Maribyrnong
CITY COUNCIL

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

Office Use Only

Application No.:

Date Lodged: 19 / 12 / 2024

Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the end of this 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 questions, please contact Council planning department.

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

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

ⓘ Click for further information.

The Land ⓘ

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

Street Address *

Unit No:	St. No.: 5	St. Name: Greig Street
Suburb/Locality: SEDDON		Post Code: 3011

Formal Land Description *

Complete either A or B.

⚠ 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

Vol.: 8278	Folio.: 741	Suburb.: Seddon
Lot No.: 11	Type.: Lot/Lodged Plan	

OR

B

Crown Allotment No.:	Section No.:
Parish/Township Name:	

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

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

It is proposed to construct a two-storey dwelling

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.

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

700000.00

⚠ 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 certific e **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.

The site is currently vacant

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 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).
- ○ Not Sure

Provide a full, current copy of the title for each individual parcel of land forming the subject site.The title includes: the covering 'sregister search statement', the title diagram and the associatedtitle 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: NA | First Name: Mitch | Surname: Hunt
Organization (if applicable):

Unit No: | St. No: 161 | St. Name: Arundel Road
Suburb: KEILOR | State: VIC | Postcode: 3036
Business phone: 0431114595 | Email: mitchmiall@live.com
Mobile phone: | Home:

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

Contact person's details*

Name: Same as applicant ☑

Title: NA | First Name: Mitch | Surname: Hunt
Organization (if applicable):

Unit No: | St. No: 161 | St.Name: Arundel Road
Suburb: KEILOR | State: VIC | Postcode: 3036
Business phone: 0431114595 | Email: mitchmiall@live.com
Mobile phone: | Home:

Owner *

The person or organisation who owns the land

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

Name: Same as applicant ☐

Title: MR | First Name: Zane | Surname: Thompson
Organization (if applicable):
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No: | St. No: 10 | St. Name: Greig Street
Suburb: SEDDON | State: VIC | Postcode: 3011
Business Phone: | Email: zthompson001@gmail.com
Mobile phone: 0416124516 | Home:

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: Mitchell Hunt

Date 19 / 12 / 2024
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 Officer Name: Michael Alexander

19 / 11 / 2024 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 i 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 and 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.

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1.**

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

⚠ Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

⚠ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones anoverlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Gol fields, Corangamite, MacedonRanges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2.**

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

⚠ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook

⚠ Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of $1 million (adjusted annually by consumer price index) a levy certificatemust be obtained from the State Revenue Office after payment of thelevy. A valid levy certificate must be submitted to the responsible planningauthority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3.**

Title Information

What is an encumbrance?

An encumbrance is a formal obligation on the land, with the most common type being a mortgage. Other common examples of encumbrances include:

- **Restrictive Covenants:** A restrictive covenant is a written agreementbetween owners of land restricting the use or development of the landfor the benefit of others, (eg. a limit of one dwelling or limits on types obuilding materials to be used).
- **Section 173 Agreements:** A section 173 agreement is a contractbetween an owner of the land and the Council which sets outlimitations on the use or development of the land.
- **Easements:** An easement gives rights to other parties to use the landor provide for services or access on, under or above the surface of theland.
- **Building Envelopes:** A building envelope defines the developmenboundaries for the land.
- signed the declaration on the last page of the application form

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header encumbrances, caveats and notices. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A caveat is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title inthe form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

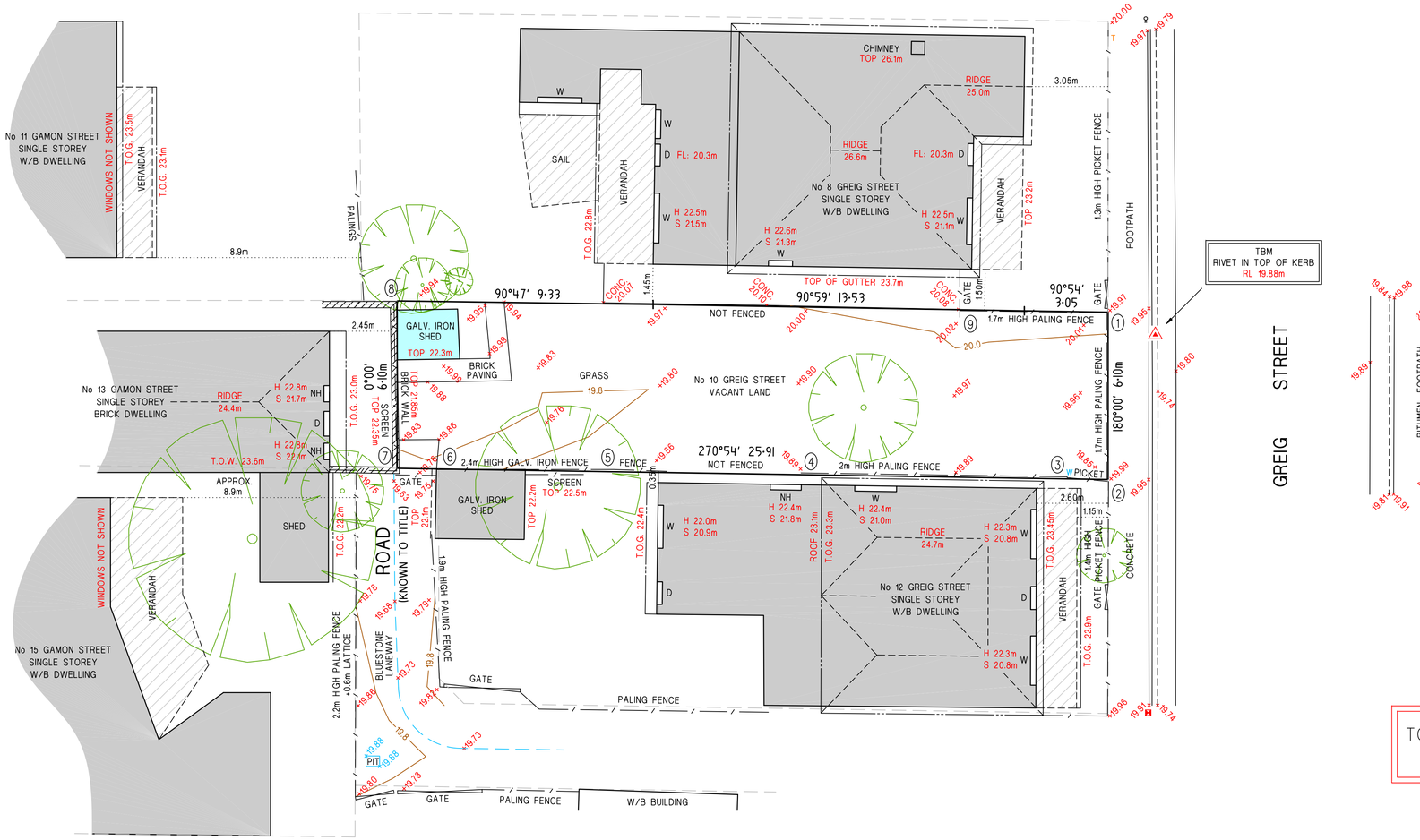
CITY OF MARIBYRNONG
ADVERTISED PLAN

LEGEND

LINETYPE	DESCRIPTION
	TITLE
—/—/—	FENCE
	EAVE / GUTTER
	OVERHEAD WIRES
	SETBACKS
	BLUESTONE KERB AND CHANNEL
— — —	CENTRELINE OF BLUESTONE LANEWAY

HATCHING	DESCRIPTION
	SITE BUILDINGS
	ADJOINING BUILDINGS

SYMBOL	DESCRIPTION
	TBM
	ELECTRICITY POLE
	SINGLE TREE
W	WATER METER
T	TELECOMMUNICATIONS PIT
W	HABITABLE ROOM WINDOW
NH	NOT HABITABLE ROOM WINDOW
FW	FROSTED WINDOW
D	DOOR
T.O.G.	TOP OF GUTTER
	SEWER VENT POLE



TOTAL SITE AREA = 158m²

EXPLANATORY NOTES

- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JRL LAND SURVEYORS PTY LTD

- ALL RELATIONSHIPS BETWEEN TITLE AND OCCUPATION HAVE BEEN MEASURED AT OR NEAR GROUND LEVEL UNLESS SHOWN OTHERWISE

- WARNING: FENCING ENCROACHING INTO THE SUBJECT SITE BOUNDARIES MAY BE PROTECTED UNDER SECTION 8 OF THE LIMITATIONS OF ACTIONS ACT. JRL LAND SURVEYORS RECOMMENDS THAT NO WORKS EXTEND BEYOND ANY ENCROACHING FENCING WITHOUT THE CONSENT OF THE RELEVANT NEIGHBOUR

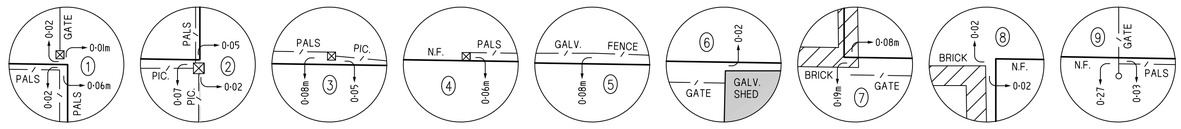
- LEVEL DATUM IS AUSTRALIAN HEIGHT DATUM BASED ON CUT-PAW-PAW PM 230 (RL 19.270)

- WHILE REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, JRL LAND SURVEYORS CAN NOT BE HELD RESPONSIBLE FOR FEATURES/SERVICES CONCEALED, BURIED OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.

- NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. ANY REQUIREMENT FOR PRECISE SERVICE LOCATION CAN ONLY BE MET BY PROVING OF SERVICES ONSITE

- TREE CANOPY DIAMETERS ARE SHOWN TO APPROXIMATE SCALE
- LEVELS ON BUILDINGS RIDGES, GUTTERS AND WINDOWS HAVE BEEN SHOWN TO AN ACCURACY OF 0.1m GIVEN THE VARIATIONS THAT EXIST ALONG A STRUCTURE. FURTHERMORE, THE LOCATION OF FEATURES ON ADJOINING PROPERTIES ARE APPROXIMATE ONLY. SETBACK TO ADJOINING PROPERTIES HAVE BEEN SHOWN TO THE NEAREST 0.05m.
- CONTOUR INTERVAL IS 0.20m

ENLARGEMENTS (NOT TO SCALE)



SCALE: 1:100 @A1	
REF: 24-173 D1	
SHEET 1 of 1	
REVISION:	

RYAN LANSFIELD
LICENSED SURVEYOR
This plan and survey have been completed under my direction and supervision, in accordance with the Surveying Act 2004.
DATE:

SURVEY	DRAWN	CHECKED
MC/DG	MC	AT
06/08/24	13/08/24	23/08/24

SCALE: 1 0 1 2 3 4 5 10
LENGTHS ARE IN METRES

REV.	AMENDMENTS	DATE	APPD.

JRL LAND SURVEYORS PTY. LTD. A.B.N. 81145234208
SUITE 107, 91 MURPHY STREET, RICHMOND 3121
Phone: 03 9425 9944 Email: mail@jrl.net.au Web: jrl.net.au

PLAN OF RE-ESTABLISHMENT AND DETAIL SURVEY
10 GREIG STREET
SEDDON 3011

TITLE REFERENCES: Vol 8278 Fol 741	LAST PLAN REF: Lot 11 ON TP 656419N
CLIENT: ZANE THOMPSON	MUNICIPALITY: MARIBYRNONG CITY COUNCIL

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

VOLUME 08278 FOLIO 741

Security no : 124120716088P
Produced 17/12/2024 09:05 AM

LAND DESCRIPTION

Lot 11 on Plan of Subdivision 002775.
PARENT TITLE Volume 02287 Folio 365
Created by instrument B145534 27/01/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
VIVIAN AMY TRAN
ZANE BEVAN THOMPSON both of 10 GREIG STREET SEDDON VIC 3011
AY254652F 30/07/2024

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE Section 277 Foreign Purchaser Additional Duty Act 2000
AY311212V 16/08/2024

MORTGAGE AY254653D 30/07/2024
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP656419N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY311212V (E)	STATUTORY CHARGE	Registered	16/08/2024

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

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

Street Address: 10 GREIG STREET SEDDON VIC 3011

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 30/07/2024

DOCUMENT END

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	**TP656419N**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**17/12/2024 09:05**

TITLE PLAN		EDITION 1	AP 556449N

Location of Land

Parish: CUT-PAW-PAW
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LP2775
Derived From: VOL 8278 FOL 741
Depth Limitation: NIL

Notations

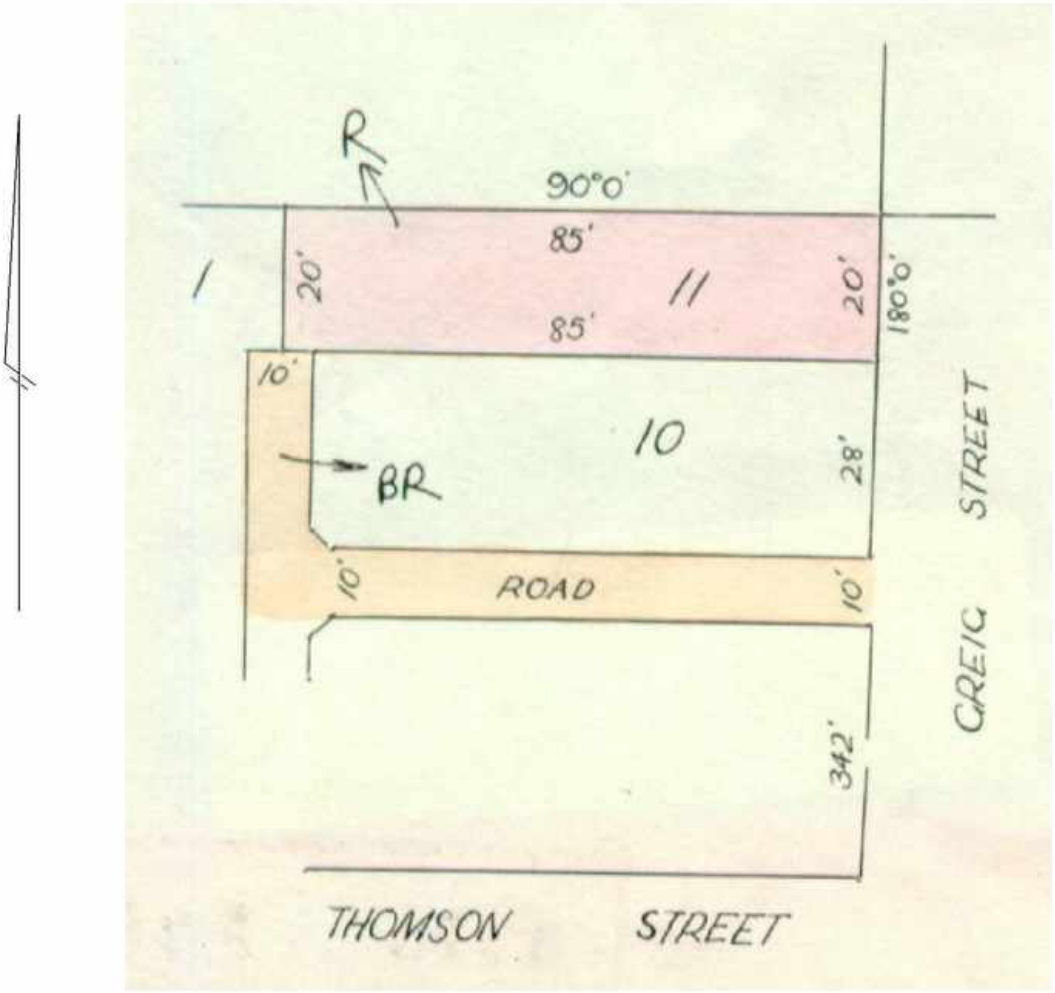
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ALL THAT piece of land delineated and coloured red on the map in the margin being Lot 11-- on Plan of Subdivision No. 2775 Parish of Cut Paw Paw - Together with a- right of carriage way over the roads coloured 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: 18/10/2000
VERIFIED: GB

COLOUR CODE
BR = BROWN R = RED



LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

10 Greig Street, Seddon
Town Planning Report

Overview

The subject site is located on North side of Greg Street, just off Charles Street, in Seddon. The site is rectangular in shape with a frontage of 6.10m, a depth of 25.91m, and a site area of 158m2. The site is currently vacant and has a front paling fence.

Greig Street is a north-south running street. There are footpaths on either side of the street. There is generally a consistent style of single-storey Edwardian dwellings although there are exceptions to this along the street and in the surrounding area. The dwellings have small front setbacks and most do not have crossovers.

It is proposed to construct a bespoke and modern two-storey dwelling, that is sited in a manner that will not diminish the value of the neighbouring dwellings.

The site presents an opportunity to redevelop to the benefit of future occupants. The proposal delivers on the need to ensure a useable dwelling for residents, whilst retaining the character of the street. It is a respectful addition to the intact heritage streetscape and will not result in unacceptable impacts to the heritage place or neighbours.

The following general features apply to the proposal:

- Site Area: 158m2.
- Permeable area proposed = 22%.
- Site coverage = 71%.
- Maximum building height = 7.575m.
- Walls on boundary are proposed to the northern and southern boundaries

Planning Controls

Neighbourhood Residential Zone

The subject site is located within a Neighbourhood Residential Zone - NRZ1. A permit is required to construct or extend one dwelling on a lot less than 300 square metres. A development must meet the requirements of Clause 54. A maximum building height of 9 metres, and a maximum of two storeys is permitted. The NRZ1 does not vary any Clause 54 or Clause 55 requirements.

The relevant purposes of the Neighbourhood Residential Zone are to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

Heritage Overlay

The site is subject to the Heritage Overlay – Schedule HO9 Seddon residential and commercial heritage area. A planning permit is required to construct a dwelling.

The relevant Heritage strategies are:

- Design and site new buildings and additions to be visually recessive and maintain the visual dominance of the significant elements of the heritage place.
- Support replacement buildings or elements that respect the significance of the heritage place.
- Design new allotments to allow for the construction of buildings that conform visually to the nearest or typical contributory elements in the heritage place.
- Encourage development to retain trees and landscapes of cultural significance.
- To ensure that new buildings and additions and extensions to contributory buildings do not detract from the character of the heritage area or overwhelm the existing contributory buildings.
- To discourage new building that closely imitates, replicates or mimics the contributory buildings in the heritage area.
- Conserve and enhance the elements in the area which derive from the Edwardian and Victorian era, as expression of this part of the City's growth period and the relationship it had with the railway line and its stations.
- Retain or reinstate boundary fence designs from the era.

Development Contributions Plans Overlay

The site has a development contributions plans overlay – DCPO2. The relevant purposes of are to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Design Response

The subject site provides for an excellent opportunity to construct a dwelling that is located within a well serviced inner urban area. The site is in proximity to local services including parks, shops and public transportation networks.

The proposed dwelling successfully responds to the site, providing for suitable setbacks that are appropriate in this context. The double storey design has been formulated with amenity in mind and will not result in adverse amenity impacts.

The built form responds to the built form character of the Neighbourhood Residential Zone. Responsive setbacks to the front interface ensure that the preferred neighbourhood character is maintained and enhanced. The proposed form, massing, and use of materials in the design is entirely consistent with the local area and will not detract from the valued neighbourhood character.

What is proposed draws reference from nearby modern developments as well as the neighbouring period dwellings. The ground floor setback and modern porch mirror the neighbours, while the first floor setback is much more generous and reduces visual bulk.
The layout of the dwelling ensures that future occupants will be provided with a high level of internal amenity. Daylight and solar access are maximised throughout the development, private open space areas include connectivity with internal living spaces, and internal areas are generous considering the context.

The key issues for consideration as part of this application relate to:

- Heritage Policy.
- Neighbourhood character.
- Potential for impacts on adjoining properties.

Heritage Policy

The proposal is consistent with Maribyrnong's heritage policy given that:

- The dwelling visually conforms to the typical forms of the streets. The roof form is pitched and mirrors the Edwardian buildings across the street.
- The front flat section of roof references the porticos of the surrounding buildings.
- The proposal does not detract from the character of the heritage area or overwhelm the existing contributory buildings.

Neighbourhood Character

The proposed development demonstrates a high level of consistency with the State Planning Policies (Clause 11, Clause 15 and Clause 16) contained within the Maribyrnong Planning Scheme. Specifically:

- The site is in a highly sought after location to live, and is well located to take advantage of a range of existing services and facilities.
- The proposal contributes to the variety of housing stock that caters for a range of households, lifestyles, age, incomes and life stages, and the development of a safe, attractive and high quality built environment.
- The architectural design response is high quality in terms of design, detailing and use of materials. The application of a refined materials palette and the understated contemporary architectural language is entirely appropriate response to the heritage fabric of the existing dwelling.

Key local policies of relevance include Clause 15.01-1L-02 (Urban design), Clause 15.01-5L (Neighbourhood Character), and Clause 16.01-1L-01 (Housing diversity). The proposed development achieves a high level of compliance with these policies noting that:

- The proposed two-storey dwelling caters for the diverse needs of residents in accordance with Clause 16.01-1L-01. The increase in bedrooms and high-quality living spaces within the design is welcomed in this strategic context.
- The proposal seeks to construct a double storey dwelling, that is sufficiently setback and tempered by way of the detailed design and height to ensure consistency with the existing streetscape and neighbourhood character of the area. Offsite amenity, including that of neighbouring sites, has been appropriately accounted for by the design.
- Landscaping can be catered for within the front and rear open space areas.
- The design response effectively balances the need to activate and respect the streetscape, with the need to ensure good internal amenity and appropriately proportioned living spaces for future residents.

Potential for impacts on adjoining properties.

The proposal has been designed to minimise the potential for impacts on the neighbours. It is submitted that the proposal has appropriately mitigated the potential for amenity loss as follows:

- The proposed articulation and materials chosen are in keeping with the existing context.

- The external wall abounding the staircase is sloped to limit height adjacent secluded private open space.
- The proposed first floor is set as far forward as practical, noting that a front located first floor would not respect the neighbourhood character.
- The pitched ceiling of the Living space offers generous ceiling height to the subject site while reducing visual bulk and shadowing to the neighbouring yards.
- A light court has been incorporated to align with the habitable room windows of number 8.
- The entrance to the house is set back after the habitable room window of number 12.

Overall, the proposed development has suitably responded to the amenity considerations relevant to the site and will not unreasonably affect the current levels of amenity enjoyed by residents nearby.

Rescode Table

Construction and extension of one dwelling on a lot (Clause 54)
Refer to Clause 54 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

Neighbourhood Character & Infrastructure Clause 54.02

Title and Objective	Standard	Complies/ Does not Comply/ Variation Required
54.02-1 Neighbourhood character objective To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that the design responds to the features of the site and the surrounding area.	The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	The proposal is a sound response to neighbourhood character which has been outlined above
54.02-2 Integration with the street objective To integrate the layout of development with the street.	Dwellings should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.	The dwelling will be orientated to the front street. It will have a permeable front fence and clear entry point.

Site Layout and Building Massing Clause 54.03

54.03-1 Street setback objective	Walls of buildings should be set back from streets:	The front wall of the dwelling is set back 2.83m. The average of the neighbouring setbacks is 2.83m. The portico

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site	• At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, the distance specified in Table A1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	is set-back 2.5m. This aligns with the porch setback of number 12.
54.03-2 Building height objective To ensure that the height of buildings respects the existing or preferred neighbourhood character.	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should 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 should not exceed 10 metres. Changes of building height between existing buildings and new buildings should be graduated.	A maximum height of 7.57m is well within the 9m requirement for this standard.
54.03-3 Site coverage objective To ensure that the site coverage respects the existing or preferred neighbourhood character	The site area covered by buildings should not exceed: The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule	Variation Required. Site coverage would be 71% of the site area. While not explicitly meeting the standard this is typical to the area.

and responds to the features of the site.	to the zone, 60 per cent.	
54.03-4 Permeability objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.	The site area covered by pervious surfaces should be at least: • The minimum area specified in a schedule to the zone; or • If no minimum area is specified in a schedule to the zone, 20 per cent of the site	Permeability would be around 22% of the site area.
54.03-5 Energy efficiency protection objectives To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. Living areas and private open space should be located on the north side of the dwelling, if practicable. Dwellings should be designed so that solar access to north-facing windows is maximised.	Given the site constraints, orientation north is difficult. The energy efficiency of the neighbours has not been reduced. The SPOS has access to north light. A water tank is also allowed for in the rear yard improving on-site detention.
54.03-6 Significant trees objectives	Development should provide for the retention or planting of trees, where these are	A tree to in the middle of the tie is proposed for removal.

To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site	part of the neighbourhood character. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	There are two feature trees proposed on the site. One in the front garden and one in the rear yard.

Amenity Impacts Clause 54.04

54.04-1 Side and rear setbacks objective To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, 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. Sunblinds, verandahs, porches, eaves, fascias, 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 setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the	Variation Required. The limited site size means that the side setbacks do not meet the standard. When adjoining the SPOS of the neighbouring properties, the standard is mostly met.

	setbacks of this standard.	
54.04-2 Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary respects 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 1 metre of a side or rear boundary of a lot should not abut the boundary: For a length more than the distance specified in a schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: – 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or – Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an	Variation Required. There are two wall lengths totalling 16.8m on the north elevation.

	average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	
54.04-3 Daylight to existing windows objective To allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window should 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 should be 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.	Variation Required. The setback of the first floor wall on the southern boundary does not meet the standard. The proposed layout of the dwelling has been designed to allow as much daylight as practical to reach this existing window.
54.04-4 North-facing windows objective To allow adequate solar access to existing north-facing habitable room windows.	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre 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, for a distance of 3 metres from the	Variation required. Again, the setback of the first-floor wall on the southern boundary does not meet the standard. Care has been taken to design the floor plan to allow solar access to this window as much as practically possible.

	edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	
54.04-5 Overshadowing open space objective To ensure buildings do not unreasonably overshadow existing secluded private open space.	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	Variation Required. The SPOS of number 12 is already below 40m2 for several hours during the day. There has been an increase to these shadows. Care has been taken to position the first floor away from the neighbouring SPOS as much as practically possible.
54.04-6 Overlooking objective To limit views into existing secluded private open space and habitable room windows.	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be 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	The habitable room windows with potential overlooking views are nominated to be screened.

	window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or Have sill heights of at least 1.7 metres above floor level, or Have obscure glazing in any part of the window below 1.7 metres above floor level, or Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. 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 should be: Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high	

	and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	

On-site Amenity and Facilities — Clause 54.05

54.05-1 Daylight to new windows objective To allow adequate daylight into new habitable room windows.	A window in a habitable room should be located to face: An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter.	All new windows face a minimum 3m2 light court and will receive adequate daylight.
54.05-2 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	A dwelling should have private open space of an area and dimensions specified in a schedule to the zone. If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.	The requirement of 40m2 of the site provided as POS is met. 45.5m2 is provided. Only 18m2 of SPOS is provided which is below the 25m2 requirement. The proposal aims to balance the internal and external amenity given the tough site constraints.
54.05-3 Solar access to open space objective	The private open space should be located on	Yes.

To allow solar access into the secluded private open space of a new dwelling	the north side of the dwelling, if practicable. The southern boundary of secluded private open space should be 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.	The SPOS is provided on the east side of the dwelling but has access to northern light.

Detailed Design Clause 55.06

54.06-1 Design detail objective To encourage design detail that respects the existing or preferred neighbourhood character.	The design of buildings, including: Facade articulation and detailing, Window and door proportions, Roof form, and Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	The design detail is appropriate to the heritage area and neighbourhood character as discussed above.
54.06-2 Front fences objective To encourage front fence design that respects the existing or preferred neighbourhood character.	The design of front fences should complement the design of the dwelling and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: 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 A2. • Streets in a Road Zone – 2m • Other streets – 1.5	The new 1.5m high front fence is timber pickets and is appropriate to this context.

Job Details	
Date:	18th February 2025
Project:	Sustainable Design Assessment for Proposed Dwelling
Client:	Zane Thompson
Address:	10 Greig Street, Seddon VIC 3011
Planning No:	TBC
Assessor:	Rob Iacono
Job No:	250080

Revision		
A:	11th February 2025	Preliminary SDA Report
B:	14th February 2025	SDA Report
C:	18th February 2025	Amended SDA Report per updated plan

w: www.passivenergy.com.au **e**: info@passivenergy.com.au
p: 1300 248 348 **a**: 207/28 Riddell Parade, Elsternwick VIC 3185

Introduction

The Subject site is located at 10 Greig Street, Seddon. The plans prepared by Miall Architecture proposes a double storey unit. The site has a total area of 158m2 and is orientated east to west and has minimal wall on boundary construction. The driveways are proposed to the east of the development.

The following report is to be read in conjunction with the following documents.

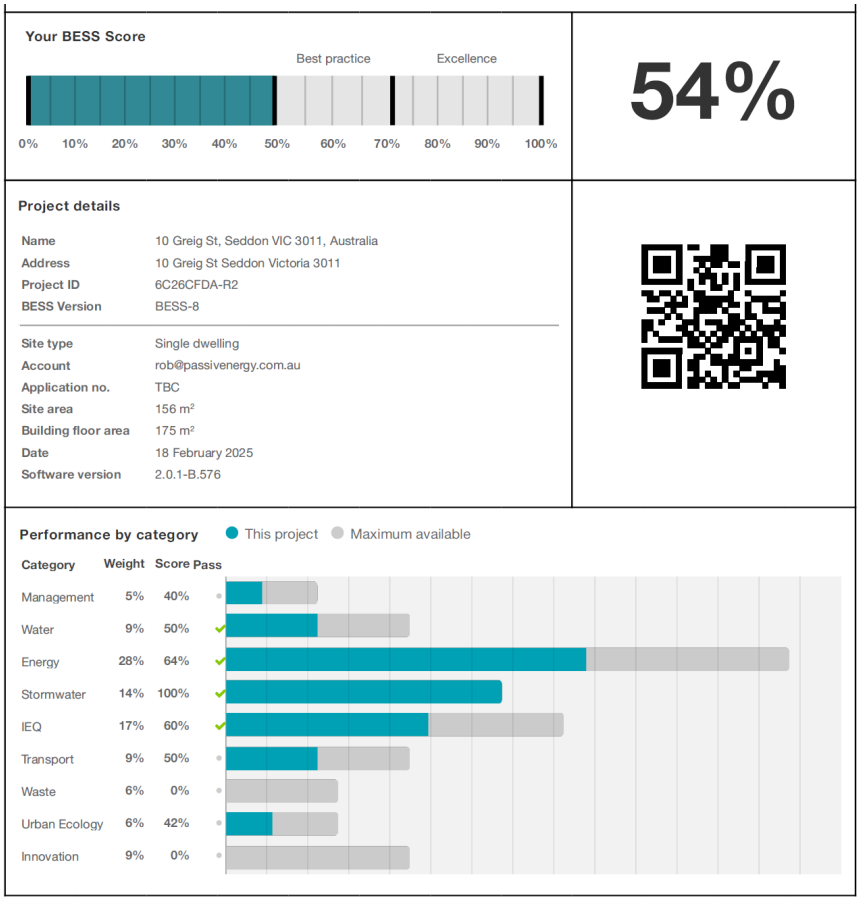
- BESS assessment
- NatHERs ratings
- STORM assessment
- Walk score

BESS Assessment (Project number **6C26CFDA**)

The BESS (Built Environment Sustainable Scorecard) V8, 1.8 was used to assess

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

Following is a list of initiatives inputted into the scorecard to achieve a best practice score of 54%



Water requirements

Objectives

- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (eg. Grey water)

Initiatives

- 2000L water tank connect to each unit roof area.
- Rainwater tanks connected to toilet flushing.
- Water efficient landscaping. A landscape plan prepared by a suitable landscape architect to nominate water efficient vegetation throughout the development.
- For outdoor water reductions, plants, shrubs and lawn which require low amounts of water (drought-resistance) should be chosen. Native plants will be selected as they use less water and are more resistant to local plant diseases. Plant slopes with plants that will retain water and help reduce runoff.
- Group plants according to their watering needs.
- Mulch will slow evaporation of moisture while discouraging weed growth. Adding 2 - 4 inches of organic material such as compost or bark mulch will increase the ability of the soil to retain moisture.
- Shower heads to be 4 Star WELS rating(>6.0L/min but <= 7.5L/min).
- Kitchen taps to be 5 Star WELS rating.
- Bathroom taps to be 5 Star WELS rating.
- Toilets to be 4 Star WELS rating.

Energy

Objectives

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives.

Initiatives

- The proposed dwelling will achieve a minimum 7 star energy rating.
- Internal lighting will achieve a maximum 4watts/m2.
- Provision of LED lighting fixtures with best practice efficiency.
- External lighting will be controlled by motion sensors.
- Nominated heating and cooling systems will be 4 stars or within 1 star of the best relevant system in the market.
- Nominated electric heat pump hot water system and electric cooktop.

Stormwater

Objectives

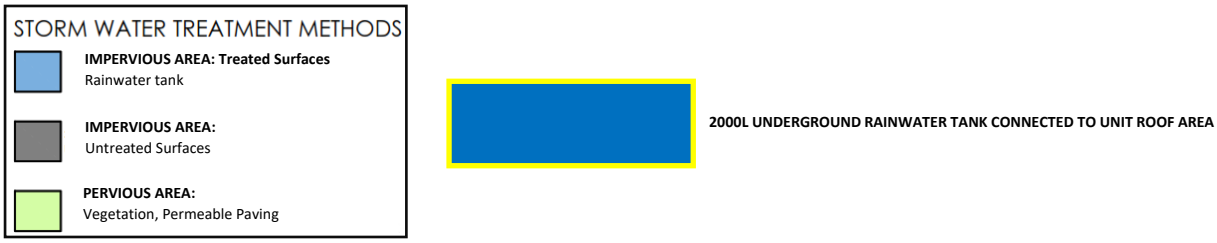
- To reduce the impact of stormwater run-off.
- To improve the water quality of the water run-off.
- To achieve best practice stormwater quality outcomes.
- To incorporate the use of water sensitive urban design, including storm water re-use.

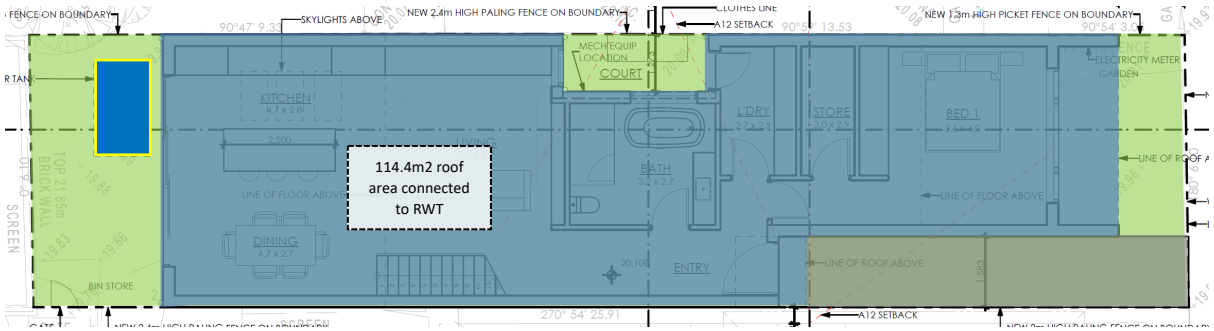
Initiatives

A Stormwater Treatment Objective- Relative Measure (STORM) calculator was used to produce a 108% outcome.

- Unit 1 will require
    - 2000 litre water tanks connected to 114.4m2 of roof space.
- Each unit is connected to a 2000 litre rainwater tank, which will be connected to the toilets.

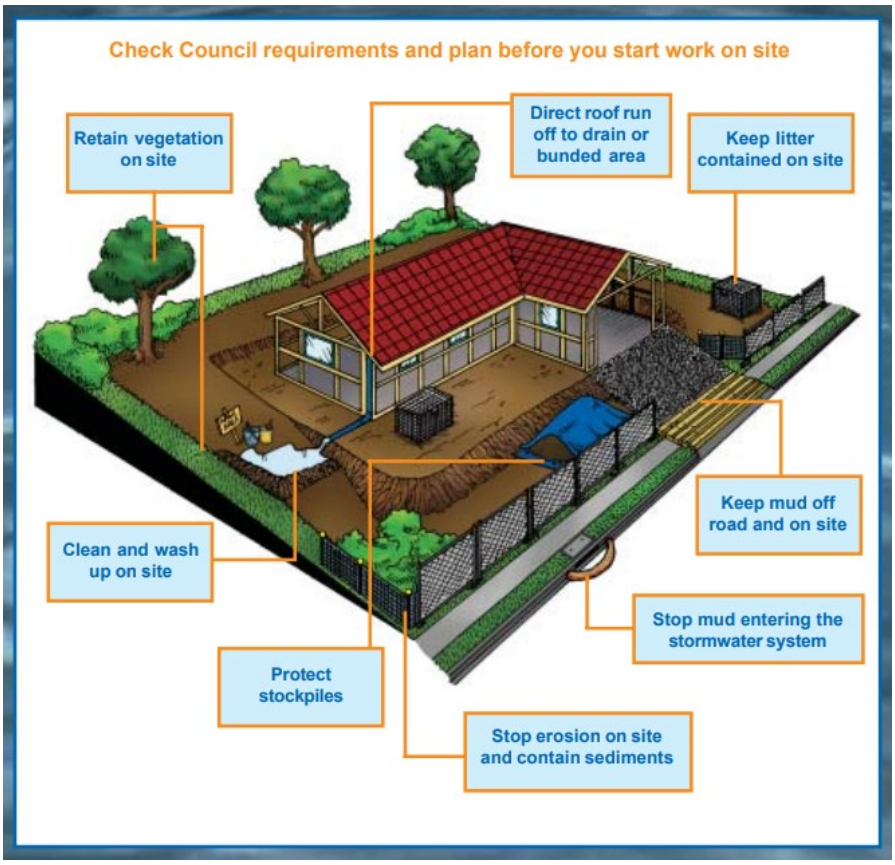
Indicative Stormwater Treatment Plan





Note: Plan is indicative only and final locations of treatment systems and roof catchment area is subject to civil engineering.

Stormwater Site Management Initiatives



Sourced from: Keeping our Stormwater Clean – A Builder's Guide, Melbourne Water.

6 Site Rules To Keep The Stormwater Clean:

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

The methods and processes specified in "Keeping our Stormwater Clean – A Builder's Guide, developed by Melbourne Water will be adhered to by the builder/developer for managing the construction site.

https://www.clearwatervic.com.au/resource-library/guidelines-and-strategy/keeping-our-stormwater-clean-a-builders-guide.php

Indoor Environment Quality (IEQ)

Objectives

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation, and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals.
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Initiatives

- All habitable rooms will allow for natural cross ventilation.
- Double glazed windows have been nominated to all living areas and bedrooms to assist with the thermal comfort.
- All carpets, internal paints and all finishes and flooring will be selected for their low VOC properties.
- Engineered wood products will be E1 – E0 grade.
- Where artificial lighting is required, only sealed energy efficient LED light fixtures should be selected or CFL's for common areas like kitchens.
- All kitchen rangehoods to be externally ducted.

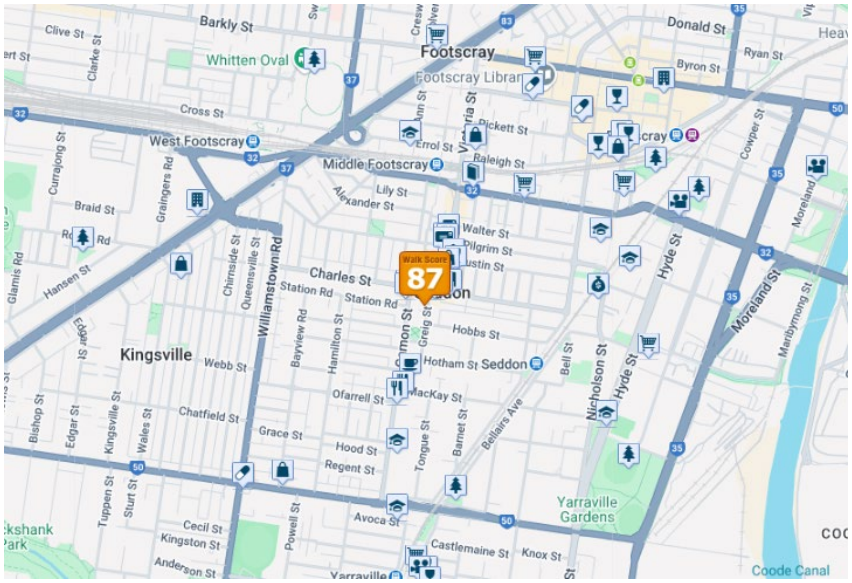
Transport

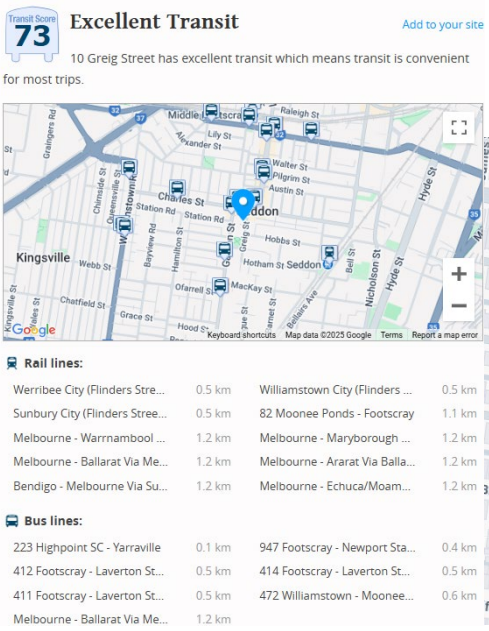
Objectives

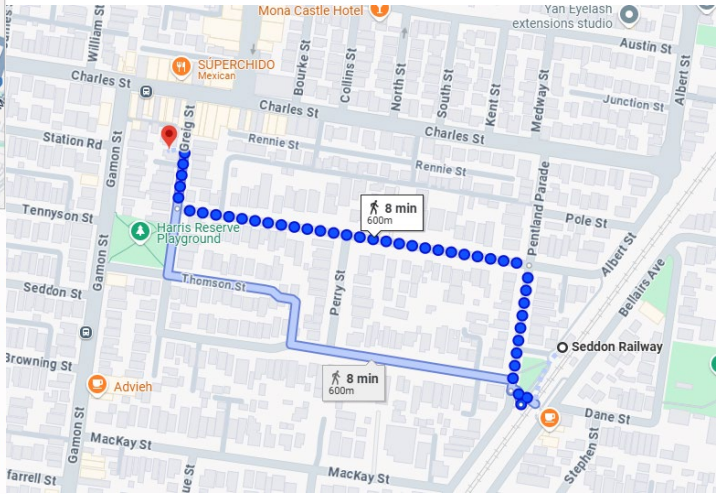
- To ensure that the built environment is designed to promote the use of walking, cycling and public transport, in that order and to minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.
- The Walk Score is a number between 0 and 100 that measures the walkability of any address to shops, restaurant, parks, entertainment etc.

Initiatives

- There is 1 parking spot for bicycles per unit. Bike storage can be located in the following areas:
    - Bicycle parking should be visible, accessible and convenient for residents, with a clear path of travel from the building entrance and including wayfaring signage when bicycle parking is located in a central room or cage.
    - This credit is not available for mounted bicycle parking above car bonnets due to access difficulties when a car is parked in the space.
    - Fore more information please click on this link to see council approved bike rake: https://store.standards.org.au/reader/as-2890-3-2015?preview=1
- 10 Greig Street has a Walk Score of 87 out of 100. This location is Very Walkable so most errands can be accomplished on foot.
- This location is in the Seddon neighborhood in Melbourne. Nearby parks include Bellairs Reserve, Whitten Oval and Hanmer Reserve.
- The site is situated 600m to Seddon train station.







Waste management

Objectives

- To promote waste avoidance, reuse and recycling during the design construction and operation stages of the development.
- To ensure durability and long term reusability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Initiatives

- Recycling and waste receptacles to be installed in the kitchen cabinetry.
- The development is to recycle or reuse a minimum of 80% of construction demolition waste.
- Re-use of excavated material on-site and disposal of any excess to an approved site;
- Green waste mulched and re-used in landscaping either on-site or off-site;
- Bricks, tiles, concrete recycled off-site and plasterboard returned to supplier for recycling;
- Framing timber to be recycled elsewhere;
- Windows, doors, joinery, plumbing, fittings and metal elements recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Workcover Authority and EPA requirements;
- Locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site

Materials

Objectives

- To reduce the environmental impact of materials by recycling of existing material or use of environmentally friendly materials and materials with low embodied energy.

Initiatives

- The development will use sustainable timber, where it meets the Australian Forestry Standard(AFS) or Forest Stewardship Council(FSC) standard and will use E1 or E0-grade engineered wood products.
- The development will use 20-35% supplementary cementitious materials(SCM) as a partial cement alternative, subject to the structural engineer's approval.
- Using recyclable and long lifecycle materials, such as steel, concrete and bricks.
- Materials proposed are local and readily available reducing embodied energy from transportation.
- Industry accepted benchmarks and/or third party certified low VOC and non-toxic products will be used for the development.
- All steel to be sourced from a Responsible Steel Maker i.e. must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place and be a member of the World Steel Association's (WSA) Climate Action Program (CAP)
- All concrete to use recycled aggregate where appropriate and recycled water in its manufacture.

Urban ecology

Objectives

- To protect and enhance biodiversity with the municipality
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect.
- To encourage the retention of significant trees and the planting of indigenous vegetation,
- To encourage the provision of space for productive gardens.

Initiatives

- The vegetation percentage area to be at least 23%. (Vegetation area per the BESS calculations include plant and turf areas which may differ from the garden area calculated for town planning purposes.)
- The development will include native/indigenous plants.
- Landscape architect to prepare water efficient landscape design.
- Light/medium coloured roofing and/or paving will be used to minimise UHI effect.

NatHERs Ratings

- Energy ratings were modelled in First Rate 5 software version 5.5.5a (3.22).

	Heating	Cooling	Total	Rating
Unit 1	75.1MJ/m2	23.7MJ/m2	98.9MJ/m2	7.0 Stars

Preliminary Energy Rating Assumptions:

Insulation Requirements
External Floor: R2.5 Rigid foam board underside of concrete slab
First Floor: R2.5 insulation installed between all posi-trusses
External Walls: R2.5 + foil
Internal Walls: R2.5 to all Laundry and bathroom internal walls
External Roof: R6.0

Glazing Requirements
Aluminium framed double-glazed
Awning U-Value: 6.7 SHGC: 0.57
- Bath
Awning U-Value: 2.91 SHGC: 0.44
Sliding U-Value: 2.90 SHGC: 0.51
-KItchen/Living

Exhaust Fans:	Location – As per working drawings
	Kitchen, ensuite and bathroom. Note: All exhaust fans to be installed with self closing dampers
Weather Protection:	Note -
	Weatherstrip draft protection device to be installed to the bottom of all external doors

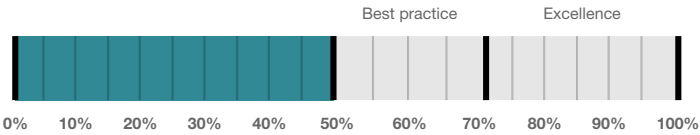
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 10 Greig St Seddon Victoria 3011. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Maribyrnong City Council.

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

Your BESS Score

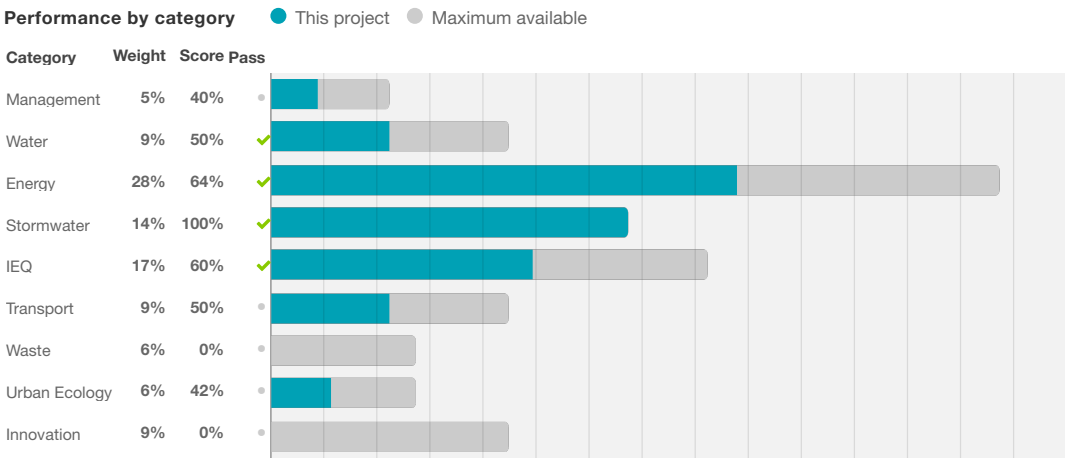


54%

Project details

Name	10 Greig St, Seddon VIC 3011, Australia
Address	10 Greig St Seddon Victoria 3011
Project ID	6C26CFDA-R2
BESS Version	BESS-8
Site type	Single dwelling
Account	rob@passivenergy.com.au
Application no.	TBC
Site area	156 m²
Building floor area	175 m²
Date	18 February 2025
Software version	2.0.1-B.576

Performance by category



Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Detached dwelling			
Dwelling	1	175 m^2	100%
Total	**1**	**175 m^2**	**100%**

Supporting Evidence

Shown on Floor Plans

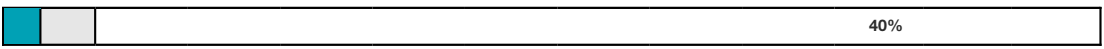
Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Energy 3.4	Location of clothes line (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)		-
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)		-
Transport 1.1	Location of residential bicycle parking spaces		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.1	Preliminary NatHERS assessment		-
Energy 3.5	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 2.2	A list of dwellings with natural cross flow ventilation		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-

Credit summary

Management Overall contribution 4.5%



1.1 Pre-Application Meeting	0%
2.1 Thermal Performance Modelling - Single Dwelling	100%

Water Overall contribution 9.0%

	Minimum required 50%	50%	Pass
1.1 Potable Water Use Reduction		40%	
3.1 Water Efficient Landscaping		100%	

Energy Overall contribution 27.5%

	Minimum required 50%	64%	Pass
1.2 Thermal Performance Rating - Residential		0%	Achieved
2.1 Greenhouse Gas Emissions		67%	
2.6 Electrification		100%	
2.7 Energy consumption		100%	
3.3 External Lighting		100%	
3.4 Clothes Drying		100%	
3.5 Internal Lighting - Houses and Townhouses		100%	
4.4 Renewable Energy Systems - Other		N/A	Scoped Out
		No other (non-solar PV) renewable energy is in use.	
4.5 Solar PV - Houses and Townhouses		0%	Disabled
		No solar PV renewable energy is in use.	

Stormwater Overall contribution 13.5%

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

IEQ Overall contribution 16.5%

	Minimum required 50%	60%	Pass
2.2 Cross Flow Ventilation		100%	
3.1 Thermal comfort - Double Glazing		100%	
3.2 Thermal Comfort - External Shading		0%	
3.3 Thermal Comfort - Orientation		0%	

Transport Overall contribution 9.0%

	50%
1.1 Bicycle Parking - Residential	100%
2.1 Electric Vehicle Infrastructure	0%

Waste Overall contribution 5.5%

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

Urban Ecology Overall contribution 5.5%

	42%
2.1 Vegetation	75%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
3.1 Food Production - Residential	0%

Innovation Overall contribution 9.0%

	0%
1.1 Innovation	0%

Credit breakdown

Management Overall contribution 4.5%

	40%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 60% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.1 Thermal Performance Modelling - Single Dwelling		100%
Score Contribution	This credit contributes 40% towards the category score.	
Criteria	Has a preliminary NatHERS rating been undertaken?	
Question	Criteria Achieved ?	
Detached dwelling	Yes	

Water Overall contribution 9.0%

		Minimum required 50%	50%	✔ Pass

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Fixtures, fittings & connections profile	
Showerhead:	4 Star WELS (>= 6.0 but <= 7.5)
Bath:	Medium Sized Contemporary Bath
Kitchen Taps:	>= 5 Star WELS rating
Bathroom Taps:	>= 5 Star WELS rating
Dishwashers:	Default or unrated
WC:	>= 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Occupant to Install
Which non-potable water source is the dwelling/space connected to?:	RWT 1
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	No
Non-potable water source connected to Hot Water System:	No
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?: RWT 1	114 m^2
Tank Size: RWT 1	2,000 Litres
Irrigation area connected to tank: RWT 1	-
Is connected irrigation area a water efficient garden?: RWT 1	-
Other external water demand connected to tank?: RWT 1	-
1.1 Potable Water Use Reduction	40%

Score Contribution	This credit contributes 83.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	219 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	183 kL
Output	Proposed (including rainwater and recycled water use)
Project	163 kL
Output	% Reduction in Potable Water Consumption
Project	25 %
Output	% of connected demand met by rainwater
Project	100 %
Output	How often does the tank overflow?
Project	Very Often
Output	Opportunity for additional rainwater connection
Project	81 kL

3.1 Water Efficient Landscaping	100%

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

Energy Overall contribution 27.5%

	Minimum required 50%	64%	✔ Pass

Dwellings Energy Approach	
What approach do you want to use for Dwellings?:	Use the built in calculation tools
Are you installing any solar photovoltaic (PV) system(s)?:	No
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	All-electric
Dwelling Energy Profile	
Below the floor is:	Ground or Carpark
Above the ceiling is:	Outside
Exposed sides:	4
NatHERS Annual Energy Loads - Heat:	75.1 MJ/sqm
NatHERS Annual Energy Loads - Cool:	23.7 MJ/sqm
NatHERS star rating:	7.0
Type of Heating System:	Reverse cycle space
Heating System Efficiency:	Current Default / MEPS
Type of Cooling System:	Refrigerative space
Cooling System Efficiency:	Current Default / MEPS
Type of Hot Water System:	Electric Heat Pump Band 1
% Contribution from solar hot water system:	-
Clothes Line:	Private outdoor clothesline
Clothes Dryer:	Occupant to install

1.2 Thermal Performance Rating - Residential	0%	✔ Achieved

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

2.1 Greenhouse Gas Emissions	67%

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Detached dwelling	3,352 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Detached dwelling	2,899 kg CO2
Output	% Reduction in GHG Emissions
Detached dwelling	13 %

2.6 Electrification	100%

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes

2.7 Energy consumption 100%

Score Contribution	This credit contributes 23.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Detached dwelling	29,059 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Detached dwelling	12,279 MJ
Output	% Reduction in total energy
Detached dwelling	57 %

3.3 External Lighting 100%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
Detached dwelling	Yes

3.4 Clothes Drying 100%

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Detached dwelling	609 kWh
Output	Proposed
Detached dwelling	122 kWh
Output	Improvement
Detached dwelling	80 %

3.5 Internal Lighting - Houses and Townhouses 100%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?
Question	Criteria Achieved?
Detached dwelling	Yes

4.4 Renewable Energy Systems - Other N/A Scoped Out

No other (non-solar PV) renewable energy is in use.

This credit was scoped out	No other (non-solar PV) renewable energy is in use.

4.5 Solar PV - Houses and Townhouses 0% Disabled

No solar PV renewable energy is in use.

This credit is disabled	No solar PV renewable energy is in use.

Stormwater Overall contribution 13.5%

Minimum required 100%	100%	✔ Pass

Which stormwater modelling software are you using?:	Melbourne Water STORM tool
1.1 Stormwater Treatment	100%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	STORM score achieved
Project	108
Output	Min STORM Score
Project	100

IEQ Overall contribution 16.5%

Minimum required 50%	60%	✔ Pass

2.2 Cross Flow Ventilation	100%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
Question	Criteria Achieved ?
Detached dwelling	Yes
3.1 Thermal comfort - Double Glazing	100%
Score Contribution	This credit contributes 40% towards the category score.
Criteria	Is double glazing (or better) used to all habitable areas?
Question	Criteria Achieved ?
Detached dwelling	Yes
3.2 Thermal Comfort - External Shading	0%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Is appropriate external shading provided to east, west and north facing glazing?
Question	Criteria Achieved ?
Detached dwelling	No
3.3 Thermal Comfort - Orientation	0%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Are at least 50% of main living areas orientated to the north?
Question	Criteria Achieved ?
Detached dwelling	No

Transport Overall contribution 9.0%

		50%

1.1 Bicycle Parking - Residential	100%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	How many secure and undercover bicycle spaces are there for residents?
Question	Bicycle Spaces Provided ?
Detached dwelling	1
Output	Min Bicycle Spaces Required
Detached dwelling	1

2.1 Electric Vehicle Infrastructure	0%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	No

Waste Overall contribution 5.5%

	0%

1.1 - Construction Waste - Building Re-Use	0%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?
Question	Criteria Achieved ?
Project	No

2.1 - Operational Waste - Food & Garden Waste	0%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	Are facilities provided for on-site management of food and garden waste?
Question	Criteria Achieved ?
Project	No

Urban Ecology Overall contribution 5.5%

42%

2.1 Vegetation	75%
Score Contribution	This credit contributes 57.1% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	23 %

2.2 Green Roofs	0%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No

2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No

3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Detached dwelling	-
Output	Min Food Production Area
Detached dwelling	1 m^2

Innovation Overall contribution 9.0%

0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

Disclaimer

Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 85LYKV3OC5

Generated on 10 Feb 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	10 Greig Street, Seddon, VIC, 3011
Lot/DP	-
NCC Class*	Class 1a
Floor/all Floors Type	New Home

Plans

Main plan	A508-17/12/2024
Prepared by	Maill Architecture

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	122.7	suburban
Unconditioned*	13.6	**NatHERS climate zone**
Total	136.3	60 Tullamarine
Garage	-	

Accredited assessor

Name	Rob iacono
Business name	PassivEnergy
Email	rob@passivenergy.com.au
Phone	0401 248 348
Accreditation No.	DMN/11/1259
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	Yes, managed

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating

98.9 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	75.1	23.7
Load limits	95	27

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living/Dining	kitchen	48.2
Entry	dayTime	7.5
Bedroom 3	bedroom	18.6
Store	dayTime	3.4
Laundry	unconditioned	4.8
Bath	unconditioned	8.8
Bedroom 2	bedroom	11.2
ENS	nightTime	5.9
Bedroom 1	bedroom	28.1
Study	dayTime	3.8
Stair	dayTime	4.7

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ATB-006-03 B	Al Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51	0.48	0.54
ATB-005-03 B	Al Thermally Broken A DG Argon Fill High Solar Gain low-E -Clear	2.91	0.44	0.42	0.46
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57	0.54	0.6

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living/-Dining	ATB-006-03 B	Dining SLD	2400	4279	sliding	60.0	W	No
Kitchen/Living/-Dining	ATB-005-03 B	Living window	2100	890	awning	90.0	E	No
Bedroom 3	ATB-005-03 B	Bed 1 SLD	1500	3020	awning	40.0	E	No
Bath	ALM-001-01 A	Bath window	1290	1825	awning	45.0	N	No
Bedroom 2	ATB-005-03 B	Bed 2 window	1650	1100	awning	30.0	W	No

*Refer to glossary.

Bedroom 2	ATB-005-03 B	Bed 2 window 2	1650	1020	awning	30.0	E	No
ENS	ATB-005-03 B	Ens window 1	1650	1400	awning	30.0	N	No
Bedroom 1	ATB-005-03 B	Bed 1 window	1600	3020	awning	20.0	E	No
Bedroom 1	ATB-005-03 B	Bed 1 window	1650	1020	awning	30.0	W	No
Study	ATB-005-03 B	Study window	1200	700	awning	30.0	W	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
GEN-04-004a	DC: Double Clear	

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
Kitchen/Living/Dinin- g	GEN-04-004a	Element 1	1000	0.7	N	None	Yes
Kitchen/Living/Dinin- g	GEN-04-004a	Element 2	1000	0.7	N	None	Yes
Kitchen/Living/Dinin- g	GEN-04-004a	Element 4	1000	0.7	N	None	Yes
Bedroom 1	GEN-04-004a	Element 5	900	0.5	S	None	No

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Entry	2100	1136	100.0	E
Laundry	2100	820	100.0	W

External wall *type*

*Refer to glossary.

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	FR5 - Brick Veneer	0.5	Medium	Wool/polyester batt 80/20: R2.5 (R2.5)	No
2	FR5 - Fibro Clad Framed	0.5	Medium	Wool/polyester batt 80/20: R2.5 (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Kitchen/Living/Dining	1	2550	5568	W	0	Yes
Kitchen/Living/Dining	1	2550	8737	S	0	No
Kitchen/Living/Dining	1	2550	299	N	0	Yes
Kitchen/Living/Dining	1	2550	1277	E	0	Yes
Kitchen/Living/Dining	1	2550	8424	N	0	Yes
Entry	1	2550	4417	S	0	No
Entry	1	2550	1585	E	586	Yes
Bedroom 3	1	2550	3986	E	1370	Yes
Bedroom 3	1	2550	4172	N	0	Yes
Bedroom 3	1	2550	6142	S	0	Yes
Store	1	2550	1177	N	0	Yes
Laundry	1	2550	1281	W	0	Yes
Laundry	1	2550	1669	N	0	Yes
Bath	1	2550	3246	N	0	Yes
Bedroom 2	2	2400	3051	W	0	No
Bedroom 2	2	2400	1277	E	0	Yes
Bedroom 2	2	2400	3662	N	0	No
ENS	2	2400	3328	N	0	Yes
Bedroom 1	1	2400	121	W	0	Yes
Bedroom 1	2	2400	3739	S	0	No
Bedroom 1	2	2400	1587	E	0	Yes
Bedroom 1	2	2400	4168	S	0	Yes
Bedroom 1	2	2400	4205	E	334	Yes
Bedroom 1	2	2400	4439	N	0	No
Bedroom 1	2	2400	1278	W	0	Yes
Study	2	2400	1428	W	0	No
Stair	2	2400	875	W	0	No
Stair	1	2400	3689	S	0	No

Internal wall *type*

*Refer to glossary.

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	57.1	
2	FR5 - Internal Plasterboard Stud Wall	33	Wool/polyester batt 80/20: R2.5 (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living/D- ining	FR5 - CSOG: Slab on Ground	22	Enclosed	R2.5	Timber
Kitchen/Living/D- ining	FR5 - CSOG: Slab on Ground	26.2	Enclosed	R2.5	Timber
Entry	FR5 - CSOG: Slab on Ground	1	Enclosed	R2.5	Timber
Entry	FR5 - CSOG: Slab on Ground	6.5	Enclosed	R2.5	Timber
Bedroom 3	FR5 - CSOG: Slab on Ground	7.2	Enclosed	R2.5	Carpet
Bedroom 3	FR5 - CSOG: Slab on Ground	11.3	Enclosed	R2.5	Carpet
Store	FR5 - CSOG: Slab on Ground	3.4	Enclosed	R2.5	Carpet
Laundry	FR5 - CSOG: Slab on Ground	4.8	Enclosed	R2.5	Tiles
Bath	FR5 - CSOG: Slab on Ground	8.8	Enclosed	R2.5	Tiles
Bedroom 2	FR5 - Timber Lined	11.2	Enclosed	R2.5	Carpet
ENS	FR5 - Timber Lined	5.9	Enclosed	R2.5	Tiles
Bedroom 1	FR5 - Timber Lined	28.1	Enclosed	R2.5	Carpet
Study	FR5 - Timber Lined	3.8	Enclosed	R2.5	Carpet
Stair	FR5 - Timber Lined	4.7	Enclosed	R2.5	Carpet

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Kitchen/Living/D- ining	FR5 - Timber Lined	R2.5	No
Kitchen/Living/D- ining	Plasterboard	R0.0	No
Kitchen/Living/D- ining	Plasterboard	R6.0	No
Entry	Plasterboard	R6.0	No
Entry	FR5 - Timber Lined	R2.5	No
Bedroom 3	FR5 - Timber Lined	R2.5	No
Bedroom 3	Plasterboard	R6.0	No
Store	FR5 - Timber Lined	R2.5	No
Laundry	FR5 - Timber Lined	R2.5	No
Bath	FR5 - Timber Lined	R2.5	No

*Refer to glossary.

Bedroom 2	Plasterboard	R6.0	No
ENS	Plasterboard	R6.0	No
Bedroom 1	Plasterboard	R6.0	No
Study	Plasterboard	R6.0	No
Stair	Plasterboard	R6.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Kitchen/Living/Dining	1	Exhaust Fans	100	100	Sealed
Bath	1	Exhaust Fans	300	300	Sealed
ENS	1	Exhaust Fans	300	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Ceil: Ceiling	0.0	0.5	Medium
Cont:Attic-Continuous	0.0	0.6	Dark
Cont:Attic-Continuous	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
No Data Available				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

*Refer to glossary

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

STORM Rating Report

TransactionID: 0
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 10 Greig Street

Seddon
VIC 3011
Assessor:
Development Type: Residential - Multiunit
Allotment Site (m2): 159.00
STORM Rating %: 108

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 RWT roof area	114.40	Rainwater Tank	2,000.00	3	120.40	87.00
Pathway	13.70	None	0.00	0	0.00	0.00

Date Generated: 17-Feb-2025 Program Version: 1.0.0

Rainwater Tanks

Stormwater Sensitive Homes

How does a rainwater tank help protect our local streams?

Most people install a rainwater tank primarily to harvest stormwater from their roof and conserve their mains water use. In addition to conserving water, a rainwater tank also helps treat stormwater and protect local streams from high storm flows by reducing the volume of stormwater and quantity of pollutants coming from a house block that would otherwise be delivered to the local stream.

What do I use my tank water for?

Garden irrigation, laundry and toilet flushing consume much of our home water use. In most cases these uses do not require the water to be of drinking quality standard that is provided by mains water. By plumbing your rainwater tank to your toilet or laundry and substituting these mains water needs with the rainwater harvested from your roof, you can conserve mains water whilst reducing the amount of stormwater that enters our streams.

A typical home uses approximately 250,000 litres of water each year.

MelbourneWater

Melbourne Water 131772
Melbourne Water Corporation, PO Box 4342, Melbourne Victoria 3001

Rainwater Tanks

Stormwater Sensitive Homes

Why can't I use my rainwater tank for my garden alone?

So that your tank is not too full to collect rainwater when it rains, you need to be consistently using your tank water all year round.

If tank water is used for your garden alone, your tank will remain full and unused during the winter months when your garden does not require watering. With a full tank, your capacity to capture and store the regular winter rainfall and thus benefit the local waterway is significantly reduced.

By plumbing your rainwater tank to your toilet or laundry, your tank water is used consistently all year round allowing rainfall to refill the tank more often especially in winter. This ultimately reduces the volume of stormwater that is delivered to the stream and the quantity of pollutants that are washed with it.

The Victorian Government has recognised the importance of plumbing your tank to your toilet and offers a cash rebate for the installation of connected rainwater tanks (www.dse.vic.gov.au). In addition, a 5 star energy standard has been introduced that requires a connected 2000Lt rainwater tank or solar hot water service to be installed in all new houses and apartments (class 1 and 2 buildings). (www.buildingcommission.com.au).

How do I choose a rainwater tank?

The most important thing to consider when choosing a rainwater tank is to first identify what you want from your rainwater tank. The size and type of rainwater tank you choose will vary depending on your homes water needs and the reliability you seek from your rainwater tank supply. There are a number of factors that may influence this and the following questions should be considered when planning your tank installation:

- what is the water demand of your home?
- how many people are living in your home?
- what is your intended use of rainwater?
- what reliability do you want from your tank?
- what is the total area of roof draining into your tank?
- what is average rainfall of your area?
- do you need extras like a pressure pump, the ability to top up your tank with drinking water, a backflow prevention device or a first flush device?
- are the materials used on your roof suitable to collect rainwater?
- are there physical constraints of your property that may influence the type of rainwater tank you need?

Once you know how much water you can collect and how much water you are going to use then a tank size can be selected to provide the reliability of water supply that you need.

Types of rainwater tanks

Rainwater tanks come in a variety of materials, shapes and sizes and can be incorporated into building design so they don't impact on the aesthetics of the development. They can be located above ground, underground, under the house or can even be incorporated into fences or walls.

There are three main tank systems to consider and a variety of materials to choose from. Features of these are outlined below and in the pictures above:

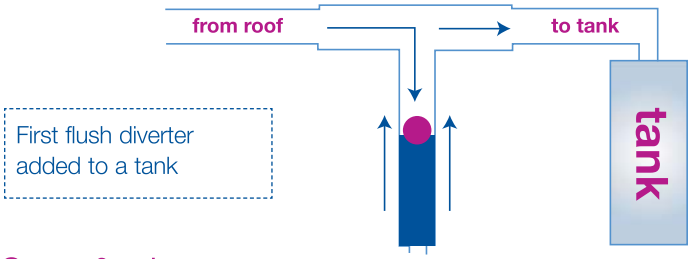
Tank systems:

Gravity Systems - rely on gravity to supply rainwater to the household and the garden by placing the tank on a stand at height.

Dual Supply Systems - top your rainwater tank with mains water when tank level is low ensuring reliable water supply.

Pressure Systems - use a pump to deliver rainwater to household and garden fixtures.

To reduce the amount of sediment and debris entering a tank, mesh screens and 'first flush diverters' can be fitted. A screen will filter large debris such as leaves and sticks while 'first flush diverters' store the 'first flush' of the rainfall that carries the sediment and other pollutants initially washed from your roof (see figure below).



Costs & rebates

Costs of installing a tank vary however a standard 2000Lt tank or bladder will cost around $1000.

Additional plumbing and/ or.....

- Above ground tanks cost approximately $250 for a 500 litre tank.
- Below ground tanks cost between $300-$600 per 1000 litres of storage
- The costs of pumps start from $200.

Additional plumbing and/or excavation costs vary on intended use, pipe layout, materials and site accessibility.

The Victorian Government offers a total rebate of $300 for the installation of a rainwater tank that is plumbed to toilet and connected by a licensed plumber. For further details refer to the Department of Sustainability and Environment website www.dse.vic.gov.au.

For more information:

Melbourne Water's Water Sensitive Urban Design Website: www.wsud.melbournewater.com.au

Municipal Association of Victoria Clearwater Program: www.clearwater.asn.au

Water Sensitive Urban Design in the Sydney Region: www.wsud.org

Urban Stormwater Best Practice Environmental Management Guidelines, Victorian Stormwater Committee, CSIRO publishing, 1999.

WSUD Engineering Procedures: Stormwater, Melbourne Water, 2005.

Delivering Water Sensitive Urban Design: Final Report of Clean Stormwater – a planning framework, ABM, 2004.

Amber Organisation
www.amberorg.com.au
1800 022 363

Amber

Zane Thompson
C/- Mitch Hunt
Miall Architecture

Ref: 1163
06 February 2025

Issued via email: **mitchmiall@live.com**

Dear Zane

Residential Development – 10 Greig Street, Seddon
Car Parking Demand Assessment

Amber has been engaged to review the traffic and parking impacts of the proposed residential development at 10 Greig Street, Seddon. The site is currently vacant and the proposal involves the construction of a two-storey three-bedroom dwelling. We understand no car parking is proposed on-site (as requested by Council), and a Car Parking Demand Assessment is required by Clause 52.06-7 of the Maribyrnong Planning Scheme to address the parking reduction against the statutory car parking requirement.

1. Existing Conditions

1.1 Site and Surrounds

The site is located on the western side of Greig Street approximately 50 metres south of Charles Street.

The site and immediate surrounding area are zoned NRZ1 – Neighbourhood Residential Zone – Schedule 1 – and are predominantly occupied by residential use. Land further north is zoned C1Z – Commercial 1 Zone and is associated with commercial tenancies.

The site is currently unoccupied and has no vehicular access to the road network. The site has a total area of 158 sqm and a frontage of approximately 6.1 metres to Greig Street.

1.2 Road Network

Greig Street is a municipal local road which operates in a north-south alignment between Charles Street (north) and its termination south of Hotham Street. It has a carriageway width of approximately 8.0 metres which accommodates two-way vehicle movement and 1P restricted kerbside parallel parking on both sides in the vicinity of the site. Further south of the site, kerbside parallel parking is 2P restricted on the east side and unrestricted on the west side. A speed limit of 40 km/hr applies and concrete footpaths are provided on both sides.

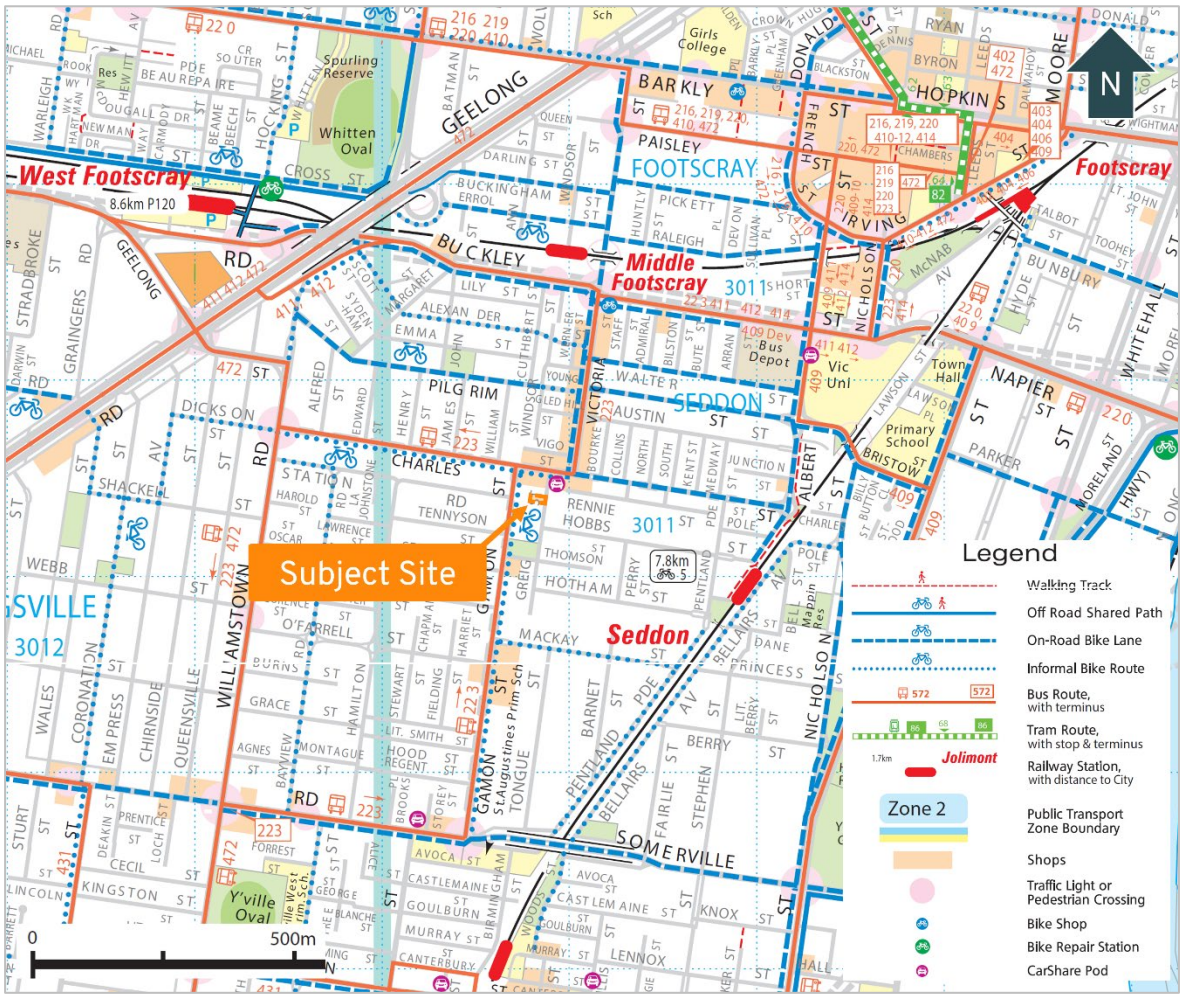
Charles Street is a municipal collector road which operates in an east-west alignment between Nicholson Street (east) and Williamstown Road (west). It has a carriageway width of approximately 13.0 metres which accommodates one lane of traffic in each direction, a central median, an informal bike route in each direction and a combination of 1/4P, 1P, and 2P restricted kerbside parallel parking on both sides. A speed limit of 40 km/hr applies and concrete footpaths are provided on both sides.

Hobbs Street is a municipal local road which operates in a general east-west alignment between Charles Street (east) and Greig Street (west). It has a carriageway width of approximately 8.0 metres which accommodates two-way vehicle movement and kerbside parallel parking on both sides. In the vicinity of the site, the kerbside parallel parking is 2P restricted on the north side and unrestricted on the south side. A speed limit of 40 km/hr applies and concrete footpaths are provided on both sides.

1.3 Alternative Transport

The site has excellent access to the public transport network via nearby train and bus services, as outlined in Figure 1.

Figure 1: Sustainable Transport Map



Source: Maribyrnong TravelSmart Map

Middle Footscray Station is located 600 metres walking distance north of the site and provides train services on the Sunbury Line between the Melbourne CBD and the suburb of Sunbury. Services at this station typically operate between 5:00am and 12:00am on weekdays, and 24/7 on Friday nights and weekends.

Seddon Train Station is also located 600 metres walking distance, to the east of the site. It provides train services on the Werribee and Williamstown Lines between the Melbourne CBD and the suburbs of Werribee and Williamstown, respectively. Services at this station typically operate between 5:00am and 12:00am on weekdays, and 24/7 on Friday nights and weekends.

Several bus stops are located within 400 metres walking distance of the site which serve bus route 223 (Yarraville – Highpoint SC), with the nearest bus stop located approximately 90 metres northeast of the site. Services operate between 6:15am and 11:45pm on weekdays approximately every 15-20

minutes, between 6:00am and 12:15am on Saturdays approximately every 15-26 minutes and between 7:00am and 11:15pm approximately every 20-30 minutes on Sundays.

The site has excellent access to cycling facilities, with an informal bike route located along Charles Street which connects with several on-road bike lanes and off-road shared paths located in the greater area. Footpaths are generally provided on both sides of all roads in the vicinity of the site.

2. The Proposal

It is proposed to construct a two-storey three-bedroom dwelling on the site, which is currently vacant. No car parking is proposed on-site, which is understood to be at the request by council.

3. Car Parking Assessment

3.1 Planning Scheme Car Parking Requirement

The number of car parking spaces required for various land uses is listed under Table 1 of Clause 52.06-5 of the Planning Scheme. The site is located within the PPTN and as such, the Column B rates are applicable. Application of the relevant rates is provided in Table 1.

Table 1: Planning Scheme Car Parking Requirement

Use	No.	Car Parking Rate	Car Parking Requirement	Car Parking Provision
Three-bedroom dwelling	Original	*2 spaces to each three or more-bedroom dwelling*	2 spaces	0 spaces
Residential visitors	1 dwelling	*No requirement*	0 spaces	0 spaces
Total			**2 spaces**	**0 spaces**

The statutory car parking requirement is two resident spaces. No spaces are proposed on-site for the proposed dwelling. Therefore, the proposal seeks a car parking reduction of two spaces against the Planning Scheme requirement.

An application to reduce the number of car parking spaces required under Clause 52.06 must be accompanied by a Car Parking Demand Assessment. A Car Parking Demand Assessment and the appropriateness of a reduction of on-site car parking are discussed in the following sections.

3.2 Car Parking Demand Assessment

Clause 52.06-7 sets out the factors to be considered when preparing a Car Parking Demand Assessment. The relevant factors applicable to the proposal include:

- Availability of public transport in the locality.
- Convenience of pedestrian and cyclist access to the site and the provision of bicycle parking and end of trip facilities for cyclists.
- Anticipated car ownership rates of occupants.

The following provides a review of the above factors for the proposed dwelling with no on-site car parking spaces.

3.2.1 Availability of Public Transport and Access for Pedestrians and Cyclists

The site benefits from excellent access to public transport which can be seen in Figure 1. The following services are provided withing walking distance:

- Middle Footscray Train Station, located 600 metres walking distance north of the site;
- Seddon Train Station, located 600 metres walking distance east of the site; and
- Bus Route 223, with the nearest bus stop located 90 metres walking distance northeast of the site.

The site has excellent access to active transport facilities. There are informal bike routes along Charles Street and Gamon Street as well as on-road bicycle lanes in the nearby area, including along Buckley Street, Pilgrim Street and Somerville Road. These facilities link the site to nearby activity centres and surrounding local government areas.

It is concluded that the alternative transport modes detailed above are able to be utilised by future users of the site in order to reduce the reliance on private vehicle use.

3.2.2 Anticipated Car Ownerships Rates of Occupants

The proposed dwelling provides three bedrooms and is proposed to have no on-site parking provision.

It is acknowledged that car ownership is influenced by various factors and many households have one vehicle or do not own a vehicle. Amber has undertaken a review of car ownership statistics obtained from the 2021 Census database provided by the Australian Bureau of Statistics (ABS). The review has been completed for occupied three-bedroom dwellings within the suburb of Seddon and city of Maribyrnong, which can be seen in Table 2.

Table 2: Car Ownership Data – 2021 Census

Type of Dwelling	No. of Vehicles	Suburb of Seddon	City of Maribyrnong LGA
Three-bedroom dwellings	**0 vehicles**	**7.6%**	**8.0%**
	1 vehicle	52.2%	44.0%
	2 vehicles	33.7%	37.2%
	3 or more vehicles	6.6%	10.8%

The above data indicates that 8% of three-bedroom dwellings in Seddon and Maribyrnong own no vehicle.

Therefore, it is evident that there is some demand for three-bedroom dwellings with no car spaces within Seddon and the city of Maribyrnong. Importantly, when purchasing or renting a dwelling, residents will be aware of the lack of on-site car parking provided.

3.2.3 Summary

The Car Parking Demand Assessment indicates that there is some demand for three-bedroom dwellings with no car spaces in this locality, and there is excellent access to public and active transport modes. Notwithstanding, a review has been undertaken against the decision guidelines of Clause 52.06-7 of the Planning Scheme for completeness.

3.3 Appropriateness of Parking Reduction

3.3.1 Local Planning Policy

There are local and state-wide policies which support lower car parking provisions in developments with access to alternative transport modes, such as the subject site. The proposal supports the objectives of documents such as *Parking Management Policy 2017* and *Plan Melbourne 2050* by providing lower car parking rates in a location with access to sustainable transport modes and everyday services.

3.3.2 Availability of On-Street Parking

To determine the availability of public on-street car parking near the site, aerial photographs have been utilised.

The aerial survey reviewed the on-street parking demands along both sides of Greig Street, Charles Street, and Hobbs Street where parking is permitted within 100 metres from the site boundary, including the site frontage. In the survey area, a total of 56 car parking spaces are provided on-street. 46 of these spaces are restricted to either 2P, 1P or 1/4P. 10 of these car parking spaces are unrestricted.

The results of the survey are presented within Table 3.

Table 3: Parking Survey Utilising Aerial Photographs

Date (Time)	Unrestricted Parking Demand	Unrestricted Parking Availability	Restricted Parking Demand	Restricted Parking Availability
Sunday 1 December 2024 (2:00pm)	7	3	33	13
Wednesday 9 October 2024 (11:20am)	9	1	20	26
Sunday 4 August 2024 (9:47am)	10	0	35	11
Tuesday 23 July 2024 (10:23am)	7	3	26	20
Thursday 16 May 2024 (12:10pm)	8	2	28	18
Average	**8**	**2**	**28**	**18**

The survey results indicate the on-street parking with 100 metres of the site experiences a moderate to high parking demand, however there is readily available on-street parking which could be utilised by future users of the site.

3.3.3 Practicality of Providing Car Parking On-site

The lot has a total area of 158 sqm and a frontage of approximately 6.1 metres. Given the small lot size (less than 300 sqm), the large building footprint of the dwelling relative to the lot size and the limited frontage, it is not considered practical to provide car parking on-site as part of the proposal. Additionally, if car parking were to be provided on site, it would require the removal of one or two on-street parking spaces to facilitate the crossover.

3.3.4 Access to Alternative Transport Modes

As discussed in Section 3.2.1, the site has excellent access to sustainable transport modes, including public transport services and active transport facilities. The site is highly walkable with many everyday services located within a short walk from the site, including along Charles Street where a supermarket, several restaurants/cafes, and various shops are located. The level of access to alternative transport modes supports the reduced car parking provision and provides residents an alternative to private vehicle use.

3.3.5 Summary

It is concluded that the car parking reduction is appropriate as the site has excellent access to public transport and active transport facilities, reducing the reliance on private vehicle use.

A review of 2021 ABS data indicates there is some demand for three-bedroom dwellings in this location with no car spaces. The car parking reduction is further supported by local and state policies, which promote lower car parking provisions in developments with access to alternative transport modes, such as the proposal. It is also considered impractical to provide on-site parking due to the small lot size and required removal of on-street parking.

On the basis of the reasons discussed above, the proposed level of car parking is suitable for the nature and scale of the proposed development, and the proposal is not expected to result in unreasonable parking impacts in the surrounding area.

4. Conclusion

It is proposed to construct a three-bedroom dwelling located at 10 Greig Street, Seddon, with no car parking spaces on-site. Based on the above, the following conclusions are provided:

- The proposal generates a parking requirement of two car parking spaces under Clause 52.06 of the Planning Scheme. The lack of on-site parking provision results in a shortfall of two spaces against the requirements of the Planning Scheme.
- The reduction of two spaces is considered appropriate as the Car Parking Demand Assessment concludes that the site has excellent access to public transport services as well as pedestrian and cyclist facilities within the vicinity of the site, which provide an alternative to private vehicle use.
- There is some demand for three-bedroom dwellings with no car spaces in this locality.
- The proposal meets the objectives of Council's Local Policies and Plan Melbourne, which seek to reduce the reliance on private motor vehicle use.
- In the event that the proposal generates an on-street parking demand, there is spare capacity in the nearby area to accommodate it.
- It is considered impractical to provide parking on-site due to the small lot size and the required removal of on-street parking.

If you have any questions, please feel free to contact the undersigned.

Yours sincerely
Amber Organisation

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