

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.: 9	St. Name: Eumarella Street
Suburb/Locality: Tullamarine		Postcode: 3043

Formal Land Description *

Complete either A or B.

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

A Lodged Plan Title Plan Plan of Subdivision

OR

B

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](#)

Four Unit Development

📎 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ Estimated cost of development for which the permit is required *



⚠ 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 i

④ Describe how the land is used and developed now *



eg. vacant, three dwellings, medical centre with two practitioners, licensed

Vacant Land

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

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Title Information i

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 i

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.

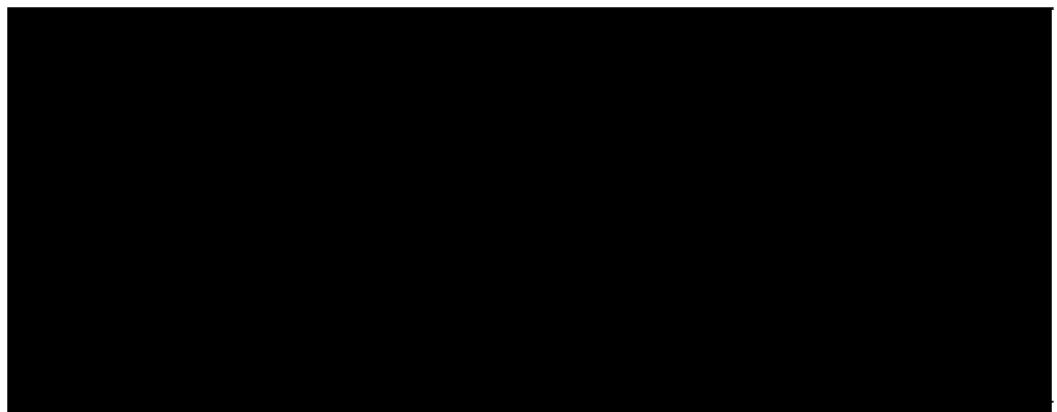
Please provide at least one contact phone number *

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.

Name:		
Title: Mrs	First Name: Karolina	Surname: Minniti
Organisation (if applicable): Custovic Design		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 199-201	St. Name: William Street
Suburb/Locality: St Albans		State: VIC Postcode: 3021
Contact person's details * Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>		
Name:		
Title: Mrs	First Name: Karolina	Surname: Minniti
Organisation (if applicable): Custovic Design		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 199-201	St. Name: William Street
Suburb/Locality: St Albans		State: VIC Postcode: 3021
Contact Information		
Business Phone: 9364 6336	Email: [REDACTED]	
Mobile Phone:	Fax:	



Declaration i

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 enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.

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

Signature: **Hanita Rehana**
Digitally signed by Hanita Rehana
DN: cn=Hanita Rehana, o=Custovic Design, ou,
email=hanita@custovicdesign.com.au, c=AU
Date: 2024.03.27 12:21:25 +11'00'

Date: 27 Mar 2024
day / month / year

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Need help with the Application?

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

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

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


No Yes

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

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: \$

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

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

THE APPLICANT: Who is making this amendment

Name: CUSTOVIC DESIGN
Tel.: 03 9364 6336
Address: 199-201 WILLIAM STREET, ST ALBANS

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

9 EUMARELLA ST, TULLAMARINE VIC 3043

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

TRAFFIC ENGINEER COMMENTS AND PLANS UPDATED TO REFLECT COMMENTS
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THE OWNER: The owner must be notified of these proposed changes

Name: JOHN ANASTASIOU	Tel. Bus. hours:
Address:	0447 255 232

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:
C	I/We the Applicant declare that all information given is true and correct	Applicant Signature:
		Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature
		Date: 0

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 10, SALISBURY

1079 PASCOE VALLEY RD. BROADMEADOWS

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

Page 1 of 1

VOLUME 08379 FOLIO 297

Security no : 124110374986S
Produced 09/11/2023 11:32 AM

LAND DESCRIPTION

Lot 141 on Plan of Subdivision 056107.
PARENT TITLE Volume 07159 Folio 616
Created by instrument B415807 05/11/1962

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 LP056107 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: 9 EUMARELLA STREET TULLAMARINE VIC 3043

DOCUMENT END

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Document Assembled	09/11/2023 11:34


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LP 56107
EDITION 2
 PLAN MAY BE LODGED
 26/07/1962

Note Corners are splayed 8' unless shown otherwise
 Reference Mark Iron Pipes shown thus 
 The land coloured Green is set apart for
 Drainage & Sewerage & Municipal Purposes

**PLAN OF SUBDIVISION OF
 PART OF CROWN PORTION 3
 PARISH OF TULLAMARINE
 COUNTY OF BOURKE
 VOL.7159.FOL.616**

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**3 SHEETS
 SHEET 1.**

LAND	ID.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
RESERVE No.1	E-4	CREATION OF EASEMENT	D895808	2	A.D.

COLOUR CODE
 E-1 = BLUE
 E-2 = BROWN
 E-4 & E-3 = GREEN

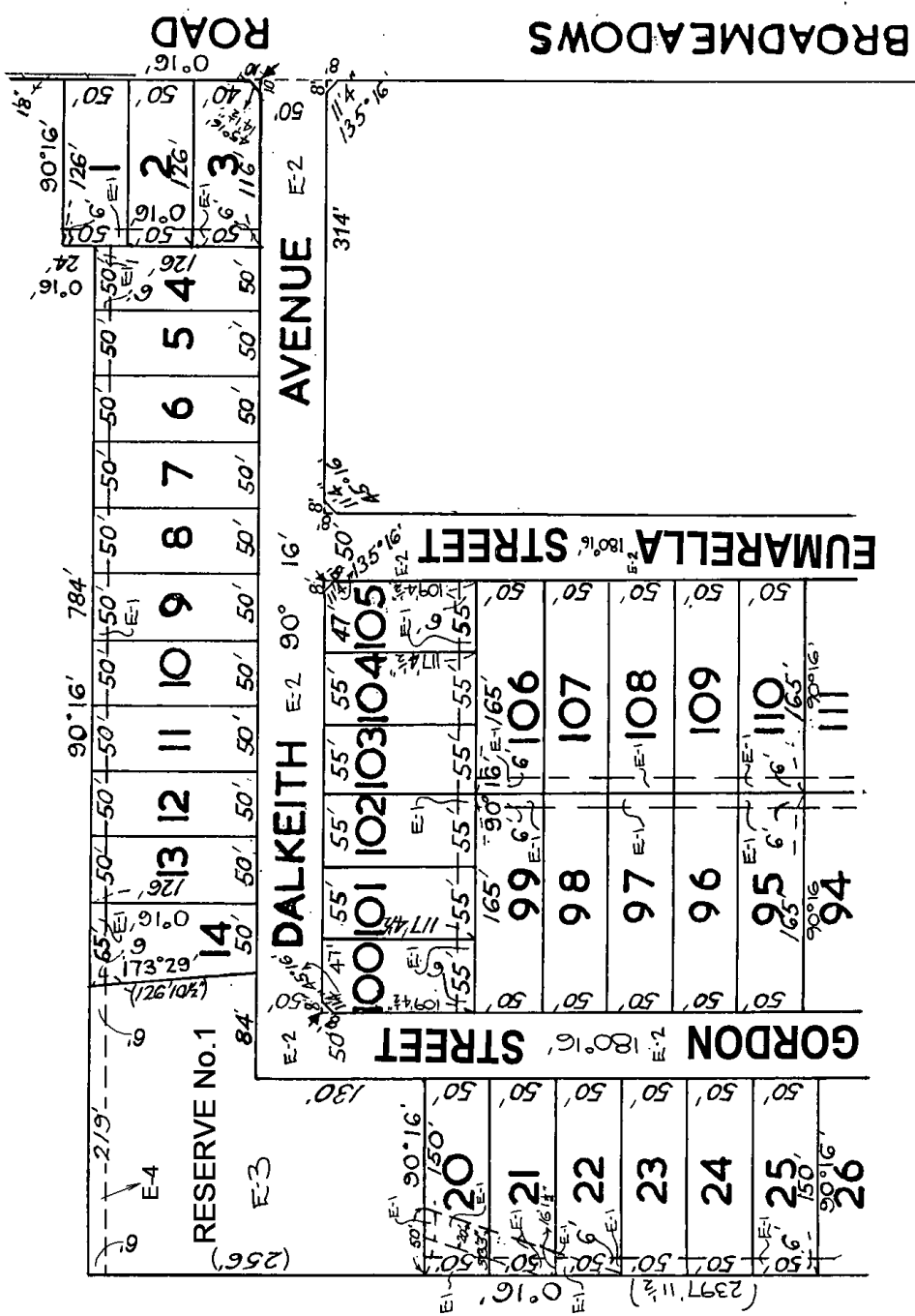
APPROPRIATIONS

THE LAND COLOURED BLUE AND GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

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

ENCUMBRANCES
 AS TO THE LAND MARKED E-4 THE EASEMENT TO THE M.M.B.W. CREATED BY INST. D895808

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



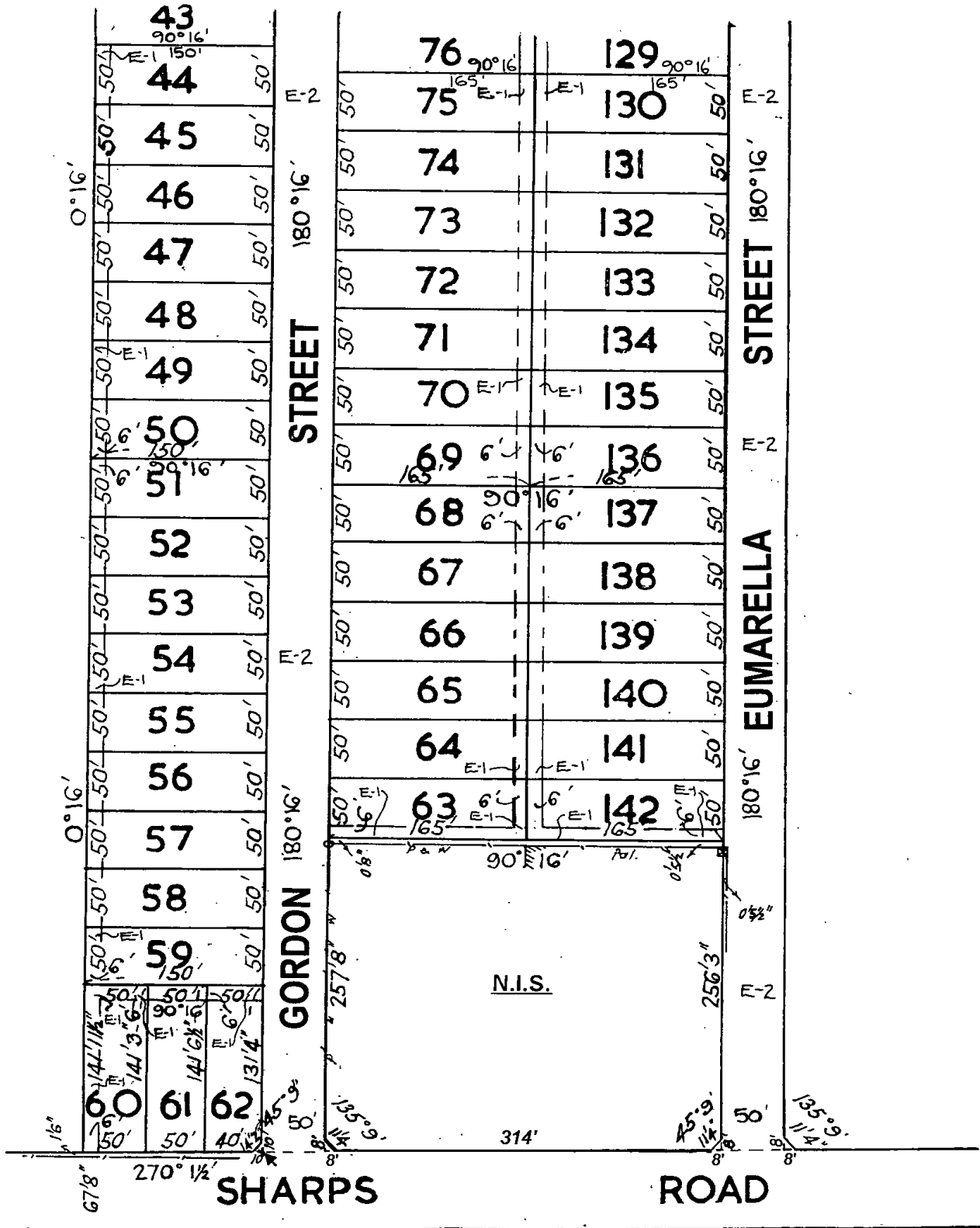
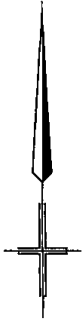
SEE SHEET 2

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

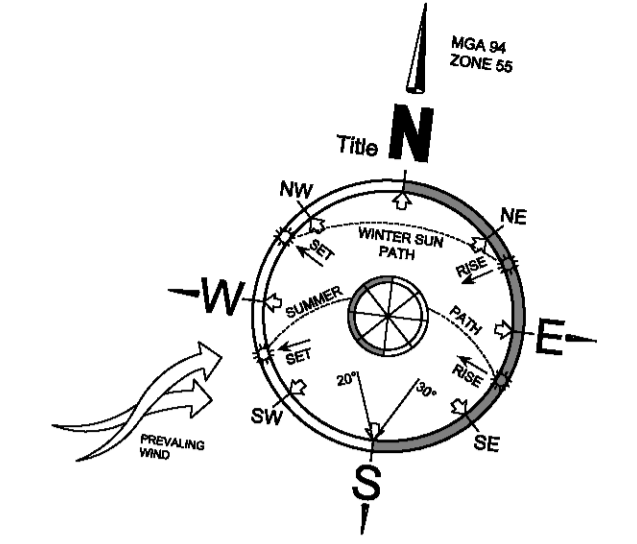
LP 56107

3 SHEETS
SHEET 3.

SEE SHEET 2



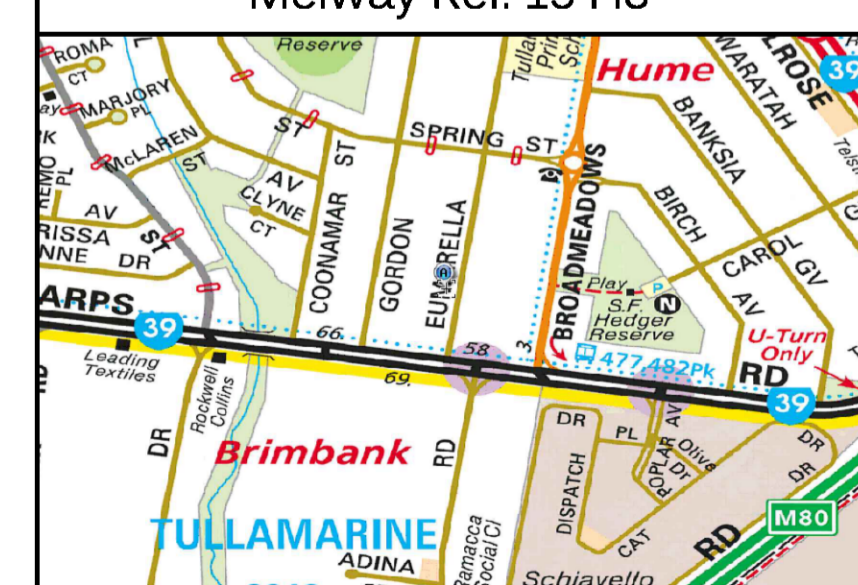
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LEGEND

- SUBJECT SITE
- TO BE DEMOLISHED
- S/S SINGLE STOREY
- D/S DOUBLE STOREY
- T/S TRIPLE STOREY
- M/R METAL ROOF
- T/R TILED ROOF
- B/V BRICK VENEER
- W/B WEATHERBOARDS
- L/C LIGHTWEIGHT CLADDING
- 1 TALLMARINE PRIMARY SCHOOL APPROX. 850m
- 2 GLADSTONE PARK PRIMARY SCHOOL APPROX. 2.44km
- 3 G. PARK SECONDARY COLLEGE APPROX. 2.44km
- 4 HUME COUNCIL APPROX. 4.84km
- 5 GLADSTONE PARK S. CENTRE APPROX. 2.9km
- 6 MELBOURNE CBD APPROX. 19.2km
- 7 LEO DINEEN PUBLIC RESERVE APPROX 1.2km
- 8 BROADMEADOWS HOSPITAL APPROX 6.0km
- 9 PUBLIC BUS STOP APPROX. 250m
- 10 MELBOURNE AIRPORT APPROX. 5.7km

Melway Ref. 15 H3

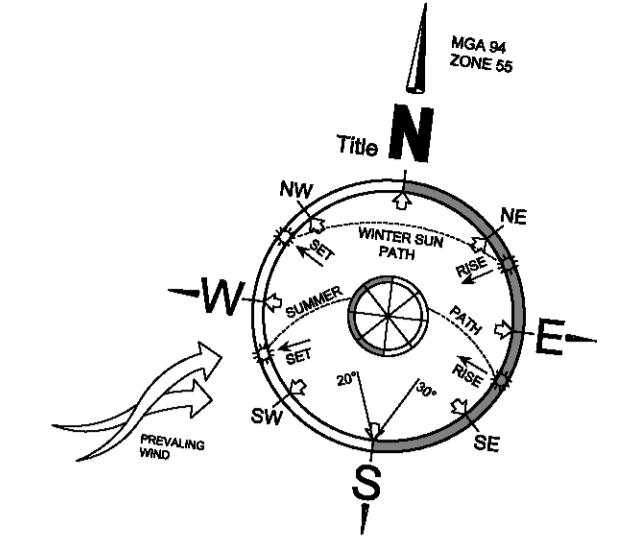


NEIGHBOURHOOD AND SITE DESCRIPTION

SCALE 1 : 200

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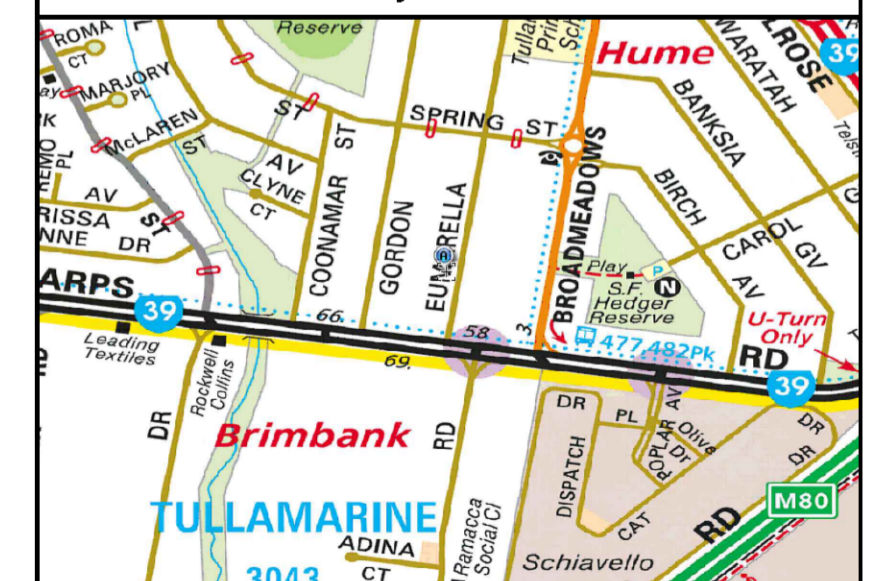
	First Floor, 199-201 William Street, St Albans VIC 3021 ph: 03 9264 8336 e: info@custovicedesign.com.au custovicedesign.com.au	PROPOSED: FOUR UNIT DEVELOPMENT	ISSUE: TP LODGEMENT	DATE: 04 APR 2024	DRAWING NAME: NSD	JOB NUMBER: 23023	
	DO NOT SCALE DRAWINGS	AT: No. 9 EUMARELLA STREET, TULLAMARINE VIC 3043	REV_01: FURTHER INFORMATION	SCALE: 1:200	SHEET NUMBER: 01 OF 07		
	ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR EXCAVATIONS.		REV_02: TRAFFIC COMMENTS	SHEET SIZE: A1	DRAWN BY: K.M.	CHECKED BY: S.C.	
	THESE ORIGINAL PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF CUSTOVIC DESIGN AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUSTOVIC DESIGN.		REV_03:				
	REV_04:		REV_05:				



LEGEND

- SUBJECT SITE
- TO BE DEMOLISHED
- S/S SINGLE STOREY
- D/S DOUBLE STOREY
- T/S TRIPLE STOREY
- M/R METAL ROOF
- T/R TILED ROOF
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- 1 TALLMARINE PRIMARY SCHOOL APPROX. 850m
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- 7 LEO DINEEN PUBLIC RESERVE APPROX 1.2km
- 8 BROADMEADOWS HOSPITAL APPROX 6.0km
- 9 PUBLIC BUS STOP APPROX. 250m
- 10 MELBOURNE AIRPORT APPROX. 5.7km

Melway Ref. 15 H3

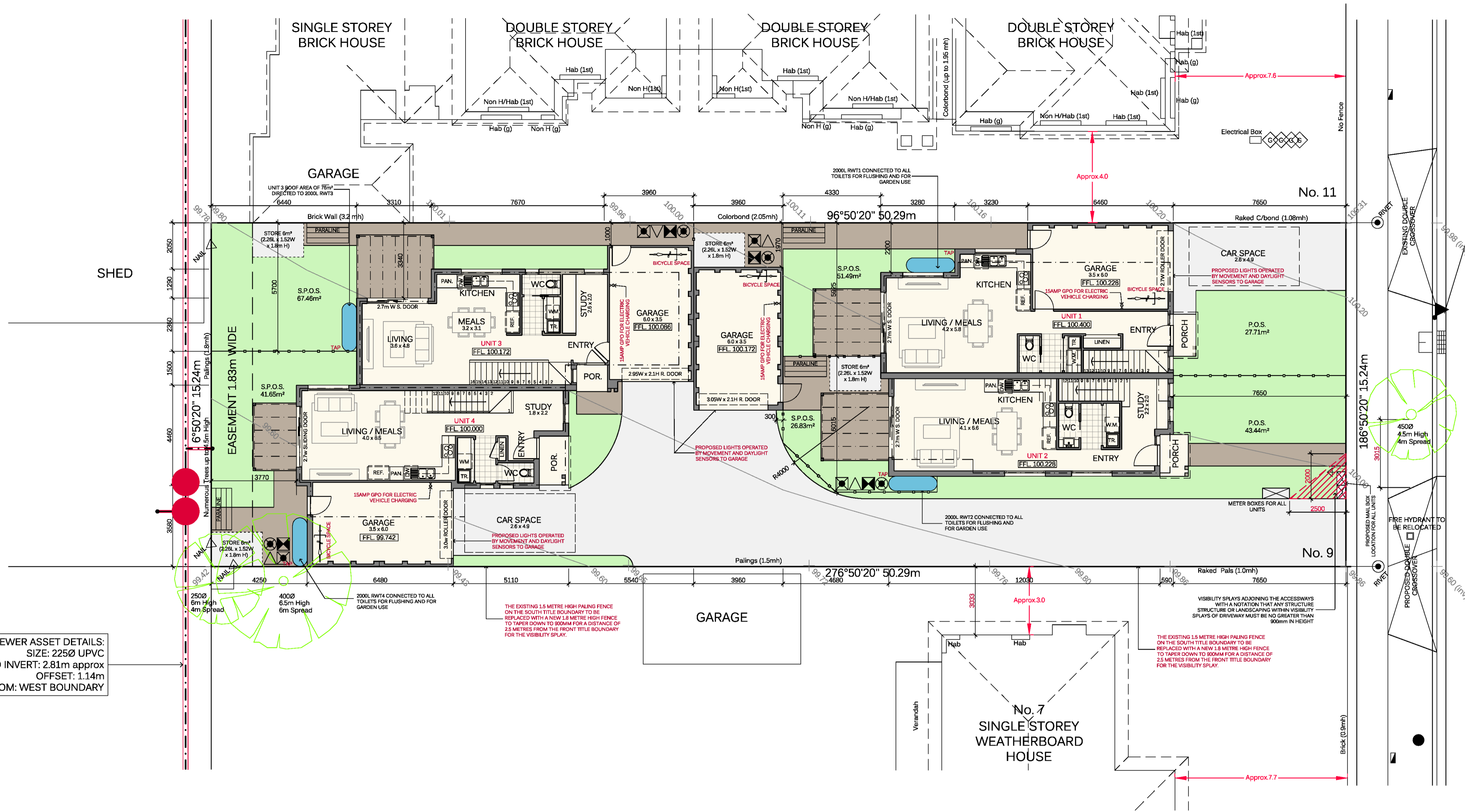


DESIGN RESPONSE

SCALE 1 : 200

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CUSTOVIC design+build	First Floor, 199-201 William Street, St Albans VIC 3021 ph: 03 9264 8338 e: info@custovico.com.au custovico.com.au	PROPOSED: FOUR UNIT DEVELOPMENT	ISSUE: TP LODGEMENT	DATE: 04 APR 2024	DRAWING NAME: DESIGN RESPONSE	JOB NUMBER: 23023	
	DO NOT SCALE DRAWINGS	AT: No. 9 EUMARELLA STREET, TULLAMARINE VIC 3043	REV_01: FURTHER INFORMATION	SCALE: 1:200	SHEET NUMBER: 02 OF 07		
	ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR EXCAVATION.		REV_02: TRAFFIC COMMENTS	SHEET SIZE: A1	DRAWN BY: K.M.	CHECKED BY: S.C.	
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			REV_04:				



TBM - RIVET IN KERB R.L. 100.00

EUMARELLA STREET

LEGEND:

- PROPOSED PAVING
- PROPOSED LANDSCAPING
- PROPOSED CONCRETING
- LETTER BOX
- RECYCLE BIN
- RUBBISH BIN
- FOOD ORGANICS BIN
- GLASS BIN
- 1.8m h TIMBER PALING FENCE
- WALL MOUNTED CLOTHES LINE
- 6m³ STORAGE
- EXISTING TREE
- DESIGNATED CAR SPACE

SITE SUMMARY

SITE AREA:	766.45 m ²
GROUND CONSTRUCTED AREA:	315.72 m ² - 41.19 %
HARD SURFACE:	177.95 m ² - 23.22 %
PERMEABLE GROUND:	272.78 m ² - 35.59 %
GARDEN AREA:	268.31 m ² - 35.01 %

UNIT 1 - PROPOSED

G. FLOOR:	52.88m ²	5.69sq
PORCH:	1.87m ²	0.20sq
GARAGE:	24.30m ²	2.62sq
F. FLOOR:	61.97m ²	6.67sq
TOTAL AREA:	140.90m²	15.17sq
TOTAL P.O.S.:	79.20m²	

UNIT 2 - PROPOSED

G. FLOOR:	55.20m ²	5.94sq
PORCH:	2.31m ²	0.25sq
GARAGE:	25.11m ²	2.70sq
F. FLOOR:	51.02m ²	5.49sq
TOTAL AREA:	133.63m²	14.38sq
TOTAL P.O.S.:	70.27m²	

UNIT 3 - PROPOSED

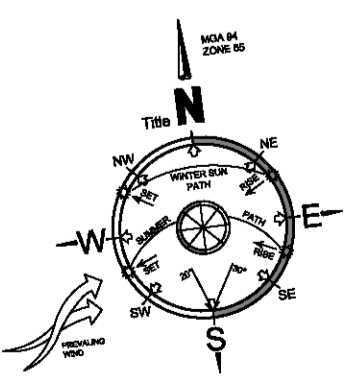
G. FLOOR:	53.27m ²	5.73sq
PORCH:	1.63m ²	0.18sq
GARAGE:	23.98m ²	2.58sq
F. FLOOR:	63.55m ²	6.84sq
TOTAL AREA:	142.43m²	15.33sq
TOTAL P.O.S.:	67.46m²	

UNIT 4 - PROPOSED

G. FLOOR:	49.47m ²	5.33sq
PORCH:	3.02m ²	0.33sq
GARAGE:	24.17m ²	2.60sq
F. FLOOR:	61.61m ²	6.63sq
TOTAL AREA:	138.27m²	14.88sq
TOTAL P.O.S.:	41.65m²	

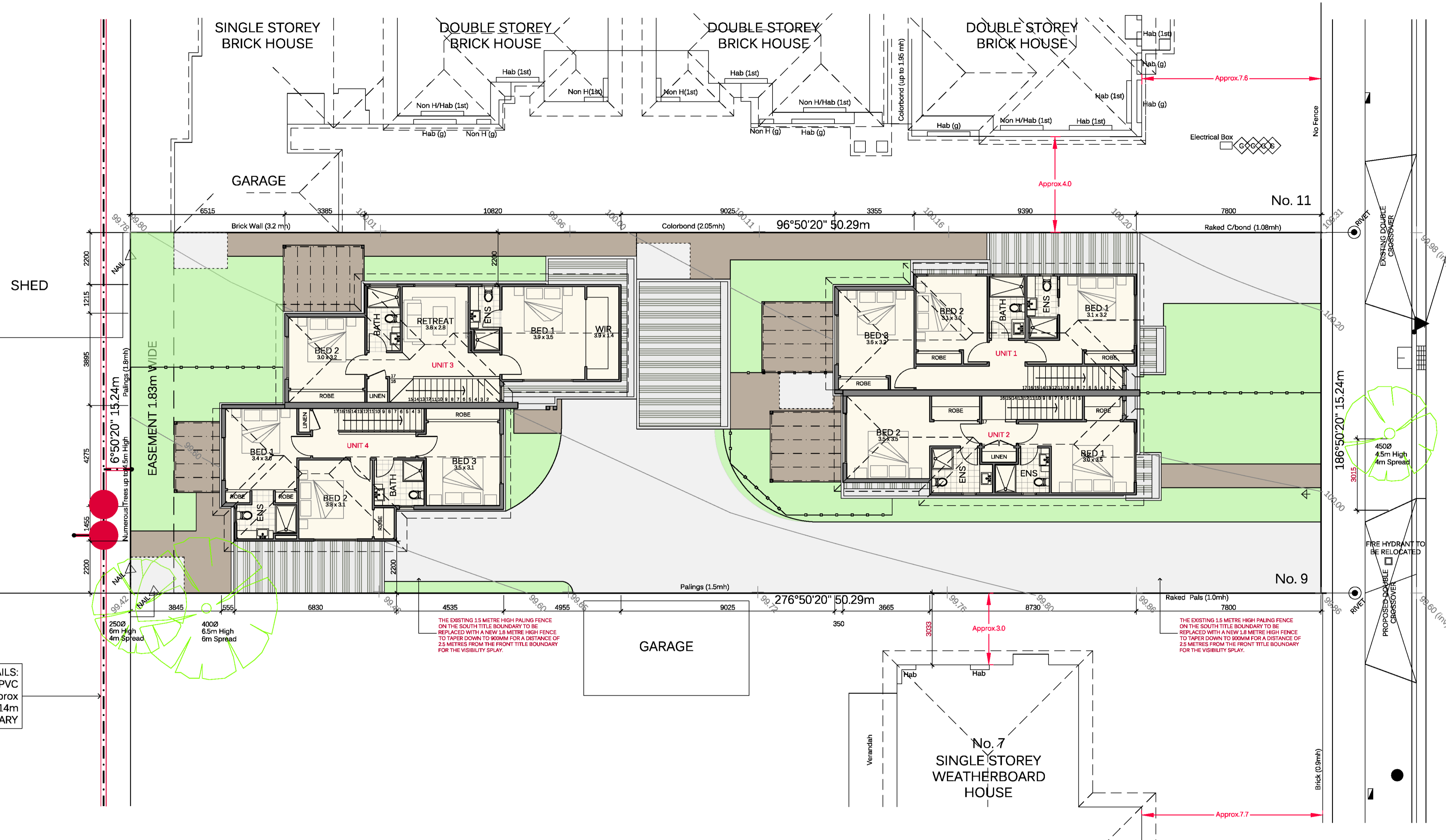
SEWER ASSET DETAILS:
 SIZE: 225Ø UPVC
 DEPTH TO INVERT: 2.81m approx
 OFFSET: 1.14m
 FROM: WEST BOUNDARY

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DESIGN RESPONSE
GROUND FLOOR PLAN
 SCALE 1 : 100

CUSTOVIC design+build	First Floor: 199-201 William Street, St Albans VIC 3021 ph: 03 9264 8336 e: info@custovicdesign.com.au custovicdesign.com.au	PROPOSED: FOUR UNIT DEVELOPMENT	ISSUE: TP SUBMISSION	DATE: 04 APR 2024	DRAWING NAME: GROUND FLOOR PLAN	JOB NUMBER: 23023	
	DO NOT SCALE DRAWINGS	AT: No. 9 EUMARELLA STREET, TALLAMARINE VIC 3043	REV_01: FURTHER INFORMATION	SCALE: 1:100	SHEET NUMBER: 03 OF 07		
	ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR EXCAVATION.		REV_02: TRAFFIC CHANGES	SHEET SIZE: A1	DRAWN BY: K.M.	CHECKED BY: S.C.	
	THESE DESIGN PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF CUSTOVIC DESIGN AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUSTOVIC DESIGN.		REV_03:				
			REV_04:				



EUMARELLA STREET

TBM - RIVET IN KERB R.L. 100.00

LEGEND:

- PROPOSED PAVING
- PROPOSED LANDSCAPING
- PROPOSED CONCRETING
- LETTER BOX
- RECYCLE BIN
- RUBBISH BIN
- FOOD ORGANICS BIN
- GLASS BIN
- 1.8m h TIMBER PALING FENCE
- WALL MOUNTED CLOTHES LINE
- 6m³ STORAGE
- EXISTING TREE
- DESIGNATED CAR SPACE

SITE SUMMARY

SITE AREA:
766.45 m²

GROUND CONSTRUCTED AREA:
315.72 m² - 41.19 %

HARD SURFACE:
177.95 m² - 23.22 %

PERMEABLE GROUND:
272.78 m² - 35.59 %

GARDEN AREA:
268.31 m² - 35.01 %

UNIT 1 - PROPOSED

G. FLOOR:	52.88m ²	5.69sq
PORCH:	1.87m ²	0.20sq
GARAGE:	24.30m ²	2.62sq
F. FLOOR:	61.97m ²	6.67sq
TOTAL AREA:	140.90m²	15.17sq
TOTAL P.O.S.:	79.20m²	

UNIT 2 - PROPOSED

G. FLOOR:	55.20m ²	5.94sq
PORCH:	2.31m ²	0.25sq
GARAGE:	25.11m ²	2.70sq
F. FLOOR:	51.02m ²	5.49sq
TOTAL AREA:	133.63m²	14.38sq
TOTAL P.O.S.:	70.27m²	

UNIT 3 - PROPOSED

G. FLOOR:	53.27m ²	5.73sq
PORCH:	1.63m ²	0.18sq
GARAGE:	23.98m ²	2.58sq
F. FLOOR:	63.55m ²	6.84sq
TOTAL AREA:	142.43m²	15.33sq
TOTAL P.O.S.:	67.46m²	

UNIT 4 - PROPOSED

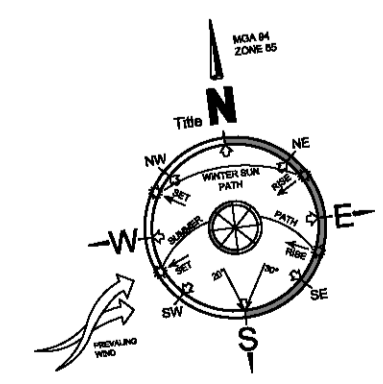
G. FLOOR:	49.47m ²	5.33sq
PORCH:	3.02m ²	0.33sq
GARAGE:	24.17m ²	2.60sq
F. FLOOR:	61.61m ²	6.63sq
TOTAL AREA:	138.27m²	14.88sq
TOTAL P.O.S.:	41.65m²	

SEWER ASSET DETAILS:
SIZE: 225Ø UPVC
DEPTH TO INVERT: 2.81m approx
OFFSET: 1.14m
FROM: WEST BOUNDARY

THE EXISTING 1.5 METRE HIGH PALING FENCE ON THE SOUTH TITLE BOUNDARY TO BE REPLACED WITH A NEW 1.8 METRE HIGH FENCE TO TAPER DOWN TO 900MM FOR A DISTANCE OF 2.5 METRES FROM THE FRONT TITLE BOUNDARY FOR THE VISIBILITY SPLAY.

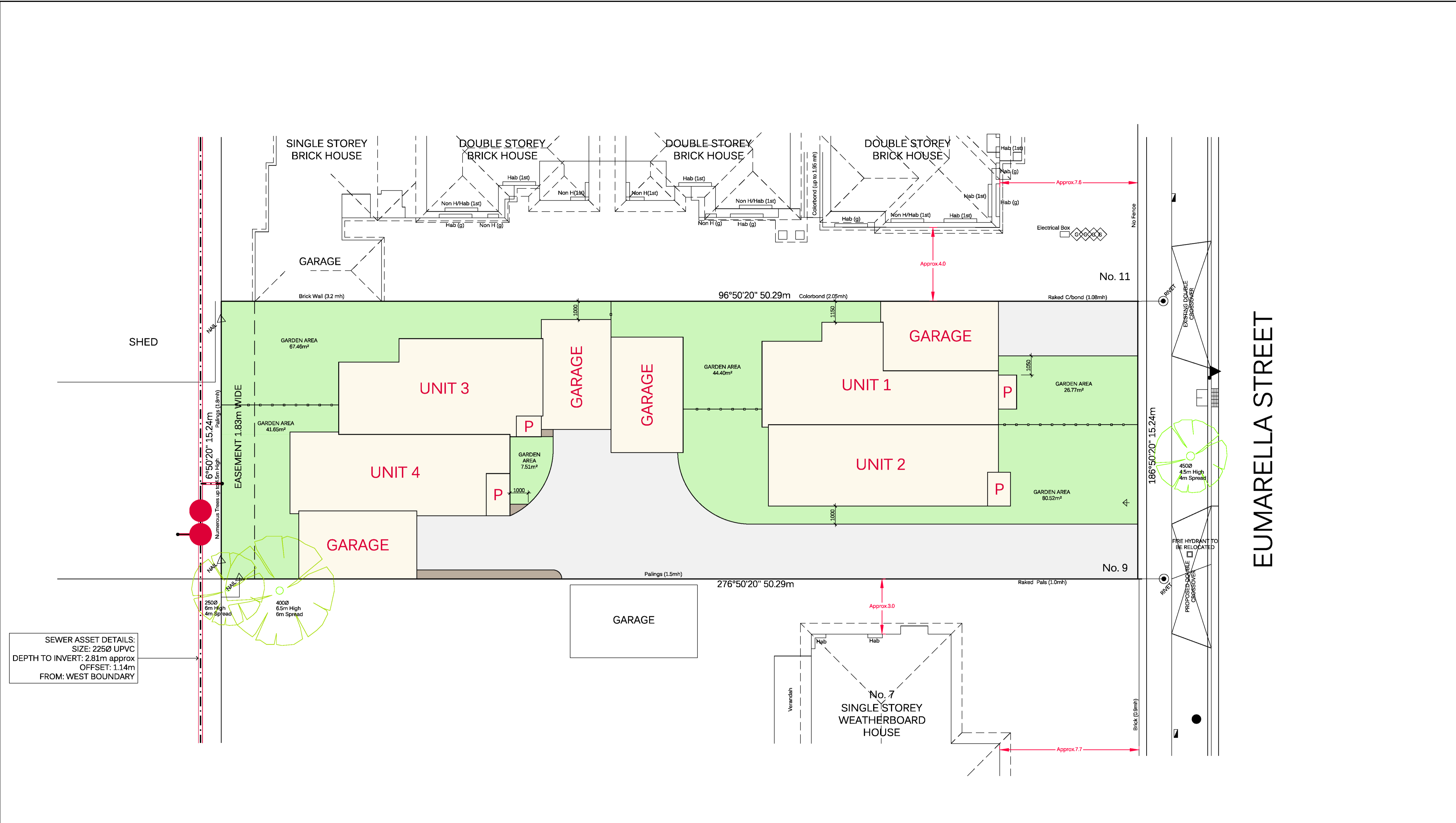
THE EXISTING 1.5 METRE HIGH PALING FENCE ON THE SOUTH TITLE BOUNDARY TO BE REPLACED WITH A NEW 1.8 METRE HIGH FENCE TO TAPER DOWN TO 900MM FOR A DISTANCE OF 2.5 METRES FROM THE FRONT TITLE BOUNDARY FOR THE VISIBILITY SPLAY.

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DESIGN RESPONSE
FIRST FLOOR PLAN
SCALE 1 : 100

CUSTOVIC design+build	First Floor, 199-201 William Street, St Albans VIC 3021 ph: 03 9264 8336 e: info@custovicedesign.com.au custovicedesign.com.au	PROPOSED: FOUR UNIT DEVELOPMENT	ISSUE: TP SUBMISSION	DATE: 04 APR 2024	DRAWING NAME: FIRST FLOOR PLAN	JOB NUMBER: 23023	
	DO NOT SCALE DRAWINGS	AT: No. 9 EUMARELLA STREET, TALLAMARINE VIC 3043	rev_01: FURTHER INFORMATION	SCALE: 1:100	SHEET NUMBER: 04 OF 07		
	ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR SOUP DRAWING.		rev_02: TRAFFIC CHANGES	SHEET SIZE: A1	DRAWN BY: K.M.	CHECKED BY: S.C.	
	THESE ORIGINAL PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF CUSTOVIC DESIGN AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUSTOVIC DESIGN.		rev_03:				
			rev_04:				

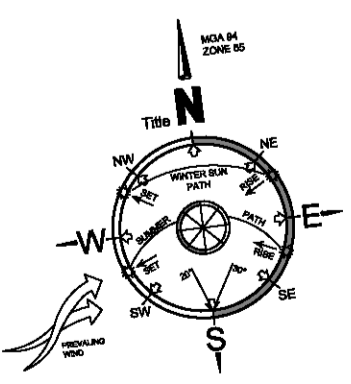


EUMARELLA STREET

SEWER ASSET DETAILS:
 SIZE: 225Ø UPVC
 DEPTH TO INVERT: 2.81m approx
 OFFSET: 1.14m
 FROM: WEST BOUNDARY

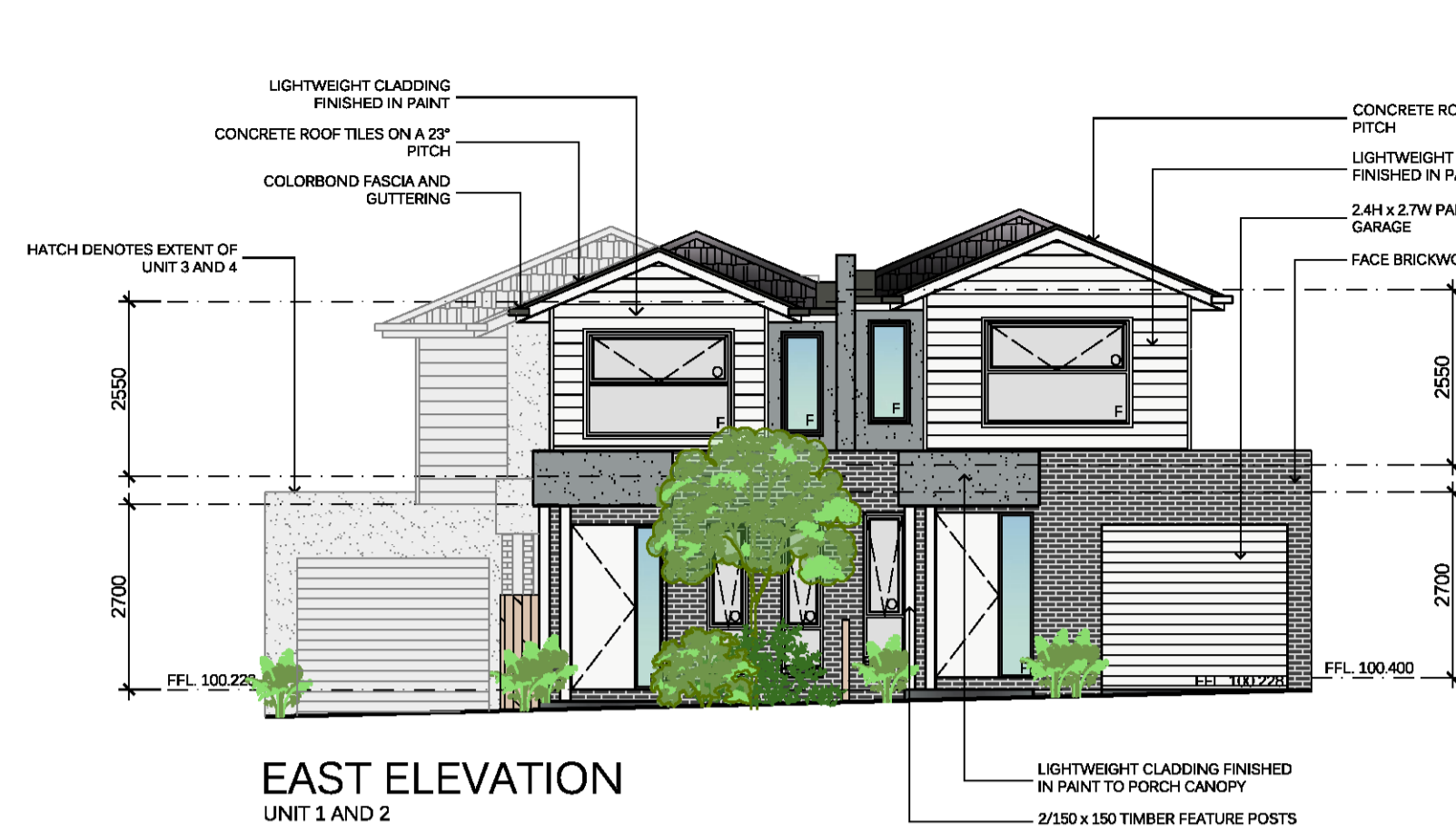
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LEGEND:	
[Site Area Symbol]	SITE AREA - 766.45 m ²
[Proposed Building Outline Symbol]	PROPOSED BUILDING OUTLINE 315.72 m ² - 41.19 %
[Proposed Garden Area Symbol]	PROPOSED GARDEN AREA 268.31 m ² - 35.01 %
[Proposed Permeable Area Symbol]	PROPOSED PERMEABLE AREA: 272.78 m ² - 35.59 %
[Proposed Concreting Symbol]	PROPOSED CONCRETING 177.95 m ² - 23.22 %

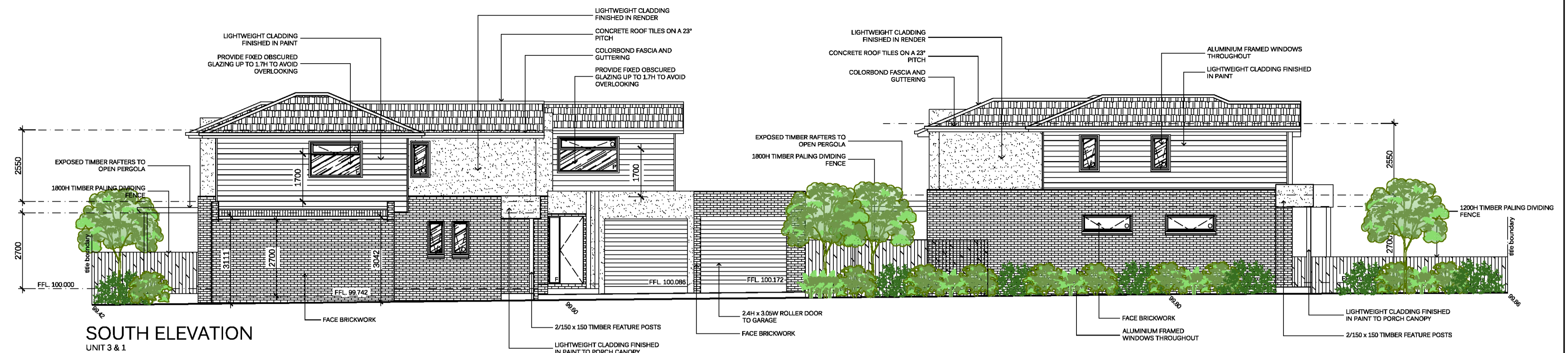


GARDEN AREA PLAN
 SCALE 1 : 100

CUSTOVIC design+build <small>First Floor, 199-201 William Street, St Albans VIC 3021 ph: 03 9264 6336 or info@custovicedesign.com.au custovicedesign.com.au</small>	PROPOSED: FOUR UNIT DEVELOPMENT AT: No. 9 EUMARELLA STREET, TALLAMARINE VIC 3043	ISSUE: TP SUBMISSION rev_01: FURTHER INFORMATION rev_02: TRAFFIC CHANGES rev_03: rev_04: rev_05:	DATE: 04 APR 2024 SCALE: 1:100 SHEET SIZE: A1	DRAWING NAME: GARDEN AREA PLAN SHEET NUMBER: 05 OF 07 DRAWN BY: K.M. CHECKED BY: S.C.	JOB NUMBER: 23023
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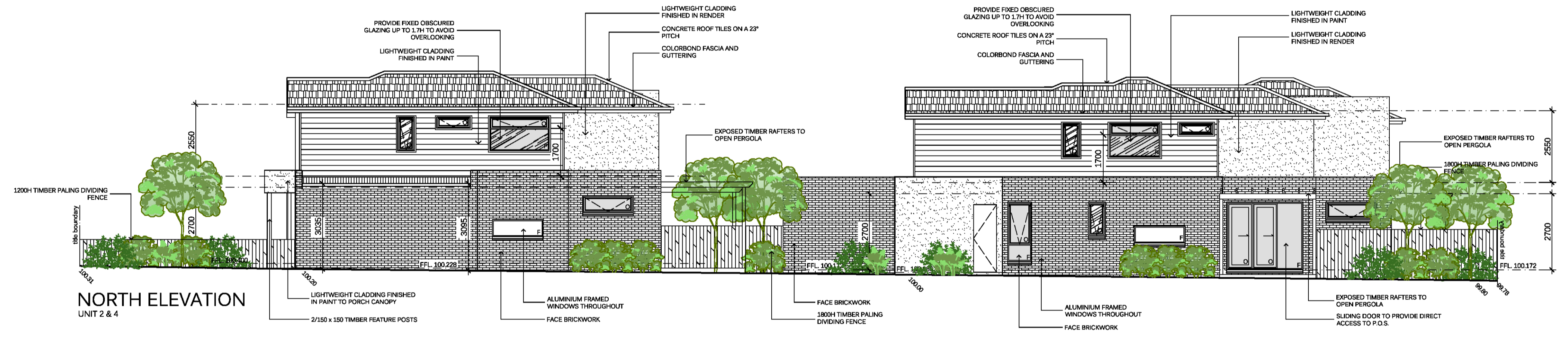
EAST ELEVATION
UNIT 1 AND 2



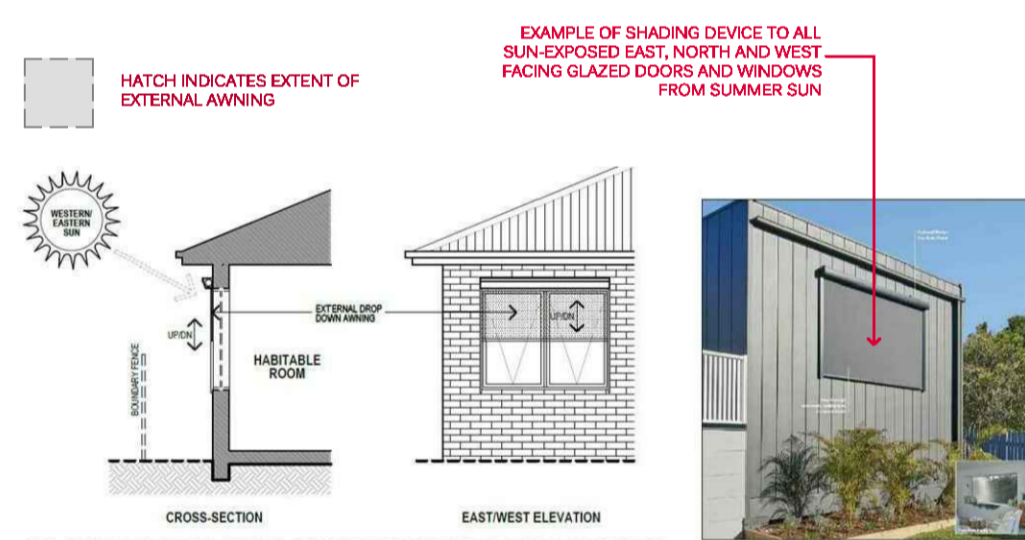
SOUTH ELEVATION
UNIT 3 & 1



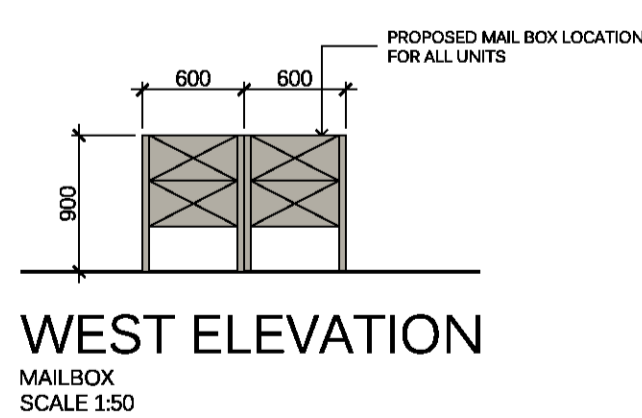
WEST ELEVATION
UNIT 2 AND 1



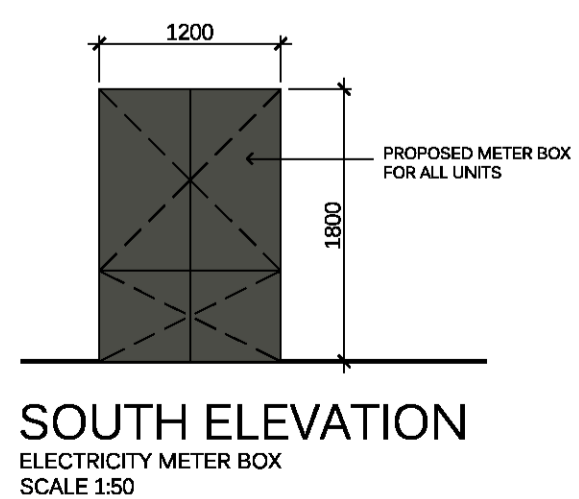
NORTH ELEVATION
UNIT 2 & 4



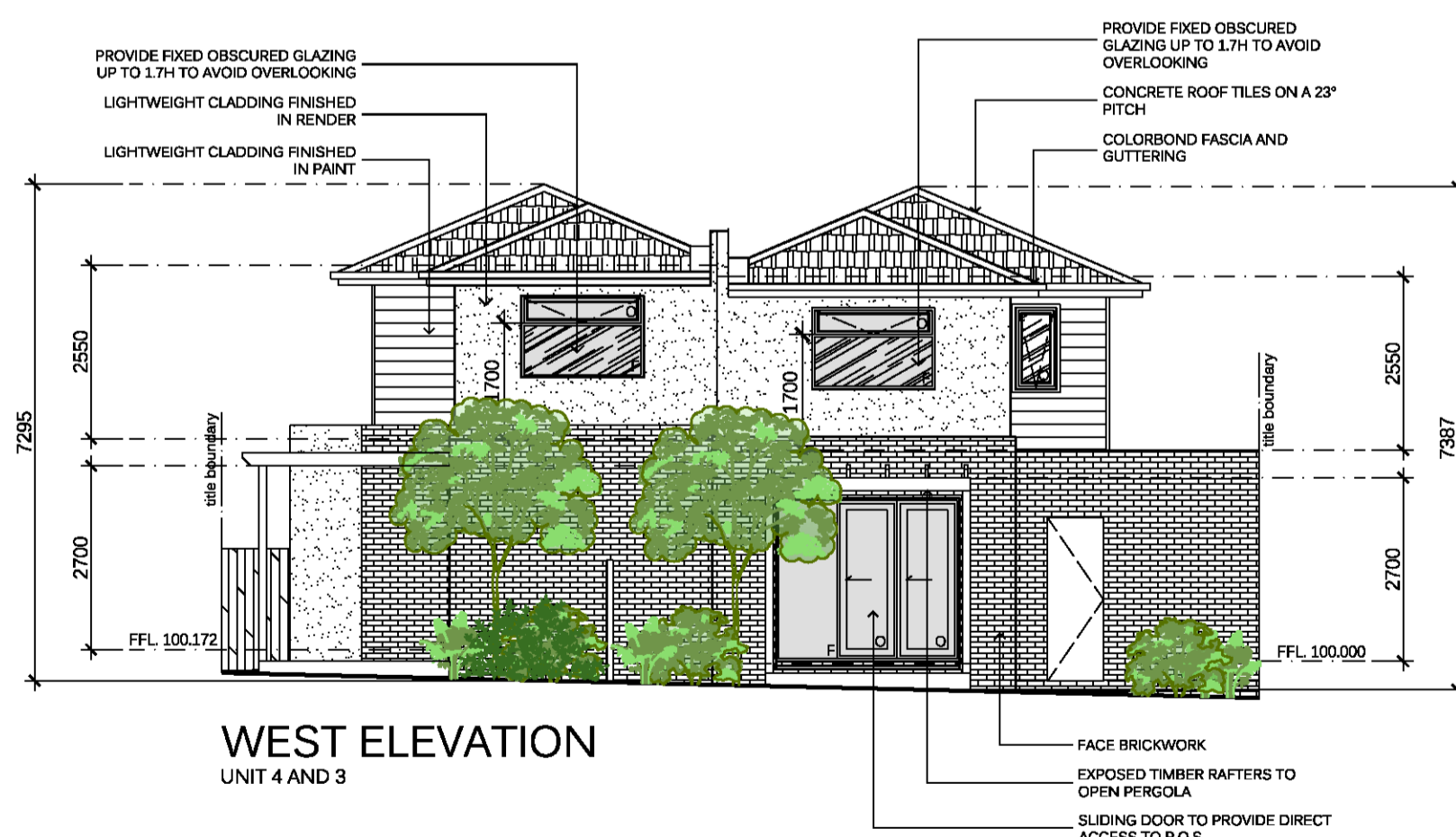
ADJUSTABLE SHADING DEVICE (DROP-DOWN AWNING)
OPERABLE SHADING DEVICE
NOT TO SCALE



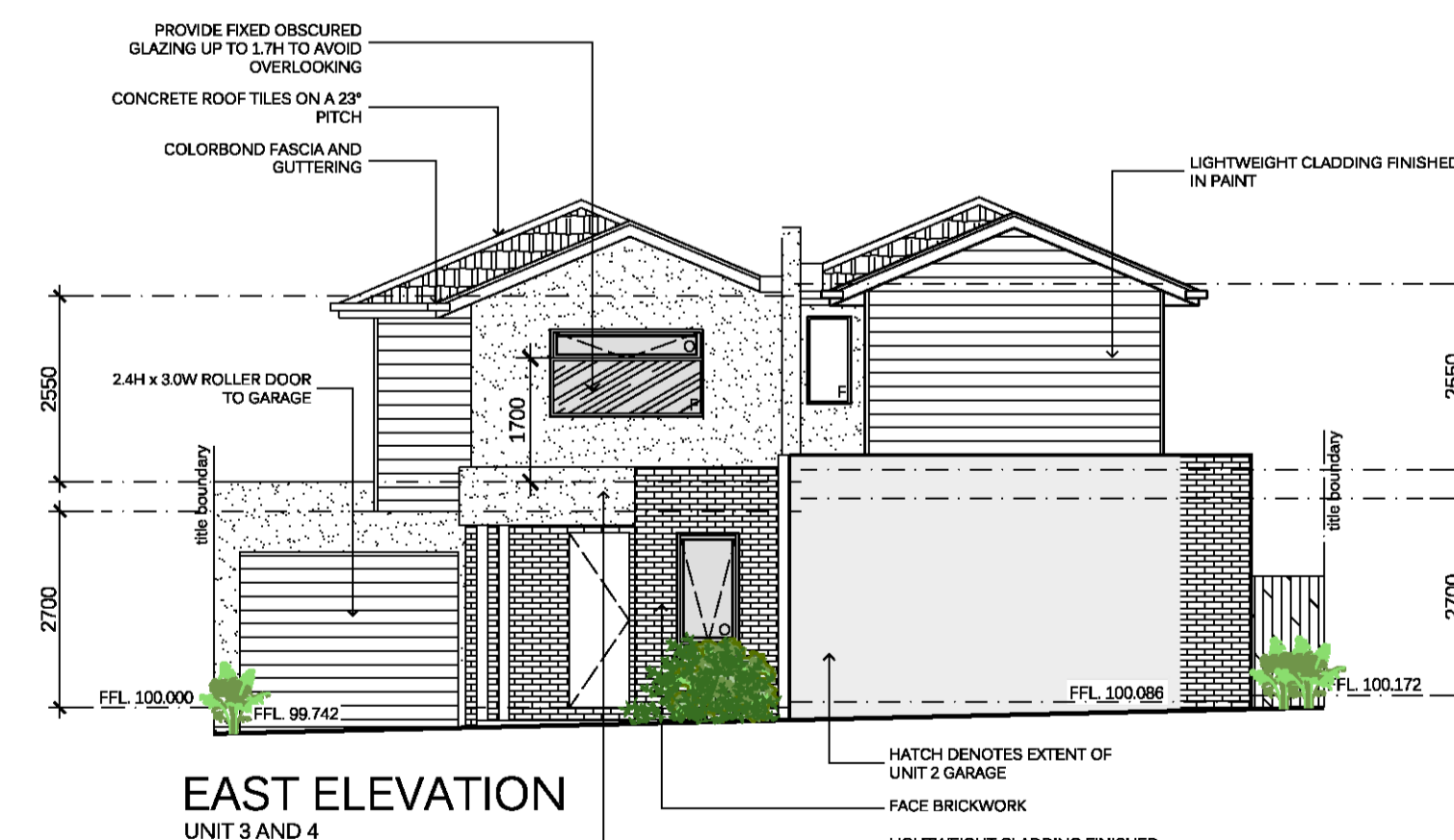
WEST ELEVATION
MAILBOX
SCALE 1:50



SOUTH ELEVATION
ELECTRICITY METER BOX
SCALE 1:50



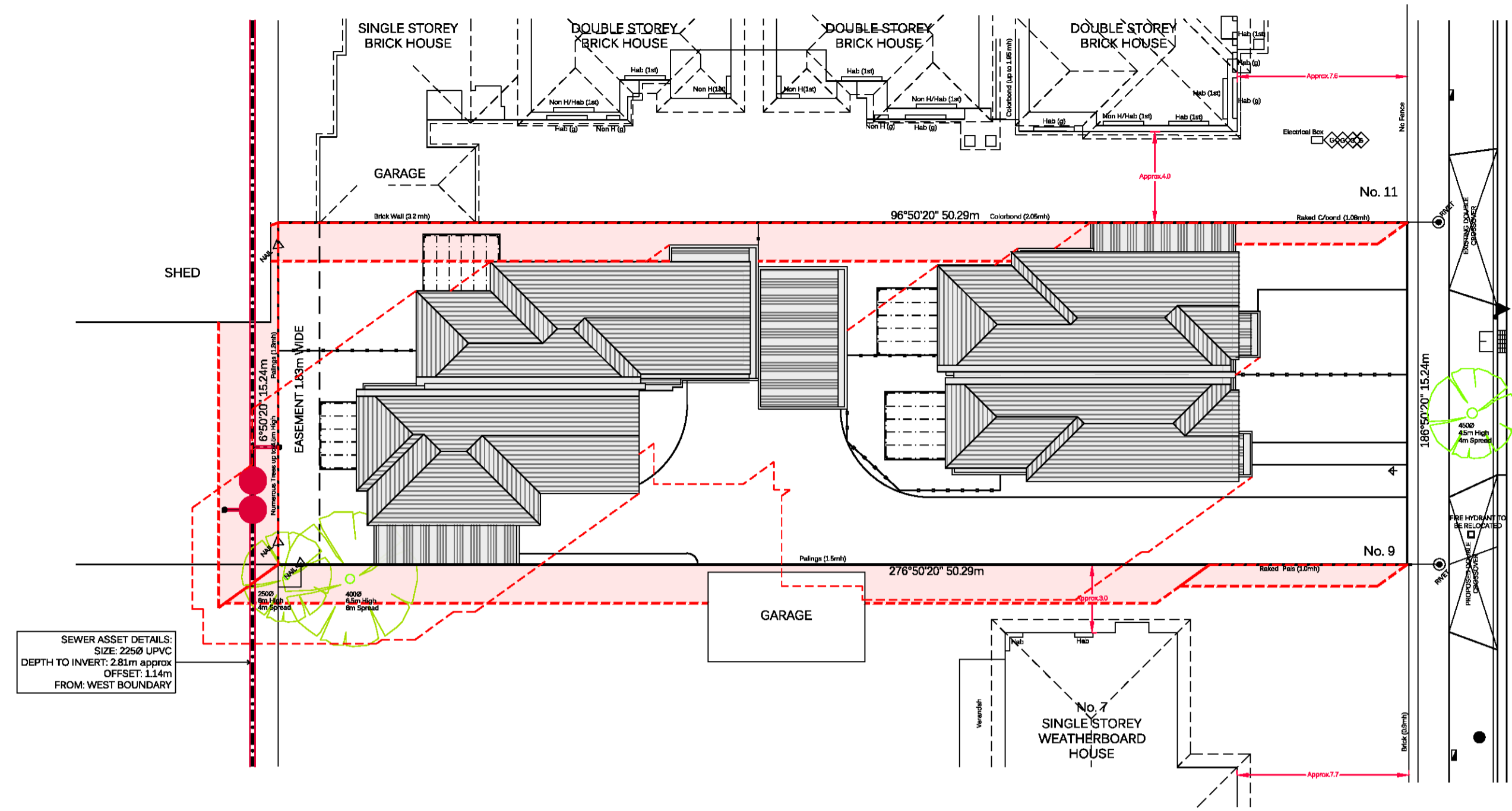
WEST ELEVATION
UNIT 4 AND 3



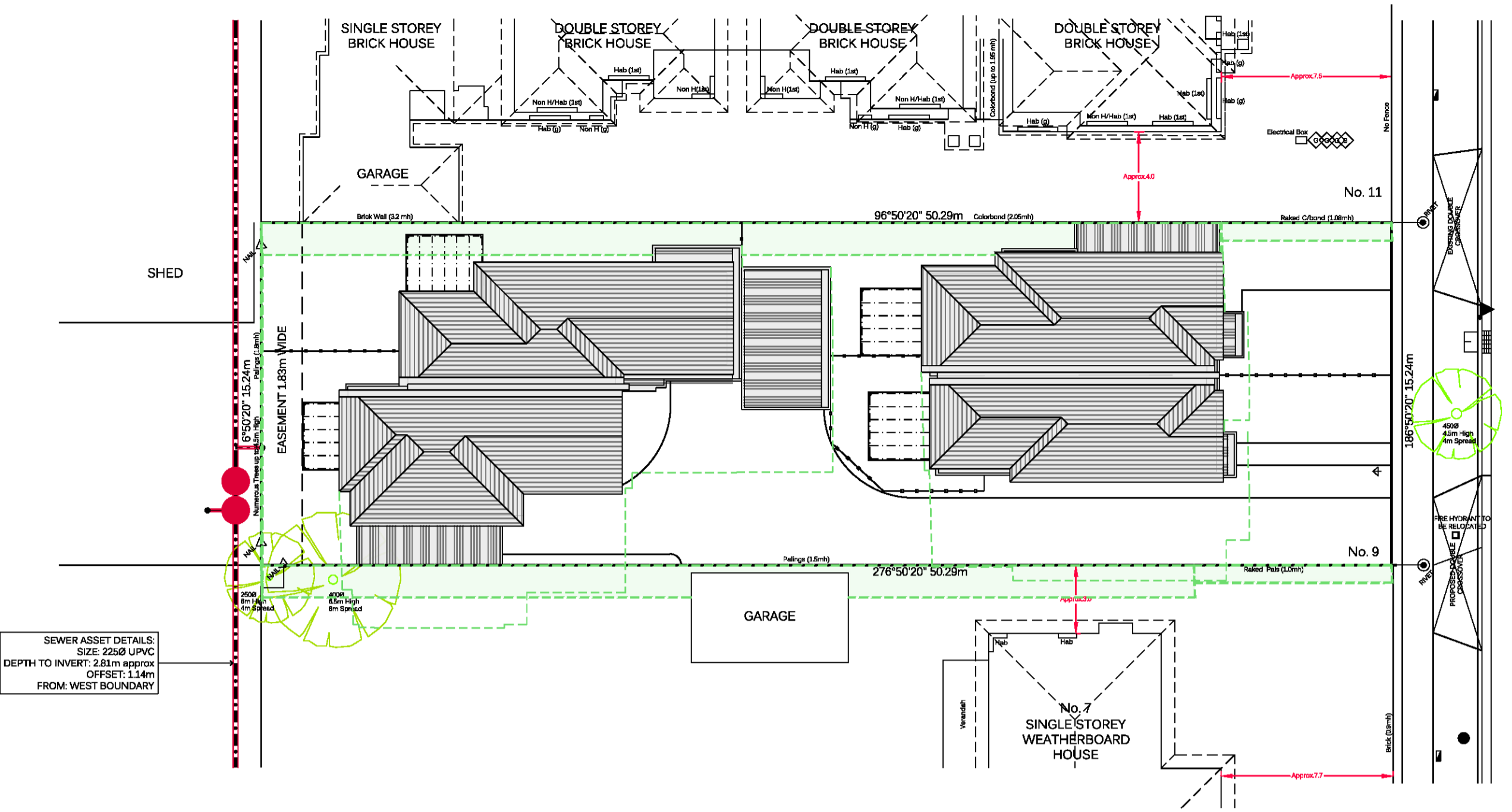
EAST ELEVATION
UNIT 3 AND 4

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
	MATERIAL	COLOUR	FINISH
EXTERNAL GROUND FLOOR WALLS:	BRICK	CHARCOAL OR SIMILAR	FACE BRICK
EXTERNAL PORCH CANOPY:	LIGHTWEIGHT CLADDING	SHALE GREY	RENDER
EXTERNAL FIRST FLOOR WALLS:	HORIZONTAL LIGHTWEIGHT CLADDING	SURFMIST	PAINTED
	LIGHTWEIGHT CLADDING	SHALE GREY	RENDER
ENTRY DOORS:	SOLID TIMBER WITH GLASS INFILLS	SURFMIST	GLOSS PAINT
GARAGE DOORS:	COLORBOND	SURFMIST	POWDERCOAT
DOORS AND WINDOWS:	ALUMINIUM	MONUMENT	POWDERCOAT
GUTTER:	COLORBOND	MONUMENT	POWDERCOAT
FASCIA:	COLORBOND	SURFMIST	POWDERCOAT
GROUND FLOOR DOWNPIPES:	COLORBOND	MONUMENT	POWDERCOAT
FIRST FLOOR DOWNPIPES:	COLORBOND	SHALE GREY	POWDERCOAT
ROOF CLADDING:	CONCRETE ROOF TILES	CHARCOAL	TRADITIONAL
DRIVEWAY:	CONCRETE	NATURAL	TROWELLED
FENCING:	TIMBER	NATURAL	NATURAL

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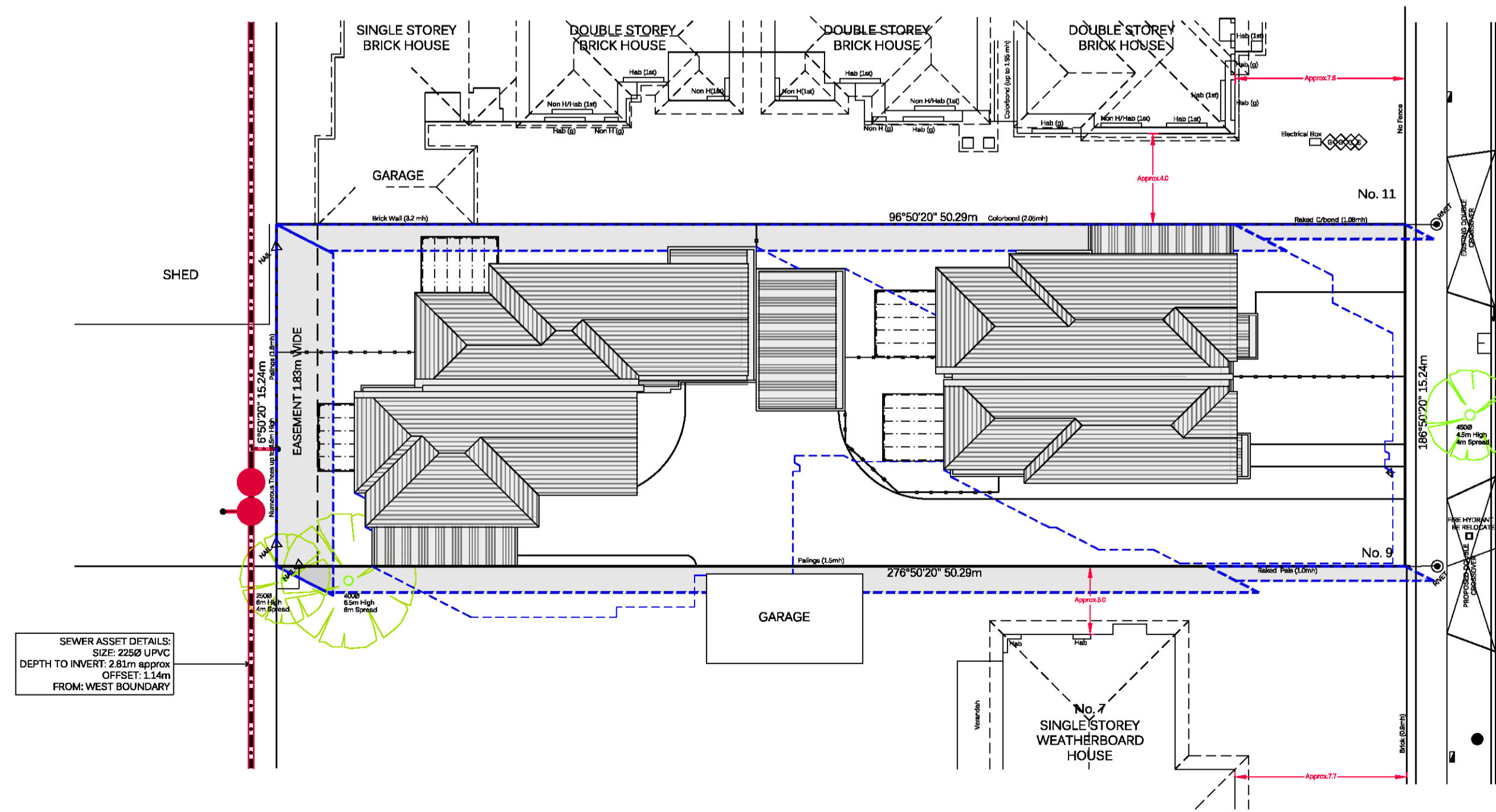
EUMARELLA STREET



EUMARELLA STREET

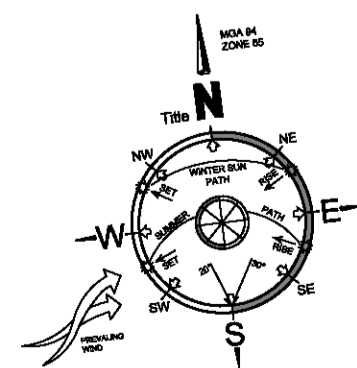
- SHADOW CAST @ 9:00 AM
MAR 21 - SEP 23 EQUINOX
- EXISTING FENCE SHADOW
@ 9:00 AM

- SHADOW CAST @ 12:00 PM
MAR 21 - SEP 23 EQUINOX
- EXISTING FENCE SHADOW
@ 12:00 PM



EUMARELLA STREET

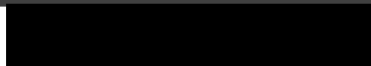
- SHADOW CAST @ 3:00 PM
MAR 21 - SEP 23 EQUINOX
- EXISTING FENCE SHADOW
@ 3:00 PM



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1st Floor 199-201 William Street, St. Albans, 3021

RESCODE (CLAUSE 55) EVALUATION

JOB NO: 23023

ANALYSIS REPORT FOR:

No. 9 EUMARELLA STREET, TULLAMARINE

FOUR UNIT DEVELOPMENT

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

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Introduction

This RESCODE evaluation has been prepared for **No. 9 Eumarella Street, Tullamarine**. The evaluation puts the multi-unit design against the standards set out by RESCODE (as implemented on August 24, 2001), in an effort to prove its validity as a development.

In preparing this evaluation, a site inspection was carried out, followed by a site context plan and report, outlining existing conditions, advantages and constraints of the site in question. A design was then prepared, following the standards set out by RESCODE as closely as possible.

As part of the assessment, the following development summary has been prepared:

Development summary

Site area	766.45 m ² approx.
Number of dwellings	4
Total built area coverage	315.72 m ²
Total built area %	41.19 %

Proposed private open space

Unit 1	79.20 m ²
Unit 2	70.27 m ²
Unit 3	67.46 m ²
Unit 4	41.65 m ²

Permeable ground	272.78 m ²
Permeable ground %	35.59 %
Garden area	268.31 m ²
Garden area %	35.01 %

Proposed car spaces	
Unit 1	2 (1 covered)
Unit 2	1 (1 covered)
Unit 3	1 (1 covered)
Unit 4	2 (1 covered)

Site Analysis

The site of **No. 9 Eumarella Street, Tullamarine** comprises of approximately **766.45** square meters with the length and width that allows for four dwellings to be situated on the site in tandem. There are no covenants on the property regarding the construction of more than one dwelling.

The streetscape character of the dwellings adjoining, opposite and to the rear of the site is a combination of single/double storey dwellings with corrugated iron and tiled roofs. The dwellings generally have detached garages and the front setbacks generally vary between 5m and 10m. Front fences are predominantly medium level brick, timber paling/picket or non-existent. Landscaping is moderate to dense varying between poorly kept grass, overgrown shrubs and large trees to large, well-kept lawn areas with very few trees. Rear yards are generally not landscaped. Boundary fences are mainly 1800 high timber paling. The subject site is within close proximity to a number of facilities including schools, shopping, medical, and municipal facilities.

Design Response

The proposal is to construct four new brick veneer and lightweight cladded double storey dwellings with two to three bedrooms (covering approximately **315.72m²**) with attached garages and car spaces, and all associated fencing and landscaping. There is a proposal to widen the existing crossover to the south east of the site that will service unit 2-4. The existing crossover is to remain and service unit 1.

The predominant style of the street is single storey, brick veneer/lightweight construction with tiled and iron roofs. We have therefore designed the proposal to fit in and respond well to the neighbourhood and streetscape character. The use of face brick, lightweight cladding and render has been adapted to the facades and sides of the proposal because these are common types of materials used in the street.

The proposal responds well to the site, which has **766.45m²** of area to comfortably fit four double storey dwellings as well as enough private open space for each dwelling. The proposal will have concrete tiled roof forms that allow for an architectural correlation with the surrounding construction and provide a typical interpretation on the prevalent building styles in the area.

We feel our proposal incorporates common suburban styles prevalent in other areas of Hume.

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE:

55.02-1 Neighbourhood Character Standard B1

The site has many unit developments in the vicinity including four-unit developments at **No. 5, 11, 23, 43, 47, 55, and 63 Eumarella Street**. Multi-unit developers can be found on Eumarella Street and throughout the immediate neighborhood.

Existing neighbourhood character comprises of single/double storey brick veneer/weatherboard dwellings with tiled/iron roofs pitched between 10 and 30 degrees, with some dwellings having a combination of pitches. Windows are predominantly aluminium.

The houses with garages generally have them detached to the side/rear of the property. Frontages vary greatly in the street from 5m to 10m. Our units to be consistent with the adjoining neighbouring dwellings.

Proposed dwellings are to be constructed with a combination of the prevalent building styles and materials. They will be constructed of brick veneer, lightweight cladding wall sections and render with concrete roof forms and aluminium windows.

55.02-2 Residential Policy Objectives Standard B2

The proposed development carries many advantages due to the location of the property taking advantage of nearby and community infrastructure and services. It also respects neighbourhood character and the State Governments Planning Policies including the Residential Design Provisions.

There are no covenants on the land regarding multi-dwelling development. The land does not fall within a heritage area. There are no particular conditions to meet with regard to residential dwellings.

55.02-3 Dwelling Diversity Standard B3

The proposed development does not fall within this category.

55.02-4 Infrastructure Standard B4

The proposed development is located in an area where it can be connected to services such as sewerage, drainage, electricity, gas and water. The development will not overload its capacity of utility services and infrastructure. The proposed development will utilize

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All dwellings will be provided with at least minimal open space with provision for clothes drying facilities, rubbish bin storage and letterboxes. Paving is minimal with at least 35.41% permeable grounds assisting in natural drainage of stormwater. Parking is adequate and should leave the streets uncluttered.

55.02-5 Integration with the Street
Standard B5

Unit 1 and 2 will be predominantly seen from Eumarella Street and will effectively screen units 3 and 4. There are many similar unit developments within the area and we believe our proposal will integrate seamlessly within the existing streetscape.

55.03 SITE LAYOUT AND BUILDING MASSING:

55.03-1 Street Setback
Standard B6

The proposed unit will be setback at a minimum of **7.65m** to the front street, the average of the adjoining dwellings on Eumarella Street.

55.03-2 Building Height
Standard B7

The overall height of the proposed double storey units are less than 9.0m, hence respecting the objective. The maximum overall height of the development is approximately **7.34m** (h).

55.03-3 Site Coverage
Standard B8

The total cover of dwellings including garages totals **315.72m²**. This equates to **41.19%** total site coverage. This is below the suggested 60%.

55.03-4 Permeability Objectives
Standard B9

The proposed development has more than 20% of impervious finishes, which falls within the required amount, which helps to reduce the impact of storm water run-off on the drainage system and facilitate on-site storm water infiltration. Permeable areas, which include the grass, mulched garden beds and crushed rock, are **35.59%**.

55.03-5 Energy Efficiency
Standard B10

The unit site will achieve a minimum of 6 star rating in accordance with current building regulations. The development has been designed to respect the reduction in use of fossil fuels and fortunately the orientation of the site will incorporate the northerly aspect available to us and utilise the solar passive benefits.

The development has taken into consideration its north orientation and therefore has been reflected in the design. The living areas of all units have been located on the northern side of the development with bedrooms and bathrooms located accordingly. Appropriate insulation (as per energy rating report) shall be used as needed. West facing windows are minimal.

The new development will not affect the energy efficiency of adjoining developments.

55.03-6 Open Space Objective
Standard B11

The development incorporates each dwelling to have their individual private open space which is orientated appropriately in relation to the northerly aspect.

The site is within walking distance to larger local parks and reserves hence satisfying the standard.

55.03-7 Safety Objective
Standard B12

The proposed development has been designed to ensure the layout provides for the safety and security of residents and property in relation to safe access ways, good lighting and visibility.

1.8m high timber paling fences will separate private open spaces. Front and rear yards are as open as possible. Access ways are open and well lit. Each dwelling has its own sense of identity. Overlooking shall not occur. Visibility is good for all units.

55.03-8 Landscaping Objective
Standard B13

For all landscape details refer to the Landscape Plan, which will add to the development of the site and aesthetic appeal of the new development. The Landscape Plan uses native plants of Victoria, which respects landscape character of the neighbourhood.

Mulched bed areas have been located for appropriate planting of trees to screen noise and overlooking. The landscape plan will be submitted as a condition to the planning permit.

55.03-9 Access Objectives

Standard B14

There is a proposal to widen the existing adjoining crossover to the south east of the site that will service unit 2-4. The existing crossover will remain to service unit 1.

55.03-10 Parking Location Objectives

Standard B15

Unit 1 and 4 will have an undercover car space with 1 open car space. Unit 2 and 3 will have a single garage to store 1 car each. All car spaces are easily accessible and conveniently located which avoids parking and traffic problems on the site. The car spaces will be attached to their dwelling.

55.04 AMENITY IMPACTS:

55.04-01 Side and Rear Setbacks

Standard B17

No unit walls on boundaries will exceed 10m in length or 3.2m in height. This is acceptable within RESCODE guidelines.

55.04-02 Walls on Boundaries

Standard B18

All walls on the boundary do not exceed 3.2m in height and have been located only where necessary to limit the visual bulk. There are two walls on the boundaries: **6.46m** (unit 1 garage) on the northern boundary. Unit 4's garage is **6.48m** on the southern boundary.

RESCODE allows up to 10m plus 25% of the remaining boundary which equates to **20.07m** max on the northern and southern boundaries. Both walls do not exceed the maximum length and are therefore compliant.

55.04-03 Daylight to Existing Windows

Standard B19

Proposed dwellings do not encroach upon any existing habitable windows. All affected neighbouring habitable room windows are either shaded by an existing flat roofed shed/pergola or too far away to be disturbed by the proposed dwelling. Overshadowing or overlooking issues will not affect existing windows.

55.04-04 Existing North - Facing Windows
Standard B20

The proposed development has no overshadowing to existing north-facing windows. The existing ground floor windows on the adjoining property are far away and do not fall within this standard.

55.04-05 Overshadowing Open Space
Standard B21

RESCODE states that neighbouring dwellings are to receive minimum 5 hours sunlight over 75% of its open space between 9am and 3pm on March 21 - Sep 23 equinox. The shadow diagram shows this is achieved easily, with 5% at most of adjoining open space being overshadowed at any given time. Shadows fall mainly within the subject site.

55.04-06 Overlooking
Standard B22

Great care was taken in the design process to avoid overlooking issues. There are no habitable windows within 9m that aren't obscured by garages, or by fencing and proposed landscaping. Overlooking is not an issue with this development.

55.04-07 Internal Views Objective
Standard B23

Due to the design of the development, views are limited into secluded private open space and habitable room windows within the development. Each private open space will have its own fencing up to 1.8m (h).

55.04-08 Noise Impact
Standard B24

Noise impact is minimal due to insulation being incorporated into the designs of the units and mechanical services will be put in areas that transmit minimal noise.

Fences are to be 1.8m tall and landscaped to screen any possible open space noise from neighbouring properties. Driveways will also be landscaped as much as possible to avoid traffic noise.

55.05 ON-SITE AMENITY AND FACILITIES:

55.05-01 Accessibility Objective **Standard B25**

Each unit has good access for people with limited mobility due to the flat areas on the site and the low floor to ground level. Each unit also consists of open plan living areas aiding mobility to the area.

55.05-02 Dwelling Entry Objectives **Standard B26**

All proposed units have their own entry and porch creating its own identity, which can be easily recognised, hence satisfying the objective. Entry for the dwellings is easily visible and accessible via paved paths. Entry areas will be well lit at night.

55.05-03 Daylight to New Windows **Standard B27**

All habitable room windows to the proposed development have adequate daylight and also have habitable windows facing their open space. All habitable windows have access to at least 3m² of daylight.

55.05-04 Private Open Space **Standard B28**

All proposed units have their own private open space, which satisfies the required amount. Unit 1 has **79.02m²**, Unit 2 has **70.27m²**, Unit 3 has **67.46m²** and Unit 4 has **41.65m²**. Each open space can be easily accessible from the living areas.

55.05-05 Solar Access to Open Space **Standard B29**

Units' open spaces have direct access to north sunlight and will be in direct sunlight for most of the day with welcome shading in the afternoons for these areas.

55.05-06 Storage Objective **Standard B30**

Each dwelling has adequate storage facilities, which are easily accessible and are a minimum of 6m³. Rubbish bin storage has already been accounted for.

55.06 DETAILED DESIGN:

55.06-01 Design Detail Standard B31

The proposed development has been designed with facade articulation and roof forms in mind. All units have articulation to the facade with the use of various common materials.

Proposed dwelling is to be constructed with a combination of the prevalent neighbourhood building styles and materials.

It will be a combination of brick veneer, lightweight cladding and render with tiled roofs and aluminium windows.

The proposal is to construct four new brick veneer, double storey dwelling, (covering approximately **315.72m²**) with attached open car spaces and all associated fencing and landscaping for all units.

The proposal will have roof form, which allow for an architectural correlation with the surrounding construction styles and provide a new modern interpretation on the prevalent building styles in the area.

55.06-02 Front Fences Standard B32

The proposed development will not have a front fence. This is common to the streetscape character of the surrounding dwellings.

55.06-03 Common Property Objectives Standard B33

The driveway will be common property for units 2 - 4. The common driveway will be well lit and landscaping kept tidy at all times.

55.06-04 Site Services Standard B 34

All services will be located where they cannot be viewed from street frontages where possible, if not they will be screened with landscaping. Space for bins and recycling bins has been allocated away from views of living areas and street frontage. Mailboxes for all units have been allocated to the front near the driveway for easy access and identity.

55.06 Car parking

The appropriate number of car spaces meets the required amount with all units providing for at least one car space in a lock-up garage and an additional car space where required.

The access way will have landscaping and lighting. Car parking is both adequate and functional which limits the demand for on-street parking.

Conclusion

The proposal meets every standard with ease. The proposal meets objectives to keep within streetscape character, within setbacks and within parking provisions. The proposal makes a positive contribution to the area and causes little to no detriment to adjoining sites or existing services.

The proposal will have pitched roof forms, which allow for an architectural correlation with the surrounding construction styles and provides a new modern interpretation on the prevalent building styles in the area.

We feel our proposal incorporates common development styles prevalent in other areas of Hume Council.

We feel that this proposal is a positive development for the street as the structures that are currently there appear to be over 20 years old, with some in dire need of maintenance.

We hope that all future developments in the area propose dwellings with similar architectural features and allow for the progress and development of the street.

14th December 2023
Eliana Demetriou
Town Planning Department
Hume City Council
1079 Pascoe Vale Road, Broadmeadows VIC 3047

RE: 9 Eumarella Street, Tullamarine VIC 3043
Planning Permit Application No.: P25659

Dear Ms Demetriou,

Please find attached to this submission the supporting documentation in response to the request for further information. The submitted documentation includes:

- Architectural Drawings
- SDA Report
- Builders Guide
- ResCode Report

1) The required information is as follows:

(a) Clause 15.01-2L-03 (Environmentally sustainable development – Hume requires a Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 2-9 dwellings.

Response: An SDA Report has been provided for.

(b) The Neighbourhood Site Description Plan and the Design Response Plan incorrectly labels the street name as Gordon Street instead of Eumarella Street and is required to be corrected.

Response: NSD and DR updated.

(c) The distance of the trunk of the street tree to the proposed double crossover is required to be shown on the plans. There should be a minimum 2.5 metre clearance from the trunk of the street tree to the double crossover.

Response: Clearance and compliance shown on the floor plans.

2. (a) The subject site is located within the Tullamarine preferred character area – precinct 3 under Clause 15.01-L of the Hume Planning Scheme. The ResCode Report should be amended to reflect this under Standard B1 and B2. General Strategies include:

- *Reflect the existing rhythm of spacing between dwellings.*

Response: The dwellings have been designed to follow a similar pattern to the existing unit developments within Eumarella Street. Examples have been provided for below.

- *Ensure that new buildings and extensions do not dominate the streetscape.*

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Response: The proposed dwellings have a contrast of materials that are existing within the streetscape. We have used similar colours as while also keeping the units modern and low maintenance.

- Provide trees and shrubs in landscaping.

Response: A landscape plan will be submitted as part of the conditions of permit which will show shrubs and trees within the frontages of units 1 and 2 and within all units' backyards.

b) Tullamarine Character Precinct 3 (amongst other things) requires:

- Set second storeys back from front and side ground storey facades, except in Precinct 4.

The plans should therefore be amended to set the second storeys back from front and side ground storey facades for all four dwellings and eliminating the proposed sheer walls.

Response: We have provided setbacks to the first floors where possible and have large setbacks from the side boundaries. We have also provided examples of new developments within the street that do have sheer walls. As well as the previously approved application at this address which also had a large number of sheer walls that was endorsed just last year.



11 Eumarella Street. Sheer walls to the front and sides of the dwellings.

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23 Eumarella Street. Sheer walls to the front and sides of the dwellings.



43 and 55 Eumarella Street. Sheer walls to the front and sides of the dwellings.



63 Eumarella Street. Sheer walls to the front and sides of the dwellings.

c) Standard B10 states that *'living areas and private open space should be located on the north side of the development, if practicable*. The proposed development only provides a north facing living area for one of the four dwellings (dwelling 2) and should be re-designed to achieve north facing living areas for more than one dwelling.

Response: The entire development has been mirrored and we now have 3 units which have windows or doors located on the north which can access northern daylight to living areas.

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d) The proposed development does not comply with Clause 55.04-4 (North facing windows objective) – Standard B20. There is a habitable room window on the adjoining site to the south within 3 metres from the boundary. The proposed garage wall for dwelling 1 is required to be set in from the boundary at a minimum distance of 0.73 metres from the south title boundary.

Response: The entire development has been mirrored.

e) A notation is required to be provided on the north facing bedroom 1 window of dwelling 3 in relation to screening in accordance with Standard B22.

Response: A note has been added to the bedroom window.

f) A notation is required to be provided on the south facing retreat window of dwelling 3 in relation to screening in accordance with Standard B22.

Response: A note has been added to the retreat window.

g) The existing 1.5 metre high paling fence on the south title boundary is insufficient and must be replaced with a new 1.8 metre high fence to taper down to 900mm for a distance of 2.5 metres from the front title boundary for the visibility splay.

Response: A note to replace and increase the boundary fence has been shown on the floor plans.

h) The private open space for dwelling 4 is insufficient and should be increased to comply with Standard B28.

Response: The POS will all be located to the rear of dwelling 4.

i) The location of the private open space adjacent to the porch of dwelling 4 is awkward and not appropriately located. There is also a narrow strip of open space in between the study of dwelling 4 and the porch of dwelling 3 which would lead to maintenance and ownership issues.

Response: The POS will all be located to the rear of dwelling 4.

j) The location of the porch for dwelling 3 to the front of the study for dwelling 4 is also awkward.

Response: The porch/entry to dwelling 3 is easily visible from the driveway.

k) Standard B34 - Mail boxes should be located to be accessible by Australia post along the front title boundary and parallel to the street. If located within the visibility splay, the letter boxes must not exceed 900mm in height.

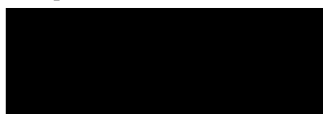
Response: Mail boxes have been relocated to parallel of the property boundary. An example of the mail boxes are shown on the elevations page.

We submit these plans to you on behalf of our clients whom have given us authority to act on their behalf in the processing of this application.

We trust that the information within the correspondence addresses all of the matters awaiting in relation to council further information.

However, in the event this is not correct we respectfully request an extension by 30 days to the lapse date of the application.

Regards,



Karolina Minniti

Senior Building Designer

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thermalzone
energy raters

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Phone: 0422 663 445

Email: info@thermalzone.com.au

Assessor: Karolina Minniti

Builders User's Guide (BUG)



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Contents:

1. Introduction	Page 3
2. Building Overview	Page 4
2.1 Building Description	Page 4
2.2 Building Location and Surrounding	Page 4
2.3 Building Sustainability Targets	Page 4
2.4 Environmental Policy & Practices	Page 5
2.5 Additional Resources	Page 5
3 Passive Design and Efficient System Use	Page 6
3.1 Passive Design	Page 7
3.2 Heating, Ventilation and Air Conditioning (HVAC) System	Page 8
3.3 Lighting Systems	Page 9
3.4 Domestic Hot Water	Page 9
4 Potable Water Management	Page 10
4.1 Potable Water Reduction	Page 10
4.2 Additional Resources	Page 11
5 Waste Management	Page 12
5.1 Waste Reduction Targets & Hierarchy	Page 12
5.2 Building Waste Facilities	Page 12
5.3 Maintenance	Page 13
5.4 Additional Resources	Page 13
6 Transport	Page 14
6.1 Car Parking Provision	Page 14
6.2 Bicycle Facilities	Page 14
6.3 Public Transport	Page 14
7 Re-Fit and Expansion Considerations / Fit-out Guide	Page 16
7.1 Green Star Rating	Page 16
7.2 Additional Resources	Page 16

1. Introduction:

The purpose of the Building Users Guide (BUG) is to provide details on the everyday operations of building and made available to all occupants.

The BUG details sustainability initiatives incorporated into the design, which when operated correctly will facilitate an optimal occupant experience and efficient use of resources.

This Guide elaborates on the effective operations of Sustainability Initiatives targeted in the development's Endorsed Sustainability Management Plan (SMP).

This BUG has been developed as a simple and easy-to-use manual with the aim to:

- Set targets and practices to improve/reduce energy, water and waste;
- Inform users on building services and operational requirements for efficient and safe use of systems;
- Encourage sustainable modes of transport;
- Reduce operational waste to landfill;
- Effective and safe rainwater reuse;
- Maintenance and refurbishment/replacement considerations

Separate Operation and Maintenance (O&M) manuals from the installing services trades provide more detail and technical information for contractors and building maintenance teams.

2. Development Overview:

2.1 Development Description

The 9 Eumarella Street development includes a 4 double storey unit development. The building is fully electric allowing for the purchase of 100% green power unlocking the potential for both dwellings to operate with zero emissions.

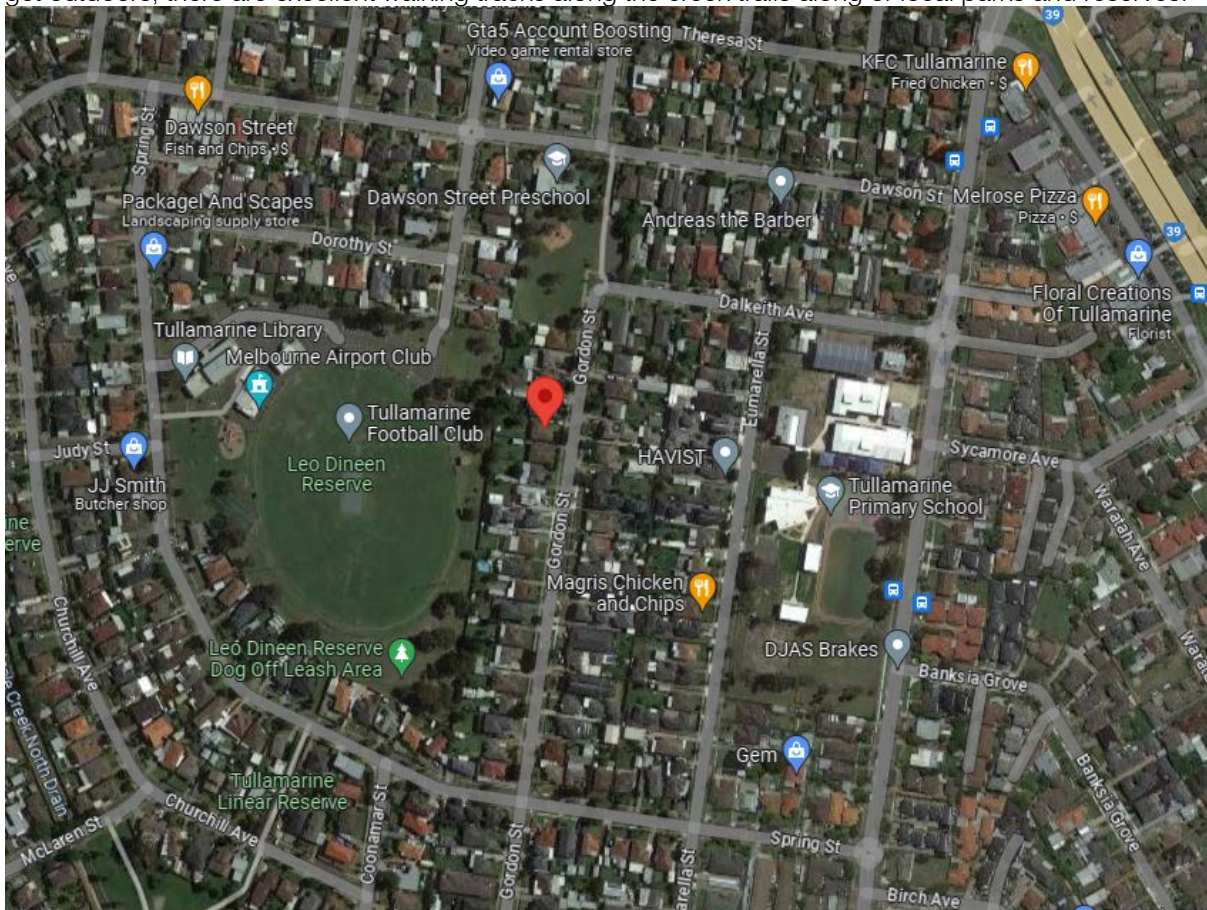
2.2 Development Location and Surrounding

Located at 9 Eumarella Street, Tullamarine within the Hume municipality, the project acknowledges that it is sited on the traditional lands of the Wurundjeri people.

Situated within a well-established neighbourhood there is ample access to many local amenities and public transportation options (refer to Section 6).

The Melbourne Central Business District (CBD) is only a short commute via public transportation for those working in the city or wishing to visit.

Numerous activity areas for shopping and entertainment are located within Hume. For those looking to get outdoors, there are excellent walking tracks along the creek trails along or local parks and reserves.



2.3 Building Sustainability Targets

- Energy use per dwelling ≤ 10 kWh/day
- Water per person ≤ 155 L/day
- Waste per dwelling (2 bed) ≤ 50 L/week
- Green Power Purchased 100%

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2.4 Environmental Policy & Practices

Environmental Sustainability is the responsibility of all the community, including tenants and building occupiers within this building.

In addition, a Sustainability Strategy has been developed with our community which celebrates and integrates the breadth of activity around environmental and social responsibility issues.

2.5 Additional Resources

- Target 155 | Department of Environment, Land, Water and Planning, <https://www.water.vic.gov.au/liveable-citiesand-towns/using-water-wisely/target-155-target-your-water-use>
- Typical House Energy Use | CSIRO, <https://ahd.csiro.au/other-data/typical-house-energy-use/>
- Waste and Recycling in multi-unit developments | Sustainability Victoria: <https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/waste-systems-in-residential-commercial-andindustrial-buildings/multi-unit-developments>
- Green Power Purchasing | GreenPower.gov, <https://www.greenpower.gov.au/get-greenpower>

3. Passive Design and Efficient System Use:

Passive Design

The dwellings have been designed and will be constructed to passive design principles, including passive heating, cooling and ventilation.

Building Fabric

The dwelling's external fabric has been designed and will be constructed with a continuous insulation barrier and ensure that the building is fully insulated with consideration given to reducing air leakage to keep the cold out during winter and heat out during summer. These dwellings will achieve an overall average Nationwide House Energy Rating Scheme (NatHERS) rating of 6.0 Stars which contributes to at least 20% energy savings annually when compared to the legislated minimum required energy rating.



Occupant-Activated Features

The dwelling design has included multiple occupant-operated features that provide improved indoor environment quality at a minimal energy use. This includes operable external shadings, blinds and openable windows.

Windows contribute to about 30% of a home's heating energy lost during winter and about 76% of sunlight that falls on windows enter the dwelling as excessive heat during hot day.

To ensure that the building operates efficiently as intended the following actions should be taken by the Occupants:

During Cold Days

- Raise your blinds in the morning when sun is available to heat your room.
- Pulling your blinds down all the way during cold nights can slow heat loss.

During Hot Days

- Open your windows when it is cooler outside to allow for natural cooling. In Hobsons Bay, the temperature can drop fast during the evenings, which creates the perfect opportunity to cool down your home during the summer time.
- Opening windows on opposite sides of a room assists with window crossing more area of the space.
- Slightly opening a window on the wind driven side of the building and opening a window on the opposite side will assist in moving air through a room to help reduce temperature in a room. (see following Guidelines for methods to induce effective cross ventilation).
- Pulling down your blinds when it is hot and sunny (see following Guidelines for optimal sun shade operational hours).

For Mild Weather

- Open your windows for fresh air and turn off any mechanical heating and cooling when the outside conditions are favourable.
- Rise binds in the morning to let in the sun for passive warming.
- Lower blinds in the afternoon on western facing windows to limit overheating on warm afternoons.

External Sun Shading Operation Guidelines

East and West facing glazing contributes to significant heat gain during hot days due to low-angled sun ingress. Each dwelling has been provided with external operable sun shading devices to north, east and west aspects to mitigate unwanted heat gain.

It is recommended that the sun shade is operated during high sun exposure hours as indicated in Figure 3 for East and West facing dwelling to reduce energy use for cooling system during hot days.

General rule of thumb,

- External sun shades for East-facing windows should be operated between 6am – 10am during summer or excessive hot days.
- External sun shades for East-facing windows should be operated between 2pm – 7pm during summer or excessive hot days.

	MORNING (EASTERN ASPECT)										AFTERNOON (WESTERN ASPECT)							
	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	
Jan		39%	57%	72%	87%	71%	45%	0%	0%	0%	45%	71%	87%	72%	57%	39%		
Feb			69%	85%	74%	53%	19%	0%	0%	0%	19%	53%	73%	83%	70%			
Mar			84%	75%	56%	32%	0%	0%	0%	0%	0%	32%	56%	74%	85%			
Apr				57%	37%	8%	0%	0%	0%	0%	0%	8%	37%	57%				
May				43%	21%	0%	0%	0%	0%	0%	0%	0%	21%	43%				
Jun					13%	0%	0%	0%	0%	0%	0%	0%	13%					
Jul					10%	0%	0%	0%	0%	0%	0%	0%	10%					
Aug				51%	30%	0%	0%	0%	0%	0%	0%	0%	30%	51%				
Sep				67%	48%	21%	0%	0%	0%	0%	0%	21%	48%	67%				
Oct				76%	84%	66%	44%	7%	0%	0%	7%	44%	67%	84%	75%			
Nov				61%	76%	83%	65%	34%	0%	0%	34%	65%	84%	76%	61%			
Dec				36%	53%	68%	83%	76%	52%	0%	0%	52%	76%	83%	68%	53%	36%	

Figure 3: Optimal external sun shading operation hours for East-facing dwelling in Melbourne. (Source: susdesign.com)

Optimisation for Cross Ventilation Guidelines

A cross flow ventilation breeze path is provided to maximise natural ventilation and passive heating or cooling within the dwelling. Where the breeze path travels through an internal door the door catch should be used.

Refer to your dwellings' plans for location of operable windows and effective cross ventilation breeze path.

Additional Resources

For further information on how to effectively operate a passive-design focussed dwelling, visit the following:

- Passive Design Australia's Guide to Environmentally Sustainable Homes | YourHome, <https://www.yourhome.gov.au/passive-design>
- Home Windows and Shading for Energy Efficiency | Sustainability Victoria, <https://www.sustainability.vic.gov.au/energy-efficiency-and-reducing-emissions/building-or-renovating/windowsand-shading>
- Energy Action Guide | Sustainability Victoria, Report-Energy-Households-Energy-Action-Guide.pdf ([sustainability.vic.gov.au](https://www.sustainability.vic.gov.au))

3.1 Heating, Ventilation and Air Conditioning (HVAC) System

Heating, Ventilation and Air Conditioning systems energy usage contributes to 40% of the total building energy usage and 70% of base building energy consumption. It is important for Building Users to understand the type of HVAC system installed and ways to utilize the system as efficiently as possible to reduce energy footprint of the building.

HVAC System Controls

HVAC System	
System Description	<p>Space heating and cooling in your dwelling is provided by [Reverse Cycle Split system with at least 5 Star Energy efficiency rated]</p> <p>Common area space heating and cooling system are provided by [Provide a brief description on who can adjust the temperatures on the main controls and how to and when to do so; and details of zone and or local user control settings such as TRVs on radiators, and detail optimum settings for efficient operation.]</p>
Temperature set points	<p>Residents can adjust the temperature set points to their acceptable comfort standards via the wall mount controller or remote controller provided.</p> <p>The recommended temperature set points for optimal energy efficiency while maintaining acceptable comfort level are:</p> <ul style="list-style-type: none"> • For winter: 20-22°C • For summer: 24-26°C

Additional Resources

For further information on how to maintain efficient operations of HVAC system, visit the following:

- How to Run Your Air Conditioner Efficiently This Summer | Fujitsu, <https://www.fujitsugeneral.com.au/helpcentre/helpful-articles/details/how-to-run-your-air-conditioner-efficiently-this-summer>
- Space Temperature Set Point and Control Bands | HVAC&R Nation, https://www.airah.org.au/Content_Files/HVACRNation/2015/08-15-HVACR-003.pdf

3.2 Lighting Systems

Lighting System Description

Description	
System Description	<p>All lighting provided is highly efficient LEDs. Light switches are provided to all individual rooms and double GPOs for task lighting.</p> <p>The external lighting is programmed on sensor detection.</p>
Recommended Energy Efficient Operations by Building Operators/ Residents.	<p>On/off lighting switches are provided to all room and spaces, residents are recommended to switch off lightings when leaving the room/space to reduce energy consumption</p>

Additional Resources

For additional readings and reference on lighting systems, visit the following:

- Lighting | YourHome, <https://www.yourhome.gov.au/energy/lighting>
- Use Lighting Efficiently | Sustainability Victoria, <https://www.sustainability.vic.gov.au/energy-efficiency-and-reducingemissions/save-energy-in-the-home/lighting/use-lighting-efficiently>

3.3 Domestic Hot Water

Description	
System Description	The project utilises a central Domestic Hot Water system via an electric heat pump. Carbon emissions are minimised by supplying at least 30% of hot water energy needs through on-site renewable energy.
Recommended Energy Efficient Operations by Building Operators/ Residents.	Detect leaks early. Some are easy to fix while others may require a Plumber.



Figure 5 All electric heat pump (Eco-Cute CO2 Heat Pump)

4. Potable Water Management:

In Australia, water has long been considered a precious and high-demand resource. Fresh water supplies are increasingly affected by a range of factors including catchment locations, contaminated sources, drought and rising demand.

To ensure that Australia's long-term water supply is secured, this development is committed to reduce potable water usage by [%] annually. By using water responsibly at home or at work, you are playing a part in managing our potable water resources.

4.1 Potable Water Reduction

Base Building Water Fixtures & Maintenance

The building has been built to target a minimum [%] annual reduction in Potable water, all fittings and fixtures within your dwelling are rated with minimum WELS star ratings highlighted below to achieve the target.

To ensure the targeted reduction can be achieved, when replacing fixtures, fittings and appliances, products with the minimum WELS star ratings highlighted below shall be selected:







Fixtures & Fittings	Minimum WELS Rating
Toilets	4 Star rating
Showerheads	3 Star rating (>6.0 L/s but <=7.5 L/s)
Basins Taps	5 Star rating
Dishwashers	4 Star rating
Clothes Washing Machines	4 Star rating

Target 155

To play a part in Melburnian's joint movement in active water saving effort, the residents/tenants are recommended to Target 155, that is to meet a daily target of 155 Litres per person. To find out if you are meeting Target 155, look for the daily water use information on your water bill and see how it compares to the daily target of 155L per person.

See below for tips to minimise your potable water footprint:

Indoor:

-  **Stick to four-minute showers** – this saves thousands of litres of water each year.
-  **Install a water-efficient showerhead** – an efficient WELS 3 star rated showerhead uses as little as 5 litres every minute, compared to 15-20 litres per minute for an inefficient one.
-  **Turn the tap off when brushing teeth** – a running tap can waste up to 16 litres of water every minute.
-  **Install water efficient appliances and equipment** – find out more about water efficiency labelling and standards at waterrating.gov.au
-  **Fit flow-controlled aerators to your taps** – these are inexpensive and can reduce water flow by 50%.
-  **Fix leaky taps or toilets** – a leaky tap can waste 30-200 litres of water every day and a continuously running toilet can waste up to 60,000-96,000 litres of water every year.

Outdoor:

-  **Put mulch on your garden beds** – this will reduce evaporation by up to 70%.
 -  **Water your plants with shower water** – keep a bucket in the shower to capture water whilst it warms up.
 -  **Install a drip irrigation system** – this will water plants more efficiently at the roots and help reduce weeds.
 -  **Install a rainwater tank** – your garden and back pocket will thank you.
 -  **Test your soil before watering** – if the soil is moist your plants don't need watering.
- For more ways to save water outdoors visit our [sustainable gardening](#) page.

Rainwater Reuse

Your rooftops are being utilized to capture rainwater for toilet flushing re-use and irrigation. Refer to catchment plan below highlighting the rainwater capture areas.

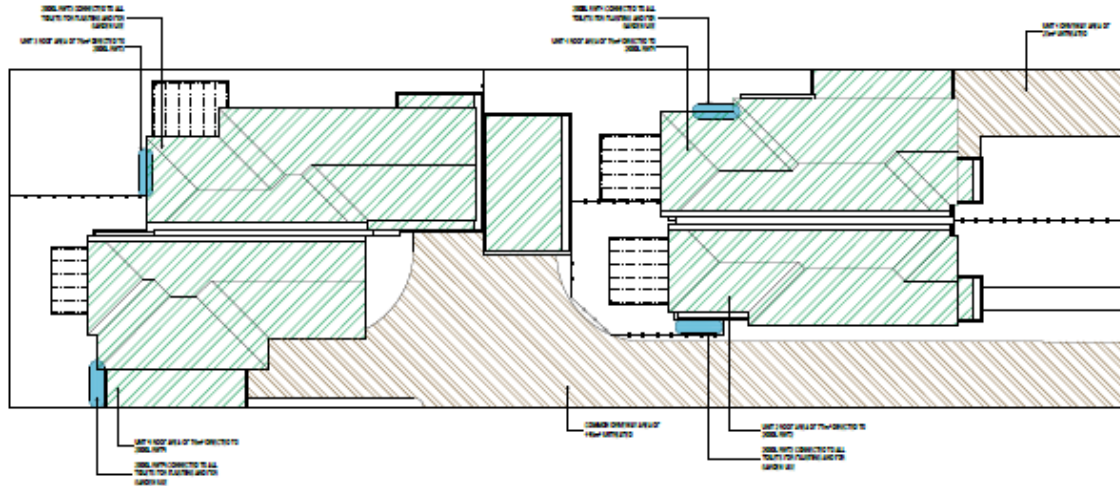


Figure 6 Rainwater Catchment Area

Maintenance Guide

The owner/resident shall be responsible for all on-going common Stormwater Management Assets including rainwater tank, raingardens, and bioretention areas. The stormwater treatments are maintained in accordance with the respective manufacturer's maintenance guidelines and/or Melbourne Water's WSUD maintenance Guidelines.

4.2 Additional Resources

For further readings and resources on how to play a part in saving potable water, visit the following resources:

- Target 155 | Department of Environment, Land, Water and Planning, <https://www.water.vic.gov.au/liveable-citiesand-towns/using-water-wisely/target-155-target-your-water-use>
- Saving Water at Home | Smart Approved Watermark, <https://www.smartwatermark.org/smartwateradvice/savingwater-home/>
- Factsheets and Posters | Smart Approved Watermark, <https://www.smartwatermark.org/Victoria/factsheets-andposters/>
- WSUD Maintenance Manager's Guideline | Melbourne Water, <https://www.melbournewater.com.au/sites/default/files/WSUD-Maintenance-manager-guidelines.pdf>

5. Waste Management:

5.1 Waste Reduction Targets & Hierarchy

The development is committed to divert at least [%] landfill waste annually. The following Waste Hierarchy highlights the most effective to the least effective waste reduction methods.

There are simple steps that can be taken to reduce your waste footprint and maximise recycling/landfill diversion rates:

- Limit your use of single-use and disposable products and choose alternatives which can be used again.

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- Source products with minimal packaging where possible.
- Refuse plastic bags when you don't need them. Keep reusable bags handy so you remember to take them to the shops. You can also use boxes or your own shopping trolley bag or backpack.
- When buying fruit and vegetables, put them into your trolley rather than plastic bags.
- If you don't read advertising mail, put a sign on your letterbox.
- Give unwanted clothes, household items, furniture or appliances to family or friends, or donate them to charities.
- Use washed takeaway containers as stackable containers for frozen food.
- Use glass jars to store food or other items, or pass them on to friends or groups who make jams.
- Use small plastic bags to wrap wet and smelly rubbish or to pick up after your pet.
- Putting the wrong materials in your recycling bin may lead to large amounts of recyclable material being sent to landfill because it's too difficult to separate them out.
- Recycle unwanted plastic bags or soft plastics including pasta and rice bags, shopping bags, net bags, cling and bubble wrap at most major supermarkets.
- Roll aluminium foil into a ball and place it in a recycling bin, even if it has food stuck to it.
- Compost your organic waste.

5.2 Building Waste Facilities

The dwellings have been designed to enable occupants/residents to effectively manage and separate the waste source to reduce landfill waste with high recycling targets as part of creating a cleaner and more sustainable environment.

The dwellings will be provided with a 4-bin system, the details of the bins are located below.

Mixed Recycling

Labelled YELLOW, these bins are for almost all dry, food-free, materials. These materials are sorted off-site to ensure that the highest possible amount of recyclable material is retained.

Use these bins for:

- Paper
- Cartons
- Card
- Cans
- Plastic (containers, bags, bottles, etc)

Garbage (Non-Recyclable)

Labelled RED, these bins are for non-recyclable items like food packaging contaminated with liquids or food. These materials are incinerated and the heat they produce is used to generate energy.

Use these bins for:

- Contaminated packaging
- Chewing gum
- Wet items
- Polystyrene
- Chip/Food packets

Food and Garden Wastes

Labelled GREEN, these bins are for all food products, whether cooked or uncooked. These materials are taken off-site and broken down using an anaerobic digester.

Use these bins for:

- Fruit & vegetables
- Meat and fish
- Tea bags & coffee grounds
- Bread
- Dairy products
- Rice, pasta and beans
- Eggs and egg shells

Glass Recycling

Labelled PURPLE, these bins are for glass. These materials are sorted off-site to ensure that the highest possible amount of recyclable material is retained.

Use these bins for:

- Glass bottles (soda, beer, wine, spirits, oil, vinegar and sauces)
- Jars (jam, marmalade, sauces, pickles, dips, chutney, baby food, chocolate spread or herbs)
- Any colour of glass can be recycled including clear, brown, amber, blue or green glass.

Hard Waste

Hard Waste - Hard waste collection will be managed by the Hobsons Bay City Council. Hard waste to be stored within individual dwellings and during collection periods, hard waste will be placed at a dedicated hard waste area by the Users and moved to kerbside by the Operator for collection in accordance with local council guidelines.

Collection Frequency

<i>Material</i>	<i>Bin Lid Colour</i>	<i>Collection frequency</i>
<i>Recycling</i>	<i>Yellow</i>	<i>Fortnightly</i>
<i>Glass</i>	<i>Purple</i>	<i>Monthly</i>
<i>Garden (green) waste</i>	<i>Green</i>	<i>Fortnightly</i>
<i>Garbage</i>	<i>Red</i>	<i>Weekly</i>

5.3 Maintenance

The Owner/Residents are responsible to follow the Waste Management Plan procedures.

The Owner/Residents shall be responsible for reporting any stolen or damaged bins (i.e. missing wheels or lids and split body) to the council for replacement or repair.

In addition, the Owner/Residents shall ensure that the bins are used in accordance to the relevant waste and recycling requirements and washed regularly to maintain good hygienic level.

5.4 Additional Resources

For additional reading and resources on how to effectively manage your wastes, refer to following resources:

- Reducing Waste | Department of Industry, Science, Energy and Resources, <https://www.energy.gov.au/households/reducing-waste>
- Recycling and reduce waste | Sustainability Victoria, <https://www.sustainability.vic.gov.au/recycling-and-reducingwaste>
- Victoria's Plan to Halve Food Waste | Sustainability Victoria, <https://www.sustainability.vic.gov.au/about-us/ourmission/our-strategies/victorias-plan-to-halve-food-waste>

6. Transport Facilities:

6.1 Car Parking Provision

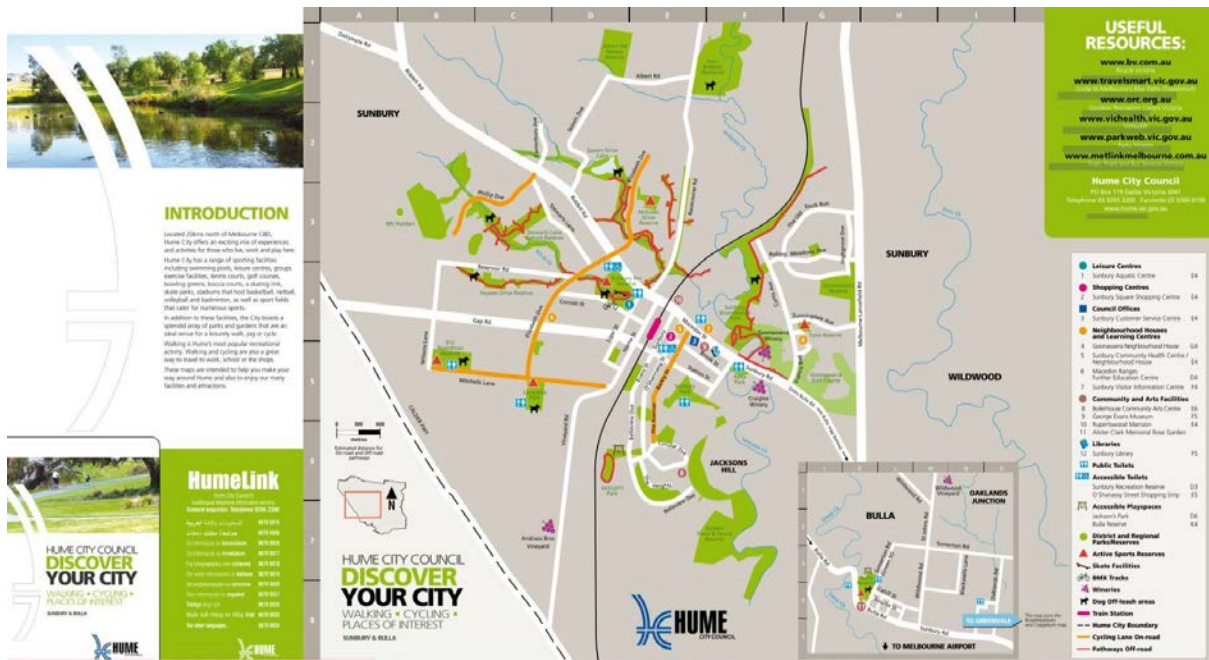
Vehicle parking will be within the garage/carport or designated car spaces which are conveniently located within close proximity of the entrance of the dwelling.

6.2 Bicycle Facilities

Bicycle spaces have been provided for within the garage or carport of each dwelling.

Cycling Route Options

Refer to Hume Cycling map below for bike path options within the local area.



6.3 Public Transport

Train Line

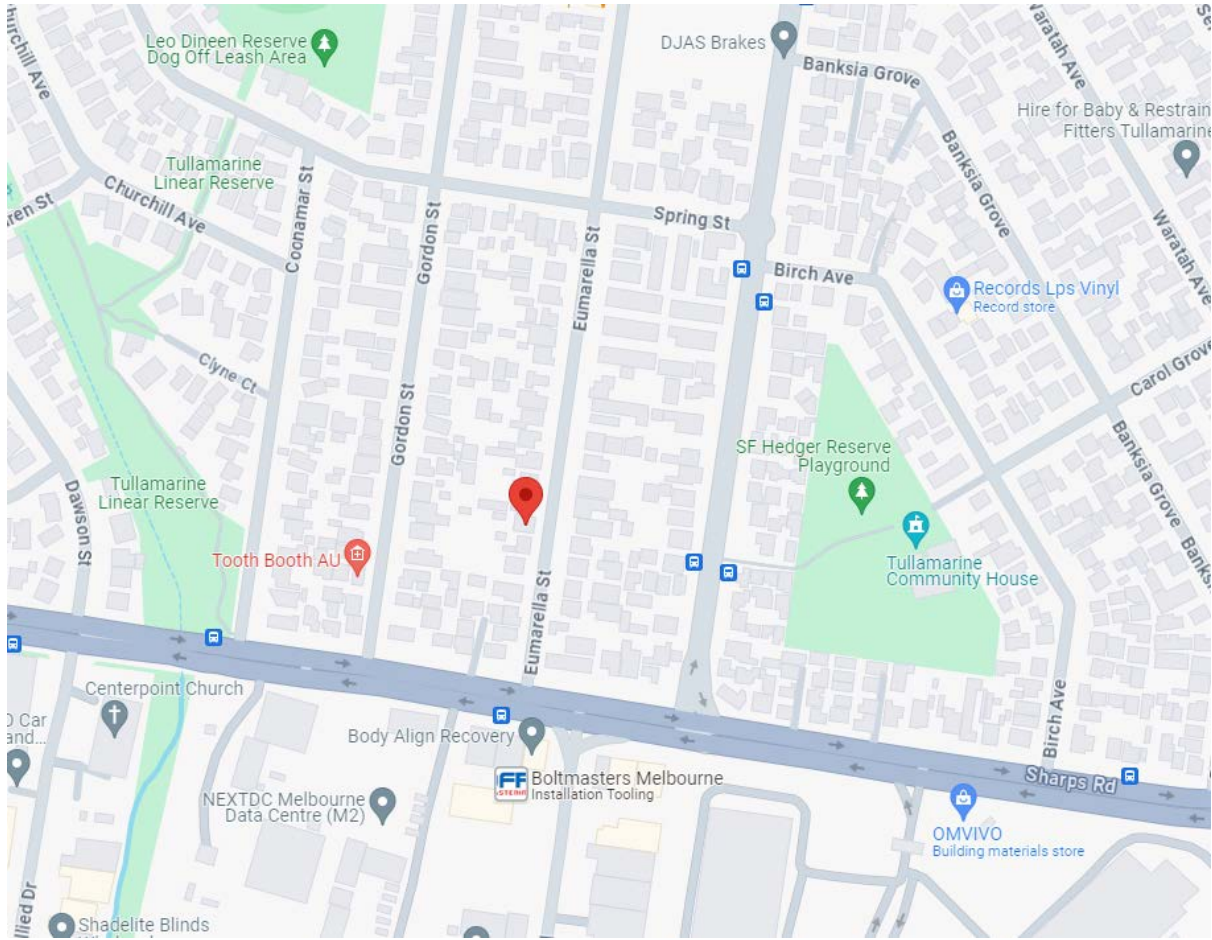
Jacana Railway Station (Jacana) approximately 7.8km – servicing the Craigieburn train line (Visit: Public Transport Victoria’s website, <https://www.ptv.vic.gov.au/route/3/craigieburn/> for timetable and route information.)

Bus Line

Bus Stop –Broadmeadows Rd approximately 500m – servicing the following Bus Routes:

- 477 Moonee Ponds – Broadmeadows Station via Essendon & Airport West & Gladstone Park Route

(Visit: Public Transport Victoria’s website, <https://www.ptv.vic.gov.au/> for timetable and route information)



Electric Vehicle (EV) Charging Facilities

Each garage is provided with an EV three phase fast-charging point.

7. Re-Fit and Expansion Considerations / Fit-out Guide:

In the event that the dwellings undergo a re-fit or expansion or some areas undergo a fit-out, the following provides guidance on how these can be undertaken in an environmentally responsible manner.

7.1 Green Star Rating

Example:

Any future works could consider certification through the Green Star rating tools. Please go to the GBCA website for further details on available rating tools and their applicability (<http://www.gbca.org.au/green-star/>).

More specifically, the project should consider the following strategies.

Management:

- Engaging a Green Star Accredited Professional to oversee and facilitate the adoption of sustainable building principles across the project.
- Building services impacted by the new works should be commissioned according to CIBSE Commissioning Codes or ASHRAE Commissioning Guideline 1-1996 (for mechanical services only) or CIBSE Commissioning Codes for other services.
- Prepare and implement a Waste Management Plan that details how waste generated from the re-fit/expansion will be reused or recycled to achieve a waste diversion target of at least 90%

Indoor Environment Quality

- Maximise areas with access to natural light and views while controlling glare.
- Install energy efficient lights.
- Use only low VOC paints, sealants, adhesives, and carpets.
- Avoid the use of composite wood products containing formaldehyde.

Water

- Install water efficient fittings, fixtures and appliances.

Materials

Select materials that have an environmental benefit – that is, reused, recycled content, FSC or PEFC certified.

7.2 Additional Resources

Green Building Council of Australia: www.gbca.org.au

Clean up Your Business Guide:

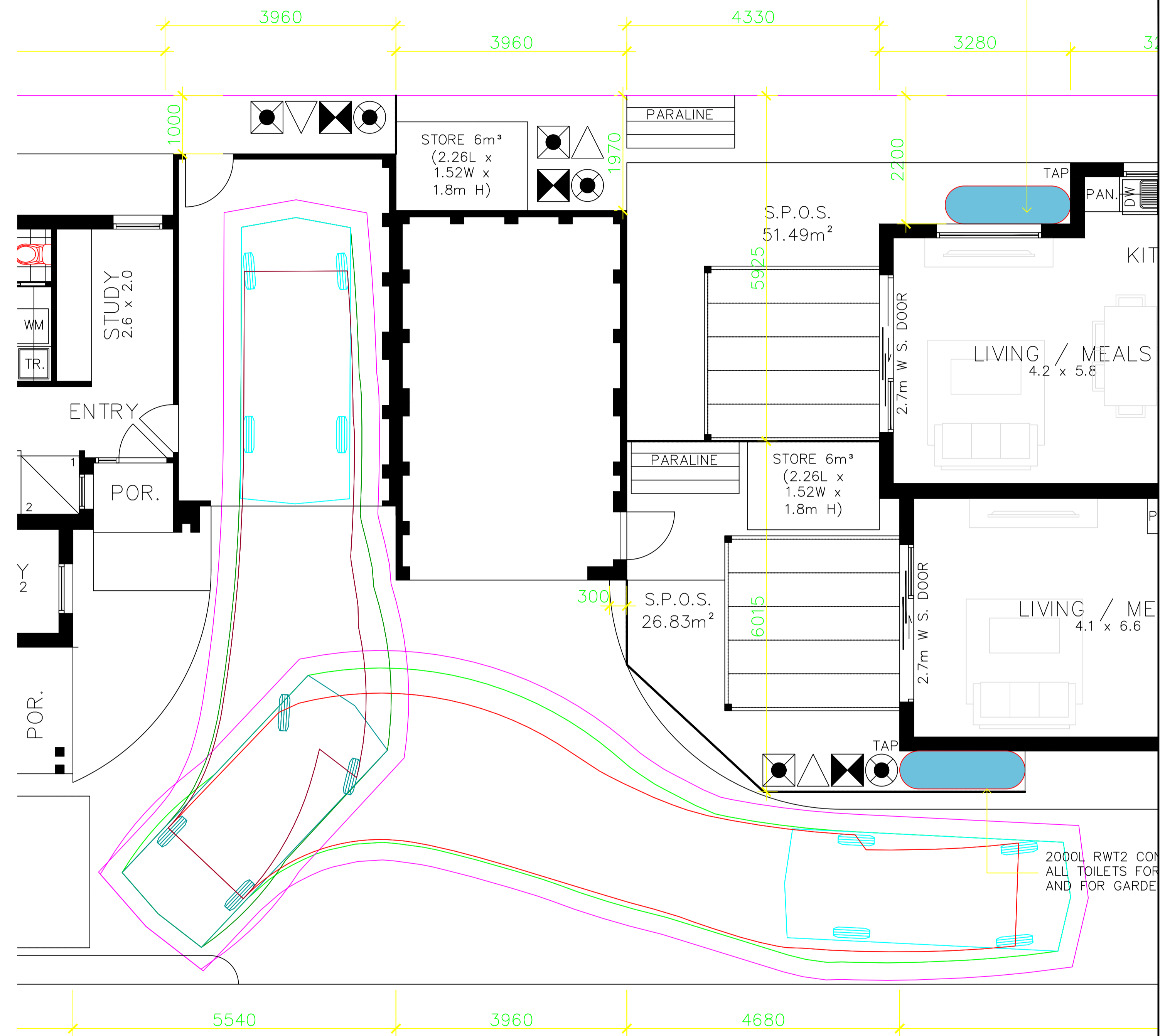
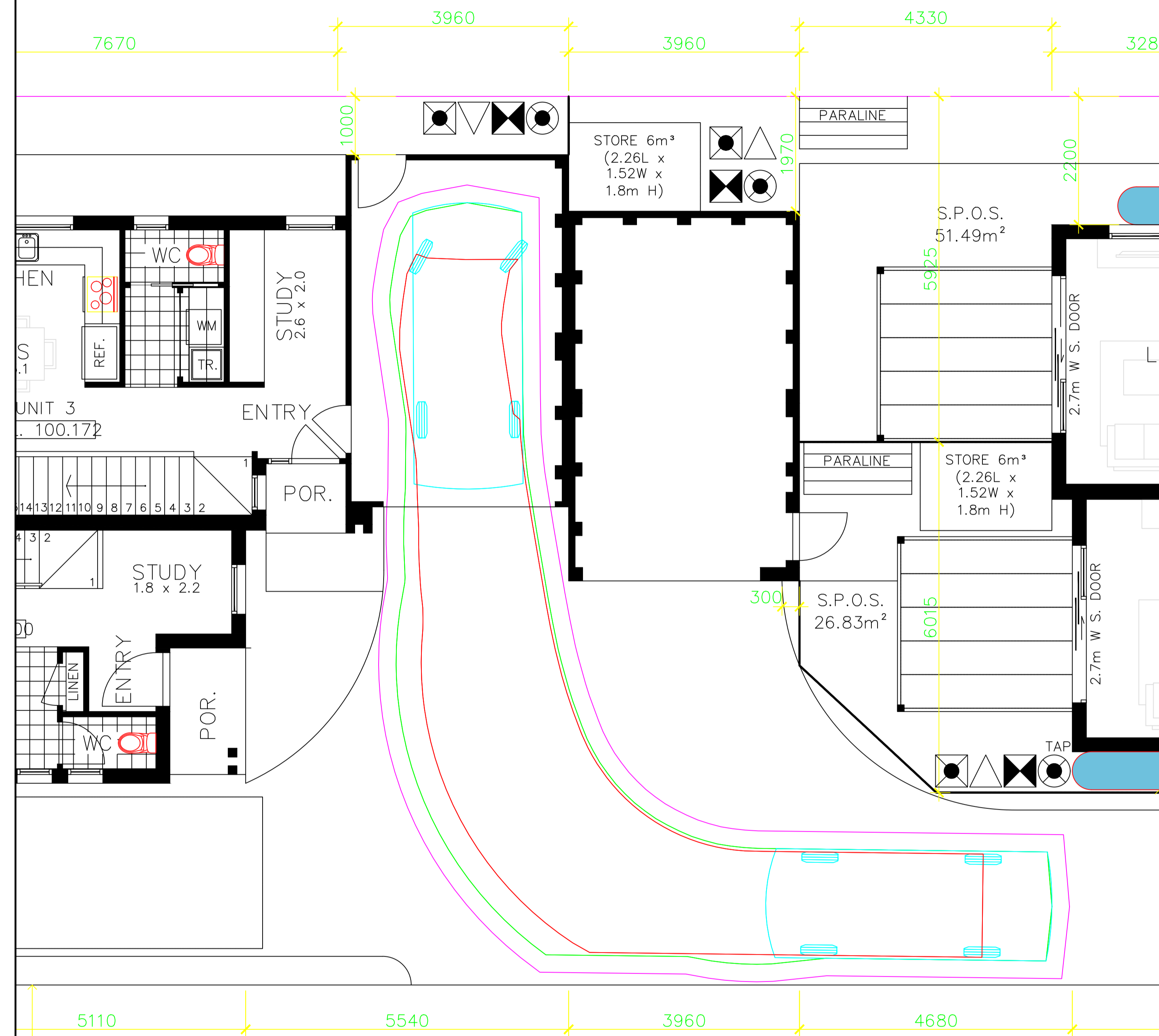
<http://www.gbca.org.au/uploads/2007%20Clean%20Up%20Business%20Tips.pdf>

Australian Government's energy rating scheme: www.energyrating.gov.au

Australian Government's Department of Climate Change: www.climatechange.gov.au

2000L RWT1 CONNECTED TO ALL TOILETS FOR FLUSHING AND FOR GARDEN USE

2000L RWT1 CONNECTED TO ALL TOILETS FOR FLUSHING AND FOR GARDEN USE

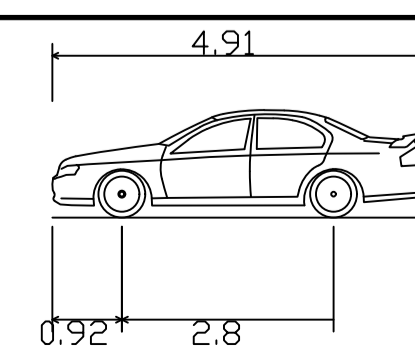


THE EXISTING 1.5 METRE HIGH PALING FENCE ON THE SOUTH TITLE BOUNDARY TO BE REPLACED WITH A NEW 1.8 METRE HIGH FENCE TO TAPER DOWN TO 900MM FOR A DISTANCE OF 2.5 METRES FROM THE FRONT TITLE BOUNDARY FOR THE VISIBILITY SPLAY.

5 METRE HIGH PALING SOUTH TITLE BOUNDARY TO BE REPLACED WITH A NEW 1.8 METRE HIGH FENCE TO TAPER DOWN TO 900MM FOR A DISTANCE OF 2.5 METRES FROM THE FRONT TITLE BOUNDARY FOR THE VISIBILITY SPLAY.

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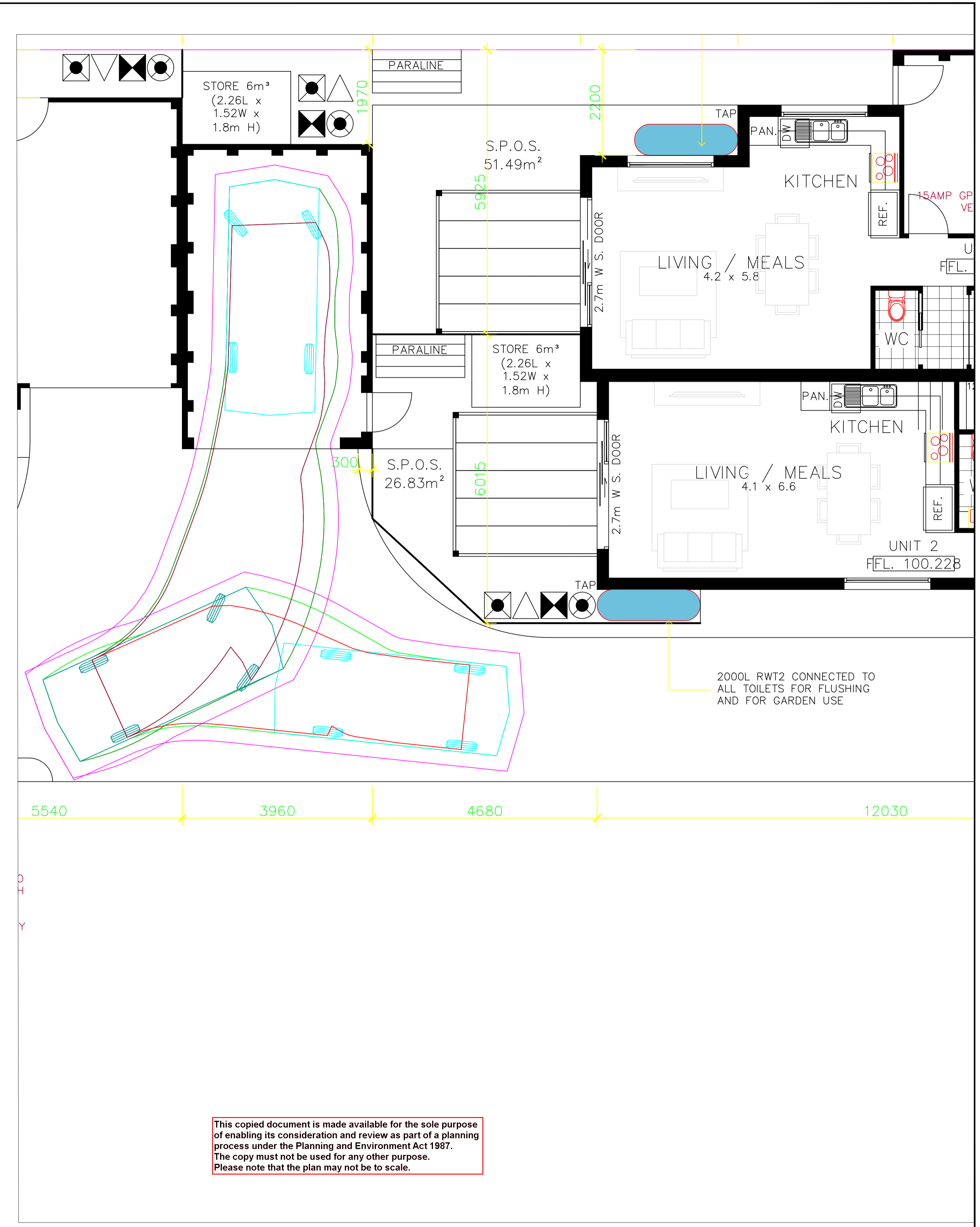
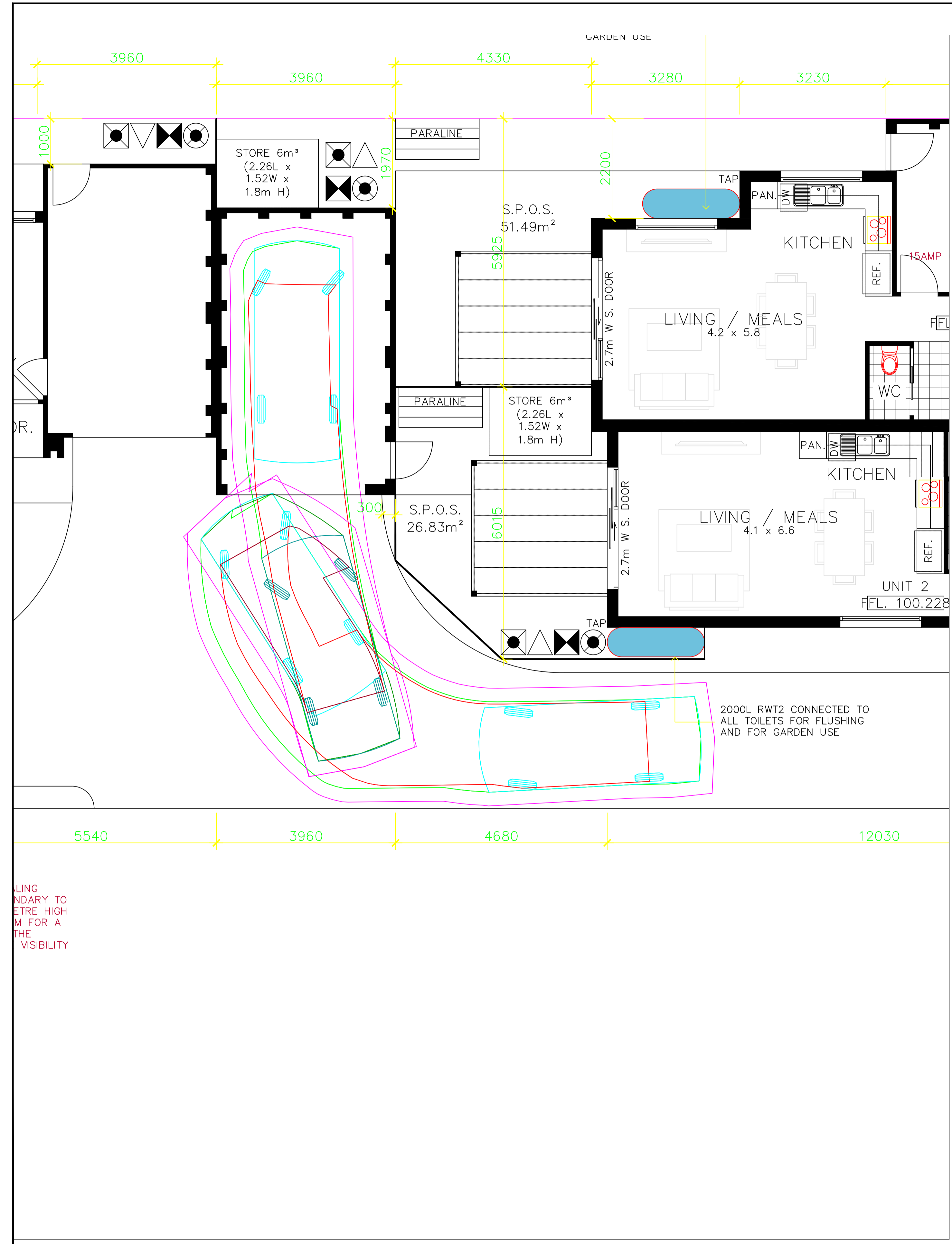
B85 Vehicle (AS 2890.1)
 Overall Length 4.910m
 Overall Width 1.870m
 Overall Body Height 1.421m
 Track Width 1.770m
 Vehicle Body
 Wheel Path (forward) 0.92m
 Wheel Path (reverse) 0.92m
 Vehicle Body Clearance +300mm

traffkd
 TRAFFIC ENGINEERING CONSULTANTS
 E: info@traffkd.com
 W: www.traffkd.com

SCALE 1:50 @ A1
 SURVEYED -- DRAWN C. Tsiofidis

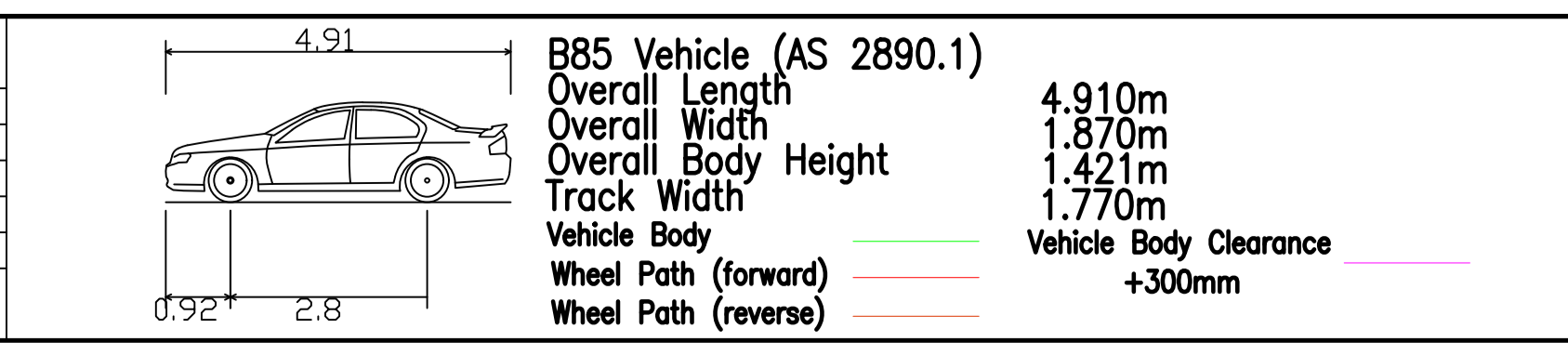
JOB TITLE
Proposed Residential Development
 9 Eumarella Street, Tullamarine VIC 3043

CLIENT: Portal Contractors
 SHEET NUMBER 1 OF 3
 DRAWING REF 17040SPD
 VERSION 1



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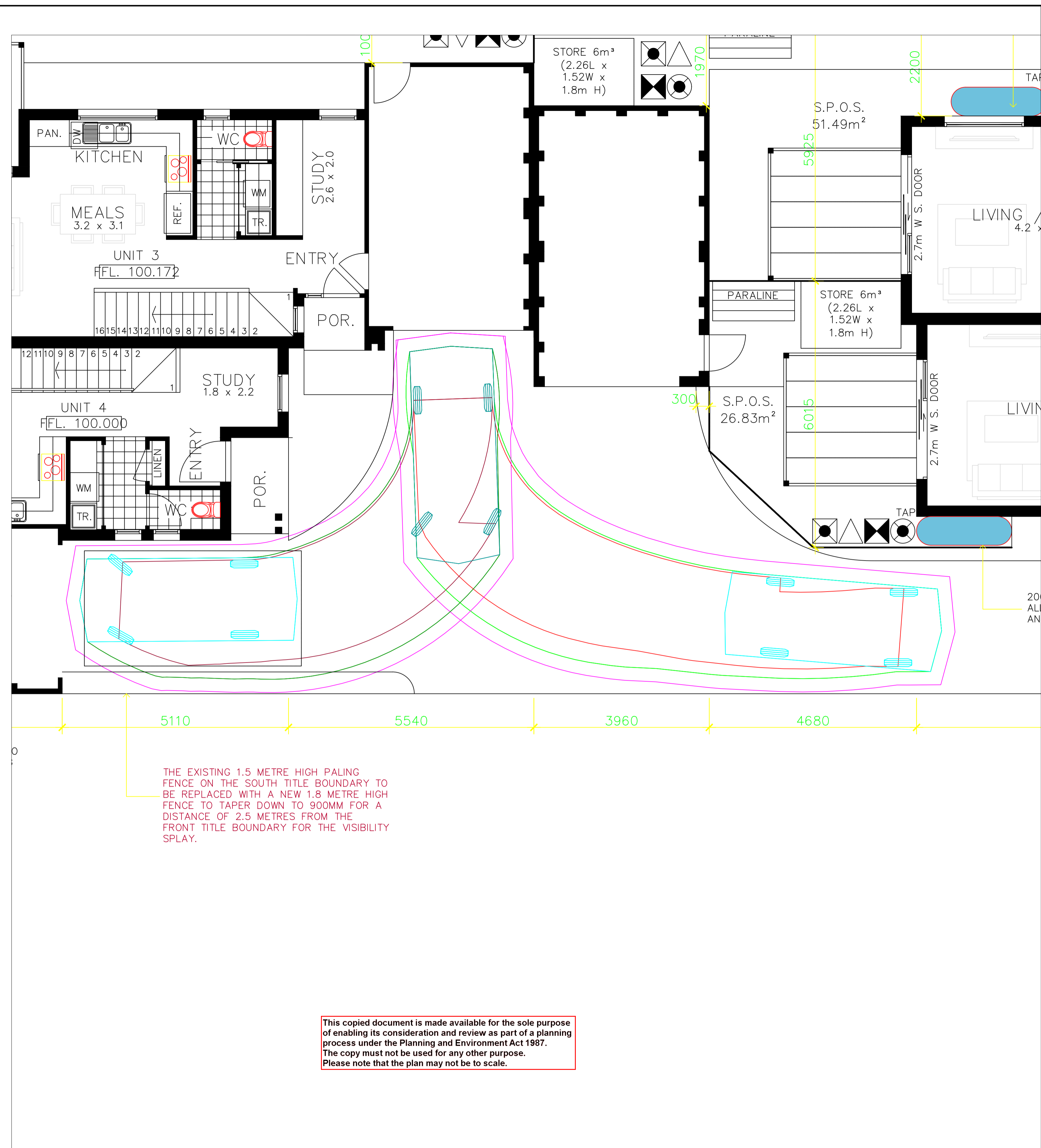
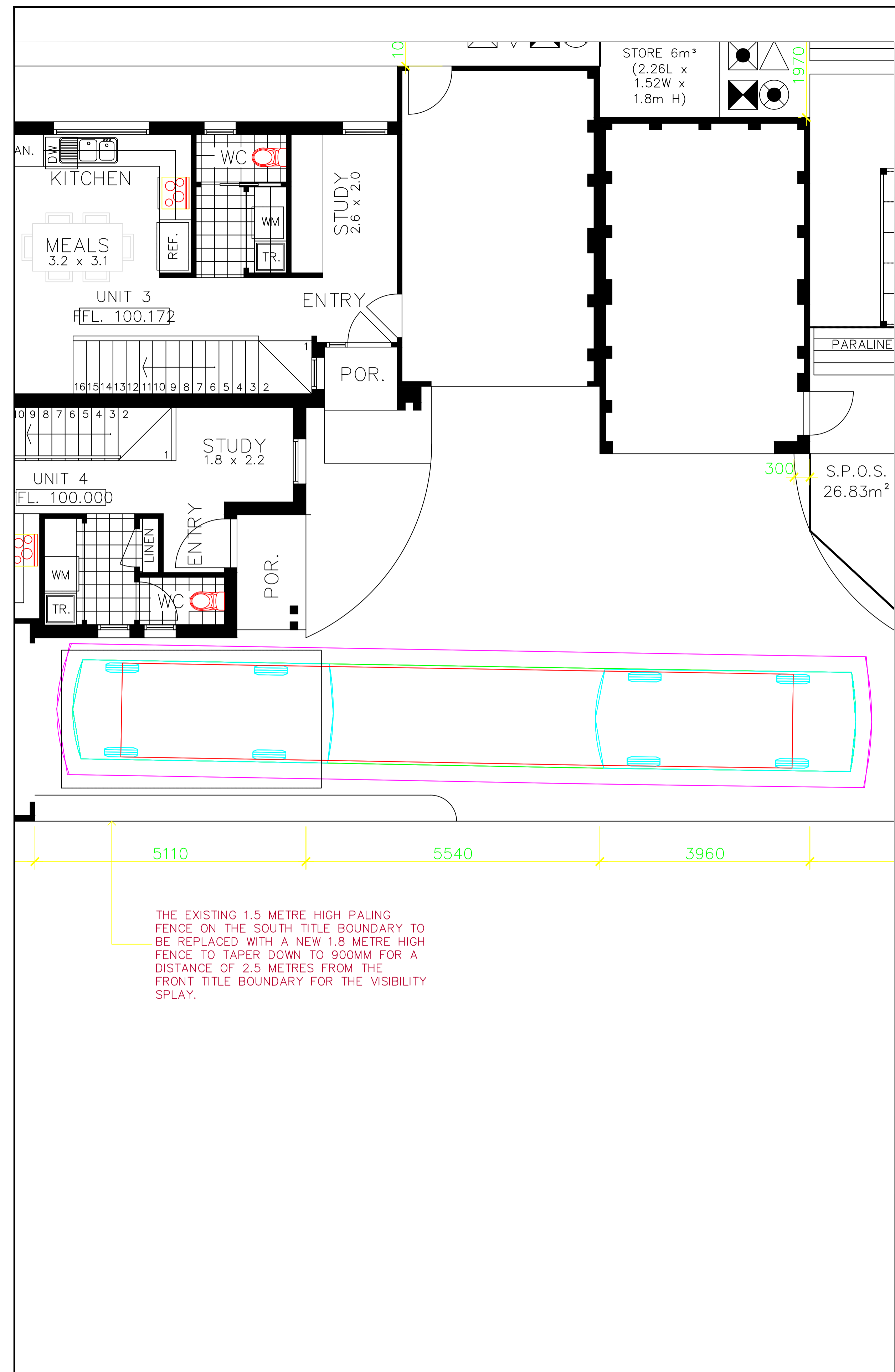
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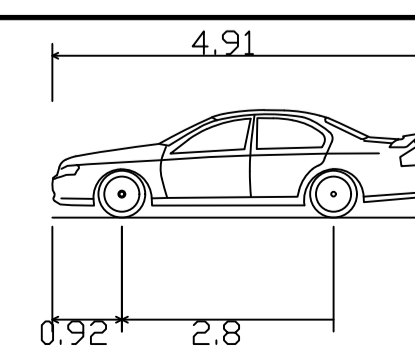
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JOB TITLE			SHEET NUMBER	DRAWING REF	VERSION
Proposed Residential Development 9 Eumarella Street, Tullamarine VIC 3043			2 of 3	17040SPD	1
CLIENT:	SHEET NUMBER	DRAWING REF	VERSION		
Portal Contractors	2 of 3	17040SPD	1		



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REV	DATE	DESIGN REVIEW	REV'D PMCR	APP'D PMCR	REVISIONS	DRN	CHKD	APP



B85 Vehicle (AS 2890.1)
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 Track Width 1.770m
 Vehicle Body Clearance +300mm
 Wheel Path (forward) —
 Wheel Path (reverse) —



SCALE 1:50 @ A1

SURVEYED: -- DRAWN: C. Tsiofidis

JOB TITLE
Proposed Residential Development
9 Eumarella Street, Tullamarine VIC 3043

CLIENT: Portal Contractors

SHEET NUMBER: 3 OF 3
 DRAWING REF: 17040SPD
 VERSION: 1



thermalzone
energy raters

ABN: 94 559 511 506

Phone: 0422 663 445

Email: info@thermalzone.com.au

Assessor: Karolina Minniti

Sustainable Design Assessment

9 Eumarella Street, Tullamarine

Prepared for: Custovic Design

Date: December 2023



ABN: 94 559 511 506
Phone: 0422 663 445
Email: info@thermalzone.com.au
Assessor: Karolina Minniti

Contents:

Proposed Site Information and location	Page 3
Built Environment Sustainability Scorecard Information	Page 3
STORM Report	Page 8
STORM and WSUD Site Plan	Page 9
Stormwater Management Strategy	Page 10
BESS Report	Page 14

Proposed Site Information and location:

Project address: 9 Eumarella Street, Tullamaine

Municipality: Hume

Planning Application Number: P25659

The Subject has an area of approximately 766m² with the proposal to include 4 double storey dwellings. Each dwelling will be provided with a car space/s with access to the site via Eumarella Street.

Built Environment Sustainability Scorecard:

Thermal Zone Energy Raters has been engaged to completed the Sustainable Design Assessment for the proposal at 9 Eumarella Street, Tullamarine. The SDA has been undertaken to show compliance with Clause 22.02 (Environmentally Sustainable Development Policy) of the Hume City Council Planning Scheme and council policies.

BESS is the recommended tool under the Sustainable Design Assessment in the Planning Process (SDAPP) framework, which is used by a growing number of Victorian local governments. Under SDAPP, planning permit applicants submit information about the environmental sustainability of their new development. BESS can assess single houses, townhouse developments, apartment buildings, large non-residential or mixed use developments.

The Built Environment Sustainability Scorecard (BESS) assesses energy and water efficiency, thermal comfort, and overall environmental sustainability performance of your new building or alteration. It was created to assist builders and developers to demonstrate that they meet sustainability information requirements as part of planning permit applications.

BESS Assessment (Project number 467ECB86-R1)

The BESS (Built Environment Sustainable Scorecard) BESS-8 was used to assess:

- Management
- Water
- Energy
- Stormwater
- Indoor Environment Quality (IEQ)
- Transport
- Waste
- Urban Ecology and
- Innovation

Each environmental category receives a score between 0% and 100%. A minimum score of 50% is required for the Indoor Environment Quality, Energy, Water and Stormwater categories to achieve a pass mark. 'Best practice' is defined with an overall score of 50% or more, while 'Excellence' is defined with an overall score of 70% or more.

Water:

Simple effective water design decisions can reduce the consumption of drinking water and help to conserve Victoria's water supply. In the Water category, actions regarding the water efficiency of fixtures, rainwater collection and use, water efficient landscaping and building systems water use are measured. A minimum of 50% is required to achieve a pass mark for this section which has been reached by the proposed development. Some of the proposed initiatives to be incorporated in the development to ensure improvements to the water efficiency include:

- The use of water tanks for toilet flushing to all toilets and the garden for irrigation
- Water efficient landscaping design to nominate water efficient vegetation throughout the development.
- Shower heads to be 3 Star WELS rating ($>6.0\text{L}/\text{min}$ but $\leq 7.5\text{L}/\text{min}$).
- Kitchen taps to be 5 Star WELS rating.
- Bathroom taps to be 5 Star WELS rating.
- Dishwashers to be 4 Star WELS rating.
- Toilets to be 4 Star WELS rating.

Energy Efficiency:

Using good design principles can save energy, water and money, while creating a more enjoyable and comfortable home. All new homes, home renovations, alterations and additions need to comply with the 6-star standard in the National Construction Code. Go up just one star, however, and you will reduce your heating and cooling energy needs – and your energy bills – by 30%. Sustainable design for an energy efficient home is achieved by designing buildings that need minimal heating and cooling throughout the year by using passive design, good orientation and having highly efficient fitting and appliances. A minimum of 50% is required to achieve a pass mark for this section which has been reached by the proposed development. Some of the proposed initiatives to be incorporated in the development to ensure improvements in the energy efficiency and to reduce Greenhouse Gas emissions include:

- Each dwelling will achieve a minimum 6.0-star energy rating.
- Internal lighting will achieve a maximum 4 watts per m².
- LED lighting fixtures will be considered for alternatives to fluorescent fittings to reduce energy consumption.
- External lighting will be controlled by motion sensors.
- Nominated heating and cooling systems will be within 1 star of the best relevant system in the market.
- Nominated electric hot water system to be at least 5-star rating.

Stormwater:

Designing buildings to reduce stormwater runoff improves the quality of our waterways. Buildings should be designed to minimise negative environmental impacts of stormwater runoff and maximise onsite re-use of stormwater. You must meet the Urban Stormwater Management Best Practice standards for water quality (CSIRO, 1999), which can be achieved through minimum 100% STORM score. A 100% rating means that the development has reached the minimum of 50% pass mark for this section. One of the proposed initiatives to be incorporated in the development to ensure improvements in the stormwater efficiency and to reduce stormwater runoff include:

- The use of water tanks for toilet flushing of all toilets and for garden use.

Indoor Environment Quality (IEQ):

The way our buildings are designed impacts the indoor environmental quality. Australians spend on average 90 percent of their time indoors, therefore the quality of the indoor environment is vital to our health and wellbeing. Building design and material choices impact on indoor environment quality and are considered during the early design stages, making IEQ a core category of BESS. Design for IEQ will also deliver other benefits such as reduced energy uses for heating, cooling and lighting. Considerations during the design stage should include actions regarding daylight, ventilation, solar access and thermal comfort. Information required and points available are dependent on type and scale of the project. A minimum of 50% is required to achieve a pass mark for this section which has been reached by the proposed development. Some of the proposed initiatives to be incorporated in the development to ensure improvements in the IEQ include:

- All habitable rooms will allow for natural cross ventilation.
- Double glazed windows have been nominated to all living areas and bedrooms to assist with the thermal comfort.
- At least 50% of living areas in the development will be orientated to the north.
- All carpets, internal paints and all finishes and flooring will be selected for their low VOC properties.
- Where artificial lighting is required, only energy efficient LED light fixtures should be selected. It is important that the builder must not penetrate the ceiling with down light fittings as this will create 'gaps' in the ceiling where roof insulation cannot be installed. Either surface mounted downlight fitting to underside of ceiling or approved non-ventilated cover or shield (Isolite or similar) over down light (if fitted) to allow insulation to seal against downlight.
- Natural ventilation and daylight to be provided with the provision of external openable windows to all habitable rooms, with windows being able to be locked in the open position.

Transport:

Simple design decisions can influence ways in which our reliance on cars can be reduced and can also incorporate alternative forms of transport into your building design. In the Transport category, actions regarding bicycle parking, end of trip facilities and car share schemes. Alternative transport considerations should be incorporated within the proposed development including the allowance of bicycle spaces and/or infrastructure for electric vehicles. The following initiatives are to be proposed within the development:

- A bicycle space located within the garage of each dwelling

Waste:

Design decisions can influence the amount of construction waste being produced and disposed of during the construction phase and the operational waste being disposed of during the occupancy phase of the buildings. In the Waste category, actions regarding building re-use, food and garden waste and convenience of recycling are considered. Efficient design can aid to ensure future occupants have the opportunity to easily re-use and re-cycle their waste while diverting waste from landfill. The development will incorporate the following initiatives:

- The development is to recycle or reuse a minimum of 70% of construction demolition waste.
- Green waste mulched and re-used in landscaping either on-site or off-site
- Bricks, tiles, concrete recycled off-site
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Workcover Authority and EPA requirements;

Urban Ecology:

The Urban Ecology category aims to maintain and enhance the health of our urban ecosystems, not only for local flora and fauna but also for ourselves. The development aims to decrease the areas of hard or impervious surfaces and at the same time increasing vegetation and landscaping by an increased garden area compliance required by council. The development will incorporate the following initiatives:

- The development to provide ample room for landscaping to private open spaces, along driveways and the frontage.
- The use of mostly native or indigenous plants.
- The landscape plan to include water efficient landscape design.
- The development will aim to include the retention of significant trees.

Materials:

The developer/owner and builder are encouraged to incorporate the use of sustainable building materials within the development to reduce the environmental impact of materials by recycling of existing material or use of environmentally friendly materials and materials with low embodied energy. This can include the use of recycled materials, low embodied materials, sustainably sourced timbers, certified flooring products and materials. Concretes with supplementary cementitious materials and steel from steel makers with certified Environmental Management Systems. Flooring products/materials certified under the Carpet Institute of Australia Limited, Environmental Certification Scheme, Ecospecifier GreenTag GreenRate and/or Good Environmental Choice are encouraged to be used within the development.

During long lasting materials that are non-toxic are encouraged to be used within the development. The following proposed initiatives will be incorporated to meet the municipal council's objective regarding the use of materials with favourable life cycle impacts:

- The use sustainable timber, where it meets the Australian Forestry Standard(AFS) or Forest Stewardship Council(FSC) standard.
- The development will use 20-35% supplementary cementitious materials(SCM) as a partial cement alternative, subject to the structural engineer's approval.
- Materials proposed are local and readily available reducing embodied energy from transportation.
- Industry accepted benchmarks and/or third party certified low VOC and non-toxic products will be used for the development.

Preliminary Energy Ratings:

The BESS built in calculation was put into the document to produce the report.

	Heating	Cooling	Total	Rating
Unit 1	91.2MJ/m2	22.8MJ/m2	114MJ/m2	6.0 Stars

A builder's users guide shall also be provided to the future occupants.

Summary:

The Bess assessment has been conducted to determine the best practices to be incorporated into the proposed development and demonstrates how the proposal meets the objectives required by council's planning requirements and policies. The proposed development meets a minimum BESS score of 50% by the initiatives detailed within the attached BESS report.

STORM Assessment Results:

The stormwater design for this development has achieved the minimum 100% requirement by implementing the best practice objectives. Please refer to the STORM Rating below.

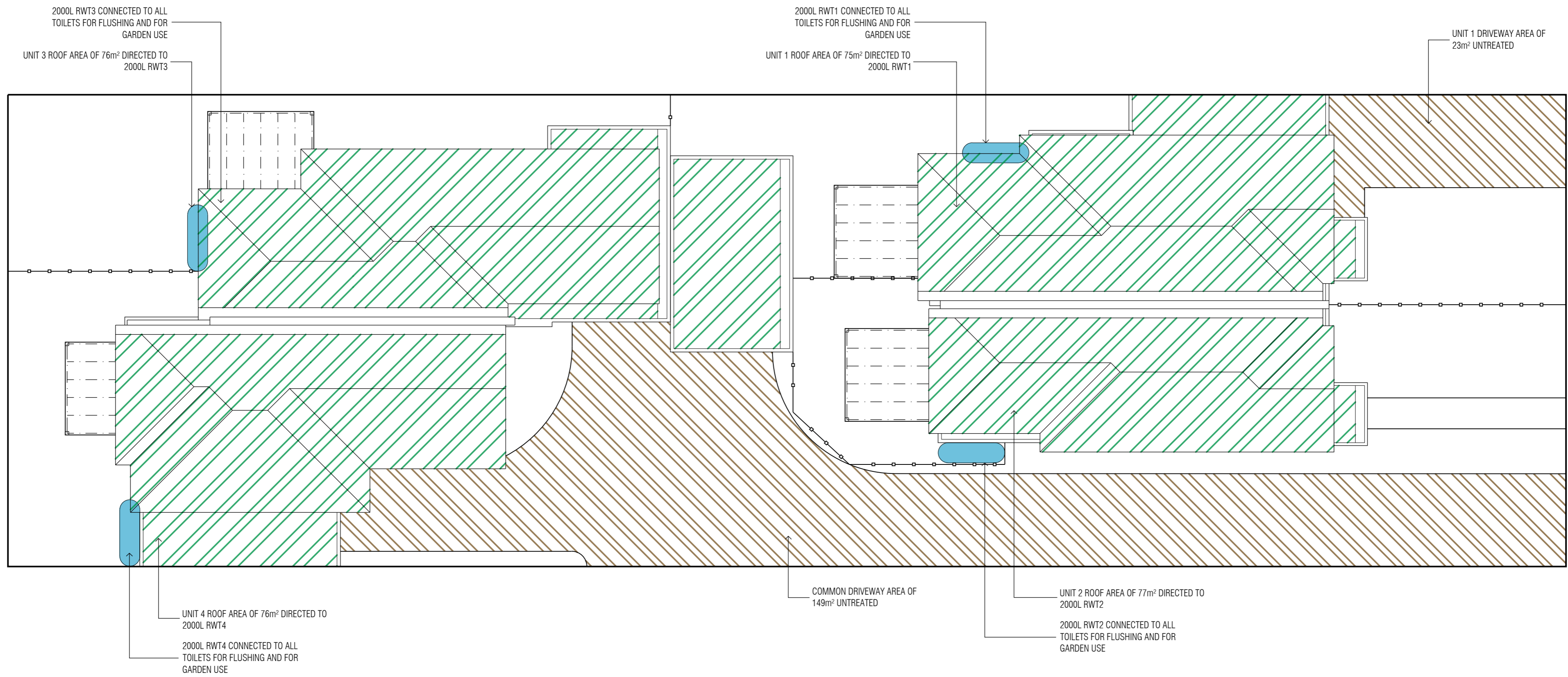


STORM Rating Report

TransactionID: 0
Municipality: HUME
Rainfall Station: HUME
Address: 9 Eumarella Street

Tullamarine
VIC 3043
Assessor: Karolina Minniti
Development Type: Residential - Multiunit
Allotment Site (m2): 766.45
STORM Rating %: 105

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 Roof to RWT1	75.00	Rainwater Tank	2,000.00	4	169.20	82.00
U2 Roof to RWT2	77.00	Rainwater Tank	2,000.00	4	167.90	82.00
U3 Roof to RWT3	76.00	Rainwater Tank	2,000.00	3	152.40	86.00
U4 Roof to RWT4	76.00	Rainwater Tank	2,000.00	4	168.40	82.00
U1 Driveway Untreated	23.00	None	0.00	0	0.00	0.00
common Driveway Untreated	149.00	None	0.00	0	0.00	0.00



- LEGEND:
- ROOF AREA TO RAINWATER TANK
 - ROOF AREA TO RAINGARDEN
 - ROOF AREA TO BUFFERSTRIP
 - TREATED IMPERVIOUS AREAS
 - UNTREATED IMPERVIOUS AREAS
 - BUFFER STRIP (BS)
 - RAINWATER TANK (RWT)
 - RAIN GARDEN (RG)

NOTE:
 RAIN GARDENS AND WATER TANKS ARE INDICATIVE ONLY. FINAL LOCATIONS TO BE DETERMINED BY DESIGNER OR ENGINEER COMPLETING THE STORMWATER DESIGN

DO NOT SCALE DRAWINGS
 ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS

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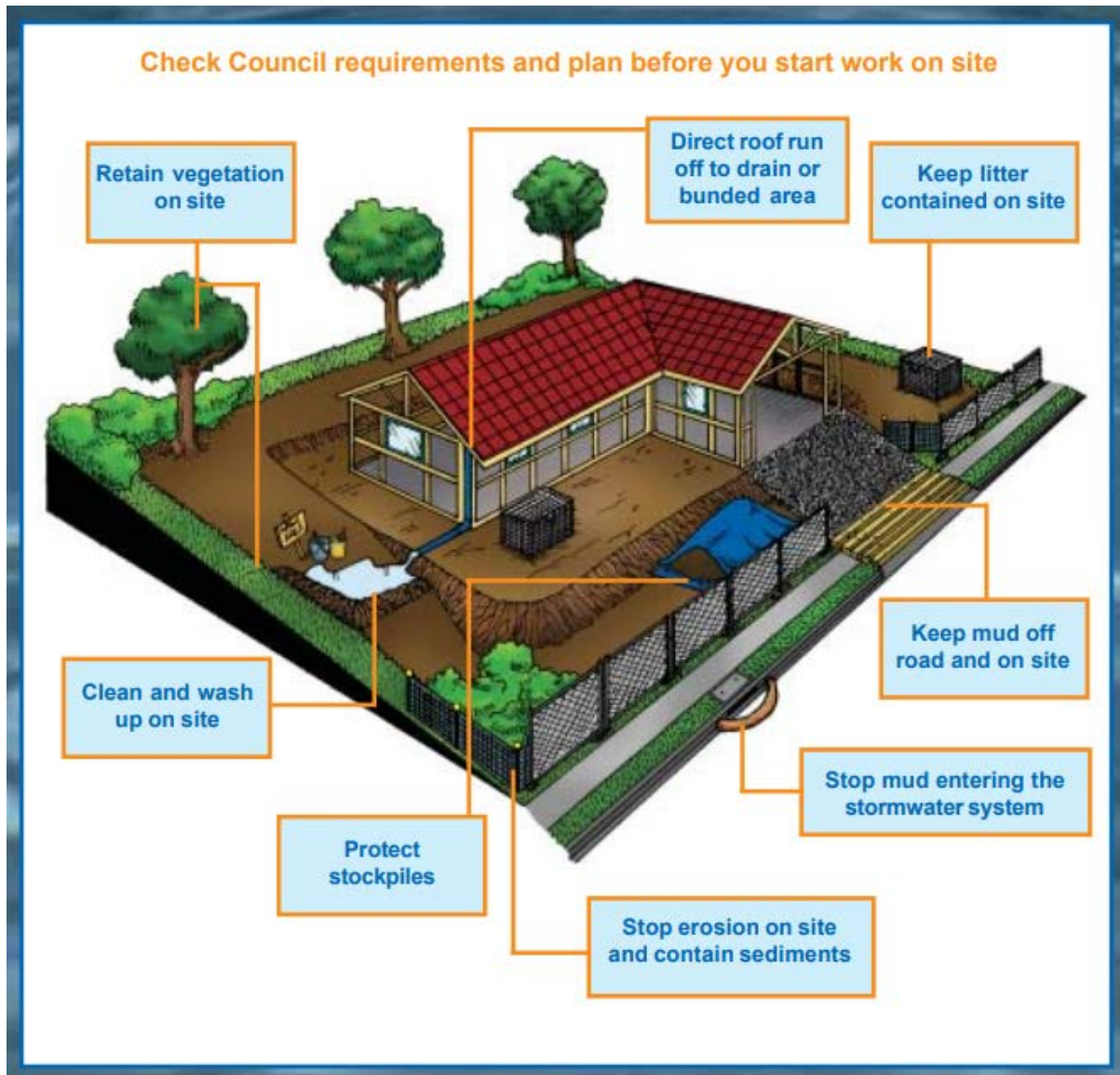
	DATE:	DECEMBER 2023	STORM AND WSUD SITE PLAN	JOB NUMBER: 23 012
	SCALE:	1:100	PROPOSED: FOUR UNIT DEVELOPMENT	
	SHEET SIZE:	A2	AT: No. 9 EUMARELLA STREET, TULLAMARINE VIC 3043	
	Phone: 0422 663 445 Email: info@thermalzone.com.au			

Site Management Strategy:

Prior to and during construction measures must be implemented by the builder to manage stormwater, litter, concrete, chemical contamination, debris, and construction waste. The development will be effectively managed by incorporating the strategies and measures outlined in 'Keeping Our Stormwater Clean – A Builders Guide.' A copy of the guide can be obtained at the following link:

https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf

The diagram below illustrates the various measures which should be implemented prior and during construction to keep litter contained on site and ensure the stormwater remains clear from building and site waste.



6 Site Rules to Keep the Stormwater Clean:

1. Check council requirements and plan before you start work on site.
2. Stop erosion onsite and contain sediments.
3. Protect stockpiles.
4. Keep mud off road and on site.
5. Keep litter contained on site.
6. Clean and wash up on site.

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WSUD Objections:

This report has been prepared to satisfy Hume Stormwater management (Water Sensitive Urban Design) Clause 53.18.

This policy applies to applications for:

- New Buildings
- Extensions to existing buildings which are 50m² in floor area or greater
- A subdivision in a commercial zone

This policy does not apply to an application for:

- A subdivision of an existing building.

The objective of the policy is to achieve best practice water quality performance objectives set out in the Urban Storm Water Best Practice Environment Management Guidelines, CSIRO 1999 (or as amended).

Currently, these water quality performances objectives are:

- Suspended Solids – 80% retention of typical urban annual load.
 - Total Nitrogen – 45% retention of typical urban annual load
 - Total Phosphorus – 45% retention of typical urban load
 - Litter – 70% reduction of typical urban annual load
- To promote the use of water sensitive urban design, including stormwater re-use.
 - To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.
 - To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.

WSUD Policy:

It is policy to:

Require that the development applications provide for the achievement of the best practice performance objectives for suspended solids, total phosphorus and total nitrogen, as set out in the Urban Storm Water Best Practice Environment Management Guidelines, CSIRO 1999 (or as amended).

- Requires the use of stormwater treatment measures that improve the quality and reduce the flow of water discharged to waterways. This can include but not limited to:
 - Collections and reuse of rainwater and stormwater on site
 - Vegetated swales and buffer strips
 - Rain gardens
 - Installation of water recycling systems
 - Multiple use of water within a single manufacturing site
 - Direction of flow from impervious ground surfaces to landscape areas.
- Encourage the use of measures to prevent litter being carried off-site in stormwater flows, including;
 - Appropriately designed waste enclosures and storage bins, and
 - The use of litter traps for developments with the potential to generate significant amounts of litter.

- Encourage the use of green roofs, walls and facades on buildings where practicable (to be irrigated with rainwater/stormwater) to enhance the role of vegetation on buildings in managing the quality and quantity of stormwater.

Excavation and Sediment and Dust Control

Site water retention will not cause structural damage to excavations or retaining walls.

- Drainage of the site to the legal point of discharge throughout construction
- Prevention of stormwater entering adjoining properties into the sewerage system
- Capture and filtering stormwater in sediment control points before entering the legal point of discharge.

Natural rainwater run-off must be controlled to prevent sediment draining into stormwater system. Upslope water must be diverted to prevent it from travelling through the site. Downpipes must be connected as soon as a roof is installed on the site.

Pump out any water collected at the bottom of excavation sites.

Activities on construction sites need to consider permanent water saving measures regulated in Victoria. All hoses must be in good condition and fitted with a trigger nozzle. A high-pressure water cleaning unit is to be used for all washdown activities.

Sediment control barriers around all stormwater drains to be in place and maintained daily.

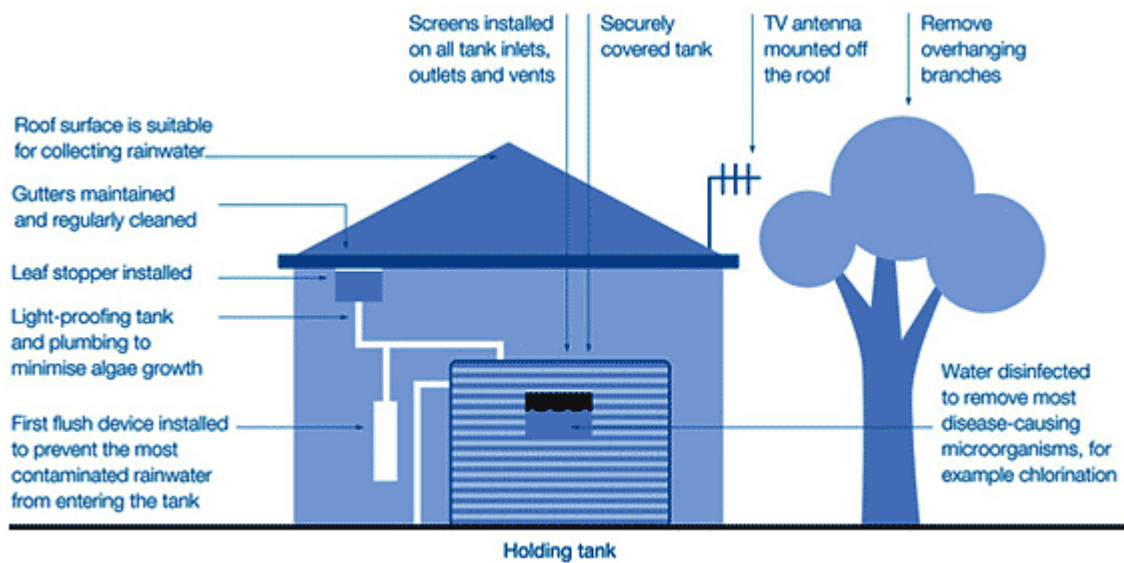
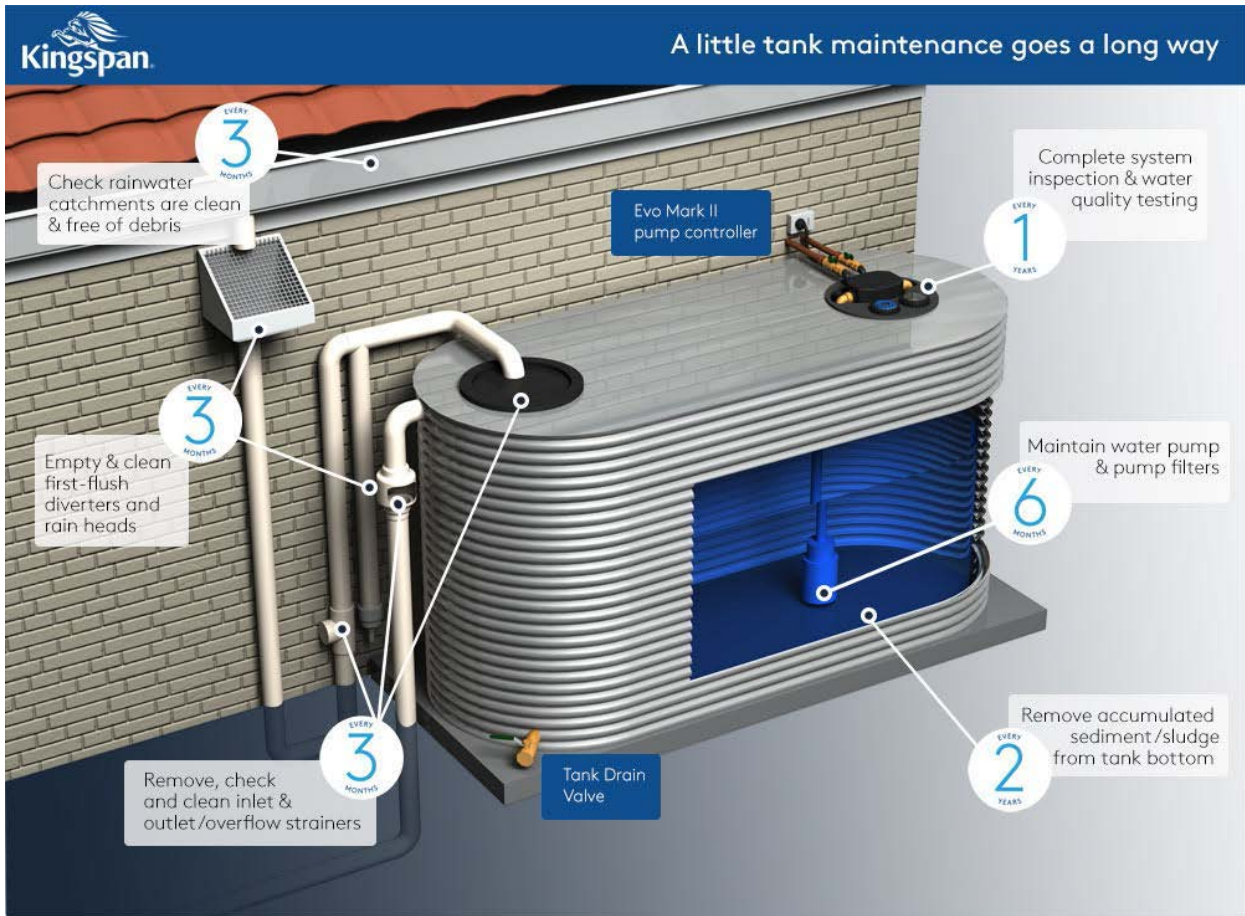


Rumble grids to be used and must be cleaned daily with consideration given to water saving measures including recycling, furthermore the existing gravel driveway to be maintained in good condition throughout the building works to ensure minimal clay or earth contamination to vehicle wheels.

For activities that may induce excess dust which is unlikely as the soil is of clay nature, hose down measures will be employed. This is unlikely during construction, or excavation.

Sediment barriers & rubble grids will be maintained during construction phase by the builder and undergo regular checking and maintenance when required.

Water Tank Maintenance Schedule



For more information on rainwater tanks, refer to Chapter 12 'Rainwater tanks' in the WSUD Engineering Procedures available for purchase from CSIRO Publishing.

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BESS Report

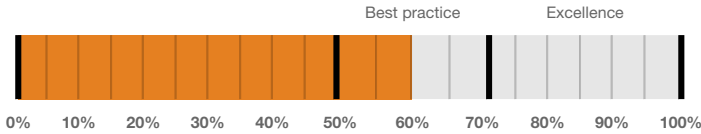
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 9 Eumarella Street Tullamarine Victoria 3043. 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



62%

Project details

Address	9 Eumarella Street Tullamarine Victoria 3043
Project no	467ECB86-R1
BESS Version	BESS-8
<hr/>	
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	info@thermalzone.com.au
Application no.	P25659
Site area	766.00 m ²
Building floor area	458.00 m ²
Date	13 December 2023
Software version	1.8.0-B.405



Performance by category

● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	16%	*
Water	9%	57%	✓
Energy	28%	42%	✗
Stormwater	14%	100%	✓
IEQ	17%	100%	✓
Transport	9%	100%	*
Waste	6%	50%	*
Urban Ecology	6%	50%	*
Innovation	9%	0%	*

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Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Dwelling 3	1	118 m ²	25%
Dwelling 1	1	117 m ²	25%
Dwelling 4	1	114 m ²	24%
Dwelling 2	1	109 m ²	23%
Total	4	458 m²	100%

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Energy 3.4	Location of clothes line (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (if not all dwellings, include a list of compliant dwellings)		-
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)		-
IEQ 3.2	Adjustable shading systems		-
IEQ 3.3	North-facing living areas		-
Transport 1.1	Location of residential bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Urban Ecology 2.1	Location and size of vegetated areas		-
Urban Ecology 2.4	Location of taps and floor waste on balconies / courtyards		-

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.5	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 2.2	A list of dwellings with natural cross flow ventilation		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-
IEQ 3.2	Reference to floor plans and elevations showing shading devices		-
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north		-
Waste 1.1	Details regarding how the existing building is being reused on-site		-

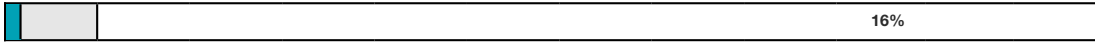
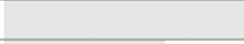


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Credit summary


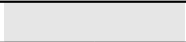








Management Overall contribution 4.5%

		16%
1.1 Pre-Application Meeting		0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		0%
4.1 Building Users Guide		100%

Water Overall contribution 9.0%

		Minimum required 50%	57%	✓ Pass
1.1 Potable Water Use Reduction			48%	
3.1 Water Efficient Landscaping			100%	






Energy Overall contribution 27.5%

		Minimum required 50%	42%	✗ Not Passed
1.2 Thermal Performance Rating - Residential			0%	✗ Not Achieved
2.1 Greenhouse Gas Emissions			0%	
2.6 Electrification			0%	
2.7 Energy consumption			100%	
3.3 External Lighting			100%	
3.4 Clothes Drying			100%	
3.5 Internal Lighting - Houses and Townhouses			100%	
4.4 Renewable Energy Systems - Other			N/A	✦ Scoped Out
No other (non-solar PV) renewable energy is in use.				
4.5 Solar PV - Houses and Townhouses			0%	⊘ Disabled
No solar PV renewable energy is in use.				

Stormwater Overall contribution 13.5%

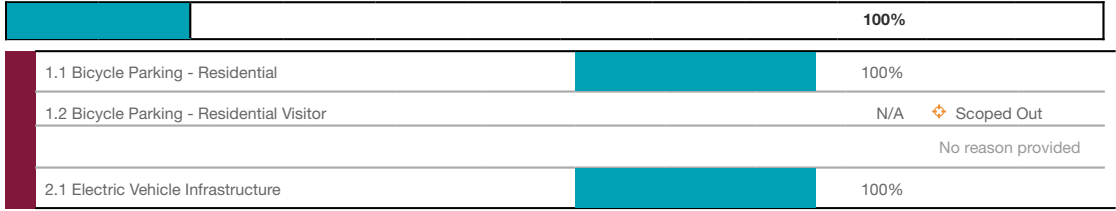
		Minimum required 100%	100%	✓ Pass
1.1 Stormwater Treatment			100%	

IEQ Overall contribution 16.5%

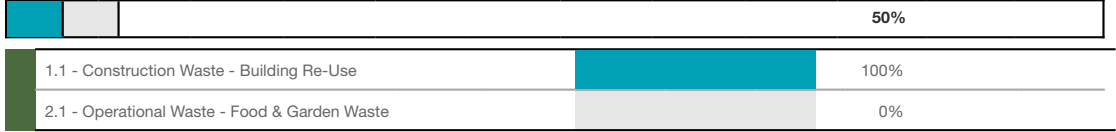
		Minimum required 50%	100%	✓ Pass
2.2 Cross Flow Ventilation			100%	
3.1 Thermal comfort - Double Glazing			100%	
3.2 Thermal Comfort - External Shading			100%	
3.3 Thermal Comfort - Orientation			100%	

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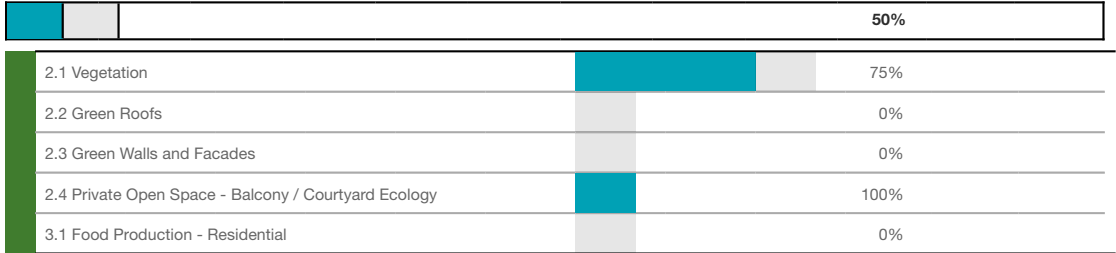
Transport Overall contribution 9.0%



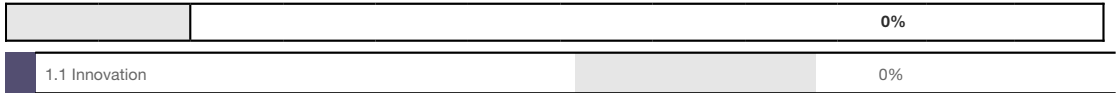
Waste Overall contribution 5.5%



Urban Ecology Overall contribution 5.5%



Innovation Overall contribution 9.0%



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Credit breakdown

Management Overall contribution 1%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Townhouse	No
4.1 Building Users Guide	100%
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	Yes

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Water Overall contribution 5% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 4 Star WELS rating
WC: All	>= 5 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	
Dwelling 1	Tank 1
Dwelling 2	Tank 2
Dwelling 3	Tank 3
Dwelling 4	Tank 4
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
Rainwater Tanks	
What is the total roof area connected to the rainwater tank?:	
Tank 1	75.0 m²
Tank 2	77.0 m²
Tank 3	76.0 m²
Tank 4	76.0 m²
Tank Size:	
Tank 1	2,000 Litres
Tank 2	2,000 Litres
Tank 3	2,000 Litres
Tank 4	2,000 Litres
Irrigation area connected to tank:	
Tank 1	12.0 m²
Tank 2	12.0 m²
Tank 3	12.0 m²
Tank 4	12.0 m²

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Is connected irrigation area a water efficient garden?:	
Tank 1	Yes
Tank 2	Yes
Tank 3	Yes
Tank 4	Yes
Other external water demand connected to tank?:	
Tank 1	-
Tank 2	-
Tank 3	-
Tank 4	-

1.1 Potable Water Use Reduction	48%
Score Contribution	This credit contributes 83.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	646 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	518 kL
Output	Proposed (including rainwater and recycled water use)
Project	441 kL
Output	% Reduction in Potable Water Consumption
Project	31 %
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	237 kL

3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

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Energy Overall contribution 12% Minimum required 50%

Dwellings Energy Approach	
What approach do you want to use for Energy?:	Use the built in calculation tools
Project Energy Profile Question	
Are you installing any solar photovoltaic (PV) system(s)?:	No
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	All-electric
Dwelling Energy Profiles	
Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides: All	3
NatHERS Annual Energy Loads - Heat: All	91.2 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	22.8 MJ/sqm
NatHERS star rating: All	6.0
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	4 Stars (2011 MEPS)
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	4 Stars (2011 MEPS)
Type of Hot Water System: All	Electric Storage
% Contribution from solar hot water system: All	30 %
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	No clothes dryer
1.2 Thermal Performance Rating - Residential	0% ✘ Not Achieved
Score Contribution	This credit contributes 21.4% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Townhouse	6.0 Stars
2.1 Greenhouse Gas Emissions	0%
Score Contribution	This credit contributes 21.4% 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	10,504 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	12,800 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	-22 %

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2.6 Electrification		0%
Score Contribution	This credit contributes 0% towards the category score.	
Criteria	Is the development all-electric?	
Annotation	All electric development	
Question	Criteria Achieved?	
Project	Yes	
2.7 Energy consumption		100%
Score Contribution	This credit contributes 28.6% 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	87,374 MJ	
Output	Proposed Building with Proposed Services (Actual Building)	
Townhouse	54,211 MJ	
Output	% Reduction in total energy	
Townhouse	37 %	
3.3 External Lighting		100%
Score Contribution	This credit contributes 3.6% 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 7.1% 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	2,015 kWh	
Output	Proposed	
Townhouse	403 kWh	
Output	Improvement	
Townhouse	80 %	
3.5 Internal Lighting - Houses and Townhouses		100%
Score Contribution	This credit contributes 3.6% towards the category score.	
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?	
Question	Criteria Achieved?	
Townhouse	Yes	
4.4 Renewable Energy Systems - Other	N/A	✦ Scoped Out
This credit was scoped out	No other (non-solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses	0%	⊘ Disabled

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Stormwater Overall contribution 14% Minimum required 100%


Which stormwater modelling are you using?:		Melbourne Water STORM tool
1.1 Stormwater Treatment		100%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	STORM score achieved	
Project	105	
Output	Min STORM Score	
Project	100	

IEQ Overall contribution 16% Minimum required 50%

2.2 Cross Flow Ventilation		100%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.1 Thermal comfort - Double Glazing		100%
Score Contribution	This credit contributes 40.0% towards the category score.	
Criteria	Is double glazing (or better) used to all habitable areas?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.2 Thermal Comfort - External Shading		100%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Is appropriate external shading provided to east, west and north facing glazing?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.3 Thermal Comfort - Orientation		100%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	Are at least 50% of living areas orientated to the north?	
Question	Criteria Achieved ?	
Townhouse	Yes	

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Transport Overall contribution 9%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there for residents?	
Question	Bicycle Spaces Provided ?	
Townhouse	4	
Output	Min Bicycle Spaces Required	
Townhouse	4	
1.2 Bicycle Parking - Residential Visitor		N/A  Scoped Out
This credit was scoped out	None	
2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	

Waste Overall contribution 3%

1.1 - Construction Waste - Building Re-Use		100%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	Yes	
2.1 - Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	

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Urban Ecology Overall contribution 3%

2.1 Vegetation	75%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	22 %
2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
2.4 Private Open Space - Balcony / Courtyard Ecology	100%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?
Question	Criteria Achieved ?
Townhouse	Yes
3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	0.0 m ²
Output	Min Food Production Area
Townhouse	3 m ²

Innovation Overall contribution 0%

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

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