HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

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

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

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

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

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

Clear Form

The Land

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

Street Address *

Unit No.: | St. No.: 10 | St. Name: Torquay Street

Suburb/Locality: Dallas | Postcode: 3047

Formal Land Description *
Complete either A or B.

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

A Lot No.: 1019 ◯ Lodged Plan ◯ Title Plan ◉ Plan of Subdivision No.: 070050

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

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

The Proposal

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

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

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

Select the focus of this application and describe below: Other

Construction of two new dwellings

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

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

Cost $ 700000

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

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

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Existing Conditions

4 **Describe how the land is used and developed now** *

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

Existing dwelling

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

Title Information

5 **Encumbrances on title** *

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

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Title: Mr | First Name: Joseph | Surname: Mazza

Organisation (if applicable): Your Design Group

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

Unit No.: | St. No.: 73 | St. Name: Woodland Street

Suburb/Locality: Essendon | State: VIC | Postcode: 3040

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

Contact person's details *

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

Name:

Title: | First Name: | Surname:

Organisation (if applicable):

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

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | State: | Postcode:

Please provide at least one contact phone number *

Contact information

Business Phone: 1300 035 740 | Email: info@yourdesigngroup.com.au

Mobile Phone: | Fax:

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Owner *

The person or organisation who owns the land

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

[redacted]

Declaration

7 This form must be signed by the applicant *

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

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

Signat[redacted]

Date: 29/05/2026

day / month / year

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Need help with the Application?

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

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

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

(•) No ( ) Yes

If 'yes', with whom?:

Date: day / month / year

Checklist

9 Have you:

- [x] 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.

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

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

Lodgement

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

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

Contact information:

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

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

Print Form

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

Save Form:

Save Form To Your

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

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08688 FOLIO 129

Security no : 124135115178E
Produced 29/05/2026 03:14 PM

LAND DESCRIPTION

Lot 1019 on Plan of Subdivision 070050.
PARENT TITLES :

Volume 04904 Folio 702	Volume 04904 Folio 714	Volume 05560 Folio 911
Volume 06332 Folio 320	Volume 07718 Folio 017	Volume 07718 Folio 026
Volume 08161 Folio 930	Volume 08308 Folio 840	Volume 08398 Folio 796

Created by instrument LP070050 18/09/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW473167H 20/01/2023
WESTPAC BANKING CORPORATION

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 LP070050 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: 10 TORQUAY STREET DALLAS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 20/01/2023

DOCUMENT END

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Document Assembled	**29/05/2026 15:14**

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HOUSING COMMISSION VICTORIA
BROADMEADOWS ESTATE
PLAN OF SUBDIVISION OF
PART OF CROWN PORTION A SECTION 15
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE

LP70050
EDITION 1
APPROVED 25/8/67

COLOUR CONVERSION
E-1=BLUE
E-2=GREEN
R1, R2, R3 & E-3 = BROWN

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

VOL.	FOL.
4904	702&714
5560	911
6332	320
7718	017&026
8161	930
8308	840
8398	796

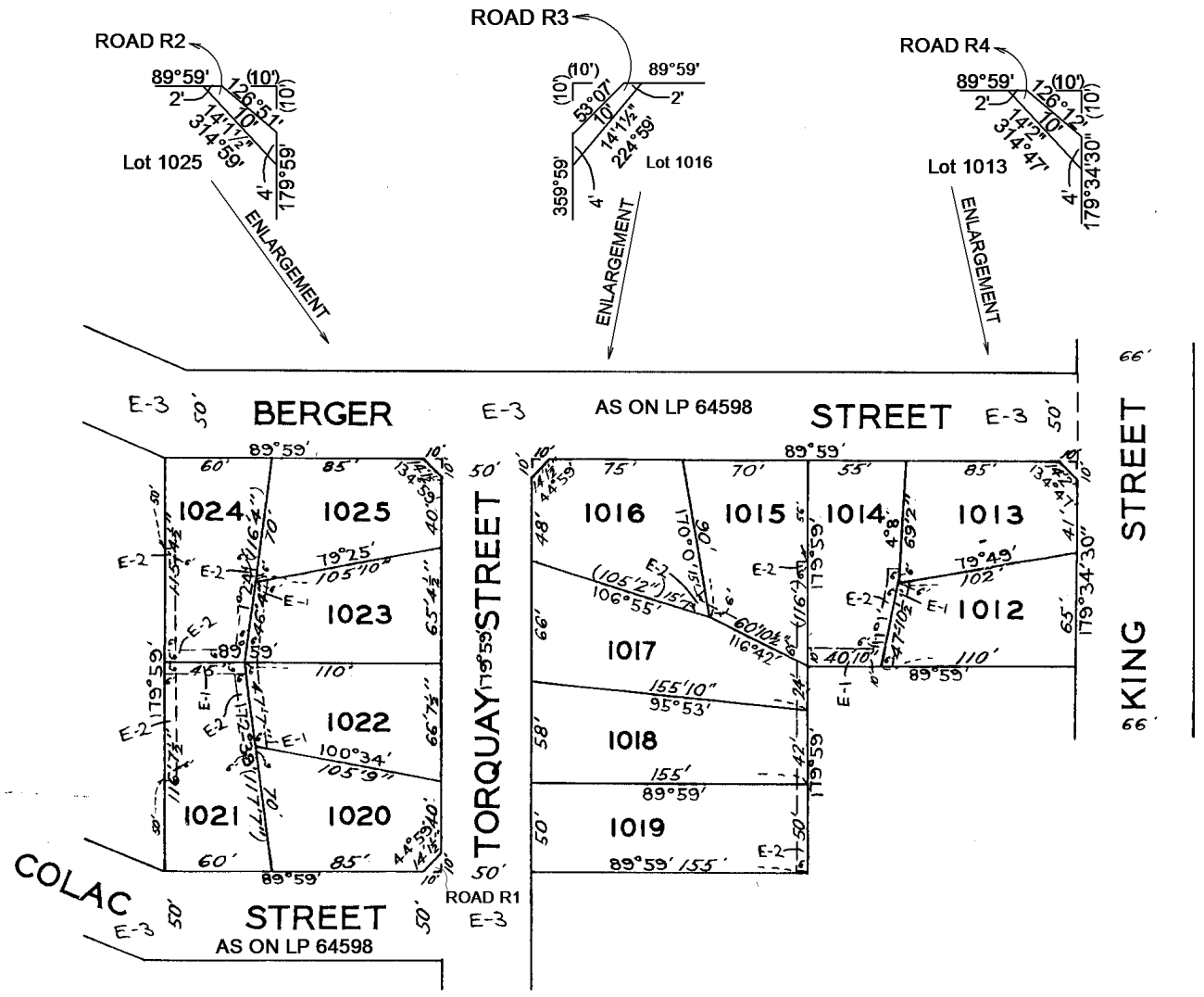
APPROPRIATIONS

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

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

THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF SEWERAGE.

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10 TORQUAY STREET, DALLAS

TOWN PLANNING APPLICATION

PROPOSAL FOR TWO RESIDENTIAL DWELLINGS

TP1 NEIGHBOURHOOD DESCRIPTION PLAN
TP2 DESIGN RESPONSE PLAN
TP3 GROUND FLOOR PLAN
TP4 ELEVATIONS
TP5 SHADOW DIAGRAMS
TP6 GARDEN AREA & RAINWATER CATCHMENT PLAN
TP7 LANDSCAPE PLAN

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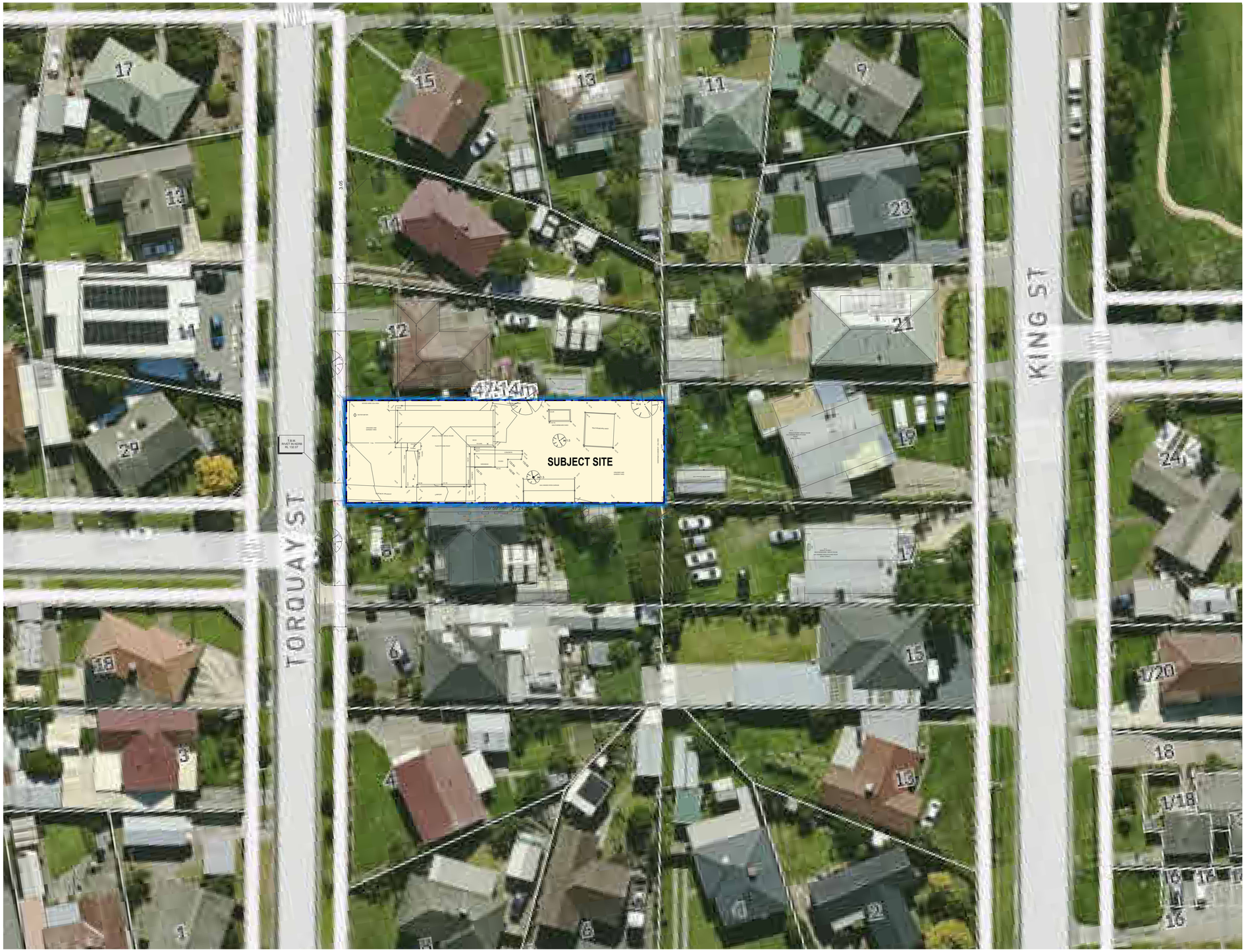
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ISSUE	AMENDMENT	DATE
A	TP SUBMISSION	27.05.2026
B	TP COUNCIL RFI	13.09.2026

PROJECT :
PROPOSED DWELLINGS AT:
10 TORQUAY STREET, DALLAS

DRAWING TITLE :
COVER SHEET

DESIGNED :	SCALES :	DATE :	JOB No. :
JM		SEP 2026	
	SHEET SIZE :	SHEET NO:	DRAWING No. :
	A1		TP00



ISSUE	AMENDMENT	DATE
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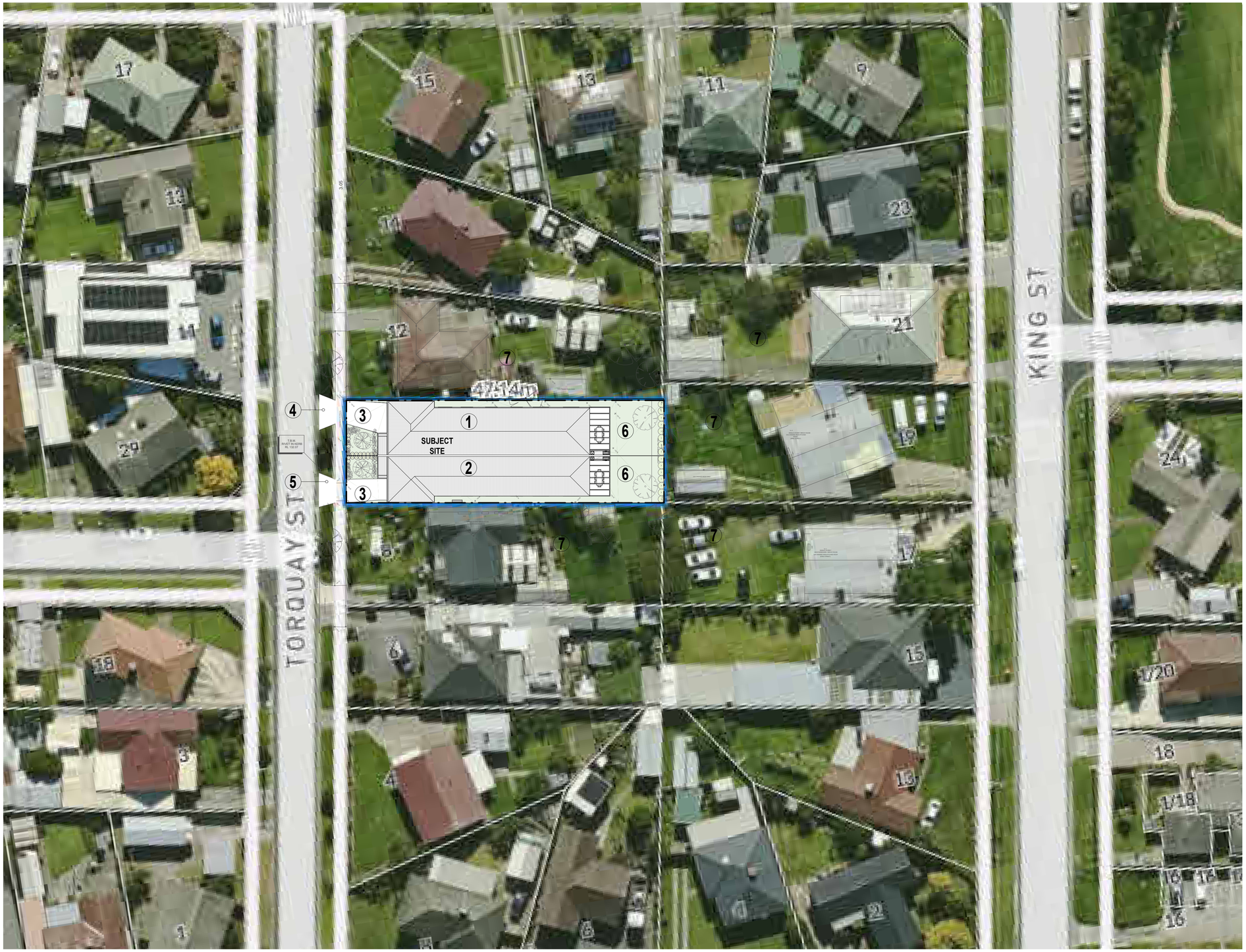
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PROJECT :
PROPOSED DWELLINGS AT:
10 TORQUAY STREET, DALLAS

DRAWING TITLE :
NEIGHBOURHOOD DESCRIPTION PLAN

DESIGNED :	SCALES :	DATE :	JOB No. :
JM	A1 = 1:300 A3 = 1:600	SEP 2026	
	SHEET SIZE :	**SHEET NO:**	**DRAWING No. :**
	A1	2/7	TP1



LEGEND

1. PROPOSED DWELLING 1
2. PROPOSED DWELLING 2
3. PROPOSED DRIVEWAYS
4. PROPOSED NEW CROSSOVER
5. ADJUST EXISTING CROSSOVER
6. PROPOSED PRIVATE OPEN SPACE
7. EXISTING ADJOINING PRIVATE OPEN SPACE

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A	TP SUBMISSION	27.05.2026
B	TP COUNCIL RFI	13.09.2026

PROJECT :
PROPOSED DWELLINGS AT:
10 TORQUAY STREET, DALLAS

DRAWING TITLE :
DESIGN RESPONSE PLAN

DESIGNED :	SCALES :	DATE :	JOB No. :
JM	A1 = 1:300 A3 = 1:600	SEP 2026	
	SHEET SIZE :	**SHEET NO:**	**DRAWING No. :**
	A1	2/7	TP2

AREA SCHEDULE	DWELLING 1		DWELLING 2		AREA ANALYSIS	
	GROUND FLOOR	191m²	GROUND FLOOR	162m²	SITE	720m²
	GARAGE	34m²	GARAGE	26m²	BUILDING AREA	420m²
	PORCH	4m²	PORCH	3m²	SITE COVERAGE	58%
	SPOS ≥ 3m	91m²	SPOS ≥ 3m	77m²	PERMEABILITY	35%
	TOTAL POS	137m²	TOTAL POS	118m²	GARDEN AREA (m²)	252m²
	TOTAL	**229m²**	**TOTAL**	**191m²**	GARDEN AREA	35%
		24.6 squares		**20.5 squares**		

T.B.M.
RIVET IN KERB
RL 132.07

TORQUAY STREET

DWELLING 1
F.L 132.80

DWELLING 2
F.L 132.80

No.12
SINGLE STOREY BRICK HOUSE
TILED PITCHED ROOF

No.8
SINGLE STOREY BRICK HOUSE
TILED PITCHED ROOF

GARAGE 6.0 x 5.0 F.L 132.75 (SINGLE GARAGE)
GARAGE 6.0 x 3.7 F.L 132.75
MASTER BED 3.4 x 3.9
BED 2 3.0 x 3.9
BED 3 3.0 x 3.9
BED 4 3.0 x 3.9
ENSUITE 2.8 x 1.7
WIR 1.5 x 1.7
STUDY 1.5 x 1.7
ST BASIN 2.1 x 1.7
ENTRY F.L 132.80
PORCH F.L 132.75
L'DRY 1.7 x 1.7
BATH 4.5 x 1.6
BATH 4.7 x 1.5
WIP 2.5 x 1.6
WIP 3.0 x 1.5
KITCHEN 5.0 x 2.6
MEALS/LIVING 9.1 x 4.2
MEALS/LIVING 9.1 x 3.0
OPEN PERGOLA 3.0 x 7.1
OPEN PERGOLA 3.0 x 5.3
TANDEM
DRIVEWAY
CONCRETE DRIVEWAY
CONCRETE FOOTPATH
CONCRETE CROSSING
PROPOSED CROSSOVER TO COUNCIL GUIDELINES
ADJUST EXISTING CROSSOVER TO COUNCIL GUIDELINES
INVERT OF CONCRETE KERB
BRICK 1.0m HIGH
RENDERED BRICK 0.9m HIGH
PALINGS 0.9m HIGH
2.0m TIMBER PALING FENCE TAPERS DOWN TO 0.9m HIGH WITHIN FRONT SETBACK
2.0m TIMBER PALING FENCE !
COLORBOND 2.0m HIGH
PICKETS 2.0m HIGH
GRASSED NATURE STRIP
GRASSED AND GARDEN YARD
P.O.S.
GRASSED AND GARDEN YARD
VERANDAH
CANOPY
GALVANISED IRON SHED
GALVANISED IRON GARAGE
SEWER/DRAINAGE EASEMENT 1.83m WIDE
WALL ON BOUNDARY
7.6m
12.2m
1.3m
2.0m
359° 59' 00" 15.24
H 4
H 5
H 6
RWT
BIN STORE 1.8m²
SLAB FOOD GAS ELEC

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B	TP COUNCIL RFI	13.09.2026

PROJECT :
PROPOSED DWELLINGS AT:
10 TORQUAY STREET, DALLAS

DRAWING TITLE :
GROUND FLOOR PLAN

DESIGNED :	SCALES :	DATE :	JOB No. :
JM	A1 = 1:100 A3 = 1:200	SEP 2026	
	SHEET SIZE :	**SHEET NO:**	**DRAWING No. :**
	A1	3/7	TP3

MATERIALS LEGEND

FB;
FACE BRICK - AUSTRAL STEEL OR SIMILAR

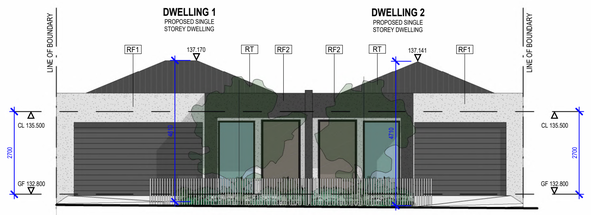
RF1;
RENDER 1 - DULUX TRANQUIL RETREAT

RF2;
RENDER 1 - DULUX MONUMENT

RT;
ROOF TILES - DARK COLOUR

CG/OG;
CLEAR GLAZING
OBSCURE GLAZING

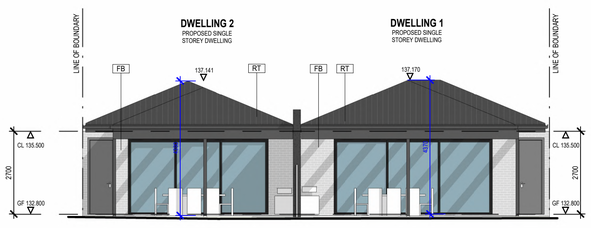
SL;
SLAT FENCING
COLOROND; MONUMENT



WEST ELEVATION



NORTH ELEVATION

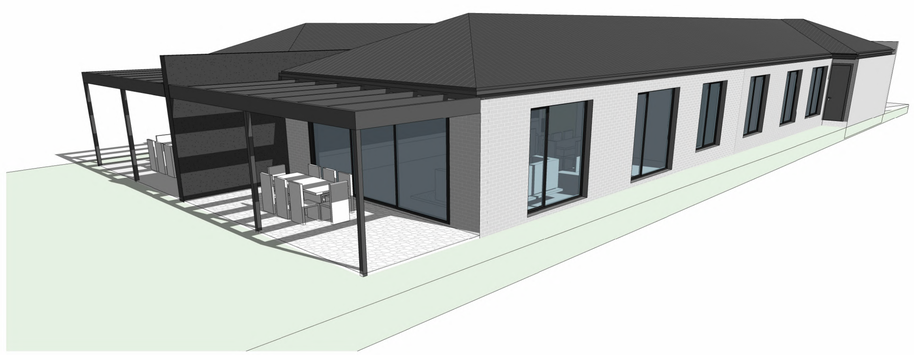


EAST ELEVATION



SOUTH ELEVATION





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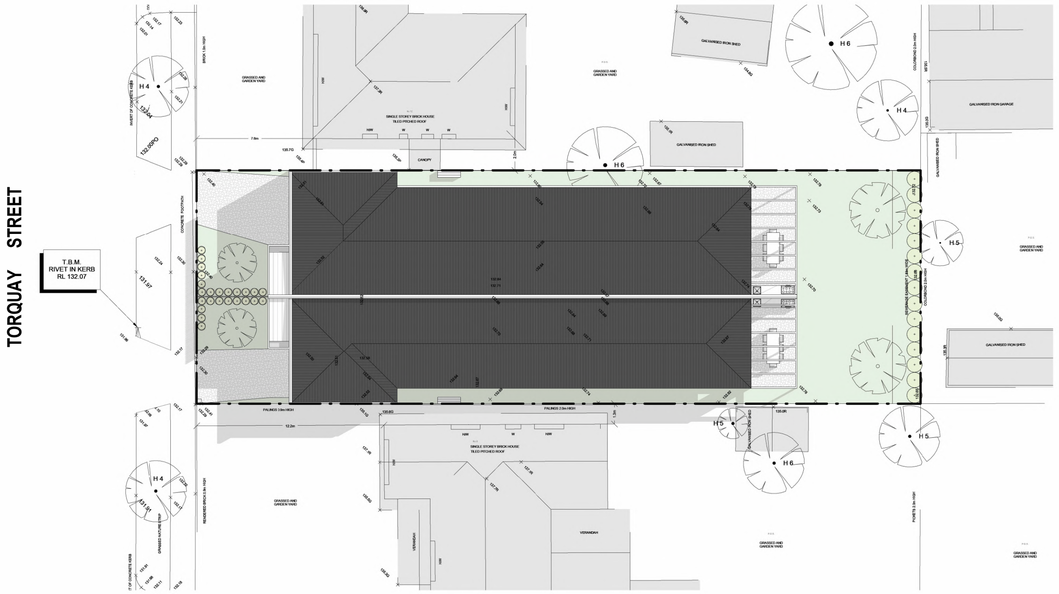
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PROPOSED DWELLINGS AT:
10 TORQUAY STREET, DALLAS

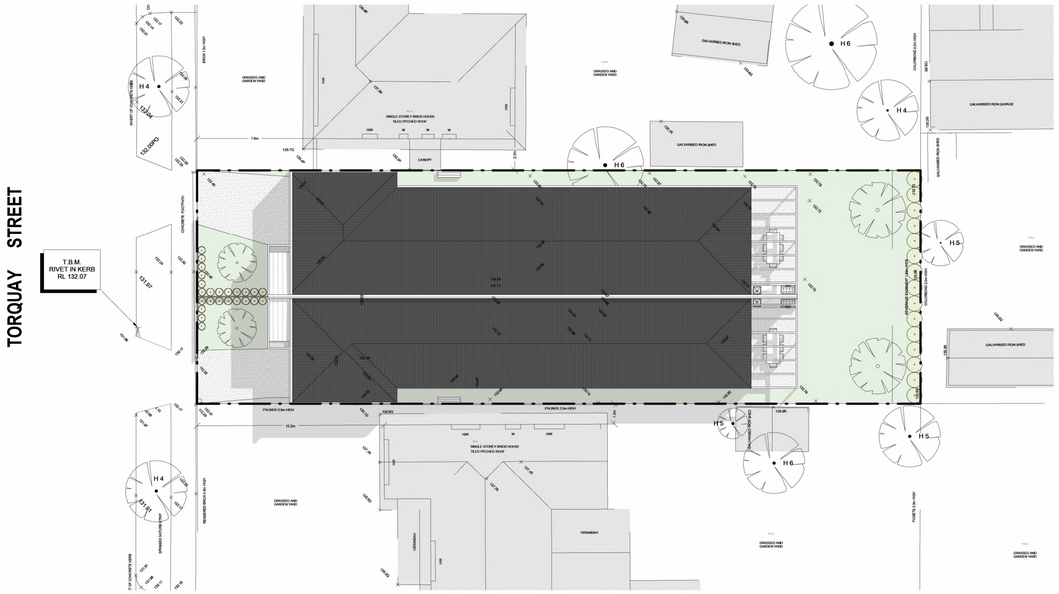
DRAWING TITLE :
ELEVATIONS

DESIGNED :	SCALES :	DATE :	JOB No. :
JM	A1 = 1:100 A3 = 1:200	SEP 2026	
	SHEET SIZE :	**SHEET NO:**	**DRAWING No. :**
	A1	4/7	TP4

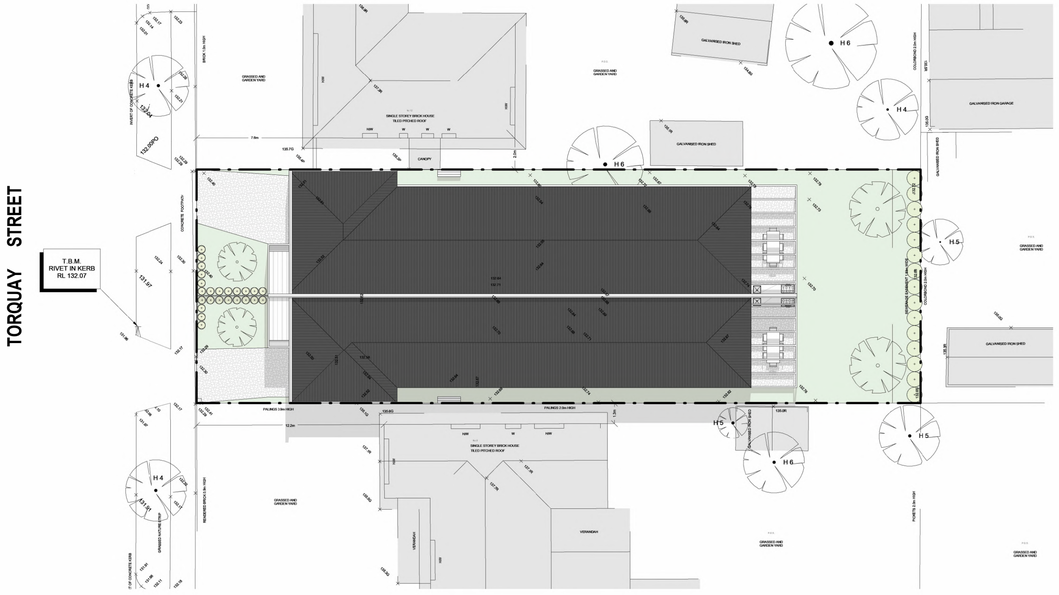


SHADOWS 9AM

SHADOWS 12PM



SHADOWS 10AM



SHADOWS 3PM

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10 TORQUAY STREET, DALLAS

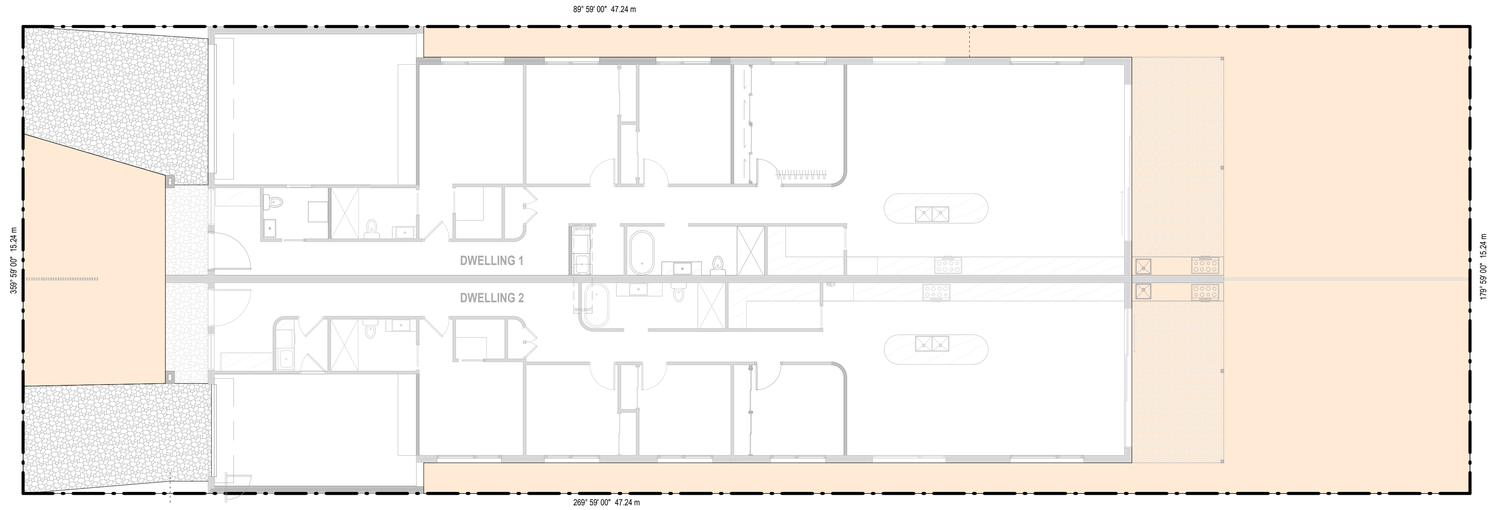
DRAWING TITLE :

SHADOW DIAGRAMS

DESIGNED :	SCALES :	DATE :	JOB No. :
JM	A1 = 1:200 A3 = 1:400	SEP 2026	
	SHEET SIZE :	SHEET NO:	DRAWING No. :
	A1	5/7	TP5

GARDEN AREA

SITE AREA	720m²
GARDEN AREA WITH A MIN. DIMENSION OF 1m	252m²
GARDEN AREA %	35%



GARDEN AREA PLAN

Project # 86F3AFC2
10 Torquay Street, Dallas
Joe mazza - info@yourdesigngroup.com.au
10 Torquay St, Dallas VIC 3047, Australia
13 August 2026 4:36 p.m.

BLUE FACTOR.

10 Torquay Street, Dallas

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

135% SCORE

Project details

Name	10 Torquay Street, Dallas
Project ID	86F3AFC2
Street address	10 Torquay St, Dallas VIC 3047, Australia
Municipality	Hume
Site area	720 m²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	68%	>80%
Total phosphorus (%)	61%	>45%
Total nitrogen (%)	61%	>45%
Total gross pollutants (%)	72%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	40%	>29%
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%

DRAFT

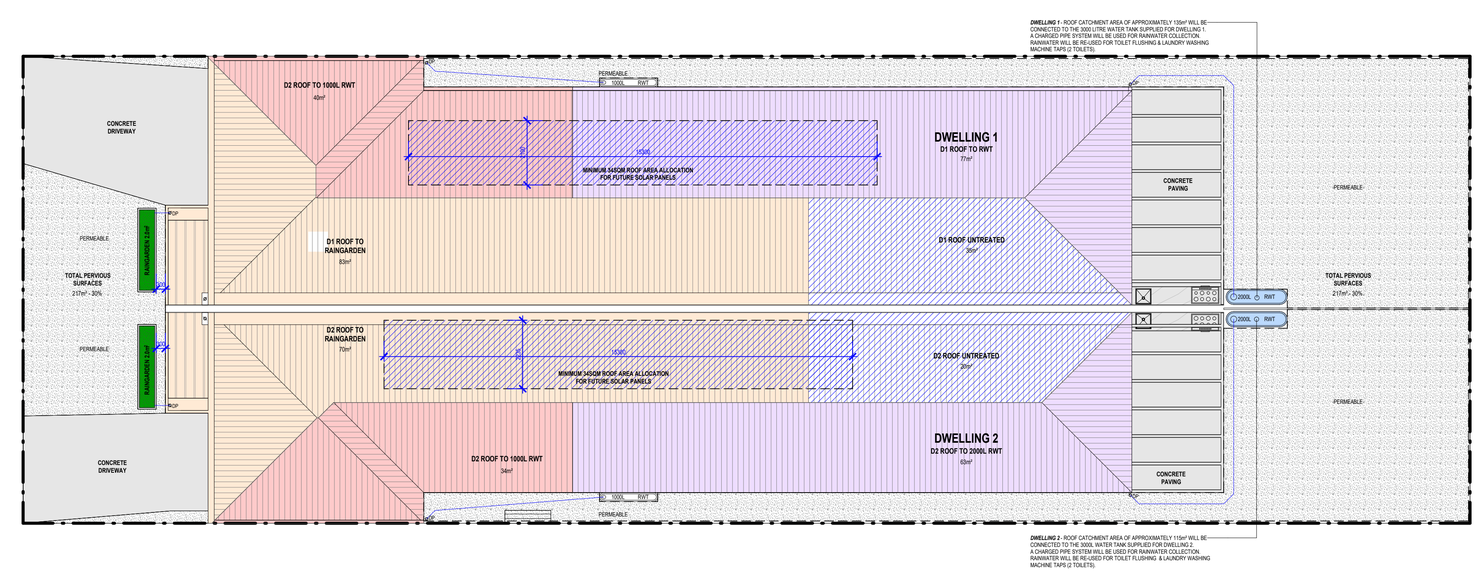
For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management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

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

Additional considerations

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

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



RAINWATER CATCHMENT PLAN

STORMWATER MANAGEMENT - RAINWATER COLLECTION & REUSE

RAINWATER TANKS
NOMINATED ROOF TOP AREAS FOR DWELLINGS 1 & 2 WILL BE COLLECTED AND STORED IN RAINWATER TANKS FOR REUSE.

THE TOTAL EFFECTIVE CAPACITY OF THE RAINWATER TANKS WILL BE 6000L (2 x 3000L). RAINWATER COLLECTED WILL BE USED FOR TOILET FLUSHING IN ALL DWELLINGS. EACH DWELLING WILL HAVE 2 TOILETS EACH.

A CHARGED PIPE SYSTEM WILL BE USED FOR RAINWATER COLLECTION FOR ALL DWELLINGS. NO CHARGED PIPE UNDER THE DWELLING SLABS WILL BE REQUIRED.

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS AND THE LAUNDRY COLD WATER TAPS / WASHING MACHINES FOR EACH DWELLING. THIS TREATMENT MEASURE HAS BEEN REFLECTED IN THE STORM REPORT VIA AN EXTRA BEDROOM FOR EACH DWELLING.

- **D1 COLLECTION AREA:** ROOF TO RAINWATER TANK
- **D2 COLLECTION AREA:** ROOF TO RAINWATER TANK
- **D3 ROOF COLLECTION AREA:** ROOF TO RAINWATER TANK
- **TREATMENT AREA:** RAINWATER TANKS
- **UNTREATED ROOF AREA** UNTREATED ROOF FOR ALL DWELLINGS
- **IMPERVIOUS CONCRETE** DRIVEWAYS AND PAVING
- **UNTREATED PERMEABLE PAVING/DRIVEWAY**

ISSUE	AMENDMENT	DATE
A	TP SUBMISSION	27.05.2026
B	TP COUNCIL RFI	13.09.2026

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PROJECT :
PROPOSED DWELLINGS AT:
10 TORQUAY STREET, DALLAS

DRAWING TITLE :
GARDEN AREA & RAINWATER CATCHMENT PLAN

DESIGNED :	SCALES :	DATE :	JOB No. :
JM	A1 = 1:100 A3 = 1:200	SEP 2026	
SHEET SIZE :	**SHEET NO:**	**DRAWING No. :**	
A1	6/7	TP6	

LANDSCAPE NOTES

SITE PREPARATION
REMOVE ANY ON-SITE BUILDING MATERIAL, RUBBISH AND WEEDS FROM PLANTING AREAS THAT WILL BE RESTRICTIVE TO PLANT GROWTH. STUMP GROUND ALL TREES MARKED AS 'TO BE REMOVED.' IMPORTED TOPSOIL TO BE A MEDIUM TEXTURE SANDY LOAM.

GARDEN BEDS
EXISTING SUBGRADE TO BE DUG TO A DEPTH OF NO LESS THAN 275MM BELOW FINISHED GRADE IN GARDEN BEDS TO ALLOW FOR 200MM TOPSOIL AND 75MM MULCH. ORIGINAL SUB-BASE TO BE CULTIVATED WHERE POSSIBLE. GYPSUM TO BE SPREAD IF THERE IS A CLAY SUB SURFACE. USE ORGANIC MULCH ON ALL GARDEN BED AREAS.

TREES
USE THREE 50 X 50 X 2400 HW STAKES PER TREE. FASTEN TREES TO STAKES WITH 5MM FABRIC TIE IN FIGURE 8 LOOP. EXISTING STREET TREES TO BE SUITABLY PROTECTED. MAINTAIN EXISTING GROUND LEVELS AT THE INTERFACE BETWEEN THE GROUND AND THE TREE TRUNK. AREA BENEATH THE CANOPY SHOULD BE FENCED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES. NO EXCAVATION, FILLING, MACHINERY OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THE FENCED OFF AREA. ROOTS REQUIRING SEVERANCE BEYOND THE TREE CANOPY SHALL BE CLEAN CUT WITH HAND SAW AND KEPT MOIST. ALL ROOTS OVER 40MM DIA. ANY ROOTS WITHIN THE FENCED AREA SHOULD NOT BE CUT WITHOUT THE APPROVAL FROM AN EXPERIENCED ARBORIST.

PLANTING
PLANTING SHALL BE CARRIED OUT USING ACCEPTED HORTICULTURAL PRACTICES WITH ALL PLANTS CONFORMING TO THE SPECIES, SIZE AND QUANTITIES INDICATED ON THE LANDSCAPE PLAN AND PLANT SCHEDULE. PLANTS SHALL BE THOROUGHLY SOAKED THROUGH IMMERSION IN WATER PRIOR TO PLANTING AND IF THE PLANTING SOIL IS VERY DRY THEN THE PLANTING HOLE IS ALSO TO BE FILLED WITH WATER AND ALLOWED TO DRAIN COMPLETELY.

ALL PLANTS SHALL BE APPROPRIATELY HARDENED OFF IN THE NURSERY. USE PLANTS WITH THE FOLLOWING CHARACTERISTICS: LARGE HEALTHY ROOT SYSTEMS WITH NO EVIDENCE OF ROOT CURL OR POT BOUND RESTRICTION OR DAMAGE. VIGOROUS, WELL ESTABLISHED, FREE FROM DISEASE AND PESTS AND OF GOOD FORM, CONSISTENT WITH THE SPECIES OR VARIETY.

PLANTING HOLES FOR SHRUBS AND GROUNDCOVERS ARE TO BE OF MINIMUM SIZE 75MM LARGER THAN THE PLANTING POT IN ALL DIRECTIONS.
SEMI-ADVANCED TREE PLANTING HOLES ARE TO BE THE SAME DEPTH AS THE ROOTBALL AND 2-3 TIMES ITS DIAMETER, WITH THE TOP OF THE ROOTBALL BEING AT GRADE.
A 75MM HIGH BERM IS TO BE CONSTRUCTED AT EDGE OF ROOT-BALL TO HOLD WATER.
ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER PLANTING AND SLOW RELEASE FERTILISER ADDED AT THE QUANTITIES SPECIFIED BY THE MANUFACTURER.

MULCH
MULCH IS TO BE SUPPLIED TO ALL GARDEN BEDS AND IS TO BE AN ORGANIC TYPE LAID TO A MINIMUM DEPTH OF 75MM, CONSISTING OF FINE DARK COLOURED CHIPPED OR SHREDDED PINE BARK OR SIMILAR WITH 80% OF PARTICLES IN THE SIZE RANGE 10 TO 20MM IN PLAN AND 5MM IN THICKNESS NO PARTICLES ARE TO EXCEED 30MM IN PLAN. MULCH SHALL BE FREE OF DAMAGING MATTER SUCH AS SOIL, WEEDS AND STICKS AND IS TO BE STOCKPILED AND THOROUGHLY WEATHERED PRIOR TO DELIVERY. ALL MULCH IS TO BE SLOPED TOWARDS PLANT STEMS BUT SHALL BE KEPT BACK 100MM FROM THE STEMS OF ALL PLANTS TO PREVENT COLLAR ROT.

PERMEABLE GRAVEL SURFACE
75MM DEPTH OF DROMANA TOPPINGS GRAVEL SURFACE IS TO BE LAID ON A 50MM DEPTH OF CONSOLIDATED CRUSHED ROCK. SURFACE TO BE COMPACTED USING A VIBRATING PLATE.

LAWN
SOFT LEAF BUFFALO TURF (OR SIMILAR) IS TO BE SUPPLIED TO LAWN AREAS AS SHOWN. TURF IS TO BE SUPPLIED BY A SPECIALIST GROWER AND IS NOT TO BE ALLOWED TO DRY OUT BETWEEN CUTTING AND LAYING. TURF SHOULD BE LAID IN A STRETCHER PATTERN SO THAT JOINTS ARE STAGGERED AND IS TO BE LIGHTLY TAMPED FOLLOWING LAYING. ALL LAWN AREAS ARE TO BE THOROUGHLY WATERED FOLLOWING PLANTING AND FERTILISED WITH AN APPROPRIATE LAWN STARTER AT THE QUANTITIES RECOMMENDED BY THE MANUFACTURER.

TIMBER EDGES
PROVIDE 75 X 25MM TREATED PINE EDGES TO ALL BORDERS BETWEEN GRAVEL PATHS AND GARDEN BEDS (AND LAWN), USING 75X25X300MM LONG TREATED PINE STAKES AT 1200MM MAXIMUM CENTRES. AN ADDITIONAL STAKE IS TO BE PROVIDED AT JOINS IN THE PLINTH.

FERTILIZER
USE 6-9 MONTH OSMOCOTE SUITABLE FOR AUSTRALIAN PLANTS AND APPLIED AT FOLLOWING RATES:
ADVANCED TREES: 200G PER TREE. 200 DIA POTS: 20G PER POT. 150 DIA POTS: 15G PER POT.

IRRIGATION
DRIP IRRIGATION TO BE SUPPLIED. FOR ALL SHRUB/ TREE AREAS INCLUDE A BATTERY OPERATED TIMER, WATER FILTER, PRESSURE REGULATOR BACKFLOW PREVENTER, VACUUM BREAKERS AND MASTER VALVE.

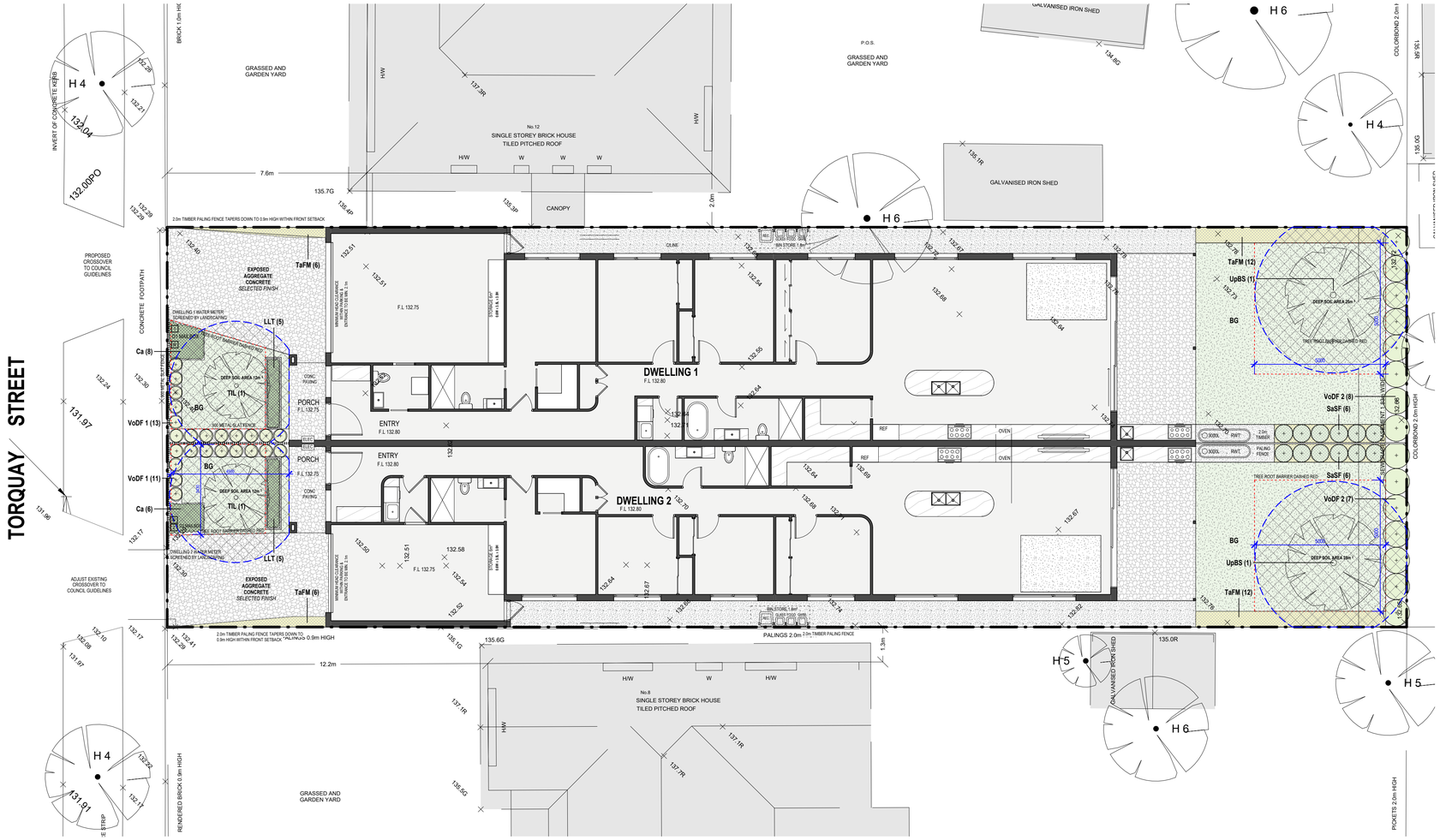
MAINTENANCE SCHEDULE

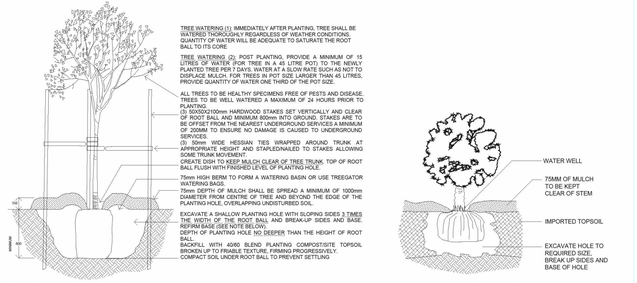
TO FOLLOW FOR A TWO YEAR PERIOD AFTER FINAL COMPLETION. WORK TO BE CARRIED OUT BY THE OWNER OR BODY CORPORATE. PLANTS TO BE REGULARLY CHECKED FOR PESTS AND DISEASES AND APPROPRIATE TREATMENTS APPLIED, WHERE NECESSARY:

i. PRUNE EVERY 3 MONTHS TO ENSURE GOOD SHAPE AND REMOVE DEAD LIMBS
ii. ADDITIONAL APPLICATIONS OF OSMOCOTE AS PER MANUFACTURERS RECOMMENDATIONS
iii. REGULAR WATERING DURING SUMMER MONTHS AND DRY PERIODS
iv. REPLACE DEAD PLANTS WITH EQUALLY SIZED PLANTS WITHIN MAINTENANCE PERIOD
v. CONTROL WEEDS THROUGHOUT MAINTENANCE VIA HAND AND CHEMICAL MEANS
vi. REPLENISH MULCH
viiREMOVE TREE STAKES AFTER ESTABLISHMENT TO ENSURE SUCCESSFUL ONGOING HEALTH & SHAPE OF TREES

LANDSCAPE LEGEND

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PLANTING: TREES
- PLANTING: SHRUBS
- PLANTING: GRASSES & GROUNDCOVER
- PERMEABLE LAWN AREA
- PERMEABLE GRAVEL
- PERMEABLE PAVING AREA
- IMPERVIOUS PAVING AREA TYPE 1 SELECTED HARDSTAND FINISH
- IMPERVIOUS PAVING AREA TYPE 2 SELECTED HARDSTAND FINISH
- CANOPY COVER





TREE PLANTING DETAIL
NOT TO SCALE

SHRUB PLANTING DETAIL
NOT TO SCALE

CODE	BOTANICAL NAME	COMMON NAME	H x W	SUPPLY SIZE	QTY
TREES					
TIL	Tristaniopsis laurina 'Luscious'	Luscious Water Gum	7.0 x 5.0	2.0m HEIGHT	2
UpBS	Ulmus parvifolia 'Burnly Select'	Burnly Select Chinese Elm	8.0 x 6.0	2.0m HEIGHT	2
SHRUBS					
VoDF 1	Viburnum odoratissimum	'Dense Fence' Sweet Viburnum	2.0 x 1.0 (clipped)	140mm POTS	24
VoDF 2	Viburnum odoratissimum	'Dense Fence' Sweet Viburnum	2.0 x 1.0 (clipped)	200mm POTS	15
SaSF	Syzygium australe ' Select Form'	Select Form Lilly Pilly	5.0 x 1.0	140mm POTS	12
GRASSES & GROUNDCOVERS					
BG	Stenotaphrum secundatum	Buffalo Lawn	-	1.2 x 0.6 SLABS	TBC
Ca	Correa alba	White Correa	1.0 x 1.0	140mm POTS	14
LLT	Lomandra Longifolia 'Tanika'	Tanika	0.5 x 0.5	140mm POTS	10
TaFM	Trachelospermum asiaticum 'Flat Mat'	Flat Mat Jasmine	spread vertical x 0.2	140mm POTS	36
CLIMBERS (OPTIONAL FOR FENCE LINES)					
TaFM	Trachelospermum asiaticum 'Flat Mat'	Flat Mat Jasmine	spread vertical x 0.2	140mm POTS	TBC

ALL TREES MUST COMPLY WITH AUSTRALIAN STANDARD AS2303:2015 - TREE STOCK FOR LANDSCAPE USE.
ALL CANOPY TREES MUST BE PLANTED BY AN AQF LEVEL 3 QUALIFIED ARBORIST, LANDSCAPE GARDENER OR HORTICULTURIST.
MOST PLANTS SPECIFIED ARE DROUGHT TOLERANT SPECIES, AND IS CAPABLE OF ACHIEVING A MINIMUM DENSITY OF 80% COVERAGE AFTER 12 MONTHS.

TREE TYPE	CANOPY COVER P/TREE	CANOPY COVER TOTAL	MIN. DEEP SOIL AREA REQUIRED (m²)	MINIMUM SOIL PLAN DIMENSION (m)
A	19.7m²	36.1m²	16m²	3.0m
A	28.3m²	54.2m²	25m²	3.5m
TOTAL TREE CANOPY:				
No. OF CANOPY TREES:				4 TOTAL
SITE AREA:				720m²
CANOPY AREA REQUIRED:		72.0m²		(10%)
CANOPY AREA PROPOSED:		90.3m²		(12.5%)

NOTE: NO EXISTING TREES RETAINED ON SITE

ISSUE	AMENDMENT	DATE
A	TP SUBMISSION	27.05.2026
B	TP COUNCIL RFI	13.09.2026

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PROJECT :
PROPOSED DWELLINGS AT:
10 TORQUAY STREET, DALLAS

DRAWING TITLE :
LANDSCAPE PLAN

DESIGNED :	SCALES :	DATE :	JOB No. :
JM	A1 = 1:100 A3 = 1:200	SEP 2026	
	SHEET SIZE :	**SHEET NO:**	**DRAWING No. :**
	A1	7/7	TP7

ResCode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for

Proposal of two residential dwellings on a lot at

10 Torquay Street, Dallas



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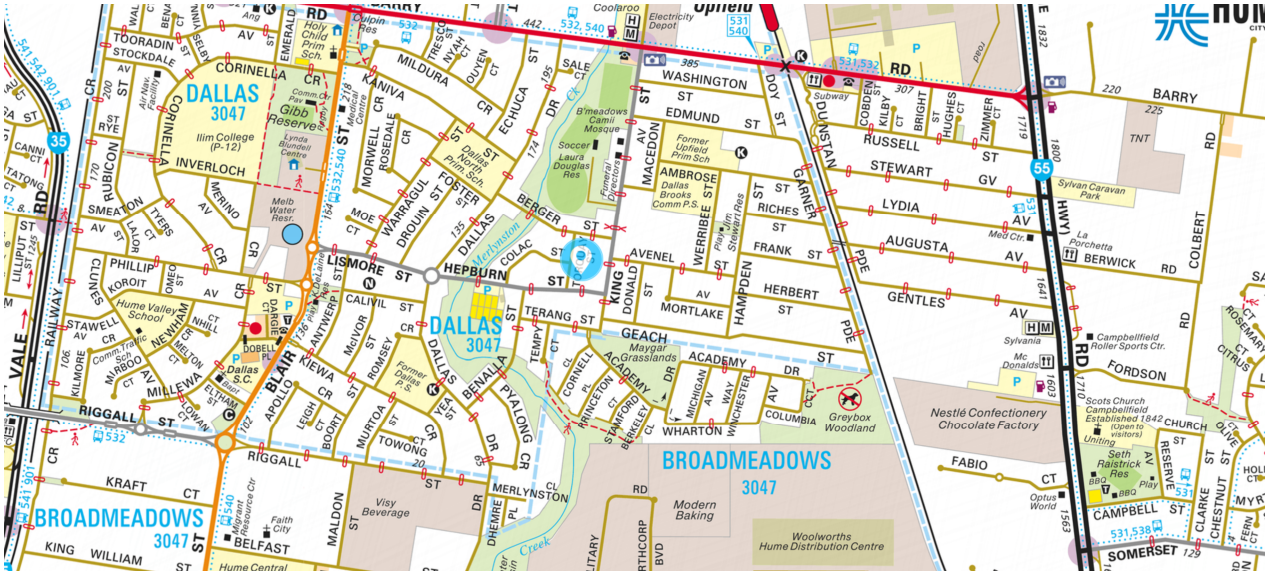
Hume City Council Planning Scheme- Local Provision

The subject site is situated within a General Residential Zone (GRZ1) of the Reformed Residential Zone adopted in September 01, 2021.

Development Summary

Proposed Dwelling 1:	
Number of bedrooms:	4
Ground floor area:	191 sqm
Garage:	34 sqm
Secluded private open space > 3.0m:	91 sqm
Porch:	4 sqm
On site car parking spaces:	2
Proposed Dwelling 2:	
Number of bedrooms:	4
Ground floor area:	162 sqm
Garage:	26 sqm
Secluded private open space > 3.0m:	77 sqm
Porch:	3 sqm
On site car parking spaces:	2
Proposed Development:	
Site Area:	720 sqm approximately
Building Site Coverage:	58% approximately
Permeability:	35%
Garden area:	35%

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Local Shops:

- 1.0km to IGA Dallas
- 2.8km to Coles Broadmeadows

Public transport services:

- Access to 532 and 540 bus services along Dallas SC/Blair St

Public open spaces:

- 300m to Hepburn Street Reserve
- 400m to Laura Douglas Reserve

Local schools and colleges:

- 230m to Dallas Kindergarten
- 450m to Dallas Brooks Community Primary School
- 1.8km to Hume Central Secondary College

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ResCode Clause 55 Assessment Summary Table

Rescode Clause 55 Checklist (Two or more dwelling on a lot and residential buildings)

ResCode Objectives and Standards	Objectives (Complies)	Standards (Complies)	Comments	Complies Y/N
55.02 NEIGHBOURHOOD CHARACTER				
Standard B2-1 - Street setback	Yes	Yes	Complies; 6.04m front setback proposed	Y
Standard B2-2 - Building height	Yes	Yes	Complies; Max building height is 4.610m	Y
Standard B2-3 - Side and rear setbacks	Yes	Yes	Complies; the proposal sits within minimum setback dimensions	Y
Standard B2-4 - Walls on boundaries	Yes	Yes	Complies; Both dwellings within the allowable amount within the standard. Where walls are on boundary, these walls comply with the maximum height allowed within the standard.	Y
Standard B2-5 - Site coverage	Yes	Yes	Complies; Site coverage is 58%, which is within the allowable coverage area.	Y
Standard B2-6 - Access	Yes	N/A	Complies; Accessways are via the rear right of way, so all less than 40% of street frontage, and there is no effect to existing trees on site or within nature strip	Y
Standard B2-7 - Tree canopy	Yes	Yes	Complies; Proposal takes into account space to allow for substantial and compliant landscaping	Y
Standard B2-8 - Front fences	Yes	Yes	Complies; 900mm high slat fence proposed	Y
55.03 LIVEABILITY				
Standard B3-1 - Dwelling diversity	Yes	Yes	Complies; Each single storey dwelling contains all required amenities at ground floor level	Y
Standard B3-2 - Parking location	Yes	Yes	Complies; Each dwelling has a single garage and tandem car space provided and has immediate, secure access to main dwelling, whilst being located away from habitable rooms.	Y
Standard B3-3 - Street integration	Yes	Yes	Complies; Each dwelling has direct interface with the site frontage of Torquay Street. This ensures street integration and supports passive surveillance of Torquay Street.	Y
Standard B3-4 - Entry	Yes	Yes	Complies; Each dwelling's entry zone has their own clear sense of identity, provide natural light, ventilation and weather protection. The dwelling entry zones have direct interface with the site frontage of Torquay Street, which allows a direct line of sight and access.	Y
Standard B3-5 - Private open space	Yes	Yes	Complies; Each dwelling has an allowance of a minimum 25m^2 of SPOS with a minimum dimension of 3m and direct access from a living, dining or kitchen area	Y
Standard B3-6 - Solar access to open space	Yes	Yes	Complies; Site setbacks, building heights and shadow diagrams demonstrate compliance	Y
Standard B3-7 - Functional layout	Yes	Yes	Complies; All bedroom sizes ensure minimum requirements are satisfied	Y

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Standard B3-8 - Room depth	Yes	Yes	Complies; Room sizes ensure compliant daylight to single aspect rooms. Larger rooms have multiple aspect daylight.	Y
ResCode Objectives and Standards	Objectives (Complies)	Standards (Complies)	Comments	
Standard B3-9 - Daylight to new windows	Yes	Yes	Complies; Daylight allowance to new windows is satisfied via minimum compliant setbacks.	Y
Standard B3-10 - Natural ventilation	Yes	Yes	Complies; Minimum breeze path allowances and ventilation openings across rooms are provided.	Y
Standard B3-11 - Storage	Yes	Yes	Complies; Minimum 6m^3 of storage provided for each dwelling.	Y
Standard B3-12 - Accessibility for apartment developments objective	N/A	N/A	N/A	
55.04 EXTERNAL AMENITY				
Standard B4-1 - Daylight to existing windows	Yes	Yes	Complies; Daylight allowance to existing windows is satisfied via minimum compliant setbacks to the proposed development.	Y
Standard B4-2 Existing north-facing windows	Yes	Yes	Complies, Daylight allowance to existing north-facing habitable windows is satisfied via minimum compliant setbacks to the proposed development.	Y
Standard B4-3 - Overshadowing secluded open space objective	Yes	Yes	Complies; The proposal ensures there is no significant overshadowing to the existing SPOS areas.	Y
Standard B4-4 Overlooking	Yes	Yes	Complies; The siting and interfaces of the proposal ensure that views into existing SPOS areas and habitable windows are protected from overlooking and are compliant.	Y
Standard B4-5 Internal views	Yes	Yes	Complies; The siting and interfaces of the proposal ensure that internal views into SPOS areas and habitable windows within the development are protected and compliant.	Y
55.05 SUSTAINABILITY				
Standard B5-1 Permeability and stormwater management	Yes	Yes	Complies; The development ensures compliant permeability figures and best stormwater management practices.	Y
Standard B5-2 Overshadowing domestic solar energy systems	Yes	Yes	Complies; No overshadowing to adjoining roof areas. No existing domestic solar energy systems on adjoining dwellings.	Y
Standard B5-3 Rooftop solar energy generation area	Yes	Yes	Complies; Minimum roof area allowance of 34m^2 is available to both Dwelling 1 and Dwelling 2.	Y
Standard B5-4 Solar protection to new north-facing windows	Yes	Yes	Complies; Allowance for shading elements to North facing habitable room glazing provided.	Y
Standard B5-5 Waste and recycling	Yes	Yes	Complies; Individual bin storage area of 1.8m^2 provided for each dwelling	Y
Standard B5-6 Noise impacts	Yes	Yes	Complies; No such mechanical equipment is present within the development	Y
Standard B5-7 Energy efficiency for apartment developments	N/A	N/A	N/A	

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55.02 NEIGHBOURHOOD CHARACTER

Standard B2-1: Street Setback

The setback of buildings from the street defines the spatial relationship between buildings and the street and is a key determinant of neighbourhood character by contributing to the overall aesthetic, pedestrian experience, and sense of openness in the street.

Objective: To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site

Importantly, the street setbacks provide space for the planting and growth of canopy trees. This standard relates the front setback to neighbouring setbacks, so all new buildings respond to the street's character and make efficient use of the site. Importantly, the street setbacks provide space for the planting and growth of canopy trees. This standard relates the front setback to neighbouring setbacks, so all new buildings respond to the street's character and make efficient use of the site

- There is existing building/s on either side of the abutting allotment facing the same street.
- Dwelling to the north is a single storey brick dwelling with front setback of 7.6 meters.
- Dwelling to the south is a single storey brick dwelling with front setback of 12.2 meters
- The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser

Comments: Complies; There is an existing building on either side of the allotment facing the same street. 6.04m front setback proposed to Torquay Street.

Standard B2-2: Building Height

Building height is an important aspect of both character and amenity in residential areas. The standard protects the amenity of properties near new development and ensures that excessive building height does not diminish the character of neighbourhoods.

Objective*: To ensure that the height of buildings respond to the existing or preferred neighbourhood character.*

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres

- Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.
- The design response
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

Comments: Complies; Max building height is 4.61m and within the maximum height of 10m.

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Standard B2-3: Side & Rear Setbacks

This standard ensures adequate separation between dwellings and small second dwellings on adjacent lots, particularly above ground floor level. Adequate setbacks ensure privacy, sufficient daylight, and enhanced amenity
Objective*:* To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

- A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.
- Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:
- B2-3.1: The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- B2-3.2: If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.
- If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.
- Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Comments: Complies, the proposal sits within minimum setback dimensions.

Standard B2-4: Walls on Boundary

This standard limits the height and length of walls on lot boundaries, to reduce the amenity impact of housing on neighbouring properties. The length and height of walls on lot boundaries also impacts neighbourhood character
To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- The length of existing or simultaneously constructed walls or carports abutting the boundary on abutting lot

Comments: Complies; Both dwellings within the allowable amount within the standard.
Where walls are on boundary, these walls comply with the maximum height allowed within the standard.

Standard B2-5: Site Coverage

The standard limits the proportion of any lot that can be built on, to provide outdoor space for residents and to protect the amenity and character of neighbourhoods
Objective: To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site
The site area covered by buildings dose not exceed:

- The maximum site coverage specified in a schedule to the zone
- If no maximum site coverage in a schedule to the zone, the percentage specified in Table B2-5

Zone	Area
Neighbourhood residential zone	60%

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Township Zone	
General Residential Zone	65%
Residential Growth Zone Mixed Use Zone Housing Choice & Transport Zone	70%

Comments: Complies
Complies as building site coverage of the proposal is 58% and within the 65% allowance for the zone.

Standard B2-6: Access

This standard regulates the width of accessways for vehicles entering and exiting a site to protect trees, allow for landscaping, enhance pedestrian safety and minimise the loss of on-street parking
Objective: To ensure the number and design of vehicle crossovers responds to the neighbourhood character.
The width of the accessways or car spaces(other than to a rear lane) does not exceed:

- 33 per cent of the street frontage; or
- 40 per cent of the street frontage if the width of the street frontage is less than 20 metres
- The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased
- The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10%

Comments: Complies; Proposed Accessways are to the front of each dwelling and are less than 40% of street frontage, and there is no effect to existing trees on site or within nature strip.

Standard B2-7: Tree Canopy

This standard encourages canopy cover in residential areas to enhance quality of life. Tree canopies provide shade, reduce the urban heat island effect, and improve the streetscape by creating an attractive environment that complements neighbourhood character
Objective: To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape
To preserve existing canopy cover and support the provision of new canopy cover
To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat

Table B2-7.1 Canopy Cover

Site Area	Canopy Cover
1000m^2	10% of site area
More than 1000m^2	20% of site area

Existing trees to be retained meet all of the following:

- Has a height of at least 5 metres,
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level
- Has a trunk that is located at least 4 metres from proposed buildings
- The minimum canopy cover is met using any combination of trees specified in Table B2-7.2

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Table B2-7.2

Tree Type	Min. Canopy dia. At Maturity	Min. height at Maturity	Min. Mature Canopy Cover	Tree in deep soil Area of deep soil	Tree in Planter Volume of Planter	Min. depth of planter soil
A	4m	6m	12.6m^2	12m^2 (Min. plan dimension 2.5m)	12m^3 (Min. plan dimension 2.5m)	0.8m
B	8m	8m	50.3m^2	49m^2 (Min. plan dimension 4.5m)	28m^3 (Min. plan dimension 4.5m)	1m
C	12m	12m	113.1m^2	121m^2 (Min. plan dimension 6.5m)	64m^3 (Min. plan dimension 6.5m)	1.5m

Provide at least one new or retained tree in the front setback and the rear setback.
Trees are located in either:

- An area of deep soil as specified in Table B2-7.2; or
- A planter as specified in Table B2-7.2.

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.
Comments: Comments: Complies; No significant trees on site. No existing trees to be retained. Proposal takes into account space to allow for substantial and compliant landscaping.

Standard B2-8: Front Fence

This standard provides for front fences to be lower than other fences, so that houses and vegetation can be seen from the street and contribute to the streetscape
Objective: To encourage front fence design that responds to the existing or preferred neighbourhood character
A front fence within 3 metres of a street is:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8

Table B2-8 Maximum Front Fence

Street Context	Max. Front Fence Height
Streets in a Transport Zone 2	2m
Other Streets	1.5m

Comments: Proposal has 0.9m high slat and rendered brick fence which is compliant & is lower than that allowed as per the standard.

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55.03 LIVEABILITY

Standard B3-1: Dwelling Diversity

This standard promotes a variety of dwelling sizes and types to accommodate the diverse needs of households. The standard promotes inclusivity by providing housing choices for individuals and families at different stages of life to create a vibrant, mixed community

Objective: *To encourage a range of dwelling sizes and types in developments of ten or more dwellings*

Developments include at least:

- One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings
- One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings
- One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings

Comments: Complies; Each dwelling contains all required amenities at ground floor level.

Standard B3-2: Parking Location

This standard seeks to reduce the impact of vehicular noise and overall amenity impact on residents within developments

Objective: *To minimise the impact of vehicular noise within developments on residents*

Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:

- 1.5 metres; or
- If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or
- 1 metre where window sills are at least 1.5 metres above ground level
- This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.

Comments: Complies; Each dwelling has a single garage and a tandem carspace provided with immediate, secure access to the main dwelling, and away from habitable rooms.

Standard B3-3: Street integration

This standard promotes innovative, high-quality design outcomes that enhance safety and the amenity of residents. The standard encourages passive surveillance and external lighting, while ensuring that site services do not dominate the development's frontage

Objective: To integrate the layout of development with the street to support the safety and amenity of residents

Where a development fronts a street, a vehicle accessway or abuts public open space:

- Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space
- The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20% of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25% transparency
- Lighting is provided to all external accessways and paths
- Mailboxes are provided for each dwelling and can be communally located

Comments: Complies; Dwellings 1 and 2 has direct interface with the site frontage of Torquay Street. This ensures street integration and supports passive surveillance of Torquay Street

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Standard B3-4: Entry

This standard ensures each dwelling's entrance is identifiable, sheltered and provides a sense of address and a transitional space around the entry for accessibility and usability.

Objective: To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.

Each Dwelling and each residential building has a ground level entry door that:

- Has a direct line of sight from a street, accessway or shared walkway
- Is not accessed through a garage
- Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door

An apartment development and each residential building has:

- A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.
- An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building.
- Shared corridors and common areas have at least one source of natural light and natural ventilation.

Comments: **Complies, Dwellings 1 and 2 face Torquay Street which allows for passive surveillance and overall peace of mind and security for the neighbourhood. Each dwelling has a direct line of sight to the street, The entry is accessed from the front of Torquay Street. There are no shared corridors or common areas within this development.**

Standard B3-5: Private Open Space

This standard ensures that all residents of new dwellings have usable and adequate private open space accessible from living areas. Private open space offers residents an exclusive area for relaxation and recreation, enhancing the overall functionality and liveability of a dwelling and contributes to the character of residential areas

Objective: To provide adequate private open space for the reasonable recreation and service needs of residents

A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone:

- An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or
- A balcony with at least the area and dimensions specified in Table B3-5; or
- An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width

If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;

- The area and dimensions specified in the schedule must be 25 square metres or less; and
- The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.
- If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres
- Where ground level private open space is provided an area for clothes drying is provided

Table B3-5 Private Open Space for a Balcony

Orientation of Dwelling	Dwelling Type	Min. Area	Min. Dimension
North (between north 20 degrees west to north 30 degrees east)	All	8m^2	1.7m

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South (between south 30 degrees west to south 20 degrees east)	All	8m²	1.2m
Any other orientation	Studio or 1 bedroom dwelling	8m²	1.8m
	2 bedroom dwelling	8m²	2m
	3 bedroom dwellings	12m²	2.4m

Comments: Complies; Both dwellings have an allowance of minimum 30m² of SPOS with a minimum dimension of 3m and direct access from a living, dining or kitchen area.
Dwelling 1: 75m², Dwelling 2: 75m². The SPOS of each dwelling is orientated to the West.

Standard B3-6: Solar Access to Open Spaces

This standard is a key amenity requirement that ensures all secluded private open spaces receive adequate sunlight, enhancing their usability throughout the day. Solar access improves overall amenity and supports healthy outdoor living environments

Objective: To allow solar access into the secluded private open space of new dwellings and residential buildings
The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall
Comments: Complies; Site setbacks, building heights and shadow diagrams demonstrate compliance.

Standard B3-7: Functional Layout

This standard promotes adaptable layouts that accommodate future household changes, ensuring the longevity of the housing stock. A diverse range of housing types is essential to meet the long-term needs of the community, catering to people of various ages, backgrounds, and requirements.

Objective: To ensure dwellings provide functional areas that meet the needs of residents
Bedrooms:

- Meet the minimum internal room dimensions specified in Table B3-7.1; and
- Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

Table B3-7.1 Bedroom Dimensions

Bedroom Type	Min. Width	Min. Depth
Main Bedroom	3m	3.4m
All other Bedrooms	3m	3m

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2

Table B3-7.2 Living Area Dimension

Dwelling type	Min. Width	Min. Depth
Studio and 1 bedroom dwelling	3.3m	10m²
2 or more-bedroom dwelling	3.6m	12m²

Comments: Complies; All bedroom sizes ensure minimum requirements are satisfied.

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Standard B3-8: Room Depth

This standard emphasises the importance of adequate quality of daylight into single-aspect habitable rooms, based on room depth and height. Quality daylight minimises the need for artificial lighting, enhancing energy efficiency and creating a more comfortable living environment

Objective: To allow adequate daylight into single aspect habitable rooms

The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen; and
- The kitchen is located furthest from the window; and
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and
- An overhang extends no more than 2m beyond the window of the single aspect habitable room

Comments: Complies; Room sizes ensures compliant daylight to single aspect rooms. The living areas of each dwelling have been provided with large rear sliding doors and an openable window facing the sides of both dwellings.

Standard B3-9: Daylight to New Windows

This standard is a fundamental amenity standard that ensures that all new windows of habitable rooms receive adequate daylight. Quality daylight minimises the need for artificial lighting, enhancing energy efficiency and creating a more comfortable living environment

Objective: To allow adequate daylight into new habitable room windows

A window in an external wall of the building is provided to all habitable rooms

Habitable rooms in a dwelling have a window that faces:

- An outdoor space clear to the sky or a light court with a minimum area of 3m^2 and minimum dimension of 1m clear to the sky, not including land on an abutting lot; or
- A verandah provided it is open for at least one third of its perimeter; or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter

Dwelling in or forming part of an apartment development

A window in an external wall of the building is provided to all habitable rooms.

Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:

- A minimum width of 1.2 metres
- A maximum depth of 1.5 times the width, measured from the external surface of the window
- A window clear to the sky

Comments: Complies; Daylight allowance to new windows is satisfied via minimum compliant setbacks.

Standard B3-10: Natural Ventilation

This standard ensures occupants can effectively manage the natural ventilation of their dwellings to improve air quality, reduce the build-up of indoor pollutants and regulate indoor temperatures

Objective: To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size

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- The breeze path is measured between the ventilation openings on different orientations of the dwelling

Comments: Complies; Minimum breeze path allowances and ventilation openings across rooms are provided, to all of the living and bedroom areas.

Standard B3-11: Storage

This standard ensures that dwellings provide adequate, usable, and functional storage space. Adequate storage promotes efficient use of space and contributes to overall comfort and convenience

Objective: To provide adequate storage facilities for each dwelling

Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11

Table B3-11 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8m³	5m³
1 bedroom dwelling	10m³	6m³
2 bedroom dwelling	14m³	9m³
3 or more bedroom dwelling	18m³	12m³

Comments: Complies; Minimum 6m³ of externally accessible storage provided to each dwelling.

Standard B3-12: Accessibility for apartment developments objective

This standard ensures the design of dwellings meets the needs of people with limited mobility, families with young children and older people to live comfortably and navigate dwellings easily and safely

Objective: To ensure the design of dwellings meets the needs of people with limited mobility

At least 50 per cent of dwellings in or forming part of an apartment development have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area
- A main bedroom with access to an adaptable bathroom
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12

Table B3-12 Bathroom Design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: – A slide door, or – A door that opens outwards, or – A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: – A slide door, or – A door that opens outwards, or – A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: – A minimum area of 1.2 metres by 1.2 metres. – Located in front of the shower and	A clear circulation area that is: – A minimum width of 1 metre. – The full length of the bathroom and a minimum length of 2.7 metres.

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	the toilet. – Clear of the toilet, basin and the door swing. – The circulation area for the toilet and shower can overlap	– Clear of the toilet and basin. – The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

Comments: Not Applicable to this application.

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55.04 EXTERNAL AMENITY

Standard B4-1: Daylight to existing windows

This standard ensures that all new dwellings provide adequate daylight to existing windows. Maximising daylight is important for energy efficiency and comfort of indoor spaces.

Objective: To allow adequate daylight into existing habitable room windows

Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Comments: Complies; Daylight allowance to existing windows is satisfied via minimum compliant setbacks to the proposed development.

Standard B4-2: Existing north-facing windows

This standard protects the energy efficiency of existing dwellings or small second dwellings which use north facing windows for passive solar heating

Objective: To allow adequate solar access to existing north-facing habitable room windows

Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:

- A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window
- For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window

For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east

Comments: Complies, Daylight allowance to existing north-facing habitable windows is satisfied via minimum compliant setbacks to the proposed development.

Standard B4-3: Overshadowing secluded open space objective

This standard protects existing secluded private open space from overshadowing from new developments. Secluded private open space areas should receive adequate natural light for the comfort of residents and to promote the use of the space.

Objective: To ensure buildings do not significantly overshadow existing secluded private open space.

The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.

Comments: Complies; The proposal ensures there is no overshadowing to the existing SPOS areas.

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Standard B4-4: Overlooking

This standard protects existing windows and private open spaces from overlooking, ensuring privacy, security, and the overall amenity of a space for the well-being and usability of its occupants

Objective: To limit views into existing secluded private open space and habitable room windows.

A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 metres above floor level; or
- Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels
- Permanent, fixed and durable
- Designed and coloured to blend in with the development

Comments: Complies; The siting and interfaces of the proposal ensure that views into existing SPOS areas and habitable windows are protected from overlooking and are compliant.

Standard B4-5: Internal Views

This standard limits views into the secluded private open spaces and habitable room windows of dwellings and residential buildings within a development to ensure privacy

Objective: To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development

In Clause 55.04-5 a habitable room does not include a bedroom.

Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:

- Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or
- Has a sill height of at least 1.7 metres above floor level; or
- Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins

Direct views are measured at a height of 1.7 metres above floor level and within:

- A 45 degree horizontal angle from the edge of the new window or balcony
- A 45 degree angle in the downward direction

Comments: Complies; The siting and interfaces of the proposal ensure that internal views into SPOS areas and habitable windows within the development are protected and compliant.

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55.05 SUSTAINABILITY

Standard B5-1: Permeability and stormwater management

This standard limits the amount of hard surfaces that can surround a new development and requires stormwater management that maximises the retention and reuse of stormwater. These measures help to make best use of all water sources, reduce pollution of waterways, minimise the contribution of stormwater runoff to localised flooding and support cooling and greening of urban environment in the face of a changing climate.

Objective:

- To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.
- To facilitate on-site stormwater infiltration.
- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To contribute to urban cooling.

The site area covered by the pervious surfaces is at least 20 percent of the site.

The development includes a stormwater management system designed to:

– Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:

- Suspended solids 80% reduction in mean annual load.
- Total phosphorus and Total Nitrogen 45% reduction in mean annual load.
- Litter 70% reduction of mean annual load.

Note:

A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective- Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.

- Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.

Comments: Complies; The development ensure compliant permeability figures and best stormwater management practices.

Standard B5-2: Overshadowing domestic solar energy systems

This standard ensures that reasonable solar access is provided to existing domestic solar energy systems on the roofs of buildings

Objective: To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings

Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres

This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone

In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged

Comments: Complies; No overshadowing to adjoining roof areas. No existing domestic solar energy systems on adjoining neighbouring roofs.

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Standard B5-3: Rooftop solar energy generation area

This standard supports the future installation of appropriately sited rooftop solar energy systems for a dwelling. Rooftop solar panels allow occupants to generate their own electricity, reducing dependence on external energy providers and decrease greenhouse gas emissions, reduce air pollution, and help combat climate change.

Objective: To support the future installation of appropriately sited rooftop solar energy systems for a dwelling

In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table B5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H),measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

Table B5-3 Minimum rooftop solar energy generation area

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

Comments: Complies; Minimum roof area allowance of 34m^2 is available to both dwellings.

Standard B5-4: Solar protection to new north-facing windows

This standard ensures that north facing windows are designed to optimise solar access and thermal comfort

Objective: To encourage external shading of north facing windows to minimise summer heat gain

North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

Comments: Complies; Minimum shading elements provided to North facing habitable room glazing as required with the standard.

Standard B5-5: Waste and recycling

This standard ensures that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling. It ensures that dwellings facilitate waste recycling effectively. Good waste management promotes recycling, protects the environment and addresses health and safety risks. Developments with good waste management facilities minimise the impacts of waste on the health and wellbeing of occupants and the amenity of the public realm

Objective:

- To ensure dwellings are designed to facilitate waste recycling.
- To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

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Table B5-5.1 Bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling.	1.8m^2	0.8m	1.8m
Shared bin storage area for 3 dwellings or less.	5.4m^2	0.8m	1.8m
Shared bin storage area for 4 or more dwellings.	1m^2 per dwelling + 4m^2	0.8m	1.8m

Comments: Complies; Individual bin storage area of 1.8m^2 provided for each dwelling.

Standard B5-6: Noise impacts

This standard minimises the impact of mechanical plant noise located within the development by ensuring the shared mechanical plant is appropriately located. Reducing internal and external noise impacts is important to occupant wellbeing and amenity

Objective: To minimise the impact of mechanical plant noise located in the development

Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line-of-sight barrier to transmission of noise and the location of all relevant bedrooms.

Comments: Complies; No such mechanical equipment are present within the development.

Standard B5-7: Energy efficiency for apartment developments

This standard complements the energy efficiency provision of the National Construction Code to support energy efficiency and thermal comfort of new apartments. Dwellings that are energy efficient through passive design provide good thermal comfort and reduce energy costs. With the ongoing effects of climate change, ensuring the thermal performance of apartments over summer will become increasingly important. Reducing energy costs is important for housing affordability.

Objective:

- To achieve energy efficient dwellings and buildings.
- To ensure dwellings achieve adequate thermal efficiency.

Table B5-7 Cooling Load

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

Comments: Not Applicable to this application.

CONCLUSION

The proposed development of two dwellings sited on a rectangular site meets the objectives and standards of Clause *55* of the Hume City Council Planning Scheme.

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Project # 86F3AFC2
10 Torquay Street, Dallas
Joe mazza - info@yourdesigngroup.com.au
10 Torquay St, Dallas VIC 3047, Australia
13 August 2026 4:36 p.m.

BLUE FACTOR®

10 Torquay Street, Dallas

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

135%
SCORE

Project details

Name	10 Torquay Street, Dallas
Project ID	86F3AFC2
Street address	10 Torquay St, Dallas VIC 3047, Australia
Municipality	Hume
Site area	720 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	68%	>80%
Total phosphorus (%)	61%	>45%
Total nitrogen (%)	61%	>45%
Total gross pollutants (%)	72%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	40%	>29%
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%

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

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

Additional considerations

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

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

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

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

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

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

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

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Water treatment

Connections

Dwelling 1 Roof



Dwelling 1 Roof 117m2



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



Dwelling 1 Residential Townhouse, 5 bedroom(s)

Dwelling 2



Dwelling 2 Roof 97m2



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



Dwelling 2 Residential Townhouse, 5 bedroom(s)

Configuration 3



D1 Roof to Raingarden 83m2



Raingarden 1 Area: 2 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Lined

Configuration 4



D2 Roof to Raingarden 70m2

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Raingarden 2 Area: 2 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Lined

Catchments



Dwelling 1 Roof 117m2



Dwelling 2 Roof 97m2



Driveways and Paving Paved, 81m2 — Untreated



Landscaping Pervious (garden and lawn), 217m2



D1 Roof to Raingarden 83m2



D2 Roof to Raingarden 70m2



Untreated Roof Area 55m2 — Untreated

Treatments



Dwelling 1 water tank Rainwater Tank,
Rainwater tank retention volume in kilolitres: 3 — **191%**



Dwelling 2 water tank Rainwater Tank,
Rainwater tank retention volume in kilolitres: 3 — **201%**

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Raingarden 1 Area: 2 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Lined

171%



Raingarden 2 Area: 2 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Lined

172%

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Buildings & dwellings



Dwelling 1 Residential Townhouse, 5 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	



Dwelling 2 Residential Townhouse, 5 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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