

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

A 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 questions, please contact Council's planning department.

A Questions marked with an asterisk (*) must be completed.

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

i Click for further information.

Clear Form

The Land **i**

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

Street Address *

Unit No.:	St. No.: 1	St. Name: Clarke Street
Suburb/Locality: West Footscray		Postcode: 3012

Formal Land Description *

Complete either A or B.

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

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	☐ Lodged Plan	☐ Title Plan	☒ Plan of Subdivision	No.: 611809C
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

A 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

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

Proposed Dual Occupancy
A Provide additional information about 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.

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i Estimated cost of any development for which the permit is required *

Cost \$980,000

A 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 \$1.093 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

Describe how the land is used and developed now *

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

Vacant land

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

Title Information

Encumbrances on title *

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', for example, restrictive covenants.

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:		
Title: Mr	First Name: Domenic	Surname: Cerantonio
Organisation (if applicable): Hi-Line Building Design		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO BOX 247
Suburb/Locality: Keilor East		State: VIC Postcode: 3033

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email: domenic@hilinebuildingdesign.com.au
Mobile phone: 0460 650 997	Fax:

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 ☐
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:

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.

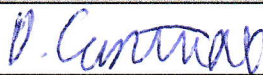
Name:		Same as applicant ☐
Title:	First Name:	Surname:
Organisation (if applicable): ENELI PTY LTD		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 70	St. Name: Essex Street
Suburb/Locality: West Footscray		State: VIC Postcode: 3012
Owner's Signature (Optional):		Date: day / month / year

Declaration

This form must be signed by the applicant *

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

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

Signature: 

Date: 01/07/2026

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

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

Has there been a pre-application meeting with a council planning officer

☒ No ☐ Yes

If 'Yes', with whom?:

Date: *

day / month / year

Checklist

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 (for example, 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?

Lodgement

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

Maribyrnong City Council
PO Box 58
Footscray VIC 3011

Cnr Napier & Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200

Email: email@maribyrnong.vic.gov.au

DX: 81112

Deliver application in person, by post or by electronic lodgement.

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

Page 1 of 1

VOLUME 03829 FOLIO 618

Security no : 124135400537G
Produced 10/06/2026 08:49 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 611809C.

PARENT TITLES :

Volume 03069 Folio 648 Volume 03464 Folio 690

Created by instrument 0759385 07/09/1914

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ENELI PTY LTD of 70 ESSEX STREET WEST FOOTSCRAY VIC 3012

AJ894056G 05/09/2012

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP611809C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP611809C
Number of Pages (excluding this cover sheet)	1
Document Assembled	17/03/2026 10:46

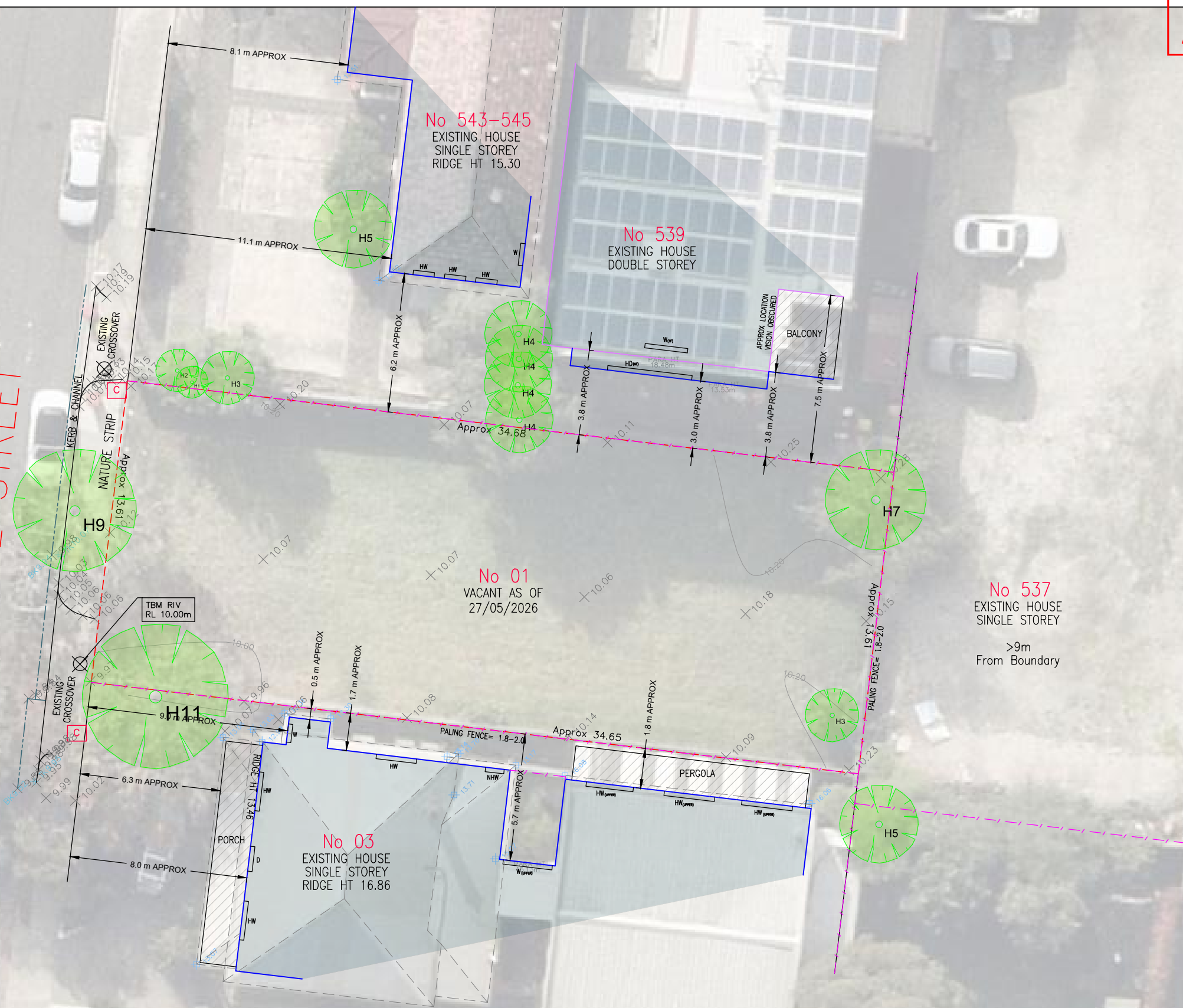
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The document is invalid if this cover sheet is removed or altered.

	TITLE PLAN	EDITION 1	TP 611809C				
Location of Land Parish: CUT-PAW-PAW Township: Section: 13 Crown Allotment: 9 (PT), 10 (PT) Portion: 8 Last Plan Reference: Derived From: VOL 3829 FOL 618 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN					
Description of Land / Easement Information <i>All that piece of Land, delineated and coloured</i> red on the map in the margin being part of Crown Allotments Nine and Ten Portion - Eight Section Thirteen Parish of Cut Paw Paw County of Bourke Together with a right of carriage way over the road colored brown on the said map -----			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 23/08/2000 VERIFIED: C.L.				
COLOUR CODE R = RED BR = BROWN							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td>PARCEL 1 = CA 9 (PT)</td> </tr> <tr> <td>PARCEL 2 = CA 10 (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = CA 9 (PT)	PARCEL 2 = CA 10 (PT)
TABLE OF PARCEL IDENTIFIERS							
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962							
PARCEL 1 = CA 9 (PT)							
PARCEL 2 = CA 10 (PT)							
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links					
			Sheet 1 of 1 sheets				

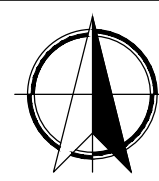
CLARKE STREET



--- BOUNDARY (INDICATIVE)	--- ROAD BITUMEN	RETAINING WALL	SEWER INSPECTION PIPE	NBN	DRAINAGE PIT
--- BUILDING (GL)	HW HABITABLE WINDOW	SURVEY MARK	SEWER CONNECTION PIT	UNKNOWN PIT	HYDRANT
--- BUILDING (UL)	NHW NON-HABITABLE	SIGN	SEWER MANHOLE	ELECTRICITY POLE	RISER PIPE
--- EASEMENT (INDICATIVE)	D DOOR	BOLLARD	LIGHT POLE	COMMS PIT	WATER TAP
--- FENCE LINE	P TITLE PEG	TREE	TELSTRA PIT	WATER VALVE	TK00.00 TOP KERB
--- GUTTER LINE	SOIL TEST BOREHOLE	SHRUB	ELECTRICITY PIT	STORMWATER PIT	BK00.00 BOTTOM KERB

Note about title pegs: 0 title pegs were found as of 27/05/2026 and marked in this drawing.

LOCATION OF TITLE BOUNDARY IS BASED ON AN ASSUMPTION THAT FENCES AND PHYSICAL BARRIERS REPRESENT THE TRUE BOUNDARY. HENCE THEY MIGHT NOT BE ON BOUNDARY LINES. A RE-ESTABLISHMENT SURVEY MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE PARTY USING THIS DRAWING TO CHECK ALL EASEMENT WIDTHS/DIMENSIONS WITH A FULL COPY OF TITLE / PLAN OF SUBDIVISION AND REPORT ANY DISCREPANCIES PRIOR TO PLANS BEING USED. THIS FEATURE SURVEY DOES NOT DEFINE ANY LEGAL BOUNDARIES.



GeoHUB

Geotechnical Investigations, Feature Surveys
BAL Assessments, Wind Rating
A.B.N. 82 678 466 772
664, Unit A, Chapel St, South Yarra
VIC, 3141
Ph: 0400 409 843

THIS IS A FEATURE AND LEVEL SURVEY ONLY. THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY. AN APPROXIMATE SITE OUTLINE HAS BEEN SHOWN IN THIS INSTANCE USING BROKEN LINES. ANY SETBACKS OR OFFSETS HAVE BEEN MEASURED TO THIS APPROXIMATE SITE OUTLINE ONLY. TITLE BOUNDARY INFORMATION FOR THIS FEATURE SURVEY HAS BEEN CONSOLIDATED USING A PLAN OF SUBDIVISION SUPPLIED BY THE CLIENT. TITLE DIMENSIONS, EASEMENT DIMENSIONS ETC. MUST BE VERIFIED WITH A FINAL APPROVED CLEAR PLAN OF SUBDIVISION OR RE-ESTABLISHMENT SURVEY BEFORE RELYING ON THIS FEATURE SURVEY PLAN FOR CONSTRUCTION.

LEVELS ARE TO
AN ARBITRARY DATUM
200mm
CONTOUR INTERVAL

FEATURE SURVEY
No 1 Clarke St
West Footscray
CLIENT
Eneli Pty Ltd

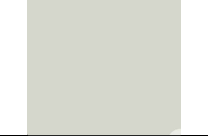
THIS IS A FEATURE SURVEY
NOT CADASTRAL SURVEY OR
RE-ESTABLISHMENT
Job Number
277222

Date:
27/05/2026
Scale:
1:200 @ A3
Revision

Materials & Finishes Schedule

Job Address:

1 Clarke Street, West Footscray

External	Product	Supplier	Colour	Image
External Facade	External brickwork		Industrial Praline (or similar)	
External Walls	Rendered finish	Optional	Surfmist Half Strength (or similar)	
External Facade	Timber look cladding	Optional	Timber look (or similar)	
Roofing	Colourbond roofing gutters fascias downpipes cappings		Southerly (or similar)	
Front Door	Aluminium framed Reeded glass door	Optional	Reeded glass (or similar)	
Window Frames	Aluminium window frames	Optional	Surfmist (or similar)	
Garage Door	Garage door		Timber look (or similar)	
Driveway	Exposed aggregate concrete	Optional	Grey (or similar)	

Note: All materials finishes & colours demonstrated are indicative only
colours may vary due to screen resolutions & printing processes

Maribyrnong City Council - Urban Planning Department
Cnr Hyde and Napier Streets, Footscray
T: 9688 0200 email: planningapplications@maribyrnong.vic.gov.au



**AMENDMENT TO AN APPLICATION FOR A PLANNING PERMIT - Request Form
(before permit is issued)**

Privacy Information: Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.
Requests for access to and/or amendment of the information provided may be made to Council's Privacy Officer on: 9688 0200.

DETAILS OF APPLICATION TO BE AMENDED

Application Number: TP246/2026(1)	Address of Land : 1 Clarke St, West Footscray
Under what section of the Planning and Environment Act 1987, is the amendment being sought: ☒ Section 50 – Amendment to the application prior to notice ☐ Section 57A – Amendment to the application after notice (<i>Note – A fee of 40% of the original application fee is required with this request</i>)	

THE APPLICANT

Name: Domenic Cerantonio	Organisation: Hi-Line Building Design
Address: PO BOX 247 KEILOR EAST VIC 3033	
Contact Phone Number: 0460 650 997	
Email: domenic@hilinebuildingdesign.com.au	
Are you the applicant of the original planning permit application? ☒ Yes ☐ No <i>(Note: Only the applicant of the original planning permit application may ask Council to amend the application)</i>	

DETAILS OF THE PROPOSED CHANGES

Is there a change to the description of the land?	☐ Yes ☒ No
Is there a change to the plans and/or other documents submitted with the application?	☒ Yes ☐ No
Is there a change to the use and/or development of the land?	☐ Yes ☒ No
List in detail the proposed changes (This can be listed on a separate page) - Proposed Porches depths increased by 270mm to accomodate the electrical meter box of Proposed dwelling 1.	

DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true.	Applicant Signature: D.C.
	Date: 12/08/26

HOW TO REQUEST FOR AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT

ALL OF THE INFORMATION OUTLINED BELOW MUST ACCOMPANY THIS APPLICATION.

ALL REQUESTS SUBMIT:

1. Application form
2. A written statement detailing all alterations/amendment proposed
3. Application fee if required

If you are amending the description of the land, please submit:

1. Provide the street number, street name, town, postcode, the lot number and lodged plan number or other title particulars
2. If you attach a plan, include:
 - The boundaries of the land and their measures;
 - The street it faces, the nearest intersecting street, the distance from this street and the name of all streets on the plan;
 - Reasons for the amendment

If you are amending the use and/or development of the land, please submit:

1. Details of the changes to the use and development of the land;
2. Reasons for wishing to amend the use and/or development;

If you are amending the plans, please submit:

1. An electronic copy of the plans (coloured to highlight the proposed amendments):
 - Site plan of the existing site and all amendments that are proposed;
 - Floor plans showing existing conditions, and all proposed amendments;
 - Elevation plans of the existing proposal, and all proposed amendments.

Townhouse and Low-Rise Code

Written Statement checklist

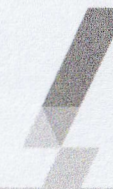
Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by "a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding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

This checklist can be used to complete the written statement.

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

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B2-2 Building height (Clause 55.02-2)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B2-4 Walls on boundaries (Clause 55.02-4)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-5 Site coverage (Clause 55.02-5)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B2-6 Access (Clause 55.02-6)	☒ Yes ☒ No	☒ Yes, if standard not met ☒ No, if standard met	Refer to provided justification
Standard B2-7 Tree canopy (Clause 55.02-7)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B2-8 Front fences (Clause 55.02-8)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B3-1 Dwelling diversity (Clause 55.03-1)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-2 Parking location (Clause 55.03-2)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-3 Street integration (Clause 55.03-3)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-4 Entry (Clause 55.03-4)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	



Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-5 Private open space (Clause 55.03-5)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-6 Solar access to open space (Clause 55.03-6)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-7 Functional layout (Clause 55.03-7)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-8 Room depth (Clause 55.03-8)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-9 Daylight to new windows (Clause 55.03-9)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-10 Natural ventilation (Clause 55.03-10)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B3-11 Storage (Clause 55.03-11)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	☐ Yes ☒ No <i>N/A</i>	No, irrespective of whether the standard is met or not.	
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B4-4 Overlooking (Clause 55.04-4)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B4-5 Internal views (Clause 55.04-5)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	☒ Yes ☐ No	☐ Yes, if standard not met ☒ No, if standard met	
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-5 Waste and recycling (Clause 55.05-5)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-6 Noise impacts (Clause 55.05-6)	☒ Yes ☐ No	No, irrespective of whether the standard is met or not.	
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	

Non Compliance of Clause 55 Standard B2-6 (Access) Justification

A variation to Standard B2-6 (Access) should be supported as it meets the broader objective that respects local neighbourhood character.

The widths of existing accessways greater than 40% of the street frontages of approximately 56 existing dwellings within close proximity to the proposed development is evident.

Existing dwellings of which include:

- 2, 2B, 4, 15, 17, 19 First Street, West Footscray
- 7b, 56A, 72 Clive Street, West Footscray
- 1/102 Rupert Street, West Footscray
- 20, 22 Clarke Street, West Footscray
- 6,6A, 10, 18, 21-33 Warleigh Road, West Footscray
- 34-50 McDougall Drive, West Footscray
- 6-14 Beame Street, West Footscray
- 6-24 Beech Street, West Footscray
- 28-34, 1-3/36, 48 Hocking Parade, West Footscray

CITY OF MARIBYRNONG
ADVERTISED PLAN

1 Clarke St, West Footscray VIC 3012, Australia

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



Project details

Name	1 Clarke St, West Footscray VIC 3012, Australia
Project ID	CA64E0C0
Street address	1 Clarke St, West Footscray VIC 3012, Australia
Municipality	Maribyrnong
Site area	472 m ²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	61%	>80%
Total phosphorus (%)	59%	>45%
Total nitrogen (%)	56%	>45%
Total gross pollutants (%)	79%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	55%	>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 of harm to human health and the environment relative to the values being protected and risks presented by the site.

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

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

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

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

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

Configuration 1



Dwelling 1 Roof to RWT 146m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2



Dwelling 1 Residential Townhouse, 4 bedroom(s)

Configuration 2



Dwelling 2 Roof to RWT 136m2



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2



Dwelling 2 Residential Townhouse, 4 bedroom(s)

Catchments



Dwelling 1 Roof to RWT 146m2



Dwelling 2 Roof to RWT 136m2



Driveway 1 Paved, 20m2

Untreated



Driveway 2 Paved, 22m2

Untreated



Paved 1 12m2

Untreated



Paved 2 14m2

Untreated



Pervious Pervious (garden and lawn), 122m2

Treatments



Rainwater Tank 1

Rainwater tank retention volume in kilolitres: 2

153%



Rainwater Tank 2

Rainwater tank retention volume in kilolitres: 2

158%



Dwelling 1 Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	4
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, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	4
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	





















Existing North East Tree 1 to be removed has three trunks with circumferences at 1.40m high as follows:

- Trunk one - 190mm
- Trunk two – 160mm
- Trunk three – 180mm









Existing South East Tree 2 to be removed trunk circumference at 1.40m high as follows:

- 100mm