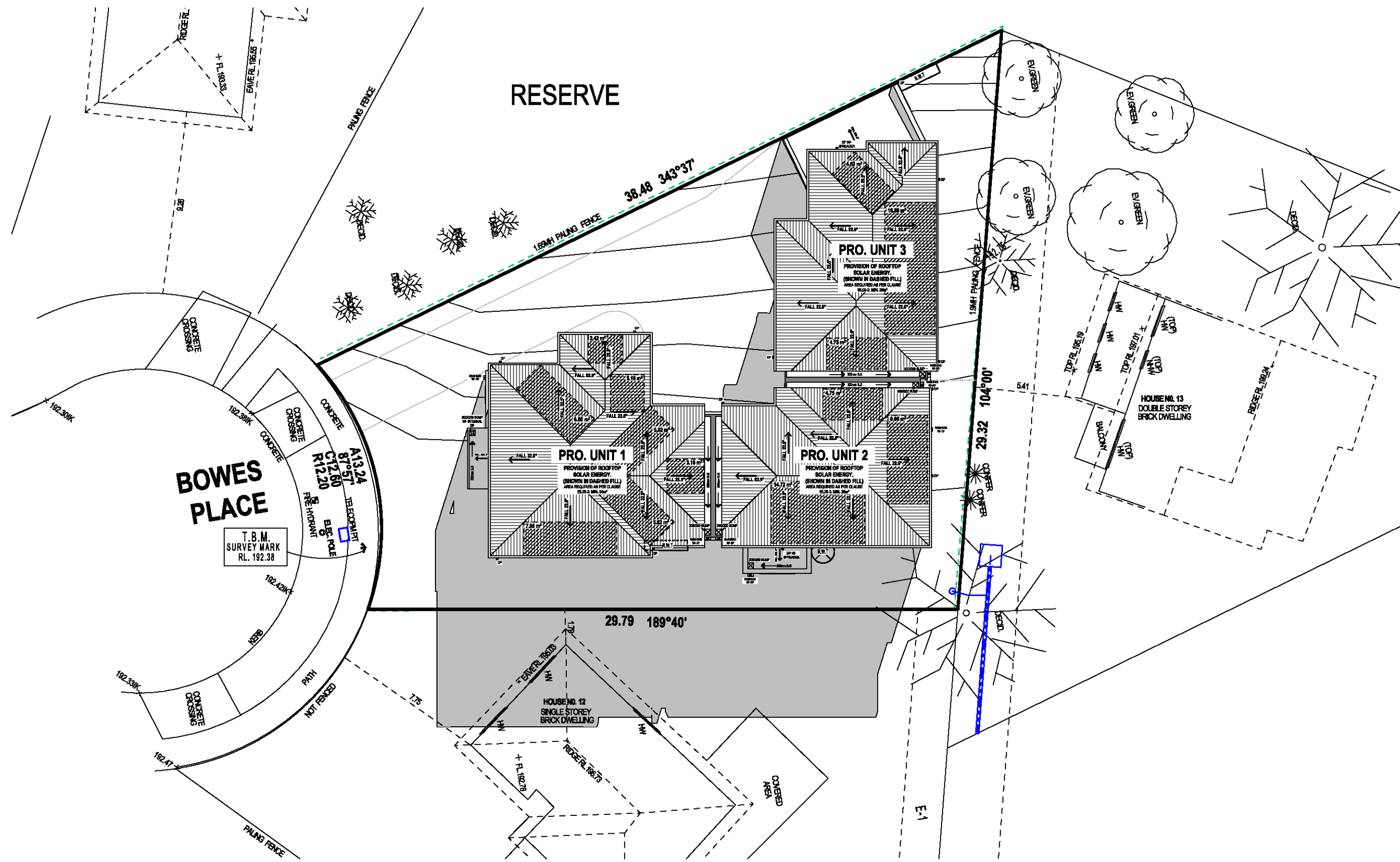
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DATE: 25.06.26	REVISION DATE: 31/07/2026	DRAWING No:	



22nd SEPTEMBER
1PM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
2PM SHADOW DIAGRAM
SCALE: 1:200



22nd SEPTEMBER
3PM SHADOW DIAGRAM
SCALE: 1:200

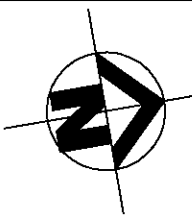
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PROPOSED - SHADOW DIAGRAMS

CAD REF:	SCALE: 1:200 @ A1	PROJECT NO: -	REVISION NO:
DATE: 25.06.26	REVISION DATE: 31/07/2026		DRAWING No:

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

BUILD THE RAINGARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAINGARDEN.

RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS, RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

Project # ESD767A7
V4: Project 65
Rick Katsioglannis - capcaduser5@gmail.com
14 Bowes Pl, Craigieburn VIC 3064, Australia
30 July 2026 4:45 p.m.

BLUE FACTOR.

Project 65

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.

187%
SCORE

Project details

Name V4: Project 65
Project ID ESD767A7
Street address 14 Bowes Pl, Craigieburn VIC 3064, Australia
Municipality Hume
Site area 655.21 m²
Planning Number

Results

Item	Result	Target
Total suspended solids (%)	92%	>80%
Total phosphorus (%)	80%	>45%
Total nitrogen (%)	84%	>45%
Total gross pollutants (%)	99%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	55%	>29%
Mean annual runoff volume infiltrated or filtered (%)	11%	>6%

For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

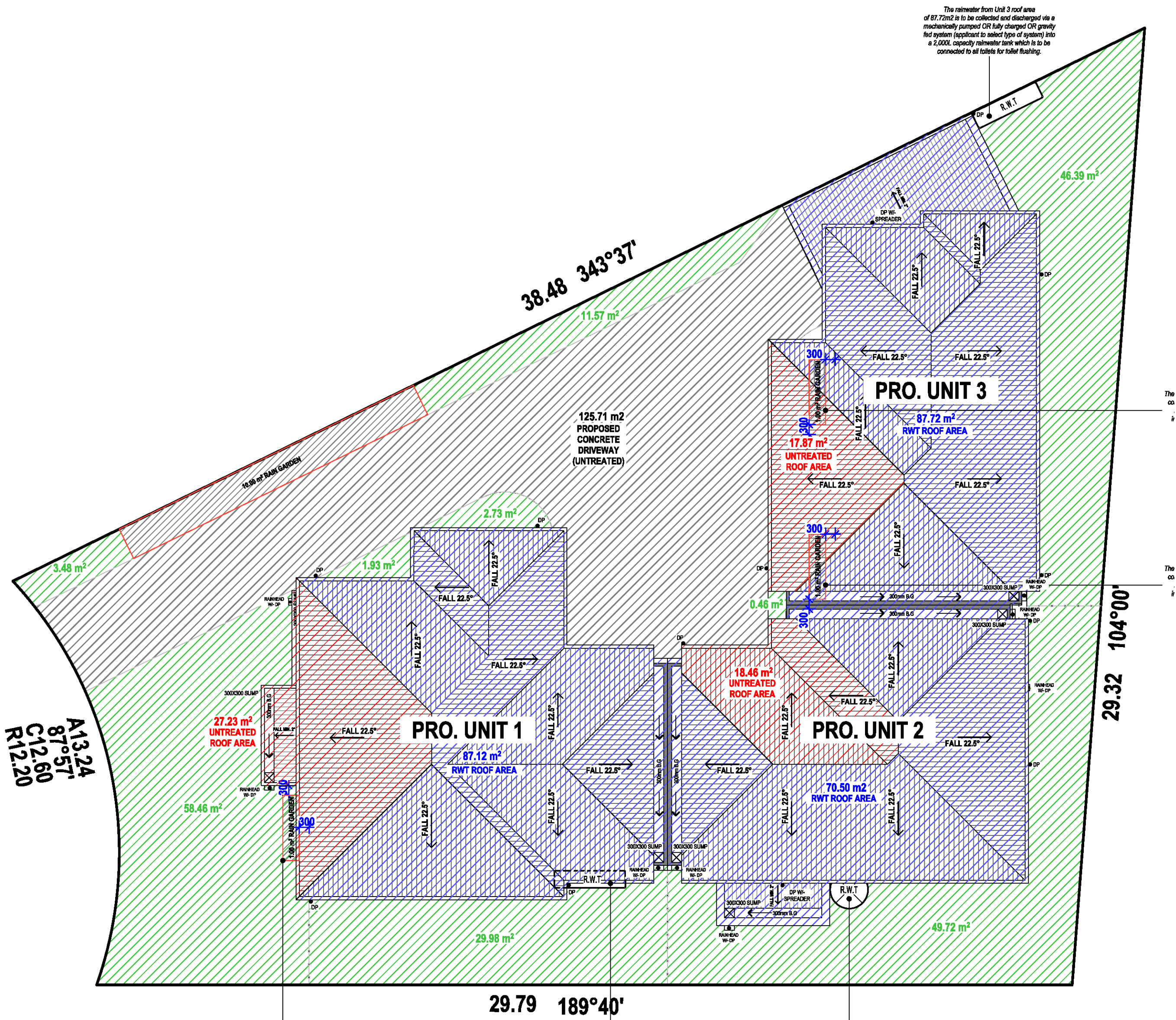
Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication [1739.1](#)) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable ([epa.vic.gov.au/about-epa/laws-ew-laws/what-is-reasonably-practicable](#)). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

bluefactor.com.au

Page 1 of 8



PROPOSED WSUD ROOF CATCHMENT PLAN

SCALE: 1:100

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NATHERS STAR RATING:

7.0 STARS

HEATING & COOLING SYSTEMS:

HEATING SYSTEMS: EFFICIENCY RATING:	REVERSE CYCLE SPACE 6-STAR
COOLING SYSTEMS: EFFICIENCY RATING:	REFRIGERATIVE SPACE 6-STAR

HOT WATER SYSTEMS:

HOT WATER SYSTEMS: SOLAR CONTRIBUTION:	ELECTRIC HEAT PUMP 0%
EFFICIENCY RATING:	6-STAR

WATER FITTINGS/FIXTURES:

SHOWERHEADS:	4-STAR WELS (>4.5 <=6.0)
BATH TUB STYLE:	MEDIUM
KITCHEN TAPS:	5-STAR WELS
BATHROOM TAPS:	5-STAR WELS
WATER CLOSET (WC):	4-STAR WELS

INTERNAL LIGHTING:

THE PROPOSED DEVELOPMENT TO INCLUDE AN INTERNAL LIGHTING LAYOUT WITH MAXIMUM ILLUMINATION POWER DENSITY OF 4W / M²

ADJUSTABLE SHADING:

ADJUSTABLE EXTERNAL SHADING DEVICES ('DROP DOWN AWNINGS') TO BE PROVIDED TO ALL EAST / WEST FACING HABITABLE ROOM WINDOWS

DOUBLE GLAZING:

DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS LOCATED WITHIN A HABITABLE ROOM

BICYCLE PARKING:

☐	EACH GARAGE TO BE PROVIDED WITH A WALL MOUNTED BIKE RACK -
☐	EACH GARAGE TO BE PROVIDED WITH ELECTRIC VEHICLE CHARGER POINTS

NO GAS CONNECTION:

NO GAS CONNECTION TO ALL PROPOSED DWELLINGS

MOTION SENSOR:

ALL PROPOSED EXTERNAL LIGHTING TO HAVE MOTION SENSOR

MAINTENANCE GUIDELINES

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

WSUD LEGEND/TREATMENT METHOD

	-NOMINATED ROOF AREA USED FOR ABOVE GROUND RAIN GARDEN
	-NOMINATED ROOF AREA USED FOR RAIN WATER TANKS
	-NOMINATED ROOF AREA TO BE UNUSED
	NOMINATED PERMEABLE SURFACES

R.W.T. -MIN. 2000L RAIN WATER TANK TO TREAT NOMINATED ROOF AREA

	-NOMINATED NON-PERMEABLE CONCRETE DRIVEWAY
	-NOMINATED PERMEABLE PAVING
	-NOMINATED GRASS AREA

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PROPOSED MULTI-UNIT DEVELOPMENT
14 BOWES PLACE
CRAIGIEBURN VIC 3064

REVISIONS:	DATE:
1.	
2.	
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5.	

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PROPOSED - WSUD PLAN

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	DATE: 25.06.26	DATE: 31/07/2026	DRAWING No:

RAINWATER TANK MAINTENANCE

Tips for undertaking maintenance

Things to look for and how to fix them.

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

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

Rainwater tank maintenance

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

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

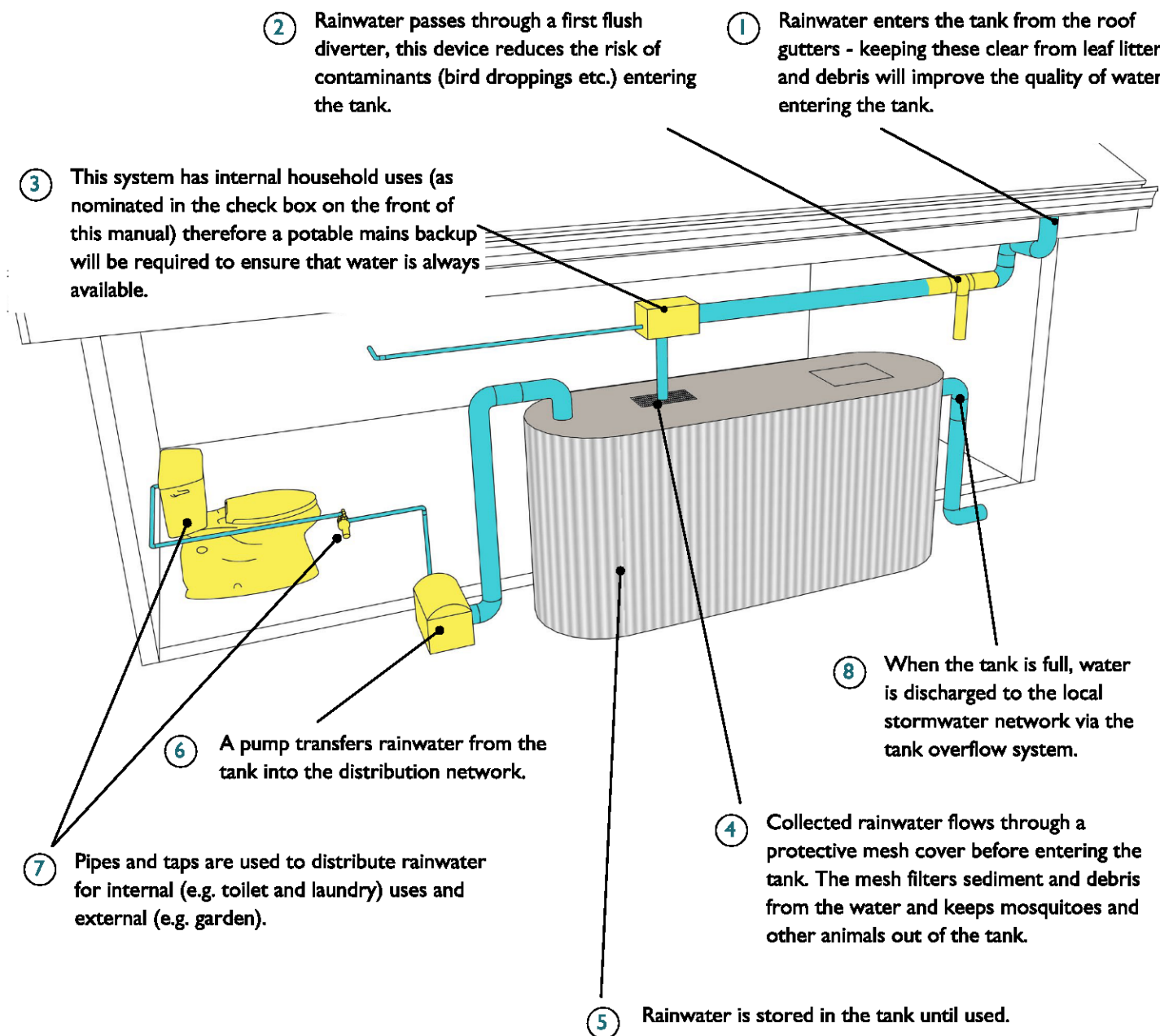
Maintenance of rainwater tanks is relatively easy however it is important to do the following key tasks to ensure the quality of water is high:

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

Maintenance Overview

Rainwater Tank Maintenance

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



Maintenance Checklist

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

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task
①	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.
②	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.
③	Potable mains back up device	Is the potable mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.
④	Mesh cover	Has the mesh cover deteriorated or have any holes in it?		Replace mesh cover.
⑤	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.
⑥	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the potable mains back up is not permanently on. Repair or replace pump.
⑦	Pipes and taps	Are pipes and taps leaking?		Repair as needed.
⑧	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.
⑨	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.

Maintenance frequency												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		

Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

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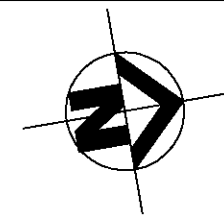
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14 BOWES PLACE
CRAIGIEBURN VIC 3064

REVISIONS:	DATE:
1	

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PROPOSED - RAIN WATERTANK & RAINGARDEN

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DATE: 25.06.26		31/07/2026	DRAWING No:

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Townhouse and Low-Rise Code

Written Statement checklist

14 BOWES PLACE, CRAIGIEBURN VIC 3064

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

This checklist can be used to complete the written statement.

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

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4 The standard met, the front setback is 6m..
Standard B2-2 Building height (Clause 55.02-2)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-6 The standard met, the max building height is 7.7m south elevation.
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4&5 The standard met, the min side setback is 1.81m on the ground floor & 1.8m on the first floor.
Standard B2-4 Walls on boundaries (Clause 55.02-4)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4 The standard met. The proposed wall on the west boundary (6.48m).

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Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-5 Site coverage (Clause 55.02-5)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4 The standard met. The proposed site coverage is 42.57%.
Standard B2-6 Access (Clause 55.02-6)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4 The standard met. The proposed crossover & existing crossover are less than 40% of the frontage. The crossovers cover about 16.10% of the frontage.
Standard B2-7 Tree canopy (Clause 55.02-7)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-8 The standard is met. Refer to the tree canopy plan and table. The proposed tree canopy coverage is (70.07m ²), more than 10% of the site area (655.21m ²).
Standard B2-8 Front fences (Clause 55.02-8)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4 The standard met. No proposed front fence
Standard B3-1 Dwelling diversity (Clause 55.03-1)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4&5 The standard met. Unit 1 has 4 bedrooms, whilst Units 2 and 3 each have 3 bedrooms.
Standard B3-2 Parking location (Clause 55.03-2)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4&6 The standard met. There are no windows less than 1.5m(h) on the accessways.
Standard B3-3 Street integration (Clause 55.03-3)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4&5 The standard met. The master bed on the first floor has a direct view to the street, and the guest or lounge on the ground floor has a view to the street.

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Standard B3-4 Entry (Clause 55.03-4)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4 The standard met. Each unit has a ground level entry door and has a direct line of sight from a street, accessway to the unit.
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Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-5 Private open space (Clause 55.03-5)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4 The standard met. Each unit has the P.O.S in the back of the units.
Standard B3-6 Solar access to open space (Clause 55.03-6)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-9&10 The standard met. The solar can access fully on P.O.S of both units.
Standard B3-7 Functional layout (Clause 55.03-7)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4&5 The standard met. All the beds are more than 3m width & length.
Standard B3-8 Room depth (Clause 55.03-8)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4&5 The standard met. Refer to the plan. The all min ceiling height is (2.7m)
Standard B3-9 Daylight to new windows (Clause 55.03-9)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4 The standard met. Refer to plans. An outdoor space clear to the sky or a light court with a minimum area of 3square metres and minimum dimension of 1 metre clear to the sky,
Standard B3-10 Natural ventilation (Clause 55.03-10)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4,5 & 6 The standard met. Refer to the plan.
Standard B3-11 Storage (Clause 55.03-11)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4 The standard met. Refer to the plan. Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.

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Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4 The standard met. Refer to the plan. At least 50 per cent of units has A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4 The standard met. Refer to plans. The existing windows clear to the sky or a light court with a minimum area of 3square metres and minimum dimension of 1 metre clear to the sky,
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4 The standard met. Refer to the plan.
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-9&10 The standard met. Refer to plans. 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.
Standard B4-4 Overlooking (Clause 55.04-4)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-4&5 The standard met. Refer to plans.
Standard B4-5 Internal views (Clause 55.04-5)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4 The standard met. Refer to the plan.

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Standard B5-1 Permeability and
stormwater management
(Clause 55.05-1)

- ☐  Yes
- ☐ No

No, irrespective of whether the
standard is met or not.

TP-11 The standard met. Refer to the plan.

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Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	☐  Yes ☐ No	☐ Yes, if standard not met ☐  No, if standard met	TP-9&10 The standard met. Refer to plans. The existing solar panels to the neighbouring property does not be affected by the proposed building.
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-3 The standard met. Refer to the plan.
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4, 5 & 6 The standard met. Refer to plans.
Standard B5-5 Waste and recycling (Clause 55.05-5)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4 The standard met. Refer to the plan. Each unit has min area of 1.8sq , min depth 0.8m and min height 1.8m.
Standard B5-6 Noise impacts (Clause 55.05-6)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-4 The standard met. Refer to the plan. The mechanical plans noise storage away from rooms & existing dwellings.
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	☐  Yes ☐ No	No, irrespective of whether the standard is met or not.	TP-11 The standard met. Refer to the plan.

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[Redacted address line]

14 Bowes Pl, Craigieburn VIC 3064, Australia
30 July 2026 4:45 p.m.

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Project 65

Nitrogen reduction target has been met, and a small low risk project is deemed to comply. Higher risk projects need to meet all targets.

Project details

Name	V4: Project 65
Project ID	E5D767A7
Street address	14 Bowes Pl, Craigieburn VIC 3064, Australia
Municipality	Hume
Site area	655.21 m ²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	92%	>80%
Total phosphorus (%)	80%	>45%
Total nitrogen (%)	84%	>45%
Total gross pollutants (%)	99%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	55%	>29%
Mean annual runoff volume infiltrated or filtered (%)	11%	>6%

For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication [1739.1](#)) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable ([epa.vic.gov.au/about-epa/laws-ew-laws/what-is-reasonablypracticable](#)). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

A completed small-scale low risk site with no public roads or external user parking areas will usually generate very little sediment, referred to as total suspended solids (TSS). It is common that the 80% TSS target will not easily be achieved for this type of site.

Other sites may generate significant total suspended solids (TSS) as well as litter, referred to as gross pollutants and should meet all targets.

The generation of sediment and litter during the construction phase is a significant problem and must be addressed effectively for all developments.

You should demonstrate what appropriate controls will be used to ensure the generation of litter and sediment is prevented and controlled during construction to minimise risk of harm.

Blue Factor is designed to support a range of developments of less than 10,000 square metres including small scale residential, apartment developments, small scale commercial and small public use developments which must meet planning requirements including stormwater management quality objectives in the EPA Urban stormwater management guidelines (EPA - Publication 1739.1) It is recommended that MUSIC is used for larger and more complex projects to demonstrate compliance.

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Configuration 1



U1 RWT AREA Roof, 87.12m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2



Building 1 Residential Townhouse, 4 bedroom(s)

Configuration 2



U2 RWT AREA Roof, 70.5m2



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2



Building 2 Residential Townhouse, 3 bedroom(s)

Configuration 3



U3 RWT AREA Roof, 87.12m2



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 2



Building 3 Residential Townhouse, 3 bedroom(s)

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Configuration 4



U1 RAINGARDEN Roof, 27.23m²



Raingarden 1 Area: 1 m², Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

Configuration 5



U2 RAINGARDEN Roof, 18.46m²



Raingarden 2 Area: 1 m², Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

Configuration 6



U3 RAINGARDEN Roof, 17.87m²



Raingarden 3 Area: 1 m², Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

Configuration 7



Driveway Treated Paved, 125.71m²



Driveway Raingarden Area: 10 m²,
Extended detention depth: 0.1 m, Submerged zone depth: 0.3 m,
Site soil type: Clay

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Catchments



U1 RWT AREA Roof, 87.12m2



U2 RWT AREA Roof, 70.5m2



U3 RWT AREA Roof, 87.12m2



U1 RAINGARDEN Roof, 27.23m2



U2 RAINGARDEN Roof, 18.46m2



U3 RAINGARDEN Roof, 17.87m2



Driveway Treated Paved, 125.71m2



LAWN PERMEABLE Pervious (garden and lawn), 221.2m2

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Treatments



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2

183%



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2

190%



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 2

175%



Raingarden 1 Area: 1 m², Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

180%



Raingarden 2 Area: 1 m², Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

189%



Raingarden 3 Area: 1 m², Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

189%



Driveway Raingarden Area: 10 m²,
Extended detention depth: 0.1 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

196%

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Building 1 Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use



Building 2 Residential Townhouse, 3 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use



Building 3 Residential Townhouse, 3 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use

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