| Melinda Reid   |  | accordance with the direction of the Victorian Civil and           |  |  |
|----------------|--|--|--|--|
| From:<br>Sent: | Matthew Stone <mstone@besthoo<br>Wednesday, 19 July 2023 3:18 PM</mstone@besthoo<br> | Administrative Tribunal in the matter of<br>아란순재가.Řěf.P876/2023 ." |  |  |
| То:            | Boroondara   |  |  |  |
| Cc:            | Jun Yu   |  |  |  |
| Subject:       | Service on Council   VCAT Reference<br>230583)                                       | e No. P876/2023   322-324 High Street, Ashburton (BH               |  |  |
| Attachments:   | Letter to Council Encl. Satetement o   | f Service.pdf  |  |  |

Dear Madam,

Please see **attached** correspondence in respect of the above proceeding. The link referenced therein is extracted below for ease:

### B. Service on Council

Kind regards,

Matthew Stone Paralegal

**T** 03 9691 0216

- E mstone@besthooper.com.au
- A Level 12, 10 Queen Street Melbourne, Victoria, 3000

BEST HOOPER

Victoria's Property, Planning and Land Development Advisory Law Firm

### Latest News

Review of valuation of land for properties encumbered by heritage overlays

**Warning:** To minimise the risk of cyber fraud, we will always require verbal verification of bank account details prior to any transfer. You should not transfer funds to us or any third party without first obtaining verbal verification of the correct bank account details. **Disclaimer:** The content of this e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you have received this communication in error please notify the author immediately and be aware that forwarding it, copying it, or in any way disclosing its content to any other person, is strictly prohibited.

These plans/documents are available for viewing in

| Melinda Reid   |  | accordance with the direction of the Victorian Civil and       |
|----------------|--|--|
| From:<br>Sent: | boroondara@boroondara.vic.gov.a<br>Wednesday, 19 July 2023 3:18 PM | Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ." |
| То:            | Matthew Stone  |  |
| Subject:       | Auto Response: RE Service on Coun<br>Ashburton (BH 230583)         | ncil   VCAT Reference No. P876/2023   322-324 High Street,     |

Hello

Thank you for your email to the City of Boroondara, your enquiry will be forwarded to the relevant team for the appropriate action.

This is an automated email, so if you're letting us know about something that might be unsafe or hazardous please call us on 9278 4444 any time of day or night, and we can respond urgently if needed.

Otherwise, you can expect a response from us within 10 business days to let you know the next steps.

Kind Regards,

#### **Boroondara Customer Connect**

8 Inglesby Rd, Camberwell, 3124 (03) 9278 4444

boroondara@boroondara.vic.gov.au www.boroondara.vic.gov.au



The City of Boroondara acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners and original custodians of this land, and we pay our respects to their Elders past and present.

From: mstone@besthooper.com.au Sent: 19/07/2023 3:17:56 PM +10:00 To: boroondara@boroondara.vic.gov.au Subject: Service on Council | VCAT Reference No. P876/2023 | 322-324 High Street, Ashburton (BH 230583) Dear Madam,

Please see **attached** correspondence in respect of the above proceeding. The link referenced therein is extracted below for ease:



Kind regards,

#### Matthew Stone Paralegal

**T** 03 9691 0216

×

- E mstone@besthooper.com.au
- A Level 12, 10 Queen Street Melbourne, Victoria, 3000

×

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

**Warning:** To minimise the risk of cyber fraud, we will always require verbal verification of bank account details prior to any transfer. You should not transfer funds to us or any third party without first obtaining verbal verification of the correct bank account details. **Disclaimer:** The content of this e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you have received this communication in error please notify the author immediately and be aware that forwarding it, copying it, or in any way disclosing its content to any other person, is strictly prohibited.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

Contact details: City of Boroondara 8 Inglesby Road, Camberwell, Victoria, Australia 3124 Telephone: 03 9278 4444 Facsimile: 03 9278 4466 Website: www.boroondara.vic.gov.au Email: boroondara@boroondara.vic.gov.au

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering. <u>https://www.mailguard.com.au/mg</u> Contact: Direct line: Email: Principal: Our Ref: Jun Yu 03 9691 0254 jyu@besthooper.com.au Tania Cincotta TC:JY:230583

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ." **BEST HOOPER** 

LAWYERS

19 July 2023

Boroondara City Council 8 Inglesby Road CAMBERWELL VIC 3124

By email only: <u>boroondara@boroondara.vic.gov.au</u>

Dear Sir/Madam,

VCAT Reference No. P876/2023 Planning Permit Application No. PP16/01006 322-326 High Street Ashburton VIC 3147

We act for the Applicant for Review/Permit Holder in the above proceeding.

As directed by the Tribunal pursuant to order dated 17 July 2023, please find **enclosed** (via the link below), by way of service, the following:

- 1. Application for Review pursuant to Section 87A(2)(a) of the *Planning and Environment Act* 1987 (Vic); and
- 2. Tribunal Order dated 17 July 2023.

https://besthooper.sharepoint.com/:f:/s/Planning/Emlq3\_Tw1S9NmYzKjwGxaTMB2M2eD0ss\_aicwwdLREQZqA?e=awTuaf

We draw your attention to order 5 and respectfully request you provide such information to our office on or before **28 July 2023**.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully

**BEST HOOPER** 

Jun Yu Senior Associate

Enc.

#### Best Hooper Pty Ltd

Level 12, 10 Queen Street Melbourne VIC 3000 PO Box 306 Collins Street West VIC 8007 T +61 3 9670 8951

www.besthooper.com.au ACN 137 307 692

### APPLICATION BY A PERMIT HOL CANCEL OR AMEND A PERMIT

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These plans/documents a

VCAT Directed Pla

in

**Civ**il and

toniviewinc tribunal

VCAT reference number (Office use only):

### WHAT YOU CAN APPLY FOR

If you are a permit holder, owner or occupier of land, or someone entitled to use or develop land, you can apply to cancel or amend a permit under section 87 or 87A of the Planning and Environment Act 1987.

An application to amend a permit can only be made under section 87A if the permit, or a previously amended permit, was issued at VCAT's direction.

### WHAT DO YOU WANT VCAT TO DO?

### 1. What do you want VCAT to do?

Amend a permit

2. Which section of the Planning and Environment Act 1987 are you applying under?

Section 87A(2)(a) of the Planning and Environment Act 1987 - Application by the owner or occupier of the land concerned to cancel or amend a permit issued at the direction of the Tribunal

### WHO IS MAKING THIS APPLICATION?

If there is more than one applicant, you can add joint applicant/s at the bottom of this page.

### 3. Who is making this application?

A company

4. Full name of the individual, body corporate, company or authority making this application.

Ashburton Blossom Pty Ltd

### 5. Are you?

- $\boxtimes$  Owner of the land
- Occupier of the land
- Person entitled to use or develop the land
- 6. Do you wish to be identified as a person of Aboriginal and/or Torres Strait Islander descent?

No

### 7. What is your address?

This will be the address VCAT uses to correspond with you. It must be an address in Victoria. If you have a representative, we will send all our notices to your representative's address instead.

| Street address | 448 Heidelberg Road |       |     |          |      |
|----------------|---------------------|-------|-----|----------|------|
|                |                     |       |     |          |      |
| Suburb         | Fairfield           | State | VIC | Postcode | 3078 |

|                    |                    | VCAT Directed Plane                                      |
|--------------------|--------------------|--|
| Phone numb         | oer (03) 9690 0254 | VCAT Directed Flams                                      |
|                    |                    | These plans/documents are available for viewing in       |
| Email              |                    | accordance with the direction of the Victorian Civil and |
|                    |                    | Administrative Tribunal in the matter of                 |
| 8. Is this a joint | application?       | VCAT:Ref.P876/2023 ."                                    |
| No                 |                    |  |

No

### IS SOMEONE REPRESENTING YOU?

If you nominate a representative, we will send all our correspondences to your representative's address instead of your address. It must be an address in Victoria.

### 9. Is someone representing you? If No, skip to Question 11.

|     | Yes   |       |              |        |           |       |     |          |      |
|-----|---|-------|--------------|--------|-----------|-------|-----|----------|------|
| 10. | 10. Details of your representative:                   |       |              |        |           |       |     |          |      |
|     | Organisation name (if applicable) Best Hooper Lawyers |       |              |        |           |       |     |          |      |
|     | Full name of representative Tania Cincotta & Jun Yu   |       |              |        |           |       |     |          |      |
|     | Street addre  | ess   | Level 12, 10 | Quee   | en Street |       |     |          |      |
|     | Suburb  | Melbo | ourne        |        |           | State | VIC | Postcode | 3000 |
|     | Phone num   | ber   | (03) 9691 02 | 254    |           |       |     |          |      |
|     | Email   |       | jyu@bestho   | oper.c | com.au    |       |     |          |      |

### ABOUT THE PERMIT TO BE AMENDED OR CANCELLED

### 11. Address of the land the permit relates to:

322 - 326 High Street, Ashburton VIC 3147

### 12. Permit number:

PP16/01006

### 13. Date the permit was issued:

18/08/2017

### 14. If relevant, date the permit was previously amended:

12/04/2018

### **15. Name of responsible authority:**

Boroondara City Council

**16. If relevant**, the name of any referral authority that was required to be given a copy of the application for the permit or application to amend the permit:

Head, Transport for Victoria Regional Roads Victoria

17. Was the permit, or previously amended permit, vs seed at the Direction of the Victorian Civil and Administrative Tribunal in the matter of

18. If yes, what was the VCAT reference numter (and the strend and the strend and

P2008/2017 - Ashburton Blossom Pty Ltd v Boroondara CC [2018] VCAT 433

### 19. When does the permit expire?

18/08/2023

20. Do you want to cancel the permit as a condition in another permit?

No

### 21. What is the development's estimated cost (s87A applications only)?

The estimated cost determines the application fee you must pay. For more details, go to <u>www.vcat.vic.gov.au/planningfees</u>.

Enter the cost in dollars. Do not include commas (,), nor the dollar sign (\$). \$14,000,000.00

# 22. If you are applying under section 87 of the *Planning and Environment Act 1987*, do you believe that you are adversely affected by any of the following?

- $\Box$  a material mis-statement or concealment of fact about the permit application
- $\hfill\square$  any substantial failure to comply with conditions of the permit
- $\hfill\square$  any material mistake in the grant of the permit
- □ any material change in circumstances
- $\Box$  any failure to give notice

□ any failure to comply with section 55, 61(2) or 62(1) of the *Planning and Environment Act 1987* 

### 23. Why do you want the permit cancelled or amended?

See attached "grounds of application to amend"

## 24. Give the name and address of other persons who may have an interest in the outcome of this application.

If you need more space, attach another document. You can add any attachments at the bottom of this form.

| Name | Email | Address | Phone number |
|------|-------|---------|--------------|
|      |       |         |              |
|      |       |         |              |
|      |       |         |              |

| Name | Interest |
|------|----------|
|      |          |

### HEARING ARRANGEMENTS

VCAT Directed Plan

List. You can also ask for a practice day hearing pAprolinistanti hearth will be creative it of appropriate to grant your request.

in You can ask to have your case heard in the Major acases are event to the raises of the hard of the horizon of t VCAT:Ref.P876/2023 ."

Find out more about the Major Cases List and Short Cases List.

### 25. Are you applying for any of the following? If you select Short Cases List, skip to Question 27.

- ☑ Major Cases List (section 87A only)
- □ Short Cases List (section 87A only)

### 26. Are you applying for a practice day hearing or preliminary hearing?

None

If you selected practice day hearing or preliminary hearing, explain why you want this below:

### 27. Tell us if there is anything else you want us to consider when we arrange a hearing.

For example, provide details of any related current VCAT cases or ask for the hearing to take place at a specific VCAT venue.

### PRESENTING YOUR CASE

#### 28. How much time will you need to present your entire case at a final hearing? Estimate the time you need to present, including time needed by any expert witnesses you will call.

3.00 hours minutes

### 29. How many expert witnesses will you call?

1

### 30. List the areas of expertise for your expert witnesses.

Planning

### **HEARING ASSISTANCE**

If you are concerned about being in the same room as someone who will attend the hearing, we can make special arrangements to ensure your safety.

We can also arrange to have an interpreter for anyone who needs to attend the hearing or Pasians people with disability (eg. hearing loops).

These special arrangements are free.

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref P876/2023.

## 31. Does anyone attending the hearing need an interpreter 376/2023 ."

No

If yes, tell us who needs an interpreter and in what language/dialect:

### 32. Does anyone attending the hearing require any other type of special assistance?

E.g. Hearing loop, wheelchair access, additional arrangements for personal safety.

If yes, tell us who needs any other type of special assistance and what they require:

### ACKNOWLEDGEMENT

By completing this application, I understand and acknowledge that:

In To the best of my knowledge, all information provided in this application is true and correct.

⊠ It is an offence under section 136 of the *Victorian Civil and Administrative Tribunal Act* 1998 to knowingly give false or misleading information to VCAT.

Full name of person completing this form:

Jun Yu - Best Hooper Lawyers

Date of acknowledgement:

10/07/2023

### ATTACH THESE DOCUMENTS TO YOUR APPLICATION

You must attach the following:

- Copy of the title to the land, of not more than 14 days old
- Copy of the permit and a tracked-changed version of amendments asked for, if relevant
- Copy of the current endorsed plans, if relevant
- Copy of the proposed amended plans highlighting changes proposed, if relevant
- Copy of the permit that contains a condition requiring the cancellation or amendment of the permit, if relevant
- Copy of the VicPlan Planning Property Report that details the planning controls that apply to the land (such as zoning and overlays) and whether the land is in an area of Aboriginal Cultural Heritage Sensitivity or is identified as being bushfire prone

 If a cultural heritage management plan (CHMP required, attach the approved CHMP These

# MP Under the Aborginar Henrige Act 2008 is

- required, attach the approved CHMP
  If a cultural heritage management plan (CHMP) Cancer MEDAborgina Cheritage back book in the integration of the required, attach a certified prelimina of the reasons about why a CHMP is not required.
  Aborginal heritage consultant
- Copy of the VCAT decision relating to the permit, if relevant.

In addition to the above, please attach any other documents in support of your application.

Keep a copy of these documents for your records.

### Attachments to this application:

| Title                  | File Name                  |
|------------------------|----------------------------|
| Cover letter and index | Cover letter and index.pdf |

### Large files

For any file larger than 128MB a sharing link is required. Please list (by line) the name of each file that is bigger than 128MB followed by the hyperlink.

https://besthooper.sharepoint.com/:f:/s/Planning/EIHZ0wd\_c49MrtSrOp\_ck3cBDs0AM1yd\_ljVNmH5 rQVdaw?e=DoeF63

### ABOUT VCAT FEES

VCAT fees are charged according to three levels:

- **corporate fees** for businesses and companies with a turnover of more than \$200,000 in the previous financial year, corporate entities and government agencies
- **standard fees** for individuals, not-for-profit organisations, and small businesses and companies with a turnover of less than \$200,000 in the previous financial year. Companies must provide a statutory declaration to support this claim
- concession fees for people who hold the Australian Government Health Care Card. You must provide a copy of your card with your application. We do not accept Pensioner Concession Cards or Department of Veteran Affairs health cards.



To find out if you need to pay an application fee and how much it costs, go to www.vcat.vic.gov.au/fees.

### Which fee category are you applying for?

Corporate

### FEE RELIEF

We can reduce or not charge (waive) a VCAT fee in certain circumstances.

Some people are automatically entitled to a full fee wave. You can about the fee would cause you financial hardship. For more in accordance with the direction of the Victorian Civil and

If you are applying for fee relief, complete the Fee Administrative Wind the ist and applicant seeking a fee waiver or reduction, each applicant must a separate form for your fee waiver application to be assessed.

### Are you applying for fee relief?

No

### WHAT HAPPENS NEXT

If you have provided your email address, you will shortly receive an email from us with instructions about next steps including how to make payment (if applicable). If you have not provided an email address and payment is required, VCAT will contact you by telephone about making payment.

After we receive your application and open a VCAT case, we will send you and all other parties an order setting out what happens next, including dates to come to VCAT. The order will tell you the venue, time and date you must go to VCAT.

The order will also have your VCAT reference number. The number starts with 'P' and ends with the year the application was lodged (eg. P1/2020). Quote the reference number in all correspondences and documents about your case.

Contact us if you do not hear from us within two weeks of submitting your application.

### NEED HELP WITH YOUR APPLICATION?

If you have any questions about completing this form, contact our Customer Service team:

- email admin@vcat.vic.gov.au
- call 1300 01 8228 (1300 01 VCAT) between 9 am and 4.30 pm Monday to Friday
- go to the Victorian Civil and Administrative Tribunal, Ground Floor, 55 King Street, Melbourne VIC 3000. We are open Monday to Friday from 8.30 am to 4.30 pm.

### PRIVACY INFORMATION

For a copy of VCAT's privacy statement, go to www.vcat.vic.gov.au/privacy.

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUM ALibunal in the matter of

VCAT:Ref.P876/2023 ."

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO. P876/2023 PERMIT NO.PP16/01006

| APPLICANT             | Ashburton Blossom Pty Ltd                               |
|-----------------------|---|
| RESPONSIBLE AUTHORITY | Boroondara City Council                                 |
| REFERRAL AUTHORITY    | Head, Transport for Victoria<br>Regional Roads Victoria |
| SUBJECT LAND          | 322-326 High Street<br>ASHBURTON VIC 3147               |
| DATE OF ORDER         | 17 July 2023  |

### ORDER

### Hearings

1 This application is listed for a compulsory conference and a hearing as detailed below.

The in-person fixture(s) will be conducted at 55 King Street Melbourne. Details will be published in the law list late on the afternoon of the day prior to the hearing.

If there is any change to these details, the Tribunal will notify you.

**Compulsory Conference:** 

| Date and time | 17 October 2023<br>10.00 am – 1.00 pm |
|---------------|---------------------------------------|
| Conduct       | Online Platform                       |

| Major Cases Hearing: |                    |
|----------------------|--------------------|
| Date and time        | 24 January 2024    |
|                      | 10.00 am – 4.30 pm |
| Conduct              | In Person          |

The details of the online platform will be provided to the parties before the relevant fixture.

### What the applicant must do

- 2 By **21 July 2023** the applicant must give the following documents to the responsible authority:
  - a copy of the application and all attachments; and
  - any other material given to the Tribunal; and
  - a copy of this order.



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

- 3 By **3 August 2023** the applicant **Astroitist ative of the applicationation** accordance with the directions set out AT Repensive Available information received from the responsible authority in response to Order 5.
- 4 By **23 August 2023** the applicant must give to the Tribunal:
  - a completed statement of notice; and
  - a list of names and addresses of all persons and authorities who were notified; and
  - a sample of the letter sent with the documents; and
  - all other information required by the statement of notice.

If a statement of notice is not given to the Tribunal by **23 August 2023**, this application may be struck out. No reminder will be sent.

### What the responsible authority must do

- 5 By **28 July 2023**, the responsible authority must give the following to the applicant and the Tribunal:
  - the names and addresses of all relevant referral authorities;
  - the names and addresses of all persons it considers may have a material interest in the outcome of this application to amend a permit who should be given notice of the application; and
  - details of any other form of notice which should be given (such as the display of a sign on the land and/or publication of notice in the newspaper).
- 6 By **3 August 2023** the responsible authority must make available for inspection at its main office and display on its website a complete copy of the application and all attachments.
- By 2 August 2023 the responsible authority must give the information required by the Tribunal's Practice Notice PNPE2 Information from Decision Makers (PNPE2) to the Tribunal, unless this material has already been given in another related proceeding. The responsible authority must give a copy of the completed table of PNPE2 to the applicant. The attachments do not need to be given to the applicant.

### Statement of grounds

8 If you want to become a party and take part in this proceeding, you must complete a Statement of Grounds online at <u>www.vcat.vic.gov.au/respondplanning</u> and give a copy to the responsible authority and the applicant by **22 August 2023**.

(Note: you must also pay a fee. Information regarding fees is available at <u>www.vcat.vic.gov.au/fees</u>. A fee does not apply to referral authorities.)



### What all parties must do

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

- 9 No later than **5 business days** before the hearing, the parties must provide an electronic copy of their submissions and associated material (such as supporting documentation, case law and photographs) to the Tribunal and all parties. The copy for the Tribunal must be sent to <u>admin@vcat.vic.gov.au</u>
- 10 All expert evidence must be filed and served in accordance with the Tribunal's Practice Note PNVCAT2 Expert Evidence.

### Compulsory conference

11 All parties must attend the compulsory conference either in person or by a representative who has permission to settle the proceeding on their behalf.

(Note: See more information in Appendix B of this order).

- 12 No later than **10 business days** before the compulsory conference the applicant must give all parties a copy of any amended plans it wants to discuss or rely upon at the compulsory conference.
- 13 No later than **5 business days** before the compulsory conference the responsible authority must give the Tribunal and all parties a copy of draft permit conditions that may be discussed at the compulsory conference. A copy of the conditions must be brought to the compulsory conference in electronic Word format.
- 14 Any document to be relied on for the compulsory conference that is provided to the Tribunal must be clearly marked "For Compulsory Conference".

### Requests for procedural orders

15 Any request for procedural orders from the Tribunal must be made in writing and a copy must be given to all parties.

### What the applicant must do

By **3 October 2023**, the applicant must file with the Tribunal and serve on the parties a copy of any further extension of time approval obtained in respect of planning permit no. PP16/01006 or must otherwise request a practice day hearing to consider the future conduct of the proceeding.

Joel Templar Member



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and **HELP AND SUPBORT** Tribunal in the matter of

Information for all parties is available at the Tribunal's website"

www.vcat.vic.gov.au

For information about what happens after you make your application, visit <u>www.vcat.vic.gov.au/afterapplyplanning</u>

For information about responding to an application visit www.vcat.vic.gov.au/respondplanning

If you are not able to access the website, contact the Tribunal on 1300 01 8228 Monday to Friday 9.00am to 4.30pm to request a paper copy.

To find out about the Tribunal's support services such as interpreters, disability support and security, visit <u>www.vcat.vic.gov.au/support</u>



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref P576/2023."

### APPENDIX A

### HOW MUST THE APPLICANT GIVE NOTICE OF THIS APPLICATION?

This order requires the applicant to give notice of the application. Notice must be given to the following persons:

- the owner and occupier of the subject land,
- any persons who may have a material interest in the outcome of the application who are named in the application,
- any additional persons identified by the responsible authority in response to Order 5,
- all relevant referral authorities.

The notice must comprise the following

- o a copy of the application (the attachments do not need to be given),
- o a copy of this order,
- a description of the proposed changes to the permit, including details of the changes from the previous plans,
- o a letter that must:
  - explain that an application to amend a permit has been made to the Tribunal,
  - advise that a complete copy of the application, including amended plans, can be inspected at the main office of the responsible authority and on the responsible authority's website
  - advise that a copy of the amended plans and/or other attachments can be obtained by request from the applicant
  - specify the date in Order 8 as the date by which any Statement of Grounds form must be given to the Tribunal, to the responsible authority and to the applicant,
  - advise that they must provide a completed Statement of Grounds form in order to take part in the proceeding,
  - specify the date and time scheduled for the hearing
  - if applicable, include a statement identifying those matters within the application for which there is no right of review under section 82 of the *Planning and Environment Act 1987*.
- If the responsible authority has advised that a sign must be displayed on the land, this must be done by the date specified in Order 3. You must use the sign provided by the Tribunal and it must be completed to include all the required information. You must maintain the sign in good order and condition for not less than 14 days from the day it is put up on the land.
- If the responsible authority has advised that notice of the application must be published in a newspaper, this must be done within 7 days of the date specified in Order 3.

The sign displayed on the land and the notice published in the newspaper must:

- Explain that if a person wants take part in this proceeding, they must complete a Statement of Grounds form (available at <a href="www.vcat.vic.gov.au/respondplanning">www.vcat.vic.gov.au/respondplanning</a>) and specify that the completed Statement of Grounds form must be given to the Tribunal, to the responsible authority and to the applicant by the date specified in Order 8.
- Specify the date and time of the hearing as specified in Order 1.
- If applicable, set out those matters within the permit application for which there is no right of review under section 82 of the *Planning and Environment Act 1987*.

#### Dispute about notice

If the applicant disagrees with the responsible authority about the extent of notice to be given, or the responsible authority fails to give the information by the date specified in Order 5, the applicant may request an urgent practice day hearing to resolve the dispute.



**VCAT Directed Plans** hese plans/documents are available for viewing in corparce withit the direction of the Victorian Civil and doministrative Tribunal in the matter of

VCA Administrative Tribunal VCAT:Ref.P876/2023."

COMPULSORY CONFERENCE INFORMATION SHEET

### What is a compulsory conference?

A compulsory conference is a private meeting between the parties to the proceeding.

With the assistance of a Tribunal member the parties can explore options to reach an agreement on all or some of the matters in dispute. The parties should come with an open mind and flexibility in considering options that could resolve the case.

Unless all parties agree, evidence of anything said or done in the course of a compulsory conference (including any document provided to the Tribunal for the purpose of the compulsory conference) is not admissible in any hearing before the Tribunal in the proceeding.

More information about compulsory conferences is available on the Tribunal's website at <u>www.vcat.vic.gov.au</u> and in VCAT Practice Note PNVCAT4 – Alternative Dispute Resolution (ADR).

#### Requirement to attend compulsory conference

If you are a party, you **must** attend the compulsory conference in person or by a representative who has written permission to settle the proceeding on your behalf. If you do not attend, the matter may be resolved in your absence and you may be struck out as a party. If all the parties present at the compulsory conference agree, the Tribunal may make a final order or make other orders that may affect you in an adverse way.

The Tribunal may make any of the following orders under the Victorian Civil and Administrative Tribunal Act 1998:

- If you are the applicant, your application may be dismissed or struck out.
- If you are not the applicant, you may be struck out as a party. This means that you can take no further part in the proceeding, including the hearing.
- The matter may also be settled, approving the proposal with or without changes.
- You may be ordered to pay the costs of the other parties in certain circumstances.

#### Who may attend a compulsory conference?

Only parties to the proceeding may attend a compulsory conference.

A person is a 'party' to the proceeding if the person:

- lodged an objection to the planning application
- has given a completed Statement of Grounds form to the Tribunal by the due date and paid the fee
- has indicated in their Statement of Grounds form that they intend to participate in the hearing

The following persons are NOT a party to a proceeding:

- a person who did not lodge an objection to the permit application
- a person who did not give their Statement of Grounds form by the due date and/or did not pay the fee
- a person who has indicated on their Statement of Grounds that they do not intend to participate in the hearing



If you are not a party to the proceeding but wish to the scale of the stall at the stallad theor viewing in compulsory conference and ask the Tribunal to join you are party to the proceeding. Other parties will also be given the opportunity to tell the Tribunal will there they agree or disagree, about you being joined as a party. The Tribunal will then make a decision to join you as a party or not.

If you are not joined as party, you cannot take any further part in the compulsory conference and the Tribunal may make a final order or make other orders that may affect you in an adverse way.

A party who is struck out because they do not attend a compulsory conference cannot participate in any further compulsory conference or hearing.

#### What happens if agreement is reached at the compulsory conference?

If the parties present at a compulsory conference reach agreement, the Tribunal may make a final order to give effect to the agreement without a hearing being required. This can include allowing the proposal with or without changes.

#### What happens if agreement is not reached at the compulsory conference?

If parties present at the compulsory conference do not reach an agreement, a hearing date/s will be confirmed. An order will be issued by the Tribunal.

#### What happens if a partial agreement is reached at the compulsory conference?

If the parties reach agreement about some issues but not others, the hearing will proceed. If the parties present agree, the Tribunal may make an order that limits the issues to be considered at the hearing or specifies issues that will not be able to be considered. The Tribunal may also make further orders that restrict the ability of parties to raise any matters that were resolved at the compulsory conference.

#### What should you bring to the compulsory conference?

Parties should be come to the compulsory conference with a summary of their issues and solutions. This could include possible changes that could be made to the proposal in order to address your concerns or the concerns of other parties. The attached 'Summary of Issues and Solutions for a Compulsory Conference' may be used. The applicant for the permit should bring an extra copy of any relevant plans including elevations.

These plans/documents are available for viewing in accordance, with, the direction of the Victorian Civil and Administrative Theunal in the matter of VCATI: Ref. P876/2023."

### PLANNING AND ENVIRONMENT LIST SUMMARY OF ISSUES AND SOLUTIONS FOR A COMPULSORY CONFERENCE

VCA

| VCAT reference number | P876/2023                 |  |
|-----------------------|---------------------------|--|
| Applicant             | Ashburton Blossom Pty Ltd |  |
| Responsible authority | Boroondara City Council   |  |
| Your name             |                           |  |

It is suggested that each party identify key issues and potential solutions before the compulsory conference. This will help to clarify the key issues that the parties consider most important to them and possible solutions.

### Most important issues in dispute from your perspective (including any legal

matters) Use additional pages if required

What potential solutions would you consider? Use additional pages if required

Signature:

\_ Date:\_



Victorian Civil and Administrative Tribunal 55 King Street Melbourne VIC 3000 GPO Box 5408 Melbourne VIC 3001 Ausdoc DX 210576 Melbourne

Website Email

www.vcat.vic.gov.au admin@vcat.vic.gov.au



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023."

### PLANNING AND ENVIRONMENT LIST

### STATEMENT OF NOTICE

To be completed by or for the Applicant

| Subject Land322-326 High StreetVCAT Ref: P876/2023ASHBURTON VIC 3147 |
|--|
|--|

| ١, | (Print full name)                 |
|----|-----------------------------------|
| of | (Print name of firm, if relevant) |
|    | (Print address)                   |

**STATE** to the Victorian Civil and Administrative Tribunal (VCAT) that:

- 1. On ...... (date of service) I served on the responsible authority a hard copy and a copy in electronic PDF form of the application and all attachments and other material filed with the Tribunal and a copy of the initiating order.
- 2. **(Only complete if applicable)** I caused Notice of the Application to VCAT to be given by publishing the notice in the following newspapers.

| Name of Newspaper | Date of Publication |  |  |
|-------------------|---------------------|--|--|
|                   |                     |  |  |
|                   |                     |  |  |

I attach clippings of the notices published.

3. *(Only complete if applicable)* On ...... *(date of erection)* I caused Notice of the Application to VCAT to be given by erecting a sign on the subject land.

Such notice was maintained in good condition on the land for not less than 14 days until it was removed on ...... *(date of removal)* 

I erected the following number of signs in the following locations:

| Number of signs erected (total)   |  |
|---|--|
| Location of signs erected:<br>Specify each street frontage or other<br>location |  |

I attach the following document (tick as applicable)

Original sign erected on the land

True copy of the completed sign erected on the land



### Documents served:

a copy of the application (excluding attachments) and any other relevant documents required to be served by VCAT's initiating order;

#### • a copy of the VCAT initiating order; Persons served: (tick as appropriate)

any referral authorities

those persons set out in the attached list I obtained from the relevant municipal council or other responsible authority

any person directed by the Tribunal

any other person or authority

### I attach copies of the following documents.

Documents attached: (tick as appropriate)



list of names and addresses of all persons or authorities served copy of sample cover letter sent with documents served

### ALTERNATIVELY

5. There are no objectors or referral authorities to serve because:

The responsible authority did not require notice to be given to anyone

The application is exempt from third party notice and review rights

I understand that knowingly giving false or misleading information to VCAT may result in imprisonment or fine (section 136 of the *Victorian Civil and Administrative Tribunal Act 1998*).

Signature ......Date.....

Copyright State of Victoria. No part of this public Act 1968 (Cth), to comply with a statutory requirement or pursid the copyright act 1968 (Cth), to agreement. The information is and wild a statutory requirement or purside the state of th agreement. The information is only valid a **accordance with the direction of the Victorian Civil and** obtained from the LANDATA REGD TM System. Victoria, its agents or contractors, accepts responsibility the part of subsequent publication or reproduction of the GAT Reft P876/2023. The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging. REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 VOLUME 08895 FOLIO 247 Security no : 124107268252B Produced 30/06/2023 11:03 AM LAND DESCRIPTION Lot 209 on Plan of Subdivision 034514. PARENT TITLE Volume 08117 Folio 688 Created by instrument E108120 21/07/1971 REGISTERED PROPRIETOR \_\_\_\_\_ Estate Fee Simple Sole Proprietor ASHBURTON BLOSSOM PTY LTD of 448 HEIDELBERG ROAD FAIRFIELD VIC 3078 AM666559B 31/03/2016 ENCUMBRANCES, CAVEATS AND NOTICES \_\_\_\_\_ MORTGAGE AM666560S 31/03/2016 NATIONAL AUSTRALIA BANK LTD Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION -----

SEE LP034514 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS 

NTT.

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

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

Street Address: 322 HIGH STREET ASHBURTON VIC 3147

ADMINISTRATIVE NOTICES \_\_\_\_\_

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD Effective from 22/10/2016

DOCUMENT END

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ROAD

GLOUCESTER

2 SHEETS SHEET 2

0/06/2023 12:06 Page 2 of 3

## **MODIFICATION TABLE**

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# VCAT Directed Plans

These plans/documents are available for viewing in accordance with melorection of the Viotorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 P 34514

| WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.<br>NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER. |                                      |  |                   |          |                   |                                     |
|---|--------------------------------------|--|-------------------|----------|-------------------|-------------------------------------|
| AFFECTED<br>LAND/PARCEL   | LAND/PARCEL<br>IDENTIFIER<br>CREATED | MODIFICATION   | DEALING<br>NUMBER | DATE     | EDITION<br>NUMBER | ASSISTANT<br>REGISTRAR<br>OF TITLES |
| LOT 218   | E-2                                  | CREATION OF EASEMENT   | NO. 2514379       |          | 2                 | MLB                                 |
| ROAD  |                                      | Rectification<br>Splay Dimension amended<br>at the N/W corner of Lot 207 | AK583097S         | 11/09/13 | 3                 | КМВ                                 |
| LOT 211   |                                      | REMOVAL OF EASEMENT  | AL998004F         | 05/08/15 | 4                 | D.R.                                |
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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09300 FOLIO 738

-----Security no : 124107268293H Produced 30/06/2023 11:04 AM

LAND DESCRIPTION

Lot 1 on Title Plan 608771U. PARENT TITLE Volume 08117 Folio 688 Created by instrument G887764 16/08/1977

REGISTERED PROPRIETOR

\_\_\_\_\_ Estate Fee Simple Sole Proprietor ASHBURTON BLOSSOM PTY LTD of 448 HEIDELBERG ROAD FAIRFIELD VIC 3078 AM666559B 31/03/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM666560S 31/03/2016 NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION -----

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SEE TP608771U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS 

NTT.

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

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

Street Address: 324 HIGH STREET ASHBURTON VIC 3147

ADMINISTRATIVE NOTICES \_\_\_\_\_

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD Effective from 22/10/2016

DOCUMENT END

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

VOLUME 09300 FOLIO 739 Security no : 124107268302X Produced 30/06/2023 11:05 AM

LAND DESCRIPTION

Lot 211 on Plan of Subdivision 034514. PARENT TITLE Volume 08117 Folio 688 Created by instrument G887764 16/08/1977

REGISTERED PROPRIETOR

\_\_\_\_\_ Estate Fee Simple Sole Proprietor ASHBURTON BLOSSOM PTY LTD of 448 HEIDELBERG ROAD FAIRFIELD VIC 3078 AM748443R 05/05/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM748444P 05/05/2016 NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION -----

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SEE LP034514 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS 

NTT.

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

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

Street Address: 326 HIGH STREET ASHBURTON VIC 3147

ADMINISTRATIVE NOTICES \_\_\_\_\_

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD Effective from 22/10/2016

DOCUMENT END

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2 SHEETS SHEET 2

0/06/2023 12:06 Page 2 of 3

## **MODIFICATION TABLE**

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| ROAD  |                                      | Rectification<br>Splay Dimension amended<br>at the N/W corner of Lot 207 | AK583097S         | 11/09/13 | 3                 | КМВ                                 |
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These plans/documents are available for viewing in PLANNING PERMI<sup>C</sup> Cordance with the direction of the Victorian Civi dministrative Tribunal in the matter of ONDARA City of Harmony tian Civil and VCAT:Ref.P876/2023 .'

Permit Number:

PP16/01006

**Planning Scheme: Boroondara Planning Scheme** 

**Responsible Authority: City of Boroondara** 

ADDRESS OF THE LAND: 322 - 326 High Street, Ashburton

### THE PERMIT ALLOWS:

Construction of thirty-five (35) dwellings over three lots, reduction of the statutory car parking requirements, and alteration of access to a Road Zone, Category 1 (High Street) in accordance with the endorsed plans.

This permit was issued by Order of the Victorian Civil and Administrative Tribunal dated 22 March 2018 pursuant to Section 85(1)(b) of the Planning and Environment Act 1987 – Application For Review No. .P2008/2017

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### Amended plans required

- Before the development starts, amended plans to the satisfaction of the responsible 1. authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and three (3) copies provided. When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with the advertised plans but modified to show:
  - Changes to the floor plan layouts, basement layout and private open spaces in (a) accordance with the Concept Plan Drawing Nos. TPA02 Rev. B, TPA03, Rev. B, TPA04 Rev B, and TPA05 Rev. B prepared by Taouk Architects, dated 1 May 2017 with the following further modifications:
    - use of a darker colour treatment to the frame elements around the facade of Apartments 2 and 5 and to the corresponding dwellings on the two levels above;
  - The eastern elevations to the balconies for Dwellings 15, 17, 27 and 29, and the (b) western elevations to the balconies for Dwellings 16, 19, 29 and 31 to be screened to a minimum of 1.7 metres above finished floor level with fixed obscure glazing or fixed panels with a maximum transparency of 25% to avoid views between balconies:
  - The southern elevation to the balcony for Dwelling 32 to be screened to a minimum (c) of 1.7 metres above finished floor level with fixed obscure glazing or fixed panels with a maximum transparency of 25%;
  - Each of the car parking spaces within the basement to be allocated to dwellings (d) with the tandem car parking spaces allocated to Dwellings 12, 14, 29 and 33;

### Date Issued: 18 August 2017

Date Amended: 12 April 2018

Signature for the Responsible Authority:

Christopher Mullan

**ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING** 

Planning and Environment Regulations 2005 Form 4

Amended Planning Permit No.: PP16/01006 VCAT Directed Plans

- Address of the Land: 322 326 High Street Ashburton the direction of the Victorian Civil and Administrative Tribunal in the matter of
  - Details regarding access into the basement including intercom system, grilles and (e) the like:
  - (f) Provision of a direction sign within the basement no greater than 0.3m<sup>2</sup> clearly identifying where the bicycle storage facilities are located;
  - All storage areas external to the dwellings are to have a minimum volume of 6 (g) cubic metres;
  - A physical sample board of materials and a coloured set of elevations in (h) accordance with the advertised colours and materials;
  - VicRoads requirements in accordance with Condition 26 of this permit; (i)
  - (i) A Landscape Plan in accordance with Condition 3 of this permit;
  - (k) A Waste Management Plan in accordance with Condition 22 of this permit; and
  - An Environmentally Sustainable Design (ESD) Report in accordance with Condition (I)8 of this permit.

### Layout not to be altered

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Boroondara Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

### Landscape plan

3. A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three (3) copies provided. When endorsed, the plan will form part of the permit.

The landscape plan must be generally in accordance with the advertised landscape plan dated September 2016 prepared by John Patrick Pty Ltd, except that the plan must show:

- Changes in accordance with Condition 1 of this permit; (a)
- (b) The Capital Pear tree shown in the north-east corner of Dwelling 6 is to be relocated further north and replaced with a different species of tree that has a spreading canopy;
- Provision of large shrub plantings to the east of Dwelling 7 to the north and south of (c) the terrace:
- Provision of large shrub plantings within the garden beds within the secluded (d) private open spaces for Dwellings 1, 2 and 5;
- Provision of a row trees along the western boundary of the secluded private open (e) spaces for Dwellings 12 and 13;
- Planting required by any other condition of this permit; and (f)
- Landscaping and planting within all open areas of the site. (g)

Date Issued: 18 August 2017 Date Amended: 12 April 2018 Signature for the Responsible Authority:

CRON

Christopher Mullan

**ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING** 

Amended Planning Permit No.: PP16/01006 VCAT Directed Plans Address of the Land: 322 - 326 High Street Ashburton the direction of the Victor of Administrative Tribunal in the matter of

# Maintenance of buildings and works VCAT:Ref.P876/2023 ."

4. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

### Maintenance of stained natural timber

5. All stained natural timber must be regularly stained to maintain its good order and appearance to the satisfaction of the Responsible Authority.

### **Completion of landscaping works**

Landscaping as shown on the endorsed landscape plan/s must be carried out and 6. completed to the satisfaction of the Responsible Authority prior to the occupation of the development.

### Landscaping maintenance

7. All landscaping works shown on the endorsed landscape plan/s must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.

### **Environmentally Sustainable Design (ESD) Report**

8. Concurrent with the endorsement of plans referred to in Condition 1 of this permit, an Environmentally Sustainable Design (ESD) Report that is to the satisfaction of the Responsible Authority for approval. The report must address ESD principles proposed for the site including, but not limited to energy efficiency, storm water collection and reuse for garden irrigation and toilet flushing, and waste and building materials. Any recommended changes to the building must be incorporated into the plans required by Condition 1. Once approved, such a plan must be implemented prior to the occupation of the dwellings to the satisfaction of the Responsible Authority.

### Drainage

9. The site must be drained to the satisfaction of the Responsible Authority.

### Use of car parking spaces and driveways

- 10. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose, to the satisfaction of the Responsible Authority. **Carpark control equipment**
- 11. Before the use starts or any building is occupied, details of any car park control equipment (controlling access to and egress from the internal/basement car park/s) must be submitted to and approved in writing by the Responsible Authority. These details must include a car park control device which can be accessed by visitors to the development including clear instructions on how to operate any security system.

Date Issued: 18 August 2017 Date Amended: 12 April 2018 Signature for the Responsible Authority:

CRON

Christopher Mullan

**ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING** 

Planning and Environment Regulations 2005 Form 4

Amended Planning Permit No.: PP16/01006 VCAT Directed Plans

Amended Planning Permit No.: PP10/01000-These plans/documents are available for viewing in Address of the Land: 322 - 326 High Street Ashburton the direction of the Victorian Drive and the motter of Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

- Visitor parking spaces
- 12. Visitor parking spaces within the development must be:
  - Clearly identified by appropriate signage having an area no greater than 0.3m<sup>2</sup>: (a)
  - (b) Line marked to indicate each car space; and
  - (c) Available for visitor usage at all times.

### Lighting of carparks and accessways

Low intensity lighting must be provided to ensure that car park areas and pedestrian 13. accessways are adequately illuminated without any unreasonable loss of amenity to the surrounding area, to the satisfaction of the Responsible Authority.

### Vehicle crossovers

14. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

### Removal of redundant vehicle crossovers

15. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

### External lighting

All external lighting must be designed, baffled and located so as to prevent light from the 16. site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

### Security alarms

All security alarms or similar devices installed on the land must be of a silent type in 17. accordance with any current standards published by Standards Australia International Ltd and must be connected to a registered security service, to the satisfaction of the Responsible Authority.

### **Concealment of pipes**

All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the 18. site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

### **Regular waste removal**

19. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created, to satisfaction of the Responsible Authority.

Date Issued: 18 August 2017 Date Amended: 12 April 2018 Signature for the Responsible Authority:

CHD.

**Christopher Mullan** 

**ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING** 

Planning and Environment Regulations 2005 Form 4

Amended Planning Permit No.: PP16/0 1006 VCAT Directed Plans

Address of the Land: 322 - 326 High Street Ashburton the direction of the Vietor of Civil and Administrative Tribunal in the matter of

# Maintenance of waste storage area VCAT:Ref.P876/2023 ."

- 20. All bins and receptacles used for the collection and storage of solid waste, recyclables and other wastes must be kept in a designated area, to the satisfaction of the Responsible Authority. This storage area must be:
  - Properly paved and drained to a legal point of discharge; (a)
  - (b) Screened from view with a suitably designed enclosure;
  - Supplied with adequate hot and cold water; and (c)
  - (d) Maintained in a clean and tidy condition free from offensive odours

to the satisfaction of the Responsible Authority.

### Hours for waste collection

Collection of waste must be conducted so as not to cause any unreasonable disturbance 21. to nearby residential properties and may only take place during the following times:

Monday to Friday: 7:00am to 6:00pm Saturday & Public Holidays: 9:00am to 6:00pm Sunday: No collection allowed

to the satisfaction of the Responsible Authority.

No waste collection must be undertaken during clearway times on the southern side of High Street in front of the subject site.

### Waste management plan

22. The submitted waste management plan prepared by Leigh Design Pty Ltd, dated 12 September 2016, must be modified in response to changes to the development in accordance with Condition 1 of this permit with waste capacities and calculations modified accordingly. The waste collection times must be outside of clearway times along High Street in front of the subject site. The waste management plan is to be submitted to and approved by the Responsible Authority. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the responsible authority.

### **Construction management plan**

- 23. Prior to the commencement of any site works, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must be prepared in accordance with Council's Construction Management Plan Template and provide details of the following:
  - Hours for construction activity in accordance with any other condition of this permit; a)

Date Issued: 18 August 2017

Date Amended: 12 April 2018

KD I

Signature for the Responsible Authority:

**Christopher Mullan** 

**ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING**
Address of the Land: 322 - 326 High S reet Ashburton the direction of the Victorian Civil and Administrative Tribunal in the matter of

- Measures to control noise, dust, water and sediment laden runoff; b)
- Measures relating to removal of hazardous or dangerous material from the site, c) where applicable;
- A plan showing the location of parking areas for construction and sub-contractors' d) vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by subconstructors/tradespersons upon completion of such areas, without delay;
- A Traffic Management Plan showing truck routes to and from the site: e)
- Swept path analysis demonstrating the ability for trucks to enter and exit the site in f) a safe manner for the largest anticipated truck associated with the construction:
- A plan showing the location and design of a vehicle wash-down bay for g) construction vehicles on the site;
- Measures to ensure that sub-contractors/tradespersons operating on the site are h) aware of the contents of the construction management plan;
- i) Contact details of key construction site staff;
- A site plan showing the location of any site sheds, on-site amenities, building waste i) storage and the like, noting that Council does not support site sheds on Council road reserves; and
- Any other relevant matters, including the requirements of VicRoads. k)

### Hours for demolition and construction

All works including earthworks, demolition and construction activity associated with the 24. approved development must take place only during the following hours, except with the prior written consent of the Responsible Authority:

| Monday to Thursday:       | 7:00am to 6:30pm |
|---------------------------|------------------|
| Friday:                   | 7:00am to 5:00pm |
| Saturday:                 | 9:00am to 5:00pm |
| Sunday & Public Holidays: | No construction  |

### **Provision of letter boxes**

25. Provision must be made on the site for letter boxes and receptacles for papers to the satisfaction of the Responsible Authority.

### VicRoads

- Prior to the commencement of works, amended plans must be submitted to, and 26. approved by the Responsible Authority. The plans must be submitted to, and approved by the Responsible Authority. The plans must be generally in accordance with Basement Plan. Drawing TPA02, Rev A, 09.11.16 and Ground Floor Plan, Drawing TPA03, Rev A, 09.11.16 and amended to show:
  - The width of the crossover increased by no less than 0.4 metres at the property (a) boundary and for the first 7 metres within the property.

Date Issued: 18 August 2017

Date Amended: 12 April 2018

Signature for the Responsible Authority:

CAPT

**Christopher Mullan** 

**ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING** 

Amended Planning Permit No.: PP16/0 1006 VCAT Directed Plans Address of the Land: 322 - 326 High Street Ashburton the direction of the Vietorian Civil and

The centre median extended in accordance with the approved Functional Layout (b) Plan per Condition 25(a).

Administrative Tribunal in the matter of

- 27. Prior to the commencement of works:
  - (a) A Functional Layout Plan must be submitted to, and approved by VicRoads. The Functional Layout Plan must show the physical centre median of High Street extended beyond the western property boundary, to the satisfaction of VicRoads.
  - Detailed Design Plans must be submitted to, and approved by, VicRoads. The (b) Detailed Design Plans must be generally in accordance with the approved Functional Layout Plan, to the satisfaction of VicRoads and subject to further minor amendments as required by VicRoads.
- Prior to the occupation of dwellings: 28.
  - The road works in accordance with the approved Functional Layout Plan and (a) Detailed Design Plans must be constructed to the satisfaction of, and at no cost to, VicRoads.
  - The redundant vehicle crossings must be removed and wholly reinstated with kerb, (b) channel, footpath and verge to the satisfaction of the Responsible Authority and at no cost to the Responsible Authority or VicRods.
- 29. Vehicles must enter and exit the land in a forward direction at all times.

### Permit to expire:

30. This permit will expire if:

- a) The development does not start within two (2) years of the issue date of this permit;
- b) The development is not completed within four (4) years of the issue date of this permit.

The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- within six (6) months afterwards if the development has not commenced; or (i)
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

Date Issued: 18 August 2017 Date Amended: 12 April 2018 Signature for the Responsible Authority:

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**Christopher Mullan** 

**ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING** 

Planning and Environment Regulations 2005 Form 4

Amended Planning Permit No.: PP10/01000 -Address of the Land: 322 - 326 High Street Ashburton the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

### Notes:

Headings are for ease of reference only and do not affect the interpretation of permit conditions.

This is not a Building Permit. A Building Permit may be required prior to the commencement of any works associated with the proposed development.

Pursuant to Council's Residential Parking Permit Policy (2011), the owners and occupiers of dwellings approved in this development will not be eligible to obtain resident or visitor parking Residential Parking Permit Policy is permits. The available to download at http://www.boroondara.vic.gov.au/your council/local-laws-policies/traffic . Alternatively please contact Council on 9278 4444.

Prior to the commencement of any works on the site, the owner/developer must submit drainage plans for assessment and approval by the Responsible Authority (Asset Management).

Stormwater drains are to be connected to a legal point of discharge approved by Council. Drainage Connections within a road reserve, right-of-way, parkland, within an easement or to a Health Act drain must be to Council's standards. A Council Supervision Permit is required for this work. All fees and charges associated with the connection are to be borne by the applicant.

Prior to the commencement of any works on the site, the owner / developer must submit any new vehicular crossover or modification or alteration to an existing crossover proposal for assessment and approval by the Responsible Authority (Asset Management).

A build over easement application is required. The developer must identify the location of Council's drainage asset on site and ensure at least 1 metre lateral clearance between Council's drain and the proposed works. The developer must commission a CCTV inspection of Council's drain before the commencement and after the completion of works. Any damage to Council's drain during the works will have to be rectified by the developer at their expense.

Plant, equipment or services (other than those shown on the endorsed plans) that are visible from a street or a public park may require further planning permission. This includes airconditioners, solar panels, water tank and the like.

The Tree Protection Local Law requires that a Local Law Tree Permit be sought from Council for the removal and/or lopping of a 'Significant Tree' and/or excavation within the critical root Tree. zone of a Significant Α list of Significant Trees is available at http://www.boroondara.vic.gov.au/our-city/trees/significant-trees. A Local Law Tree Permit is also required to remove, damage kill or destroy any identified 'Canopy Tree' which may include any excavation within the tree protection zone of a 'canopy tree'. The Tree Protection Local

Date Issued: 18 August 2017

Date Amended: 12 April 2018

Signature for the Responsible Authority:

**Christopher Mullan** 

**ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING** 

Planning and Environment Regulations 2005 Form 4

Page 8 of 11

Address of the Land: 322 - 326 High Street Ashburton the direction of the Vistoria Civil and Administrative Tribunal in the matter of

Law identifies a 'Canopy tree' as any tree with a single trank circumference of 110cm or a combined circumference of a multi stemmed tree of 110cm or greater measured at 1.5m above ground level. A Planning Permit does not constitute a Local Law Tree Permit or permission to remove, damage kill or destroy a significant or canopy tree. The Tree Protection Local Law is available to download at http://www.boroondara.vic.gov.au/ourcity/trees/tree-works-permits alternatively please contact Council's Arborist – Statutory Planning (telephone 9278 4888) should a Local Law Tree Permit be required.

An Asset Protection Permit is required prior to the commencement of site works in accordance with Council's Protection of Council Assets and Control of Building Sites Local Law 2011.

Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.

The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.

Discharge to the legal point of discharge will be allowed subject to the flow being limited to a rate equivalent to pre-development levels or less. Any additional discharge and / or runoff above the pre-development level is to be detained on site, via an approved storm water detention system. This matter should be discussed with Council's Asset Management Department.

Prior to the issue of a building permit, the owner must obtain the consents of all relevant authorities for any buildings or works, including any paving, fences and landscaping, over any easement or underground services under the control of a public authority including sewers, drains, pipes, wires or cables.

The owner must accept all reinstatement costs in carrying out repairs to any buildings, works or landscaping over the easements should such buildings, works or landscaping be disturbed by any works undertaken by Council in the future.

The preparation of the intersection layout plan, functional layout plan, the detailed engineering designs and the construction and completion of all work must be undertaken in a manner consistent with current VicRoads policy, procedures and standards, and at no cost to VicRoads.

In order to meet VicRoads requirements for these tasks the applicant will be required to comply with the requirements documented as "Standard Requirements - Developer Funded Projects" and any other requirements considered necessary depending on the nature of the work.

Date Issued: 18 August 2017 Date Amended: 12 April 2018 Signature for the Responsible Authority:

Christopher Mullan

ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING

Planning and Environment Regulations 2005 Form 4

Amended Planning Permit No.: PP10/01000 - -Address of the Land: 322 - 326 High Street Ashburton the direction of the Victorian Civil and Administrative Tribunal in the matter of

Functional layout plans may need to be amended to accommodate any changes that may arise during the detailed design stage review; in response to the road safety audit; in relation to services and their location; vegetation; drainage; treatment of hazards within clear zones and other matters.

Date Issued: 18 August 2017 Date Amended: 12 April 2018 Signature for the Responsible Authority:

**Christopher Mullan ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING** 

| ι. | Amended Planning Permit N    | o.: PP16/0   | VCAT Directed Plans  |
|----|------------------------------|--|--|
|    | Address of the Land: 322 - 3 | 26 High St   | These plans/documents are available for viewing in<br>accordance with the direction of the biotection Acivil and<br>Administrative Tribunal in the matter of |
|    | Date of Amendment            | Brief Desc   | c iption of Amendment  |
|    | 12 April 2018                | <ul> <li>Cond</li> <li>Cond</li> <li>Cond</li> </ul> | ndition 1(a) amended.<br>ndition 1(g) amended.<br>ndition 3(b) amended.  |

Date Issued: 18 August 2017 Date Amended: 12 April 2018 Signature for the Responsible Authority:

Christopher Mullan ACTING PLANNING APPEALS CO-ORDINATOR – STATUTORY PLANNING

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023."

### Permit Number: PP16/01006

### Planning Scheme: Boroondara Planning Scheme

### **Responsible Authority: City of Boroondara**

### ADDRESS OF THE LAND: 322 - 326 High Street, Ashburton

### THE PERMIT ALLOWS:

Construction of thirty-five (35) dwellings a multi-dwelling development over three lots, reduction of the statutory car parking requirements, and alterations of access to a road in a Transport Zone 2 Road Zone, Category 1 (High Street) in accordance with the endorsed plans.

This permit was issued by Order of the Victorian Civil and Administrative Tribunal dated 22 March 2018 pursuant to Section 85(1)(b) of the Planning and Environment Act 1987 – Application For Review No. P2008/2017.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### Amended plans required

- Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and three (3) copies provided. When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with <u>Drawing Nos. TP01 –</u> <u>TP15, Rev C, all prepared by Taouk Architects and dated 13 June 2023, the advertised plans</u> but modified to show:
  - (a) Changes to the floor plan layouts, basement layout and private open spaces in accordance with the Concept Plan Drawing Nos. TPA02 Rev. B, TPA03, Rev. B, TPA04 Rev B, and TPA05 Rev. B prepared by Taouk Architects, dated 1 May 2017 with the following further modifications:
    - use of a darker colour treatment to the frame elements around the facade of Apartments 2 and 5 and to the corresponding dwellings on the two level above;
  - (b) The eastern elevations to the balconies for Dwellings 15, 17, 27 and 29, and the western elevations to the balconies for Dwellings 16, 19, 29 and 31 to be screened to a minimum of 1.7 metres above finished floor level with fixed obscure glazing or fixed panels with a maximum transparency of 25% to avoid views between balconies;
  - (c) The southern elevation to the balcony for Dwelling 32 to be screened to a minimum of 1. 7 metres above finished floor level with fixed obscure glazing or fixed panels with a maximum transparency of 25%;
  - (d)(a) Each of the car parking spaces within the basement to be allocated to dwellings with the tandem car parking spaces allocated to Dwellings 12, 14, 29 and 33Each of the 13 pairs of tandem car parking spaces must be allocated to the same three-bedroom dwelling;
  - (e)(b) Details regarding access into the basement including intercom system, grilles and the like;
  - (f)(c) Provision of a direction sign within the basement no greater than 0.3m<sup>2</sup> clearly identifying where the bicycle storage facilities are located;
  - (g) All storage areas external to the dwellings are to have a minimum volume of 6 cubic metres;
  - (h) A physical sample board of materials and a coloured set of elevations in accordance with the advertised colours and materials;
  - (i)(d) VicRoads requirements in accordance with Condition 26 of this permit;

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

- (j)(e) A Landscape Plan in accordance Aithmic istitistive of this peakin, the matter of
- (k)(f) A Waste Management Plan in accordance with Condition 22 of this permit; and
- (I)(g) An Environmentally Sustainable Design (ESD) Report in accordance with Condition 8 of this permit.

### Layout not to be altered

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Boroondara Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

### Landscape plan

3. A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three (3) copies provided. When endorsed, the plan will form part of the permit.

The landscape plan must be generally in accordance with the advertised landscape plans dated September 2016June 2023 prepared by John Patrick Pty Ltd, except that the plan must show:

- (a) Changes in accordance with Condition 1 of this permit;
- (b) The Capital Pear tree shown in the north-east corner of Dwelling 6 is to be relocated further north and replaced with a different species of tree that has a spreading canopy;
- (c) Provision of large shrub plantings to the east of Dwelling 7 to the north and south of the terrace;
- (d) Provision of large shrub plantings within the garden beds within the secluded private open spaces for Dwellings 1, 2 and 5;
- (c) Provision of a row trees along the western boundary of the secluded private open spaces for Dwellings 12 and 13;
- (f)(b) Planting required by any other condition of this permit; and
- (g)(c) Landscaping and planting within all open areas of the site.

### Maintenance of buildings and works

4. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

### Maintenance of stained natural timber

5. All stained natural timber must be regularly stained to maintain its good order and appearance to the satisfaction of the Responsible Authority.

### **Completion of landscaping works**

6. Landscaping as shown on the endorsed landscape plan/s must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.

### Landscaping maintenance

7. All landscaping works shown on the endorsed landscape plan/s must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.

### Environmentally Sustainable Design (ESD) Report

8. Concurrent with the endorsement of plans referred to in Condition 1 of this permit, an Environmentally Sustainable Design (ESD) Report that is to the satisfaction of the Responsible Authority for approval. The report must address ESD principles proposed for the site including, but not limited to energy efficiency, storm water collection and re-use for garden irrigation and toilet flushing, and waste and building materials. Any recommended changes to the building must

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

be incorporated into the plans required by Conditionini Stratevep probed a light the amatust bef implemented prior to the occupation of the dwellings terthe sets and the Responsible Authority.

### Drainage

9. The site must be drained to the satisfaction of the Responsible Authority.

### Use of car parking spaces and driveways

10. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose, to the satisfaction of the Responsible Authority.

### **Carpark control equipment**

11. Before the use starts or any building is occupied, details of any car park control equipment (controlling access to and egress from the internal/basement car park/s) must be submitted to and approved in writing by the Responsible Authority. These details must include a car park control device which can be accessed by visitors to the development including clear instructions on how to operate any security system.

### Visitor parking spaces

- 12. Visitor parking spaces within the development must be:
  - (a) Clearly identified by appropriate signage having an area no greater than 0.3m;
  - (b) Line marked to indicate each car space; and
  - (c) Available for visitor usage at all times.

### Lighting of carparks and accessways

13. Low intensity lighting must be provided to ensure that car park areas and pedestrian accessways are adequately illuminated without any unreasonable loss of amenity to the surrounding area, to the satisfaction of the Responsible Authority.

#### Vehicle crossovers

14. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

#### Removal of redundant vehicle crossovers

15. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

### **External lighting**

16. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

#### Security alarms

17. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standards published by Standards Australia International Ltd and must be connected to a registered security service, to the satisfaction of the Responsible Authority.

#### **Concealment of pipes**

18. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

#### Regular waste removal

19. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created, to satisfaction of the Responsible Authority.

### Maintenance of waste storage area

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

- 20. All bins and receptacles used for the collection and storage of solid waste, recyclables and other wastes must be kept in a designated area, to the satisfaction of the Responsible Authority. This storage area must be:
  - (a) Properly paved and drained to a legal point of discharge;
  - (b) Screened from view with a suitably designed enclosure;
  - (c) Supplied with adequate hot and cold water; and Maintained in a clean and tidy condition free from offensive odours

to the satisfaction of the Responsible Authority.

#### Hours for waste collection

21. Collection of waste must be conducted so as not to cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:

Monday to Friday: 7:00am to 6:00pm

Saturday & Public Holidays: 9:00am to 6:00pm

Sunday: No collection allowed

to the satisfaction of the Responsible Authority.

No waste collection must be undertaken during clearway times on the southern side of High Street in front of the subject site.

#### Waste management plan

22. The submitted waste management plan prepared by Leigh Design Pty LtdTraffix Group, dated 12 September 2016June 2023, must be modified in response to changes to the development in accordance with Condition 1 of this permit with waste capacities and calculations modified accordingly. The waste collection times must be outside of clearway times along High Street in front of the subject site. The waste management plan is to be submitted to and approved by the Responsible Authority. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the responsible authority.

#### **Construction management plan**

- 23. Prior to the commencement of any site works, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must be prepared in accordance with Council's Construction Management Plan Template and provide details of the following:
  - (a) Hours for construction activity in accordance with any other condition of this permit;
  - (b) Measures to control noise, dust, water and sediment laden runoff;
  - (c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
  - (d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub- constructors/tradespersons upon completion of such areas, without delay;
  - (e) A Traffic Management Plan showing truck routes to and from the site;

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

- (f) Swept path analysis demonstrating the ability framistreatize and by the streak of the streak
- (g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- (h) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
- (i) Contact details of key construction site staff;
- (j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (k) Any other relevant matters, including the requirements of VicRoads.

#### Hours for demolition and construction

24. All works including earthworks, demolition and construction activity associated with the approved development must take place only during the following hours, except with the prior written consent of the Responsible Authority:

Monday to Thursday: 7:00am to 6:30pm

Friday: 7:00am to 5:00pm

Saturday: 9:00am to 5:00pm

Sunday & Public Holidays: No construction

### **Provision of letter boxes**

25. Provision must be made on the site for letter boxes and receptacles for papers to the satisfaction of the Responsible Authority.

#### VicRoads

- 26. Prior to the commencement of works, amended plans must be submitted to, and approved by the Responsible Authority. The plans must be submitted to, and approved by the Responsible Authority. The plans must be generally in accordance with <u>the Basement Plan</u>, Drawing <u>TPA02TP03</u>, Rev AC, <u>09.11.16dated 13 June 2023</u> and <u>the Ground Floor Plan</u>, Drawing <u>TPA03 TP04</u>, Rev AC, <u>09.11.16dated 13 June 2023</u> and amended to show:
  - (a) The width of the crossover increased by no less than 0.4 metres at the property boundary and for the first 7 metres within the property.
  - (b) The centre median extended in accordance with the approved Functional Layout Plan per Condition <u>2527(a)</u>.
- 27. Prior to the commencement of works:
  - (a) A Functional Layout Plan must be submitted to, and approved by VicRoads. The Functional Layout Plan must show the physical centre median of High Street extended beyond the western property boundary, to the satisfaction of VicRoads.
  - (b) Detailed Design Plans must be submitted to, and approved by, VicRoads. The Detailed Design Plans must be generally in accordance with the approved Functional Layout Plan, to the satisfaction of VicRoads and subject to further minor amendments as required by VicRoads.
- 28. Prior to the occupation of dwellings:
  - (a) The road works in accordance with the approved Functional Layout Plan and Detailed Design Plans must be constructed to the satisfaction of, and at no cost to, VicRoads.
  - (b) The redundant vehicle crossings must be removed and wholly reinstated with kerb, channel, footpath and verge to the satisfaction of the Responsible Authority and at no cost to the Responsible Authority or VicRods.

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and 29. Vehicles must enter and exit the land in a forwadhdiresticatiate Illinites all in the matter of

### Permit to expire:

VCAT:Ref.P876/2023 ."

- 30. This permit will expire if:
  - (a) The development does not start within two (2) years of the issue date of this permit; or
  - (b) The development is not completed within four (4) years of the issue date of this permit.

The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- (i) within six (6) months afterwards if the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023."

### Permit Number: PP16/01006

### Planning Scheme: Boroondara Planning Scheme

### **Responsible Authority: City of Boroondara**

### ADDRESS OF THE LAND: 322 - 326 High Street, Ashburton

### THE PERMIT ALLOWS:

Construction of thirty-five (35) dwellings a multi-dwelling development over three lots, reduction of the statutory car parking requirements, and alterations of access to a road in a Transport Zone 2 Road Zone, Category 1 (High Street) in accordance with the endorsed plans.

This permit was issued by Order of the Victorian Civil and Administrative Tribunal dated 22 March 2018 pursuant to Section 85(1)(b) of the Planning and Environment Act 1987 – Application For Review No. P2008/2017.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### Amended plans required

- Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and three (3) copies provided. When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with <u>Drawing Nos. TP01 –</u> <u>TP15, Rev C, all prepared by Taouk Architects and dated 13 June 2023, the advertised plans</u> but modified to show:
  - (a) Changes to the floor plan layouts, basement layout and private open spaces in accordance with the Concept Plan Drawing Nos. TPA02 Rev. B, TPA03, Rev. B, TPA04 Rev B, and TPA05 Rev. B prepared by Taouk Architects, dated 1 May 2017 with the following further modifications:
    - use of a darker colour treatment to the frame elements around the facade of Apartments 2 and 5 and to the corresponding dwellings on the two level above;
  - (b) The eastern elevations to the balconies for Dwellings 15, 17, 27 and 29, and the western elevations to the balconies for Dwellings 16, 19, 29 and 31 to be screened to a minimum of 1.7 metres above finished floor level with fixed obscure glazing or fixed panels with a maximum transparency of 25% to avoid views between balconies;
  - (c) The southern elevation to the balcony for Dwelling 32 to be screened to a minimum of 1. 7 metres above finished floor level with fixed obscure glazing or fixed panels with a maximum transparency of 25%;
  - (d)(a) Each of the car parking spaces within the basement to be allocated to dwellings with the tandem car parking spaces allocated to Dwellings 12, 14, 29 and 33Each of the 13 pairs of tandem car parking spaces must be allocated to the same three-bedroom dwelling;
  - (e)(b) Details regarding access into the basement including intercom system, grilles and the like;
  - (f)(c) Provision of a direction sign within the basement no greater than 0.3m<sup>2</sup> clearly identifying where the bicycle storage facilities are located;
  - (g) All storage areas external to the dwellings are to have a minimum volume of 6 cubic metres;
  - (h) A physical sample board of materials and a coloured set of elevations in accordance with the advertised colours and materials;
  - (i)(d) VicRoads requirements in accordance with Condition 26 of this permit;

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

- (i)(e) A Landscape Plan in accordance Aithmic istition Seo This peaking the matter of
- (k)(f) A Waste Management Plan in accordance with Condition 22 of this permit; and
- (I)(g) An Environmentally Sustainable Design (ESD) Report in accordance with Condition 8 of this permit.

### Layout not to be altered

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Boroondara Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

### Landscape plan

3. A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three (3) copies provided. When endorsed, the plan will form part of the permit.

The landscape plan must be generally in accordance with the advertised landscape plans dated September 2016June 2023 prepared by John Patrick Pty Ltd, except that the plan must show:

- (a) Changes in accordance with Condition 1 of this permit;
- (b) The Capital Pear tree shown in the north-east corner of Dwelling 6 is to be relocated further north and replaced with a different species of tree that has a spreading canopy;
- (c) Provision of large shrub plantings to the east of Dwelling 7 to the north and south of the terrace;
- (d) Provision of large shrub plantings within the garden beds within the secluded private open spaces for Dwellings 1, 2 and 5;
- (e) Provision of a row trees along the western boundary of the secluded private open spaces for Dwellings 12 and 13;
- (f)(b) Planting required by any other condition of this permit; and
- (g)(c) Landscaping and planting within all open areas of the site.

### Maintenance of buildings and works

4. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

### Maintenance of stained natural timber

5. All stained natural timber must be regularly stained to maintain its good order and appearance to the satisfaction of the Responsible Authority.

### Completion of landscaping works

6. Landscaping as shown on the endorsed landscape plan/s must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.

### Landscaping maintenance

7. All landscaping works shown on the endorsed landscape plan/s must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.

### Environmentally Sustainable Design (ESD) Report

8. Concurrent with the endorsement of plans referred to in Condition 1 of this permit, an Environmentally Sustainable Design (ESD) Report that is to the satisfaction of the Responsible Authority for approval. The report must address ESD principles proposed for the site including, but not limited to energy efficiency, storm water collection and re-use for garden irrigation and toilet flushing, and waste and building materials. Any recommended changes to the building must

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

be incorporated into the plans required by Condition risonate approper shift the amatust be implemented prior to the occupation of the double strate strate strate and the second shift and the second

### Drainage

9. The site must be drained to the satisfaction of the Responsible Authority.

### Use of car parking spaces and driveways

10. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose, to the satisfaction of the Responsible Authority.

### Carpark control equipment

11. Before the use starts or any building is occupied, details of any car park control equipment (controlling access to and egress from the internal/basement car park/s) must be submitted to and approved in writing by the Responsible Authority. These details must include a car park control device which can be accessed by visitors to the development including clear instructions on how to operate any security system.

### Visitor parking spaces

- 12. Visitor parking spaces within the development must be:
  - (a) Clearly identified by appropriate signage having an area no greater than 0.3m;
  - (b) Line marked to indicate each car space; and
  - (c) Available for visitor usage at all times.

### Lighting of carparks and accessways

13. Low intensity lighting must be provided to ensure that car park areas and pedestrian accessways are adequately illuminated without any unreasonable loss of amenity to the surrounding area, to the satisfaction of the Responsible Authority.

#### Vehicle crossovers

14. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

#### Removal of redundant vehicle crossovers

15. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

### **External lighting**

16. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

#### Security alarms

17. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standards published by Standards Australia International Ltd and must be connected to a registered security service, to the satisfaction of the Responsible Authority.

#### **Concealment of pipes**

18. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

#### Regular waste removal

19. All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created, to satisfaction of the Responsible Authority.

### Maintenance of waste storage area

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

- 20. All bins and receptacles used for the collection and storage of solid waste, recyclables and other wastes must be kept in a designated area, to the satisfaction of the Responsible Authority. This storage area must be:
  - (a) Properly paved and drained to a legal point of discharge;
  - (b) Screened from view with a suitably designed enclosure;
  - (c) Supplied with adequate hot and cold water; and Maintained in a clean and tidy condition free from offensive odours

to the satisfaction of the Responsible Authority.

#### Hours for waste collection

21. Collection of waste must be conducted so as not to cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:

Monday to Friday: 7:00am to 6:00pm

Saturday & Public Holidays: 9:00am to 6:00pm

Sunday: No collection allowed

to the satisfaction of the Responsible Authority.

No waste collection must be undertaken during clearway times on the southern side of High Street in front of the subject site.

#### Waste management plan

22. The submitted waste management plan prepared by Leigh Design Pty Ltd<u>Traffix Group</u>, dated 12 September 2016June 2023, must be modified in response to changes to the development in accordance with Condition 1 of this permit with waste capacities and calculations modified accordingly. The waste collection times must be outside of clearway times along High Street in front of the subject site. The waste management plan is to be submitted to and approved by the Responsible Authority. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the responsible authority.

#### **Construction management plan**

- 23. Prior to the commencement of any site works, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must be prepared in accordance with Council's Construction Management Plan Template and provide details of the following:
  - (a) Hours for construction activity in accordance with any other condition of this permit;
  - (b) Measures to control noise, dust, water and sediment laden runoff;
  - (c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
  - (d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub- constructors/tradespersons upon completion of such areas, without delay;
  - (e) A Traffic Management Plan showing truck routes to and from the site;

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

- (f) Swept path analysis demonstrating the ablity for instructive interbande with three interbands with thre
- (g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- (h) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
- (i) Contact details of key construction site staff;
- (j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (k) Any other relevant matters, including the requirements of VicRoads.

### Hours for demolition and construction

24. All works including earthworks, demolition and construction activity associated with the approved development must take place only during the following hours, except with the prior written consent of the Responsible Authority:

Monday to Thursday: 7:00am to 6:30pm

Friday: 7:00am to 5:00pm

Saturday: 9:00am to 5:00pm

Sunday & Public Holidays: No construction

### **Provision of letter boxes**

25. Provision must be made on the site for letter boxes and receptacles for papers to the satisfaction of the Responsible Authority.

#### VicRoads

- 26. Prior to the commencement of works, amended plans must be submitted to, and approved by the Responsible Authority. The plans must be submitted to, and approved by the Responsible Authority. The plans must be generally in accordance with <u>the Basement Plan</u>, Drawing <u>TPA02TP03</u>, Rev AC, <u>09.11.16dated 13 June 2023</u> and <u>the Ground Floor Plan</u>, Drawing <u>TPA03 TP04</u>, Rev AC, <u>09.11.16dated 13 June 2023</u> and amended to show:
  - (a) The width of the crossover increased by no less than 0.4 metres at the property boundary and for the first 7 metres within the property.
  - (b) The centre median extended in accordance with the approved Functional Layout Plan per Condition <u>2527</u>(a).
- 27. Prior to the commencement of works:
  - (a) A Functional Layout Plan must be submitted to, and approved by VicRoads. The Functional Layout Plan must show the physical centre median of High Street extended beyond the western property boundary, to the satisfaction of VicRoads.
  - (b) Detailed Design Plans must be submitted to, and approved by, VicRoads. The Detailed Design Plans must be generally in accordance with the approved Functional Layout Plan, to the satisfaction of VicRoads and subject to further minor amendments as required by VicRoads.
- 28. Prior to the occupation of dwellings:
  - (a) The road works in accordance with the approved Functional Layout Plan and Detailed Design Plans must be constructed to the satisfaction of, and at no cost to, VicRoads.
  - (b) The redundant vehicle crossings must be removed and wholly reinstated with kerb, channel, footpath and verge to the satisfaction of the Responsible Authority and at no cost to the Responsible Authority or VicRods.

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and 29. Vehicles must enter and exit the land in a forwadhdirestication all in the matter of

### Permit to expire:

VCAT:Ref.P876/2023 ."

- 30. This permit will expire if:
  - (a) The development does not start within two (2) years of the issue date of this permit; or
  - (b) The development is not completed within four (4) years of the issue date of this permit.

The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- (i) within six (6) months afterwards if the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

These plans/documents are available for viewing in accordance with the direction of the Vigorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023."

BOROONDARA City of Harmony

30 June 2022

Ashburton Blossom Pty Ltd 34 Essex Road SURREY HILLS VIC 3127 <u>qdliu@outlook.com</u>

Dear Sir/Madam,

Property Address:322 High Street, AshburtonPlanning Permit No.:PP16/01006Our Ref: PEOT22/0126Proposal:Construction of thirty-five (35) dwellings on three lots,<br/>reduction of the statutory car parking requirements,<br/>and alteration of access to a Road Zone, Category 1<br/>(High Street)

### **REQUEST FOR EXTENSION OF TIME**

I refer to your letter dated 17 June 2022 requesting an extension of time to the above Planning Permit.

You are advised that under the powers of delegation from Council your request has been approved. The Planning Permit has been extended for 1 year and will now expire if the development has not commenced by 18 August 2023 and completed by 18 August 2025.

Please be advised that the Responsible Authority is unlikely to support any further request for an extension of time to commence the development unless progress of the development has been demonstrated to the satisfaction of the Responsible Authority.

If you have any further questions, please contact Mathew Mertuszka on 9278 4358 between 8:30am and 5:00pm Monday to Friday. Alternatively, the Officer may be contacted by email at Mathew.Mertuszka@boroondara.vic.gov.au.

Yours sincerely,

Stephanie Ng CO-ORDINATOR – STATUTORY PLANNING

RE: ADDRESS: **PROPOSAL: PERMIT No:** VCAT REF No:

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and STATEMEN Administrative Tribunal in the matter of 322 - 326 H G/CSARE REA PB-4874872023 ." CONSTRUCTION OF TWO DWELLINGS

PP16/01006 P2008/2017

The revised drawings TP 01 - TP 15 (REV C dated 13.06.23) have been prepared for circulation and modified when compared to drawings (REV B dated 01.05.17) as follows:

### **GENERAL CHANGES**

- 1. Reduction in the number of dwellings from 35 dwellings to 20 dwellings.
- 2. On site car parking reduced from 46 car spaces to 40 car spaces.
- 3. Bicycle storage reduced from 12 bicycle spaces to 6 bicycle spaces.
- 4. Separation in the built form has been provided centrally along the front and rear façade. The separation extends from ground floor to the top floor.
- 5. Development summary updated.
- 6. Neighbourhood and Site Description Plan updated.
- 7. Design Response Plan updated to suit plan modifications.
- 8. Garden Area plan provided on TP\_12.
- 9. BADS assessment provided on TP 13 TP 15.
- 10. 3D images updated accordingly to suit plan and elevation modifications.

### **BASMENT PLAN**

- 11. Basement footprint reduced in size.
- 12. Apartment storage, service areas and bin storage have been adjusted to suit the new basement layout.

### 13. Setbacks

- a. North: Setback increased to 8.55m in lieu of 5.05m
- b. South: Setback increased to 4.14m in lieu of 3.0m
- c. East: Maximum setback of 8.29m and Minimum setback of 1.94m
- d. West: Overall setbacks being generally in accordance with the approved Rev B plans.
- 14. Floor Level
  - a. Basement floor level reduced from RL:61.000 to RL:60.700.

### **GROUND FLOOR PLAN**

- 15. Setbacks
  - a. North: Maximum setback of 13.71m and Minimum setback of 8.54m, with overall setbacks being generally in accordance with the approved Rev B plans.
  - South: Maximum setback of 11.15m and Minimum setback of 4.08m, with overall setbacks being b. generally in accordance with the approved Rev B plans.
  - East: Maximum setback of 2.75m and Minimum setback of 2.51m, with overall setbacks being C. generally in accordance with the approved Rev B plans.
  - West: Maximum setback of 7.26m and Minimum setback of 4.98m, with overall setbacks being d. generally in accordance with the approved Rev B plans.

### 16. Dwelling Typology

- A reduction in the number of apartments from 12 dwellings to 8 dwellings. a.
- 7 x 3-bedroom apartments and 1 x 2-bedroom apartment in lieu of 1 x 3-bedroom apartment, 7 x 2bedroom apartments and 5 x 1-bedroom apartments.

### 17. Floor Level

a. Ground floor level reduced from RL:64.000 to RL:63.900.

LEVEL 1 PLAN

18. Setbacks

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

- a. North: Maximum setback of 13.71m and Ninney setback 76,72073, with overall setbacks being generally in accordance with the approved Rev B plans.
- South: Maximum setback of 11.15m and Minimum setback of 2.72m, with overall setbacks being b. generally in accordance with the approved Rev B plans.
- East: Setback of 2.51m, with overall setbacks being generally in accordance with the approved Rev B C. plans.
- West: Maximum setback of 7.26m and Minimum setback of 3.18m, with overall setbacks being d. generally in accordance with the approved Rev B plans.

### 19. Dwelling Typology

- a. A reduction in the number of apartments from 13 dwellings to 8 dwellings.
- 7 x 3-bedroom apartments and 1 x 2-bedroom apartment in lieu of 1 x 3-bedroom apartment, 9 x 2bedroom apartments and 3 x 1-bedroom apartments.

### 20. Floor Level

a. Level 01 increased from RL:67.000 to RL:67.100.

### LEVEL 2 PLAN

21. Setbacks

- а North: Maximum setback of 15.15m and Minimum setback of 11.99m, with overall setbacks being generally in accordance with the approved Rev B plans.
- South: Maximum setback of 11.30m and Minimum setback of 8.49m, with overall setbacks being b generally in accordance with the approved Rev B plans.
- East: Maximum setback of 5.92m and Minimum setback of 4.52m, with overall setbacks being C. generally in accordance with the approved Rev B plans.
- West: Setback of 8.5m, with overall setbacks being generally in accordance with the approved Rev B d. plans.

### 22. Dwelling Typology

- A reduction in the number of apartments from 8 dwellings to 4 dwellings. a.
- 4 x 3-bedroom apartments in lieu of 2 x 3-bedroom apartment, 3 x 2-bedroom apartments and 3 x 1b bedroom apartments.

### 23. Floor Level

Level 02 increased from RL:70.00 to RL:70.300. а.

### **ROOF PLAN**

24. Roof plan has been updated accordingly to suit plan modifications.

### **ELEVATIONS**

- 25. Elevations have been updated accordingly to suit plan modifications.
- 26. External materials and finishes have been amended introduction of brickwork as the predominant building material.
- 27. Floor to Floor heights increased from 3000mm to 3200mm.

### SHADOW DIAGRAMS

28. Shadow diagram analysis updated to suit plan modifications.

### WHY THE CHANGES ARE SOUGHT

The changes are intended to improve the internal amenity of each apartment. Changes to the architectural treatment are intended to improve the quality and enhance the presentation to the streetscape. Landscaping opportunities have improved via an increase in deep rooted planting.

[END] TAOUK ARCHITECTS

# **322-326 HIGH STREET, ASHBURTON** SECTION 87A APPLICATION ISSUE **JUNE 2023**



TAOUK ARCHITECTS 448 HEIDELBERG ROAD FAIRFIELD VIC 3078 t 0 3 9 4 8 6 8 0 8 0 info@ taoukarchitects.com.au



## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and



### TAOUKARCHITECTS

448HEIDELBERGROADFAIRFIELDVIC3078t0394868080info@taoukarchitects.com.au





VCAT preteted Plans These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."



### TAOUKARCHITECTS

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Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

# **NEIGHBOURHOOD SITE**





JOB No.

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No. 4

(HIGH ST)

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

### **DESIGN RESPONSE PLAN**

### THE PROPOSAL

THE SUBJECT LAND IS LOCATED IN ASHBURTON ON THE SOUTHERN SIDE OF HIGH STREET. THE SITE HAS A IRREGULAR SHAPE WITH A COMBINED FRONTAGE OF 60.41m AND AN OVERALL AREA OF 2188.21m<sup>2</sup>.

THE PROPOSAL INCLUDES THE DEVELOPMENT OF THE LAND FOR A 3 STOREY APARTMENT BUILDING OVER A BASEMENT CARPARK. A TOTAL OF TWENTY (20) APARTMENTS ARE PROPOSED COMPRISING OF 2 TWO BEDROOM APARTMENTS AND 18 THREE BEDROOM APARTMENTS.

THERE ARE CURRENTLY THREE EXISTING CROSSOVERS ON THE SITE. TWO EXISITNG VEHICULAR CROSSOVERS ARE TO BE REMOVED AND MADE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY AND THE REMAINING CROSSOVER TO BE EXTENDED TO ACCOMMODATE A DOUBLE WIDTH RAMP.

CAR PARKING IS PROVIDED VIA A BASEMENT CARPARK PROVIDING FOR CONVENIENT INTERNAL CONNECTION INTO THE DWELLINGS. EACH TWO BEDROOM APARTMENT HAS A SINGLE CAR SPACE AND EACH THREE BEDROOM APARTMENT HAS 2 ALLOCTED CARSPACES. 2 VISITOR CARSPACES ARE PROPOSED. VEHICULAR ACCESS FOR ALL DWELLINGS IS PROVIDED WITHIN THE DEVELOPMENT VIA A RAMP ON HIGH STREET.

THE PROPOSED BUILDING FORM PROVIDES A MODERN ARCHITECTURAL STYLE THAT IS RESPECTFUL OF THE BULK AND SCALE OF DWELLINGS FOUND IN THE NEIGHBOURHOOD THROUGH ITS ARTICULATED FORMS AND RECESSIVE UPPER LEVELS. THE NEW DWELLINGS ARE A CONTEMPORARY INTERPRETATION OF THE BUILDING STYLES WHICH ARE COMMONLY FOUND IN THE AREA. IT RESPONDS TO THE PREFERRED NEIGHBOURHOOD CHARACTER BY ADOPTING A WELL-ARTICULATED BUILT FORM, A VARIETY OF MATERIALS AND FINISHES AND PROVIDING A FRONT SETBACK THAT WILL ENHANCE THE CURRENT LANDSCAPE AND STREETSCAPE CONDITIONS.

THE THREE STOREY SCALE IS JUSTIFIED IN THE STREETSCAPE CONTEXT BY THE RECESSIVE NATURE OF THE UPPER LEVEL, BUILDING FORM AND USE OF MATERIALS THAT CONTRAST AND COMPLEMENT EACH OTHER. THE PROPOSED DEVELOPMENT INCORPORATES MATERIALS AND FINISHES THAT CREATE A WELL ARTICULATED DEVELOPMENT AND MAKES A POSITIVE CONTRIBUTION TO THE STREETSCAPE.

### LEGEND

- A LAND USE AND DENSITY RESPONDS TO: LOCATION WITHIN ESTABLISHED RESIDENTIAL AREA OVERALL AREA OF 2188.21m<sup>2</sup> WITH A STREET FRONTAGE OF 60.41m ACCESSIBILITY TO PUBLIC TRANSPORT, OPEN SPACE AND LOCAL SHOPPING
- B1 THE SITE HAS BEEN CUT AT THE FRONT OF THE SITE
- B2 NOT LOCATING GROUND FLOOR A SUBSTANTIAL DISTANCE ABOVE NATURAL GROUND
- C LOCATING PRIVATE OPEN SPACE TO ENSURE DWELLINGS HAVE SUFFICIENT NATURAL DAYLIGHT
- D PROVIDING LIVING AREAS WITH DIRECT CONNECTION TO PRIVATE OPEN SPACE
- E PROVIDING SUFFICIENT SETBACKS TO ALLOW GOOD DAYLIGHT ACCESS TO HABITABLE ROOM WINDOWS
- F COMMON PROPERTY IS RESTRICTED TO A COMMON DRIVEWAY, PEDESTRIAN PATHS, CORRIDORS, LOBBY AND THE BASEMENT
- G PROVIDING CAR PARKING AT A RATIO OF 1 CAR SPACE PER 2 BEDROOM DWELLINGS AND 2 CAR SAPCES PER 3 BEDROOM DWELLINGS
- H1 EXISTING VEHICULAR CROSSOVER WIDENED
- H2 EXISTING VEHICULAR CROSSOVER TO BE REMOVED AND MADE GOOD

THE PROPOSAL MINIMISES THE IMPACT ON THE ADJOINING PROPERTIES AND INTERNAL DWELLINGS

| BY: |  |
|-----|--|
| Ι   | LIMITING POTENTIAL FOR OVERSHADOWING TO ADJOINING PROPERTIES<br>TO THE SOUTH, EAST AND WEST BY CAREFULLY SITING BUILT FORM AWAY<br>FROM THE TITLE BOUNDARY   |
| J   | LIMITING POTENTIAL FOR OVERLOOKING TO INTERNAL DWELLINGS BY<br>CAREFULLY LOCATED UPPER LEVEL HABITABLE ROOM WINDOWS, USE OF<br>HIGHLIGHT WINDOWS AND SCREENING TO 1.7m ABOVE FINISHED FLOOP<br>LEVEL |

- K PROVIDING BUILDING FORMS WHICH ARE HEAVILY ARTICULATED TO REDUCE BULK
- L PROVIDING A CONTEMPORARY DEVELOPMENT WITHIN THE STREETSCAPE THAT IS COMPLEMENTARY TO THE PREVAILING CHARACTER OF THE AREA AND INVOLVES MATERIALS AND FORMS WHICH ARE NOT DOMINANT
- M DESIGNING THE UPPER LEVEL SO THAT IT IS A RECESSIVE ELEMENT IN THE COMPOSITION
- N ENSURING THAT EXTERNAL AREAS ARE LOW MAINTENANCE
- O ENSURING THAT PRIVATE AREAS AND SPACES ARE MAXIMISED

### THE PROPOSAL RESPECTS, ACKNOWLEDGES AND IMPROVES THE NEIGHBOURHOOD CHARACTER BY:

P PROVIDING A CONTEMPORARY BUILDING STYLE

- Q PROVIDING ENTRIES INTO THE DWELLINGS WHICH DIRECTLY ADDRESS THE STREET AND FOOTPATH
- R INCORPORATING MODERN MATERIALS AND FINISHES THAT CREATE A WELL ARTICULATED DEVELOPMENT WHICH MAKES A POSITIVE
- PROVIDING FRONT SETBACKS THAT WILL ENHANCE THE CURRENT S LANDSCAPE AND STREETSCAPE CHARACTER
- T PROVIDING LOW PERMEABLE FRONT FENCE

CONTRIBUTION TO THE STREETSCAPES





## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

B 01.05.17 CONCEPT PLAN

06.09.16 PLANNING APPLICAITON ISSUE

C 13.06.23 SECTION 87A APPLICATION

REVISION

TAOUKARCHITECTS

e. info@taoukarchitects.com.au

448 HEIDELBERG ROAD FAIRFIELD VIC 3078

taoukarchitects.com.au

9486 8080

322-326 HIGH STREET

**ASHBURTON VIC 3147** 

ASHBURTON BLOSSOM PTY LTD

SECTION 87A APPLICATION ISSUE

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**RESIDENTIAL DEVELOPMENT** 

A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016

DESIGN RESPONSE PLAN

SCALE

DATE

ISSUE

DRAWN

MB

DRAWING No.

**TP\_02** 

PROJECT

CLIENT

1:200 @ A1

JUNE 2023

DRAWING TITLE

JOB No.

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| _OOR AREA 124.41   | m  |
| 12.61  | m  |
| _OOR AREA 121.96   | m  |
| ALCONY 12.55   | m  |
| LOOR AREA 156.80   | m  |
| ALCONY 1 31.98   | m  |
| ALCONY 2 39.66   | m  |
| LOOR AREA 153.06   | m  |
| ALCONY 1 31.98   | m  |
| ALCONY 2 49.49   | m  |
| LOOR AREA 139.91   | m  |
| ALCONY 1 41.31   | m  |
| ALCONY 2 64.18   | m  |
| LOOR AREA 175.04   | m  |
| ALCONY 1 41.31   | m  |
| ALCONY 2 64.21   | m  |
|  | OOR AREA         101.90           IOR AREA         124.50           IOR AREA         124.50           IOR AREA         124.50           IOR AREA         124.50           IOR AREA         127.67           IOR AREA         127.67           IOR AREA         116.13           ALCONY         12.16           IOOR AREA         116.13           ALCONY         12.61           IOOR AREA         116.93           ALCONY         12.61           IOOR AREA         113.44           ALCONY         12.61           IOOR AREA         113.44           ALCONY         12.61           IOOR AREA         113.44           ALCONY         12.61           IOOR AREA         124.45           IOOR AREA <t< td=""></t<> |



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PROJECT

**RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET **ASHBURTON VIC 3147** 

w

CLIENT

ASHBURTON BLOSSOM PTY LTD

DRAWING TITLE BASEMENT PLAN

SCALE

1:100 @ A1

JOB No. 22-32

JUNE 2023

ISSUE

DATE

SECTION 87A APPLICATION ISSUE

MB DRAWING No.

DRAWN

TP\_03



These plans/documents are available for viewing in ivil and

|                |                        |                   | 1100.00         |   |
|----------------|------------------------|-------------------|-----------------|---|
| E COVERAGE     | E                      | 31.83%            | 697.03          | m |
| RDEN AREA      |                        | 35.78%            | 782.96          | m |
|                |                        | 33.7078           | 702.00          |   |
| ROSS FLOOR ARE | A (EXCLUDING BALCONY A | ND TERRACE AREAS) |                 |   |
| VEL 1          |                        |                   | 1012.84         | m |
| VEL 2          |                        |                   | 677.00          | m |
| SEMENT         |                        |                   | 1248.12         | m |
| OUND FLOOR     |                        |                   | 1033.14         | m |
| PARTMENT 01    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 116.41          | m |
|                | TERRACE 01             |                   | 49.75           | m |
|                | TERRACE 02             |                   | 16.77           | m |
| PARTMENT 02    |                        |                   | 117.46          | m |
|                | TERRACE                |                   | 45.85           | m |
| PARTMENT 03    |                        |                   | .5.60           |   |
|                | FLOOR AREA             |                   | 116.93          | m |
|                | TERRACE                |                   | 45.96           | m |
| PARTMENT 04    |                        |                   | 110 70          |   |
|                | TERRACE                |                   | 112.70<br>65 99 | m |
| PARTMENT 05    |                        |                   | 00.99           |   |
|                | FLOOR AREA             |                   | 101.90          | m |
|                | TERRACE                |                   | 43.82           | m |
| PARTMENT 06    |                        |                   | 301-1           |   |
|                | FLOOR AREA             |                   | 124.50          | m |
| PARTMENT 07    | IERRAGE                |                   | 91.05           | m |
|                | FLOOR AREA             |                   | 124.50          | m |
|                | TERRACE                |                   | 92.05           | m |
| PARTMENT 08    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 127.67          | m |
|                | TERRACE                |                   | 136.10          | m |
| ANTIMENT 09    |                        |                   | 116 12          | m |
|                | BALCONY                |                   | 12.16           | m |
| PARTMENT 10    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 117.46          | m |
|                | BALCONY                |                   | 12.61           | m |
| PARIMENT 11    |                        |                   | 116.03          | m |
|                | BALCONY                |                   | 12.61           | m |
| PARTMENT 12    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 113.44          | m |
|                | BALCONY                |                   | 12.16           | m |
| ARTMENT 13     |                        |                   | 05 57           |   |
|                | BALCONY                |                   | 85.57<br>13.83  | m |
| PARTMENT 14    | 2. 200.11              |                   | 10.00           |   |
|                | FLOOR AREA             |                   | 124.45          | m |
|                | BALCONY                |                   | 12.61           | m |
| PARTMENT 15    |                        |                   | 101.11          |   |
|                | FLOOR AREA             |                   | 124.41          | m |
| PARTMENT 16    | DALOONT                |                   | 12.01           |   |
|                | FLOOR AREA             |                   | 121.96          | m |
|                | BALCONY                |                   | 12.55           | m |
| PARTMENT 17    |                        |                   |                 |   |
|                |                        |                   | 156.80          | m |
|                | BALCONY 2              |                   | 39.66           | m |
| PARTMENT 18    |                        |                   | 00.00           |   |
| -              | FLOOR AREA             |                   | 153.06          | m |
|                | BALCONY 1              |                   | 31.98           | m |
|                | BALCONY 2              |                   | 49.49           | m |
| PARIMENT 19    |                        |                   | 120.01          | ~ |
|                | BALCONY 1              |                   | 41.31           | m |
|                | BALCONY 2              |                   | 64.18           | m |
| PARTMENT 20    |                        |                   |                 |   |
| ATTIMENT 20    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 175.04          | m |

REVISION

- 06.09.16 PLANNING APPLICAITON ISSUE A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016 B 01.05.17 CONCEPT PLAN

C 13.06.23 SECTION 87A APPLICATION

TAOUKARCHITECTS

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### **RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET **ASHBURTON VIC 3147**

CLIENT ASHBURTON BLOSSOM PTY LTD DRAWING TITLE GROUND FLOOR PLAN

SCALE

1:100 @ A1

DATE JUNE 2023

ISSUE

SECTION 87A APPLICATION ISSUE

JOB No.

22-32

MB

DRAWN

DRAWING No. **TP\_04** 



HIGH STREET

## **VCAT Directed Plans**

These plans/documents are available for viewing in AREACOANA WKS Sirection of the Victorian Civil and

| Administrative Tribunal in the matter | of      |
|---------------------------------------|---------|
| ۸\/CΔT·Rof P876/2023 "                | 0100 01 |

| SITE COVERAGE 940<br>PERMEABLE SURFACE 31.8<br>GARDEN AREA 35.7<br>GROSS FLOOR AREA (EXCLUDING BALCONY AND TERRACE<br>LEVEL 1<br>LEVEL 2<br>BASEMENT<br>GROUND FLOOR<br>APARTMENT 01<br>FLOOR AREA<br>TERRACE 01<br>TERRACE 01<br>TERRACE 02<br>APARTMENT 02<br>FLOOR AREA<br>TERRACE<br>APARTMENT 03<br>FLOOR AREA<br>TERRACE<br>APARTMENT 03<br>FLOOR AREA<br>TERRACE<br>APARTMENT 04<br>FLOOR AREA<br>TERRACE<br>APARTMENT 05<br>FLOOR AREA<br>TERRACE<br>APARTMENT 05<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 07<br>FLOOR AREA<br>TERRACE<br>APARTMENT 08<br>FLOOR AREA<br>TERRACE<br>APARTMENT 08<br>FLOOR AREA<br>TERRACE<br>APARTMENT 10<br>FLOOR AREA<br>BALCONY<br>APARTMENT 12<br>FLOOR AREA<br>BALCONY<br>APARTMENT 12<br>FLOOR AREA<br>BALCONY<br>APARTMENT 14<br>FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY<br>APARTMENT 18                    | 9% 1183.69<br>3% 697.03<br>8% 782.96<br>AREAS)<br>1012.84<br>677.00<br>1248.12<br>1033.14<br>116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05 | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
|---|--|--|
| PERMEABLE SURFACE     31.8       BARDEN AREA     35.7       GROSS FLOOR AREA     (EXCLUDING BALCONY AND TERRACE       EVEL 1  | 3% 697.03<br>8% 782.96<br>AREAS)<br>1012.84<br>677.00<br>1248.12<br>1033.14<br>116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05   | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| SARDEN AREA 35.7<br>GROSS FLOOR AREA (EXCLUDING BALCONY AND TERRACE<br>EVEL 1<br>EVEL 2<br>SASEMENT<br>SROUND FLOOR<br>APARTMENT 01<br>FLOOR AREA<br>TERRACE 01<br>TERRACE 02<br>APARTMENT 02<br>FLOOR AREA<br>TERRACE<br>APARTMENT 03<br>FLOOR AREA<br>TERRACE<br>APARTMENT 04<br>FLOOR AREA<br>TERRACE<br>APARTMENT 05<br>FLOOR AREA<br>TERRACE<br>APARTMENT 10<br>FLOOR AREA<br>TERRACE<br>APARTMENT 10<br>FLOOR AREA<br>BALCONY<br>APARTMENT 11<br>FLOOR AREA<br>BALCONY<br>APARTMENT 12<br>FLOOR AREA<br>BALCONY<br>APARTMENT 12<br>FLOOR AREA<br>BALCONY<br>APARTMENT 13<br>FLOOR AREA<br>BALCONY<br>APARTMENT 14<br>FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY                 | 8% 782.96<br>AREAS)<br>1012.84<br>677.00<br>1248.12<br>1033.14<br>116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| APARTMENT 01 FLOOR AREA (EXCLUDING BALCONY AND TERRACE EVEL 1 EVEL 2 ASSEMENT SROUND FLOOR APARTMENT 01 FLOOR AREA TERRACE 01 TERRACE 01 TERRACE 02 APARTMENT 02 FLOOR AREA TERRACE APARTMENT 03 FLOOR AREA TERRACE APARTMENT 04 FLOOR AREA TERRACE APARTMENT 05 FLOOR AREA TERRACE APARTMENT 06 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 08 FLOOR AREA TERRACE APARTMENT 09 FLOOR AREA TERRACE APARTMENT 09 FLOOR AREA TERRACE APARTMENT 10 FLOOR AREA TERRACE APARTMENT 10 FLOOR AREA TERRACE APARTMENT 10 FLOOR AREA TERRACE APARTMENT 12 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 13 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT   | AREAS)<br>1012.84<br>677.00<br>1248.12<br>1033.14<br>1033.14<br>1033.14<br>116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05                            | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| EVEL 1 EVEL 1 EVEL 2 EVEL 2 ASSEMENT BROUND FLOOR BRAATMENT 01  APARTMENT 01  APARTMENT 02  APARTMENT 02  APARTMENT 03  FLOOR AREA TERRACE  APARTMENT 04  FLOOR AREA TERRACE  APARTMENT 04  FLOOR AREA TERRACE  APARTMENT 05  FLOOR AREA TERRACE  APARTMENT 06  FLOOR AREA TERRACE  APARTMENT 07  FLOOR AREA TERRACE  APARTMENT 08  FLOOR AREA TERRACE  APARTMENT 09  FLOOR AREA TERRACE  APARTMENT 09  FLOOR AREA TERRACE  APARTMENT 10  FLOOR AREA TERRACE  APARTMENT 11  FLOOR AREA TERRACE  APARTMENT 12  FLOOR AREA TERRACE  APARTMENT 12  FLOOR AREA TERRACE  APARTMENT 12  FLOOR AREA TERRACE  APARTMENT 13  FLOOR AREA TERRACE  APARTMENT 14  FLOOR AREA TERRACE  APARTMENT 15  FLOOR AREA TERRACE  APARTMENT 16  FLOOR AREA TERRACE  APARTMENT 17  APARTMENT 17  FLOOR AREA TERRACE  APARTMENT 18  FLOOR AREA TERRACE  APARTMENT 19  FLOOR AREA TERRACE APARTMENT 19  FLOOR AREA TERRACE APARTMENT 18  FLOOR AREA TERRACE APARTMENT 19  FL  | 1012.84<br>677.00<br>1248.12<br>1033.14<br>116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05   | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| EVEL 2<br>ASEMENT<br>AROUND FLOOR<br>APARTMENT 01<br>FLOOR AREA<br>TERRACE 02<br>APARTMENT 02<br>FLOOR AREA<br>TERRACE<br>APARTMENT 03<br>FLOOR AREA<br>TERRACE<br>APARTMENT 04<br>FLOOR AREA<br>TERRACE<br>APARTMENT 05<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 06<br>FLOOR AREA<br>TERRACE<br>APARTMENT 07<br>FLOOR AREA<br>TERRACE<br>APARTMENT 08<br>FLOOR AREA<br>TERRACE<br>APARTMENT 09<br>FLOOR AREA<br>BALCONY<br>APARTMENT 10<br>FLOOR AREA<br>BALCONY<br>APARTMENT 12<br>FLOOR AREA<br>BALCONY<br>APARTMENT 12<br>FLOOR AREA<br>BALCONY<br>APARTMENT 13<br>FLOOR AREA<br>BALCONY<br>APARTMENT 14<br>FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1<br>BALCONY | 677.00<br>1248.12<br>1033.14<br>116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| APARTMENT 01 APARTMENT 01  APARTMENT 01  APARTMENT 02  APARTMENT 02  APARTMENT 03  FLOOR AREA TERRACE  APARTMENT 04  FLOOR AREA TERRACE  APARTMENT 05  APARTMENT 05  APARTMENT 07  APARTMENT 07  FLOOR AREA TERRACE  APARTMENT 07  FLOOR AREA TERRACE  APARTMENT 08  FLOOR AREA TERRACE  APARTMENT 09  FLOOR AREA TERRACE  APARTMENT 10  FLOOR AREA BALCONY  APARTMENT 12  FLOOR AREA BALCONY  APARTMENT 13  FLOOR AREA BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY   | 1248.12<br>1033.14<br>116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| APARTMENT 01  APARTMENT 01   APARTMENT 02  APARTMENT 02  APARTMENT 03  FLOOR AREA TERRACE  APARTMENT 04  FLOOR AREA TERRACE  APARTMENT 04  FLOOR AREA TERRACE  APARTMENT 05  APARTMENT 05  FLOOR AREA TERRACE  APARTMENT 06  FLOOR AREA TERRACE  APARTMENT 07  FLOOR AREA TERRACE  APARTMENT 08  FLOOR AREA TERRACE  APARTMENT 09  FLOOR AREA TERRACE  APARTMENT 10  FLOOR AREA BALCONY  APARTMENT 12  FLOOR AREA BALCONY  APARTMENT 13  FLOOR AREA BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY  APARTMENT 19  FLOOR AREA BALCONY   | 1033.14<br>116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05   | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| APARTMENT 01 FLOOR AREA TERRACE 01 TERRACE 02 APARTMENT 02 FLOOR AREA TERRACE APARTMENT 03 FLOOR AREA TERRACE APARTMENT 04 FLOOR AREA TERRACE APARTMENT 05 FLOOR AREA TERRACE APARTMENT 06 FLOOR AREA TERRACE APARTMENT 06 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 08 FLOOR AREA TERRACE APARTMENT 08 FLOOR AREA TERRACE APARTMENT 09 FLOOR AREA TERRACE APARTMENT 10 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 13 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 19 FLO  | 116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| APARTMENT 01 FLOOR AREA TERRACE 01 TERRACE 02 APARTMENT 02 FLOOR AREA TERRACE APARTMENT 03 FLOOR AREA TERRACE APARTMENT 04 FLOOR AREA TERRACE APARTMENT 05 FLOOR AREA TERRACE APARTMENT 06 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 08 FLOOR AREA TERRACE APARTMENT 09 FLOOR AREA BALCONY APARTMENT 10 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 19 FLO  | 116.41<br>49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup> |
| TERRACE 01<br>TERRACE 02APARTMENT 02FLOOR AREA<br>TERRACEAPARTMENT 03FLOOR AREA<br>TERRACEAPARTMENT 04FLOOR AREA<br>TERRACEAPARTMENT 05FLOOR AREA<br>TERRACEAPARTMENT 06FLOOR AREA<br>TERRACEAPARTMENT 07FLOOR AREA<br>TERRACEAPARTMENT 08FLOOR AREA<br>TERRACEAPARTMENT 09FLOOR AREA<br>TERRACEAPARTMENT 09FLOOR AREA<br>TERRACEAPARTMENT 10FLOOR AREA<br>BALCONYAPARTMENT 11FLOOR AREA<br>BALCONYAPARTMENT 12FLOOR AREA<br>BALCONYAPARTMENT 13FLOOR AREA<br>BALCONYAPARTMENT 14FLOOR AREA<br>BALCONYAPARTMENT 15FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 17APARTMENT 18FLOOR AREA<br>BALCONY 1APARTMENT 19FLOOR AREA<br>BALCONY 1APARTMENT 19FLOOR AREA<br>BALCONY 1APARTMENT 19  | 49.75<br>16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup>                   |
| APARTMENT 02  APARTMENT 02  FLOOR AREA TERRACE  APARTMENT 03  FLOOR AREA TERRACE  APARTMENT 04  FLOOR AREA TERRACE  APARTMENT 05  FLOOR AREA TERRACE  APARTMENT 06  FLOOR AREA TERRACE  APARTMENT 07  FLOOR AREA TERRACE  APARTMENT 08  FLOOR AREA TERRACE  APARTMENT 09  APARTMENT 10  FLOOR AREA BALCONY  APARTMENT 12  FLOOR AREA BALCONY  APARTMENT 13  FLOOR AREA BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  APARTMENT 18  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 18  FLOOR AREA BALCONY APARTMENT 19  FLOOR AREA  | 16.77<br>117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05   | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup>                                     |
| APARTMENT 02 FLOOR AREA<br>TERRACE APARTMENT 03 FLOOR AREA<br>TERRACE APARTMENT 04 FLOOR AREA<br>TERRACE APARTMENT 05 FLOOR AREA<br>TERRACE APARTMENT 06 FLOOR AREA<br>TERRACE APARTMENT 07 FLOOR AREA<br>TERRACE APARTMENT 07 FLOOR AREA<br>TERRACE APARTMENT 08 FLOOR AREA<br>TERRACE APARTMENT 09 FLOOR AREA<br>BALCONY APARTMENT 10 FLOOR AREA<br>BALCONY APARTMENT 12 FLOOR AREA<br>BALCONY APARTMENT 12 FLOOR AREA<br>BALCONY APARTMENT 13 FLOOR AREA<br>BALCONY APARTMENT 14 FLOOR AREA<br>BALCONY APARTMENT 15 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY APARTMENT 19 FLOOR AREA<br>BALCONY APARTMENT 11 FLOOR AREA<br>BALCONY APARTMENT 12 FLOOR AREA<br>BALCONY APARTMENT 13 FLOOR AREA<br>BALCONY APARTMENT 14 FLOOR AREA<br>BALCONY APARTMENT 15 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY 1 BALCONY 1   | 117.46<br>45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup>   |
| TERRACE APARTMENT 03 FLOOR AREA TERRACE APARTMENT 04 FLOOR AREA TERRACE APARTMENT 05 FLOOR AREA TERRACE APARTMENT 06 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 08 FLOOR AREA TERRACE APARTMENT 09 FLOOR AREA BALCONY APARTMENT 10 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 13 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR ARE  | 45.85<br>116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup>   |
| APARTMENT 03 FLOOR AREA TERRACE APARTMENT 04 FLOOR AREA TERRACE APARTMENT 05 FLOOR AREA TERRACE APARTMENT 06 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 08 FLOOR AREA TERRACE APARTMENT 09 FLOOR AREA BALCONY APARTMENT 10 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 13 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY APARTMENT 19 FLOOR AREA BALCON  | 116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05   | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup>   |
| FLOOR AREA<br>TERRACEAPARTMENT 04FLOOR AREA<br>TERRACEAPARTMENT 05FLOOR AREA<br>TERRACEAPARTMENT 06FLOOR AREA<br>TERRACEAPARTMENT 07FLOOR AREA<br>TERRACEAPARTMENT 08FLOOR AREA<br>TERRACEAPARTMENT 09FLOOR AREA<br>BALCONYAPARTMENT 10FLOOR AREA<br>BALCONYAPARTMENT 11FLOOR AREA<br>BALCONYAPARTMENT 12FLOOR AREA<br>BALCONYAPARTMENT 13FLOOR AREA<br>BALCONYAPARTMENT 14FLOOR AREA<br>BALCONYAPARTMENT 15FLOOR AREA<br>BALCONYAPARTMENT 14FLOOR AREA<br>BALCONYAPARTMENT 15FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 17APARTMENT 18FLOOR AREA<br>BALCONY 1<br>BALCONY 1APARTMENT 18FLOOR AREA<br>BALCONY 1APARTMENT 18FLOOR AREA<br>BALCONY 1APARTMENT 18FLOOR AREA<br>BALCONY 1APARTMENT 19FLOOR AREA<br>BALCONY 1APARTMENT 19  | 116.93<br>45.96<br>112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05   | m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup><br>m <sup>2</sup>   |
| APARTMENT 04 FLOOR AREA<br>TERRACE APARTMENT 05 FLOOR AREA<br>TERRACE APARTMENT 06 FLOOR AREA<br>TERRACE APARTMENT 07 FLOOR AREA<br>TERRACE APARTMENT 08 FLOOR AREA<br>TERRACE APARTMENT 09 FLOOR AREA<br>BALCONY APARTMENT 10 FLOOR AREA<br>BALCONY APARTMENT 11 FLOOR AREA<br>BALCONY APARTMENT 12 FLOOR AREA<br>BALCONY APARTMENT 13 FLOOR AREA<br>BALCONY APARTMENT 14 FLOOR AREA<br>BALCONY APARTMENT 15 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY 1 BALCONY 1 BA   | 112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m²<br>m²   |
| FLOOR AREA<br>TERRACEAPARTMENT 05FLOOR AREA<br>TERRACEAPARTMENT 06FLOOR AREA<br>TERRACEAPARTMENT 07FLOOR AREA<br>TERRACEAPARTMENT 08FLOOR AREA<br>TERRACEAPARTMENT 09FLOOR AREA<br>TERRACEAPARTMENT 09FLOOR AREA<br>BALCONYAPARTMENT 10FLOOR AREA<br>BALCONYAPARTMENT 11FLOOR AREA<br>BALCONYAPARTMENT 12FLOOR AREA<br>BALCONYAPARTMENT 13FLOOR AREA<br>BALCONYAPARTMENT 14FLOOR AREA<br>BALCONYAPARTMENT 15FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 17FLOOR AREA<br>BALCONYAPARTMENT 18FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 17FLOOR AREA<br>BALCONYAPARTMENT 18FLOOR AREA<br>BALCONY 1<br>BALCONY 1APARTMENT 18FLOOR AREA<br>BALCONY 1APARTMENT 19FLOOR AREA<br>BALCONY 1APARTMENT 19FLOOR AREA<br>BALCONY 1APARTMENT 19FLOOR AREA<br>BALCONY 1APARTMENT 19FLOOR AREA<br>BALCONY 1FLOOR AREA<br>BALCONY 1  | 112.70<br>65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m²<br>m²   |
| TERRACEAPARTMENT 05FLOOR AREA<br>TERRACEAPARTMENT 06FLOOR AREA<br>TERRACEAPARTMENT 07FLOOR AREA<br>TERRACEAPARTMENT 08FLOOR AREA<br>TERRACEAPARTMENT 09APARTMENT 09FLOOR AREA<br>BALCONYAPARTMENT 10FLOOR AREA<br>BALCONYAPARTMENT 11FLOOR AREA<br>BALCONYAPARTMENT 12FLOOR AREA<br>BALCONYAPARTMENT 12FLOOR AREA<br>BALCONYAPARTMENT 13FLOOR AREA<br>BALCONYAPARTMENT 14FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONY 1BALCONY 2APARTMENT 18FLOOR AREA<br>BALCONY 1BALCONY 2APARTMENT 19FLOOR AREA<br>BALCONY 1BALCONY 2APARTMENT 19FLOOR AREA<br>BALCONY 1BALCONY 1BALCONY 1BALCONY 1BALCONY 1BALCONY 2   | 65.99<br>101.90<br>43.82<br>124.50<br>91.05  | m <sup>2</sup>   |
| APARTMENT 05 FLOOR AREA TERRACE  APARTMENT 06 FLOOR AREA TERRACE  APARTMENT 07 FLOOR AREA TERRACE  APARTMENT 08 FLOOR AREA TERRACE  APARTMENT 09 FLOOR AREA BALCONY  APARTMENT 10 FLOOR AREA BALCONY  APARTMENT 12 FLOOR AREA BALCONY  APARTMENT 13 FLOOR AREA BALCONY  APARTMENT 14 FLOOR AREA BALCONY  APARTMENT 15 FLOOR AREA BALCONY  APARTMENT 15 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY  APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY  | 101.90<br>43.82<br>124.50<br>91.05   |  |
| APARTMENT 06 TERRACE APARTMENT 06 FLOOR AREA TERRACE APARTMENT 07 FLOOR AREA TERRACE APARTMENT 08 FLOOR AREA BALCONY APARTMENT 10 FLOOR AREA BALCONY APARTMENT 11 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 13 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY 2 APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY 2 APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY 2  | 43.82<br>124.50<br>91.05   | m <sup>2</sup>   |
| APARTMENT 06 FLOOR AREA<br>TERRACE APARTMENT 07 FLOOR AREA<br>TERRACE APARTMENT 08 FLOOR AREA<br>TERRACE APARTMENT 09 FLOOR AREA<br>BALCONY APARTMENT 10 FLOOR AREA<br>BALCONY APARTMENT 11 FLOOR AREA<br>BALCONY APARTMENT 12 FLOOR AREA<br>BALCONY APARTMENT 13 FLOOR AREA<br>BALCONY APARTMENT 14 FLOOR AREA<br>BALCONY APARTMENT 15 FLOOR AREA<br>BALCONY APARTMENT 15 FLOOR AREA<br>BALCONY APARTMENT 16 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY APARTMENT 17 FLOOR AREA<br>BALCONY APARTMENT 18 FLOOR AREA<br>BALCONY 1 BALCONY 1 BALCONY 1 BALCONY 2 APARTMENT 18 FLOOR AREA<br>BALCONY 1 BALCONY 2 APARTMENT 18 FLOOR AREA<br>BALCONY 1 BALCONY 2 APARTMENT 19 FLOOR AREA<br>BALCONY 1 BALCONY 1 BALCONY 2 APARTMENT 19 FLOOR AREA<br>BALCONY 1 BALCONY 2 APARTMENT 19 FLOOR AREA   | 124.50   | 2  |
| FLOOR AREA<br>TERRACE<br>APARTMENT 07<br>FLOOR AREA<br>TERRACE<br>APARTMENT 08<br>FLOOR AREA<br>TERRACE<br>APARTMENT 09<br>FLOOR AREA<br>BALCONY<br>APARTMENT 10<br>FLOOR AREA<br>BALCONY<br>APARTMENT 11<br>FLOOR AREA<br>BALCONY<br>APARTMENT 12<br>FLOOR AREA<br>BALCONY<br>APARTMENT 13<br>FLOOR AREA<br>BALCONY<br>APARTMENT 14<br>FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2   | 124.50<br>91.05  |  |
| APARTMENT 07  APARTMENT 08  FLOOR AREA TERRACE  APARTMENT 08  FLOOR AREA BALCONY  APARTMENT 10  FLOOR AREA BALCONY  APARTMENT 11  FLOOR AREA BALCONY  APARTMENT 12  FLOOR AREA BALCONY  APARTMENT 13  FLOOR AREA BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY  APARTMENT 19  FLOOR AREA BALCONY  | 91.05  | m²   |
| FLOOR AREA<br>TERRACEAPARTMENT 08FLOOR AREA<br>TERRACEAPARTMENT 09FLOOR AREA<br>BALCONYAPARTMENT 10APARTMENT 10APARTMENT 11FLOOR AREA<br>BALCONYAPARTMENT 11FLOOR AREA<br>BALCONYAPARTMENT 12APARTMENT 12APARTMENT 13FLOOR AREA<br>BALCONYAPARTMENT 14FLOOR AREA<br>BALCONYAPARTMENT 15FLOOR AREA<br>BALCONYAPARTMENT 15FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 17FLOOR AREA<br>BALCONYAPARTMENT 18FLOOR AREA<br>BALCONYAPARTMENT 17FLOOR AREA<br>BALCONYAPARTMENT 18FLOOR AREA<br>BALCONY 1<br>BALCONY 1APARTMENT 18FLOOR AREA<br>BALCONY 1APARTMENT 18FLOOR AREA<br>BALCONY 1APARTMENT 19FLOOR AREA<br>BALCONY 1APARTMENT 19  | 51.00  | 1112   |
| TERRACE  APARTMENT 08  FLOOR AREA TERRACE  APARTMENT 09  FLOOR AREA BALCONY  APARTMENT 10  FLOOR AREA BALCONY  APARTMENT 12  FLOOR AREA BALCONY  APARTMENT 13  FLOOR AREA BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY 1 BALC  | 124.50   | m <sup>2</sup>   |
| APARTMENT 08 FLOOR AREA TERRACE  APARTMENT 09 FLOOR AREA BALCONY  APARTMENT 10 FLOOR AREA BALCONY  APARTMENT 11 FLOOR AREA BALCONY  APARTMENT 12 FLOOR AREA BALCONY  APARTMENT 14 FLOOR AREA BALCONY  APARTMENT 15 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY  APARTMENT 18 FLOOR AREA BALCONY 1  | 92.05  | m <sup>2</sup>   |
| APARTMENT 09 FLOOR AREA BALCONY APARTMENT 10 FLOOR AREA BALCONY APARTMENT 11 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 13 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY 1 BALC  | 127.67   | m2   |
| APARTMENT 09 FLOOR AREA BALCONY APARTMENT 10 FLOOR AREA BALCONY APARTMENT 11 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 13 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY 1 BALC  | 136.10   | m²   |
| FLOOR AREA<br>BALCONYAPARTMENT 10FLOOR AREA<br>BALCONYAPARTMENT 11FLOOR AREA<br>BALCONYAPARTMENT 12FLOOR AREA<br>BALCONYAPARTMENT 13FLOOR AREA<br>BALCONYAPARTMENT 14FLOOR AREA<br>BALCONYAPARTMENT 15FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 16FLOOR AREA<br>BALCONYAPARTMENT 17FLOOR AREA<br>BALCONYAPARTMENT 18FLOOR AREA<br>BALCONY 1<br>BALCONY 1  |  |  |
| APARTMENT 10  APARTMENT 10  FLOOR AREA BALCONY  APARTMENT 11  FLOOR AREA BALCONY  APARTMENT 12  FLOOR AREA BALCONY  APARTMENT 13  FLOOR AREA BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY 1 BALCO  | 116.13   | m <sup>2</sup>   |
| APARTMENT 13 FLOOR AREA BALCONY APARTMENT 11 FLOOR AREA BALCONY APARTMENT 12 FLOOR AREA BALCONY APARTMENT 13 FLOOR AREA BALCONY APARTMENT 14 FLOOR AREA BALCONY APARTMENT 15 FLOOR AREA BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY 1 BALCONY 1 BALCONY 1 BALCONY 1 BALCONY 2 APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY 1 BALCONY 2 APARTMENT 19 FLOOR AREA BALCONY 1 BALCONY   | 12.16  | m²   |
| BALCONY  APARTMENT 11  FLOOR AREA BALCONY  APARTMENT 12  FLOOR AREA BALCONY  APARTMENT 13  FLOOR AREA BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY  APARTMENT 18  FLOOR AREA BALCONY 1 BALC  | 117.46   | m <sup>2</sup>   |
| APARTMENT 11 FLOOR AREA BALCONY  APARTMENT 12 FLOOR AREA BALCONY  APARTMENT 13 FLOOR AREA BALCONY  APARTMENT 14 FLOOR AREA BALCONY  APARTMENT 15 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY  APARTMENT 18 FLOOR AREA BALCONY 1 B  | 12.61  | m²   |
| APARTMENT 12<br>APARTMENT 12<br>APARTMENT 13<br>APARTMENT 13<br>FLOOR AREA<br>BALCONY<br>APARTMENT 14<br>FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1  | 110.00   |  |
| APARTMENT 12<br>FLOOR AREA<br>BALCONY<br>APARTMENT 13<br>FLOOR AREA<br>BALCONY<br>APARTMENT 14<br>FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   | 12.61  | m²   |
| FLOOR AREA<br>BALCONY         APARTMENT 13         FLOOR AREA<br>BALCONY         APARTMENT 14         FLOOR AREA<br>BALCONY         APARTMENT 15         FLOOR AREA<br>BALCONY         APARTMENT 15         FLOOR AREA<br>BALCONY         APARTMENT 16         FLOOR AREA<br>BALCONY         APARTMENT 16         FLOOR AREA<br>BALCONY         APARTMENT 16         FLOOR AREA<br>BALCONY         APARTMENT 16         FLOOR AREA<br>BALCONY         APARTMENT 17         FLOOR AREA<br>BALCONY 1         BALCONY 1  |  |  |
| APARTMENT 13  FLOOR AREA BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY 1 BALCONY 2  APARTMENT 18  FLOOR AREA BALCONY 1 BALCONY 1 BALCONY 2  APARTMENT 18  FLOOR AREA BALCONY 1 BAL  | 113.44   | m <sup>2</sup>   |
| APARTMENT 13<br>FLOOR AREA<br>BALCONY<br>APARTMENT 14<br>FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1  | 12.16  | m <sup>2</sup>   |
| BALCONY  APARTMENT 14  FLOOR AREA BALCONY  APARTMENT 15  FLOOR AREA BALCONY  APARTMENT 16  FLOOR AREA BALCONY  APARTMENT 17  FLOOR AREA BALCONY 1 BALCONY 2  APARTMENT 18  FLOOR AREA BALCONY 1 BALC  | 85.57  | m <sup>2</sup>   |
| APARTMENT 14 FLOOR AREA BALCONY  APARTMENT 15 FLOOR AREA BALCONY  APARTMENT 16 FLOOR AREA BALCONY  APARTMENT 17 FLOOR AREA BALCONY 1 BALCONY 1 BALCONY 2  APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY   | 13.83  | m <sup>2</sup>   |
| FLOOR AREA<br>BALCONY<br>APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   |  |  |
| APARTMENT 15<br>FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1  | 124.45   | m <sup>2</sup>   |
| FLOOR AREA<br>BALCONY<br>APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   | 12.01  | 1115   |
| BALCONY APARTMENT 16 FLOOR AREA BALCONY APARTMENT 17 FLOOR AREA BALCONY 1 BALCONY 2 APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY 1 BALCONY 2 APARTMENT 19 FLOOR AREA BALCONY 1 BALCONY 2   | 124.41   | m <sup>2</sup>   |
| APARTMENT 16<br>FLOOR AREA<br>BALCONY<br>APARTMENT 17<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1  | 12.61  | m <sup>2</sup>   |
| APARTMENT 17<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   | 101.00   |  |
| APARTMENT 17 FLOOR AREA BALCONY 1 BALCONY 2 APARTMENT 18 FLOOR AREA BALCONY 1 BALCONY 2 APARTMENT 19 FLOOR AREA BALCONY 1   | 121.96   | m²   |
| FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   |  |  |
| BALCONY 1<br>BALCONY 2<br>APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   | 156.80   | m <sup>2</sup>   |
| APARTMENT 18<br>FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   | 31.98  | $m^2$  |
| FLOOR AREA<br>BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   | 39.00  | 1115   |
| BALCONY 1<br>BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1   | 153.06   | m <sup>2</sup>   |
| BALCONY 2<br>APARTMENT 19<br>FLOOR AREA<br>BALCONY 1  | 31.98  | m <sup>2</sup>   |
| FLOOR AREA<br>BALCONY 1   | 49.49  | m²   |
| BALCONY 1   | 139.91   | m <sup>2</sup>   |
|   | 41.31  | m²   |
| BALCONY 2   | 64.18  | m <sup>2</sup>   |
| FLOOR AREA  | 175.04   | m <sup>2</sup>   |
| BALCONY 1   | 41.31  | m²   |
| BALCONY 2   |  | m²   |
|   | 64.21  |  |
| 09.11.16 CHANGES IN RESPONSE TO RFI LETTE   | 64.21  | ₹201   |
| 3 01.05.17 CONCEPT PLAN<br>2 13.06.23 SECTION 874 APPLICATION   | 64.21  |  |
| 7 10.00.20 OLUTION OFA AFFLICATION  | 64.21<br>R DATED 7 OCTOBER   |  |
|   | 64.21<br>R DATED 7 OCTOBER   |  |



TAOUKARCHITECTS

р. e. info@taoukarchitects.com.au PROJECT

9486 8080 448 HEIDELBERG ROAD FAIRFIELD VIC 3078 taoukarchitects.com.au w

### **RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET **ASHBURTON VIC 3147**

CLIENT

ASHBURTON BLOSSOM PTY LTD

DRAWING TITLE

LEVEL 1 PLAN SCALE

1:100 @ A1

DATE

DRAWN MB

JOB No. 22-32

JUNE 2023

ISSUE SECTION 87A APPLICATION ISSUE

DRAWING No.

TP\_05



**HIGH STREET** 

## **VCAT Directed Plans**

These plans/documents are available for viewing in AREACANA WYSPSirection of the Victorian Civil and

| Administrative Tribunal in the matter | of      |
|---------------------------------------|---------|
| ۸\/CΔT·Rof P876/2023 "                | 0100 01 |

|                  | 11010/2023              | •                 | 2100.21         |                   |
|------------------|-------------------------|-------------------|-----------------|-------------------|
| SITE COVERAGE    |                         | 54.09%            | 1183.89         | -111 <sup>2</sup> |
| PERMEABLE SURFAC | JE                      | 31.83%            | 697.03          | m <sup>2</sup>    |
| ARDEN AREA       |                         | 35.78%            | 782.96          | m²                |
| GROSS FLOOR AR   | EA (EXCLUDING BALCONY A | ND TERRACE AREAS) |                 |                   |
| EVEL 1           |                         |                   | 1012.84         | m²                |
| EVEL 2           |                         |                   | 677.00          | m <sup>2</sup>    |
| BASEMENT         |                         |                   | 1248.12         | m <sup>2</sup>    |
| GROUND FLOOR     |                         |                   | 1033.14         | m²                |
|                  |                         |                   |                 |                   |
| APARIMENT 01     | FLOOR AREA              |                   | 116.41          | m <sup>2</sup>    |
|                  | TERRACE 01              |                   | 49.75           | m <sup>2</sup>    |
|                  | TERRACE 02              |                   | 16.77           | m <sup>2</sup>    |
| APARIMENI 02     | FLOOR AREA              |                   | 117.46          | m <sup>2</sup>    |
|                  | TERRACE                 |                   | 45.85           | m <sup>2</sup>    |
| APARTMENT 03     |                         |                   |                 |                   |
|                  | FLOOR AREA              |                   | 116.93          | m <sup>2</sup>    |
|                  | TERRACE                 |                   | 45.96           | m <sup>2</sup>    |
| APARTMENT 04     |                         |                   | 112 70          | m2                |
|                  | TERRACE                 |                   | 65.99           | m <sup>2</sup>    |
| APARTMENT 05     |                         |                   |                 |                   |
|                  | FLOOR AREA              |                   | 101.90          | m <sup>2</sup>    |
| APARTMENT 06     | TENHAGE                 |                   | 43.02           | 1114              |
|                  | FLOOR AREA              |                   | 124.50          | m <sup>2</sup>    |
|                  | TERRACE                 |                   | 91.05           | m <sup>2</sup>    |
| APARTMENT 07     |                         |                   | 124 50          | m2                |
|                  | TERRACE                 |                   | 92.05           | m <sup>2</sup>    |
| APARTMENT 08     |                         |                   |                 |                   |
|                  | FLOOR AREA              |                   | 127.67          | m <sup>2</sup>    |
|                  | TERRACE                 |                   | 136.10          | m <sup>2</sup>    |
| APARIMENI 09     |                         |                   | 116 13          | m2                |
|                  | BALCONY                 |                   | 12.16           | m <sup>2</sup>    |
| APARTMENT 10     |                         |                   |                 |                   |
|                  | FLOOR AREA              |                   | 117.46          | m <sup>2</sup>    |
|                  | BALCONY                 |                   | 12.61           | m <sup>2</sup>    |
| APARIMENI 11     |                         |                   | 116.93          | m <sup>2</sup>    |
|                  | BALCONY                 |                   | 12.61           | m <sup>2</sup>    |
| APARTMENT 12     |                         |                   |                 |                   |
|                  | FLOOR AREA              |                   | 113.44          | m <sup>2</sup>    |
|                  | BALCONY                 |                   | 12.16           | m <sup>2</sup>    |
| APARIMENT 13     |                         |                   | 85.57           | m2                |
|                  | BALCONY                 |                   | 13.83           | m <sup>2</sup>    |
| APARTMENT 14     |                         |                   |                 |                   |
|                  | FLOOR AREA              |                   | 124.45          | m <sup>2</sup>    |
|                  | BALCONY                 |                   | 12.61           | m <sup>2</sup>    |
| APARTMENT 15     |                         |                   | 104 41          | m2                |
|                  | BALCONY                 |                   | 12 61           | m²                |
| APARTMENT 16     | 2200/11                 |                   | 12.01           |                   |
|                  | FLOOR AREA              |                   | 121.96          | m <sup>2</sup>    |
|                  | BALCONY                 |                   | 12.55           | m <sup>2</sup>    |
| APARTMENT 17     |                         |                   | 450.00          |                   |
|                  |                         |                   | 156.80<br>31 09 | m <sup>2</sup>    |
|                  | BALCONY 2               |                   | 39.66           | m <sup>2</sup>    |
| APARTMENT 18     |                         |                   |                 |                   |
|                  | FLOOR AREA              |                   | 153.06          | m <sup>2</sup>    |
|                  | BALCONY 1               |                   | 31.98           | m <sup>2</sup>    |
|                  | BALCONY 2               |                   | 49.49           | m <sup>2</sup>    |
| ACANTIVIENT 19   | FLOOR AREA              |                   | 139.91          | m <sup>2</sup>    |
|                  | BALCONY 1               |                   | 41.31           | m <sup>2</sup>    |
|                  | BALCONY 2               |                   | 64.18           | m <sup>2</sup>    |
| APARTMENT 20     |                         |                   | 475.04          |                   |
|                  | FLOOK AREA              |                   | 175.04<br>11 21 | m <sup>2</sup>    |
|                  |                         |                   | 41.31           | 1115              |
|                  | BALCONY 2               |                   | 64.21           | m <sup>2</sup>    |

A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016 B 01.05.17 CONCEPT PLAN C 13.06.23 SECTION 87A APPLICATION

### TAOUKARCHITECTS

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448 HEIDELBERG ROAD FAIRFIELD VIC 3078 taoukarchitects.com.au w

PROJECT

### **RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET **ASHBURTON VIC 3147**

CLIENT

ASHBURTON BLOSSOM PTY LTD

DRAWING TITLE

LEVEL 2 PLAN SCALE

1:100 @ A1

JOB No. 22-32

JUNE 2023

DATE

DRAWN MB

ISSUE SECTION 87A APPLICATION ISSUE

DRAWING No. **TP\_06** 



HIGH STREET



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

|  | TAOUKARC                       | HITECTS                                 |
|--|--------------------------------|---|
| p. 9486 8080<br>e. info@taoukarchitects.com.au | 448 HEIDELBERG ROAD<br>w taouk | FAIRFIELD VIC 3078<br>architects.com.au |
| PROJECT  |                                |   |
| RESIDENTIAL                                    | DEVELOPM                       | ENT                                     |
| 322-326 HIGH                                   | STREET                         |   |
| ASHBURION                                      | VIC 3147                       |   |
|  |                                |   |
| ASHBURTON BLOSS                                | SOMPTILID                      |   |
|  |                                |   |
| ROOF PLAN                                      |                                |   |
| SCALE  |                                | JOB No.                                 |
| 1:100 @ A1                                     |                                | 22-32                                   |
| DATE   |                                |   |
| JUNE 2023                                      |                                |   |
| ISSUE  |                                |   |
| SECTION 87A APPLI                              | CATION ISSUE                   |   |
| DRAWN  |                                | $\left( \right)$                        |
| MB   |                                |   |
| DRAWING No.                                    |                                | REVISION                                |
| TP 07  |                                | С                                       |
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06.09.16 PLANNING APPLICAITON ISSUE
 A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016
 B 01.05.17 CONCEPT PLAN
 C 13.06.23 SECTION 87A APPLICATION



EAST ELEVATION SCALE: 1:100 @ A1 // 1:200 @ A3

OUTLINE OF NATURAL GROUND AT BUILDING LINE -

### **VCAT Directed Plans**

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### ALL SCREENED WINDOWS. ALL SCREENED WINDOWS ARE TO BE FIXED OR RESTRICTED AWNING/OPERABLE TO A HEIGHT OF 1.70M FROM FFL IN ACCORDANCE WITH CLAUSE 55.04-6 [OVERLOOKING] OF THE RELEVANT COUNCIL PLANNING SCHEME BOUNDARY FENCES: ALL SIDE BOUNDARY FENCES TO BE MINIMUM 1.80M HIGH ABOVE NGL AND TAPER DOWN 0.90M HIGH WITHIN THE FRONT SETBACK. AHD LEVELS: ALL LEVELS ARE SURVEYED TO AHD BY A LISCENSED LAND SURVEYOR REVISION

SCREENED WINDOWS:

- 06.09.16 PLANNING APPLICAITON ISSUE A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016 B 01.05.17 CONCEPT PLAN C 13.06.23 SECTION 87A APPLICATION

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**RESIDENTIAL DEVELOPMENT** 

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ISSUE SECTION 87A APPLICATION ISSUE

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PROJECT

CLIENT

SCALE

DATE

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ELEVATIONS

1:100 @ A1

JUNE 2023

DRAWN

9486 8080

322-326 HIGH STREET

**ASHBURTON VIC 3147** 

ASHBURTON BLOSSOM PTY LTD

e. info@taoukarchitects.com.au

MB

DRAWING No.

REVISION

JOB No.

22-32

С

TP\_08

![](_page_69_Figure_0.jpeg)

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### ALL SCREENED WINDOWS. ALL SCREENED WINDOWS ARE TO BE FIXED OR RESTRICTED AWNING/OPERABLE TO A HEIGHT OF 1.70M FROM FFL IN ACCORDANCE WITH CLAUSE 55.04-6 [OVERLOOKING] OF THE RELEVANT COUNCIL PLANNING SCHEME BOUNDARY FENCES: ALL SIDE BOUNDARY FENCES TO BE MINIMUM 1.80M HIGH ABOVE NGL AND TAPER DOWN 0.90M HIGH WITHIN THE FRONT SETBACK. AHD LEVELS: ALL LEVELS ARE SURVEYED TO AHD BY A LISCENSED LAND SURVEYOR REVISION

- 06.09.16 PLANNING APPLICAITON ISSUE A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016 B 01.05.17 CONCEPT PLAN C 13.06.23 SECTION 87A APPLICATION

SCREENED WINDOWS:

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## 322-326 HIGH STREET **ASHBURTON VIC 3147**

ASHBURTON BLOSSOM PTY LTD

### CLIENT

DRAWING TITLE

ELEVATIONS

SCALE

1:100, 1:1.45 @ A1

JOB No. 22-32

DATE JUNE 2023

ISSUE

SECTION 87A APPLICATION ISSUE

DRAWN

MB DRAWING No.

![](_page_69_Picture_41.jpeg)

![](_page_70_Figure_0.jpeg)

SCALE: 1:200 @ A1 // 1:400 @ A3

![](_page_70_Figure_2.jpeg)

### LEGEND

SHADOW DIAGRAM - 22<sup>ND</sup> SEPTEMBER [EQUINOX]

PROJECTED SHADOWS FROM PROPOSED DEVELOPMENT

PROJECTED SHADOWS FROM EXISTING FENCE/WALL ON BOUNDARY

![](_page_70_Picture_8.jpeg)

REVISION

- 06.09.16 PLANNING APPLICAITON ISSUE A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016 B 01.05.17 CONCEPT PLAN C 13.06.23 SECTION 87A APPLICATION

LOWER BLACONY BALCONY BELOW BALCONY BELOW BALCONY BELOW LOWER STOREY / No. 1/2 (HIGH S DOUBLE STORI - BRICK & RENDER TILE PITCH ROOM / LOWER STOREY LOWER STOREY 22 CF No. 2/2 <sup>≪</sup> (HIGH ST) BALCONY BELOW BALCONY BELOW DOUBLE STOREY BRICK & RENDER UNIT TILE PITCH ROOF DRAINAGE, SEWERAGE AND GAS SUPPLY PURPOSES EASEMENT 1.83m \_ \_ \_ \_ \_ \_ \_ \_ \_ SITE: 9.95m 277°10'30" POS SWIMMING POOL SHEE DUC

A: 20.79m —<del>R: 81.81m</del>

CONCRETE KERB

CROSSOVER

![](_page_71_Figure_0.jpeg)

SCALE: 1:200 @ A1 // 1:400 @ A3

![](_page_71_Figure_2.jpeg)

### LEGEND

SHADOW DIAGRAM - 22<sup>ND</sup> SEPTEMBER [EQUINOX]

PROJECTED SHADOWS FROM PROPOSED DEVELOPMENT

PROJECTED SHADOWS FROM EXISTING FENCE/WALL ON BOUNDARY

![](_page_71_Picture_8.jpeg)

REVISION

- 06.09.16 PLANNING APPLICAITON ISSUE A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016 B 01.05.17 CONCEPT PLAN C 13.06.23 SECTION 87A APPLICATION


HIGH STREET

### **VCAT Directed Plans**

These plans/documents are available for viewing in AREACODALCE with Section of the Victorian Civil and Administrative Tribunal in the matter of

| SITE AR A/CAT:Ref.P876/2023 ." |        | 2188.21 m <sup>2</sup> |
|--------------------------------|--------|------------------------|
| SITE CO <mark>VERAGE</mark>    | 54.09% | 1183.89 m²             |
| PERMEABLE SURFACE              | 31.83% | 697.03 m <sup>2</sup>  |
| GARDEN AREA                    | 35.78% | 782.96 m <sup>2</sup>  |

| GARDEN A<br>GREEN HA<br>DEVELOPM  | REA:<br>NTCH DENOTES THE<br>IENT.   | E EXTENT OF GARDEN ARI   | ea within the   |
|---|---|--|---|
| REVISION<br>- 06.09.16<br>A 09.11.16<br>B 01.05.17<br>C 13.06.23  | PLANNING APPLIC/<br>CHANGES IN RESP<br>CONCEPT PLAN<br>SECTION 87A APPL                                 | AITON ISSUE<br>ONSE TO RFI LETTER DATED  | 9 7 OCTOBER 20  |
|   | $\overline{\lambda}$  | TAOUKARC   | HITECTS   |
|   |   |  |   |
| p.<br>e. info@taou<br>PROJECT   | 9486 8080<br>karchitects.com.au   | 448 HEIDELBERG ROAD<br>w taouk   | FAIRFIELD VIC 30<br>architects.com.o                          |
| p.<br>e. info@taou<br>PROJECT<br>RESI<br>322-3<br>ASHE  | 9486 8080<br>karchitects.com.au<br>DENTIAL<br>26 HIGH<br>BURTON   | 448 HEIDELBERG ROAD I<br>w taouk<br>DEVELOPMI<br>STREET<br>VIC 3147                | FAIRFIELD VIC 30<br>architects.com.o                          |
| p.<br>e. info@taou<br>PROJECT<br><b>RESI<br/>322-3</b><br><b>ASHE</b><br>CLIENT<br>ASHBU  | 9486 8080<br>karchitects.com.au<br>DENTIAL<br>26 HIGH<br>30RTON   | 448 HEIDELBERG ROAD I<br>toouk   | FAIRFIELD VIC 30<br>architects.com.o                          |
| p.<br>e. info@taou<br>PROJECT<br><b>RESI<br/>322-3</b><br><b>ASHE</b><br>CLIENT<br>ASHBU<br>DRAWING TI<br>GARDE   | 9486 8080<br>karchitects.com.au<br>DENTIAL<br>26 HIGH<br>326 HIGH<br>30RTON BLOS<br>TLE<br>TLE<br>TLE   | 448 HEIDELBERG ROAD I<br>w toouk   | FAIRFIELD VIC 30<br>architects.com.o                          |
| p.<br>e. info@taou<br>PROJECT<br><b>RESI<br/>322-3</b><br><b>ASHE</b><br>CLIENT<br>ASHBU<br>DRAWING TI<br>GARDE<br>SCALE  | P486 8080<br>karchitects.com.au<br>DENTIAL<br>26 HIGH<br>30RTON<br>IRTON BLOS                           | 448 HEIDELBERG ROAD I<br>toouk   | FAIRFIELD VIC 30<br>carchitects.com.o<br>ENT<br>JOB N         |
| p.<br>e. info@taou<br>PROJECT<br><b>RESI</b><br><b>322-3</b><br><b>ASHE</b><br>CLIENT<br>ASHBU<br>DRAWING TI<br>GARDE<br>SCALE<br>1:100 (@                                      | 9486 8080<br>karchitects.com.au<br>DENTIAL<br>26 HIGH<br>30RTON BLOS<br>IRTON BLOS<br>TLE<br>IN AREA    | 448 HEIDELBERG ROAD I<br>w toouk   | FAIRFIELD VIC 30<br>carchitects.com.o<br>ENT<br>JOB N<br>22-3 |
| p.<br>e. info@taou<br>PROJECT<br><b>RESI<br/>322-3</b><br><b>ASHE</b><br>CLIENT<br>ASHBU<br>DRAWING TI<br>GARDE<br>SCALE<br>1:100 (<br>DATE<br>JUNE 2                           | P486 8080<br>karchitects.com.au<br>DENTIAL<br>26 HIGH<br>BURTON<br>IRTON BLOS<br>TLE<br>IN AREA<br>D A1 | 448 HEIDELBERG ROAD I<br>w taouk<br>DEVELOPMI<br>STREET<br>VIC 3147<br>SOM PTY LTD | ENT<br>JOB N<br>22-3  |
| p.<br>e. info@taou<br>PROJECT<br><b>RESI<br/>322-3</b><br><b>ASHE</b><br>CLIENT<br>ASHBU<br>DRAWING TI<br>GARDE<br>SCALE<br>1:100 (@<br>DATE<br>JUNE 2<br>ISSUE                 | 9486 8080<br>karchitects.com.au<br>DENTIAL<br>26 HIGH<br>30RTON BLOS<br>TLE<br>N AREA<br>2023           | 448 HEIDELBERG ROAD I<br>w toouk<br>DEVELOPMI<br>STREET<br>VIC 3147<br>SOM PTY LTD | FAIRFIELD VIC 30<br>carchitects.com.o<br>ENT<br>JOB N<br>22-3 |
| p.<br>e. info@taou<br>PROJECT<br><b>RESI</b><br><b>322-3</b><br><b>ASHE</b><br>CLIENT<br>ASHBU<br>DRAWING TI<br>GARDE<br>SCALE<br>1:100 (@<br>DATE<br>JUNE 2<br>ISSUE<br>SECTIO | 9486 8080<br>karchitects.com.au<br>PARCON BLOS<br>TLE<br>N AREA<br>2023<br>DN 87A APPL                  | 448 HEIDELBERG ROAD I<br>v toouk   | ENT<br>JOB N<br>22-3  |



#### **BADS ASSESSMENT LEGEND**

### **VCAT Directed Plans**

|     |      |      |              |                    |             |                 | -             |                     |                     |          |            |                 |         |               |           |
|-----|------|------|--------------|--------------------|-------------|-----------------|---------------|---------------------|---------------------|----------|------------|-----------------|---------|---------------|-----------|
|     |      |      |              |                    |             | CLAU            | SE 55.07 /    |                     | ND PARME/           | DOGENT   | ents a     | re avail        | able fo | r viewi       | ng in     |
|     |      | B41  | B4           | 13                 |             | B44             |               | accord              | dance₽∕             | with the | e direct   | ion¤40f t       | hæ₩ict  | orian (       | Civil and |
| BED | BATH | ACC. | BALC<br>AREA | BALC<br>MIN<br>DIM | STOF<br>INT | RAGE VOI<br>EXT | / m³<br>TOTAL | Aldrinir<br>V.C.A.T | istrative<br>Ref R8 |          | 23<br>AREA | the ma<br>DEPTH | tter of | CROSS<br>VENT |           |
|     |      |      |              |                    |             |                 |               |                     |                     |          |            |                 |         |               |           |
| 3   | 2    | YES  | YES          | YES                | 18.52       | 6.0             | 24.52         | YES                 | YES                 | YES      | YES        | YES             | YES     | YES           |           |
|     |      |      |              |                    |             |                 |               |                     |                     |          |            |                 |         |               |           |
| 3   | 2    | YES  | YES          | YES                | 16.14       | 6.0             | 22.14         | YES                 | YES                 | YES      | YES        | YES             | YES     | -             |           |
|     |      |      |              |                    |             |                 |               |                     |                     |          |            |                 |         |               |           |
| 3   | 2    | YES  | YES          | YES                | 16.14       | 6.0             | 22.14         | YES                 | YES                 | YES      | YES        | YES             | YES     | -             |           |
|     |      |      |              |                    |             |                 |               |                     |                     |          |            |                 |         |               |           |
| 3   | 2    | -    | YES          | YES                | 13.87       | 6.0             | 19.87         | YES                 | YES                 | YES      | YES        | YES             | YES     | YES           |           |
|     |      |      |              |                    |             |                 |               |                     |                     |          |            |                 |         |               |           |
| 2   | 2    | -    | YES          | YES                | 10.90       | 6.5             | 17.40         | YES                 | YES                 | YES      | YES        | YES             | YES     | -             |           |
|     |      |      |              |                    |             |                 |               |                     |                     |          |            |                 |         |               |           |
| 3   | 2    | -    | YES          | YES                | 19.62       | 6.0             | 25.62         | YES                 | YES                 | YES      | YES        | YES             | YES     | YES           |           |
|     |      |      |              |                    |             |                 |               |                     |                     |          |            |                 |         |               |           |
| 3   | 2    | -    | YES          | YES                | 19.62       | 6.0             | 25.62         | YES                 | YES                 | YES      | YES        | YES             | YES     | YES           |           |
|     |      |      |              |                    |             |                 |               |                     |                     |          |            |                 |         |               |           |
| 3   | 2    | YES  | YES          | YES                | 21.04       | 6.0             | 27.04         | YES                 | YES                 | YES      | YES        | YES             | YES     | YES           |           |
|     |      |      |              |                    |             |                 |               | 1                   |                     |          |            | 1               |         |               |           |

#### TOTAL APARTMENTS

TOTAL ACCESSIBLE APARTMENTS 55% TOTAL CROSS VENTILATED APARTMENTS 75% 15



- 06.09.16 PLANNING APPLICAITON ISSUE
A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016
B 01.05.17 CONCEPT PLAN
C 13.06.23 SECTION 87A APPLICATION

TAOUKARCHITECTS

taoukarchitects.com.au

9486 8080 448 HEIDELBERG ROAD FAIRFIELD VIC 3078 р. e. info@taoukarchitects.com.au PROJECT

**RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET

w

# **ASHBURTON VIC 3147**

CLIENT ASHBURTON BLOSSOM PTY LTD DRAWING TITLE

BADS ASSESSEMENT - GROUND FLOOR

SCALE 1:100 @ A1

JOB No. 22-32

DATE JUNE 2023

ISSUE

SECTION 87A APPLICATION ISSUE DRAWN

MB DRAWING No.

TP\_13

REVISION С



#### BADS ASSESSMENT LEGEND



**APARTMENT 16** 

### **VCAT Directed Plans**

|     |      |      |              |                    |             | CLAU           | SE 55.07      | PAREMAR             |                     | DOWENT   | ents a                 | re avail | able fo | r viewi       | na in     |
|-----|------|------|--------------|--------------------|-------------|----------------|---------------|---------------------|---------------------|----------|------------------------|----------|---------|---------------|-----------|
|     |      | B41  | B            | 43                 |             | B44            |               | accord              | dance               | with the | e direct               | ion¶40ft | hestic  | ortean (      | Civil and |
| BED | BATH | ACC. | BALC<br>AREA | BALC<br>MIN<br>DIM | STOR<br>INT | AGE VOI<br>EXT | / m³<br>TOTAL | Aldanhir<br>V.C.A.T | istrativ<br>:Ret Re |          | INA<br>SPACE<br>23AREA | DEPTH    | tter of | CROSS<br>VENT |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               |           |
| 3   | 2    | YES  | YES          | YES                | 18.52       | 9.0            | 27.52         | YES                 | YES                 | YES      | YES                    | YES      | YES     | YES           |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               |           |
| 3   | 2    | YES  | YES          | YES                | 16.14       | 6.0            | 22.14         | YES                 | YES                 | YES      | YES                    | YES      | YES     | -             |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               |           |
| 3   | 2    | YES  | YES          | YES                | 16.14       | 6.0            | 22.14         | YES                 | YES                 | YES      | YES                    | YES      | YES     | -             |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               |           |
| 3   | 2    | -    | YES          | YES                | 13.87       | 6.0            | 19.87         | YES                 | YES                 | YES      | YES                    | YES      | YES     | YES           |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               |           |
| 2   | 2    | -    | YES          | YES                | 12.42       | 6.0            | 18.42         | YES                 | YES                 | YES      | YES                    | YES      | YES     | YES           |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               |           |
| 3   | 2    | -    | YES          | YES                | 19.62       | 6.0            | 25.62         | YES                 | YES                 | YES      | YES                    | YES      | YES     | YES           |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               |           |
| 3   | 2    | -    | YES          | YES                | 19.62       | 6.0            | 25.62         | YES                 | YES                 | YES      | YES                    | YES      | YES     | YES           |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               |           |
| 3   | 2    | YES  | YES          | YES                | 19.50       | 6.0            | 25.50         | YES                 | YES                 | YES      | YES                    | YES      | YES     | YES           |           |
|     |      |      |              |                    |             |                |               |                     |                     |          |                        |          |         |               | I         |

#### TOTAL APARTMENTS

TOTAL ACCESSIBLE APARTMENTS 55% TOTAL CROSS VENTILATED APARTMENTS 75% 15



REVISION

- 06.09.16 PLANNING APPLICAITON ISSUE
A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016
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TAOUKARCHITECTS

448 HEIDELBERG ROAD FAIRFIELD VIC 3078

taoukarchitects.com.au

9486 8080 р. e. info@taoukarchitects.com.au PROJECT

**RESIDENTIAL DEVELOPMENT** 

w

#### 322-326 HIGH STREET **ASHBURTON VIC 3147**

CLIENT ASHBURTON BLOSSOM PTY LTD DRAWING TITLE

BADS ASSESSEMENT - LEVEL 1

SCALE

1:100 @ A1 DATE

JUNE 2023

ISSUE SECTION 87A APPLICATION ISSUE



JOB No.

22-32

DRAWING No. TP\_14

DRAWN

MB

REVISION С



#### BADS ASSESSMENT LEGEND



### **VCAT Directed Plans**

CLAUSE 55.07 PAREMENT DEVELOPMENT ents are available for viewing in

|     |        |      |              |                    |             |                 |               |                    |          |  |                        |          |                       | ing in        |           |
|-----|--------|------|--------------|--------------------|-------------|-----------------|---------------|--------------------|----------|--|------------------------|----------|-----------------------|---------------|-----------|
|     |        | B41  | В            | 43                 |             | B44             |               | accor              | dance    | with the   | e direct               | ion¤40ft | h <b>æ¥∕ic</b> t      | loritan (     | Civil and |
| BED | ) BATH | ACC. | BALC<br>AREA | BALC<br>MIN<br>DIM | STOF<br>INT | RAGE VOL<br>EXT | / m³<br>TOTAL | Aldmhin<br>V.C.A.I | istrativ | <b>(e<sup>l</sup>thiðu<br/>87,67,202<br/>87,67,202</b> | INA<br>SPACE<br>23AREA | DEPTH    | tt <mark>er of</mark> | CROSS<br>VENT |           |
|     |        |      |              |                    |             |                 |               |                    |          |  |                        |          |                       |               |           |
| 3   | 2      | YES  | YES          | YES                | 27.78       | 9.0             | 36.78         | YES                | YES      | YES  | YES                    | YES      | YES                   | YES           |           |
|     |        |      |              |                    |             |                 |               |                    |          |  |                        |          |                       |               |           |
| 3   | 2      | YES  | YES          | YES                | 27.05       | 9.0             | 36.05         | YES                | YES      | YES  | YES                    | YES      | YES                   | YES           |           |
|     |        |      |              |                    |             |                 |               |                    |          |  |                        |          |                       |               |           |
| 3   | 2      | -    | YES          | YES                | 18.84       | 9.0             | 27.84         | YES                | YES      | YES  | YES                    | YES      | YES                   | YES           |           |
|     |        |      |              |                    |             |                 |               |                    |          |  |                        |          |                       |               |           |
| 3   | 2      | YES  | YES          | YES                | 27.46       | 9.0             | 36.46         | YES                | YES      | YES  | YES                    | YES      | YES                   | YES           |           |
|     |        |      |              |                    |             |                 | то            |                    | RTMENTS  |  |                        |          |                       | 20            |           |

TOTAL ACCESSIBLE APARTMENTS 11 55% TOTAL CROSS VENTILATED APARTMENTS 75% 15

| - | 06.09.16 |
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| А | 09.11.16 |
| В | 01.05.17 |

REVISION

- 06.09.16 PLANNING APPLICAITON ISSUE
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TAOUKARCHITECTS

p. 9486 8080 e. info@taoukarchitects.com.au PROJECT

448 HEIDELBERG ROAD FAIRFIELD VIC 3078 w taoukarchitects.com.au **RESIDENTIAL DEVELOPMENT** 

### 322-326 HIGH STREET **ASHBURTON VIC 3147**

ASHBURTON BLOSSOM PTY LTD

CLIENT

DRAWING TITLE

BADS ASSESSEMENT - LEVEL 2

SCALE

1:100 @ A1

DATE

22-32

JOB No.

JUNE 2023

ISSUE

SECTION 87A APPLICATION ISSUE DRAWN

MB

DRAWING No. TP\_15 REVISION С



### HIGH STREET

JOHN 

REVISION JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD 324 Victoria Street, ATRICK 324 Victoria Street, Richmond, VIC 3121 T +61 3 9429 4855 F +61 3 9429 8211 admin@johnpatrick. admin@johnpatrick.com.au www.johnpatrick.com.au

DATE BY

### VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

> Proposed Shrubs Refer to Plant Schedule Proposed Groundcovers & Grasses Refer to Plant Schedule Proposed Lawn Area Refer to Specification Proposed Paving Type 1 To Later Detail

Proposed Gravel Surface Refer to Specification

Reinstated/Repaired Naturestrip

Refer to specification

Proposed Steppers on Groundcover / Lawn To Later Detail

CLIENT Ashburton Blossom Pty Ltd PROJECT

**Proposed Development** 

322-326 High Street, Ashburton

DRA₩ING Landscape Plan for Town Planning



SCALE DATE DRA₩N CHECKED JOB NO D₩G NO

1:100 @A1 JUNE 2023 CY MS 23-257 **TP01** CAD FILE 23-257 TP.dwg



L1 Landscape Plan - First Floor / 1:100 @A1

#### **TYPICAL PLANTING DETAILS**



#### PLANT SCHEDULE

| SYM      | BOTANICAL NAME                                | COMMON NAME                      | D/E N/Ex*    | HEIGHT X WIDTH A<br>MATURITY |
|----------|---|----------------------------------|--------------|------------------------------|
| TREES    |   |                                  |              |                              |
| ApCS     | Acer platanoides 'Crimson Sentry'             | Norw ay Maple 'Crimson Sentry'   | D/Ex         | 7 x 4m                       |
| CcR      | Cercis canadensis 'Roethgold' Chain of Hearts | Eastern Redbud                   | D/Ex         | 4 x 5m                       |
| ErPD     | Elaeocarpus reticulatus 'Prima Donna'         | Pink Flow ering Blueberry Ash    | E/N          | 6 x 3m                       |
| Jm       | Jacaranda mimosifolia                         | Jacaranda                        | D/Ex         | 10 x 7m                      |
| LxT      | Lagerstroemia indica x L. fauriei 'Tuscarora' | Tuscarora Crepe Myrtle           | D/Ex         | 6 x 4m                       |
| Mg       | Magnolia grandiflora                          | Bull Bay Magnolia                | E/Ex         | 16 x 10m                     |
| Qp       | Quercus palustris                             | Pin Oak                          | D/Ex         | 14 x 8m                      |
| SfW      | Syzygium floribundum 'Whisper'                | Whisper Weeping Lilly-pilly      | E/N          | 10 x 8m                      |
| Ss       | Sapium sebiterum                              | Chinese Tallow Tree              | D/Ex         | 9 x 7m                       |
| ΠL       | Tristaniopsis laurina "Luscious"              | Luscious Kanooka/Water Gum       | E/N          | 7-10 x 5m                    |
| SHRUBS & | HEDGES  |                                  |              |                              |
| Bmj      | Buxus michrophylla japonica                   | Japanese Box                     | E/Ex         | 1 x 1m (clipped)             |
| CsS      | Camellia sasanqua 'Setsugekka'                | Setsugekka Camellia              | E/Ex         | 2 x 2m                       |
| Do       | Daphne odora                                  | Winter Daphne                    | E/Ex         | 1 x 1.5m                     |
| GaF      | Gardenia augusta 'Florida'                    | Florist's Gardenia               | E/Ex         | 1 x 1.5m                     |
| GrCV     | Grevillea rosmarinifolia 'Crimson Villa'      | Crimson Villa Rosemary Grevillia | E/N          | 0.8 x 0.8m                   |
| Н        | Hebe 'Inspiration'                            | Purple Veronica                  | E/Ex         | 1 x 1.5m                     |
| HqSD     | Hydrangea quercifolia 'Sikes Dw arf'          | Prostrate Oak-leaf Hydrangea     | D/Ex         | 0.7 x 1.2m (clipped          |
| MpM      | <i>Murraya paniculata</i> 'Min-a-min'         | Dw arf Orange Jessamine          | E/Ex         | 1 x 1m (clipped)             |
| PMM      | Pittosporum tobira 'Miss Muffet'              | Dw arf Pittosporum               | E/Ex         | 1 x 1.5m                     |
| ROP      | Rhaphiolepis indica 'Oriental Pearl'          | Oriental Pearl Indian Haw thorn  | E/Ex         | 1 x 1m                       |
| RolB     | Rosmarinus officinalis 'Tuscan Blue'          | Tuscan Blue Rosemary             | E/Ex         | 2 x 1m                       |
| Vo       | Viburnum odoratissimum                        | Sweet Viburnum                   | E/EX         | 3 x 1m (clipped)             |
| GROUNDCO | OVERS & GRASSES                               |                                  |              |                              |
| Ac       | Arthropodium cirratum                         | Renga Lily                       | E/Ex         | 0.7 x 0.7m                   |
| Cm       | Clivia miniata                                | Clivia                           | E/Ex         | 0.6 x 0.6m                   |
| DtEA     | Dianella tasmanica 'Emerald Arch'             | Emerald Arch Flax Lily           | E/N          | 0.45 x 0.45m                 |
| HoA      | Helleborus orientalis 'Alba'                  | Lenten Rose                      | E/Ex         | 0.45 x 0.45m                 |
| Lg       | Liriope gigantea                              | Evergreen Lily-turf              | E/Ex         | 0.6 x 0.1m                   |
| LmS      | Liriope muscari 'Samantha'                    | Samantha Pink Lily-turf          | E/Ex         | 0.4 x 0.4m                   |
| LIN      | Lomandra longifolia 'Nyalla'                  | Nyalla Mat-rush                  | E/N          | 0.8 x 0.8m                   |
| MsG      | Miscanthus sinensis 'Gracillimus'             | Maiden Grass                     | E/Ex         | 1.3 x 1.5m                   |
| MpY      | Myoporum parvifolium 'Yareena'                | Creeping Boobialla Yareena       | E/N          | 0.1 x 1m                     |
| Oj       | Ophiopogon jab uran                           | Giant Mondo Grass                | E/Ex         | 0.4 x 0.4m                   |
| RoP      | Rosmarinus officinalis 'Prostratus'           | Prostrate Rosemary               | E/Ex         | 0.5 x 1.5m                   |
| Та       | Trachelospermum asiaticum                     | Yellow Star Jasmine              | E/Ex         | 0.2 x Spreading              |
|          |   |                                  |              |                              |
| Fn       | Ficus pumila                                  | Climbing Fig                     | E/Ex         | Self-clinging Climbe         |
| יד<br>רי | Portheneoiogue triggeridate                   | Poston ky                        |              |                              |
| PL       | Parmenocissus tricuspidata                    | DUSTONINY                        | D/EX         | Sell-clinging Climbe         |
|          |   | *D/E = Deciduous/Evergreen       | N/Ex = Nativ | re/Exotic                    |

JOHN  $\mathbf{z}$  $\mathbf{\cap}$ www.johnpatrick.com.au

JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD 324 Victoria Street, Richmond, VIC 3121 T +61 3 9429 4855 F +61 3 9429 8211 admin@johnpatrick.com.au

DATE BY

REVISION

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

#### SPECIFICATION NOTES

#### Soil Preparation

Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

#### Weed Removal

All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

#### Planting

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

#### Mulch

Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

#### Granitic Gravel Surface

Granitic gravel is to be installed where shown comprising of a 50mm layer of gravel (Tuscan Toppings or similar) over a base course of 75mm deep gently compacted Fine Crushed Rock. Each layer, including the subgrade is to be appropriately compacted.

#### Timber Edges

Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

An approved drip irrigation system is to be supplied to all landscape areas and planters. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

#### Lawn - Turf

'Sapphire' Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

#### Raised Planter Boxes

Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with coreflute to prevent leaking.

Drainage cells are to be provided at the base of the planter and are to be covered with a laver of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy

Supply and spread evenly a special lightweight planter mix. (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

#### Repair/Restoration of damaged Nature-strips Nature strips are to be restored to current grades with any depressions filled with topsoil to

specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the

re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

#### Plant Establishment Period

There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.



MIN SUPPLY

SIZE

50cm/2.0mH

TOTAL

200mm pot

TOTAL

140mm pot

200mm pot

QTY

40

#### CLIENT Ashburton Blossom Pty Ltd

PROJECT **Proposed Development** 

322-326 High Street, Ashburton

DRAWING Fist Floor Landscape Plan, **Details and Specifications** 



| SCALE    | N/A  |
|----------|------|
| DATE     | JUN  |
| DRAWN    | CY   |
| CHECKED  | MS   |
| JOB NO   | 23-2 |
| D₩G NO   | TP02 |
| CAD FILE | 23-2 |

JUNE 2023 CY MS 23-257 TP02 23-257 TP.dwg



| SINGLE STOREY<br>BRICK HOUSE<br>TILE PITCH ROOF   |  | SINGLE STOREY<br>BRICK HOUSE<br>TILE PITCH ROOF<br>+ 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0                               |
|---|--|--|
| NOTATIONS   | LEGEND   | PLAN OF SURVEY   |
| LEVELS ARE TO A.H.D. VIDE BOROONDARA PM 178(R.L 69.77)<br>CONTOUR INTERVAL 0.2m<br>RELATIONSHIPS BETWEEN FENCING & TITLE ARE NOT SHOWN TO SCALE<br>SETBACKS ARE FROM TITLE BOUNDARIES<br>NON HABITABLE ROOM WINDOWS ARE SHOWN N/H<br>DATE OF SURVEY 5/11/2015<br>SUBTRACT 7°20'30" FOR TITLE BEARINGS | ↓ JUNCTION PIT ↓ GUARD RAIL<br>↓ SIGN<br>↓ OF 2 ● POWER POLE & LIGHT | COUNTY OF BOURKE<br>PARISH OF BOROONDARA<br>CROWN PORTIONS 138 & 139<br>LOTS 209-211 ON LP 34514<br>C/T VOL 8895 FOL 247 |
| CALVIN F RAVEN<br>LICENSED SURVEYOR<br>P.O. BOX 2143, KEW, 3101.<br>Ph: 9818 5560 Fax: 9818 7999<br>email: cfraven@bigpond.comSURVEYORS REF.ORI<br>SCALE<br>7831/01/5/A1:100  | NAL () TREE<br>SHEET O TELSTRA PIT<br>A1 - SEWERAGE I.O.             | VOL. 9300 FOL. 738<br>VOL. 9300 FOL. 739<br>322-326 HIGH STREET, ASHBURTON   |



accordance with the direction of the Victorian Civil and

| SINGLE STOREY<br>BRICK HOUSE<br>TILE PITCH ROOF<br>+ brock  | STEEL<br>SHED<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X |  |
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| LEVELS ARE TO A.H.D. VIDE BOROONDARA PM 178(R.L 69.77)<br>CONTOUR INTERVAL 0.2m<br>RELATIONSHIPS BETWEEN FENCING & TITLE ARE NOT SHOWN TO SCALE<br>SETBACKS ARE FROM TITLE BOUNDARIES<br>NON HABITABLE ROOM WINDOWS ARE SHOWN N/H<br>DATE OF SURVEY 5/11/2015<br>SUBTRACT 7°20'30" FOR TITLE BEARINGS | JUNCTION PIT<br>SIGN<br>POWER POLE & LIGHT   | COUNTY OF BOURKE<br>PARISH OF BOROONDARA<br>CROWN PORTIONS 138 & 139<br>LOTS 209-211 ON LP 34514 |
| CALVIN F RAVEN<br>LICENSED SURVEYOR<br>P.O. BOX 2143, KEW, 3101.<br>Ph: 9818 5560 Fax: 9818 7999<br>email: cfraven@bigpond.comSURVEYORS REF.ORIGINALSCALE<br>7831/01/5/ASCALE<br>I:100SHEET<br>SIZE<br>A1   | <ul> <li>TREE</li> <li>TELSTRA PIT</li> <li>SEWERAGE I.O.</li> </ul>   | VOL. 8895 FOL. 247<br>VOL. 9300 FOL. 738<br>VOL. 9300 FOL. 739<br>322-326 HIGH STREET, ASHBURTON |

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## S. 87A Planning Report

322-326 High Street, Ashburton

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| Glossop Quality System |           |                 |    |  |
|------------------------|-----------|-----------------|----|--|
| Author                 | СТ        | Checked By      | JG |  |
| Date Issue             | June 2023 | Revision Number | 1  |  |

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## 1.Introduction

This planning report has been prepared at the request of the permit applicant, Ashburton Blossom Pty Ltd, to support the proposed application to amend the approved development at 322-326 High Street, Ashburton ('the subject site').

The application is made under S. 87A of the Planning and Environment Act 1987 ('the Act'). Planning Permit PP16/01006 applies to the site and allows '*Construction of thirty-five (35) dwellings* over three lots, reduction of the statutory car parking requirements, and alteration of access to a Road Zone, Category 1 (High Street) in accordance with the endorsed plans'.

The planning permit was issued by Boroondara City Council on 18 August 2017. An application under S. 80 of the Act was lodged to appeal conditions of the permit. The permit was amended on 12 April 2018 at the directions of the Tribunal, as set out in the VCAT decision <u>Ashburton Blossom</u> <u>Pty Ltd v Boroondara CC [2018] VCAT 433.</u>

The planning permit was extended and will now expire if the development has not commenced by 18 August 2023 and completed by 18 August 2025.

No plans have been endorsed. The plans that were considered by VCAT are referred to as 'the concept plans', Rev B. In summary, VCAT amended the following conditions:

- 1 a) to refer to the Concept Plan Drawing Nos. TPA02 Rev. B, TPA03, Rev. B, TPA04 Rev. B and TPA05 Rev. B prepared by Taouk Architects, dated 1 May 2017 and make an external colour change.
- 1 g) to provide a minimum of 6 cubic metres to all external storage.
- 3 b) to provide a landscape plan (generally in accordance with the advertised landscape plan dated September 2016 prepared by John Patrick Pty Ltd) but modified to show canopy trees of a different species to the Capital Pear tree and relocate it further north.

This application seeks approval for an amendment to the permit. As depicted on the submitted plans and supporting documentation, the proposal continues to comprise the development of a three storey apartment building over a basement car park, however, the layout and arrangement of the apartments have been modified.

The amended plans propose a total of 20 dwellings, comprising 2 x 2-bedroom dwellings and 18 x 3-bedroom dwellings<sup>1</sup>. Minor changes to the approved building are proposed, which are generally described as a reduction to the overall size of the basement and generally increased building setbacks from the boundaries to neighbouring properties. The submitted amended plans refer to the VCAT considered plans as the 'approved development' shown in the dashed red outline.

<sup>&</sup>lt;sup>1</sup> The VCAT considered plans 'the concept plans' referred to under the permit were for a total of 35 dwellings comprising 12 x 1-bedroom dwellings, 19 x 2 bedroom dwellings and 4 x 3-bedroom dwellings.

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The planning permit preamble requires amending to reflect the reduction in the total number of dwellings and no longer requires a reduction of the statutory car parking requirements. Minor changes are also required to the permit conditions, associated with the proposed changes.

#### 1.1. Plans and Supporting Documentation

This report should be read in conjunction with the following:

- Architectural Plans, prepared by Taouk Architects, dated 13 June 2023, Rev C
- Landscape Plan, prepared by John Patrick Landscape Architects
- Traffic Engineering Assessment, prepared by Traffix Group
- Waste Management Plan, prepared by Traffix Group
- Sustainability Design Assessment (SDA), prepared by Archi Sustainability

#### 1.2. The Boroondara Planning Scheme ('the Scheme')

The subject site is zoned:

General Residential Zone – Schedule 5 (GRZ5)



Zone overview of the subject site (source: Planning Property Reports)

The subject site is not affected by any Overlays. The site is located in the PPTN.<sup>2</sup>

<sup>&</sup>lt;sup>2</sup> In accordance with https://mapshare.vic.gov.au/vicplan/

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#### 1.3 Planning Permit Requirements

A planning permit is required pursuant to:

- Clause 32.08-6 (General Residential Zone) to construct two or more dwellings on a lot. A development must meet the requirements of Clause 55.<sup>3</sup>
  - The transitional provisions apply in relation to the minimum garden are requirements at Clause 32.08-4 and the Building height requirements at Clause 32.08-10. No minimum garden area is required and a permit can be granted to approve a building higher than 11 metres <sup>4</sup>.

Additionally, pursuant to Clause 52 (Provisions that Require, Enable or Exempt a Permit) of the Scheme, the following apply:

- Clause 52.06 (Car Parking) a permit was required to reduce the number of car parking spaces required under Clause 52.06-5 under the permit application. The proposal previously triggered a reduction in the car parking requirements. However, the proposed changes now result in the car parking exceeding the statutory requirements. A permit is no longer required for the reduction in car parking. Even though the site is located in the PPTN and no visitor parking is required, the additional two car parking spaces are allocated to visitor parking.
- Clause 52.29 (Land adjacent to the principal road network) a permit is required to create or alter access to a road in a Transport Zone 2<sup>5</sup> (High Street). No changes are proposed to the approved access arrangement.
- Clause 55 (Two or more dwellings on a lot and residential buildings) is relevant to the assessment of the proposed amendments, as it was in force immediately before amendment VC136. Notwithstanding the transitional provisions apply to the requirements of Clause 55.07 (Apartment developments), the amended plans include an assessment against some of these standards.

#### 1.3.1 Application Requirements

Pursuant to Clause 32.08-11 (General Residential Zone), the following information is required:

• A neighbourhood and site description and design response as required in Clause 55.

Please refer to the Amendment Development Plans prepared by Taouk Architects.

Appropriately drawn and scaled plans.

Please refer to the Amendment Development Plans prepared by Taouk Architects.

<sup>&</sup>lt;sup>3</sup> The transitional provisions associated with Amendment VC136 apply as the application was lodged before the gazettal date of 13 April 2017. Therefore, the apartment related provisions under Clause 55.07 do not apply. See paragraph 23 in the VCAT decision.

<sup>&</sup>lt;sup>4</sup> Amendment VC110 was gazetted on 27 March 2017. See paragraph 23 in the VCAT decision.

<sup>&</sup>lt;sup>5</sup> Formerly referred to as a Road Zone, Category 1.

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Pursuant to Schedule 5 to Cause 32.08 (General Residential Zone), the following information is required:

• A written assessment against the *Boroondara Neighbourhood Character Precinct Statements 2013*.

Please refer to the body of this report.

- A landscape plan which:
  - Responds to the landscape characteristics of the relevant precinct.
  - Identifies, retains and protects significant vegetation that contributes to the character of the precinct.
  - Proposes new canopy trees and other vegetation that will enhance the prevailing landscape characteristic of the precinct.

Please refer to the Landscape Plan prepared by John Patrick Pty Ltd.

Pursuant to Clause 52.06-7 (Car Parking), the following information is required:

• A Car Parking Demand Assessment.

Please refer to the Traffic Impact Assessment prepared by Traffix Group.

#### **1.3.2** Decision Making Framework

Clause 71.02-3 (Integrated decision making) states:

The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire and affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

When considering the decision guidelines associated with the relevant planning permit requirements, the key planning considerations are:

- What is proposed?
- Does the Municipal Planning Strategy and the Planning Policy Framework support the proposed development?
- Does the proposal appropriately minimise off-site amenity impacts?
- Does the proposal achieve an appropriate level of internal amenity?

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## 2. The Site and Surrounds

#### 2.1. The Subject Site

The subject site comprises three properties and is located at 322-326 High Street, Ashburton. The description of the site and the surrounding context has not significantly altered since the Permit was granted. The following provides a description of the site taken from the VCAT decision:

This irregular shaped site comprises three lots on the south side of High Street Ashburton, with a combined area of 2188sqm, frontage of approximately 64.68m and maximum depth of 38m. Each lot contains a detached single storey dwelling with front setbacks ranging from 7.5m to 8.8m. The land form slopes to the south such that the existing dwellings sit below street level by about 1m. Vegetation coverage varies, most confined to the perimeter of each lot. A 1.83m wide drainage, sewerage and gas easement runs along the rear boundary.<sup>6</sup>



Cadastral Map of 322-326 High Street, Ashburton (source: Land and Survey Spatial Information)

<sup>&</sup>lt;sup>6</sup> Extract from the VCAT decision.

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Aerial overview of 322-326 High Street, Ashburton (Source: Nearmap 24 April 2023)

#### 2.2. Surrounding Area

No significant changes have occurred in the surrounding area since the Permit was granted. Diagonally opposite to the north-west, a three storey residential building over three lots has been approved (363-367 High Street) under PP18/01340 on 4 December 2019 and a separate permit for subdivision was issued. The permit has been subject to amendments.<sup>7</sup>

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<sup>&</sup>lt;sup>7</sup> As described on Council's planning permit register online.

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## 3. Planning Assessment

#### 3.1. What is proposed?

The proposal seeks a reconfiguration of the dwelling layout to improve the internal amenity of the proposed dwellings.

#### **Basement**

The proposed changes to the basement result in an overall reduced area to a proposed area of 1248.12 sqm (containing 40 car parking spaces, 13 in tandem arrangement).

As a result of a reduction in the number of dwellings (from 35 dwellings to 20 dwellings), the proposal exceeds the statutory car parking requirements under Clause 52.06. The two surplus spaces are allocated to visitor parking, even though there is no statutory requirement for visitor parking given that the site is in the PPTN.

An area for 6 bicycle storage racks has been provided in the basement. There is no statutory requirement for bicycle parking under Clause 52.34. Bicycle parking is addressed in the traffic engineering assessment.

The storage areas have been reconfigured to be located at the end of each car space. Each dwelling is provided with a storage area with a minimum of 6 cubic metres.

Overall, the proposed changes to the basement results in additional areas for deep soil landscaping. This is consistent with the decision of the Tribunal at paragraph 26.

#### Floor plans

The proposed amended floor plans have been considered against the VCAT decision plans, as indicated by the dashed red line. Apart from Dwelling 5's terrace area, the ground floor level does not project beyond the proposed reduced basement level, resulting in more area for deep soil landscaping.

On the first floor, there are some small areas where the setbacks have decreased. These are associated with the balconies of Dwellings 14, 15 and 16 and part of Dwelling 13. These are considered to be minor when compared to the areas of the building that have increased setbacks.

On the second floor, the extent of built form has reduced.

The reconfiguration of the building results in a more meaningful central break, which continues to provide for articulation to the building facades.

The overall floor areas for the floor levels are as follows:

- Ground floor: 1,032.47 sqm
- First floor: 1,012.17 sqm
- Second floor: 677.00 sqm

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As demonstrated by the elevations, the proposed building remains well within the B17 setback line and the overshadowing plans demonstrate compliance with the statutory requirements. The overall site coverage has reduced and the site permeability has increased. The proposed rationalisation of the building layout and built form results in an overall improvement to the development of the site.

#### High Street interface

The proposed amended plans retain the large deep recesses across the frontage albeit in a modified format. A larger recess is now proposed centrally to the building with a wider pedestrian entry (increased to 3.72m) and shorter idents proposed either side of the entry, creating a more considered modular presentation to High Street. The minimum street setback is 8.6m. The building presentation is reflective of the existing streetscape rhythm and building spacing. This is consistent with the Tribunal's comments at paragraphs 27-32.

At paragraph 33 of its decision, the Tribunal discussed a darker treatment to the frames for Dwellings 2 and 5 at the ground and first floors. This also forms part of Condition 1a). This colour treatment is no longer considered relevant to the proposed amended plans.

At paragraph 34 of its decision, the Tribunal considered the location of bedroom windows, privacy and acoustics. The proposed changes to the layout result in an improved internal amenity for each apartment and do not result in internal overlooking or acoustic issues.

#### Southern interface

The Tribunal considered the VCAT plans to 'remedy' its concerns about the height and linear presentation of elements of the building, particularly to the rear yard of 3 Mustang Court (paragraphs 35-39).

The amended plans provide a high level or articulation along the southern interface, with a large central recess to the building remaining. It is considered the amended plans do not result in any unreasonable visual impact to the adjoining neighbours. The building is well setback in terms of the B17 profile line from the southern boundary. The shadow diagrams show the building will have some overshadowing impacts in the morning hours but from 1pm onwards there is no shadow impact on the adjoining neighbour and the proposal meets the standard requirements of Clause 55.

#### South-eastern interface

At paragraph 40, the Tribunal had concerns about the proximity of the proposal to the neighbouring deck and secluded private open space areas of No. 2/2 High Street and the limited landscaping opportunities available along the common boundary. The VCAT plans were considered an appropriate response to these concerns.

The submitted amened plans show changes to the proposal in the south-east corner. The amended plans continue to provide for meaningful landscaping along the boundary and a canopy tree in the south-east corner of the site, as demonstrated by the submitted landscape plan.

The building is setback within the B17 profile line along the eastern boundary and the overshadow impacts on the adjoining property meet the standard requirements of Cause 55. There are no unreasonable amenity impacts associated with the amended plans on No. 2/2 High Street.

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#### 3.2.Does the Municipal Planning Strategy and the Planning Policy Framework support the proposed development?

There have been some changes to the Boroondara Planning Scheme since the planning permit was issued. The most notable are:

- Amendment C354boro, on 26 May 2022, translated the Local Planning Policy Framework to the Municipal Planning Strategy.
- Amendment VC174, 20 December 2021, revised the Better Apartment Design Standards.
- Amendment VC136, on 13 April 2017, introduced the Better Apartment Design Standards.<sup>8</sup>
- Amendment VC110, on 27 March 2017, introduced garden area requirements.<sup>9</sup>

The proposed amendments to the approved development have been considered in relation to the Boroondara Planning Scheme. In terms of the Municipal Planning Framework and the local policies with the Planning Policy Framework, the following is particularly relevant:

- Clause 02.01-3 (Housing) identifies there is a needed for housing to provide flexible options for a mix of household types. There is an identified aging population and a change to dwelling preferences.
- Clause 02.03-4 (Built environment and heritage) confirms the commitment to improving the quality of design in the built environment. Council's strategic directions include to:
  - o Ensure high quality urban design standards in development.
  - Protect and respect the preferred neighbourhood character and ensure development makes a positive contribution while minimising adverse impacts.
  - Ensure development incorporates Environmentally Sustainable Development (ESD) principles including through energy and waste efficiency and water conservation.
- Clause 02.03-5 (Housing) identifies that an ageing population and changing household size has resulted in a demand for diverse housing options. Council's strategic directions are to:
  - Facilitate residential development in accordance with the Housing Framework shown on the Housing Framework Plan at Clause 02.04.
  - Provide a diverse range of housing types that protect preferred neighbourhood character and adjoining residential amenity.

<sup>&</sup>lt;sup>8</sup> The transitional provisions apply to the application, and Clause 55.07 is not a relevant consideration under the assessment.

<sup>&</sup>lt;sup>9</sup> The transitional provisions apply to the application, and garden area is not a relevant consideration under the assessment.

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- Provide housing that is sufficiently flexible to account for age, temporary or permanent injury or impairment, and disability.
- On the Housing Framework Plan at Clause 02.04, the subject site is located in the 'Main roads and transport corridors' along High Street which is a 'Moderate change area'.



#### Extract of Housing Framework Plan (Clause 02.04-3)

- Clause 15.01-1L-01 (Urban design and built form outcomes) has the Objective 'To achieve high quality urban design and built form outcomes which enhance streetscapes, maintain amenity and cater to a diversity of user needs.'
- Clause 15.01-5L (Neighbourhood character Boroondara) applies to the application. The site is not affected by the Heritage Overlay or other Overlays. The Neighbourhood Character Precinct Statements (City of Boroondara, 2013) is a Policy document.
- In accordance with the Neighbourhood Character Precinct Map on Council's website<sup>10</sup>, the subject site is in precinct 67.

<sup>&</sup>lt;sup>10</sup> <u>https://www.boroondara.vic.gov.au/planning-building/planning-and-heritage/planning/planning-controls-and-</u> <u>strategies/neighbourhood-character-study</u>

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# PRECINCT

Precinct Statement Adopted 24 September 2012, updated October 2013

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 Clause 16.01-1L (Housing – Boroondara) seeks to provide housing that protects the preferred neighbourhood character and adjoining residential amenity. It also supports moderate change consistent with preferred neighbourhood character in 'Main roads and transport corridors' as identified in the Housing Framework Plan at Clause 02.04.

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The following assessment is made in response to the above policy context:

- The subject site is located in an established inner suburban area that is serviced by infrastructure and facilities and the proposal continues to support urban consolidation objectives.
- The built form of the proposal has not significantly altered from what was approved. It continues to provide a three-storey building above a basement car park with the upper level setback from the levels below.
- The policy context continues to support a 'moderate change' in housing for the site, particularly given it is for the development of three properties on a main road and along a transport corridor.
- The proposal continues to be appropriate in terms of a built form response to the preferred neighbourhood character for precinct No. 67.
- While the mix of dwellings proposed has changed, it continues to provide housing diversity in the form of apartment living in two and three bedroom layouts. This offers a different form of housing from the predominantly detached housing found within this established area.
- The proposed apartments are considered to be adaptable and flexible, consistent with Clause 02.01-3. Even though the provisions of Clause 55.07 (Apartment developments) do not apply, the plans demonstrate 55% of the dwellings are accessible. This should be considered favourably, particularly in terms of the identified ageing population and the associated internal accessibility requirements.
- The proposal continues to provide a quality building design and maintains areas for canopy tree planting, in accordance with the submitted landscape plan. The rationalised built form results in an improved building presentation and better modulation in response to the rhythm of the existing development within the streetscape.

The proposed amendments are supported by the policy context of the Boroondara Planning Scheme.

# 3.3. Does the proposal appropriately minimise off-site amenity impacts?

The proposed amendments as shown on the application plans continue to demonstrate acceptability in terms of off-site amenity impacts. The proposal complies with the requirements of Clause 55 in terms of building setbacks, overlooking and overshadowing, which are the relevant 'tests' when considering whether the changes are appropriate.

Even though the application is exempt from the garden area requirements, the plans demonstrate 35.78% of the site is available for garden area, which exceeds the minimum of 35% which would apply to a new application.

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The submitted landscape plans shows how the reduced basement can contribute to the additional canopy tree planting around the building, particularly along the southern boundary.

The proposed changes to the building result in well considered, high quality built form that maintains articulation on the elevations. Relevantly, the design response will not result in unreasonable visual bulk when viewed from the public or private realms.

# 3.4. Does the proposal achieve an appropriate level of internal amenity?

The proposed changes have been made to improve the internal amenity of the proposed dwellings. The layouts of the apartments have been rationalised and result in more spacious internal habitable rooms, improved access to daylight and provide a better relationship with each other. Overall, the changes result in increased levels of internal amenity.

Clause 55.07 (Apartment Developments)<sup>11</sup> does not apply, however, an assessment has been included in the architectural plans to demonstrate compliance with certain standards. The proposal achieves 55% accessible dwellings and 75% of the apartment have natural cross ventilation. This is more than the standard requirements of 50% and 40% (respectively) which would now apply to a new application.

All other considerations in terms of living room and bedroom areas, room depths, and balcony areas also meet the standard requirements.

These are considered to be key indications that demonstrate the proposal provides a high quality internal amenity for future residents.

<sup>&</sup>lt;sup>11</sup> Or Clause 58 (Apartment Developments).

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## 4. Conclusion

Based on the above assessment, it is considered that the proposed amendment to the approved development under Planning Permit PP16/01006 at 322-326 High Street, Ashburton represents an acceptable town planning outcome and is appropriate for the following reasons:

- The proposed changes provide an improved internal amenity for the proposed dwellings, and the plans demonstrate the requirements of Clause 55 are met.
- The design has voluntarily met some Clause 55.07<sup>12</sup> standards (which are more onerous than Clause 55) despite these not being applicable.
- The proposed changes result in a reduction to the basement footprint and provides additional area for deep soil landscaping.
- Car parking is provided above the statutory requirements of Clause 52.06 and a reduction in parking is no longer a permit requirement. Visitor parking has also been provided despite this not being a planning scheme requirement.
- The proposed changes result in a high quality building presentation to the street and boundary interfaces. The larger central recess provides a meaningful break in the built form across the site. The smaller recesses on either side continue to provide a modular presentation to the rhythm of development within the street.
- The building setbacks to the boundaries are generally greater than previously proposed. The elevations continue to provide visual interest and do not result in visual bulk.
- The proposal meets all the standards and objectives of Clause 55.
- The submitted amended plans provide for an improved development of the land.

It follows that the planning permit should be amended for the proposed changes.

#### **Glossop Town Planning**

June 2023

<sup>&</sup>lt;sup>12</sup> And Clause 58.

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### **APPENDIX A**

Clause 55 Assessment

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| Clause No.                                    | Assessment  |
|---|---|
| Clause 55.0                                   | 02 Neighbourhood Character and Infrastructure   |
| Clause 55.02-1<br>Neighbourhood Character     | Standard B1 – Objective and Standard met<br>Please refer to the body of this report for a response to the<br>appropriateness of the design response in terms of<br>neighbourhood character.   |
| Clause 55.02-2<br>Residential Policy          | Standard B2 – Objective and Standard met<br>Please refer to the body of this report for response to the<br>appropriateness of the proposal from a planning policy<br>perspective.   |
| Clause 55.02-3<br>Dwelling Diversity          | <b>Standard B3 – Objective and Standard met</b><br>The development provides 2 x two-bedroom dwellings and 18 x<br>three-bedroom dwellings. The apartments represent a level of<br>diversity from the predominant form of detached housing found<br>within the area. |
| Clause 55.02-4<br>Infrastructure              | Standard B4 – Objective and Standard met<br>All necessary services are available to the site and any upgrades<br>required will be the responsibility of the developer.  |
| Clause 55.02-5<br>Integration with the Street | <b>Standard B5 – Objective and Standard met</b><br>The proposal maintains an appropriate integration with High<br>Street.   |
| Claus   | e 55.03 Site Layout and Building Massing  |
| Clause 55.03-1                                | Standard B6 – Objective and Standard met  |
| Street Setback                                | At ground floor level, the predominant street setback previously<br>approved is maintained and the minimum setback is increased<br>(was 7.8m and is now 8.6m).  |
| Clause 55.03-2                                | Standard B7 – Objective and Standard met  |
| Building Height                               | The mandatory height limits currently found in the GRZ <b>do not apply</b> , however, the proposed building height is less than 11 metres and is not more than 3 storeys, consistent with the approved development.   |
| Clause 55.03-3                                | Standard B8 – Objective and Standard met  |
| Site Coverage                                 | The site coverage is 54.09%, which is slightly less than the approved development and meets the standard.   |

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| Clause 55.03-4                            | Standard B9 – Objective and Standard met  |
|---|---|
| Permeability and Stormwater<br>Management | The site permeability is 31.83% which is an improvement on the approved development and meets the standard. An SDA report has been included with the application.   |
| Clause 55.03-5                            | Standard B10 – Objective and Standard met   |
| Energy Efficiency                         | The layout of the building maximises northern orientation where possible. Only 4 dwellings will have a southern orientation.  |
| Clause 55.03-6                            | Standard B11 – N/A  |
| Open Space                                | The site is not adjacent to any public open space.  |
| Clause 55.03-7                            | Standard B12 – Objective and Standard met   |
| Safety                                    | The proposal continues to meet safety standards.  |
| Clause 55.03-8                            | Standard B13 – Objective and Standard met   |
| Landscaping                               | The amended plans demonstrate compliance with the minimum<br>garden area even though the transitional provisions apply. The<br>amended pans reduce the extent of basement and maintain the<br>first floor to areas above the basement, which results in more of<br>the site available for deep soil planting. The proposed<br>landscaping is shown on the submitted landscape plan. |
| Clause 55.03-9                            | Standard B14 – Objective and Standard met   |
| Access                                    | No changes are proposed to the vehicle access.  |
| Clause 55.03-10                           | Standard B15 – Objective and Standard met   |
| Parking Location                          | The proposal maintains basement car parking.  |
|   | Clause 55.04 Amenity Impacts  |
| Clause 55.04-1                            | Standard B17 – Objective and Standard met   |
| Side and Rear Setbacks                    | The elevations show the proposed changes to the building are within the B17 setback profile.  |
| Clause 55.04-2                            | Standard B18 – Objective and Standard met   |
| Walls on Boundaries                       | There are no walls on boundaries, consistent with the approved development.   |
| Clause 55.04-3                            | Standard B19 – Objective and Standard met   |
| Daylight to Existing<br>Windows           | The daylight to existing windows standard is maintained.  |

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| Clause 55.04-4<br>North-facing Windows        | Standard B20 – Objective and Standard met<br>There are no north facing windows within 3 metres of a boundary.   |  |  |  |
|---|---|--|--|--|
| Clause 55.04-5<br>Overshadowing Open<br>Space | Standard B21 – Objective and Standard met<br>The proposal meets the requirements of the applicable standard.  |  |  |  |
| Clause 55.04-6<br>Overlooking                 | <b>Standard B22 – Objective and Standard met</b><br>The proposal incorporates external screens to all east, south and<br>west facing habitable room windows and balconies, as required to<br>prevent unreasonable overlooking.  |  |  |  |
| Clause 55.04-7<br>Internal Views              | Standard B23 – Objective and Standard met<br>The amended plans address internal overlooking.  |  |  |  |
| Clause 55.04-8<br>Noise Impacts               | <b>Standard B24 – Objective and Standard met</b><br>The mechanical plant and equipment have been suitably located<br>to minimise noise impacts.   |  |  |  |
| Clause 55.05 On-Site Amenity and Facilities   |   |  |  |  |
| Clause 55.05-1<br>Accessibility               | Standard B25 – Objective and Standard met<br>The plans demonstrate 55% of the dwellings meet accessibility<br>requirements of Clause 55.07/ Clause 58.  |  |  |  |
| Clause 55.05-2<br>Dwelling Entry              | Standard B26 – Objective and Standard met<br>The proposed changes improve the sense of entry to the building<br>by widening the pedestrian path and increasing the central<br>building cut-out.   |  |  |  |
| Clause 55.05-3<br>Daylight to New Windows     | <b>Standard B27 – Objective and Standard met</b><br>The proposed changes allow adequate daylight to new habitable<br>room windows and improve the access to daylight form the<br>approved development.  |  |  |  |
| Clause 55.05-4<br>Private Open Space          | <b>Standard B28 – Objective and Standard met</b><br>The proposed amendments continue to provide private open<br>space areas in accordance with the standard requirements. The<br>plans also indicate the balconies meet the minimum dimension<br>and area requirements of Clause 55.07, even though the<br>transitional provisions apply. |  |  |  |

[2]

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| Clause 55.05-5<br>Solar Access to Open<br>Space | <b>Standard B29 – Objective and Standard met</b><br>The amended plans have been designed to ensure the two south<br>facing ground floor apartments (Dwellings 6 and 7) achieve the<br>standard in relation to solar access to private open space. |
|---|---|
| Clause 55.05-6<br>Storage                       | Standard B30 – Objective and Standard met<br>Storage areas are shown within the basement at the end of car<br>parking and all are a minimum of 6 cubic metres.  |
|   | Clause 55.06 Detailed Design  |
| Clause 55.06-1<br>Design Detail                 | Standard B31 – Objective and Standard met<br>Please refer to the body of this report for discussion of the<br>appropriateness of the design response.   |
| Clause 55.06-2<br>Front Fences                  | Standard B32 – Objective and Standard met<br>No significant changes are proposed to the approved front fence.   |
| Clause 55.06-3<br>Common Property               | Standard B33 – Objective and Standard met<br>Common property areas meet the standard requirements.  |
| Clause 55.06-4<br>Site Services                 | Standard B32 – Objective and Standard met<br>Areas continue to be shown for site services.  |

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# **Traffix Group**

## Traffic Engineering Assessment

Proposed Amendment to an Approved Residential Development

322-326 High Street, Ashburton

Prepared for Ashburton Blossom Pty Ltd

June, 2023

G33404R-01B

Level 28, 459 Collins St Melbourne Victoria 3000 T: 03 9822 2888 admin@traffixgroup.com.au Traffix Group Pty Ltd ABN: 32 100 481 570

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#### Traffic Engineering Assessment

### **VCAT Directed Plans**

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#### **Document Control**

#### Our Reference: G33404R-01B

| Issue No. | Туре  | Date Prepared By |                              | Approved By |
|-----------|-------|------------------|------------------------------|-------------|
| А         | Draft | 16/06/2023       | S. Stephenson/D.<br>Economou | J. Stone    |
| В         | Final | 21/06/2023       | S. Stephenson/D.<br>Economou | J. Stone    |
|           |       |                  |                              |             |

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#### 1. Introduction

Traffix Group has been engaged by Ashburton Blossom Pty Ltd to undertake a Traffic Engineering Assessment for the proposed amendment to an approved residential development at 322-326 High Street, Ashburton.

#### 2. Proposal & Background

#### 2.1. Current Planning Permit

Boroondara City Council issued a Planning Permit (No. PP16/01006 - dated 12<sup>th</sup> April, 2018) for the development of the land for the purpose of a residential development comprising 35 apartments as per the Council Decision plans (dated 1<sup>st</sup> May, 2017). A development summary of the approved scheme is set out below.

| Use                | Size/No.   | Car Parking Allocation | Resultant Car Parking Rate |  |  |  |  |  |
|--------------------|------------|------------------------|----------------------------|--|--|--|--|--|
| Residential        |            |                        |                            |  |  |  |  |  |
| One-bedroom apt.   | 6          | Min. 6                 | Min 1 space/apartment      |  |  |  |  |  |
| Two-bedroom apt.   | 25         | Min. 25                | Min 1 space/apartment      |  |  |  |  |  |
| Three-bedroom apt. | 4          | Min. 8                 | Min 2 spaces/apartment     |  |  |  |  |  |
| Visitors           | 35 (apts.) | Min. 7                 | Min 1 space/5 apartments   |  |  |  |  |  |
| Transport Total    |            | 46 x car spaces        |                            |  |  |  |  |  |

Table 1: Development Summary for approved scheme

Vehicular access was proposed via a double width crossover to High Street, located at the site's western boundary. Access to the site was proposed to be restricted to left-in/left-out movements due to the central median located in the vicinity of the site.

A total of 14 formal bicycle spaces were proposed across the site.

Loading and waste collection were proposed to occur within the basement carpark.

The approved Planning Permit also included a condition requiring an FLP be prepared as follows:

27. Prior to the commencement of works:

(a) A Functional Layout Plan must be submitted to, and approved by VicRoads. The Functional Layout Plan must show the physical centre median of High Street extended beyond the western property boundary, to the satisfaction of VicRoads.



#### Traffic Engineering Assessment

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#### 2.2. Proposed Amendment

The proposal is for a residential development comprising of the following:

- 20 dwellings as follows:
  - 2 x two-bedroom apartments, and
  - 18 x three-bedroom apartments.
- A total of 40 car spaces provided in a basement carpark. Of the 40 car spaces, 38 are allocated to residents with 26 spaces provided in tandem (i.e. 13 pairs of tandem). All tandem spaces are allocated to three-bedroom dwellings. The remaining 2 spaces are allocated to visitor parking.
- Vehicular access is proposed via a double width crossover to High Street, located at the site's western boundary. Access to the site will be restricted to left-in/left-out movements due to the central median located in the vicinity of the site.
- Loading and waste collection are proposed to occur on-site within the basement carpark. The 6.4m long, 2.08m high mini waste vehicle will enter the site in a forwards direction and turn via the visitor car spaces. These car spaces are proposed to include signage to be kept clear during collection times.
- A total of 6 formal bicycle spaces are proposed within the basement level.

There will be no change to on-street car parking conditions post-development (i.e. no car parking will continue to be provided along the site's frontage to High Street, due to 'No Stopping' restrictions applying).

A copy of the development plans prepared by Taouk Architects (dated 13<sup>th</sup> June, 2023) are attached at Appendix A.



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#### 2.3. Comparison between Proposed and Approved Schemes

A development summary along with notes regarding differences to the current scheme are set out below.

| Table 2: | Development | Summarv  | comparing | approved | and | proposed | schemes |
|----------|-------------|----------|-----------|----------|-----|----------|---------|
| Tubic 2. | Development | Guinnury | companing | approved | unu | proposed | Schemes |

| Use                | Size/No.      | Car Parking<br>Allocation | Resultant Car<br>Parking Rate | Difference from current<br>Proposal  |
|--------------------|---------------|---------------------------|-------------------------------|--|
| Residential        |               |                           |                               |  |
| One-bedroom apt.   | 6             | Min. 6                    | Min 1<br>space/apartment      | -6 apts.   |
| Two-bedroom apt.   | 25            | Min. 25                   | Min 1<br>space/apartment      | -23 apts.  |
| Three-bedroom apt. | 4             | Min. 8                    | Min 2<br>spaces/apartment     | +14 apts.  |
| Visitors           | 35<br>(apts.) | Min. 7                    | Min 1 space/5<br>apartments   | Currently proposed to<br>provide 2 visitor spaces,<br>however the site is now<br>within the PPTN area,<br>therefore visitor parking is<br>no longer required |
| Transport Total    |               | 46 x car<br>spaces        |                               | -15 apartments<br>-6 car spaces  |

From a traffic engineering perspective, the current proposal introduces a number of changes, including (but not limited to):

- a reduction in the number of overall car spaces on the site (46 car spaces to 40 car spaces), including lowering the number of visitor car spaces from 7 to 2.
- a reduction in the overall number of apartments (35 apartments to 20 apartments),
- a reduction in the number of formal bicycle spaces provided on the site (14 bicycle spaces to 6 bicycle spaces),

The provision of car parking continues to satisfy the statutory requirements of Clause 52.06-5 and is acceptable.


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### 3. Existing Conditions

#### 3.1. Subject Site

The subject site is 322-326 High Street, Ashburton. The table below summarises the key characteristics of the subject site.

| Table 3: | Subject | Site | Description |
|----------|---------|------|-------------|
|----------|---------|------|-------------|

| Characteristic                        | Description   |
|---------------------------------------|---|
| Address                               | 322-326 High Street, Ashburton  |
| Area                                  | 2,188m <sup>2</sup>   |
| Frontages                             | 60m to High Street  |
| Zoning                                | General Residential – GRZ5  |
| Current use of site                   | 3 x single-storey dwellings   |
| Car parking                           | No. 326 – Provided with a carport and informal car parking<br>No. 322 and 324 – Provided with a single garage and informal car<br>parking |
| Vehicle access                        | 3 x single width crossovers to High Street  |
| On-street parking along site frontage | None ('No Stopping' and 'Clearway 7am-9am Mon-Fri' restrictions apply along frontage)   |

A locality plan, aerial photograph and land use zoning map is provided at Figure 1 to Figure 3. Significant nearby land uses include:

- · Ashburton Park, located approximately 350m north-west of the site,
- Ashburton Village, located approximately 350m east of the site,
- · St Michael's Parish School, located approximately 600m west of the site,
- Ashburton Primary School, located approximately 700m north-west, and
- Ashburton Railway Station, located approximately 900m north-west.

#### Traffic Engineering Assessment

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Figure 1: Locality Plan (Source: Melway Online)

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Figure 2: Aerial Photograph (Source: MetroMap)



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#### NRZ3-NRZ3 PUZ2 C1Z NRZ3 PPRZ GRZ5 STRE PUZE GRZ5 GRZ5 C1Z GRZ4 **Subject Site** TRZ2 ma VENT PPRZ GRZ5 C NRZ3 LEGEND C1Z - Commercial 1 Zone PUZ6 - Public Use Zone - Local Government Municipal Boundary GRZ - General Residential Zone PUZ7 - Public Use Zone - Other Public Use NRZ - Neighbourhood Residential Zone TRZ1 - State Transport Infrastructure PPRZ - Public Park and Recreation Zone TRZ2 - Principal Road Network PUZ2 - Public Use Zone - Education

Figure 3: Land Use Zoning Map (Source: Planning Schemes Online)

### **Traffix Group**

**Traffic Engineering** 

Assessment

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#### 3.2. Transport Network

#### 3.2.1. Road Network

**High Street** is a Department of Transport and Planning (DTP) Arterial Road and a Transport Zone 2 (TRZ2) under the Planning Scheme.

In the vicinity of the subject site, High Street has a divided carriageway with two lanes of through traffic in each direction of travel and median breaks throughout facilitating right turning movements.

A speed limit of 60 km/h currently applies to High Street in the vicinity of the subject site.

#### 3.2.2. Car Parking Conditions

No car parking is available along the site's frontage to High Street, with 'No Stopping' restrictions applying between Warrigal Road and Gloucester Road. To the west of Gloucester Road, the southern side of High Street provides unrestricted parking with Clearway (Tow Away) restrictions applying between 7am-9am Mon-Fri.

Car parking along the northern side of High Street is generally unrestricted with Clearway restrictions (Tow Away) applying between 4:30-6:30pm Mon-Fri.

Parking within the wider area including Gloucester Road is generally unrestricted.

#### 3.2.3. Public Transport

The site is served by public transport services, with train and bus services available in the nearby area. The site is located within the Principal Public Transport Network area (PPTN).

A summary of services is provided at Table 4 and map of the broader services provided at Figure 4. The PPTN network map is provided at Figure 5.

| Service                             | Between                           | Via                               |
|-------------------------------------|-----------------------------------|-----------------------------------|
| High Street – 80m wal               | king distance west of the site    |                                   |
| Bus Route 734                       | Glen Iris & Glen Waverley         | High Street                       |
| Warrigal Road – 250m                | walking distance east of the site |                                   |
| Bus Route 903<br>(SMARTBUS Service) | Altona & Mordialloc               | Chadstone, Camberwell & Moorabbin |

Table 4: Summary of Public Transport Services



#### Traffic Engineering Assessment

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| Service                       | Between                          | Via                             |
|-------------------------------|----------------------------------|---------------------------------|
| Ashburton Railway Sta         | tion – 900m walking distance nor | th-west of the site             |
| Ashburton Railway<br>Station  | Alamein & CBD                    | Camberwell, Hawthorn & Richmond |
| Holmesglen Railway St         | ation – 1.2km walking distance s | outh of the site                |
| Holmesglen Railway<br>Station | Glen Waverley & CBD              | Kooyong, Glen Iris              |



Figure 4: Public Transport Map (Source: PTV)

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#### Rowen St dale Rd Liston St burton Rd Yuile St Pascoe St 5 buno Baker Pde hor st Fakenham Rd Cyrill Poulter St High s to **Subject Site** Liberator St Sama Jurn Gt Dema Rd Meaden St Alamein A Laurel Lancaster St TIL Newak Rd 5 nogun Lucerne St Markham

Figure 5: Principal Public Transport Network Area (Source: Vicplan)



**Traffic Engineering** 

Assessment

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### 4. Traffic Engineering Assessment

#### 4.1. Statutory Car Parking Assessment

The proposed development falls under the land-use category of 'dwelling' under Clause 73.03 of the Planning Scheme. The Planning Scheme sets out the parking requirements for new developments under Clause 52.06. The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The statutory parking requirements are set out at Clause 52.06-5 of the Planning Scheme. The site is located within the Principal Public Transport Network area and accordingly the Column B parking rates apply.

The statutory car parking assessment is set out in the table below.



#### Traffic Engineering Assessment

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| Use                  | Size /<br>No. | Statutory Parking Rate<br>(Column B)   | Parking<br>Requirement <sup>(1)</sup> | Parking<br>Provision | Shortfall<br>/ Surplus |  |  |
|----------------------|---------------|--|---------------------------------------|----------------------|------------------------|--|--|
| Approved Scheme      |               |  |                                       |                      |                        |  |  |
| One-bed dwelling     | 6             | 1 space per one- or two-<br>bedroom dwelling   | 6                                     | 6                    | 0                      |  |  |
| Two-bed dwelling     | 25            | y  | 25                                    | 25                   | 0                      |  |  |
| Three-bed dwelling   | 4             | 2 spaces per three or more-bedroom dwelling  | 8                                     | 8                    | 0                      |  |  |
| Residential Visitors | 35            | 1 space to every 5<br>dwellings for<br>developments of 5 or<br>more dwellings <sup>(2)</sup> | 7                                     | 7                    | 0                      |  |  |
| TOTAL                |               |  | 46                                    | 46                   | 0                      |  |  |
| Proposed Amendmer    | nt            |  |                                       |                      |                        |  |  |
| Two-bed dwelling     | 2             | 1 space per one- or two-<br>bedroom dwelling   | 2                                     | 2                    | 0                      |  |  |
| Three-bed dwelling   | 18            | 2 spaces per three or more-bedroom dwelling  | 36                                    | 36                   | 0                      |  |  |
| Residential Visitors | 20            | None required  | N/A                                   | 2                    | +2                     |  |  |
| TOTAL                |               |  | 38                                    | 40                   | +2                     |  |  |

#### Table 5: Statutory Car Parking Assessment – Column B of Clause 52.06-5

Notes:

1. Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, then number of spaces should be rounded down to the nearest whole number.

2. Before introduction of Planning Scheme Amendment VC148.

The provision of 40 car spaces exceeds the statutory minimum requirement under Clause 52.06-5 and a car parking reduction is not required.

Since the time of the initial approval, Planning Scheme Amendment VC148 has been introduced. The key changes with this amendment is that residential developments located within the PPTN Area do not need to provide any visitor car parking. The scheme has been amended as per above, reduced in dwellings and the visitor spaces reduced to 2. This is 2 more than required under Clause 52.06-5.

#### Traffic Engineering Assessment

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#### 4.2. Bicycle Parking Provision

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for new developments. The purpose of Clause 52.34 is to:

- To encourage cycling as a mode of transport.
- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

There is no statutory requirement to provide bicycle parking for dwellings under 4-storeys in height. Given that the proposed development is only 3-storeys high, no bicycle parking is required. Notwithstanding the above, a total of 6 bicycle spaces are provided within the basement level core, via horizontal 'Flat Top' rails.

All bicycle spaces are provided via horizontal 'Flat Top' bicycle rails which accord with the requirements of Clause 52.34 and AS2890.3-2015.

We are satisfied that suitable bicycle parking facilities have been provided.

#### 4.3. Review of Carpark Layout and Vehicle Access Arrangements

Traffix Group has provided design advice to the project architect to achieve a satisfactory carpark layout. The proposed parking layout has been assessed under the following guidelines:

- · Clause 55.03-9 (Access Objective) and Clause 55.03-10 (Parking Location Objective),
- · Clause 52.06-9 of the Planning Scheme (Design Standards for car parking), and
- AS2890.1-2004 Part 1: Off-Street Car Parking, where relevant.

A detailed assessment of the carpark layout and vehicle access arrangements against the relevant design standards of the Planning Scheme and Australian Standards is provided in the table below.

Swept path diagrams demonstrating accessing to all critical car spaces and vehicle circulation movements are provided Appendix B.

#### Traffic Engineering Assessment

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

#### Table 6: Carpark Layout and Access Assessment

| Requirement   | Assessment | Design Response                                       |
|---|------------|---|
| Clause 55.03-9 – Access Objective   |            |   |
| <ul> <li>The width of accessways or car spaces should not exceed:</li> <li>33% of the street frontage, or</li> <li>If the width of the street frontage is less than 20m, 40% of street frontage.</li> </ul>   | ✓          | Crossovers comprise<br>10% of the site's<br>frontage. |
| No more than one single-width crossover should be provided for each dwelling fronting a street.   | ✓          | Only one crossover to the street.                     |
| The location of crossovers should maximise the retention of on-street car parking spaces.   | ✓          | No on-street parking is lost.                         |
| The number of access points to a road in a Transport<br>Zone 2 or Transport Zone 3 should be minimised.   | ✓          | Only one crossover to the street.                     |
| Developments must provide for access for service, emergency and delivery vehicles.  | ✓          | Adequate access provided.                             |
| Clause 55.03-10 – Parking Location Objective  |            |   |
| <ul> <li>Car parking facilities should:</li> <li>Be reasonably close and convenient to dwellings and residential buildings.</li> <li>Be secure and well ventilated if enclosed.</li> </ul>  | ✓          | Parking is located in a private basement carpark.     |
| Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway. | ✓          |   |
| Clause 52.06-9 Design Standard 1 – Accessways   |            |   |
| Must be at least 3m wide  | ✓          | Accessways are greater than 3m in width.              |
| Have an internal radius of at least 4m at changes of direction or intersection or be at least 4.2m wide.  | ✓          | Complies.   |
| Allow vehicles parked in the last space of a dead-end<br>accessway in public car parks to exit in a forwards<br>direction with one manoeuvre.   | N/A        | Not a public carpark.                                 |



#### Traffic Engineering Assessment

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

| Requirement   | Assessment | Design Response   |
|---|------------|---|
| Provide at least 2.1m headroom beneath overhead<br>obstructions, calculated for a vehicle with a wheel base<br>of 2.8m.   | ✓          | Minimum headroom of<br>2.3m provided along the<br>main vehicle accessway<br>ramp and 2.2m within<br>the basement carpark.   |
| If the accessway serves four or more car spaces or<br>connects to a road in a Transport Zone 2 or Transport<br>Zone 3, the accessway must be designed so that cars<br>can exit the site in a forward direction.   | ✓          | Complies, all vehicles<br>can exit in a forward<br>direction.   |
| Provide a passing area at the entrance at least 6.1m wide<br>and 7m long if the accessway serves ten or more car<br>parking spaces and is either more than 50m long or<br>connects to a road in a Transport Zone 2 or Transport<br>Zone 3.  | ✓          | Passing area is provided<br>at entrance and<br>throughout the car park.   |
| Have a corner splay or area at least 50% clear of visual obstructions extending at least 2m along the frontage road from the edge of an exit lane and 2.5m along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. | ✓          | A pedestrian sight<br>triangle is shown on the<br>exit (west) side of the<br>accessway to High<br>Street. A pedestrian<br>sight triangle is not<br>required on the eastern<br>side of the accessway,<br>given that sight lines are<br>achieved within the<br>accessway. |
| If an accessway to four or more car parking spaces is<br>from land in a Transport Zone 2 or Transport Zone 3, the<br>access to the car spaces must be at least 6m from the<br>road carriageway.   | V          | Complies.   |
| If entry to the car space is from a road, the width of the accessway may include the road.  | N/A        | Not applicable  |

#### Traffic Engineering Assessment

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

| Requiremen   | nt   |  |   | Assessment    | Design Response     |
|--|--|--|---|---------------|---------------------|
| Clause 52.0  | 6-9 Design S   | Standard 2 – Car   | Parking Spaces  |               |                     |
| Car parking<br>minimum di<br>52 06-9   | Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2 under Clause 52 06-9                           |  |   | ✓             | Complies.           |
| Angle of car space   | es to Accessway  | width Car park width   | Car park length   |               |                     |
| Barallel   | 3.6 m  | 2.3 m  | 6.7 m   |               |                     |
| 45°  | 3.5 m  | 2.5 m  | 4.9 m   | -             |                     |
| 60°  | 4.9 m  | 2.6 m  | 4.9 m   | -             |                     |
| 90°  | 6.4 m  | 2.6 m  | 4.9 m   | -             |                     |
|  | 5.8 m  | 2.8 m  | 4.9 m   |               |                     |
|  | 5.2 m  | 3.0 m  | 4.9 m   |               |                     |
|  | 4.8 m  | 3.2 m  | 4.9 m   |               |                     |
| Note to Table 2: Son<br>AS2890.1-2004 (off<br>and less to marked :<br>are to be used in pro-<br>disabled spaces who  | me dimensions in Tab<br><sup>6</sup> street). The dimensio<br>spaces to provide imp<br>eference to the Austra<br>ich must achieve Austra | ble 2 vary from those shown<br>ons shown in Table 2 allocat<br>proved operation and access<br>alian Standard AS2890.1-20<br>tralian Standard AS2890.6- | in the Australian Standard<br>te more space to aisle width<br>s. The dimensions in Table .<br>104 (off street) except for<br>2009 (disabled). | <i>s</i><br>2 |                     |
| <ul> <li>structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</li> <li>A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.</li> <li>A structure, which may project into the space if it is at least 2.1 metres above the space.</li> </ul> |  |  | a<br>.t   |               |                     |
| 200 50<br>Rea<br>300<br>900 1<br>900 1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1  | ar of space  | Dimensions in millin   | netres<br>quired<br>nn permitted  |               |                     |
| Car spaces<br>and 3.5m wi<br>double space  | in garages/c<br>ide for a sing<br>ce measured  | arports must be<br>gle space and 5.5<br>inside the garag   | at least 6m long<br>5m wide for a<br>e/carport.   | I N/A         | No garages proposed |

#### Traffic Engineering Assessment

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

| Requirement  |  |   | Assessment | Design Response   |
|--|--|---|------------|---|
| Where parking spaces are provided in tandem, an additional 0.5m in length must be provided between each space.   |  |   | ✓          | Complies.   |
| Where two or more ca<br>dwelling, at least one s   | r parking spaces ar<br>space must be unde                            | e provided for a<br>er cover.                   | ✓          | All spaces are under cover.   |
| Disabled car parking spaces must be designed in<br>accordance with AS2890.6-2009 and the Building Code of<br>Australia. Disabled car parking spaces may encroach<br>into an accessway width specified in Table 2 by 0.5m.<br>A minimum headroom of 2.5m is to be provided above<br>the disabled car space in accordance with AS2890.6-<br>2009.  |  |   | N/A        | No disabled spaces.   |
| Clause 52.06-9 Design  | n Standard 3 - Gradi   | ients   |            |   |
| Accessway grades must not be steeper than 1:10 (10 per<br>cent) within 5 metres of the frontage to ensure safety for<br>pedestrians and vehicles. The design must have regard<br>to the wheelbase of the vehicle being designed for;<br>pedestrian and vehicular traffic volumes; the nature of<br>the car park; and the slope and configuration of the<br>vehicle crossover at the site frontage.<br>This does not apply to accessways serving three<br>dwellings or less |  |   | ✓          | Complies.<br>Ramp is provided in<br>accordance with Clause<br>52.06-9 requirements. |
| Ramps (except within<br>have the maximum gradesigned for vehicles  | 5 metres of the from<br>ades as outlined in<br>travelling in a forwa | ntage) must<br>Table 3 and be<br>ard direction. | ✓          |   |
| Type of car park   | Length of ramp   | Maximum grade                                   |            |   |
| Public car parks   | 20 metres or less  | 1:5 (20%)                                       |            |   |
|  | longer than 20 metres  | 1:6 (16.7%)                                     |            |   |
| Private or residential car   | 20 metres or less  | 1:4 (25%)                                       |            |   |
| parks  | longer than 20 metres  | 1:5 (20%)                                       |            |   |
| Where the difference in grade between two sections of<br>ramp or floor is greater that 1:8 (12.5 per cent) for a<br>summit grade change, or greater than 1:6.7 (15 per cent)<br>for a sag grade change, the ramp must include a<br>transition section of at least 2 metres to prevent vehicles<br>scraping or bottoming.   |  |   | ~          |   |
| Plans must include an<br>greater than 1:5.6 (18<br>apart for clearances, t<br>responsible authority  | assessment of gra<br>per cent) or less the<br>o the satisfaction o   | ide changes of<br>an 3 metres<br>f the          | ✓          |   |

#### Traffic Engineering Assessment

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

| Requirement   | Assessment | Design Response  |
|---|------------|--|
| Clause 52.06-9 Design Standard 5 – Urban Design   |            |  |
| Ground level car parking, garage doors and accessways must not visually dominate public space.  | N/A        | These matters are more related to urban design,  |
| Car parking within buildings (including visible portions of<br>partly submerged basements) must be<br>screened or obscured where possible, including through<br>the use of occupied tenancies, landscaping,<br>architectural treatments and artworks. |            | traffic engineering.   |
| Design of car parks must take into account their use as entry points to the site.   |            |  |
| Design of new internal streets in developments must maximise on street parking opportunities.   | N/A        | No internal streets proposed   |
| Clause 52.06-9 Design Standard 6 – Safety   |            |  |
| Car parking must be well lit and clearly signed.  | ✓          | All car parking is located<br>within a basement level<br>and would be adequately<br>lit.   |
| The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.   | ✓          | We are satisfied that the<br>common accessway<br>naturally provides good<br>sightlines.  |
| Pedestrian access to car parking areas from the street must be convenient.  | ✓          | Pedestrian movements<br>directly between the<br>carpark area and street<br>is not expected to be<br>significant.   |
| Pedestrian routes through car parking areas and building<br>entries and other destination points must<br>be clearly marked and separated from traffic in high<br>activity parking areas.  | ✓          | The carpark will not<br>generate a significant<br>level of traffic and<br>separate paths are not<br>required. We are<br>satisfied that the carpark<br>will be a low speed area<br>with modest traffic<br>volumes and that a<br>separate path is not<br>required. |

#### Traffic Engineering Assessment

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

| Requirement   | Assessment | Design Response  |
|---|------------|--|
| Clause 52.06-9 Design Standard 7 - Landscaping  |            |  |
| The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.  | N/A        | These requirements are<br>not strictly related to<br>traffic engineering |
| Landscaping and trees must be planted to provide shade<br>and shelter, soften the appearance of<br>ground level car parking and aid in the clear identification<br>of pedestrian paths.             |            | matters.   |
| Ground level car parking spaces must include trees<br>planted with flush grilles. Spacing of trees<br>must be determined having regard to the expected size of<br>the selected species at maturity. |            |  |

Based on the above, we are satisfied that the design and layout of the carpark and vehicle accessways complies with the objectives of Clause 52.06 and the Australian Standards, where relevant.



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

#### 4.4. Land Adjacent to The Principal Road Network

Clause 52.29 applies to land adjacent to a Transport Zone 2, or a Public Acquisition Overlay.

The purpose of this clause is to:

- To ensure appropriate access to identified roads.
- To ensure appropriate subdivision of land adjacent to identified roads.

A permit is required to:

- Create or alter access to:
  - A road in a Transport Zone 2.
  - Land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road.
- Subdivide land adjacent to:
  - A road in a Transport Zone 2.
  - Land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority and the acquisition is for the purpose of a road.

High Street is a road in a Transport Zone 2, and the proposal seeks to alter access. Specifically, the proposal is to construct a new double-width crossover allowing for left-in/left-out movements only. Accordingly, a permit is required.

#### 4.4.1. Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.

#### 4.4.2. Assessment

The proposal seeks to provide a double-width access, located at the western boundary of the site, while removing the three existing single-width crossovers located across the site's frontage to High Street. The proposal is generally consistent with the approved scheme.

We are satisfied that the vehicle access arrangements achieve the objectives of Clause 52.29.



#### Traffic Engineering Assessment

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

#### 4.5. Traffic Impact Assessment

The following traffic generation rates have been adopted for each dwelling type:

- One/two-bedroom dwellings will generate 4 vehicle trips per day.
- Larger three-bedroom dwellings will generate an average of 6 vehicle trips per day.
- 10% of the daily traffic generation occurs during the road network peak hours.

#### **Approved Scheme**

 Table 7: Expected Traffic Generation for Each Development Scenario – Approved Scheme

| Use                             | Size/No. | Daily Traffic<br>Generation Rate | Daily | Peak Traffic<br>Generation Rate | Peak hour |
|---------------------------------|----------|----------------------------------|-------|---------------------------------|-----------|
| One-bed dwelling                | 6        | 4/dwelling                       | 24    | 0.4/dwelling                    | 2         |
| Two-bed dwelling                | 25       |                                  | 100   |                                 | 10        |
| Three-bed/Four-bed<br>dwellings | 4        | 6/dwelling                       | 24    | 0.6/dwelling                    | 3         |
| Total                           |          |                                  | 148   |                                 | 15        |

#### **Proposed Scheme**

Table 8: Expected Traffic Generation for Each Development Scenario – Proposed Scheme

| Use                             | Size/No. | Daily Traffic<br>Generation Rate | Daily | Peak Traffic<br>Generation Rate | Peak hour |
|---------------------------------|----------|----------------------------------|-------|---------------------------------|-----------|
| Two-bed dwelling                | 2        | 4/dwelling                       | 8     | 0.4/dwelling                    | 1         |
| Three-bed/Four-bed<br>dwellings | 18       | 6/dwelling                       | 108   | 0.6/dwelling                    | 11        |
| Total                           |          |                                  | 116   |                                 | 12        |

The proposed scheme provides 15 less dwellings, albeit larger three-bedroom dwellings. This results in less overall traffic generated by the proposed scheme in the order of 32 daily trips and 3 trips during each peak hour.

Based on the above, we are satisfied that the level of traffic generated by the proposed development is acceptable given the current approval, along with left-in/left-out arrangements at High Street.



#### Traffic Engineering Assessment

**VCAT Directed Plans** 

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

#### 4.6. Loading and Waste Collection Arrangements

#### 4.6.1. Loading

Clause 65.01 of the Planning Scheme states that the Responsible Authority must consider a number of matters as appropriate including:

• The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Loading requirements for the dwelling are minimal (typically moving activities undertaken by vans and other smaller trucks) and can be undertaken within resident's private car spaces.

We are satisfied that these arrangements are appropriate and consistent with the approval.

#### 4.6.2. Waste Collection

A Waste Management Plan has been prepared by our office, detailing the waste collection arrangements for the proposed development which is consistent with the approval.

Waste bins for the development will be stored in a bin room, located within the central core of the building. Waste will be collected during off peak periods to minimise disruptions.

The waste vehicle will prop temporarily within the accessway and transfer the bins to and from the waste area. The two visitor spaces will be kept clear during waste collection times to facilitate the waste vehicle turning around within the basement.

Swept path diagrams demonstrating the 6.4m long x 2.08m high waste collection vehicle undertaking entry and exit movements within the carpark are attached at Appendix B.

Based on the above, we are satisfied the loading and waste collection arrangements are acceptable from a traffic engineering perspective.



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

### 5. Conclusions

Having undertaken a detailed traffic engineering assessment of the proposed amendment to an approved residential development at 322-326 High Street, Ashburton, we are of the opinion that:

- a) the proposed development has a statutory car parking requirement for 38 resident car spaces under Clause 52.06-5 of the Planning Scheme, and no visitor parking is required,
- b) the provision of 40 car spaces (38 resident and 2 visitor car spaces) satisfies Clause 52.06-5 and a reduction of car parking is not required. This is generally consistent with the approved scheme which provided 46 car spaces (39 resident and 7 visitor car spaces) and a reduction of car parking was not required,
- c) the proposed parking layout and vehicle access arrangements accord with the requirements of the Planning Scheme, AS2890.1-2004 (where relevant) and current practice,
- d) no bicycle parking is required under Clause 52.34, notwithstanding this a total of 6 formal bicycle spaces are provided within the basement level, all spaces comply with the requirements of Clause 52.34 and AS2890.3-2015,
- e) a dedicated loading bay is not warranted for a small-scale residential development (consistent with the approved scheme),
- f) waste collection can be undertaken via a private contractor from within the basement carpark (consistent with the approved scheme), using the two visitor spaces to turn around and exit the site in a forwards direction,
- g) the level of traffic generated by the proposal is lower than the approved scheme and we are satisfied that there will be no adverse impacts to the operation of the local road network, and
- h) there are no traffic engineering reasons why a planning permit for the proposed amendment to an approved residential development at 322-326 High Street, Ashburton should be refused, subject to appropriate conditions.





# Appendix A

**Development Plans** 



G33404R-01B



These plans/documents are available for viewing in A D Lancordance with the direction of the Victorian Civil and

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|--|--|
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| 35.78% 782.96<br>CLUDING BALCONY AND TERRACE AREAS)<br>1012.84<br>677.00<br>1248.12<br>1033.14<br>LOOR AREA<br>I16.41<br>ERRACE 01<br>49.75<br>ERRACE 02<br>16.77<br>LOOR AREA<br>117.46<br>ERRACE<br>45.85<br>LOOR AREA<br>116.93<br>ERRACE<br>45.96  |  |
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PROJECT

**RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET **ASHBURTON VIC 3147** 

w

CLIENT

ASHBURTON BLOSSOM PTY LTD

DRAWING TITLE BASEMENT PLAN

SCALE

1:100 @ A1

JOB No. 22-32

JUNE 2023

ISSUE

DATE

SECTION 87A APPLICATION ISSUE

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| VEL 2          |                        |                   | 677.00          | m |
| SEMENT         |                        |                   | 1248.12         | m |
| OUND FLOOR     |                        |                   | 1033.14         | m |
| PARTMENT 01    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 116.41          | m |
|                | TERRACE 01             |                   | 49.75           | m |
|                | TERRACE 02             |                   | 16.77           | m |
| PARTMENT 02    |                        |                   | 117.46          | m |
|                | TERRACE                |                   | 45.85           | m |
| PARTMENT 03    |                        |                   | .5.60           |   |
|                | FLOOR AREA             |                   | 116.93          | m |
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| PARTMENT 10    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 117.46          | m |
|                | BALCONY                |                   | 12.61           | m |
| PARIMENT 11    |                        |                   | 116.03          | m |
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| PARTMENT 12    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 113.44          | m |
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|                | BALCONY                |                   | 85.57<br>13.83  | m |
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| PARTMENT 15    |                        |                   | 101.11          |   |
|                | FLOOR AREA             |                   | 124.41          | m |
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|                | FLOOR AREA             |                   | 121.96          | m |
|                | BALCONY                |                   | 12.55           | m |
| PARTMENT 17    |                        |                   |                 |   |
|                |                        |                   | 156.80          | m |
|                | BALCONY 2              |                   | 39.66           | m |
| PARTMENT 18    |                        |                   | 00.00           |   |
| -              | FLOOR AREA             |                   | 153.06          | m |
|                | BALCONY 1              |                   | 31.98           | m |
|                | BALCONY 2              |                   | 49.49           | m |
| PARIMENT 19    |                        |                   | 120.01          | ~ |
|                | BALCONY 1              |                   | 41.31           | m |
|                | BALCONY 2              |                   | 64.18           | m |
| PARTMENT 20    |                        |                   |                 |   |
| ATTIMENT 20    |                        |                   |                 |   |
|                | FLOOR AREA             |                   | 175.04          | m |

REVISION

- 06.09.16 PLANNING APPLICAITON ISSUE A 09.11.16 CHANGES IN RESPONSE TO RFI LETTER DATED 7 OCTOBER 2016 B 01.05.17 CONCEPT PLAN

C 13.06.23 SECTION 87A APPLICATION

TAOUKARCHITECTS

р. e. info@taoukarchitects.com.au PROJECT

taoukarchitects.com.au

9486 8080 448 HEIDELBERG ROAD FAIRFIELD VIC 3078 w

### **RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET **ASHBURTON VIC 3147**

CLIENT ASHBURTON BLOSSOM PTY LTD DRAWING TITLE GROUND FLOOR PLAN

SCALE

1:100 @ A1 DATE

JUNE 2023

ISSUE SECTION 87A APPLICATION ISSUE



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**RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET

### **ASHBURTON VIC 3147** CLIENT

ASHBURTON BLOSSOM PTY LTD

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# **Appendix B**

**Swept Path Diagrams** 

**Traffix Group** 

G33404R-01B



B99 vehicle entering basement - Prop Passing





DEVELOPMENT



REV DATE NOTES DESIGNED BY CHECKED BY A 21/06/2023 Proposed Amendment D. ECONOMOU J. STONE

#### 322-326 HIGH STREET, ASHBURTON

PROPOSED AMENDMENT TO AN APPROVED RESIDENTIAL

GENERAL NOTES: BASE INFORMATION FROM: DWG.dwg DRAWINGS BY: Taouk Architects - dated 13th June, 2023





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|  | 18   |                                | Waste Wise<br>0.98 3.40<br>Waste Wise Mini (Hino 300)<br>Width : 1.7m<br>Front Track : 1.4m<br>Rear Track : 1.4m<br>Kerb to Kerb Radius12.4m<br>LEGEND<br>REAR WHEELS VEHICLE BODY<br>FRONT WHEELS BODY CLEARANCE |
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 NOTES
 DESIGNED BY
 CHECKED BY

 A
 21/06/2023
 Proposed Amendment
 D. ECONOMOU
 J. STONE

#### 322-326 HIGH STREET, ASHBURTON

PROPOSED AMENDMENT TO AN APPROVED RESIDENTIAL

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NOTESDESIGNED BYProposed AmendmentD. ECONOMOU REV DATE CHECKED BY A 21/06/2023 J. STONE

322-326 HIGH STREET, ASHBURTON PROPOSED AMENDMENT TO AN APPROVED RESIDENTIAL DEVELOPMENT

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FILE NAME: G33404-01A SHEET NO.: 05



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# **Traffix Group**

# Waste Management Plan

Proposed Amendment to an Approved Residential Development

322-326 High Street, Ashburton

Prepared for Ashburton Blossom Pty Ltd

June 2023

G33404R-02B (WMP)

Level 28, 459 Collins St Melbourne Victoria 3000 T: 03 9822 2888 admin@traffixgroup.com.au Traffix Group Pty Ltd ABN: 32 100 481 570

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#### Waste Management Plan

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### **Document Control**

#### Our Reference: G33404R-02B (WMP)

| Issue No. | Туре  | Date       | Prepared By    | Approved By |
|-----------|-------|------------|----------------|-------------|
| А         | Draft | 16/06/2023 | J. Mitropoulos | J. Stone    |
| В         | Final | 21/06/2023 | J. Mitropoulos | J. Stone    |

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#### Waste Management Plan

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Appendix A Development Plans

Appendix B Swept Path Diagrams



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#### Waste Management Plan

### 1. Introduction

Traffix Group has been engaged by Taouk Architects to prepare a Waste Management Plan for the Proposed Amendment to an Approved Residential Development at 322-326 High Street, Ashburton.

This Waste Management Plan is intended to act as a guideline for the proposed development and may be subject to the ongoing updates, post-development.

### 2. Proposal

The application proposes to develop the site for the purpose of 20 apartments with associated an basement carpark accessed via High Street.

The proposed development schedule is provided in Table 1.

#### Table 1: Proposed Development Schedule

| Use         |                | Current Scheme |
|-------------|----------------|----------------|
| Residential | 2 bed dwelling | 2              |
|             | 3 bed dwelling | 18             |
|             | Total          | 20             |

Vehicle access to the site is provided via a 6.1m wide ramp to High Street, located at the site's western boundary.

A waste area is provided centrally within the basement carpark which can be accessed via the stairs and lift as required. Waste collection is to be undertaken on-site within the carpark via a private contractor using a 6.4m long mini rear loading waste vehicle.

A copy of the development plans prepared by Taouk Architects (dated 13<sup>th</sup> June, 2023) is attached at Appendix A.

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#### Waste Management Plan

### 3. Waste Management Plan

#### 3.1. Waste Systems

The waste management systems of the proposed development comprise of the following components:

- Immediate smaller bins within individual tenancies for temporary storage of garbage and recyclable waste, and
- Mobile garbage bins within the waste area at basement level.

#### 3.2. Management of Waste Streams

In accordance with the Victorian Government's *Circular Economy Policy: Recycling Victoria*, food organics green organics (FOGO), glass and paper & cardboard waste have been considered separately to help reduce landfill at the source.

The waste generated by the proposed development will be separated and managed into the following waste streams:

- General Garbage Waste
- Food and Organics/Green Waste
- Glass Recycling
- Other Commingled Recycling

The proposed management of each of the streams/systems is detailed below.


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# Waste Management Plan

Table 2: Waste Streams

| Waste Type           | Waste Management  |
|----------------------|---|
| Garbage              | Residents will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin within the residential waste area at basement level.   |
| Recycling            | Residents will dispose of recyclable items directly into the recycling bin within the residential waste area at basement level. Cardboard items shall be folded where appropriate.  |
| FOGO                 | Residents will dispose of organic waste directly into the organic bins within the residential waste area at basement level.   |
| Glass                | Residents will dispose of glass waste directly into the glass bins within the waste area at basement level.   |
| Paper &<br>cardboard | Paper and cardboard waste generated by residents are anticipated to be low and can be accommodated within the recycling bin.  |
| Hard Waste           | Residents will dispose of hard waste including used furniture and white goods via a private contractor with the assistance of the property manager.<br>There is space within the bin store for temporary hard waste storage. Alternatively hard waste can be stored kerbside as per existing conditions.  |
| Other                | Residents will dispose of electric waste including batteries, phones, computers etc. with the assistance of the property manager or drop it off at Boroondara Waste and Recycling Centre (648 Riversdale Road, Camberwell). E-waste must not be disposed in landfill. Residents can dispose of any charity goods at the local op shops or charity bins. |



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# Waste Management Plan

### 3.3. Waste Generation

#### 3.3.1. Overall Generation Rates

The proposed land use has been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria. Table 3 sets out the expected waste generation for the proposed residential development.

Table 3: Waste Generation Rates

| Waste Source        | Garbage                                | Recycling                              |
|---------------------|--|--|
| 2-bedroom apartment | 100L/100m <sup>2</sup> floor area/week | 100L/100m <sup>2</sup> floor area/week |
| 3-bedroom apartment | 120L/100m <sup>2</sup> floor area/week | 120L/100m <sup>2</sup> floor area/week |

An estimate of the total waste generated by the proposed development is detailed in Table 4.

Table 4: Expected Waste Generation for the Proposed Use

| Waste Source          | Size/No. | Garbage         | Recycling       |
|-----------------------|----------|-----------------|-----------------|
| 2-bedroom apartment   | 2        | 200L per week   | 200L per week   |
| 3-bedroom apartment   | 18       | 2,160L per week | 2,160L per week |
| TOTAL WASTE GENERATED |          | 2,360L per week | 2,360L per week |

#### 3.3.2. Considering Alternative Waste Streams

The development is expected to generate FOGO and glass waste as summarised in Table 5. *Table 5: Alternative Waste Streams* 

| Land Use            | Garbage |      | Recycling  |       |
|---------------------|---------|------|------------|-------|
|                     | General | FOGO | Commingled | Glass |
| 2-bedroom apartment | 65%     | 35%  | 70%        | 30%   |
| 3-bedroom apartment | 65%     | 35%  | 70%        | 30%   |

Based on the preceding assessment to proposal is expected to generate the following waste volumes.

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# Waste Management Plan

| Table 6: Expected Waste | e Generation – | Splits per Stream |
|-------------------------|----------------|-------------------|
|-------------------------|----------------|-------------------|

| Waste Source          | Size/No. | Garbage       |      | Recycling |        |
|-----------------------|----------|---------------|------|-----------|--------|
|                       |          | General       | FOGO | Comingled | Glass  |
| 2-bedroom apartment   | 2        | 130L          | 70L  | 140L      | 60L    |
| 3-bedroom apartment   | 18       | 1,404L        | 756L | 1,512L    | 648L   |
| Subtotal              |          | 1,534L        | 826L | 1,652L    | 708L   |
| TOTAL WASTE GENERATED |          | 2,360L / week |      | 2,360L    | / week |

### 3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 7 provides a summary of the nominated waste storage area provisions and the frequency of collection.

| Waste Stream | Waste Volume<br>(L/week) | Bin Capacity | No. of Bins<br>Required | Collection Frequency<br>(per week) |
|--------------|--------------------------|--------------|-------------------------|------------------------------------|
| Garbage      | 1,534L                   | 1,100L       | 1                       | 2                                  |
| FOGO         | 826L                     | 240L         | 4                       | 1                                  |
| Recycling    | 1,652L                   | 1,100L       | 1                       | 2                                  |
| Glass        | 708L                     | 240L         | 4                       | 1                                  |

Overall, the proposed residential development requires the following bins:

- 2 x 1,100L bins
- 8 x 240L bins

Further details regarding the waste equipment required for the development are detailed in Table 8

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# Waste Management Plan

| Waste<br>Stream  | Bin Capacity | Dimensions<br>(H x W x D) <sup>Note 1</sup> Bin Lid Colour <sup>Note 2</sup> |             | Bin Body Colour <sup>Note 2</sup> |  |
|--|--------------|--|-------------|-----------------------------------|--|
| Garbage  | 1,100L       | 1,330 x 1,240 x 1,070mm  | Red         |                                   |  |
| Recycling  | 1,100L       | 1,330 x 1,240 x 1,070mm  | Yellow      | Dark Groop                        |  |
| FOGO   | 240L         | 1,060 x 585 x 730mm  | Light Green | Dark Green                        |  |
| Glass  | 240L         | 1,060 x 585 x 730mm  | Purple      |                                   |  |
| Note 1 Din conseity and dimensions are provided as an indicative dimension, sourced from Din Cupplicy (Cule) |              |  |             |                                   |  |

Table 8: Bin Details and Colours

Note 1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.
 Note 2. Bin lid and body colours are based on the bin colour scheme set out in the *Better Practice Guide for Waste Management* and *Recycling in Multi-unit Developments*.

#### 3.4.1. Waste Area and Access

The proposed development provides a waste area located centrally within the basement which can be accessed by the stairs or lift as required.

The waste area and access route are illustrated at Figure 1.



Figure 1: Proposed Waste Area & Pedestrian Access Route

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# Waste Management Plan

Table 9: Waste Area Requirements

Table 9 details the waste area requirements based on the waste equipment proposed.

| Use  | Waste<br>Equipment | Net Area <sup>1</sup> | Quantity | Net Waste Storage<br>Area Required | Waste Area<br>Provided |  |
|--|--------------------|-----------------------|----------|------------------------------------|------------------------|--|
| Childcare  | 240L               | 0.43m <sup>2</sup>    | 8        | 3.44m <sup>2</sup>                 | >5.42m <sup>2</sup>    |  |
| centre   | 660L               | 0.99m <sup>2</sup>    | 2        | 1.98m <sup>2</sup>                 |                        |  |
| Note 1: Net area required is calculated from the dimensions of the bins. |                    |                       |          |                                    |                        |  |

Based on the above, sufficient space is provided for on-site waste storage within the proposed childcare centre.

# 3.5. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste area, as illustrated in Figure 2.

The signage will help guide and encourage residents of the proposed development to dispose of waste correctly into the appropriate waste streams.



Figure 2: Waste Signage Examples



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# Waste Management Plan

### 3.6. Waste Collection Arrangements and Vehicle Access

It is proposed that waste collection will occur onsite within the basement level. A private contractor will be engaged to collect the waste via a mini rear loader vehicle (typically 6.4m long with 2.2m headroom clearance along travel path).

The waste vehicle will prop temporarily within the accessway and transfer the bins to and from the waste area. Waste collection will be undertaken during off peak periods to minimise disruptions.

Traffix Group has provided advice to the project architect to accommodate vehicle access of the 6.4m long mini rear loader vehicle within the basement level. A minimum headroom clearance of 2.5m is provided within waste collection area to accommodate the rear lifting of the bins.

Swept path diagrams demonstrating vehicle access of the 6.4m long mini rear loader vehicle entering and exiting the basement level in a forward direction is attached at Appendix B.



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

# Waste Management Plan

# 4. Amenity Impacts

It is the responsibility of the property manager to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

# 4.1. Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Waste areas will be frequently cleaned to prevent the retainment of odours.

### 4.2. Noise Reduction

The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the property manager. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

#### **Domestic Waste Collection**

- Collections occurring once a week should be restricted to the hours 6am 6pm Monday to Saturday,
- Collections occurring more than once a week should be restricted to the hours 7 am —6 pm Monday to Saturday

#### 4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the property manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

#### 4.4. Washing Facilities and Stormwater Pollution

Third party contractors can be engaged to provide bin washing services. Alternatively, appropriate washing facilities including water supply and hose can be provided for the regular washing of the bins and waste area by the property manager. Any washing facilities provided will be connected to the sewerage for drainage to prevent any stormwater pollution.



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

# Waste Management Plan

# 5. Ongoing Maintenance & Sustainability Initiatives

#### 5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the property manager for the ongoing operation and maintenance of the Waste Management Plan.

The property manager will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the property manager will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by the future occupants of the building.

#### 5.2. Waste Reduction Strategies

The property manager will be responsible to encourage residents of the proposed development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

PRINCIPLE OF WASTE HIERARCHY
MOST PREFERABLE
AVOIDANCE
REUSE
RECYCLING
RECOVERY OF ENERGY
TREATMENT
DISPOSAL
LEAST PREFERABLE

The hierarchy is detailed at Figure 3 below.

Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the property manager can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council's waste programs to promote sustainability initiatives.

# **Traffix Group**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

# Waste Management Plan

### 5.3. Waste Management Rules

It will be the responsibility of the property manager to ensure all residents are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.

### 5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.3.2. The property manager will be responsible for monitoring the Waste Management Plan. Where required, the property manager should undertake a waste audit to identify any modifications and/or improvements to the waste management system.



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

# Waste Management Plan

# 6. Contact Information

Table 10 provides a list of common waste collection service contractors and waste equipment suppliers. The property manager is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers.

Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

| Service<br>Type       | Business Name                                | Phone        | Website                  |
|-----------------------|--|--------------|--------------------------|
|                       | Citywide Waste                               | 03 9261 5000 | www.citywide.com.au      |
|                       | SUEZ   | 13 13 35     | www.suez.com.au          |
|                       | Cleanaway                                    | 13 13 39     | www.cleanaway.com.au     |
| Drivete               | Veolia                                       | 13 29 55     | www.veolia.com/anz       |
| Waste                 | JJ Richards                                  | 03 9794 5722 | www.jjrichards.com.au    |
| Collectors            | Waste Wise Environmental                     | 1300 550 408 | www.wastewise.com.au     |
|                       | Kartaway                                     | 1300 362 362 | www.kartaway.com.au      |
|                       | iDump  | 1300 443 867 | www.idump.com.au         |
|                       | Waste Ninja                                  | 1300 648 088 | www.wasteninja.com.au    |
| E-Waste<br>Collection | TechCollect                                  | 1300 229 837 | www.techcollect.com.au   |
|                       | ToxFree                                      | 1300 869 373 | www.toxfree.com.au       |
| Equipment             | Sulo Australian (bin supplier)               | 03 9357 7320 | www.sulo.com.au          |
| Supplier              | Mr Wheelie Bin (bin supplier)                | 03 9912 2850 | www.mrwheeliebin.com.au  |
|                       | Electrodrive (tug supplier)                  | 1300 934 471 | www.electrodrive.com.au  |
|                       | Warequip (tug supplier)                      | 1800 337 711 | www.warequip.com.au      |
|                       | Wastech Engineering (compactors & chutes)    | 1800 465 465 | www.wastech.com.au       |
|                       | Elephants Foot (compactors & chutes)         | 1300 435 374 | www.elephantsfoot.com.au |
|                       | ASI JD MacDonald (chutes)                    | 1800 023 441 | www.jdmacdonald.com.au   |
|                       | Eco-safe Technologies (odour control system) | 1300 135 039 | www.eco-safe.com.au      |

# **Traffix Group**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:

# Waste Management Plan

| Service<br>Type | Business Name                | Phone        | Website                      |
|-----------------|------------------------------|--------------|------------------------------|
| Bin             | The Bin Butlers              | 1300 788 123 | www.thebinbutlers.com.au     |
| Services        | WBCM Environmental Australia | 1300 800 621 | www.wbcm-aust.com.au         |
|                 | Kerbside Clean-A-Bin         | 03 9588 1944 | www.kerbsidecleanabin.com.au |





# Appendix A

**Development Plans** 



G33404R-02B (WMP)



These plans/documents are available for viewing in A D Lancordance with the direction of the Victorian Civil and

| 54.09%         1163.09           31.83%         697.03           35.78%         782.96           xcluding balcony and terrace areas)         1012.84           677.00         1248.12           1033.14         1033.14           LOOR AREA         116.41           ERRACE 02         16.77           LOOR AREA         117.46           ERRACE         45.85           LOOR AREA         116.93 |   |
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| LOOR AREA 116.41<br>ERRACE 01 49.75<br>ERRACE 02 16.77<br>LOOR AREA 117.46<br>ERRACE 45.85<br>LOOR AREA 116.93  | m<br>m<br>m   |
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| LOOR AREA 124.50  | m   |
| Ennage 91.05  | m   |
| LOOR AREA 124.50  | m   |
| ERRACE 92.05  | m   |
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| ERRACE 136.10   | m   |
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| LOOR AREA 113.44  | m   |
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|   | m   |
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| LOOR AREA 153.06  | m   |
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| ALCONY 2 49.49  | m   |
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PROJECT

**RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET **ASHBURTON VIC 3147** 

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CLIENT

ASHBURTON BLOSSOM PTY LTD

DRAWING TITLE BASEMENT PLAN

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| RDEN AREA        |                      | 35.78%            | 782.96          | m   |
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| VEL 2            |                      |                   | 677.00          | m   |
| SEMENT           |                      |                   | 1248.12         | m   |
| OUND FLOOR       |                      |                   | 1033.14         | m   |
| PARTMENT 01      |                      |                   |                 |     |
|                  | FLOOR AREA           |                   | 116.41          | m   |
|                  | TERRACE 01           |                   | 49.75           | m   |
|                  | TERRACE 02           |                   | 16.77           | m   |
| PARTMENT 02      |                      |                   | 117.46          | m   |
|                  | TERRACE              |                   | 45.85           | m   |
| PARTMENT 03      |                      |                   | .5.60           |     |
|                  | FLOOR AREA           |                   | 116.93          | m   |
|                  | TERRACE              |                   | 45.96           | m   |
| PARTMENT 04      |                      |                   | 110 70          |     |
|                  | TERRACE              |                   | 112.70<br>65 99 | m   |
| PARTMENT 05      |                      |                   | 00.99           |     |
|                  | FLOOR AREA           |                   | 101.90          | m   |
|                  | TERRACE              |                   | 43.82           | m   |
| PARTMENT 06      |                      |                   | 201-1           |     |
|                  | FLOOR AREA           |                   | 124.50          | m   |
| PARTMENT 07      | TENHAGE              |                   | 91.05           | TT  |
|                  | FLOOR AREA           |                   | 124.50          | m   |
|                  | TERRACE              |                   | 92.05           | m   |
| PARTMENT 08      |                      |                   |                 |     |
|                  | FLOOR AREA           |                   | 127.67          | m   |
|                  | IENNAGE              |                   | 130.10          | m   |
|                  | FLOOR AREA           |                   | 116.13          | m   |
|                  | BALCONY              |                   | 12.16           | m   |
| PARTMENT 10      |                      |                   |                 |     |
|                  | FLOOR AREA           |                   | 117.46          | m   |
| PARTMENT 11      | BALCONY              |                   | 12.61           | m   |
|                  | FLOOR AREA           |                   | 116.93          | m   |
|                  | BALCONY              |                   | 12.61           | m   |
| PARTMENT 12      |                      |                   |                 |     |
|                  | FLOOR AREA           |                   | 113.44          | m   |
|                  | BALCONY              |                   | 12.16           | m   |
|                  | FLOOR AREA           |                   | 85 57           | m   |
|                  | BALCONY              |                   | 13.83           | m   |
| PARTMENT 14      |                      |                   |                 |     |
|                  | FLOOR AREA           |                   | 124.45          | m   |
|                  | BALCONY              |                   | 12.61           | m   |
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| PARTMENT 16      |                      |                   |                 |     |
|                  | FLOOR AREA           |                   | 121.96          | m   |
|                  | BALCONY              |                   | 12.55           | m   |
| PARTMENT 17      |                      |                   | 156 00          | m   |
|                  | BALCONY 1            |                   | 31.98           | m   |
|                  | BALCONY 2            |                   | 39.66           | m   |
| PARTMENT 18      |                      |                   |                 |     |
|                  | FLOOR AREA           |                   | 153.06          | m   |
|                  | BALCONY 1            |                   | 31.98           | m   |
| PARTMENT 19      | BALGUNY 2            |                   | 49.49           | m   |
|                  | FLOOR AREA           |                   | 139.91          | m   |
|                  | BALCONY 1            |                   | 41.31           | m   |
|                  | BALCONY 2            |                   | 64.18           | m   |
| PARTMENT 20      |                      |                   | 175 0 1         |     |
|                  | FLOOR AREA           |                   | 175.04          | m   |
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TAOUKARCHITECTS

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taoukarchitects.com.au

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# **RESIDENTIAL DEVELOPMENT** 322-326 HIGH STREET **ASHBURTON VIC 3147**

CLIENT ASHBURTON BLOSSOM PTY LTD DRAWING TITLE GROUND FLOOR PLAN

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# ALL SCREENED WINDOWS. ALL SCREENED WINDOWS ARE TO BE FIXED OR RESTRICTED AWNING/OPERABLE TO A HEIGHT OF 1.70M FROM FFL IN ACCORDANCE WITH CLAUSE 55.04-6 [OVERLOOKING] OF THE RELEVANT COUNCIL PLANNING SCHEME **BOUNDARY FENCES:** ALL SIDE BOUNDARY FENCES TO BE MINIMUM 1.80M HIGH ABOVE NGL AND TAPER DOWN 0.90M HIGH WITHIN THE FRONT SETBACK. AHD LEVELS: ALL LEVELS ARE SURVEYED TO AHD BY A LISCENSED LAND SURVEYOR REVISION

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SCREENED WINDOWS:

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# 322-326 HIGH STREET **ASHBURTON VIC 3147**

ASHBURTON BLOSSOM PTY LTD

# CLIENT

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DATE JUNE 2023

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SECTION 87A APPLICATION ISSUE

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# **Appendix B**

**Swept Path Diagrams** 

**Traffix Group** 

G33404R-02B (WMP)



# VCAT Directed Plans These plans/documents are available for viewing in

accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of the Administrative Tribunal in the matter of the Start of the Victorian Civil and VCAT:Ref.P876/2023 ." 6.345

| 18  | Waste Wist         0.98       3.40         Waste Wise Mini (Hino 300)         Width       :1.7m         Front Track       :1.4m         Rear Track       :1.44m         Kerb to Kerb Radius12.4m         LEGEND |
|---|---|
| IN 2.5M HIGH CEILING<br>SHOWN HATCHED         |   |
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| CALE: 0 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | Traffix Group<br>Level 28, 459 collins St, MELBOURNE VIC 3000<br>Tr (03) 9822 2888  |

www.traffixgroup.com.au



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VCAT:Ref.P876/2023 ."

# **Capabilities**

- Energy Rating Reports (Excl. ACT)
  - $\circ$  Class 1a
  - o Class 2
  - Expert Witness Reports
- Sustainable Management Plan Reports (10+ Apt./TH's)
- Sustainable Design Assessment Reports
  - WSUD Reports
  - o BESS Reports
  - TP NatHERS Reports
- Part 3.12 DTS Reports (Vol. 2)
  - Artificial Lighting Calculator
  - o Glazing Calculator
  - o Building Fabric Specification
- And more... Enquire about our range of services today!
- Great Turnaround Times (2 Days), High Quality Work & Service at a Competitive Rate

### SUSTAINABLE DESIGN ASSESSEMENT REPORT

- 322-326 High Street, Ashburton
- **Municipality: City of Boroondara**
- **Planning Number:**

**Applicant:** 

#### **ARCHI SUSTAINABILITY**

8 New Street Reservoir VIC 3073

M: 0432 659 286 E: ayden@archisustainability.com.au



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VCAT:Ref.P876/2023 .

SDA Summary

This report identifies that the dwellings in this development achieve:

- NatHERS 5.0-star rating achieved as minimum & 6.0-star rating average requirement in accordance with The National Construction Code (NCC) Part 3.12. Refer to NatHERS extracts below & Summaries of Dwelling.
- The BESS assessment concludes that the proposed development achieves the minimum BESS score of 50%. See BESS Report attached
- The Melbourne Water storm calculator demonstrates the development meets the minimum 100% required water quality objective. Refer WSUD Plan attached



#### Assessment Details:

Assessor Name: Ayden Frigerio Assessor Accreditation: DMN/20/1956 Accredited Softwares: FirstRate5 & HERO (Home Energy Rating Optimisation)

Signed:

Ayden

**Documentation Details:** 

Project: 22-32 Revision: REV - 21.04.23 ISSUE FOR INFORMATION Sheets: TP01 – TP11



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023."

Development information

The proposed development involves the construction of Class 2 Areas. The project is situated at the location of **322-326 High Street, Ashburton**. Situated in a developed residential area and surrounded by existing homes and established vegetation, the development is in an area of *Suburban Exposure*, as per NatHERS tech note (category 3 wind-shielding).

The aerial image below depicts the existing neighbouring buildings at the time of this rating, which along with the documentation, will be considered in the assessment as potential shading screens, as per NatHERS tech note (part 10.12).





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VCAT:Ref.P876/2023 ."

Me<mark>thodology</mark>

The purpose of this report is to assess the thermal performance of the development located at **322-326 High Street, Ashburton**. NatHERS Accredited Energy rating software has been used to ascertain the heating and cooling loads (shown in Mj/m<sup>2</sup>) which ultimately determine a star rating.

FirstRate5 & HERO are accredited software packages under The Nationwide Home Energy Rating Scheme (NatHERS) and is qualified to perform the rating as per the requirements of The National Construction Code (NCC) Part 3.12, using NatHERS accredited software to achieve the specified star rating and contribute to the *Alternative Performance Solution* as per NCC part 3.12.0 (a)(i).

The heating and cooling scores show how much heat energy must be added or removed to maintain comfortable conditions within the home. They are based on a standard set of occupancy conditions used for rating purposes only. They do not reflect actual energy consumption and should not be used for calculating heating and cooling system requirements.



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

VCAT:Ref.P876/2023 .'

NatHERS Assessment - Results

The following table represents the results of the NatHERS energy assessment completed for each dwelling, using NatHERS Accredited software. This report identifies that all dwellings in the development achieve the minimum 5 star rating & 6.0-star rating average, required in accordance with The National Construction Code (NCC) Part 3.12.

| Dwelling | Star Rating | Heating MJ/m <sup>2</sup> | Cooling MJ/m <sup>2</sup> | Total Energy MJ/m <sup>2</sup> |
|----------|-------------|---------------------------|---------------------------|--------------------------------|
| U1       | 8.2 ☆       | 35.6                      | 15.5                      | 51.1                           |
| U2       | 8.8 ☆       | 29.3                      | 4.3                       | 33.6                           |
| U3       | 8.6 ☆       | 34.7                      | 4.2                       | 38.9                           |
| U4       | 8.0 ☆       | 51.1                      | 6.8                       | 57.9                           |
| U5       | 6.9 ☆       | 82.8                      | 11.4                      | 94.1                           |
| U6       | 7.4 ☆       | 74.9                      | 4.7                       | 79.5                           |
| U7       | 7.2 ☆       | 75.3                      | 8.7                       | 84.0                           |
| U8       | 7.6 ☆       | 65.2                      | 7.1                       | 72.3                           |
| U9       | 7.4 ☆       | 57.7 🧹                    | 18.7                      | 76.4                           |
| U10      | 8.4 ☆       | 42.6                      | 4.8                       | 47.4                           |
| U11      | 8.2 🕁       | 46.7                      | 5.0                       | 51.6                           |
| U12      | 7.2 ☆       | 72.5                      | 11.1                      | 83.6                           |
| U13      | 5.9 🏠       | 110.8 🔪 🥖                 | 18.4                      | 129.2                          |
| U14      | 6.6 🕁       | 97.1                      | 6.2                       | 103.4                          |
| U15      | 6.6 🕁       | 96.8                      | 8.4                       | 105.2                          |
| U16      | 6.7 ☆       | 89.3                      | 11.7                      | 101.0                          |
| U17      | 7.9 ☆       | 40.5                      | 17.8                      | 58.3                           |
| U18      | 7.8 🕁       | 45.9                      | 17.7                      | 63.6                           |
| U19      | 6.9 🕁       | 78.6                      | 15.7                      | 94.3                           |
| U20      | 7.4 ☆       | 63.8                      | 12.0                      | 75.8                           |
| AVG:     | 7.6 ☆       | Average Star Ratin        | g is Weighted as per Bl   | ESS (NatHERS is 7.5)           |



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| BUILDING THERMAL PROPERTY DETAILS   |                                    |                            |                   |  |  |
|---|------------------------------------|----------------------------|-------------------|--|--|
| Floor Constuction Type:   | MIN. INSULATION REQUIRED           |                            | Applicable Units: |  |  |
|   | (Excl. Class 10a Areas)            |                            |                   |  |  |
| Slab on Ground:   | None                               |                            | U4, U5 & U8       |  |  |
| 200mm Susp Slab:  | None                               |                            | U1 – U20          |  |  |
|   |                                    |                            |                   |  |  |
| Wall Construction Type:   | MIN. INSULATION REQUIRED           | Wall Wrap?                 | Applicable Units: |  |  |
|   | (Excl. Class 10a Areas)            |                            |                   |  |  |
| External Walls:   | R2.5 Bulk Insulation               | Non-Reflective (E=0.9/0.9) | U1 – U20          |  |  |
| Party Wall:   | R5.0 (R2.5x2) Bulk Insulation      | None                       | U1 – U20          |  |  |
| Common Area Walls:  | None                               | None                       | U1 – U20          |  |  |
|   |                                    |                            |                   |  |  |
| Roof and/or Ceiling Type:   | MIN. INSULATION REQUIRED           | Roof Foil/Sarking/Blanket? | Applicable Units: |  |  |
|   | (Excl. Class 10a Areas)            |                            |                   |  |  |
| Ceiling under Flat Roof:  | R4.0 Bulk Insulation               | R1.3 Blanket               | U17 – U20         |  |  |
| 200mm Susp Conc Roof:   | R1.0 Added Insulation              | None                       | U5, U8 & Level 1  |  |  |
|   |                                    |                            |                   |  |  |
| Window Operability & I.D  | Max U-Value, SHGC (+/- 5%), W      | ERS Code & Window Details  | Applicable Units: |  |  |
| Awning  | 4 80 & 0 51   AIM-003-01· Alu      | m DG                       | U1 – U16          |  |  |
| Contract of the second s |                                    |                            | 01 010            |  |  |
|   |                                    |                            |                   |  |  |
| Awning, Bi-Fold & French  | 3.00 & 0.27   ATB-005-04; Alun     | n, DG                      | U17 – U20         |  |  |
| -   |                                    |                            |                   |  |  |
|   |                                    |                            |                   |  |  |
| Fixed & Sliding   | 4.80 & 0.59   ALM-004-01; Alum, DG |                            | U1 – U16          |  |  |
|   |                                    |                            |                   |  |  |
|   |                                    |                            |                   |  |  |
| Fixed   | 3.00 & 0.26   ATB-006-04; Alun     | n, DG                      | U17 – U20         |  |  |
|   |                                    |                            |                   |  |  |
|   |                                    |                            |                   |  |  |
| Skylights   | 2.66 & 0.24   VEL-011-02: Fixed    | l, DG                      | U17 – U20         |  |  |
|   |                                    |                            |                   |  |  |
| ADDITIONAL DETAILS & CLA  | AUSES                              |                            |                   |  |  |
| Downlights are sealed (If present)  |                                    |                            |                   |  |  |
| Exhaust fans - sealed   |                                    |                            |                   |  |  |
| <ul> <li>Air infiltration seals to external residence and garage internal doors</li> </ul>  |                                    |                            |                   |  |  |

• Air infiltration seals to external residence and garage internal doo

Additional details – refer to NatHERS Certificate



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Building Fabric. NCC- Part 3.12.1

The basic building structural elements and components of a building including the roof, ceilings, walls and floors. These building elements are to be installed with a <u>minimum</u> of the added insulation values specified below:

• Refer to Building Fabric Specification

External Glazing: NCC - Part 3.12.2

The following performance values need to be achieved for each window system, as specified on plans.

• Refer to Building Fabric Specification

Building Sealing: NCC - Part 3.12.3

Building sealing procedures are to be as following:

- Mitigation of air leakage is paramount and must be considered in construction of all building elements. Unnoticed air leakage, drafts caused by poorly sealed external openings and construction gaps can affect the building occupants' sense of comfort, causing them to increase the use of artificial heating and cooling.
- All roofs, walls, floors etc are to be constructed in a manner that will minimise air leakage and all external doors and windows are to be adequately sealed by foam or rubber materials to prevent any air infiltration,
- Exhaust fans, Rangehoods should have an inbuilt draught seal or dampers, which should be self-close when the fan is not in operation. A chimney or flue serving an open solid fuel burning appliance is required to have a damper or flap fitted that can be closed (may be operated by the occupants)
- External door seals for an effective seal, compression seals or bulb seals should be fitted to the door jamb, at the head and sides. (refer to general notes and NCC 2019: Volume 2: Part 3.12.3 Building Sealing, for strategies that may be employed).
- Weather-strips can be factory fitted or installed on site.
- Recessed downlights All internal recessed downlights to be sealed.



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Air Movement: NCC - Part 3.12.4

Air movement has been assessed as part of the NatHERS assessment and has been taken into consideration as part of this star rating.

Services: NCC - Part 3.12.5

No heating or cooling services have been considered as part of this NatHERS assessment. It is assumed any mechanical ventilation systems requiring compliance to NCC will be addressed by the projects mechanical engineer.

Artificial lighting and power is to be limited throughout the building, a sufficient electrical design has been provided on plans and shows compliance to the NCC.

All external perimeter lighting must be installed as per the following specifications;

(i) be controlled by—

- (A) a daylight sensor; or
- (B) a time switch that is capable of switching on and off electric power to the system at variable pre-programmed times and on variable pre-programmed days; and
- (C) have an average light source efficacy of not less than 60 Lumens/W; or
- (D) be controlled by a motion detector

Artificial lighting and power is to be limited throughout the unit townhouses, table below indicating the required maximum wattages to be adhered to.

| Zones               | Maximum W/m²   |
|---------------------|--|
| Residence (Class 1) | 4.0W/m <sup>2</sup> (a 20% reduction from The NCC allowance) |
| Garage (Class 10)   | 2.4W/m <sup>2</sup> (a 20% reduction from The NCC allowance) |
| Outdoor zones       | 3.2W/m <sup>2</sup> (a 20% reduction from The NCC allowance) |

Rainwater tanks and solar hot water heater systems

All new Class 1 buildings require:

• A rainwater tank (minimum capacity of 2000 litres) connected to all toilets in the building for the purpose of sanitary flushing;

Or

• A solar water heater system installed in accordance with the Plumbing Regulations 2008 (the Plumbing Regulations)



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#### BESS Assessment Commitments

BESS assessment has been undertaken and the following items have been actioned or shown on the drawings or quantified in the assessment.

| Categor   | y/Overall BESS Score: 57%   | Commitments  | Score |
|-----------|---|--|-------|
| Manage    | ement:  |  | 45%   |
| A A A A A | ESD officer present at PRE-APP Meeting:<br>Preliminary NatHERS:<br>Individual Utility Meters:<br>Common Area Services Submetered:<br>Building Users Guide Issued:   | Not Present<br>NatHERS Ratings have been Completed<br>Yes<br>Yes<br>None Supplied  |       |
| Water:    |   |  | 57%   |
|           | Purple Pipe or On-site Water Recycling:<br>Swimming pool:<br>Rainwater Tanks:(Apartments)<br>Rainwater Tanks:(Commercial)<br>Bath Size:(Apartments 17 – 20 Only)<br>Fixtures, Fittings & Connections:<br>Showerhead:<br>Kitchen Taps:<br>Bathroom Taps:<br>Dishwashers:<br>WC:<br>Washing Machine:<br>Water Efficient Landscaping:<br>80% Reduction on AC & Sprinkler System: | None<br>None<br>>20000L with <u>Tap</u> attached & connected to WC<br>None<br>Medium Size Contemporary<br>4 Star WELS (>4.5 but <-6.0)<br>5 Star WELS or greater<br>5 Star WELS or greater<br>5 Star WELS or greater<br>4 Star WELS or greater<br>4 Star WELS or greater<br>No<br>No |       |
| Energy:   |   |  | 56%   |
|           | Installing a Solar Photovoltaic (PV) System:<br>Installing Other Renewable System(s):<br>Gas Supply to Building:<br>Average NatHERS Rating:<br>Heating System & Efficiency:<br>Cooling System & Efficiency:<br>Hot Water System:<br>Contribution from Hot Water:<br>Clothesline:<br>Dryer:  | No<br>No<br>Natural Gas<br>7.6 Star Average (Weighted as per BESS)<br>Reverse Cycle Space, 4 Star<br>Refrigerative Space, 4 Star<br>Gas Instantaneous, 5 Star<br>0%<br>None Present<br>Occupant to Install   |       |



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BESS Assessment – Commitments (Continued)

BESS assessment has been undertaken and the following items have been actioned or shown on the drawings or quantified in the assessment.

| BESS Category:   | Commitments   | Score |
|--|---|-------|
| Energy:(Continued)   |   | 56%   |
| <ul> <li>Carpark Venilation:</li> <li>20% Reduction in W/m2:</li> </ul>  | No, Not Naturally Ventilated/Monitored<br>Yes   |       |
| Stormwater:  |   | 100%  |
| STORM score achieved:  | Refer to WSUD Plan (Min. 100%)  |       |
| IEQ: (Indoor Environmental Quality)  |   | 100%  |
| <ul> <li>BESS IEQ DtS Satisfied?:</li> <li>Beds Receiving Direct Light 9am-3pm:</li> <li>Min. 90% of Beds have Ext. Windows:</li> <li>Natural Ventilation:(Apartments)</li> </ul>                    | Yes<br>Satisfied<br>Satisfied<br>100% of Apartments can be Naturally Ventilated   |       |
| Transport:   |   | 0%    |
| <ul> <li>Undercover Bicycle Spaces:(Apartments)</li> <li>Vistor Bicycle Spaces:(Apartments)</li> <li>Electrical Vehicle Charging:</li> <li>Car Sharing Scheme:</li> <li>Motorbike Spaces:</li> </ul> | 0 Secure Resident Bicycle Spaces<br>0 Visitor Bicycle Spaces<br>No GPO Designated for Electric Vehicles (Lvl 1)<br>None Present<br>None Present |       |
| Waste:   |   | 33%   |
| <ul> <li>Min. 30% Reuse Existing Building?</li> <li>Management of Food &amp; Garden Waste:</li> <li>Ease of Access for Recycling:</li> </ul>   | Site is being Fully Redeveloped<br>None Present<br>Yes, bins are located together   |       |



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

VCAT:Ref.P876/2023 .'

BESS Assessment – Commitments (Continued)

BESS assessment has been undertaken and the following items have been actioned or shown on the drawings or quantified in the assessment.

| BESS Category:  | Commitments  | Score |
|---|--|-------|
| Urban Ecology:  |  | 44%   |
| <ul> <li>Communal Spaces:(Apartments)</li> <li>Site Vegetation Cover:</li> <li>Green Roofs, Walls:</li> <li>Balcony Floor Waste &amp; Tap:</li> <li>Food Production:</li> </ul> | None Present<br>31% Vegetated Area<br>None Present<br>No Tap & Floor Waste has been Annotated<br>No Areas Provided |       |
| Innovation:   |  | 0%    |
| Innovative Ideas/Measures Imposed:  | None Imposed   |       |

# Nationwide House Energy Rating \$7hemdans/@lassn2sSuravaiable for viewing in NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

# **Property**

322-326 High Street, Ashburton, VIC, 3147 Address Lot/DP

NatHERS climate zone 62 - Moorabbin Airport

# Accredited assessor

Ayden Frigerio Archi Sustainability Pty Ltd ayden@archisustainability.com.au +61 478088493 Accreditation No. DMN/20/1956 Assessor Accrediting Organisation DMN

# Verification

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# Summary of all dwe

| Certificate<br>number and link | Unit<br>Number | Heating load<br>(MJ/m²) | Cooling load<br>(MJ/m²) | Total load<br>(MJ/m²) | Star<br>rating |
|--------------------------------|----------------|-------------------------|-------------------------|-----------------------|----------------|
|                                | Unit 01        | 35.6                    | 15.5                    | 51.1                  | 8.2            |
|                                | Unit 02        | 29.3                    | 4.3                     | 33.6                  | 8.8            |
|                                | Unit 03        | 34.7                    | 4.2                     | 38.9                  | 8.6            |
|                                | Unit 04        | 51.1                    | 6.8                     | 57.9                  | 8.0            |

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www. abcb.gov.au

State and territory variations and additions to the NCC may also apply

# VCAT Directed Plans

accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 .'



**# NatHERS Certificate** 

#### 7.5 Average Star Rating as of 26 Mat Posse plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

# Summary of all dwellings

| Certificate<br>number and link | Unit<br>Number | Heating <mark>Hoad</mark><br>(MJ/m²) | Cooling load<br>(MJ/m²) | Total load<br>(MJ/m²) | <del>Star</del><br>rating |
|--------------------------------|----------------|--------------------------------------|-------------------------|-----------------------|---------------------------|
|                                | Unit 05        | 82.8                                 | 11.4                    | 94.1                  | 6.9                       |
|                                | Unit 06        | 74.9                                 | 4.7                     | 79.5                  | 7.4                       |
|                                | Unit 07        | 75.3                                 | 8.7                     | 84.0                  | 7.2                       |
|                                | Unit 08        | 65.2                                 | 7.1                     | 72.3                  | 7.6                       |
|                                | Unit 09        | 57.7                                 | 18.7                    | 76.4                  | 7.4                       |
|                                | Unit 10        | 42.6                                 | 4.8                     | 47.4                  | 8.4                       |
|                                | Unit 11        | 46.7                                 | 5.0                     | 51.7                  | 8.2                       |
|                                | Unit 12        | 72.5                                 | 11.1                    | 83.6                  | 7.2                       |
|                                | Unit 13        | 110.8                                | 18.4                    | 129.2                 | 5.9                       |
|                                | Unit 14        | 97.1                                 | 6.2                     | 103.4                 | 6.6                       |
|                                | Unit 15        | 96.8                                 | 8.4                     | 105.2                 | 6.6                       |
|                                | Unit 16        | 89.3                                 | 11.7                    | 100.9                 | 6.7                       |
|                                | Unit 17        | 40.5                                 |                         | 58.3                  | 7.9                       |
|                                | Unit 18        | 45.9                                 | 17.7                    | 63.6                  | 7.8                       |
|                                | Unit 19        | 78                                   | 15.7                    | 94.3                  | 6.9                       |
|                                | Unit 20        | 63.8                                 | 12.0                    | 75.8                  | 7.4                       |
| Average                        | 20x (Total)    | 64.6                                 | 10.5                    | 75.1                  | 7.5                       |
| <b>F</b>                       |                |                                      |                         |                       |                           |

# Explanatory Notes

#### About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

#### **Accredited Assessors**

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these auestions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

# Nationwide House Energy Rating Schemedocuments are available for viewing in NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

# **Property**

Address Unit 01, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

# **Plans**

Organisation

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

# **Construction and environment**

| Assessed floor area (m <sup>2</sup> ) | *              | Exposure Type          |
|---------------------------------------|----------------|------------------------|
| Conditioned*                          | 100.0          | Suburban               |
| Unconditioned*                        | 4.7            | NatHERS climate zon    |
| Total                                 | 104.7          | 62 - Moorabbin Airport |
| Garage                                | 0.0            |                        |
| Accredite                             | d assessor     |                        |
| Name                                  | Ayden Frigeric |                        |
| Business name                         | Archi Sustaina | iliter to Ltd          |
| Email                                 | aychn@arch.us  | st inability.com.au    |
| Phone                                 | +61 4 8088493  | •                      |

DMN/20 Accreditation No. Assessor Accrediting DMN **Declaration of interest** Conflict of Interest (Managed)

ccordance with the direction of the Victorian Civil and Administrative Tribunahin the matte VCAT:Ref.P876/2023



51.1 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 35.6 15.5 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

# Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

zone

State and territory variations and additions to the NCC may also apply.

# **Certificate Check**

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

# **Additional Notes**

-----

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values us of in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatHuRs Technical Note Values used on building areas left unspecified

# Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum  | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|----------|-------|------------------------------------|-------------|
|              | ······                              | U-value* |       | lower limit                        | upper limit |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80     | 0.59  | 0.56                               | 0.62        |

#### **Custom\* windows**

| Window ID | Window Description | Maximum  | SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|----------|-------|-------------------------|--|--|
|           |                    | U-value* |       | lower limit upper limit |  |  |

None

### Window and glazed door schedule

| Location   | Window       | Window | Height | Width | Window  | Opening | Orient- | Shading |
|------------|--------------|--------|--------|-------|---------|---------|---------|---------|
|            | ID           | no.    | (mm)   | (mm)  | type    | %       | ation   | device* |
| BEDROOM 02 | ALM-004-01 A | W05    | 2700   | 1800  | Sliding | 45      | W       | None    |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 01, 322-326 High Street, Ashburton, VIC, 3147

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# NatHERS Certificate

8.2 Star Rating as of 26 May 2023

# Window and glazed door *schedule*

# **VCAT Directed Plans**

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| Location   | Window<br>ID | Window VC<br>no. | Ministra<br>Height<br>AT:Ref<br>(mm) | itive I ri<br>Width<br>.P876/2<br>(mm) | bunal in<br>Window<br>2023 ·<br>type · | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|------------------|--------------------------------------|--|--|--------------------------|---------------------------|--------------------|
| BEDROOM 03 | ALM-004-01 A | W04              | 2700                                 | 1800                                   | Fixed                                  | 0                        | W                         | None               |
| KLM        | ALM-004-01 A | W02              | 2700                                 | 3600                                   | Sliding                                | 60                       | Ν                         | None               |
| KLM        | ALM-004-01 A | W03              | 2700                                 | 900                                    | Fixed                                  | 0                        | Ν                         | None               |
| M. BEDROOM | ALM-004-01 A | W01              | 2700                                 | 2400                                   | Sliding                                | 45                       | Ν                         | None               |

# Roof window type and performance value

| Default* roc            | of windows       |                 |                               |              |                  |                  |                    |                       |                     |
|-------------------------|------------------|-----------------|-------------------------------|--------------|------------------|------------------|--------------------|-----------------------|---------------------|
| Window ID               | Wind             | ow Descriptio   | on                            |              |                  | Maximun          | <sup>1</sup> SHGC∗ | SHGC sub              | stitution<br>ranges |
|                         |                  |                 |                               |              |                  | U-value*         |                    | lower limit           | upper limit         |
| None                    |                  |                 |                               |              |                  |                  |                    |                       |                     |
| Custom* ro              | of windows       |                 |                               |              |                  |                  |                    |                       |                     |
| Minday ID               | <b>\A</b> /!     | Description     |                               |              |                  | Maximun          | 1                  | SHGC sub<br>tolerance | stitution<br>ranges |
| window ID               | wind             | ow Descriptio   | on                            |              |                  | U-value*         | SHGC               | lower limit           | upper limit         |
| None                    |                  |                 |                               |              | $\wedge$         |                  |                    |                       |                     |
| Roof wi                 | ndow <i>sc</i>   | hedule          | •                             |              |                  |                  |                    |                       |                     |
| Location                | Wine<br>ID       | dow             | Window<br>n                   | neni<br>%    | Height<br>(mm)   | t Width<br>(mm)  | Orient-<br>ation   | Outdoor<br>shade      | Indoor<br>shade     |
| None                    |                  |                 |                               |              |                  |                  |                    |                       |                     |
| Skylight<br>Skylight ID | type an          | d pelfori       | <b>mance</b><br>Skylight de   | scriptio     | n                |                  |                    |                       |                     |
| None                    |                  |                 |                               |              |                  |                  |                    |                       |                     |
| Skylight                | t schedu         | le              |                               |              |                  |                  |                    |                       |                     |
| Location                | Skylight<br>ID   | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser           | Shaft<br>Refle        | ctance              |
| None                    |                  |                 |                               |              |                  |                  |                    |                       |                     |
| Externa                 | l door <i>sc</i> | hedule          |                               |              |                  |                  |                    |                       |                     |
| Location                |                  |                 | Height                        | (mm)         | Width (n         | nm) O            | pening %           | Orier                 | itation             |
|                         |                  |                 |                               |              |                  |                  |                    |                       |                     |

8.2 Star Rating as of 26 May 2023

# External wall type

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Reflective

| Wall ID             | Wall Type VCAT:                            |             | CAT:Ref <b>9007</b> 6/2023Wall<br>absorptance_Colour |                  | insulation | wall  |
|---------------------|--|-------------|--|------------------|------------|-------|
|                     |  |             | •  |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non<br>Sarking | -Reflective | 0.25   | Light<br>(White) | 2.50       | No    |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Ca<br>Wall     | vity) Stud  | 0.25   | Light<br>(White) | 2.50       | No    |

# External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 3275          | W                | 1870  | Yes                            |
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 2282          | Ν                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 3685          | W                |   | Yes                            |
| ENS M      | BV-NONREFL-CAV-AF   | 3000           | 1777          | W                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV-AF | 3000           | 4924          | Ν                | 3226  | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 2643          | W                |   | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 01            | WNW              |   | No                             |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 100            | 342           | NW               |   | No                             |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 307           | NNW              |   | No                             |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 1189          | Ν                |   | Yes                            |
| M. BEDROOM | FC-NOLKER NO AV-AF  | 3000           | 3176          | E                | 3893  | Yes                            |
| M. BEDROOM | FC-NOI REFL-DCAV-AF | 3000           | 2870          | Ν                |   | Yes                            |

# Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 56.7      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 89.0      | 0.00               |

# Floor type

| Location   | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|------------|---|--------------|--------------------------|----------------------------------|----------|
| BATH       | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 6.1          | N/A                      | 0.00                             | Tile     |
| BEDROOM 02 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 13.6         | N/A                      | 0.00                             | Carpet   |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 01, 322-326 High Street, Ashburton, VIC, 3147

#### # NatHERS Certificate

8.2 Star Rating as of 26 May 2023

# VCAT Directed Plans

# Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location     | Construction                                | VCAT:Ref.P8   | (m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation | Covering |
|--------------|---|---------------|-------------------|---------------------------|------------|----------|
|              |   |               | . ,               |                           | (R-value)  |          |
| BEDROOM 03   | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 12.8              | N/A                       | 0.00       | Carpet   |
| ENS M        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 5.0               | N/A                       | 0.00       | Tile     |
| KLM          | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 32.3              | N/A                       | 0.00       | Carpet   |
| KLM          | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 13.3              | N/A                       | 0.00       | Tile     |
| L'DRY/PANTRY | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 4.7               | N/A                       | 0.00       | Carpet   |
| M. BEDROOM   | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 16.8              | N/A                       | 0.00       | Carpet   |

# Ceiling type

| Location | Construction | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|----------|--------------|---------------------------------|---------------------|
| None     |              |                                 |                     |

# Ceiling penetrations\*

| Location     | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|--------------|----------|-------------|---------------|---------------------|
| BATH         | 1        | Exhaust Fan | 350           | Sealed              |
| ENS M        |          | Exhaust Fan | 350           | Sealed              |
| KLM          | 1        | Exhaust Fan | 260           | Sealed              |
| L'DRY/PANTRY | 1        | Exhaust Fan | 350           | Sealed              |
| Ceiling fans |          | Quantity    | Diameter      | (mm)                |
| None         |          | Quantity    | Diameter      | ()                  |

# Roof type

| Construction | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--------------|----------------------------------|----------------------|-------------|
| None         |                                  |                      |             |

# **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight wents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the using the ceiling for wing, e.g. ceiling fans; pendant lights, and heating and cooling ducts.         |
| Conditioned                               | a zone within a dwelling that is expected to require nearing and cooling based on standard occupancy assumptions. In some circumstances it will include garages.  |
| Custom windows                            | windows listed in NatHERS software the area vailable with market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilation benefit on the monolling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain un no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain with few obstructions as a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with near s, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |
# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

## **Property**

Address Unit 02, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2

## **Plans**

Type

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

New

## **Construction and environment**

| Assessed floor area (n | 1²)*       | Exposure Type          |
|------------------------|------------|------------------------|
| Conditioned*           | 102.1      | Suburban               |
| Unconditioned*         | 4.0        | NatHERS climate zone   |
| Total                  | 106.2      | 62 - Moorabbin Airport |
| Garage                 | 0.0        |                        |
| Accredit               | ed asses   | sor                    |
| Name                   | Ayden Frig | lerio                  |

| Business name           | Archi Sustaina, ilit             |
|-------------------------|----------------------------------|
| Email                   | ayci n@arch.ust inability.com.au |
| Phone                   | +61 4 8088493                    |
| Accreditation No.       | DMN/2011-36                      |
| Assessor Accrediting    | DMN                              |
| Organisation            |                                  |
| Declaration of interest | Conflict of Interest (Managed)   |

Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunal in the matte VCAT:Ref.P876/2023



33.6 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 29.3 4.3 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

## Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

8.8 Star Rating as of 26 May 2023

### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

## **Additional Notes**

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\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IRS Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID  | D Window Description Maximum SHG0<br>U-value* | SHGC substitution tolerance ranges |                         |
|------------|---|------------------------------------|-------------------------|
| Willdow ID |   | U-value*                           | lower limit upper limit |
| None       |   |                                    |                         |

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8.8 Star Rating as of 26 May 2023

## Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

| Location   | Window<br>ID | Window VC<br>no. VC | ministra<br>Height<br>AT Ref.<br>(mm)ef. | tive Tri<br>Width<br>P876/2<br>(mm) | bunal in<br>Window<br>2023 ·<br>type · | the matter<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|---------------------|--|-------------------------------------|--|----------------------------|---------------------------|--------------------|
| BEDROOM 02 | ALM-004-01 A | W02                 | 2700                                     | 2400                                | Sliding                                | 45                         | Ν                         | None               |
| BEDROOM 03 | ALM-003-01 A | W04                 | 2700                                     | 1200                                | Awning                                 | 90                         | Ν                         | None               |
| KLM        | ALM-004-01 A | W01                 | 2700                                     | 3500                                | Sliding                                | 60                         | Ν                         | None               |
| M. BEDROOM | ALM-003-01 A | W03                 | 270                                      | 1200                                | Awning                                 | 90                         | Ν                         | None               |

## Roof window type and performance value

| Default* roo | f windows                    |                 |                               |              |                  |                  |                  |                                    |                     |
|--------------|------------------------------|-----------------|-------------------------------|--------------|------------------|------------------|------------------|------------------------------------|---------------------|
| Window ID    | Nindow ID Window Description |                 | on                            |              |                  | Maximum          | SHGC*            | SHGC substitution tolerance ranges |                     |
|              |                              |                 |                               |              |                  | U-value*         |                  | lower limit                        | upper limit         |
| None         |                              |                 |                               |              |                  |                  |                  |                                    |                     |
| Custom* roo  | of windows                   |                 |                               |              |                  |                  |                  |                                    |                     |
| Window ID    | Wind                         | ow Doscriptic   | 'n                            |              |                  | Maximum          | SHCC*            | SHGC sub<br>tolerance              | stitution<br>ranges |
|              | <b>Wind</b>                  | ow Description  |                               |              |                  | U-value*         | 01100            | lower limit                        | upper limit         |
| None         |                              |                 |                               |              |                  |                  |                  |                                    |                     |
| Roof wir     | ndow <i>scl</i>              | hedule          | •                             |              |                  |                  |                  |                                    |                     |
| Location     | Wine<br>ID                   | dow             | Window                        | nenii<br>%   | Height<br>(mm)   | Width<br>(mm)    | Orient-<br>ation | Outdoor<br>shade                   | Indoor<br>shade     |
| None         |                              |                 | S A                           |              |                  |                  |                  |                                    |                     |
| Skylight     | type an                      | d perforr       | nance<br>Skylight de          | scription    |                  |                  |                  |                                    |                     |
| None         |                              |                 | okylight de                   | Scription    | •                |                  |                  |                                    |                     |
| Skylight     | schedu                       | le              |                               |              |                  |                  |                  |                                    |                     |
| Location     | Skylight<br>ID               | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser         | Shaft<br>Refle                     | ctance              |
| None         |                              |                 |                               |              |                  |                  |                  |                                    |                     |
| External     | door sc                      | hedule          |                               |              |                  |                  |                  |                                    |                     |
| Location     |                              |                 | Height                        | (mm)         | Width (m         | ım) Op           | ening %          | Orier                              | tation              |
| Nono         |                              |                 |                               |              |                  |                  |                  |                                    |                     |

8.8 Star Rating as of 26 May 2023

## External wall type

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Reflective

| Wall ID Wall Type   |  | VCAT:Ref 9076/2023 Wall<br>absorptance_Colour |      | 3Wall<br>Colour  | insulation | wall  |
|---------------------|--|---|------|------------------|------------|-------|
|                     |  |   | •    |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non<br>Sarking | -Reflective                                   | 0.25 | Light<br>(White) | 2.50       | No    |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Ca<br>Wall     | vity) Stud                                    | 0.25 | Light<br>(White) | 2.50       | No    |

## External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | FC-NONREFL-NOCAV-AF | 3000           | 2997          | Ν                |   | Yes                            |
| BEDROOM 02 | FC-NONREFL-NOCAV-AF | 3000           | 1835          | Е                | 3905  | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 260           | WNW              |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 234           | NW               |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 186           | NNW              |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 268           | Ν                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 158           | Ν                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 100            | 2682          | W                |   | Yes                            |
| BEDROOM 03 | FC-NONREFL-NOCAV-AF | 3000           | 1201          | Ν                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV AF | 3000           | 3677          | Ν                | 3404  | Yes                            |
| KLM        | BV-NOMMER CALAF     | 3000           | 3027          | E                | 3763  | Yes                            |
| M. BEDROOM | FC-NORREFL-NDCAV-AF | 3000           | 1325          | Ν                |   | Yes                            |

## Internal wall type

| Wall ID           | Wall Type  | Area (m²) | Bulk<br>insulation |
|-------------------|--|-----------|--------------------|
| BV-NONREFL-CAV-AF | Brick Veneer Stud Wall with Non-Reflective Sarking | 17.8      | 0.00               |
| CSR PARTY WALL    | CSR Party Wall                                     | 22.2      | 5.00               |
| INT-PB            | Internal Plasterboard Stud Wall                    | 133.4     | 0.00               |

## Floor *type*

| Location | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|----------|---|--------------|--------------------------|----------------------------------|----------|
| BATH     | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.0          | N/A                      | 0.00                             | Tile     |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 02, 322-326 High Street, Ashburton, VIC, 3147

8.8 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

## Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Construction                           | VCAT:Ref.P8   | 3 <b>76/2</b> 0:<br>(m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation | Covering |
|------------|--|---------------|---------------------------------------|---------------------------|------------|----------|
|            |  |               | · /                                   |                           | (R-value)  |          |
| BEDROOM 02 | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 12.1                                  | N/A                       | 0.00       | Carpet   |
| BEDROOM 03 | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 10.8                                  | N/A                       | 0.00       | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 4.7                                   | N/A                       | 0.00       | Tile     |
| HALL       | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 6.7                                   | N/A                       | 0.00       | Carpet   |
| HALL       | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 1.9                                   | N/A                       | 0.00       | Tile     |
| KLM        | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 26.4                                  | N/A                       | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 15.7                                  | N/A                       | 0.00       | Tile     |
| M. BEDROOM | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 14.4                                  | N/A                       | 0.00       | Carpet   |
| STUDY      | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 5.6                                   | N/A                       | 0.00       | Carpet   |
| WIR M      | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 3.9                                   | N/A                       | 0.00       | Carpet   |

## Ceiling type

| Location               | Construction | $\langle \cdot \rangle$ | Bulk<br>insulatio<br>(R-value | on Reflective<br>wrap* |
|------------------------|--------------|-------------------------|-------------------------------|------------------------|
| None                   |              |                         |                               |                        |
| Ceiling <i>penetra</i> | ntions*      |                         |                               |                        |
| Location               | Quantity     | туре                    | Diameter (mm)                 | Sealed<br>/unsealed    |
| BATH                   | 1            | Exhaust Fan             | 350                           | Sealed                 |
| ENS M                  | 1            | Exhaust Fan             | 350                           | Sealed                 |
|                        |              |                         |                               |                        |

| HALL | 1 | Exhaust Fan | 350 | Sealed |
|------|---|-------------|-----|--------|
| KLM  | 1 | Exhaust Fan | 260 | Sealed |
|      |   |             |     |        |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

| # NatHERS Certificate | 8.8 Star Rating as of 26 May 2023 | VCAT Directed Plans  |
|-----------------------|-----------------------------------|--|
| Roof <i>type</i>      |                                   | These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of |
| Construction          |                                   | VCAT:Ref.Pis/6/2023 ." Solar<br>By aluge absorptance Roof Colour   |
| None                  |                                   | (r-value)  |



## **Explanatory Notes**

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Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

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### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. Note, this may not be consistent with the floor area in the design documents.  |
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| Horizontal shading feature                | provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

## **Property**

Address Unit 03, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

## **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

## **Construction and environment**

| Assessed floor area ( | m²)*        | Exposure Type            |
|-----------------------|-------------|--------------------------|
| Conditioned*          | 101.5       | Suburban                 |
| Unconditioned*        | 4.1         | NatHERS climate zone     |
| Total                 | 105.6       | 62 - Moorabbin Airport   |
| Garage                | 0.0         |                          |
| Accredi               | ted asses   | sor                      |
| Name                  | Ayden Frig  | eric                     |
| Business name         | Archi Susta | aina iliter i tit        |
| Email                 | aye n@arc   | ch. ust inability.com.au |
| Phone                 | +61 4 808   | 8498                     |
| Accreditation No.     | DMN/201     | 56                       |
|                       |             |                          |

Assessor Accrediting DMN Organisation **Declaration of interest** Conflict of Interest (Managed)

Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunal in the matte VCAT:Ref.P876/2023



38.9 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 4.2 34.7 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

## Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

## **Certificate Check**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReficate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

## **Additional Notes**

-----

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values used in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatHLRs Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution<br>tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|---------------------------------------|-------------|
|              |                                     |                     |       | lower limit                           | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                                  | 0.54        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           |                    | U-value*      | lower limit upper limit |  |  |

None

## Window and glazed door schedule

| Location   | Window       | Window | Height | Width | Window  | Opening | Orient- | Shading |
|------------|--------------|--------|--------|-------|---------|---------|---------|---------|
|            | ID           | no.    | (mm)   | (mm)  | type    | %       | ation   | device* |
| BEDROOM 02 | ALM-003-01 A | W04    | 2700   | 2400  | Sliding | 45      | Ν       | None    |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 03, 322-326 High Street, Ashburton, VIC, 3147

8.6 Star Rating as of 26 May 2023

### Window and glazed door *schedule*

## **VCAT Directed Plans**

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| Location   | Window<br>ID | Window No. | dministra<br>Height<br>CAT:Ref<br>(mm)ef | itive Tri<br>Width<br>.P876/2 | ibunal in<br>Window<br>2023 ·<br>type · | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|------------|--|-------------------------------|---|--------------------------|---------------------------|--------------------|
| BEDROOM 03 | ALM-003-01 A | W03        | 2700                                     | 1200                          | Awning                                  | 90                       | Ν                         | None               |
| KLM        | ALM-003-01 A | W05        | 2700                                     | 3500                          | Sliding                                 | 60                       | Ν                         | None               |
| M. BEDROOM | ALM-003-01 A | W01        | 2700                                     | 1200                          | Awning                                  | 90                       | Ν                         | None               |

## Roof window type and performance value

#### Default\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Custom\* roof windows SHGC substitution Maximum tolerance ranges Window ID Window Description SHGC\* U-value\* lower limit upper limit None Roof window schedule Window Window Q<sub>1</sub> Heigh Width **Orient-**Outdoor Indoor nir Location ID (mm) no. (mm) ation shade shade None Skylight type and perf Skylight ID vlight description None Skylight schedule Skylight Skylight Skylight shaft Orient-Outdoor Shaft Area Location Diffuser ID No. length (mm) (m<sup>2</sup>) ation shade Reflectance None External door schedule Location Height (mm) Width (mm) Orientation **Opening %** None

8.6 Star Rating as of 26 May 2023

## External wall type

## **VCAT Directed Plans**

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| Wall ID             | Wall Type                                  | VCAT:Re     | fSP076/202 | 3Wall<br>Colour  | insulation | wall  |
|---------------------|--|-------------|------------|------------------|------------|-------|
|                     |  |             | •          |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non<br>Sarking | -Reflective | 0.25       | Light<br>(White) | 2.50       | No    |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Ca<br>Wall     | vity) Stud  | 0.25       | Light<br>(White) | 2.50       | No    |

## External wall schedule

| Location           | Wall ID                   | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading featu<br>projection (m | Vertical<br>ure* shading<br>nm) feature |  |
|--------------------|---------------------------|----------------|---------------|------------------|--|---|--|
| BEDROOM 02         | FC-NONREFL-NOCAV-AF       | 3000           | 2998          | Ν                |  | Yes                                     |  |
| BEDROOM 02         | FC-NONREFL-NOCAV-AF       | 3000           | 1835          | W                | 3901   | Yes                                     |  |
| BEDROOM 03         | BV-NONREFL-CAV-AF         | 3000           | 2431          | Ν                |  | Yes                                     |  |
| BEDROOM 03         | BV-NONREFL-CAV-AF         | 3000           | 148           | NNE              |  | Yes                                     |  |
| BEDROOM 03         | BV-NONREFL-CAV-AF         | 3000           | 168           | NE               |  | Yes                                     |  |
| BEDROOM 03         | BV-NONREFL-CAV-AF         | 3000           | 269           | NE               |  | Yes                                     |  |
| BEDROOM 03         | BV-NONREFL-CAV-AF         | 3000           | 2 13          | E                |  | Yes                                     |  |
| BEDROOM 03         | BV-NONREFL-CAV-AF         | 100            | 2697          | E                |  | Yes                                     |  |
| KLM                | FC-NONREFL-NOCAV-AF       | 3000           | 3674          | Ν                | 3414   | Yes                                     |  |
| KLM                | BV-NONREFL-CAV-AF         | 3000           | 2167          | W                |  | Yes                                     |  |
| M. BEDROOM         | FC-NOTAGET NOT AV-AF      | 3000           | 1319          | Ν                |  | Yes                                     |  |
| Internal wall type |                           |                |               |                  |  |   |  |
| Wall ID            | Wall Type                 |                |               |                  | Area (m²)                                    | Bulk<br>insulation                      |  |
| BV-NONREFL-CAV-AF  | Brick Veneer Stud Wall    | with Non-Re    | flective Sarl | king             | 20.4   | 0.00                                    |  |
| CSR PARTY WALL     | CSR Party Wall            |                |               |                  | 22.1   | 5.00                                    |  |
| INT-PB             | Internal Plasterboard Stu | ud Wall        |               |                  | 132.4  | 0.00                                    |  |

## Floor type

| Location   | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|------------|---|--------------|--------------------------|----------------------------------|----------|
| BATH       | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.1          | N/A                      | 0.00                             | Tile     |
| BEDROOM 02 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 12.1         | N/A                      | 0.00                             | Carpet   |

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8.6 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

## Floor type

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| Location   | Construction                                | VCAT:Ref.P8   | 3 <b>76/2</b> 02<br>(m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation | Covering |
|------------|---|---------------|---------------------------------------|---------------------------|------------|----------|
|            |   |               | • •                                   |                           | (R-value)  |          |
| BEDROOM 03 | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 10.7                                  | N/A                       | 0.00       | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 4.7                                   | N/A                       | 0.00       | Tile     |
| HALL       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 6.7                                   | N/A                       | 0.00       | Carpet   |
| HALL       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 1.8                                   | N/A                       | 0.00       | Tile     |
| KLM        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 26.8                                  | N/A                       | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 15.2                                  | N/A                       | 0.00       | Tile     |
| M. BEDROOM | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 14.3                                  | N/A                       | 0.00       | Carpet   |
| STUDY      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 5.2                                   | N/A                       | 0.00       | Carpet   |
| WIR M      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 4.0                                   | N/A                       | 0.00       | Carpet   |

## Ceiling *type*

| Location                 | Construction |             | Bulk<br>insulatio<br>(R-value | Reflective<br>on wrap*<br>e) |
|--------------------------|--------------|-------------|-------------------------------|------------------------------|
| None                     |              |             |                               |                              |
| Ceiling <i>penetrati</i> | ions*        |             |                               |                              |
| Location                 | Quantity     | Туре        | Diameter (mm)                 | Sealed<br>/unsealed          |
| BATH                     | 1            | Exhaust Fan | 350                           | Sealed                       |
| ENS M                    | 1            | Exhaust Fan | 350                           | Sealed                       |
| HALL                     | 1            | Exhaust Fan | 350                           | Sealed                       |
| KLM                      | 1            | Exhaust Fan | 260                           | Sealed                       |
|                          |              |             |                               |                              |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

## Roof type

| Construction | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--------------|----------------------------------|----------------------|-------------|
| None         |                                  |                      |             |

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| 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

Administrative Tribunal in the matte

VCAT:Ref.P876/2023

accordance with the direction of the Victorian Civil and

## Nationwide House Energy Rating Schemedocuments are available for viewing in NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

## **Property**

Address Unit 04, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2

Type New

## **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

## **Construction and environment**

| Assessed floor area (m <sup>2</sup> )* | Exposure Type  |                        |  |
|--|----------------|------------------------|--|
| Conditioned*                           | 96.1           | Suburban               |  |
| Unconditioned*                         | 5.0            | NatHERS climate zone   |  |
| Total                                  | 101.1          | 62 - Moorabbin Airport |  |
| Garage                                 | 0.0            |                        |  |
| Accredited                             | d assessor     |                        |  |
| Name                                   | Ayden Frigeric |                        |  |
| Business name                          | Archi Sustaina | liter to Ltd           |  |
| Email                                  | aye n@arch.us  | st inability.com.au    |  |
| Phone                                  | +61 4 8088493  |                        |  |
| Accreditation No.                      | DMN/2011-56    |                        |  |
| Assessor Accrediting Organisation      | DMN            |                        |  |

Conflict of Interest (Managed)

**Thermal Performance** Heating Cooling 51.1 6.8 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

## Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

**Declaration of interest** 

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



57.9 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

8.0 Star Rating as of 26 May 2023

### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

## **Additional Notes**

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Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IRS Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           | U-v                | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

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8.0 Star Rating as of 26 May 2023

## Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Window<br>ID | Window Vo<br>no. | CAT:Ref | Width<br>Width<br>.P876/<br>(mm) | 1bunal in<br>Window<br>2023 .<br>type . | the matt<br>Opening<br>% | orient-<br>ation | Shading<br>device* |
|------------|--------------|------------------|---------|----------------------------------|---|--------------------------|------------------|--------------------|
| BEDROOM 02 | ALM-004-01 A | W01-B            | 2700    | 900                              | Fixed                                   | 0                        | N                | None               |
| BEDROOM 02 | ALM-003-01 A | W01-A            | 2700    | 900                              | Awning                                  | 90                       | N                | None               |
| BEDROOM 03 | ALM-004-01 A | W05-B            | 2700    | 900                              | Fixed                                   | 0                        | ESE              | None               |
| BEDROOM 03 | ALM-003-01 A | W05-A            | 2700    | 900                              | Awning                                  | 90                       | ESE              | None               |
| KLM        | ALM-004-01 A | W03              | 2700    | 3600                             | Sliding                                 | 60                       | Ν                | None               |
| KLM        | ALM-004-01 A | W04              | 2700    | 900                              | Fixed                                   | 0                        | Ν                | None               |
| M. BEDROOM | ALM-004-01 A | W02              | 2700    | 2400                             | Sliding                                 | 45                       | Ν                | None               |

## Roof window type and performance value

#### Default\* roof windows

| Window ID      | Window Description | ı             |              |                | Maximum          | Maximum<br>SHGC* |                  | SHGC substitution tolerance ranges |  |
|----------------|--------------------|---------------|--------------|----------------|------------------|------------------|------------------|------------------------------------|--|
|                | •                  |               |              |                | U-value*         |                  | lower limit      | upper limit                        |  |
| None           |                    |               |              |                |                  |                  |                  |                                    |  |
| Custom* roof w | vindows            |               |              | $\mathbf{i}$   |                  |                  | SHGC sub         | stitution                          |  |
| Window ID      | Window Description | n 🚺           |              |                | Maximum<br>SHGC* |                  | tolerance        | ranges                             |  |
|                | •                  |               |              |                | U-value*         |                  | lower limit      | upper limit                        |  |
| None           |                    | 2             |              |                |                  |                  |                  |                                    |  |
| Roof wind      | ow schedule        |               |              |                |                  |                  |                  |                                    |  |
| Location       | Window<br>ID       | Window<br>no. | Opening<br>% | Height<br>(mm) | Width<br>(mm)    | Orient-<br>ation | Outdoor<br>shade | Indoor<br>shade                    |  |
| None           |                    |               |              |                |                  |                  |                  |                                    |  |

### Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |

## Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|
| None     |                |                 |                               |              |                  |                  |          |                      |

## External door *schedule*

Location

None

VCAT Directed Plans These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

Height (mm) Width (mm) Opening % Orientation VCAT:Ref.P876/2023

## External wall type

| Wall ID             | Wall Type  | Solar<br>absorptance | Wall<br>Colour   | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|--|----------------------|------------------|---------------------------------|-----------------------------|
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non-Reflective Sarking | 0.25                 | Light<br>(White) | 2.50                            | No                          |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Cavity) Stud Wall      | 0.25                 | Light<br>(White) | 2.50                            | No                          |

### External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 3910          | ESE              |   | No                             |
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 2430          | Ν                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 312           | S                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | .49           | ESE              |   | No                             |
| ENS M      | BV-NONREFL-CAV-AF   | 30 0           | 885           | Ν                |   | Yes                            |
| ENS M      | BV-NONREFL-CAV-AF   | 300            | 181           | NNE              |   | No                             |
| ENS M      | BV-NONREFL-CAV      | 30             | 175           | NE               |   | No                             |
| ENS M      | BV-NONREEL-CAVAT    | 3000           | 192           | NE               |   | No                             |
| ENS M      | BV-NU IREFL-UNV-AF  | 3000           | 321           | ENE              |   | Yes                            |
| ENS M      | BV-NONR L-CAV-AF    | 3000           | 2618          | E                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV-AF | 3000           | 4810          | Ν                | 3196  | Yes                            |
| M. BEDROOM | FC-NONREFL-NOCAV-AF | 3000           | 2872          | Ν                |   | Yes                            |
| M. BEDROOM | FC-NONREFL-NOCAV-AF | 3000           | 3288          | W                | 3955  | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 177           | N                |   | Yes                            |

## Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 53.1      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 87.6      | 0.00               |

8.0 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of /CAT.Dof DOME/2009uk-floor

| Location            | Construction                                | VCAL.Rel.P    | 0 <b>072</b> 0<br>(m <sup>2</sup> ) | ventilation | insulation | Covering |
|---------------------|---|---------------|-------------------------------------|-------------|------------|----------|
|                     |   |               | . ,                                 |             | (R-value)  |          |
| BATH                | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 5.0                                 | N/A         | 0.00       | Tile     |
| BEDROOM 02          | CSOG-100: Concrete Slab on G                | round (100mm) | 12.4                                | N/A         | 0.00       | Carpet   |
| BEDROOM 03          | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 1.3                                 | N/A         | 0.00       | Carpet   |
| BEDROOM 03          | CSOG-100: Concrete Slab on G                | round (100mm) | 10.6                                | N/A         | 0.00       | Carpet   |
| ENS M               | CSOG-100: Concrete Slab on G                | round (100mm) | 4.6                                 | N/A         | 0.00       | Tile     |
| HALL                | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 2.7                                 | N/A         | 0.00       | Carpet   |
| HALL                | CSOG-100: Concrete Slab on G                | round (100mm) | 2.2                                 | N/A         | 0.00       | Carpet   |
| HALL                | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 1.6                                 | N/A         | 0.00       | Tile     |
| KLM                 | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 31.1                                | N/A         | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 13.0                                | N/A         | 0.00       | Tile     |
| M. BEDROOM          | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 8.5                                 | N/A         | 0.00       | Carpet   |
| M. BEDROOM          | CSOG-100: Concrete Slab on G                | rorna (100mm) | 3.9                                 | N/A         | 0.00       | Carpet   |
| WIR M               | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concerte Slab | 4.2                                 | N/A         | 0.00       | Carpet   |
| Ceiling <i>type</i> | O   |               |                                     |             |            |          |

### Ceiling type

| Location | Construction | Bulk<br>insulation Reflective<br>wrap*<br>(R-value) |
|----------|--------------|---|
| None     |              |   |

## Ceiling penetrations\*

| Quantity | Туре   | Diameter (mm)  | Sealed<br>/unsealed  |
|----------|--|--|--|
| 1        | Exhaust Fan                                    | 350  | Sealed   |
| 1        | Exhaust Fan                                    | 350  | Sealed   |
| 1        | Exhaust Fan                                    | 350  | Sealed   |
| 1        | Exhaust Fan                                    | 260  | Sealed   |
|          | Quantity 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | QuantityType1Exhaust Fan1Exhaust Fan1Exhaust Fan1Exhaust Fan | QuantityTypeDiameter (mm)1Exhaust Fan3501Exhaust Fan3501Exhaust Fan260 |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

\* Refer to glossary.

| # NatHERS Certificate | 8.0 Star Rating as of 26 May 2023 | VCAT Directed Plans  |
|-----------------------|-----------------------------------|--|
|                       | <b>0</b>                          | These plans/documents are available for viewing in   |
| Roof <i>type</i>      |                                   | accordance with the direction of the Victorian Civil and<br>Administrative Tribunal in the matter of |
| • • •                 |                                   | VCAT:Ref.P99/2023." Solar  |
| Construction          |                                   | (R-value) (R-value)  |
|                       |                                   |  |

None



## **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.                |
| Conditioned                               | a zone within a dwelling that is expected to require the eating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the area vailable to the market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefit on the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain we few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).  |
| Exposure category - suburban              | terrain with non-cess, 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)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

## **Property**

Address Unit 05, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2

## **Plans**

Type

| Main Plan   | 22-32 / APRIL 2023 |
|-------------|--------------------|
| Prepared by | Taouk Architects   |

New

## **Construction and environment**

| Assessed floor a         | area (m²)*     | Exposure Type          |
|--------------------------|----------------|------------------------|
| Conditioned*             | 85.0           | Suburban               |
| Unconditioned*           | 4.9            | NatHERS climate zone   |
| Total                    | 89.9           | 62 - Moorabbin Airport |
| Garage                   | 0.0            |                        |
| COREDIAN<br>POSESSON ACC | redited assess | or                     |
| Name                     | Ayden Friger   |                        |

| Business name           | Archi Sustaina, iit             |
|-------------------------|---------------------------------|
| Email                   | aycim@arch.ust.inability.com.au |
| Phone                   | +61 4 8088493                   |
| Accreditation No.       | DMN/2011-36                     |
| Assessor Accrediting    | DMN                             |
| Organisation            |                                 |
| Declaration of interest | Conflict of Interest (Managed)  |

Nationwide House Energy Rating Schemedocuments are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter VCAT:Ref.P876/2023



94.1 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

| Thermal Performance |         |  |  |  |  |  |
|---------------------|---------|--|--|--|--|--|
| Heating             | Cooling |  |  |  |  |  |
| 82.8                | 11.4    |  |  |  |  |  |
| MJ/m²               | MJ/m²   |  |  |  |  |  |

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

## Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

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State and territory variations and additions to the NCC may also apply.

## **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

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Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

## **Additional Notes**

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Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IRS Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           |                    | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

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6.9 Star Rating as of 26 May 2023

## Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

| Location   | Window<br>ID | Window V<br>no. | dministra<br>Height<br>CAT:Ref | tive I r<br>Width<br>.P876/2<br>(mm) | ibunal in<br>Window<br>2023 ·<br>type · | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|-----------------|--------------------------------|--------------------------------------|---|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ALM-003-01 A | W01             | 900                            | 2400                                 | Awning                                  | 90                       | ESE                       | None               |
| KLM        | ALM-004-01 A | W04             | 2700                           | 3300                                 | Fixed                                   | 0                        | S                         | None               |
| KLM        | ALM-003-01 A | W05             | 2700                           | 1200                                 | Awning                                  | 90                       | S                         | None               |
| KLM        | ALM-004-01 A | W03             | 2700                           | 1800                                 | Sliding                                 | 45                       | ESE                       | None               |
| M. BEDROOM | ALM-004-01 A | W02             | 2700                           | 1800                                 | Sliding                                 | 45                       | ESE                       | None               |

## Roof window type and performance value

Default\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Custom\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Vind Opening Height **Orient-**Outdoor Indoor Location ID % (mm) (mm) ation shade shade None Skylight type and performance Skylight ID **Skylight description** None Skylight schedule Skylight Skylight Skylight shaft Outdoor Shaft Area **Orient-**Location Diffuser ID length (mm) shade Reflectance No. (m<sup>2</sup>) ation None External door schedule Orientation Location Height (mm) Width (mm) **Opening %** None

6.9 Star Rating as of 26 May 2023

### External wall type

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Reflective

| Wall ID           | Wall Type                                  | VCAT:Re     | absorptance | 3Wall<br>Colour  | insulation | wall  |
|-------------------|--|-------------|-------------|------------------|------------|-------|
|                   |  |             | •           |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF | Brick Veneer Stud Wall with Non<br>Sarking | -Reflective | 0.25        | Light<br>(White) | 2.50       | No    |

### External wall schedule

| Location   | Wall ID           | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|-------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | BV-NONREFL-CAV-AF | 3000           | 4197          | ESE              |   | Yes                            |
| KLM        | BV-NONREFL-CAV-AF | 3000           | 6474          | S                |   | Yes                            |
| KLM        | BV-NONREFL-CAV-AF | 3000           | 3312          | W                |   | Yes                            |
| KLM        | BV-NONREFL-CAV-AF | 3000           | 3977          | ESE              |   | No                             |
| M. BEDROOM | BV-NONREFL-CAV-AF | 3000           | 258           | Ν                |   | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF | 3000           | 3703          | ESE              |   | No                             |
| M. BEDROOM | BV-NONREFL-CAV-AF | 3000           | 636           | ESE              |   | Yes                            |
|            |                   |                |               |                  |   |                                |

## Internal wall type

| Wall ID           | Wall Type                      | Area (m²) | Bulk<br>insulation |
|-------------------|--------------------------------|-----------|--------------------|
| CSR PARTY WALL    | CSR Party Wall                 | 55.4      | 5.00               |
| INT-PB            | Interna Plaste board atud Wall | 76.9      | 0.00               |
| Floor <i>type</i> |                                |           |                    |

## Floor type

| Location   | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|------------|---|--------------|--------------------------|----------------------------------|----------|
| BATH       | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.9          | N/A                      | 0.00                             | Tile     |
| BEDROOM 02 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 7.2          | N/A                      | 0.00                             | Carpet   |
| BEDROOM 02 | CSOG-100: Concrete Slab on Ground (100mm)               | 7.3          | N/A                      | 0.00                             | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 5.3          | N/A                      | 0.00                             | Tile     |
| ENTRY      | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 11.1         | N/A                      | 0.00                             | Carpet   |
| ENTRY      | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 1.1          | N/A                      | 0.00                             | Tile     |
| KLM        | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 29.1         | N/A                      | 0.00                             | Carpet   |
| KLM        | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 8.3          | N/A                      | 0.00                             | Tile     |

6.9 Star Rating as of 26 May 2023

## Floor type

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Construction                                | VCAT:Ref.P8  | 8 <b>746/2</b> 0<br>(m <sup>2</sup> ) | 2 <b>S</b> ub-floor<br>ventilation | insulation | Covering |
|------------|---|--------------|---------------------------------------|------------------------------------|------------|----------|
|            |   |              | · /                                   |                                    | (R-value)  |          |
| KLM        | CSOG-100: Concrete Slab on Gr               | ound (100mm) | 0.2                                   | N/A                                | 0.00       | Carpet   |
| M. BEDROOM | SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab | 11.9                                  | N/A                                | 0.00       | Carpet   |
| M. BEDROOM | CSOG-100: Concrete Slab on Gr               | ound (100mm) | 3.6                                   | N/A                                | 0.00       | Carpet   |

## Ceiling type

| Location   | Construction  | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|---|---------------------------------|---------------------|
| BEDROOM 02 | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| KLM        | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| M. BEDROOM | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling    | 1.00                            | No                  |

## Ceiling penetrations\*

| Location     | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|--------------|----------|-------------|---------------|---------------------|
| BATH         | 1        | Exharst Fan | 350           | Sealed              |
| ENS M        | 1        | Exhaust Fan | 350           | Sealed              |
| ENTRY        |          | Exhaust Fan | 350           | Sealed              |
| KLM          |          | Exhaust Fan | 260           | Sealed              |
| Ceiling fans |          |             |               |                     |
| Location     | V        | Quantity    | Diameter      | (mm)                |
| None         | •        |             |               |                     |

## Roof type

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling | 0.00                             | 0.50                 | Medium      |

## **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.                |
| Conditioned                               | a zone within a dwelling that is expected to require the eating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the area vailable to the market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefit on the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain we few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).  |
| Exposure category - suburban              | terrain with non-cess, 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)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

## **Property**

Address Unit 06, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

## **Plans**

| Main Plan   | 22-32 / APRIL 2023 |
|-------------|--------------------|
| Prepared by | Taouk Architects   |

## **Construction and environment**

| Assessed floor area (m²)* |       |  |  |  |
|---------------------------|-------|--|--|--|
| Conditioned* 107.9        |       |  |  |  |
| Unconditioned*            | 4.8   |  |  |  |
| Total                     | 112.7 |  |  |  |
| Garage                    | 0.0   |  |  |  |
|                           |       |  |  |  |



Accredited assessor

| Name                              | Ayden Friger    |
|-----------------------------------|-----------------|
| Business name                     | Archi Sustain   |
| Email                             | aye' n@arch     |
| Phone                             | +61 4 80884     |
| Accreditation No.                 | DMN/20.1 5      |
| Assessor Accrediting Organisation | DMN             |
| Declaration of interest           | Conflict of Int |

nability.com.au

**Exposure Type** 

NatHERS climate zone

62 - Moorabbin Airport

Suburban

erest (Managed)

Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunal in the matte VCAT:Ref.P876/2023



79.5 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 74.9 4.7 M.J/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

## Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

7.4 Star Rating as of 26 May 2023

### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

### **Additional Notes**

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Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IR. Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID W | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-------------|--------------------|---------------|-------------------------|--|--|
|             |                    | U-value*      | lower limit upper limit |  |  |
| None        |                    |               |                         |  |  |

7.4 Star Rating as of 26 May 2023

## Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

| Location   | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref | itive Tr<br>Width<br>.P876/2<br>(mm) | ibunal in<br>Window<br>2023<br>type | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|---------------|----------------------------------|--------------------------------------|-------------------------------------|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ALM-003-01 A | W01           | 2700                             | 1200                                 | Awning                              | 90                       | S                         | None               |
| BEDROOM 03 | ALM-003-01 A | W05           | 2700                             | 1200                                 | Awning                              | 90                       | S                         | None               |
| KLM        | ALM-004-01 A | W04           | 2700                             | 3600                                 | Sliding                             | 60                       | S                         | None               |
| M. BEDROOM | ALM-003-01 A | W02           | 1800                             | 1200                                 | Awning                              | 90                       | S                         | None               |
| STUDY      | ALM-004-01 A | W03-B         | 1800                             | 1200                                 | Fixed                               | 0                        | S                         | None               |
| STUDY      | ALM-003-01 A | W03-A         | 1800                             | 1200                                 | Awning                              | 90                       | S                         | None               |

### Roof window type and performance value

#### **Default\* roof windows** SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None **Custom\* roof windows** SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule. Window Width Outdoor Wit low Opening Height **Orient-**Indoor Location ID ю. % (mm) (mm) ation shade shade None

### Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |

## Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|
| None     |                |                 |                               |              |                  |                  |          |                      |

## External door schedule

| Location | Height (mm) | Width (mm) | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| None     |             |            |           |             |

7.4 Star Rating as of 26 May 2023

## External wall type

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Reflective

| Wall ID             | Wall Type                               | VCAT:Ref <b>907</b> 6/2023Wall<br>absorptance_Colour |      | 3Wall<br>Colour  | insulation | wall  |
|---------------------|---|--|------|------------------|------------|-------|
|                     |   |  | •    |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non Sarking | -Reflective  | 0.25 | Light<br>(White) | 2.50       | No    |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Ca<br>Wall  | vity) Stud   | 0.25 | Light<br>(White) | 2.50       | No    |

### External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 1319          | S                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 3060          | S                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV-AF | 3000           | 5146          | W                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV-AF | 3000           | 3786          | S                | 3371  | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 248           | ESE              |   | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 226           | SE               |   | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 2.5           | SSE              |   | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3 70           | 104           | S                |   | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 1199          | S                |   | Yes                            |
| M. BEDROOM | BV-NONREFL-LAV-AF   | 3000           | 2787          | Е                |   | Yes                            |
| M. BEDROOM | FC-NUNREFL-10C-V-AF | 3000           | 1617          | S                |   | Yes                            |
| STUDY      | FC-NONIEFL GOCAV-AF | 3000           | 2596          | S                |   | Yes                            |
| STUDY      | FC-NONREFL-NOCAV-AF | 3000           | 1731          | W                | 3801  | Yes                            |

## Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 33.3      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 135.5     | 0.00               |

## Floor type

| Location | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|----------|---|--------------|--------------------------|----------------------------------|----------|
| BATH     | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.8          | N/A                      | 0.00                             | Tile     |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 06, 322-326 High Street, Ashburton, VIC, 3147

7.4 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

## Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Construction                              | VCAT:Ref.P8   | (m <sup>2</sup> ) | 25up-floor<br>ventilation | insulation | Covering |
|------------|---|---------------|-------------------|---------------------------|------------|----------|
|            |   |               | • •               |                           | (R-value)  |          |
| BEDROOM 02 | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 12.3              | N/A                       | 0.00       | Carpet   |
| BEDROOM 03 | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 10.3              | N/A                       | 0.00       | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 4.2               | N/A                       | 0.00       | Tile     |
| KLM        | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 30.4              | N/A                       | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 20.7              | N/A                       | 0.00       | Tile     |
| L'DRY      | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 5.3               | N/A                       | 0.00       | Tile     |
| M. BEDROOM | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 16.6              | N/A                       | 0.00       | Carpet   |
| STUDY      | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 4.5               | N/A                       | 0.00       | Carpet   |
| WIR 02     | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 3.6               | N/A                       | 0.00       | Carpet   |

## Ceiling *type*

| Location            | Construction |             | Bulk<br>insulatio<br>(R-value | Reflective<br>on wrap*<br>e) |
|---------------------|--------------|-------------|-------------------------------|------------------------------|
| None                | `            |             |                               |                              |
| Ceiling penetration | ns*          |             |                               |                              |
| Location            | Quantity     | Туре        | Diameter (mm)                 | Sealed<br>/unsealed          |
| BATH                | 1            | Exhaust Fan | 350                           | Sealed                       |
| ENS M               | 1            | Exhaust Fan | 350                           | Sealed                       |
| KLM                 | 1            | Exhaust Fan | 260                           | Sealed                       |
| L'DRY               | 1            | Exhaust Fan | 350                           | Sealed                       |
|                     |              |             |                               |                              |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

## Roof type

| Construction | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--------------|----------------------------------|----------------------|-------------|
| None         |                                  |                      |             |

\* Refer to glossary.

## **Explanatory Notes**

#### About this report

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Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

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### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight wents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ugh the ceiling for wing, e.g. ceiling fans; pendant lights, and heating and cooling ducts.           |
| Conditioned                               | a zone within a dwelling that is expected to require nearing and cooling based on standard occupancy assumptions. In some circumstances it will include garages.  |
| Custom windows                            | windows listed in NatHERS software the area vailable with market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
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| Exposure category - exposed               | terrain un no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
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| Exposure category - suburban              | terrain with near s, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

## **Property**

Address Unit 07, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

## **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

## **Construction and environment**

| Assessed floor area | (m²)* | Exposure Type          |
|---------------------|-------|------------------------|
| Conditioned*        | 108.1 | Suburban               |
| Unconditioned*      | 4.8   | NatHERS climate zone   |
| Total               | 112.8 | 62 - Moorabbin Airport |
| Garage              | 0.0   |                        |
|                     |       |                        |



## Accredited assessor

| Name                              | Ayden Frig  |
|-----------------------------------|-------------|
| Business name                     | Archi Susta |
| Email                             | aye' n@aro  |
| Phone                             | +61 4 7808  |
| Accreditation No.                 | DMN/201     |
| Assessor Accrediting Organisation | DMN         |
| Declaration of interest           | Conflict of |

eri aina nability.com.au

### Interest (Managed)

Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunal in the matter VCAT:Ref.P876/2023



84.0 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 75.3 8.7 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

## Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

### **Certificate Check**

## **VCAT Directed Plans**

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Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

## **Additional Notes**

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Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values us of in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatHuRs Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### Default\* windows

| Window ID    | w ID Window Description             | Maximum  | SHGC* | SHGC substitution tolerance ranges |             |  |
|--------------|-------------------------------------|----------|-------|------------------------------------|-------------|--|
|              |                                     | U-value* |       | lower limit                        | upper limit |  |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80     | 0.51  | 0.48                               | 0.54        |  |

#### **Custom\* windows**

| Window ID | Window Description | Maximum  | SHGC* | tolerance ranges        |
|-----------|--------------------|----------|-------|-------------------------|
|           |                    | U-value* |       | lower limit upper limit |

None

### Window and glazed door schedule

| Location    | Window       | Window | Height | Width | Window | Opening | Orient- | Shading |
|-------------|--------------|--------|--------|-------|--------|---------|---------|---------|
|             | ID           | no.    | (mm)   | (mm)  | type   | %       | ation   | device* |
| BEDROOM 002 | ALM-003-01 A | W01    | 2700   | 1200  | Awning | 90      | S       | None    |

\* Refer to glossary.

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7.2 Star Rating as of 26 May 2023

# VCAT Directed Plans

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| Window and glazed door schedule |              |               | accordance with the direction of the Victorian Civil a |                                  |  |                          |                  |                    |
|---------------------------------|--------------|---------------|--|----------------------------------|--|--------------------------|------------------|--------------------|
| Location                        | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref                       | vidth<br>Width<br>.P876/<br>(mm) | ribunal in<br>Window<br>2023 .<br>type . | the matt<br>Opening<br>% | orient-<br>ation | Shading<br>device* |
| BEDROOM 03                      | ALM-003-01 A | W05           | 2700   | 1200                             | Fixed                                    | 0                        | S                | None               |
| KLM                             | ALM-003-01 A | W04           | 2700   | 3600                             | Fixed                                    | 0                        | S                | None               |
| M. BEDROOM                      | ALM-003-01 A | W02           | 1800   | 1200                             | Awning                                   | 90                       | S                | None               |
| STUDY                           | ALM-003-01 A | W03-D         | 1800   | 1200                             | Awning                                   | 90                       | S                | None               |
| STUDY                           | ALM-003-01 A | W03-C         | 1800   | 1200                             | Fixed                                    | 0                        | S                | None               |

## Roof window type and performance value

Default\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window Description Window ID U-value\* lower limit upper limit None Custom\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Outdoor Vind Opening Height **Orient-**Indoor Location ID % (mm) (mm) ation shade shade None Skylight type and performance Skylight ID Skylight description None Skylight schedule Skylight Skylight Skylight shaft **Orient-**Outdoor Shaft Area Location Diffuser ID length (mm) shade Reflectance No. (m<sup>2</sup>) ation None External door schedule Orientation Location Height (mm) Width (mm) **Opening %** None

7.2 Star Rating as of 26 May 2023

## External wall type

## **VCAT Directed Plans**

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| Wall ID             | Wall Type                                  | VCAT:Ref <b>907</b> 6/2023Wall<br>absorptance Colour |      |                  | insulation | wall  |
|---------------------|--|--|------|------------------|------------|-------|
|                     |  |  | •    |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non<br>Sarking | -Reflective  | 0.25 | Light<br>(White) | 2.50       | No    |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Ca<br>Wall     | vity) Stud   | 0.25 | Light<br>(White) | 2.50       | No    |

## External wall schedule

| Location    | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|-------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 002 | FC-NONREFL-NOCAV-AF | 3000           | 1325          | S                |   | Yes                            |
| BEDROOM 03  | BV-NONREFL-CAV-AF   | 3000           | 3061          | S                |   | Yes                            |
| KLM         | FC-NONREFL-NOCAV-AF | 3000           | 3805          | S                | 3393  | Yes                            |
| KLM         | FC-NONREFL-NOCAV-AF | 3000           | 5146          | Е                |   | Yes                            |
| M. BEDROOM  | FC-NONREFL-NOCAV-AF | 3000           | 1614          | S                |   | Yes                            |
| M. BEDROOM  | BV-NONREFL-CAV-AF   | 3000           | 310           | SSW              |   | Yes                            |
| M. BEDROOM  | BV-NONREFL-CAV-AF   | 3000           | 73            | SW               |   | Yes                            |
| M. BEDROOM  | BV-NONREFL-CAV-AF   | 100            | 161           | WSW              |   | Yes                            |
| M. BEDROOM  | BV-NONREFL-CAV-AF   | 3000           | 245           | W                |   | Yes                            |
| M. BEDROOM  | BV-NONREFL-CAV-AF   | 3000           | 2685          | W                |   | Yes                            |
| M. BEDROOM  | BV-NOMMER, CALAF    | 3000           | 1234          | S                |   | Yes                            |
| STUDY       | FC-NORREFL-NDCAV-AF | 3000           | 1741          | Е                | 3753  | Yes                            |
| STUDY       | FC-NONREFL-NOCAV-AF | 3000           | 2593          | S                |   | Yes                            |

### Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 33.0      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 135.7     | 0.00               |

## Floor *type*

| Location | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|----------|---|--------------|--------------------------|----------------------------------|----------|
| BATH     | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.8          | N/A                      | 0.00                             | Tile     |

\* Refer to glossary.

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# **VCAT Directed Plans**

## Floor type

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| Location    | Construction                                | VCAT:Ref.P8   | 3 <b>76/2</b> 02<br>(m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation | Covering |
|-------------|---|---------------|---------------------------------------|---------------------------|------------|----------|
|             |   |               | ``                                    |                           | (R-value)  |          |
| BEDROOM 002 | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 12.4                                  | N/A                       | 0.00       | Carpet   |
| BEDROOM 03  | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 10.2                                  | N/A                       | 0.00       | Carpet   |
| ENS M       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 4.2                                   | N/A                       | 0.00       | Tile     |
| KLM         | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 30.4                                  | N/A                       | 0.00       | Carpet   |
| KLM         | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 20.7                                  | N/A                       | 0.00       | Tile     |
| L'DRY       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 5.4                                   | N/A                       | 0.00       | Tile     |
| M. BEDROOM  | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 16.6                                  | N/A                       | 0.00       | Carpet   |
| STUDY       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 4.5                                   | N/A                       | 0.00       | Carpet   |
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## Ceiling *type*

| Location            | Construction |             | Bulk<br>insulati<br>(R-value | Reflective<br>on wrap*<br>e) |
|---------------------|--------------|-------------|------------------------------|------------------------------|
| None                |              |             |                              |                              |
| Ceiling penetration | s*           |             |                              |                              |
| Location            | Quantity     | Туре        | Diameter (mm)                | Sealed<br>/unsealed          |
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|                     |              |             |                              |                              |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

## Roof type

| Construction | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--------------|----------------------------------|----------------------|-------------|
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| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

## VCAT Directed Plans

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

#### **Property**

Address Unit 08, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

### **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

## **Construction and environment**

| Assessed floor area (m <sup>2</sup> ) | *                  | Exposure Type          |
|---------------------------------------|--------------------|------------------------|
| Conditioned*                          | 106.0              | Suburban               |
| Unconditioned*                        | 6.7                | NatHERS climate zone   |
| Total                                 | 112.8              | 62 - Moorabbin Airport |
| Garage                                | 0.0                |                        |
| Accredite                             | d assessor         |                        |
| Name                                  | Ayden Frigeric     |                        |
| Business name                         | Archi Sustaina     | ilit td                |
| Email                                 | ayr' n@arch, u     | st inability.com.au    |
| Phone                                 | +61 4 8088493      | •                      |
| Accreditation No.                     | DMN/2011-56        |                        |
| Assessor Accrediting<br>Organisation  | DMN                |                        |
| Declaration of interest               | Conflict of Intere | est (Managed)          |

Nationwide House Energy Rating Schemedocuments are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matte VCAT:Ref.P876/2023



The more stars the more energy efficient

| Thermal Performance |         |  |  |  |  |
|---------------------|---------|--|--|--|--|
| Heating             | Cooling |  |  |  |  |
| 65.2                | 7.1     |  |  |  |  |
| MJ/m²               | MJ/m²   |  |  |  |  |

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

#### Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

## Certificate Check

## **VCAT Directed Plans**

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Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

#### **Additional Notes**

-----

\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatHLRs. Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution<br>tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|---------------------------------------|-------------|
|              |                                     |                     |       | lower limit                           | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                                  | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                                  | 0.62        |

#### Custom\* windows

| Window ID | Window Description                     | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--|---------------|-------------------------|--|--|
|           | •••••••••••••••••••••••••••••••••••••• | U-value*      | lower limit upper limit |  |  |
| None      |  |               |                         |  |  |

----

Default\* roof windows

7.6 Star Rating as of 26 May 2023

## Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

| Location   | Window<br>ID | Window VC<br>no. | CAT:Ref | ative I r<br>Width<br>.P876/2<br>(mm) | ibunal in<br>Window<br>2023 ·<br>type · | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|------------------|---------|---------------------------------------|---|--------------------------|---------------------------|--------------------|
| BATH       | ALM-003-01 A | W04              | 1800    | 900                                   | Awning                                  | 90                       | S                         | None               |
| BEDROOM 02 | ALM-004-01 A | W02              | 2700    | 1800                                  | Fixed                                   | 0                        | S                         | None               |
| BEDROOM 03 | ALM-004-01 A | W03              | 2700    | 1800                                  | Fixed                                   | 0                        | S                         | None               |
| KLM        | ALM-004-01 A | W05              | 2700    | 3800                                  | Sliding                                 | 60                       | W                         | None               |
| M. BEDROOM | ALM-004-01 A | W01              | 2700    | 1800                                  | Sliding                                 | 45                       | S                         | None               |

## Roof window type and performance value

SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Custom\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Vind Opening Height **Orient-**Outdoor Indoor Location ID % (mm) (mm) ation shade shade None Skylight type and performance Skylight ID **Skylight description** None Skylight schedule Skylight Skylight Skylight shaft Outdoor Shaft Area **Orient-**Location Diffuser ID length (mm) shade Reflectance No. (m<sup>2</sup>) ation None External door schedule Orientation Location Height (mm) Width (mm) **Opening %** None

7.6 Star Rating as of 26 May 2023

### External wall type

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Reflective

| Wall ID             | Wall Type                                  | VCAT:Re     | ef <b>SP07</b> 6/202 | 3Wall<br>Colour  | insulation | wall  |
|---------------------|--|-------------|----------------------|------------------|------------|-------|
|                     |  |             | •                    |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non<br>Sarking | -Reflective | 0.25                 | Light<br>(White) | 2.50       | No    |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Ca<br>Wall     | vity) Stud  | 0.25                 | Light<br>(White) | 2.50       | No    |

### External wall schedule

| Location         | Wall ID               | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading fea<br>projection ( | Vertical<br>ture* shading<br>mm) feature |
|------------------|-----------------------|----------------|---------------|------------------|---|--|
| BATH             | FC-NONREFL-NOCAV-AF   | 3000           | 1005          | S                |   | Yes                                      |
| BEDROOM 02       | BV-NONREFL-CAV-AF     | 3000           | 2985          | S                |   | Yes                                      |
| BEDROOM 02       | BV-NONREFL-CAV-AF     | 3000           | 1834          | W                |   | Yes                                      |
| BEDROOM 03       | BV-NONREFL-CAV-AF     | 3000           | 3000          | S                |   | Yes                                      |
| BEDROOM 03       | BV-NONREFL-CAV-AF     | 3000           | 3312          | Е                |   | Yes                                      |
| ENS M            | BV-NONREFL-CAV-AF     | 3000           | 1484          | W                | 1870                                      | Yes                                      |
| KLM              | BV-NONREFL-CAV-AF     | 3000           | 1067          | W                | 1870                                      | Yes                                      |
| M. BEDROOM       | BV-NONREFL-CAV-AF     | •00            | 3284          | W                |   | Yes                                      |
| M. BEDROOM       | BV-NONREFL-CAV-AF     | 3000           | 4528          | S                |   | Yes                                      |
| Internal wall ty | pe                    |                |               |                  |   |  |
| Wall ID          | Wall https            |                |               |                  | Area (m²)                                 | Bulk<br>insulation                       |
| CSR PARTY WALL   | SR Party Wall         |                |               |                  | 58.6                                      | 5.00                                     |
| INT-PB           | Internal Plasterboard | Stud Wall      |               |                  | 111.6                                     | 0.00                                     |

## Floor type

| Location   | Construction  | Area<br>(m²) | Sub-floor ventilation | Added<br>insulation<br>(R-value) | Covering |
|------------|---|--------------|-----------------------|----------------------------------|----------|
| BATH       | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 6.7          | N/A                   | 0.00                             | Tile     |
| BEDROOM 02 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 11.6         | N/A                   | 0.00                             | Carpet   |
| BEDROOM 03 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 11.6         | N/A                   | 0.00                             | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.1          | N/A                   | 0.00                             | Tile     |
| ENTRY      | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 7.9          | N/A                   | 0.00                             | Carpet   |
|            |   |              |                       |                                  |          |

7.6 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

## Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Construction                                | VCAT:Ref.P8  | (m <sup>2</sup> ) | 2Sup-floor<br>ventilation | insulation | Covering |
|------------|---|--------------|-------------------|---------------------------|------------|----------|
| HALL       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab | 5.0               | N/A                       | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab | 30.5              | N/A                       | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab | 10.7              | N/A                       | 0.00       | Tile     |
| L'DRY      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab | 6.4               | N/A                       | 0.00       | Tile     |
| M. BEDROOM | CSOG-100: Concrete Slab on Gr               | ound (100mm) | 4.4               | N/A                       | 0.00       | Carpet   |
| M. BEDROOM | SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab | 10.8              | N/A                       | 0.00       | Carpet   |
| WIR M      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab | 2.9               | N/A                       | 0.00       | Carpet   |

## Ceiling type

| Location | Construction  | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|----------|---|---------------------------------|---------------------|
| KLM      | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |

### Ceiling penetrations\*

| Location | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|----------|----------|-------------|---------------|---------------------|
| ВАТН     | 1        | Exhaust Fan | 350           | Sealed              |
| ENS M    |          | Exhaust Fan | 350           | Sealed              |
| KLM      | 1        | Exhaust Fan | 260           | Sealed              |
| L'DRY    | 1        | Exhaust Fan | 350           | Sealed              |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

## Roof type

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling | 0.00                             | 0.50                 | Medium      |

### **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

#### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight, events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ugh the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.       |
| Conditioned                               | a zone within a dwelling that is expected to require nearly and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the archyailable on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.  |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilation benefit on the monolling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain with few obstructions are similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetate bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with noncertas, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
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| 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.  |
| U-value                                   | the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.   |
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## VCAT Directed Plans

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

### **Property**

Address Unit 09, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

## **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

## **Construction and environment**

| Assessed floor area (m <sup>2</sup> )* |                | Exposure Type          |
|--|----------------|------------------------|
| Conditioned*                           | 100.0          | Suburban               |
| Unconditioned*                         | 4.7            | NatHERS climate zone   |
| Total                                  | 104.7          | 62 - Moorabbin Airport |
| Garage                                 | 0.0            |                        |
| Accredite                              | ed assesso     |                        |
| Name                                   | Ayden Frigerie |                        |
| Business name                          | Archi Sustaina | iliter Ltd             |
| Email                                  | aye n@arch u   | usi, inability.com.au  |

80884 Phone Accreditation No. DMN/20Assessor Accrediting DMN Organisation **Declaration of interest** Conflict of Interest (Managed)

Nationwide House Energy Rating Schemedocuments are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matte VCAT:Ref.P876/2023

## The more stars the more energy efficient

76.4 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

| Thermal Performance |         |  |  |  |  |
|---------------------|---------|--|--|--|--|
| Heating             | Cooling |  |  |  |  |
| 57.7                | 18.7    |  |  |  |  |
| MJ/m²               | MJ/m²   |  |  |  |  |

#### About the rating

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DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

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In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

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7.4 Star Rating as of 26 May 2023

#### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

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Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

#### **Additional Notes**

-----

\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IR. Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum  | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|----------|-------|------------------------------------|-------------|
|              |                                     | U-value* |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80     | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80     | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | * tolerance ranges      |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           | U.                 | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

7.4 Star Rating as of 26 May 2023

## Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Window<br>ID | Window VC<br>no. | Height<br>CAT:Ref | Width<br>Width<br>.P876/<br>(mm) | ibunal in<br>Window<br>2023<br>type | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|------------------|-------------------|----------------------------------|-------------------------------------|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ALM-003-01 A | W05-7            | 1000              | 1800                             | Awning                              | 90                       | W                         | None               |
| BEDROOM 02 | ALM-004-01 A | W05-8            | 1700              | 1800                             | Fixed                               | 0                        | W                         | None               |
| BEDROOM 03 | ALM-004-01 A | W04-a            | 2700              | 1800                             | Fixed                               | 0                        | W                         | None               |
| KLM        | ALM-004-01 A | W02-a            | 2700              | 3600                             | Sliding                             | 60                       | N                         | None               |
| KLM        | ALM-004-01 A | W03-a            | 2700              | 900                              | Fixed                               | 0                        | N                         | None               |
| M. BEDROOM | ALM-003-01 A | W01-D            | 1500              | 1200                             | Awning                              | 90                       | Ν                         | None               |
| M. BEDROOM | ALM-004-01 A | W01-C            | 1500              | 1200                             | Fixed                               | 0                        | N                         | None               |

### Roof window type and performance value

#### Default\* roof windows

| Window ID      | Window Description | ı             |              |                | Maximum       | SHGC*            | SHGC substitution tolerance ranges |                 |
|----------------|--------------------|---------------|--------------|----------------|---------------|------------------|------------------------------------|-----------------|
|                | •                  |               |              |                |               |                  | lower limit                        | upper limit     |
| None           |                    |               |              |                |               |                  |                                    |                 |
| Custom* roof w | vindows            |               |              | $\mathbf{i}$   |               |                  | SHGC sub                           | stitution       |
| Window ID      | Window Description | n 🚺           |              |                | Maximum       | SHGC*            | tolerance                          | ranges          |
|                | •                  |               |              | U-value*       |               | lower limit      | upper limit                        |                 |
| None           |                    | 2             |              |                |               |                  |                                    |                 |
| Roof wind      | ow schedule        |               |              |                |               |                  |                                    |                 |
| Location       | Window<br>ID       | Window<br>no. | Opening<br>% | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Outdoor<br>shade                   | Indoor<br>shade |
| None           |                    |               |              |                |               |                  |                                    |                 |

#### Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |

### Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|
| None     |                |                 |                               |              |                  |                  |          |                      |

7.4 Star Rating as of 26 May 2023

## External door *schedule*

Location

None

May 2023 May 2023 May 2023 These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Maximum Opening % Orientation VCAT:Ref.P876/2023.

### External wall type

| Wall ID             | Wall Type   | Solar<br>absorptance | Wall<br>Colour   | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|---|----------------------|------------------|---------------------------------|-----------------------------|
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non-Reflective<br>Sarking | 0.25                 | Light<br>(White) | 2.50                            | No                          |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Cavity) Stud Wall         | 0.25                 | Light<br>(White) | 2.50                            | No                          |

### External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 3275          | W                |   | Yes                            |
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 2282          | Ν                |   | Yes                            |
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 1200          | S                | 3926  | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | <b>J</b> 85   | W                |   | Yes                            |
| ENS M      | BV-NONREFL-CAV-AF   | 30 J           | 177           | W                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV-AF | 30             | 4924          | Ν                | 3461  | Yes                            |
| M. BEDROOM | BV-NONREFL-CAVER    | 36.0           | 2643          | W                |   | Yes                            |
| M. BEDROOM | BV-NONREEL-CAV/AT   | 3000           | 190           | WNW              |   | No                             |
| M. BEDROOM | BV-NO IREFL-CAV-AF  | 3000           | 342           | NW               |   | No                             |
| M. BEDROOM | BV-NONRI L-CAV-AF   | 3000           | 307           | NNW              |   | No                             |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 1189          | Ν                |   | Yes                            |
| M. BEDROOM | FC-NONREFL-NOCAV-AF | 3000           | 3176          | E                | 3924  | Yes                            |
| M. BEDROOM | FC-NONREFL-NOCAV-AF | 3000           | 2870          | Ν                |   | Yes                            |

#### Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 53.1      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 89.0      | 0.00               |

7.4 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

## Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location     | Construction                                | VCAT:Ref.P8   | 3 <b>76/2</b> 0<br>(m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation | Covering |
|--------------|---|---------------|--------------------------------------|---------------------------|------------|----------|
|              |   |               | 、 <i>/</i>                           |                           | (R-value)  |          |
| BATH         | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 6.1                                  | N/A                       | 0.00       | Tile     |
| BEDROOM 02   | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 13.6                                 | N/A                       | 0.00       | Carpet   |
| BEDROOM 03   | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 12.8                                 | N/A                       | 0.00       | Carpet   |
| ENS M        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 5.0                                  | N/A                       | 0.00       | Tile     |
| KLM          | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 32.3                                 | N/A                       | 0.00       | Carpet   |
| KLM          | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 13.3                                 | N/A                       | 0.00       | Tile     |
| L'DRY/PANTRY | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 4.7                                  | N/A                       | 0.00       | Tile     |
| M. BEDROOM   | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 16.8                                 | N/A                       | 0.00       | Carpet   |
|              |   |               |                                      |                           |            |          |

## Ceiling type

| Location   | Construction  | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|---|---------------------------------|---------------------|
| BEDROOM 02 | SLAB-200-EXP-01: Concrete Slab (200h m) with Exposed Concrete Ceiling | 1.00                            | No                  |
| BEDROOM 03 | SLAB-200-EXP-01: Concret: Slab, 200mm) With Exposed Concrete Ceiling  | 1.00                            | No                  |
| ENS M      | SLAB-200-EXP-01: Concrete Slav (200mm) with Exposed Concrete Comm     | 1.00                            | No                  |
| M. BEDROOM | SLAB-2.0-EXP.01: Concrete Slab (200mm) with Exposed                   | 1.00                            | No                  |
|            |   |                                 |                     |

## Ceiling penetrations

| Location     | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|--------------|----------|-------------|---------------|---------------------|
| BATH         | 1        | Exhaust Fan | 350           | Sealed              |
| ENS M        | 1        | Exhaust Fan | 350           | Sealed              |
| KLM          | 1        | Exhaust Fan | 260           | Sealed              |
| L'DRY/PANTRY | 1        | Exhaust Fan | 350           | Sealed              |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

| # NatHERS Certificate | 7 4 Star Rating as of 26 May 2023  | VC/             | AID           | rected            | I Plans              |   |
|-----------------------|------------------------------------|-----------------|---------------|-------------------|----------------------|---|
|                       |                                    | These plar      | ns/docum      | ents are availa   | ble for viewing in   |   |
| Roof <i>type</i>      |                                    | accordanc       | e with the    | e direction of th | e Victorian Civil ar | d |
|                       |                                    |                 | Added         | inal in the matt  | er of                |   |
| Construction          |                                    | VCAT.Ref        | · Finsulation | absorptanc        | e Roof Colour        |   |
|                       |                                    |                 | (R-value)     | •                 |                      |   |
| SLAB-200-EXP-01: Con  | crete Slab (200mm) with Exposed Co | oncrete Ceiling | 0.00          | 0.50              | Medium               |   |

## **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

#### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.                |
| Conditioned                               | a zone within a dwelling that is expected to require the additional cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the area vailable on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefit on the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain we few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).  |
| Exposure category - suburban              | terrain with non-cess, 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)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

## VCAT Directed Plans

Administrative Tribunal in the matte

accordance with the direction of the Victorian Civil and

## Nationwide House Energy Rating Schemedocuments are available for viewing in NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

### **Property**

Address Unit 10, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

### **Plans**

Organisation

**Declaration of interest** 

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

## **Construction and environment**

| Assessed floor area (m <sup>2</sup> | ²)*            | Exposure Type          |
|-------------------------------------|----------------|------------------------|
| Conditioned*                        | 102.1          | Suburban               |
| Unconditioned*                      | 4.0            | NatHERS climate zon    |
| Total                               | 106.2          | 62 - Moorabbin Airport |
| Garage                              | 0.0            |                        |
| Accredite                           | ed assesso     | r N                    |
| Business name                       | Archi Sustaina | With the Ltd           |
| Email                               | ayc' n@arch    | ust inability.com.au   |
| Phone                               | +61 4 808849   | 3                      |
| Accreditation No.                   | DMN/2011-56    |                        |
| Assessor Accrediting                | DMN            |                        |

**Thermal Performance** Heating Cooling 42.6 4.8 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

#### Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Conflict of Interest (Managed)



47.4 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

8.4 Star Rating as of 26 May 2023

#### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

#### **Additional Notes**

-----

\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IR. Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           |                    | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

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8.4 Star Rating as of 26 May 2023

## Window and glazed door *schedule*

## **VCAT Directed Plans**

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| Location   | Window<br>ID | Window VC<br>no. | ministra<br>Height<br>AT Ref.<br>(mm)ef. | tive Tr<br>Width<br>P876/2<br>(mm) | ibunal in<br>Window<br>2023 .<br>type . | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|------------------|--|------------------------------------|---|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ALM-003-01 A | W04-B            | 1500                                     | 1200                               | Awning                                  | 90                       | Ν                         | None               |
| BEDROOM 02 | ALM-004-01 A | W04-A            | 1500                                     | 1200                               | Fixed                                   | 0                        | Ν                         | None               |
| BEDROOM 03 | ALM-003-01 A | W02              | 1500                                     | 1200                               | Awning                                  | 90                       | Ν                         | None               |
| KLM        | ALM-004-01 A | W01-b            | 2700                                     | 3500                               | Sliding                                 | 60                       | Ν                         | None               |
| M. BEDROOM | ALM-003-01 A | W03-b            | 270                                      | 1200                               | Awning                                  | 90                       | Ν                         | None               |

## Roof window type and performance value

Default\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window Description Window ID U-value\* lower limit upper limit None Custom\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Vind Opening Height **Orient-**Outdoor Indoor Location ID % (mm) (mm) ation shade shade None Skylight type and performance Skylight ID Skylight description None Skylight schedule Skylight Skylight Skylight shaft **Orient-**Outdoor Shaft Area Location Diffuser ID length (mm) shade Reflectance No. (m<sup>2</sup>) ation None External door schedule Orientation Location Height (mm) Width (mm) **Opening %** 

None

8.4 Star Rating as of 26 May 2023

### External wall type

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Reflective

| Wall ID             | Wall Type                                  | VCAT:Re     | fSP076/202 | 3Wall<br>Colour  | insulation | wall  |
|---------------------|--|-------------|------------|------------------|------------|-------|
|                     |  |             | •          |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non<br>Sarking | -Reflective | 0.25       | Light<br>(White) | 2.50       | No    |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Ca<br>Wall     | vity) Stud  | 0.25       | Light<br>(White) | 2.50       | No    |

### External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | FC-NONREFL-NOCAV-AF | 3000           | 2997          | Ν                |   | Yes                            |
| BEDROOM 02 | FC-NONREFL-NOCAV-AF | 3000           | 1835          | Е                | 3986  | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 260           | WNW              |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 234           | NW               |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 186           | NNW              |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 268           | Ν                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 158           | Ν                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 100            | 2682          | W                |   | Yes                            |
| BEDROOM 03 | FC-NONREFL-NOCAV-AF | 3000           | 1201          | Ν                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV AF | 3000           | 3677          | Ν                | 2018  | Yes                            |
| KLM        | BV-NOMMER CALLAF    | 3000           | 3039          | Е                |   | Yes                            |
| M. BEDROOM | FC-NORREFL-NDCAV-AF | 3000           | 1325          | Ν                |   | Yes                            |

### Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 22.2      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 151.3     | 0.00               |

## Floor type

| Location   | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|------------|---|--------------|--------------------------|----------------------------------|----------|
| BATH       | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.0          | N/A                      | 0.00                             | Tile     |
| BEDROOM 02 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 12.1         | N/A                      | 0.00                             | Carpet   |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 10, 322-326 High Street, Ashburton, VIC, 3147

8.4 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

## Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Construction                                | VCAT:Ref.P8   | (m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation | Covering |
|------------|---|---------------|-------------------|---------------------------|------------|----------|
|            |   |               | • •               |                           | (R-value)  |          |
| BEDROOM 03 | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 10.8              | N/A                       | 0.00       | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 4.7               | N/A                       | 0.00       | Tile     |
| HALL       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 6.7               | N/A                       | 0.00       | Carpet   |
| HALL       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 1.9               | N/A                       | 0.00       | Tile     |
| KLM        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 26.4              | N/A                       | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 15.7              | N/A                       | 0.00       | Tile     |
| M. BEDROOM | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 14.4              | N/A                       | 0.00       | Carpet   |
| STUDY      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 5.6               | N/A                       | 0.00       | Carpet   |
| WIR M      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 3.9               | N/A                       | 0.00       | Carpet   |

## Ceiling *type*

| Location   | Construction   | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|--|---------------------------------|---------------------|
| BEDROOM 02 | SLAB-200-EXP-01: Concret, Slab 200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| BEDROOM 03 | SLAB-200-EXP-01: Concrete Slav (200mm) with Exposed Concrete Comm      | 1.00                            | No                  |
| KLM        | SLAB-20-EXF 01: Concrete Slab (200mm) with Exposed                     | 1.00                            | No                  |

## Ceiling penetrations\*

| Location | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|----------|----------|-------------|---------------|---------------------|
| BATH     | 1        | Exhaust Fan | 350           | Sealed              |
| ENS M    | 1        | Exhaust Fan | 350           | Sealed              |
| HALL     | 1        | Exhaust Fan | 350           | Sealed              |
| KLM      | 1        | Exhaust Fan | 260           | Sealed              |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

| # NatHERS Certificate | <b>8 4 Star Rating</b> as of 26 May 2023 | VC/  |                   | rected          | a Plans               |   |
|-----------------------|--|--|-------------------|-----------------|-----------------------|---|
|                       |  | These plans/documents are available for viewing in |                   |                 |                       |   |
| Roof <i>type</i>      |  | accordanc  | e with the        | direction of th | ne Victorian Civil an | d |
|                       |  |  | Added<br>P876/202 | al in the mat   | ter of                |   |
| Construction          |  | VCAT.Iter  | - insulation      | absorptanc      | Roof Colour           |   |
|                       |  |  | (R-value)         | -               |                       |   |
| SLAB-200-EXP-01: Con  | crete Slab (200mm) with Exposed Co       | oncrete Ceiling                                    | 0.00              | 0.50            | Medium                |   |

### **Explanatory Notes**

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While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

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#### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight, events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ugh the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.       |
| Conditioned                               | a zone within a dwelling that is expected to require nearly and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the archyailable on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.  |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilation benefit on the monolling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain with few obstructions are similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetate bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with noncertas, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

## VCAT Directed Plans

Administrative Tribunahin the matte

accordance with the direction of the Victorian Civil and

## Nationwide House Energy Rating Schemedocuments are available for viewing in NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

#### **Property**

Address Unit 11, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

## **Plans**

Organisation

**Declaration of interest** 

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

## **Construction and environment**

| Assessed floor area (m | <sup>2</sup> )* | Exposure Type          |
|------------------------|-----------------|------------------------|
| Conditioned*           | 101.5           | Suburban               |
| Unconditioned*         | 4.1             | NatHERS climate zon    |
| Total                  | 105.6           | 62 - Moorabbin Airport |
| Garage                 | 0.0             |                        |
| Accredite              | ed assesso      |                        |
| Name                   | Ayden Frigeric  |                        |
| Business name          | Archi Sustaina  | liter to I to          |
| Email                  | aye' n@arch     | ust inability.com.au   |
| Phone                  | +61 4 808849    | 3                      |
| Accreditation No.      | DMN/2011-56     |                        |
| Assessor Accrediting   | DMN             |                        |

Heating Cooling 46.7 5.0 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

**Thermal Performance** 

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

#### Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Conflict of Interest (Managed)





#### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

#### **Additional Notes**

-----

\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatHLRs. Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum  | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|----------|-------|------------------------------------|-------------|
|              |                                     | U-value* |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80     | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80     | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           |                    | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

----

Default\* roof windows

8.2 Star Rating as of 26 May 2023

## Window and glazed door *schedule*

## **VCAT Directed Plans**

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| Location   | Window<br>ID | Window VC<br>no. | Iministra<br>Height<br>CAT:Ref | itive I r<br>Width<br>.P876/2 | ibunal in<br>Window<br>2023 ·<br>type · | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|------------------|--------------------------------|-------------------------------|---|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ALM-003-01 A | W02-B            | 1500                           | 1200                          | Awning                                  | 90                       | N                         | None               |
| BEDROOM 02 | ALM-004-01 A | W02-A            | 1500                           | 1200                          | Fixed                                   | 0                        | Ν                         | None               |
| BEDROOM 03 | ALM-003-01 A | W03              | 1500                           | 1200                          | Awning                                  | 90                       | Ν                         | None               |
| KLM        | ALM-003-01 A | W05-b            | 2700                           | 3500                          | Sliding                                 | 60                       | N                         | None               |
| M. BEDROOM | ALM-003-01 A | W01              | 2700                           | 1200                          | Awning                                  | 90                       | Ν                         | None               |

## Roof window type and performance value

SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Custom\* roof windows SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Vind Opening Height **Orient-**Outdoor Indoor Location ID % (mm) (mm) ation shade shade None Skylight type and performance Skylight ID Skylight description None Skylight schedule Skylight Skylight Skylight shaft Outdoor Shaft Area **Orient-**Location Diffuser ID length (mm) shade Reflectance No. (m<sup>2</sup>) ation None External door schedule Orientation Location Height (mm) Width (mm) **Opening %** 

8.2 Star Rating as of 26 May 2023

### External wall type

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Reflective

| Wall ID             | Wall Type                                  | VCAT:Re     | fspor6/202: | 3Wall<br>Colour  | insulation | wall  |
|---------------------|--|-------------|-------------|------------------|------------|-------|
|                     |  |             | •           |                  | (R-value)  | wrap* |
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non<br>Sarking | -Reflective | 0.25        | Light<br>(White) | 2.50       | No    |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Ca<br>Wall     | vity) Stud  | 0.25        | Light<br>(White) | 2.50       | No    |

### External wall schedule

| Location         | Wall ID               | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading fea<br>projection ( | Vertical<br>nture* shading<br>mm) feature |
|------------------|-----------------------|----------------|---------------|------------------|---|---|
| BEDROOM 02       | FC-NONREFL-NOCAV-AF   | 3000           | 2998          | Ν                |   | Yes                                       |
| BEDROOM 02       | FC-NONREFL-NOCAV-AF   | 3000           | 1835          | W                | 3942                                      | Yes                                       |
| BEDROOM 03       | BV-NONREFL-CAV-AF     | 3000           | 2431          | Ν                |   | Yes                                       |
| BEDROOM 03       | BV-NONREFL-CAV-AF     | 3000           | 148           | NNE              |   | Yes                                       |
| BEDROOM 03       | BV-NONREFL-CAV-AF     | 3000           | 168           | NE               |   | Yes                                       |
| BEDROOM 03       | BV-NONREFL-CAV-AF     | 3000           | 269           | NE               |   | Yes                                       |
| BEDROOM 03       | BV-NONREFL-CAV-AF     | 3000           | 2 73          | E                |   | Yes                                       |
| BEDROOM 03       | BV-NONREFL-CAV-AF     | 100            | 2697          | E                |   | Yes                                       |
| KLM              | FC-NONREFL-NOCAV-AF   | 3000           | 3674          | Ν                | 2033                                      | Yes                                       |
| KLM              | BV-NONREFL-C.V-AF     | 3000           | 2198          | W                |   | Yes                                       |
| M. BEDROOM       | FC-NONKER NOTAV-AF    | 3000           | 1319          | Ν                |   | Yes                                       |
| Internal wall ty | pe                    |                |               |                  |   |   |
| Wall ID          | Wall Type             |                |               |                  | Area (m²)                                 | Bulk<br>insulation                        |
| CSR PARTY WALL   | CSR Party Wall        |                |               |                  | 22.1                                      | 5.00                                      |
| INT-PB           | Internal Plasterboard | Stud Wall      |               |                  | 152.7                                     | 0.00                                      |

## Floor type

| Location   | Construction  | Area<br>(m²) | Sub-floor ventilation | Added<br>insulation<br>(R-value) | Covering |
|------------|---|--------------|-----------------------|----------------------------------|----------|
| BATH       | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.1          | N/A                   | 0.00                             | Tile     |
| BEDROOM 02 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 12.1         | N/A                   | 0.00                             | Carpet   |
| BEDROOM 03 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 10.7         | N/A                   | 0.00                             | Carpet   |

\* Refer to glossary. Generated on 26 May 2023 using Hero 3.0.1 for Unit 11, 322-326 High Street, Ashburton, VIC, 3147 8.2 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

## Floor type

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| Location                     | Construction  | VCAT:Ref.P8                                  | 3 <b>76/2</b> 02<br>(m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation           | Covering                   |
|------------------------------|---|--|---------------------------------------|---------------------------|----------------------|----------------------------|
|                              |   |  | · ,                                   |                           | (R-value)            |                            |
| ENS M                        | SUSP-CONC-200: Suspended C<br>Floor (200mm)   | oncrete Slab                                 | 4.7                                   | N/A                       | 0.00                 | Tile                       |
| HALL                         | SUSP-CONC-200: Suspended C<br>Floor (200mm)   | oncrete Slab                                 | 6.7                                   | N/A                       | 0.00                 | Carpet                     |
| HALL                         | SUSP-CONC-200: Suspended C<br>Floor (200mm)   | oncrete Slab                                 | 1.8                                   | N/A                       | 0.00                 | Tile                       |
| KLM                          | SUSP-CONC-200: Suspended C<br>Floor (200mm)   | oncrete Slab                                 | 26.8                                  | N/A                       | 0.00                 | Carpet                     |
| KLM                          | SUSP-CONC-200: Suspended C<br>Floor (200mm)   | oncrete Slab                                 | 15.2                                  | N/A                       | 0.00                 | Tile                       |
| M. BEDROOM                   | SUSP-CONC-200: Suspended C<br>Floor (200mm)   | oncrete Slab                                 | 14.3                                  | N/A                       | 0.00                 | Carpet                     |
| STUDY                        | SUSP-CONC-200: Suspended C<br>Floor (200mm)   | oncrete Slab                                 | 5.2                                   | N/A                       | 0.00                 | Carpet                     |
| WIR M                        | SUSP-CONC-200: Suspended C<br>Floor (200mm)   | oncrete Slab                                 | 4.0                                   | N/A                       | 0.00                 | Carpet                     |
| M. BEDROOM<br>STUDY<br>WIR M | SUSP-CONC-200: Suspended C<br>Floor (200mm)<br>SUSP-CONC-200: Suspended C<br>Floor (200mm)<br>SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab<br>oncrete Slab<br>oncrete Slab | 14.3<br>5.2<br>4.0                    | N/A<br>N/A<br>N/A         | 0.00<br>0.00<br>0.00 | Carpet<br>Carpet<br>Carpet |

## Ceiling type

| Location   | Construction   | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|--|---------------------------------|---------------------|
| BEDROOM 02 | SLAB-200-EXP-01: Concrete Slab (200nm) with Exposed Concrete Ceiling | 1.00                            | No                  |
| BEDROOM 03 | SLAB-200-EXP-01: Concret, Slab 200mm) with Exposed Concrete Ceiling  | 1.00                            | No                  |
| KLM        | SLAB-200-EXP-01: Concrete Slav (200mm) with Exposed Concrete Comm    | 1.00                            | No                  |

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|----------|----------|-------------|---------------|---------------------|
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| HALL     | 1        | Exhaust Fan | 350           | Sealed              |
| KLM      | 1        | Exhaust Fan | 260           | Sealed              |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

| # NatHERS Certificate | 8 2 Star Rating as of 26 May 2023  | VC/             |               | recte         | a Plans               |   |
|-----------------------|------------------------------------|-----------------|---------------|---------------|-----------------------|---|
|                       |                                    | These plar      | ns/documen    | ts are avail  | lable for viewing in  |   |
| Roof type             |                                    | accordanc       | e with the d  | irection of t | he Victorian Civil an | d |
|                       |                                    | Administra      | itive Tribuna | I in the ma   | tter of               |   |
| Construction          |                                    | VCAT:Ref        | P8/6/2023     | absorptan     | Roof Colour           |   |
|                       |                                    |                 | (R-value)     |               |                       |   |
| SLAB-200-EXP-01: Cond | crete Slab (200mm) with Exposed Co | oncrete Ceiling | 0.00          | 0.50          | Medium                |   |

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| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the right the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.      |
| Conditioned                               | a zone within a dwelling that is expected to require the and cooling based on standard occupancy assumptions. In some circumstances it will include garages.  |
| Custom windows                            | windows listed in NatHERS software the area vailable with market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie c type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefit on the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions of flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).  |
| Exposure category - open                  | terrain who few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with non-constructions 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)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

## VCAT Directed Plans

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

### **Property**

Address Unit 12, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

## **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

## **Construction and environment**

| Assessed floor area | Exposure Type |                        |
|---------------------|---------------|------------------------|
| Conditioned*        | 96.1          | Suburban               |
| Unconditioned*      | 5.0           | NatHERS climate zone   |
| Total               | 101.1         | 62 - Moorabbin Airport |
| Garage              | 0.0           |                        |
| Accred              | lited asses   | sor                    |

| Name                    | Ayden Frigeric    |
|-------------------------|-------------------|
| Business name           | Archi Sustaina    |
| Email                   | ayc' n@arch. t    |
| Phone                   | +61 4 808849      |
| Accreditation No.       | DMN/201 - 56      |
| Assessor Accrediting    | DMN               |
| Organisation            |                   |
| Declaration of interest | Conflict of Inter |

flict of Interest (Managed)

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Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunal in the matter VCAT:Ref.P876/2023



83.6 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 72.5 11.1 M.J/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

## Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

inability.com.au

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

#### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

#### **Additional Notes**

-----

\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IRS Technical Note Values used on building areas left unspecified

## Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           |                    | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

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Default\* roof windows

7.2 Star Rating as of 26 May 2023

### Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribupal in the matter of

| Location   | Window<br>ID | Window No. | Administra<br>Height<br>/CAT:Ref<br>(mm)ef | Width<br>Width<br>.P876/<br>(mm) | ribunal in<br>Window<br>2023 .<br>type . | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|------------|--|----------------------------------|--|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ALM-004-01 A | W01-B-a    | 2700                                       | 900                              | Fixed                                    | 0                        | N                         | None               |
| BEDROOM 02 | ALM-003-01 A | W01-A-a    | 2700                                       | 900                              | Awning                                   | 90                       | N                         | None               |
| BEDROOM 03 | ALM-003-01 A | W05-1      | 1000                                       | 1800                             | Awning                                   | 90                       | ESE                       | None               |
| BEDROOM 03 | ALM-004-01 A | W05-2      | 1700                                       | 1800                             | Fixed                                    | 0                        | ESE                       | None               |
| KLM        | ALM-004-01 A | W03-d      | 2700                                       | 3600                             | Sliding                                  | 60                       | Ν                         | None               |
| KLM        | ALM-004-01 A | W04-c      | 2700                                       | 900                              | Fixed                                    | 0                        | Ν                         | None               |
| M. BEDROOM | ALM-003-01 A | W02-D      | 1500                                       | 1200                             | Awning                                   | 90                       | Ν                         | None               |
| M. BEDROOM | ALM-004-01 A | W02-C      | 1500                                       | 1200                             | Fixed                                    | 0                        | Ν                         | None               |

#### Roof window type and performance value

#### SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None **Custom\* roof windows** SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Outdoor Window Opening Height **Orient-**Indoor Location ID % (mm) (mm) ation shade shade no. None

### Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |
|             |                      |

#### Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|
| None     |                |                 |                               |              |                  |                  |          |                      |

7.2 Star Rating as of 26 May 2023

## External door schedule

Location

None

**VCAT Directed Plans** These plans/documents are available for viewing in

accordance with the direction of the Victorian Civil and Height (mm) Width (mm) Opening % Orientation VCAT:Ref.P876/2023

### External wall type

| Wall ID             | Wall Type   | Solar<br>absorptance | Wall<br>Colour   | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|---|----------------------|------------------|---------------------------------|-----------------------------|
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non-Reflective<br>Sarking | 0.25                 | Light<br>(White) | 2.50                            | No                          |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Cavity) Stud<br>Wall      | 0.25                 | Light<br>(White) | 2.50                            | No                          |

### External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BATH       | BV-NONREFL-CAV-AF   | 3000           | 1372          | S                | 5005  | Yes                            |
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 3910          | ESE              |   | No                             |
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 2430          | Ν                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | ,49           | ESE              |   | No                             |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 30 J           | 311           | S                | 5005  | Yes                            |
| ENS M      | BV-NONREFL-CAV-AF   | 30             | 885           | Ν                |   | Yes                            |
| ENS M      | BV-NONREFL-CAV      | 36             | 181           | NNE              |   | No                             |
| ENS M      | BV-NONREEL-CA Voi   | 3000           | 175           | NE               |   | No                             |
| ENS M      | BV-NCUREFL-CAV-A    | 3000           | 192           | NE               |   | No                             |
| ENS M      | BV-NONRI L-CAV-AF   | 3000           | 321           | ENE              |   | Yes                            |
| ENS M      | BV-NONREFL-CAV-AF   | 3000           | 2618          | E                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV-AF | 3000           | 4810          | Ν                | 3487  | Yes                            |
| KLM        | BV-NONREFL-CAV-AF   | 3000           | 1469          | E                | 3468  | Yes                            |
| M. BEDROOM | FC-NONREFL-NOCAV-AF | 3000           | 2872          | Ν                |   | Yes                            |
| M. BEDROOM | FC-NONREFL-NOCAV-AF | 3000           | 3288          | W                | 3974  | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 3000           | 177           | Ν                |   | Yes                            |

7.2 Star Rating as of 26 May 2023

## Internal wall type

## **VCAT Directed Plans**

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| Wall ID        | Wall Type                 | VCAT:Ref.P876/2023 ." | Area (m²) | Bulk |
|----------------|---------------------------|-----------------------|-----------|------|
| CSR PARTY WALL | CSR Party Wall            |                       | 37.7      | 5.00 |
| INT-PB         | Internal Plasterboard Stu | d Wall                | 87.6      | 0.00 |

## Floor type

| Location            | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|---------------------|---|--------------|--------------------------|----------------------------------|----------|
| ВАТН                | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 5.0          | N/A                      | 0.00                             | Tile     |
| BEDROOM 02          | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 12.4         | N/A                      | 0.00                             | Carpet   |
| BEDROOM 03          | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 11.9         | N/A                      | 0.00                             | Carpet   |
| ENS M               | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.6          | N/A                      | 0.00                             | Tile     |
| HALL                | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.9          | N/A                      | 0.00                             | Carpet   |
| HALL                | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 1.6          | N/A                      | 0.00                             | Tile     |
| KLM                 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 31.1         | N/A                      | 0.00                             | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 13.0         | N/A                      | 0.00                             | Tile     |
| M. BEDROOM          | SUSP-CONC-200: Suspen and Concure Slab<br>Floor (200mm) | 12.4         | N/A                      | 0.00                             | Carpet   |
| WIR M               | SUSP-CONC-200 compended concerte Slab<br>Floor (200mm   | 4.2          | N/A                      | 0.00                             | Carpet   |
| Ceiling <i>type</i> |   |              |                          |                                  |          |

## Ceiling type

| Location   | Cuparuction   | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|---|---------------------------------|---------------------|
| BEDROOM 02 | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| BEDROOM 03 | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| ENS M      | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| HALL       | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| KLM        | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| M. BEDROOM | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |

| # NatHERS Certificat | e |
|----------------------|---|
|----------------------|---|

7.2 Star Rating as of 26 May 2023

# VCAT Directed Plans

| Ceiling <i>penetrations*</i> |          | accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of |                |              |  |
|------------------------------|----------|---|----------------|--------------|--|
| Location                     | Quantity | VCAT: Rog P876/20   | 23Diameter (mi | m) /unsealed |  |
| BATH                         | 1        | Exhaust Fan   | 350            | Sealed       |  |
| ENS M                        | 1        | Exhaust Fan   | 350            | Sealed       |  |
| HALL                         | 1        | Exhaust Fan   | 350            | Sealed       |  |
| KLM                          | 1        | Exhaust Fan   | 260            | Sealed       |  |
|                              |          |   |                |              |  |

### Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

### Roof *type*

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling | 0.00                             | 0.50                 | Medium      |



### **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

#### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.                |
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| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefit on the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain we few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).  |
| Exposure category - suburban              | terrain with non-cess, 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.   |
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| 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 |
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| 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.                                   |
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| 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).                             |
# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

# **Property**

Address Unit 13, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

# **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

# **Construction and environment**

| Assessed floor area (m <sup>2</sup> )* |      |  |  |  |
|--|------|--|--|--|
| Conditioned* 71.8                      |      |  |  |  |
| Unconditioned*                         | 4.0  |  |  |  |
| Total                                  | 75.8 |  |  |  |
| Garage                                 | 0.0  |  |  |  |
|  |      |  |  |  |



# Accredited assessor

| Name                                 | Ayden Frigeric                 |
|--------------------------------------|--------------------------------|
| Business name                        | Archi Sustaina ilit            |
| Email                                | aye a@arch.ust.inability.com   |
| Phone                                | +61 4 8088498                  |
| Accreditation No.                    | DMN/2011-56                    |
| Assessor Accrediting<br>Organisation | DMN                            |
| Declaration of interest              | Conflict of Interest (Managed) |

Nationwide House Energy Rating Schemedocuments are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunahin the matter of VCAT:Ref.P876/2023



129.2 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

| Thermal Performance |                   |  |  |  |  |  |
|---------------------|-------------------|--|--|--|--|--|
| Heating             | Cooling           |  |  |  |  |  |
| 110.8               | 18.4              |  |  |  |  |  |
| MJ/m²               | MJ/m <sup>2</sup> |  |  |  |  |  |

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

# Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

**Exposure Type** 

NatHERS climate zone 62 - Moorabbin Airport

nability.com.au

Suburban

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

# **Certificate Check**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

# **Additional Notes**

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\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatHLRs. Technical Note Values used on building areas left unspecified

# Window and glazed door type and performance

#### Default\* windows

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           |                    | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

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Default\* roof windows

5.9 Star Rating as of 26 May 2023

# Window and glazed door *schedule*

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribupal in the matter of

| Location   | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref | Width<br>.P876/ | ribunal in<br>Window<br>/2023 .<br>type . | the matt<br>Opening<br>% | orient-<br>ation | Shading<br>device* |
|------------|--------------|---------------|----------------------------------|-----------------|---|--------------------------|------------------|--------------------|
| BEDROOM 02 | ALM-003-01 A | W03-1         | 900                              | 1800            | Awning                                    | 90                       | ESE              | None               |
| BEDROOM 02 | ALM-004-01 A | W03-2         | 1800                             | 1800            | Fixed                                     | 0                        | ESE              | None               |
| ENS M      | ALM-003-01 A | W01-1         | 900                              | 1200            | Awning                                    | 90                       | S                | None               |
| ENS M      | ALM-004-01 A | W01-2         | 1800                             | 1200            | Fixed                                     | 0                        | S                | None               |
| KLM        | ALM-004-01 A | W04           | 2700                             | 3500            | Sliding                                   | 45                       | E                | None               |
| KLM        | ALM-004-01 A | W05           | 2700                             | 950             | Fixed                                     | 0                        | Ν                | None               |
| M. BEDROOM | ALM-003-01 A | W02-1         | 1000                             | 1800            | Awning                                    | 90                       | ESE              | None               |
| M. BEDROOM | ALM-004-01 A | W02-2         | 1700                             | 1800            | Fixed                                     | 0                        | ESE              | None               |

# Roof window type and performance value

#### SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None **Custom\* roof windows** SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Outdoor Window Opening Height **Orient-**Indoor Location ID % (mm) (mm) ation shade shade no. None

# Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |
|             |                      |

# Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|
| None     |                |                 |                               |              |                  |                  |          |                      |

5.9 Star Rating as of 26 May 2023

# External door *schedule*

Location

None

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Width (mm) Opening & Orientation VCAT:Ref.P876/2023.

**VCAT Directed Plans** 

# External wall type

| Wall ID           | Wall Type   | Solar<br>absorptance | Wall<br>Colour   | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|-------------------|---|----------------------|------------------|---------------------------------|-----------------------------|
| BV-NONREFL-CAV-AF | Brick Veneer Stud Wall with Non-Reflective<br>Sarking | 0.25                 | Light<br>(White) | 2.50                            | No                          |

# External wall *schedule*

| Location         | Wall ID               | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading fea<br>projection ( | Vertical<br>ture* shading<br>mm) feature |
|------------------|-----------------------|----------------|---------------|------------------|---|--|
| BEDROOM 02       | BV-NONREFL-CAV-AF     | 3000           | 4143          | ESE              |   | No                                       |
| BEDROOM 02       | BV-NONREFL-CAV-AF     | 3000           | 2041          | Ν                |   | Yes                                      |
| ENS M            | BV-NONREFL-CAV-AF     | 3000           | 2670          | S                |   | Yes                                      |
| ENS M            | BV-NONREFL-CAV-AF     | 3000           | 1478          | W                |   | Yes                                      |
| KLM              | BV-NONREFL-CAV-AF     | 3000           | 25/17         | Е                | 2274                                      | Yes                                      |
| KLM              | BV-NONREFL-CAV-AF     | 306            | 115           | Ν                | 1261                                      | Yes                                      |
| M. BEDROOM       | BV-NONREFL-CAV-AF     | 30             | 3685          | S                |   | Yes                                      |
| M. BEDROOM       | BV-NONREFL-CAV-F      | 36-0           | 3146          | ESE              |   | No                                       |
| WIR M            | BV-NONREEL-CVV-       | 3000           | 1445          | W                |   | Yes                                      |
| Internal wall ty | rpe                   |                |               |                  |   |  |
| Wall ID          | Wall Type             |                |               |                  | Area (m²)                                 | Bulk<br>insulation                       |
| CSR PARTY WALL   | CSR Party Wall        |                |               |                  | 39.6                                      | 5.00                                     |
| INT-PB           | Internal Plasterboard | Stud Wall      |               |                  | 69.0                                      | 0.00                                     |

# Floor type

| Location   | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|------------|---|--------------|--------------------------|----------------------------------|----------|
| BATH       | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 4.0          | N/A                      | 0.00                             | Tile     |
| BEDROOM 02 | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 13.7         | N/A                      | 0.00                             | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 3.9          | N/A                      | 0.00                             | Tile     |

5.9 Star Rating as of 26 May 2023

# **VCAT Directed Plans**

# Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Construction                                | VCAT:Ref.P8  | (m <sup>2</sup> )   | 2 <mark>9</mark> ub-floor<br>ventilation  | insulation   | Covering   |
|---|--|---|---|--|--|
|   |  | • •   |   | (R-value)  |  |
| SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab   | 2.8   | N/A   | 0.00   | Carpet   |
| SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab   | 26.8  | N/A   | 0.00   | Carpet   |
| SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab   | 8.3   | N/A   | 0.00   | Tile   |
| SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab   | 12.4  | N/A   | 0.00   | Carpet   |
| SUSP-CONC-200: Suspended C<br>Floor (200mm) | oncrete Slab   | 3.9   | N/A   | 0.00   | Carpet   |
|   | Construction<br>SUSP-CONC-200: Suspended C<br>Floor (200mm)<br>SUSP-CONC-200: Suspended C<br>Floor (200mm)<br>SUSP-CONC-200: Suspended C<br>Floor (200mm)<br>SUSP-CONC-200: Suspended C<br>Floor (200mm) | Construction       VCAT:Ref.P8         SUSP-CONC-200: Suspended Concrete Slab         Floor (200mm)         SUSP-CONC-200: Suspended Concrete Slab         Floor (200mm) | ConstructionVCAT:Ref.P876/202<br>(m²)SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)2.8SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)26.8SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)8.3SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)12.4SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)3.9 | ConstructionVCAT:Ref.P876/202Sub/Filoor<br>(m2)Signame<br>ventilationSUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)2.8N/ASUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)26.8N/ASUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)8.3N/ASUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)12.4N/ASUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm)3.9N/A | ConstructionVCAT:Ref.P876/2025ub/-floor<br>(m2)Insulation<br>insulation<br>(R-value)SUSP-CONC-200: Suspended Concrete Slab<br> |

# Ceiling *type*

| Location   | Construction  | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|---|---------------------------------|---------------------|
| BATH       | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| BEDROOM 02 | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| ENS M      | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| HALL       | SLAB-200-EXP-01: Concrete Slab (200nm) with Exposed Concrete Ceiling    | 1.00                            | No                  |
| KLM        | SLAB-200-EXP-01: Concret, Slab 200mm) With Exposed Concrete Ceiling     | 1.00                            | No                  |
| M. BEDROOM | SLAB-200-EXP-01: Concrete Slav (200mm) with Exposed Concrete Comm       | 1.00                            | No                  |
| WIR M      | SLAB-201-EXE 01: Concrete Slab (200mm) with Exposed                     | 1.00                            | No                  |

# Ceiling penetrations

| Location | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|----------|----------|-------------|---------------|---------------------|
| BATH     | 1        | Exhaust Fan | 350           | Sealed              |
| ENS M    | 1        | Exhaust Fan | 350           | Sealed              |
| KLM      | 1        | Exhaust Fan | 350           | Sealed              |
| KLM      | 1        | Exhaust Fan | 260           | Sealed              |

# Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

| # NatHERS Certificate | <b>5 9 Star Rating</b> as of 26 May 2023 | VC/             | AIL  | virected           | Plans                |    |  |
|-----------------------|--|-----------------|--|--------------------|----------------------|----|--|
|                       |  | These plar      | These plans/documents are available for viewing in |                    |                      |    |  |
| Roof type             |  | accordanc       | e with th  | e direction of the | e Victorian Civil ar | nd |  |
|                       |  |                 | Added  | unal in the matte  | er of                |    |  |
| Construction          |  | VOAT.Ref        | '' insulatio                                       | absorptance        | Roof Colour          |    |  |
|                       |  |                 | (R-value)  | -                  |                      |    |  |
| SLAB-200-EXP-01: Cond | crete Slab (200mm) with Exposed Co       | oncrete Ceiling | 0.00   | 0.50               | Medium               |    |  |

# **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

## Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.                |
| Conditioned                               | a zone within a dwelling that is expected to require the eating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the area vailable to the market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefit on the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain we few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).  |
| Exposure category - suburban              | terrain with non-cess, 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)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

Administrative Tribunal in the matte

accordance with the direction of the Victorian Civil and

# Nationwide House Energy Rating Schemedocuments are available for viewing in NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

# **Property**

Address Unit 14, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

# **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

# **Construction and environment**

| Assessed floor area (m <sup>2</sup>  | Exposure Type  |                        |
|--------------------------------------|----------------|------------------------|
| Conditioned*                         | 107.9          | Suburban               |
| Unconditioned*                       | 4.8            | NatHERS climate zone   |
| Total                                | 112.6          | 62 - Moorabbin Airport |
| Garage                               | 0.0            |                        |
| Name                                 | Ayden Frigerig |                        |
| Business name                        | Archi Sustaina | iliter Ltd             |
| Email                                | ayc' n@arch u  | ustrinability.com.au   |
| Phone                                | +61 4 1808849  | 8                      |
| Accreditation No.                    | DMN/201 - 56   |                        |
| Assessor Accrediting<br>Organisation | DMN            |                        |

**Thermal Performance** Heating Cooling 97.1 6.2 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

# Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

**Declaration of interest** 

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State and territory variations and additions to the NCC may also apply.

Conflict of Interest (Managed)



103.4 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

6.6 Star Rating as of 26 May 2023

## **Certificate Check**

# **VCAT Directed Plans**

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Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

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Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

# **Additional Notes**

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Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IRS Technical Note Values used on building areas left unspecified

# Window and glazed door type and performance

#### Default\* windows

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           |                    | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

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Default\* roof windows

6.6 Star Rating as of 26 May 2023

# Window and glazed door *schedule*

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribupal in the matter of

| Location   | Window<br>ID | Window No. | Administra<br>Height<br>/CAT:Ref | itive I r<br>Width<br>.P876/<br>(mm)/ | າbunal in<br>Window<br>2023<br>type | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|------------|----------------------------------|---------------------------------------|-------------------------------------|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ALM-003-01 A | W01-d      | 2700                             | 1200                                  | Awning                              | 90                       | S                         | None               |
| BEDROOM 03 | ALM-003-01 A | W05-5      | 1000                             | 1200                                  | Awning                              | 90                       | S                         | None               |
| BEDROOM 03 | ALM-004-01 A | W05-6      | 1700                             | 1200                                  | Fixed                               | 0                        | S                         | None               |
| KLM        | ALM-004-01 A | W04-d      | 2700                             | 3600                                  | Sliding                             | 60                       | S                         | None               |
| M. BEDROOM | ALM-003-01 A | W02-3      | 900                              | 1200                                  | Awning                              | 90                       | S                         | None               |
| M. BEDROOM | ALM-004-01 A | W02-4      | 600                              | 1200                                  | Fixed                               | 0                        | S                         | None               |
| STUDY      | ALM-003-01 A | W03-3      | 900                              | 2400                                  | Awning                              | 90                       | S                         | None               |
| STUDY      | ALM-004-01 A | W03-4      | 600                              | 2400                                  | Fixed                               | 0                        | S                         | None               |

# Roof window type and performance value

#### SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None **Custom\* roof windows** SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Outdoor Window Opening Height **Orient-**Indoor Location ID % (mm) (mm) ation shade shade no. None

# Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |
|             |                      |

# Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|
| None     |                |                 |                               |              |                  |                  |          |                      |

6.6 Star Rating as of 26 May 2023

# External door *schedule*

Location

None

May 2023 May 2023 May 2023 These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of Maximum Opening % Orientation VCAT:Ref.P876/2023.

# External wall type

| Wall ID             | Wall Type   | Solar<br>absorptance | Wall<br>Colour   | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|---|----------------------|------------------|---------------------------------|-----------------------------|
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non-Reflective<br>Sarking | 0.25                 | Light<br>(White) | 2.50                            | No                          |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Cavity) Stud<br>Wall      | 0.25                 | Light<br>(White) | 2.50                            | No                          |

# External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 1319          | S                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 3060          | S                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV-AF | 3000           | 5146          | W                |   | Yes                            |
| KLM        | FC-NONREFL-NOCAV-AF | 3000           | .86           | S                | 1987  | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 30 J           | 248           | ESE              |   | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV-AF   | 30.            | 226           | SE               |   | Yes                            |
| M. BEDROOM | BV-NONREFL-CAV      | 30.0           | 341           | SSE              |   | Yes                            |
| M. BEDROOM | BV-NONREEL-CAVAT    | 3000           | 1200          | S                |   | Yes                            |
| M. BEDROOM | BV-NGUREFL-CAV-AF   | 3000           | 2787          | Е                |   | Yes                            |
| M. BEDROOM | FC-NONR L-NOCAV-AF  | 3000           | 1617          | S                |   | Yes                            |
| STUDY      | FC-NONREFL-NOCAV-AF | 3000           | 2596          | S                |   | Yes                            |
| STUDY      | FC-NONREFL-NOCAV-AF | 3000           | 1731          | W                | 3781  | Yes                            |

# Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 32.9      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 135.5     | 0.00               |

6.6 Star Rating as of 26 May 2023

# **VCAT Directed Plans**

# Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Construction                           | VCAT:Ref.P8   | 3 <b>76/2</b> 02<br>(m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation | Covering |
|------------|--|---------------|---------------------------------------|---------------------------|------------|----------|
|            |  |               | · /                                   |                           | (R-value)  |          |
| ВАТН       | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 4.8                                   | N/A                       | 0.00       | Tile     |
| BEDROOM 02 | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 12.3                                  | N/A                       | 0.00       | Carpet   |
| BEDROOM 03 | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 10.3                                  | N/A                       | 0.00       | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 4.2                                   | N/A                       | 0.00       | Tile     |
| KLM        | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 30.4                                  | N/A                       | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 20.7                                  | N/A                       | 0.00       | Tile     |
| L'DRY      | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 5.3                                   | N/A                       | 0.00       | Tile     |
| M. BEDROOM | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 16.5                                  | N/A                       | 0.00       | Carpet   |
| STUDY      | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 4.5                                   | N/A                       | 0.00       | Carpet   |
| WIR 02     | SUSP-CONC-200: Suspended Floor (200mm) | Concrete Slab | 3.6                                   | N/A                       | 0.00       | Carpet   |

# Ceiling type

| Location   | Construction   | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|--|---------------------------------|---------------------|
| BEDROOM 02 | SLAB-200-EXP-01: Concrete Slav (200mm) with Exposed Concrete Comm        | 1.00                            | No                  |
| ENS M      | SLAB-2:0-EXE 01: Concrete Slab (200mm) with Exposed                      | 1.00                            | No                  |
| KLM        | SLAB-2:0-E.P-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling  | 1.00                            | No                  |
| M. BEDROOM | St 1P 200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| STUDY      | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling  | 1.00                            | No                  |

# Ceiling penetrations\*

| Location | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|----------|----------|-------------|---------------|---------------------|
| BATH     | 1        | Exhaust Fan | 350           | Sealed              |
| ENS M    | 1        | Exhaust Fan | 350           | Sealed              |
| KLM      | 1        | Exhaust Fan | 260           | Sealed              |
| L'DRY    | 1        | Exhaust Fan | 350           | Sealed              |

# NatHERS Certificate 6.6 Star Rating as of 26 May 2023

# **VCAT Directed Plans**

 Ceiling fans
 These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

## Roof *type*

None

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling | 0.00                             | 0.50                 | Medium      |

# **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

## Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for ving, e.g. ceiling fans; pendant lights, and heating and cooling ducts.           |
| Conditioned                               | a zone within a dwelling that is expected to require the eating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the area vailable on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefition the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 but way.   |
| Exposure category - exposed               | terrain an no obstructions of flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).  |
| Exposure category - open                  | terrain who few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with more tas, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

# **Property**

Address Unit 15, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

# **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

# **Construction and environment**

| Assessed floor area (m <sup>2</sup>  | ²)*              | Exposure Type  |
|--------------------------------------|------------------|--|
| Conditioned*                         | 108.1            | Suburban   |
| Unconditioned*                       | 4.8              | NatHERS climate zone   |
| Total                                | 112.8            | 62 - Moorabbin Airport   |
| Garage                               | 0.0              |  |
| Accredite                            | ed assesso       | or in the second s |
| Name                                 | Ayden Frigerig   |  |
| Business name                        | Archi Sustaina   | a ilit i I td  |
| Email                                | aye n@arch       | ust inability.com.au   |
| Phone                                | +61 4 (808849    | 3  |
| Accreditation No.                    | DMN/20.1 56      |  |
| Assessor Accrediting<br>Organisation | DMN              |  |
| Declaration of interest              | Conflict of Inte | erest (Managed)  |

Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunal in the matte VCAT:Ref.P876/2023

> The more stars the more energy efficient

105.2 MJ/m<sup>2</sup>

Predicted annual energy load for heating and cooling based on standard

occupancy assumptions.



#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

# Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

6.6 Star Rating as of 26 May 2023

## **Certificate Check**

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

# **Additional Notes**

-----

\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IRS Technical Note Values used on building areas left unspecified

# Window and glazed door type and performance

#### Default\* windows

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID | Window Description | Maximum SHGC* | tolerance ranges        |  |  |
|-----------|--------------------|---------------|-------------------------|--|--|
|           |                    | U-value*      | lower limit upper limit |  |  |
| None      |                    |               |                         |  |  |

- - - - -

Default\* roof windows

6.6 Star Rating as of 26 May 2023

# Window and glazed door *schedule*

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribupal in the matter of

| Location    | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref | itive  <br>Width<br>.P876/<br>(mm) | ribunal in<br>Window<br>2023 .<br>type . | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|-------------|--------------|---------------|----------------------------------|------------------------------------|--|--------------------------|---------------------------|--------------------|
| BEDROOM 002 | ALM-003-01 A | W01-f         | 2700                             | 1200                               | Awning                                   | 90                       | S                         | None               |
| BEDROOM 03  | ALM-003-01 A | W02-5         | 1000                             | 1200                               | Awning                                   | 90                       | S                         | None               |
| BEDROOM 03  | ALM-004-01 A | W02-6         | 1700                             | 1200                               | Fixed                                    | 0                        | S                         | None               |
| KLM         | ALM-003-01 A | W04-e         | 2700                             | 3600                               | Fixed                                    | 0                        | S                         | None               |
| M. BEDROOM  | ALM-003-01 A | W05-3         | 900                              | 1200                               | Awning                                   | 90                       | S                         | None               |
| M. BEDROOM  | ALM-004-01 A | W05-4         | 600                              | 1200                               | Fixed                                    | 0                        | S                         | None               |
| STUDY       | ALM-003-01 A | W03-5         | 900                              | 2400                               | Awning                                   | 90                       | S                         | None               |
| STUDY       | ALM-004-01 A | W03-6         | 600                              | 2400                               | Fixed                                    | 0                        | S                         | None               |

# Roof window type and performance value

#### SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None **Custom\* roof windows** SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Outdoor Window Opening Height **Orient-**Indoor Location ID % (mm) (mm) ation shade shade no. None

# Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |
|             |                      |

# Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|
| None     |                |                 |                               |              |                  |                  |          |                      |

6.6 Star Rating as of 26 May 2023

## External door *schedule*

Location

None

VCAT Directed Plans These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

Height (mm) Width (mm) Opening % Orientation VCAT:Ref.P876/2023 .

# External wall type

| Wall ID             | Wall Type   | Solar<br>absorptance | Wall<br>Colour   | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|---|----------------------|------------------|---------------------------------|-----------------------------|
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non-Reflective<br>Sarking | 0.25                 | Light<br>(White) | 2.50                            | No                          |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Cavity) Stud<br>Wall      | 0.25                 | Light<br>(White) | 2.50                            | No                          |

# External wall schedule

| Location    | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|-------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 002 | FC-NONREFL-NOCAV-AF | 3000           | 1325          | S                |   | Yes                            |
| BEDROOM 03  | BV-NONREFL-CAV-AF   | 3000           | 3061          | S                |   | Yes                            |
| KLM         | FC-NONREFL-NOCAV-AF | 3000           | 3805          | S                | 1986  | Yes                            |
| KLM         | FC-NONREFL-NOCAV-AF | 3000           | 146           | E                |   | Yes                            |
| M. BEDROOM  | FC-NONREFL-NOCAV-AF | 30 J           | 161           | S                |   | Yes                            |
| M. BEDROOM  | BV-NONREFL-CAV-AF   | 30             | 310           | SSW              |   | Yes                            |
| M. BEDROOM  | BV-NONREFL-CAV      | 36.0           | 173           | SW               |   | Yes                            |
| M. BEDROOM  | BV-NONREEL-CAV/AT   | 3000           | 161           | WSW              |   | Yes                            |
| M. BEDROOM  | BV-NG IREFL-GAV-AF  | 3000           | 245           | W                |   | Yes                            |
| M. BEDROOM  | BV-NONRI L-CAV-AF   | 3000           | 2685          | W                |   | Yes                            |
| M. BEDROOM  | BV-NONREFL-CAV-AF   | 3000           | 1234          | S                |   | Yes                            |
| STUDY       | FC-NONREFL-NOCAV-AF | 3000           | 1741          | E                | 3935  | Yes                            |
| STUDY       | FC-NONREFL-NOCAV-AF | 3000           | 2593          | S                |   | Yes                            |

## Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 33.0      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 135.7     | 0.00               |

6.6 Star Rating as of 26 May 2023

# **VCAT Directed Plans**

# Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location    | Construction                                | VCAT:Ref.P8   | (m <sup>2</sup> ) | 2Sup-floor<br>ventilation | insulation | Covering |
|-------------|---|---------------|-------------------|---------------------------|------------|----------|
|             |   |               | . ,               |                           | (R-value)  |          |
| BATH        | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 4.8               | N/A                       | 0.00       | Tile     |
| BEDROOM 002 | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 12.4              | N/A                       | 0.00       | Carpet   |
| BEDROOM 03  | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 10.2              | N/A                       | 0.00       | Carpet   |
| ENS M       | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 4.2               | N/A                       | 0.00       | Tile     |
| KLM         | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 30.4              | N/A                       | 0.00       | Carpet   |
| KLM         | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 20.7              | N/A                       | 0.00       | Tile     |
| L'DRY       | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 5.4               | N/A                       | 0.00       | Tile     |
| M. BEDROOM  | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 16.6              | N/A                       | 0.00       | Carpet   |
| STUDY       | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 4.5               | N/A                       | 0.00       | Carpet   |
| WIR 2       | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 3.7               | N/A                       | 0.00       | Carpet   |

# Ceiling type

| Location    | Construction  | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|-------------|---|---------------------------------|---------------------|
| BEDROOM 002 | SLAB-200-EXP-01: Concrete Slav (200mm) with Exposed Concrete Comm       | 1.00                            | No                  |
| ENS M       | SLAB-2:0-EXF.01: Concrete Slab (200mm) with Exposed                     | 1.00                            | No                  |
| KLM         | SLAB-2:0-E.P-01: Concrete Slab (200mm) with Exposed Concrete Ceiling    | 1.00                            | No                  |
| M. BEDROOM  | St 1P 200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling   | 1.00                            | No                  |
| STUDY       | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |

# Ceiling penetrations\*

| Location | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|----------|----------|-------------|---------------|---------------------|
| BATH     | 1        | Exhaust Fan | 350           | Sealed              |
| ENS M    | 1        | Exhaust Fan | 350           | Sealed              |
| KLM      | 1        | Exhaust Fan | 260           | Sealed              |
| L'DRY    | 1        | Exhaust Fan | 350           | Sealed              |

**# NatHERS Certificate** 6.6 Star Rating as of 26 May 2023

# VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Ceiling fans Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

## Roof type

Location

None

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling | 0.00                             | 0.50                 | Medium      |

# **Explanatory Notes**

#### About this report

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Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

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

## Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for ving, e.g. ceiling fans; pendant lights, and heating and cooling ducts.           |
| Conditioned                               | a zone within a dwelling that is expected to require the eating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the area vailable on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefition the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 but way.   |
| Exposure category - exposed               | terrain an no obstructions of flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).  |
| Exposure category - open                  | terrain who few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with more tas, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

# **Property**

Address Unit 16, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

# **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

# **Construction and environment**

| Assessed floor area (m <sup>2</sup> | <sup>2</sup> )*   | Exposure Type          |
|-------------------------------------|-------------------|------------------------|
| Conditioned*                        | 101.3             | Suburban               |
| Unconditioned*                      | 6.7               | NatHERS climate zone   |
| Total                               | 108.0             | 62 - Moorabbin Airport |
| Garage                              | 0.0               |                        |
| Accredite                           | ed assesso        |                        |
| Name                                | Ayden Frigeric    |                        |
| Business name                       | Archi Sustaina    | liter to the           |
| Email                               | ayc'm@arch.u      | ust inability.com.au   |
| Phone                               | +61 4 808849      | 3                      |
| Accreditation No.                   | DMN/2011-56       |                        |
| Assessor Accrediting Organisation   | DMN               |                        |
| Declaration of interest             | Conflict of Inter | est (Managed)          |

Nationwide House Energy Rating Schemedocuments are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matte VCAT:Ref.P876/2023



The more stars the more energy efficient

| Thermal Performance |       |  |  |  |
|---------------------|-------|--|--|--|
| Heating Cooling     |       |  |  |  |
| 89.3                | 11.7  |  |  |  |
| MJ/m²               | MJ/m² |  |  |  |

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

## Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

# **Certificate Check**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReaticate? @/@@230u need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

# **Additional Notes**

-----

\_\_\_\_\_

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values user in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatHLRs. Technical Note Values used on building areas left unspecified

# Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description                  | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|---------------------|-------|------------------------------------|-------------|
|              |                                     |                     |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80                | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80                | 0.59  | 0.56                               | 0.62        |

#### Custom\* windows

| Window ID Window Descrip | Window Description                     | Maximum SHGC* | tolerance ranges        |  |  |
|--------------------------|--|---------------|-------------------------|--|--|
|                          | ······································ | U-value*      | lower limit upper limit |  |  |
| None                     |  |               |                         |  |  |

- - - - -

Default\* roof windows

6.7 Star Rating as of 26 May 2023

# Window and glazed door *schedule*

# **VCAT Directed Plans**

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| Location   | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref | ative Ti<br>Width<br>.P876/<br>(mm) | ribunal in<br>Window<br>2023 .<br>2023 . | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|---------------|----------------------------------|-------------------------------------|--|--------------------------|---------------------------|--------------------|
| BATH       | ALM-003-01 A | W04-f         | 1800                             | 900                                 | Awning                                   | 90                       | S                         | None               |
| BEDROOM 02 | ALM-003-01 A | W02-7         | 1000                             | 1800                                | Awning                                   | 90                       | S                         | None               |
| BEDROOM 02 | ALM-004-01 A | W02-8         | 1700                             | 1800                                | Fixed                                    | 0                        | S                         | None               |
| BEDROOM 03 | ALM-003-01 A | W01-3         | 1000                             | 1800                                | Awning                                   | 90                       | S                         | None               |
| BEDROOM 03 | ALM-004-01 A | W01-4         | 1700                             | 1800                                | Fixed                                    | 0                        | S                         | None               |
| KLM        | ALM-004-01 A | W05-d         | 2700                             | 3800                                | Sliding                                  | 60                       | W                         | None               |
| M. BEDROOM | ALM-003-01 A | W03-7         | 1000                             | 1800                                | Awning                                   | 90                       | S                         | None               |
| M. BEDROOM | ALM-004-01 A | W03-8         | 1700                             | 1800                                | Fixed                                    | 0                        | S                         | None               |

# Roof window type and performance value

#### SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None **Custom\* roof windows** SHGC substitution Maximum tolerance ranges SHGC\* Window ID Window Description U-value\* lower limit upper limit None Roof window schedule Window Width Outdoor Window Opening Height **Orient-**Indoor Location ID % (mm) (mm) ation shade shade no. None

# Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |
|             |                      |

# Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|
| None     |                |                 |                               |              |                  |                  |          |                      |

6.7 Star Rating as of 26 May 2023

## External door *schedule*

Location

None

VCAT Directed Plans These plans/documents are available for viewing in

Height (mm) Width (mm) Opening % Orientation VCAT:Ref.P876/2023

accordance with the direction of the Victorian Civil and

# External wall type

| Wall ID             | Wall Type   | Solar<br>absorptance | Wall<br>Colour   | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|---|----------------------|------------------|---------------------------------|-----------------------------|
| BV-NONREFL-CAV-AF   | Brick Veneer Stud Wall with Non-Reflective<br>Sarking | 0.25                 | Light<br>(White) | 2.50                            | No                          |
| FC-NONREFL-NOCAV-AF | Fibre-Cement Clad (Non-Refl Cavity) Stud<br>Wall      | 0.25                 | Light<br>(White) | 2.50                            | No                          |

# External wall schedule

| Location   | Wall ID             | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|----------------|---------------|------------------|---|--------------------------------|
| BATH       | FC-NONREFL-NOCAV-AF | 3000           | 1005          | S                |   | Yes                            |
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 2985          | S                |   | Yes                            |
| BEDROOM 02 | BV-NONREFL-CAV-AF   | 3000           | 1834          | W                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 3000           | 000           | S                |   | Yes                            |
| BEDROOM 03 | BV-NONREFL-CAV-AF   | 30 J           | 331           | E                |   | Yes                            |
| ENS M      | BV-NONREFL-CAV-AF   | 30.            | 1200          | Ν                | 3888  | Yes                            |
| ENS M      | BV-NONREFL-CAV      | 30.7           | 1484          | W                |   | Yes                            |
| KLM        | BV-NONREEL-CAVAT    | 3000           | 3967          | W                | 1251  | Yes                            |
| M. BEDROOM | BV-NCUREFL-CAV-AF   | 3000           | 3284          | W                |   | Yes                            |
| M. BEDROOM | BV-NONRI, L-CAV-AF  | 3000           | 4528          | S                |   | Yes                            |

## Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 55.0      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 108.0     | 0.00               |

# Floor type

| Location | Construction  | Area<br>(m²) | Sub-floor<br>ventilation | Added<br>insulation<br>(R-value) | Covering |
|----------|---|--------------|--------------------------|----------------------------------|----------|
| BATH     | SUSP-CONC-200: Suspended Concrete Slab<br>Floor (200mm) | 6.7          | N/A                      | 0.00                             | Tile     |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 16, 322-326 High Street, Ashburton, VIC, 3147

6.7 Star Rating as of 26 May 2023

# **VCAT Directed Plans**

# Floor type

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| Location   | Construction                                | VCAT:Ref.P8   | (m <sup>2</sup> ) | ventilation | insulation | Covering |
|------------|---|---------------|-------------------|-------------|------------|----------|
|            |   |               | • •               |             | (R-value)  |          |
| BEDROOM 02 | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 11.6              | N/A         | 0.00       | Carpet   |
| BEDROOM 03 | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 11.6              | N/A         | 0.00       | Carpet   |
| ENS M      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 4.1               | N/A         | 0.00       | Tile     |
| ENTRY      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 7.9               | N/A         | 0.00       | Carpet   |
| HALL       | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 5.0               | N/A         | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 25.7              | N/A         | 0.00       | Carpet   |
| KLM        | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 10.7              | N/A         | 0.00       | Tile     |
| L'DRY      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 6.4               | N/A         | 0.00       | Tile     |
| M. BEDROOM | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 15.3              | N/A         | 0.00       | Carpet   |
| WIR M      | SUSP-CONC-200: Suspended C<br>Floor (200mm) | Concrete Slab | 2.9               | N/A         | 0.00       | Carpet   |

# Ceiling type

| Location   | Construction  | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|---|---------------------------------|---------------------|
| BATH       | SLAB-200-EXP-01: Concrete Slav (200mm) with Exposed Concrete Comm         | 1.00                            | No                  |
| BEDROOM 02 | SLAB-2.0-EXF.01: Concrete Slab (200mm) with Exposed                       | 1.00                            | No                  |
| BEDROOM 03 | SLAB-2, 0-E, P-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling | 1.00                            | No                  |
| ENS M      | StyP_200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling      | 1.00                            | No                  |
| HALL       | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling   | 1.00                            | No                  |
| KLM        | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling   | 1.00                            | No                  |
| M. BEDROOM | SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed<br>Concrete Ceiling   | 1.00                            | No                  |

# Ceiling penetrations\*

| Location | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|----------|----------|-------------|---------------|---------------------|
| BATH     | 1        | Exhaust Fan | 350           | Sealed              |
| ENS M    | 1        | Exhaust Fan | 350           | Sealed              |
| KLM      | 1        | Exhaust Fan | 260           | Sealed              |

\* NatHERS Certificate 6.7 Star Rating as of 26 May 2023 Ceiling penetrations\* Location Quantity Quantity

# L'DRY 1 Exhaust Fan 350 Sealed Ceiling fans Location Quantity Diameter (mm) None

# Roof type

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
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| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefition the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 but way.   |
| Exposure category - exposed               | terrain an no obstructions of flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).  |
| Exposure category - open                  | terrain who few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with more tas, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

# **Property**

Address Unit 17, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

# **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

# **Construction and environment**

| Assessed floor area (m <sup>2</sup> )* |       |  |  |  |  |
|--|-------|--|--|--|--|
| Conditioned*                           | 140.0 |  |  |  |  |
| Unconditioned*                         | 5.2   |  |  |  |  |
| Total                                  | 145.2 |  |  |  |  |
| Garage                                 | 0.0   |  |  |  |  |
|  |       |  |  |  |  |



# Accredited assessor

| Name                              | Ayden Fri   |
|-----------------------------------|-------------|
| Business name                     | Archi Sust  |
| Email                             | aye' n@ai   |
| Phone                             | +61 4 1808  |
| Accreditation No.                 | DMN/201     |
| Assessor Accrediting Organisation | DMN         |
| Declaration of interest           | Conflict of |

geri aina nability.com.au °Cr 884

**Exposure Type** 

NatHERS climate zone

62 - Moorabbin Airport

Open

Interest (Managed)

Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunal in the matter VCAT:Ref.P876/2023



58.3 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 40.5 17.8 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

# Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

## **Certificate Check**

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

# **Additional Notes**

-----

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values used in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IR: Technical Note Values used on building areas left unspecified

# Window and glazed door type and performance

#### **Default\* windows**

| Window ID    | Window Description   | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|--|---------------------|-------|------------------------------------|-------------|
|              |  |                     |       | lower limit                        | upper limit |
| ATB-005-04 B | Al Thermally Broken A DG Argon Fill Low Solar Gain low-E - Clear | 3.00                | 0.27  | 0.26                               | 0.28        |
| ATB-006-04 B | Al Thermally Broken B DG Argon Fill Low Solar Gain low-E - Clear | 3.00                | 0.26  | 0.25                               | 0.27        |

#### Custom\* windows

| Window ID | Window Description | Maximum SH | HGC* | SHGC substitution tolerance ranges |  |  |
|-----------|--------------------|------------|------|------------------------------------|--|--|
|           |                    | U-value*   |      | lower limit upper limit            |  |  |
|           |                    |            |      |                                    |  |  |

None

7.9 Star Rating as of 26 May 2023

# Window and glazed door *schedule*

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref | itive I r<br>Width<br>.P876/<br>(mm)/ | າbunal in<br>Window<br>2023 .<br>type . | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|---------------|----------------------------------|---------------------------------------|---|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ATB-005-04 B | W03           | 2700                             | 1250                                  | Awning                                  | 90                       | N                         | None               |
| BEDROOM 02 | ATB-005-04 B | W04           | 2700                             | 1200                                  | French                                  | 90                       | Ν                         | None               |
| BEDROOM 03 | ATB-005-04 B | W05           | 2700                             | 1250                                  | Awning                                  | 90                       | N                         | None               |
| KLM        | ATB-005-04 B | W06           | 2700                             | 4000                                  | Bi-fold                                 | 60                       | N                         | None               |
| KLM        | ATB-005-04 B | W07           | 2700                             | 1250                                  | Awning                                  | 90                       | N                         | None               |
| KLM        | ATB-006-04 B | W08           | 2700                             | 1250                                  | Fixed                                   | 0                        | Ν                         | None               |
| KLM        | ATB-006-04 B | W09           | 2700                             | 1250                                  | Fixed                                   | 0                        | Ν                         | None               |
| M. BEDROOM | ATB-005-04 B | W01           | 2700                             | 1250                                  | Awning                                  | 90                       | N                         | None               |
| M. BEDROOM | ATB-005-04 B | W02           | 2700                             | 1200                                  | French                                  | 90                       | N                         | None               |
| WIR M      | ATB-006-04 B | W10           | 2700                             | 1000                                  | Fixed                                   | 0                        | W                         | None               |

# Roof window type and performance value

| Default* roof win | ndows  |          | SHGC*            |                                    |             |
|-------------------|--|----------|------------------|------------------------------------|-------------|
| Window ID         | Window Description   | Maximum  |                  | SHGC substitution tolerance ranges |             |
|                   |  | U-value* |                  | lower limit                        | upper limit |
| None              |  |          |                  |                                    |             |
| Custom* roof wi   | ndows  |          |                  |                                    |             |
| Window ID         | Maximum  | SHGC*    | tolerance ranges |                                    |             |
|                   |  | U-value* |                  | lower limit                        | upper limit |
| VEL-011-02 W      | VELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5mr<br>Argon Gap / 3mm Clear | n 2.66   | 0.24             | 0.23                               | 0.25        |
|                   |  |          |                  |                                    |             |

## Roof window schedule

| Location | Window<br>ID | Window<br>no. | Opening<br>% | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Outdoor<br>shade | Indoor<br>shade |
|----------|--------------|---------------|--------------|----------------|---------------|------------------|------------------|-----------------|
| BATH     | VEL-011-02 W | SKYRW 03      | 0            | 2346           | 574           | Ν                | None             | None            |
| ENS M    | VEL-011-02 W | SKYRW 01      | 0            | 1743           | 574           | Ν                | None             | None            |

# Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |

# NatHERS Certificate 7.9 Star Rating as of 26 May 2023

# VCAT Directed Plans These plans/documents are available for viewing in

accordance with the direction of the Victorian Civil and

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### Skylight schedule

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Administrative Tribunal in the matter<br>Area Orient-Outdoor<br>M2CAT attorn 19876/2023 ." Diffuser | r of<br>Shaft<br>Reflectance |
|----------|----------------|-----------------|-------------------------------|---|------------------------------|
|          | טו             | NO.             | length (initi)                |   | Reflectance                  |

None

# External door schedule

| Location | Height (mm) | Width (mm) | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| None     |             |            |           |             |

# External wall type

| Wall ID             | Wall Type                              | Solar<br>absorptance | Wall<br>Colour | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|--|----------------------|----------------|---------------------------------|-----------------------------|
| MC-NONREFL-NOCAV-AF | Metal Clad (Non-Refl Cavity) Stud Wall | 0.85                 | Dark           | 2.50                            | No                          |

# External wall schedule

| Location   | Wall ID               | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|-----------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | MC-NONREFL-NOCAV-AF   | 2700           | 3109          | Ν                |   | Yes                            |
| BEDROOM 02 | MC-NONREFL-NOCAV-AF   | 2700           | 13            | Ν                |   | Yes                            |
| BEDROOM 03 | MC-NONREFL-NOCAV-AF   | 27.0           | 203           | Ν                |   | Yes                            |
| BEDROOM 03 | MC-NONREFL-NOCAV-AF   | 276            | 1496          | Ν                |   | Yes                            |
| ENS M      | MC-NONREFL-NO DATAF   | 2700           | 1780          | W                |   | Yes                            |
| KLM        |                       | 2700           | 8397          | Ν                |   | Yes                            |
| KLM        | MC-NG NREFL-I DCAV-AF | 2700           | 2925          | Е                |   | Yes                            |
| M. BEDROOM | MC-NONR J-L-NOCAV-AF  | 2700           | 3377          | W                |   | Yes                            |
| M. BEDROOM | MC-NONREFL-NOCAV-AF   | 2700           | 4313          | Ν                |   | Yes                            |
| WIR M      | MC-NONREFL-NOCAV-AF   | 2700           | 2127          | W                |   | Yes                            |

# Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 46.7      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 135.4     | 0.00               |

7.9 Star Rating as of 26 May 2023

# **VCAT Directed Plans**

# Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location            | Construction                              | VCAT:Ref.P8   | 3 <b>76/2</b> 0<br>(m <sup>2</sup> ) | 2Sub-floor<br>ventilation | insulation | Covering |
|---------------------|---|---------------|--------------------------------------|---------------------------|------------|----------|
|                     |   |               | . ,                                  |                           | (R-value)  |          |
| BATH                | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 7.2                                  | N/A                       | 0.00       | Tile     |
| BEDROOM 02          | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 13.1                                 | N/A                       | 0.00       | Carpet   |
| BEDROOM 03          | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 13.2                                 | N/A                       | 0.00       | Carpet   |
| ENS M               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 8.3                                  | N/A                       | 0.00       | Tile     |
| ENTRY               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 6.0                                  | N/A                       | 0.00       | Carpet   |
| HALL                | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 8.4                                  | N/A                       | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 42.1                                 | N/A                       | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 14.4                                 | N/A                       | 0.00       | Tile     |
| L'DRY               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 5.3                                  | N/A                       | 0.00       | Tile     |
| M. BEDROOM          | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 16.1                                 | N/A                       | 0.00       | Carpet   |
| WIP                 | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 4.3                                  | N/A                       | 0.00       | Carpet   |
| WIR M               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 6.9                                  | N/A                       | 0.00       | Carpet   |
| Ceiling <i>type</i> | 1   | X             |                                      |                           |            |          |

# Ceiling type

| Location   | Construction   | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|--|---------------------------------|---------------------|
| ВАТН       | FLAT-01 Flat Framed / Skillion Metal Roof & Flat PB Ceiling  | 4.00                            | Yes                 |
| BEDROOM 02 | FL 201: Flat Framed / Skillion Metal Roof & Flat PB Ceiling  | 4.00                            | Yes                 |
| BEDROOM 03 | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| ENS M      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| ENTRY      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| HALL       | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| KLM        | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| L'DRY      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| M. BEDROOM | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| WIP        | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| WIR M      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 17, 322-326 High Street, Ashburton, VIC, 3147

| # NatHERS Certificate | 7.9 Star Rating as of 26 May 2023        |
|-----------------------|--|
|                       | <b>1.3 Oldi Maling</b> as 01 20 May 2023 |

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Ceiling <i>penetrations*</i> |          | Administrative Tribu | unal in the matte      | er of               |
|------------------------------|----------|----------------------|------------------------|---------------------|
| Location                     | Quantity | VCAT:Ref P876/20     | 23 ."<br>Diameter (mm) | Sealed<br>/unsealed |
| BATH                         | 1        | Exhaust Fan          | 350                    | Sealed              |
| ENS M                        | 1        | Exhaust Fan          | 350                    | Sealed              |
| KLM                          | 1        | Exhaust Fan          | 260                    | Sealed              |
| L'DRY                        | 1        | Exhaust Fan          | 350                    | Sealed              |
|                              |          |                      |                        |                     |

# Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

# Roof *type*

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 1.30                             | 0.50                 | Medium      |



# **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

# **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

## Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight, events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ugh the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.       |
| Conditioned                               | a zone within a dwelling that is expected to require nearly and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the archyailable on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.  |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilation benefit on the monolling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain with few obstructions are similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetate bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with noncertas, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

# **Property**

Address Unit 18, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

# **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

# **Construction and environment**

| Assessed floor area (m²)* |       |  |
|---------------------------|-------|--|
| Conditioned*              | 136.0 |  |
| Unconditioned*            | 5.2   |  |
| Total                     | 141.2 |  |
| Garage                    | 0.0   |  |
|                           |       |  |



**Declaration of interest** 

| Namo                 | Avden Erigeria                  |
|----------------------|---------------------------------|
| Name                 | Ayuen ngen                      |
| Business name        | Archi Sustaina, ilit            |
| Email                | aychn@arch.ust.inability.com.au |
| Phone                | +61 4 8088498                   |
| Accreditation No.    | DMN/2011-56                     |
| Assessor Accrediting | DMN                             |
| Organisation         |                                 |

Conflict of Interest (Managed)

Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunahin the matte VCAT:Ref.P876/2023



63.6 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### Thermal Performance Heating Cooling 45.9 17.7 M.J/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

# Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

**Exposure Type** 

NatHERS climate zone

62 - Moorabbin Airport

Open

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.
### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

### **Additional Notes**

-----

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values used in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IR: Technical Note Values used on building areas left unspecified

### Window and glazed door type and performance

#### Default\* windows

| Window ID    | Window Description   | Maximum  | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|--|----------|-------|------------------------------------|-------------|
|              |  | U-value* |       | lower limit                        | upper limit |
| ATB-005-04 B | Al Thermally Broken A DG Argon Fill Low Solar Gain low-E - Clear | 3.00     | 0.27  | 0.26                               | 0.28        |
| ATB-006-04 B | Al Thermally Broken B DG Argon Fill Low Solar Gain low-E - Clear | 3.00     | 0.26  | 0.25                               | 0.27        |

#### Custom\* windows

| Window ID | Window Description | Maximum SH | HGC* | SHGC substitution tolerance ranges |
|-----------|--------------------|------------|------|------------------------------------|
|           |                    | U-value*   |      | lower limit upper limit            |
|           |                    |            |      |                                    |

None

# NatHERS Certificate

7.8 Star Rating as of 26 May 2023

### Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref | itive I r<br>Width<br>.P876/<br>(mm) | ibunal in<br>Window<br>2023<br>type | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|---------------|----------------------------------|--------------------------------------|-------------------------------------|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ATB-005-04 B | W03           | 2700                             | 1300                                 | Awning                              | 90                       | N                         | None               |
| BEDROOM 02 | ATB-005-04 B | W04           | 2700                             | 1200                                 | French                              | 90                       | Ν                         | None               |
| BEDROOM 03 | ATB-005-04 B | W05           | 2700                             | 1300                                 | Awning                              | 90                       | Ν                         | None               |
| KLM        | ATB-005-04 B | W06           | 2700                             | 4000                                 | Bi-fold                             | 60                       | Ν                         | None               |
| KLM        | ATB-005-04 B | W07           | 2700                             | 1300                                 | Awning                              | 90                       | Ν                         | None               |
| KLM        | ATB-006-04 B | W08           | 2700                             | 1300                                 | Fixed                               | 0                        | Ν                         | None               |
| KLM        | ATB-006-04 B | W09           | 2700                             | 1300                                 | Fixed                               | 0                        | N                         | None               |
| M. BEDROOM | ATB-006-04 B | W01           | 2700                             | 1300                                 | Fixed                               | 0                        | Ν                         | None               |
| M. BEDROOM | ATB-005-04 B | W02           | 2700                             | 1200                                 | French                              | 90                       | Ν                         | None               |
| WIR M      | ATB-006-04 B | W10           | 2700                             | 1000                                 | Fixed                               | 0                        | E                         | None               |

### Roof window type and performance value

| Default* roof wir | ndows  |          |       |                                    |             |
|-------------------|--|----------|-------|------------------------------------|-------------|
| Window ID         | Window Description   | Maximum  | SHGC* | SHGC substitution tolerance ranges |             |
|                   |  | U-value* |       | lower limit                        | upper limit |
| None              |  |          |       |                                    |             |
| Custom* roof wi   | indows   |          |       | SHGC sub                           | ostitution  |
| Window ID         | Window Description   | Maximum  | SHGC* | tolerance                          | ranges      |
|                   |  | U-value* |       | lower limit                        | upper limit |
| VEL-011-02 W      | VELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5<br>Argon Gap / 3mm Clear | mm 2.66  | 0.24  | 0.23                               | 0.25        |
|                   |  |          |       |                                    |             |

#### Roof window schedule

| Location | Window<br>ID | Window<br>no. | Opening<br>% | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Outdoor<br>shade | Indoor<br>shade |
|----------|--------------|---------------|--------------|----------------|---------------|------------------|------------------|-----------------|
| BATH     | VEL-011-02 W | SKYRW 07      | 0            | 862            | 1480          | Ν                | None             | None            |
| ENS M    | VEL-011-02 W | SKYRW 08      | 0            | 1743           | 577           | Ν                | None             | None            |

### Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |

# NatHERS Certificate 7.8 Star Rating as of 26 May 2023

### **VCAT Directed Plans** These plans/documents are available for viewing in

Skylight schedule

| Skylight | schedul        | e               |                               | accordance with the direction of the Victorian Civil an   | ıd |
|----------|----------------|-----------------|-------------------------------|---|----|
| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Administrative Tribunal in the matter of<br>Area Orient-Outdoor Shaft<br>(m <sup>2</sup> ) A TriBet P876/2023 ." Diffuser Reflectance |    |

None

### External door schedule

| Location | Height (mm) | Width (mm) | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| None     |             |            |           |             |

### External wall type

| Wall ID             | Wall Type                              | Solar<br>absorptance | Wall<br>Colour | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|--|----------------------|----------------|---------------------------------|-----------------------------|
| MC-NONREFL-NOCAV-AF | Metal Clad (Non-Refl Cavity) Stud Wall | 0.85                 | Dark           | 2.50                            | No                          |

### External wall schedule

| Location   | Wall ID              | Height<br>(mm) | Width<br>(mm)   | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|----------------------|----------------|-----------------|------------------|---|--------------------------------|
| BEDROOM 02 | MC-NONREFL-NOCAV-AF  | 2700           | 526             | Ν                |   | Yes                            |
| BEDROOM 02 | MC-NONREFL-NOCAV-AF  | 2700           | <del>3</del> 91 | Ν                |   | Yes                            |
| BEDROOM 03 | MC-NONREFL-NOCAV-AF  | 27.0           | 137             | Ν                |   | Yes                            |
| BEDROOM 03 | MC-NONREFL-NOCAV-AF  | 276            | 2056            | Ν                |   | Yes                            |
| ENS M      | MC-NONREFL-NC-DAF    | 27             | 3743            | S                |   | Yes                            |
| ENS M      | MC-NONDEEL-NUCAV-AN  | 2700           | 1774            | Е                |   | Yes                            |
| KLM        | MC-NUNREFL-I DCAV-AF | 2700           | 8397            | Ν                |   | Yes                            |
| KLM        | MC-NONR - L-NOCAV-AF | 2700           | 2997            | W                |   | Yes                            |
| M. BEDROOM | MC-NONREFL-NOCAV-AF  | 2700           | 4013            | Ν                |   | Yes                            |
| M. BEDROOM | MC-NONREFL-NOCAV-AF  | 2700           | 3377            | Е                |   | Yes                            |
| WIR M      | MC-NONREFL-NOCAV-AF  | 2700           | 2127            | E                |   | Yes                            |

### Internal wall type

| Wall ID           | Wall Type  | Area (m²) | Bulk<br>insulation |
|-------------------|--|-----------|--------------------|
| BV-NONREFL-CAV-AF | Brick Veneer Stud Wall with Non-Reflective Sarking | 11.8      | 0.00               |
| CSR PARTY WALL    | CSR Party Wall                                     | 35.3      | 5.00               |
| INT-PB            | Internal Plasterboard Stud Wall                    | 121.3     | 0.00               |

7.8 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location            | Construction                                | VCAT:Ref.P    | 8/10/20<br>(m <sup>2</sup> ) | ventilation | insulation | Covering |
|---------------------|---|---------------|------------------------------|-------------|------------|----------|
|                     |   |               |                              |             | (R-value)  |          |
| BATH                | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 6.6                          | N/A         | 0.00       | Tile     |
| BEDROOM 02          | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 12.8                         | N/A         | 0.00       | Carpet   |
| BEDROOM 03          | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 12.8                         | N/A         | 0.00       | Carpet   |
| ENS M               | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 7.7                          | N/A         | 0.00       | Tile     |
| ENTRY               | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 6.0                          | N/A         | 0.00       | Carpet   |
| HALL                | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 8.1                          | N/A         | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 42.1                         | N/A         | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 14.4                         | N/A         | 0.00       | Tile     |
| L'DRY               | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 5.2                          | N/A         | 0.00       | Tile     |
| M. BEDROOM          | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slab | 15.1                         | N/A         | 0.00       | Carpet   |
| WIP                 | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Concrete Slat | 4.2                          | N/A         | 0.00       | Carpet   |
| WIR M               | SUSP-CONC-200: Suspended (<br>Floor (200mm) | Constete Slab | 6.1                          | N/A         | 0.00       | Carpet   |
| Ceiling <i>type</i> |   |               |                              |             |            |          |

### Ceiling type

| Location   | Construction   | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|--|---------------------------------|---------------------|
| BATH       | SLAT-01 Flat Framed / Skillion Metal Roof & Flat PB Ceiling  | 4.00                            | Yes                 |
| BEDROOM 02 | FLA1-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| BEDROOM 03 | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| ENS M      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| ENTRY      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| HALL       | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| KLM        | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| L'DRY      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| M. BEDROOM | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| WIP        | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| WIR M      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 18, 322-326 High Street, Ashburton, VIC, 3147

**# NatHERS Certificate** 

7.8 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

Ceiling penetrations\*

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT: Ref P876/2023 "

|          |          |             | Soalod        |           |
|----------|----------|-------------|---------------|-----------|
| Location | Quantity | Type        | Diamotor (mm) | Sealeu    |
|          | Quantity |             |               | /unsealed |
| BATH     | 1        | Exhaust Fan | 350           | Sealed    |
| ENS M    | 1        | Exhaust Fan | 350           | Sealed    |
| KLM      | 1        | Exhaust Fan | 260           | Sealed    |
| L'DRY    | 1        | Exhaust Fan | 350           | Sealed    |

### Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

### Roof *type*

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 1.30                             | 0.50                 | Medium      |



### **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the right the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.      |
| Conditioned                               | a zone within a dwelling that is expected to require the and cooling based on standard occupancy assumptions. In some circumstances it will include garages.  |
| Custom windows                            | windows listed in NatHERS software the area vailable with market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie c type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefit on the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions of flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).  |
| Exposure category - open                  | terrain who few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with non-constructions 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)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

## VCAT Directed Plans

# NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

### **Property**

Address Unit 19, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

### **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

### **Construction and environment**

| Assessed floor area (m <sup>2</sup> )* |       |  |  |  |  |
|--|-------|--|--|--|--|
| Conditioned*                           | 125.0 |  |  |  |  |
| Unconditioned*                         | 4.0   |  |  |  |  |
| Total                                  | 129.0 |  |  |  |  |
| Garage                                 | 0.0   |  |  |  |  |
|  |       |  |  |  |  |



## Accredited assessor

| Name                              | Ayden Frigerig   |
|-----------------------------------|------------------|
| Business name                     | Archi Sustaina   |
| Email                             | ayc'an@arch      |
| Phone                             | +61 4 808849     |
| Accreditation No.                 | DMN/2011-56      |
| Assessor Accrediting Organisation | DMN              |
| Declaration of interest           | Conflict of Inte |

ustaina nability.com.au Darch us 30884

**Exposure Type** 

NatHERS climate zone

62 - Moorabbin Airport

Open

of Interest (Managed)

Nationwide House Energy Rating Schemedocuments are available for viewing in ccordance with the direction of the Victorian Civil and Administrative Tribunal in the matter VCAT:Ref.P876/2023



94.3 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 78.6 15.7 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

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### **Certificate Check**

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the NathERS CReating the dwelling's rating.

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#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

### **Additional Notes**

-----

Provisional Values Floor Coverings - Provisional NatHERS Technical Note Values used in floor areas left unspecified Colours - Provisional 'Medium' Colour used as per NatH IR: Technical Note Values used on building areas left unspecified

### Window and glazed door type and performance

#### Default\* windows

| Window ID    | Window Description   | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|--|---------------------|-------|------------------------------------|-------------|
|              |  |                     |       | lower limit                        | upper limit |
| ATB-005-04 B | Al Thermally Broken A DG Argon Fill Low Solar Gain low-E - Clear | 3.00                | 0.27  | 0.26                               | 0.28        |
| ATB-006-04 B | Al Thermally Broken B DG Argon Fill Low Solar Gain low-E - Clear | 3.00                | 0.26  | 0.25                               | 0.27        |

#### Custom\* windows

| Window ID | Window Description | Maximum  | Maximum<br>U-value*<br>SHGC*<br>Iowe | SHGC subs<br>tolerance r | C substitution<br>rance ranges |  |
|-----------|--------------------|----------|--------------------------------------|--------------------------|--------------------------------|--|
|           |                    | U-value* |                                      | lower limit              | upper limit                    |  |
|           |                    |          |                                      |                          |                                |  |

None

# NatHERS Certificate

6.9 Star Rating as of 26 May 2023

### Window and glazed door schedule

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

| Location   | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref | ative Ti<br>Wiath<br>.P876/<br>(mm) | ribunal in<br>Window<br>2023 ." | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|---------------|----------------------------------|-------------------------------------|---------------------------------|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ATB-005-04 B | W02           | 2700                             | 1200                                | French                          | 90                       | S                         | None               |
| BEDROOM 02 | ATB-005-04 B | W03           | 2700                             | 1250                                | Awning                          | 90                       | S                         | None               |
| BEDROOM 03 | ATB-005-04 B | W01           | 1600                             | 1200                                | Awning                          | 90                       | S                         | None               |
| KLM        | ATB-005-04 B | W11           | 2700                             | 4000                                | Bi-fold                         | 60                       | E                         | None               |
| KLM        | ATB-006-04 B | W12           | 2700                             | 1250                                | Fixed                           | 0                        | E                         | None               |
| KLM        | ATB-006-04 B | W13           | 2700                             | 1250                                | Fixed                           | 0                        | E                         | None               |
| KLM        | ATB-005-04 B | W06           | 2700                             | 1250                                | Awning                          | 90                       | S                         | None               |
| KLM        | ATB-006-04 B | W07           | 2700                             | 1250                                | Fixed                           | 0                        | S                         | None               |
| KLM        | ATB-006-04 B | W08           | 2700                             | 1250                                | Fixed                           | 0                        | S                         | None               |
| KLM        | ATB-005-04 B | W09           | 2700                             | 1200                                | French                          | 90                       | S                         | None               |
| KLM        | ATB-005-04 B | W10           | 2700                             | 1200                                | French                          | 90                       | S                         | None               |
| M. BEDROOM | ATB-005-04 B | W04           | 2700                             | 1200                                | French                          | 90                       | S                         | None               |
| M. BEDROOM | ATB-005-04 B | W05           | 2700                             | 250                                 | Awning                          | 90                       | S                         | None               |
|            |              |               |                                  |                                     |                                 |                          |                           |                    |

### Roof window type and performand

| Default* | roof | wind | lows |  |
|----------|------|------|------|--|
|          |      |      |      |  |

| Window ID Window Description | Window Description | Maximum SHGC* | SHGC substitution tolerance ranges |  |  |
|------------------------------|--------------------|---------------|------------------------------------|--|--|
|                              |                    | U-value*      | lower limit upper limit            |  |  |
| None                         |                    |               |                                    |  |  |

#### Custom\* roof windows

| Window ID    | Window Description   | Maximum  | SHGC* | tolerance ranges |             |
|--------------|--|----------|-------|------------------|-------------|
|              |  | U-value* |       | lower limit      | upper limit |
| VEL-011-02 W | VELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5mm<br>Argon Gap / 3mm Clear | 2.66     | 0.24  | 0.23             | 0.25        |

### Roof window schedule

| Location | Window<br>ID | Window<br>no. | Opening<br>% | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Outdoor<br>shade | Indoor<br>shade |
|----------|--------------|---------------|--------------|----------------|---------------|------------------|------------------|-----------------|
| BATH     | VEL-011-02 W | SKYRW 05      | 0            | 1572           | 575           | Ν                | None             | None            |
| ENS M    | VEL-011-02 W | SKYRW 06      | 0            | 1535           | 589           | S                | None             | None            |

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#### # NatHERS Certificate 6.9 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

### Skylight type and performance

Skylight ID

Ce Skylight desorration CAT:Ref.P876/2023 ."

None

### Skylight *schedule*

| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area<br>(m²) | Orient-<br>ation | Outdoor<br>shade | Diffuser | Shaft<br>Reflectance |  |
|----------|----------------|-----------------|-------------------------------|--------------|------------------|------------------|----------|----------------------|--|
| None     |                |                 |                               |              |                  |                  |          |                      |  |
|          |                |                 |                               |              |                  |                  |          |                      |  |

### External door schedule

| Location | Height (mm) | Width (mm) | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| None     |             |            |           |             |

### External wall type

| Wall ID             | Wall Type                              | Solar<br>absorptance | Wall<br>Colour | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|--|----------------------|----------------|---------------------------------|-----------------------------|
| MC-NONREFL-NOCAV-AF | Metal Clad (Non-Refl Cavity) Stud Wall | 0.85                 | Dark           | 2.50                            | No                          |

### External wall schedule

| Location   | Wall ID             | Height<br>(m.,, | Width<br>(m.c.) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|---------------------|-----------------|-----------------|------------------|---|--------------------------------|
| BEDROOM 02 | MC-NONREFL-NOCAV-AF | 27              | 3586            | S                |   | Yes                            |
| BEDROOM 02 | MC-NONREFL-NOCTLAF  | 21 9            | 2612            | W                |   | Yes                            |
| BEDROOM 03 | MC-NONREEL-NOCAVES  | 2700            | 3189            | S                |   | Yes                            |
| KLM        | MC-NUNREFL-LOCAW-AF | 2700            | 8034            | E                |   | Yes                            |
| KLM        | MC-NONRY L-NOCAV-AF | 2700            | 8453            | S                |   | Yes                            |
| M. BEDROOM | MC-NONREFL-NOCAV-AF | 2700            | 3574            | S                |   | Yes                            |

#### Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 43.3      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 117.8     | 0.00               |

6.9 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

### Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location            | Construction                              | VCAT:Ref.P8   | 3 <b>/46/2</b> ()<br>(m <sup>2</sup> ) | 2Sup-floor<br>ventilation | insulation | Covering |
|---------------------|---|---------------|--|---------------------------|------------|----------|
|                     |   |               | • •                                    |                           | (R-value)  |          |
| BATH                | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 5.7                                    | N/A                       | 0.00       | Tile     |
| BEDROOM 02          | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 10.7                                   | N/A                       | 0.00       | Carpet   |
| BEDROOM 03          | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 10.3                                   | N/A                       | 0.00       | Carpet   |
| ENS M               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 4.8                                    | N/A                       | 0.00       | Tile     |
| HALL                | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 10.7                                   | N/A                       | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 47.8                                   | N/A                       | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 12.6                                   | N/A                       | 0.00       | Tile     |
| L'DRY               | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 4.0                                    | N/A                       | 0.00       | Tile     |
| M. BEDROOM          | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 18.6                                   | N/A                       | 0.00       | Carpet   |
| WIP                 | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 0.1                                    | N/A                       | 0.00       | Timber   |
| WIP                 | SUSP-CONC-200: Suspended Floor (200mm)    | Concrete Slab | 3.9                                    | N/A                       | 0.00       | Carpet   |
| Ceiling <i>type</i> |   |               |  |                           |            |          |

### Ceiling type

| Location   | Construction   | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|--|---------------------------------|---------------------|
| BATH       | FLAT-011 Flat comed / Skillion Metal Roof & Flat PB Ceiling  | 4.00                            | Yes                 |
| BEDROOM 02 | FLAT-01 Flat Framed / Skillion Metal Roof & Flat PB Ceiling  | 4.00                            | Yes                 |
| BEDROOM 03 | FL To1: Flat Framed / Skillion Metal Roof & Flat PB Ceiling  | 4.00                            | Yes                 |
| ENS M      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| HALL       | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| KLM        | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| L'DRY      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| M. BEDROOM | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| WIP        | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |

### Ceiling penetrations\*

| Location | Quantity | Туре        | Diameter (mm) | Sealed<br>/unsealed |
|----------|----------|-------------|---------------|---------------------|
| BATH     | 1        | Exhaust Fan | 350           | Sealed              |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 19, 322-326 High Street, Ashburton, VIC, 3147

|  | # NatHERS Certificate | 6.9 Star Rating as of 26 May 2023 |
|--|-----------------------|-----------------------------------|
|--|-----------------------|-----------------------------------|

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

| ENS M | 1 | Exhaust Fan | 350 | Sealed |  |
|-------|---|-------------|-----|--------|--|
| KLM   | 1 | Exhaust Fan | 260 | Sealed |  |
| L'DRY | 1 | Exhaust Fan | 350 | Sealed |  |

#### Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

### Roof *type*

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 1.30                             | 0.50                 | Medium      |



### **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

#### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight, events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the ugh the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.       |
| Conditioned                               | a zone within a dwelling that is expected to require nearly and cooling based on standard occupancy assumptions. In some circumstances it will include garages.   |
| Custom windows                            | windows listed in NatHERS software the archyailable on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.  |
| Default windows                           | windows that are representative of a specie type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilation benefit on the monolling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions, g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| Exposure category - open                  | terrain with few obstructions are similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetate bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with noncertas, 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<br>levels.  |
| National Construction Code (NCC)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

## VCAT Directed Plans

### Nationwide House Energy Rating Schemedocuments are available for viewing in NatHERS Certificate No. #

Generated on 26 May 2023 using Hero 3.0.1

### **Property**

Address Unit 20, 322-326 High Street, Ashburton, VIC, 3147 Lot/DP NCC Class\* 2 Type New

### **Plans**

Main Plan 22-32 / APRIL 2023 Prepared by Taouk Architects

### **Construction and environment**

| Assessed floor area | Exposure Type |                        |
|---------------------|---------------|------------------------|
| Conditioned*        | 156.6         | Open                   |
| Unconditioned*      | 5.2           | NatHERS climate zone   |
| Total               | 161.8         | 62 - Moorabbin Airport |
| Garage              | 0.0           |                        |
|                     |               |                        |



## Accredited assessor

| Name                              | Ayden Fri   |
|-----------------------------------|-------------|
| Business name                     | Archi Sus   |
| Email                             | aye n@a     |
| Phone                             | +61 4 1808  |
| Accreditation No.                 | DMN/20      |
| Assessor Accrediting Organisation | DMN         |
| Declaration of interest           | Conflict of |

geri taina nability.com.au rch us 884

### f Interest (Managed)

ccordance with the direction of the Victorian Civil and Administrative Tribunahin the matter VCAT:Ref.P876/2023



75.8 MJ/m<sup>2</sup> Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

#### **Thermal Performance** Heating Cooling 63.8 12.0 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

7.4 Star Rating as of 26 May 2023

#### **Certificate Check**

## VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Ensure the dwelling is designed and then built as per the Nat/IERS CReft Ref 20/2023 unred to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

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 level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

#### Additional Notes

**Provisional Values** 

In floor areas left unspecified Floor Coverings - Provisional NatHERS Technical Note Values us Colours - Provisional 'Medium' Colour used as per NatHirs Techn. al Note Values used on building areas left unspecified \_\_\_\_\_

#### Window and glazed and performance

#### **Default\* windows**

| Window ID    | Window Description   | Maximum<br>U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|--|---------------------|-------|------------------------------------|-------------|
|              |  |                     |       | lower limit                        | upper limit |
| ATB-005-04 B | Al Thermally Broken A DG Argon Fill Low Solar Gain low-E - Clear | 3.00                | 0.27  | 0.26                               | 0.28        |
| ATB-006-04 B | Al Thermally Broken B DG Argon Fill Low Solar Gain low-E - Clear | 3.00                | 0.26  | 0.25                               | 0.27        |

#### **Custom\* windows**

| Window ID | Window Description | Maximum SHGC <sup>3</sup> | SHGC substitution tolerance ranges |  |
|-----------|--------------------|---------------------------|------------------------------------|--|
|           |                    | U-value*                  | lower limit upper limit            |  |
|           |                    |                           |                                    |  |

None

# NatHERS Certificate

7.4 Star Rating as of 26 May 2023

### Window and glazed door *schedule*

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location   | Window<br>ID | Window<br>no. | Administra<br>Height<br>VCAT:Ref | itive I r<br>Width<br>.P876/<br>(mm) | ibunal in<br>Window<br>2023 .<br>type . | the matt<br>Opening<br>% | er of<br>Orient-<br>ation | Shading<br>device* |
|------------|--------------|---------------|----------------------------------|--------------------------------------|---|--------------------------|---------------------------|--------------------|
| BEDROOM 02 | ATB-005-04 B | W03           | 2700                             | 1100                                 | French                                  | 90                       | S                         | None               |
| BEDROOM 02 | ATB-005-04 B | W04           | 2700                             | 1250                                 | Awning                                  | 90                       | S                         | None               |
| BEDROOM 03 | ATB-005-04 B | W05           | 2700                             | 1250                                 | Awning                                  | 90                       | S                         | None               |
| KLM        | ATB-005-04 B | W06           | 2700                             | 4000                                 | Bi-fold                                 | 60                       | S                         | None               |
| KLM        | ATB-005-04 B | W07           | 2700                             | 1250                                 | Awning                                  | 90                       | S                         | None               |
| KLM        | ATB-006-04 B | W08           | 2700                             | 1250                                 | Fixed                                   | 0                        | S                         | None               |
| KLM        | ATB-006-04 B | W09           | 2700                             | 1250                                 | Fixed                                   | 0                        | S                         | None               |
| M. BEDROOM | ATB-005-04 B | W01           | 2700                             | 1250                                 | Awning                                  | 90                       | S                         | None               |
| M. BEDROOM | ATB-005-04 B | W02           | 2700                             | 1200                                 | French                                  | 90                       | S                         | None               |
| WIR M      | ATB-006-04 B | W10           | 2700                             | 1000                                 | Fixed                                   | 0                        | W                         | None               |

### Roof window type and performance value

| Default* roof wir | ndows  |          |       |                                    |             |  |
|-------------------|--|----------|-------|------------------------------------|-------------|--|
| Window ID         | Window Description   | Maximum  | SHGC* | SHGC substitution tolerance ranges |             |  |
|                   |  | U-value* |       | lower limit                        | upper limit |  |
| None              |  |          |       |                                    |             |  |
| Custom* roof wi   | indows   |          |       | SHGC sub                           | ostitution  |  |
| Window ID         | Window Description   | Maximum  | SHGC* | tolerance                          | ranges      |  |
|                   |  | U-value* |       | lower limit                        | upper limit |  |
| VEL-011-02 W      | VELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5<br>Argon Gap / 3mm Clear | mm 2.66  | 0.24  | 0.23                               | 0.25        |  |
|                   |  |          |       |                                    |             |  |

#### Roof window schedule

| Location | Window<br>ID | Window<br>no. | Opening<br>% | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Outdoor<br>shade | Indoor<br>shade |
|----------|--------------|---------------|--------------|----------------|---------------|------------------|------------------|-----------------|
| BATH     | VEL-011-02 W | SKYRW 04      | 0            | 2321           | 600           | S                | None             | None            |
| ENS M    | VEL-011-02 W | SKYRW 02      | 0            | 1756           | 574           | S                | None             | None            |

### Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |

# NatHERS Certificate 7.4 Star Rating as of 26 May 2023

### Skylight schedule

|          |                |                 |                               | A destructions Triburg at in the months                              | f                    |
|----------|----------------|-----------------|-------------------------------|--|----------------------|
| Location | Skylight<br>ID | Skylight<br>No. | Skylight shaft<br>length (mm) | Area Orient-<br>VCAT: Ref. 1876/2023 ." Diffuser<br>(m²) ation shade | Shaft<br>Reflectance |

None

### External door schedule

| Location | Height (mm) | Width (mm) | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| None     |             |            |           |             |

### External wall type

| Wall ID             | Wall Type                              | Solar<br>absorptance | Wall<br>Colour | Bulk<br>insulation<br>(R-value) | Reflective<br>wall<br>wrap* |
|---------------------|--|----------------------|----------------|---------------------------------|-----------------------------|
| MC-NONREFL-NOCAV-AF | Metal Clad (Non-Refl Cavity) Stud Wall | 0.85                 | Dark           | 2.50                            | No                          |

### External wall schedule

| Location   | Wall ID              | Height<br>(mm) | Width<br>(mm) | Orient-<br>ation | Horizontal<br>shading feature*<br>projection (mm) | Vertical<br>shading<br>feature |
|------------|----------------------|----------------|---------------|------------------|---|--------------------------------|
| BEDROOM 02 | MC-NONREFL-NOCAV-AF  | 2700           | 3522          | S                |   | Yes                            |
| BEDROOM 03 | MC-NONREFL-NOCAV-AF  | 2700           | 526           | S                |   | Yes                            |
| ENS M      | MC-NONREFL-NOCAV-AF  | 27.0           | 178           | W                |   | Yes                            |
| KLM        | MC-NONREFL-NOCAV-AF  | 270            | 8397          | S                |   | Yes                            |
| KLM        | MC-NONREFL-NOUR AF   | 27.0           | 2732          | E                |   | Yes                            |
| M. BEDROOM | MC-NONDEEL-NUCAV-A   | 2700           | 3876          | W                |   | Yes                            |
| M. BEDROOM | MC-NUNREFL-IDCAV-AF  | 2700           | 4313          | S                |   | Yes                            |
| STUDY      | MC-NONR - L-NOCAV-AF | 2700           | 3065          | S                |   | Yes                            |
| WIR M      | MC-NONREFL-NOCAV-AF  | 2700           | 2144          | W                |   | Yes                            |

### Internal wall type

| Wall ID        | Wall Type                       | Area (m²) | Bulk<br>insulation |
|----------------|---------------------------------|-----------|--------------------|
| CSR PARTY WALL | CSR Party Wall                  | 54.7      | 5.00               |
| INT-PB         | Internal Plasterboard Stud Wall | 142.0     | 0.00               |

... . .

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and 7.4 Star Rating as of 26 May 2023

## **VCAT Directed Plans**

### Floor type

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

| Location            | Construction                              | VCAT:Ref.P8   | 8746%20<br>(m²) | 2Sup-floor<br>ventilation | insulation | Covering |
|---------------------|---|---------------|-----------------|---------------------------|------------|----------|
|                     |   |               | • •             |                           | (R-value)  |          |
| BATH                | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 10.0            | N/A                       | 0.00       | Tile     |
| BEDROOM 02          | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 14.9            | N/A                       | 0.00       | Carpet   |
| BEDROOM 03          | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 15.1            | N/A                       | 0.00       | Carpet   |
| ENS M               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 8.3             | N/A                       | 0.00       | Tile     |
| HALL                | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 7.6             | N/A                       | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 49.5            | N/A                       | 0.00       | Carpet   |
| KLM                 | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 13.4            | N/A                       | 0.00       | Tile     |
| L'DRY               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 5.1             | N/A                       | 0.00       | Tile     |
| M. BEDROOM          | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 18.3            | N/A                       | 0.00       | Carpet   |
| STUDY               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 9.1             | N/A                       | 0.00       | Carpet   |
| WIP                 | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 3.7             | N/A                       | 0.00       | Carpet   |
| WIR M               | SUSP-CONC-200: Suspended<br>Floor (200mm) | Concrete Slab | 6.9             | N/A                       | 0.00       | Carpet   |
| Ceiling <i>type</i> | 1   | X             | •               |                           |            |          |

### Ceiling type

| Location   | Construction   | Bulk<br>insulation<br>(R-value) | Reflective<br>wrap* |
|------------|--|---------------------------------|---------------------|
| ВАТН       | FLAT-01 Flat Framed / Skillion Metal Roof & Flat PB Ceiling  | 4.00                            | Yes                 |
| BEDROOM 02 | FL 701: Flat Framed / Skillion Metal Roof & Flat PB Ceiling  | 4.00                            | Yes                 |
| BEDROOM 03 | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| ENS M      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| HALL       | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| KLM        | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| L'DRY      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| M. BEDROOM | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| STUDY      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| WIP        | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |
| WIR M      | FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 4.00                            | Yes                 |

\* Refer to glossary.

Generated on 26 May 2023 using Hero 3.0.1 for Unit 20, 322-326 High Street, Ashburton, VIC, 3147

|                        |                                |       |   | ive et e d                 | Diana               |
|------------------------|--------------------------------|-------|---|----------------------------|---------------------|
| # NatHERS Certificate  | 7.4 Star Rating as of 26 May 2 | 023   |   | Irectea                    | Plans               |
| Ceiling <i>penetra</i> | tions*                         |       | accordance with the<br>Administrative Tribu | direction of the           | Victorian Civil and |
| Location               | Qua                            | ntity | VCAT:Ref.P876/202<br>Type                   | <sup>3</sup> Diameter (mm) | Sealed<br>/unsealed |
| BATH                   | 1                              |       | Exhaust Fan                                 | 350                        | Sealed              |
| ENS M                  | 1                              |       | Exhaust Fan                                 | 350                        | Sealed              |
| KLM                    | 1                              |       | Exhaust Fan                                 | 260                        | Sealed              |
| L'DRY                  | 1                              |       | Exhaust Fan                                 | 350                        | Sealed              |

### Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

### Roof type

| Construction   | Added<br>insulation<br>(R-value) | Solar<br>absorptance | Roof Colour |
|--|----------------------------------|----------------------|-------------|
| FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling | 1.30                             | 0.50                 | Medium      |



### **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

## **VCAT Directed Plans**

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings 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, indoor air temperature and local climate.

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

#### Glossary

| Annual energy load                        | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.   |
|---|---|
| Assessed floor area                       | the floor area modelled in the software for the purpose of the National Sassessment. 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 downlight events, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes the right the ceiling for vering, e.g. ceiling fans; pendant lights, and heating and cooling ducts.      |
| Conditioned                               | a zone within a dwelling that is expected to require the and cooling based on standard occupancy assumptions. In some circumstances it will include garages.  |
| Custom windows                            | windows listed in NatHERS software the area vailable with market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| Default windows                           | windows that are representative of a specie c type of window product and whose properties have been derived by statistical methods.   |
| Entrance door                             | these signify ventilative benefit on the movelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a City 2 bulk so.   |
| Exposure category - exposed               | terrain an no obstructions of flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).  |
| Exposure category - open                  | terrain who few obstructions are a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, light vegetated bush blocks, elevated units (e.g. above 3 floors).   |
| Exposure category - suburban              | terrain with non-constructions 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)<br>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.   |
| 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 |
| Reflective wrap (also known as foil)      | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap 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 device                            | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.  |
| 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.  |
| 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).                             |

### WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

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

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

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

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

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

| MAINTENANO                | E GUIDELINES (EVERY 3-6 MONTHS)   |
|---------------------------|---|
| RAINWATER<br>TANKS:       | TO BE INSPECTED, INLET TO BE CLEANED REGULARLY.<br>IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND<br>CLEANED |
| GUTTERS AND<br>DOWNPIPES: | TO BE INSPECTED AND CLEANED REGULARLY.  |
| FIRST FLUSH<br>DEVICES:   | IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.   |

| LEGEN         | D                              |      |  |
|---------------|--------------------------------|------|--|
| аа.<br>аа.а.а | CONCRETE SURFACE<br>UNTREATED  |      | PAVER UNTREATED                                    |
|               | BALCONY AREA UNTREATED         |      | SELECTED WATERTANK TO<br>TREAT SELECTED ROOF AREA. |
|               | ROOF AREA TO RAINWATER<br>TANK |      | SANITARY FLUSHING                                  |
|               | PERMEABLE AREA                 | • up | FROFUSE DOWN FIFE LOCATION                         |

| Melbourne Water             | STORM Ra                | ating Repo     | rt                              |                                |                              |                                   |
|-----------------------------|-------------------------|----------------|---------------------------------|--------------------------------|------------------------------|-----------------------------------|
|                             |                         |                |                                 |                                |                              |                                   |
|                             |                         |                |                                 |                                |                              |                                   |
| TransactionID:              | 1581769                 |                |                                 |                                |                              |                                   |
| Municipality:               | BOROONDARA              |                |                                 |                                |                              |                                   |
| Rainfall Station:           | BOROONDARA              |                |                                 |                                |                              |                                   |
| Address:                    | 322-326 HIGH STREET     |                |                                 |                                |                              |                                   |
|                             | ASHBURTON               |                |                                 |                                |                              |                                   |
|                             | VIC                     | 3147           |                                 |                                |                              |                                   |
| Assessor:                   | Avden Frigerio          |                |                                 |                                |                              |                                   |
| Development Type:           | Residential - Multiunit |                |                                 |                                |                              |                                   |
| Allotment Site (m2):        | 2,188.21                |                |                                 |                                |                              |                                   |
| STORM Rating %:             | 104                     |                |                                 |                                |                              |                                   |
| Description                 | Impervious Area (m2)    | Treatment Type | Treatment Area/Volume (m2 or L) | Occupants / Number Of Bedrooms | Treatment %                  | Tank Water Supply Reliability (%) |
| APT 1-20                    | 1,112.20                | Rainwater Tank | 20,000.00                       | 45                             | 138.20                       | 78.10                             |
| PAVERS-UNTREATED            | 188.40                  | None           | 0.00                            | 0                              | 0.00                         | 0.00                              |
| DRIVEWAY-UNTREATED          | 103.80                  | None           | 0.00                            | 0                              | 0.00                         | 0.00                              |
| RAMP-UNTREATED              | 26.10                   | None           | 0.00                            | 0                              | 0.00                         | 0.00                              |
| SUBSTATION-UNTREATED        | 24.00                   | None           | 0.00                            | 0                              | 0.00                         | 0.00                              |
| BALCONY-UNTREATED           | 27.30                   | None           | 0.00                            | 0                              | 0.00                         | 0.00                              |
| Date Generated <sup>.</sup> | 18-May-2023             |                |                                 |                                | Program Version <sup>.</sup> | 100                               |



## VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023."

Rainwater from trafficable areas to undergo micron filtration prior to draining into the tank. Ultraviolet treatment to be applied at the tank supplier's discretion

| Revisions  |                                |           |  |   |
|------------|--------------------------------|-----------|--|---|
|            |                                |           |  |   |
|            |                                |           |  |   |
| SCALE      | DATE                           | DRAWN     | PROJECT #  |   |
| 1:150@A1   | MAY 2023                       | AF        | 0000   |   |
|            | WSUD LAY                       | OUT PLAN  | N  |   |
| APA<br>322 | RTMENT D<br>-326 HIGH STI      | EVELOPN   | 1ENT<br>ITON   | <u>Archi Sugtainability</u>   |
|            | Revisions<br>SCALE<br>1:150@A1 | Revisions | SCALE       DATE       DRAWN         1:150@A1       MAY 2023       AF         WSUD LAYOUT PLAN         APARTMENT DEVELOPN         322-326 HIGH STREET ASHBUR | Scale       Date       DRAWN       PROJECT #         1:150@A1       MAY 2023       AF       0000         WSUD LAYOUT PLAN         APARTMENT DEVELOPMENT       322-326 HIGH STREET ASHBURTON |

BESS, 322-326 High St. Ashburton VIC 3147, Australia 322-326 High St. Ashburt.



Built Environment Sustainability Scorecard

This BESS report outlines the sustainable de BESS report and accompanying document Sustainability Management Plan at Boroone

VCAT Directed Plans These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and administrative Tribunal in the matter of or victoria 3147. The VCAT Ref. P876/2023 the requirement for a Sustainable Design Assessment or are 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.



BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt...

#### Buildings

## VCAT Directed Plans

|            |        | These plans/desuments are sysilable for visuing in       |
|------------|--------|--|
| Name       | Height | These plans/oucuments are available for viewing in       |
| Building 1 | 3      | accordance with the direction of the Victorian Civil and |
|            |        | Administrative Tribunal in the matter of                 |
|            |        | VCAT:Ref.P876/2023 ."                                    |

#### **Dwellings & Non Res Spaces**

| Dwellings    |          |                      |            |                 |  |
|--------------|----------|----------------------|------------|-----------------|--|
| Name         | Quantity | Area                 | Building   | % of total area |  |
| Apartment    |          |                      |            |                 |  |
| Apartment 20 | 1        | 175 m <sup>2</sup>   | Building 1 | 7%              |  |
| Apartment 18 | 1        | 153 m <sup>2</sup>   | Building 1 | 6%              |  |
| Apartment 17 | 1        | 157 m <sup>2</sup>   | Building 1 | 6%              |  |
| Apartment 19 | 1        | 140 m <sup>2</sup>   | Building 1 | 5%              |  |
| Apartment 15 | 1        | 124 m <sup>2</sup>   | Building 1 | 5%              |  |
| Apartment 14 | 1        | 124 m <sup>2</sup>   | Building 1 | 5%              |  |
| Apartment 8  | 1        | 127 m <sup>2</sup>   | Building 1 | 5%              |  |
| Apartment 7  | 1        | 124 m <sup>2</sup>   | Building 1 | 5%              |  |
| Apartment 6  | 1        | 124 m²               | Building 1 | 5%              |  |
| Apartment 16 | 1        | 121 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 12 | 1        | 113 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 11 | 1        | 117 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 10 | 1        | 117 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 9  | 1        | 116 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 5  | 1        | 102 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 4  | 1        | 113 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 3  | 1        | 117 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 2  | 1        | 117 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 1  | 1        | 117 m <sup>2</sup>   | Building 1 | 4%              |  |
| Apartment 13 | 1        | 85.6 m <sup>2</sup>  | Building 1 | 3%              |  |
| Total        | 20       | 2,486 m <sup>2</sup> | 100%       |                 |  |

#### Supporting information

#### Floorplans & elevation notes

| Credit  | Requirement   | Response | Status |  |
|---|---|----------|--------|--|
| Management 3.1  | Individual utility meters annotated   |          | _      |  |
| Management 3.3  | agement 3.3 Common area submeters annotated   |          |        |  |
| Water 3.1   |   | -        |        |  |
| Stormwater 1.1  | Location of any stormwater management systems used in STORM or<br>MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips) | -        |        |  |
| IEQ 1.1   | 1.1 If using BESS daylight calculator, references to floorplans and elevations<br>showing window sizes and sky angles.              |          |        |  |
| IEQ 1.2 If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles. |   | -        |        |  |

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE). For more details see www.bess.net.au

BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt...

| Credit            | Requirement           | VCAT Directed Planstatus                                | s   |
|-------------------|-----------------------|---|-----|
| IEQ 1.3           | If using BESS daylig  | t calculator, references to floorplans and elevations - |     |
|                   | showing window size   | ®™hඏsඏඏlans/documents are available for viewing ir      | n   |
| IEQ 1.5           | Floor plans with com  | pliant bedrooms marked                                  | and |
| IEQ 2.1           | Dwellings meeting th  |   | anu |
| Waste 2.2         | Location of recycling | Administrative Tribunal in the matter of                |     |
| Urban Ecology 2.1 | Vegetated areas       | VCAT:Ref.P876/2023 ."                                   |     |

#### Supporting evidence

| Credit         | Requirement  | Response | Status |
|----------------|--|----------|--------|
| Management 2.2 | Preliminary NatHERS assessments  |          | -      |
| Energy 3.6     | Provide a written description of the average lighting power density to be<br>installed in the development and specify the lighting type(s) to be used. |          | -      |
| Stormwater 1.1 | STORM report or MUSIC model  |          | -      |
| IEQ 1.1        | If using an alternative daylight modelling program, a short report detailing<br>assumptions used and results achieved.                                 |          | -      |
| IEQ 1.2        | If using an alternative daylight modelling program, a short report detailing<br>assumptions used and results achieved.                                 |          | -      |
| IEQ 1.3        | If using an alternative daylight modelling program, a short report detailing<br>assumptions used and results achieved.                                 |          | -      |
| IEQ 1.5        | A list of compliant bedrooms   |          | -      |
| IEQ 2.1        | A list of naturally ventilated dwellings   |          | -      |

#### **Credit summary**

#### Management Overall contribution 4.5%

|  | 50%  |
|--|------|
| 1.1 Pre-Application Meeting                                    | 0%   |
| 2.2 Thermal Performance Modelling - Multi-Dwelling Residential | 100% |
| 3.1 Metering - Residential                                     | 100% |
| 3.3 Metering - Common Areas                                    | 100% |
| 4.1 Building Users Guide                                       | 0%   |

#### Water Overall contribution 9.0%

|  | Minimum requir | ed 50% 57% | <ul> <li>Pass</li> </ul> |  |
|--|----------------|------------|--------------------------|--|
| 1.1 Potable water use reduction          |                | 60%        |                          |  |
| 3.1 Water Efficient Landscaping          |                | 100%       |                          |  |
| 4.1 Building Systems Water Use Reduction |                | 0%         |                          |  |

| BES     | S, 322-326 High St, Ashburton VIC 3147,    | Australia 322-326 High St, Ashbu | ırt  |                          |                                   |                   |         |
|---------|--|----------------------------------|--|--------------------------|-----------------------------------|-------------------|---------|
| Ene     | ergy Overall contribution 27.5%            | <b>VCΔT</b>                      | Dire   | octed                    | d Pl                              | ans               |         |
|         |  |                                  | Minimum requi  | red 50%                  | 56%                               | ✓ Pass            |         |
| _       |  | These plans/doc                  | cuments  | are avail                | able for                          | r viewing         | in      |
|         | 1.2 Thermal Performance Rating - Resid     | accordance with                  | the dire   | <mark>ctio</mark> n of t | he Vičto                          | orian Civ         | il and  |
|         | 2.1 Greenhouse Gas Emissions               | Administrative T                 | <mark>ribuna</mark> l ir   | n the ma                 | tter <sup>1</sup> 0f <sup>6</sup> |                   |         |
|         | 2.2 Peak Demand                            | VCAT:Ref.P876                    | /2023 ."   |                          | 0%                                |                   |         |
|         | 2.3 Electricity Consumption                |                                  |  |                          | 100%                              |                   |         |
|         | 2.4 Gas Consumption                        |                                  |  |                          | 100%                              |                   |         |
|         | 2.6 Electrification                        |                                  |  |                          | 0%                                | O Disabled        |         |
|         |  |                                  | Credit is available  | e when project is        | declared to ha                    | ave no gas conne  | ection. |
|         | 3.1 Carpark Ventilation                    |                                  |  |                          | 0%                                |                   |         |
|         | 3.2 Hot Water                              |                                  |  |                          | 100%                              |                   |         |
|         | 3.4 Clothes Drying                         |                                  |  |                          | 0%                                |                   |         |
|         | 3.6 Internal Lighting - Residential Multip | le Dwellings                     |  |                          | 100%                              |                   |         |
|         | 4.2 Renewable Energy Systems - Solar       |                                  |  |                          | 0%                                | O Disabled        |         |
|         |  |                                  |  | No                       | solar PV rene                     | wable energy is i | n use.  |
|         | 4.4 Renewable Energy Systems - Other       |                                  |  |                          | 0%                                | Ø Disabled        |         |
|         |  |                                  |  | No other (non-           | -solar PV) rene                   | wable energy is i | n use.  |
| <b></b> |  |                                  |  |                          |                                   |                   |         |
| 510     | rmwater Overall contribution 13.5%         |                                  | Minimum requi  | red 100%                 | 100%                              | V Pass            |         |
|         |  |                                  | , and the second s   |                          | 100 /0                            | 1 400             |         |
|         | 1.1 Stormwater Treatment                   |                                  |  |                          | 100%                              |                   |         |
|         |  |                                  |  |                          |                                   |                   |         |
| IEG     | Overall contribution 16.5%                 |                                  | Minimum requi  | red 50%                  | 100%                              | V Pass            |         |
|         |  | · · · · ·                        | Willing the second seco |                          | 100 /0                            | • 1 033           |         |
|         | 1.1 Daylight Access - Living Areas         |                                  |  |                          | 100%                              |                   |         |
|         | 1.2 Daylight Access - Bedrooms             |                                  |  |                          | 100%                              |                   |         |
|         | 1.3 Winter Sunlight                        |                                  |  |                          | 100%                              |                   |         |
|         | 1.5 Daylight Access - Minimal Internal B   | ledrooms                         |  |                          | 100%                              |                   |         |
|         | 2.1 Effective Natural Ventilation          |                                  |  |                          | 100%                              |                   |         |

Г

BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St. Ashburt

| traila 322-326 High St, Ashbu | rt       |       |
|-------------------------------|----------|-------|
| VCAT                          | Directed | Plans |
|                               |          |       |

|   | These plans/dor  | uments ar    | e available for  |                         |
|---|------------------|--------------|------------------|-------------------------|
| 1.1 Bicycle Parking - Residential         | accordance with  | the direct   | ion of the Victo | prian Civil and         |
| 1.2 Bicycle Parking - Residential Visitor | Administrative T | ribunal in t | the matter of    |                         |
| 1.3 Bicycle Parking - Convenience Resid   | ∾₩CAT:Ref.P876   | /2023 ."     | 0%               | Ø Disabled              |
|   |                  |              | Gredit 1.11      | nust be achieved first. |
| 2.1 Electric Vehicle Infrastructure       |                  |              | 0%               |                         |
| 2.2 Car Share Scheme                      |                  |              | 0%               |                         |
| 2.3 Motorbikes / Mopeds                   |                  |              | 0%               |                         |

#### Waste Overall contribution 5.5%

Transport Overall contribution 9.0%

|     |  | 33%  |  |
|-----|--|------|--|
|     | 1.1 - Construction Waste - Building Re-Use         | 0%   |  |
|     | 2.1 - Operational Waste - Food & Garden Waste      | 0%   |  |
|     | 2.2 - Operational Waste - Convenience of Recycling | 100% |  |
| Urb | an Ecology Overall contribution 5.5%               |      |  |

#### Urban Ecology Overall contribution 5.5%

|     |  |  | 44%  |  |  |
|-----|--|--|------|--|--|
|     | 1.1 Communal Spaces                                  |  | 0%   |  |  |
|     | 2.1 Vegetation                                       |  | 100% |  |  |
|     | 2.2 Green Roofs                                      |  | 0%   |  |  |
|     | 2.3 Green Walls and Facades                          |  | 0%   |  |  |
|     | 2.4 Private Open Space - Balcony / Courtyard Ecology |  | 0%   |  |  |
|     | 3.1 Food Production - Residential                    |  | 0%   |  |  |
| Inn | Innovation Overall contribution 9.0%                 |  |      |  |  |
|     |  |  | 0%   |  |  |
|     | 1.1 Innovation 0%                                    |  |      |  |  |

# BESS, 322-326 High St, Ashburton VIC 3147. Australia 322-326 High St, Ashburt... Credit breakdown

| Ма | nagement Overall contribution               | These plans/documents                      | are available for viewing in ection of the Victorian Civil and |
|----|---|--|--|
|    | 1.1 Pre-Application Meeting                 | Administrative Tribunal in the matter of % |  |
|    | Score Contribution                          | VCA1 <b>5:RefaR876/2023</b> war            | rds the category score.  |
|    | Criteria                                    | Has an ESD professional been enga          | aged to provide sustainability advice from schematic           |
|    |   | design to construction? AND Has th         | ne ESD professional been involved in a pre-                    |
|    |   | application meeting with Council?          |  |
|    | Question                                    | Criteria Achieved ?                        |  |
|    | Project                                     | No   |  |
|    | 2.2 Thermal Performance Mode<br>Residential | lling - Multi-Dwelling                     | 100%   |
|    | Score Contribution                          | This credit contributes 25.0% towar        | rds the category score.  |
|    | Criteria                                    | Have preliminary NatHERS ratings b         | been undertaken for all thermally unique dwellings?            |
|    | Question                                    | Criteria Achieved ?                        |  |
|    | Apartment                                   | Yes  |  |
|    | 3.1 Metering - Residential                  |  | 100%   |
|    | Score Contribution                          | This credit contributes 12.5% towar        | rds the category score.  |
|    | Criteria                                    | Have utility meters been provided for      | or all individual dwellings?                                   |
|    | Question                                    | Criteria Achieved ?                        | >  |
|    | Apartment                                   | Yes  |  |
|    | 3.3 Metering - Common Areas                 |  | 100%   |
|    | Score Contribution                          | This credit contributes 12.5% towar        | rds the category score.  |
|    | Criteria                                    | Have all major common area service         | es been separately submetered?                                 |
|    | Question                                    | Criteria Achieved ?                        |  |
|    | Apartment                                   | Yes  |  |
|    | 4.1 Building Users Guide                    |  | 0%   |
|    | Score Contribution                          | This credit contributes 12.5% towar        | rds the category score.  |
|    | Criteria                                    | Will a building users guide be produ       | iced and issued to occupants?                                  |
|    | Question                                    | Criteria Achieved ?                        |  |
|    | Project                                     | No   |  |

# BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt... Water Overall contribution 5% Minimum VIC 5AT Directed Plans

| Water Approach  | These plans/documents are available for viewing in        |  |
|---|---|--|
| What approach do you want to us                           | accordance with the diffection of the Victorian Civil and |  |
| Project Water Profile Question                            | Administrative Tribunal in the matter of                  |  |
| Do you have a reticulated third pip<br>recycling system?: | ● <b>∀@A™®R®f</b> ®P876/2023."                            |  |
| Are you installing a swimming poo                         | I?: No  |  |
| Are you installing a rainwater tank                       | ?: Yes  |  |
| Water fixtures, fittings and connections                  |   |  |
| Building: All   | Building 1  |  |
| Showerhead: All   | 4 Star WELS (>= 4.5 but <= 6.0)                           |  |



BESS, 322-326 High St. Ashburton VIC 3147, Australia 322-326 High St. Ashburt...

## VCAT Directed Plans

Bath. Scope ouApartment 1 Apartment 2 Apartment З Apartment 4 Apartment 5 Apartment 6 Apartment 7 Apartment 8 Apartment 9 Apartment 10 Apartment 11 Apartment 12 Apartment 13 Apartment 14 Apartment 15 Apartment 16 Medium SizAgodartment Contemporary Bath

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

Apartment Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE). or mort&letails see www.bess.net.au BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt.

| 50, 022 020 High 6t, Abilburton vio 0147,               |  |   |
|---|--|---|
| Kitchen Taps: All                                       | VCAI   | Directed Plans  |
| Bathroom Taps: All                                      | <b>T</b>                                       | >= 5 Star WELS rating   |
| Dishwashers: All  | These plans/do                                 |   |
| WC: All   | accordance wit                                 | h the victorian Civil and   |
| Urinals: All  | Administrative                                 | I upunal in the matter of   |
| Washing Machine Water Efficiency                        | VCAT:Ref.P87                                   | 6/202t3 WELS rating   |
| Which non-potable water source in<br>connected to?: All | s the dwelling/space                           | Tarik 1   |
| Non-potable water source connect                        | ted to Toilets: All                            | Yes   |
| Non-potable water source connect<br>machine): All       | ted to Laundry (washing                        | No  |
| Non-potable water source connect                        | ted to Hot Water System: A                     | \II No  |
| Rainwater Tank  |  |   |
| What is the total roof area connec<br>Tank 1            | ted to the rainwater tank?:                    | 1,112 m <sup>2</sup>  |
| Tank Size: Tank 1                                       |  | 20,000 Litres   |
| Irrigation area connected to tank:                      | Tank 1   | 100 m <sup>2</sup>  |
| Is connected irrigation area a wate                     | er efficient garden?: Tank 1                   | Yes   |
| Other external water demand con                         | nected to tank?: Tank 1                        | 0.0 Litres/Day  |
| 1.1 Potable water use reduction                         |  | 60%   |
| Score Contribution                                      | This credit contribute                         | es 71.4% towards the category score.                                |
| Criteria  | What is the reduction                          | n in total potable water use due to efficient fixtures, appliances, |
|   | rainwater use and re-                          | cycled water use? To achieve points in this credit there must be    |
|   | >25% potable water                             | reduction.  |
| Output  | Reference                                      |   |
| Project   | 3392 kL  |   |
| Output  | Proposed (excluding                            | rainwater and recycled water use)                                   |
| Project   | 2391 kL  |   |
| Output  | Proposed (including                            | rainwater and recycled water use)                                   |
| Project   | 2021 kL  |   |
| Output  | % Reduction in Pota                            | ble Water Consumption   |
| Project   | 40 %   |   |
| Output  | % of connected dem                             | nand met by rainwater   |
| Project   | 100 %  |   |
| Output  | How often does the                             | tank overflow?  |
| Project   | Very Often                                     |   |
| Output  | Opportunity for addit                          | tional rainwater connection   |
| Project   | 982 KL   | 1007  |
| 3.1 Water Efficient Landscaping                         |  | 100%  |
| Score Contribution                                      | This credit contribute                         | es 14.3% towards the category score.                                |
| Criteria  | Will water efficient landscaping be installed? |   |
| Question  | Criteria Achieved ?                            |   |
| Project   | Yes  |   |

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE). For more details see www.bess.net.au

## 4.1 Building Systems Water Use Reduct V CAT Directed P9 ans

| Score Contribution | These plans/documents atteravailable for viewing in                                |
|--------------------|--|
| Criteria           | accordance with the direction of the victorian civil and Administrative retrieves? |
| Question           | VCA"#"P8428"#876/2023 "  |
| Project            | No   |

# BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt... Energy Overall contribution 16% Minim Vreus Ash Directed Plans

| Dwellings Energy Approach          | These plans/documents are available for viewing in |   |
|------------------------------------|--|---|
| What approach do you want to us    | accordance wit                                     | hthe direction of the Victorian Civil and |
| Project Energy Profile Question    | Administrative <sup>-</sup>                        | Tribunal in the matter of                 |
| Are you installing any solar photo | <b>₩CA</b> Tr <b>Ref</b> P87                       | 6/2023 ."                                 |
| Are you installing any other renew | hle energy system(s)?                              | No  |
| Gas supplied into building:        |  | Natural Gas                               |
| Dwelling Energy Profiles           |  |   |
| Building: All                      |  | Building 1                                |
| Below the floor is: All            |  | Ground or Carpark                         |
| Above the ceiling is: All          |  | Another Occupancy                         |
| Exposed sides: All                 |  | 2   |



BESS, 322-326 High St. Ashburton VIC 3147, Australia 322-326 High St. Ashburt...

NatHERS Annual

Enerav

Loads

Heat.

35,&partment MJ/ sqm 29,&partment M2/ sqm 34,7kpartment M3/ sqm

## VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

51 Apartment M.4/ sam 82 Apartment M.5⁄ sam 74.Apartment M.6⁄ sam 75.Apartment M.7/ sam 65.Apartment M&/ sam 57.Apartment M9⁄ sam 42. Apartment MJ/0 sam 46.Æpartment MJ/1 sqm 72.Apartment MJ/2 sqm 111Apartment MJ/3 sqm 97 Apartment MJ/4 sqm 96.Apartment MJ/5 sqm

ne Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE). or ragadetatingene www.bess.net.au BESS, 322-326 High St. Ashburton VIC 3147, Australia 322-326 High St. Ashburt.

NatHERS Annual

Enerav

Loads

Cool

15.&partment MJ/ sqm 4.3Apartment M2/ sqm 4.2Apartment M3/ sqm

## VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

6 8Apartment M.4/ sam 11 Apartment M.5⁄ sam 4.7Apartment M.6⁄ sam 8.7Apartment M.7/ sam 7.1Apartment M&/ sam 18.Apartment M9⁄ sam 4.8Apartment MJ/0 sam 5.0Apartment MJ/1 sqm 11.Apartment MJ/2 sqm 18.Apartment MJ/3 sqm 6.2Apartment MJ/4 sqm 8.4Apartment MJ/5 sqm

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).

MJ/6

# BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt...

| These plans/do  | 82   |  |
|---|--|--|
| i nese plans/do   | average and available for viewing in                                       |  |
|   | cuments are available for viewing in                                       |  |
| accordance wit  | hathe direction of the Victorian Civil and                                 |  |
| Administrative  | Tribunal in the matter of  |  |
| VCAT:Ref.P876   | 5/2023 ."  |  |
|   | 6.9  |  |
|   |  |  |
|   | 7.4  |  |
|   |  |  |
|   | 7.0  |  |
|   | 1.2  |  |
|   | 7.6  |  |
|   | 8.4  |  |
|   | 5.9  |  |
|   | 6.6  |  |
|   |  |  |
|   | 6.7  |  |
|   | 7.9  |  |
|   | 7.8  |  |
|   | D Reverse cycle space  |  |
|   | 4 Star   |  |
|   | Refrigerative space  |  |
|   | 4 Stars  |  |
|   | Gas Instantaneous 5 star   |  |
| multiple dwellings?: All  | No   |  |
| er system: All  | 0 %  |  |
|   | A No drying facilities   |  |
|   | Occupant to Install  |  |
|   |  |  |
| g - Residential   | 66%  |  |
| g - Residential   | 66%<br>es 26.1% towards the category score.                                |  |
| <b>7 - Residential</b><br>This credit contribute<br>What is the average                 | 66%<br>es 26.1% towards the category score.<br>NatHERS rating?             |  |
| g - Residential<br>This credit contribute<br>What is the average I<br>Average NATHERS R | 66% es 26.1% towards the category score. NatHERS rating? tating (Weighted) |  |
|   | VCAT:Ref.P870  |  |

| 2.1 Greenhouse Gas Emissions | VCAT Directed Plans  |  |
|------------------------------|--|--|
| Score Contribution           | The the reflament the putties are as a large the for viewing in                  |  |
| Criteria                     | acc/maine with the direction of the Victorian Civiles d                          |  |
| Output                       | Administrative The Reference Service Bond at the rot                             |  |
| Apartment                    | VCA行時時間の100023 "   |  |
| Output                       | Proposed Building with Proposed Services (Actual Building)                       |  |
| Apartment 45,797 kg CO2      |  |  |
| Output                       | % Reduction in GHG Emissions   |  |
| Apartment                    | 64 %   |  |
| 2.2 Peak Demand              | 0%   |  |
| Score Contribution           | This credit contributes 4.3% towards the category score.                         |  |
| Criteria                     | What is the % reduction in the instantaneous (peak-hour) demand against the      |  |
|                              | benchmark?   |  |
| Output                       | Peak Thermal Cooling Load - Baseline   |  |
| Apartment                    | 241 kW   |  |
| Output                       | Peak Thermal Cooling Load - Proposed   |  |
| Apartment                    | 227 kW   |  |
| Output                       | Peak Thermal Cooling Load - % Reduction  |  |
| Apartment                    | 5 %  |  |
| 2.3 Electricity Consumption  | 100%   |  |
| Score Contribution           | This credit contributes 8.7% towards the category score.                         |  |
| Criteria                     | What is the % reduction in annual electricity consumption against the benchmark? |  |
| Output Reference             |  |  |
| Apartment                    | 108,361 kWh  |  |
| Output                       | Proposed   |  |
| Apartment                    | 33,993 kWh   |  |
| Output                       | Improvement  |  |
| Apartment                    | 68 %   |  |
| 2.4 Gas Consumption          | 100%   |  |
| Score Contribution           | This credit contributes 8.7% towards the category score.                         |  |
| Criteria                     | What is the % reduction in annual gas consumption against the benchmark?         |  |
| Output                       | Reference  |  |
| Apartment                    | 326,329 MJ   |  |
| Output                       | Proposed   |  |
| Apartment                    | 216,411 MJ   |  |
| Output                       | Improvement  |  |
| Apartment                    | 33 %   |  |
| 2.6 Electrification          | 0% Ø Disabled  |  |
| This credit is disabled      | Credit is available when project is declared to have no gas connection.          |  |
BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt...

| 3.1 Carpark Ventilation   | VCAT Directed Plans  |  |  |  |
|---|--|--|--|--|
| Score Contribution  | These stanstatering in   |  |  |  |
| Criteria  | accordance with the direction of the Victorian Oivil and<br>Adminibite ative Thousal and the smithtee of onoxide monitoring to |  |  |  |
| Question  | Criteria Achieved ?  |  |  |  |
| Project   | No   |  |  |  |
| 3.2 Hot Water   | 100%   |  |  |  |
| Score Contribution  | This credit contributes 4.3% towards the category score.   |  |  |  |
| Criteria  | What is the % reduction in annual energy consumption (gas and electricity) of the hot  |  |  |  |
|   | water system against the benchmark?  |  |  |  |
| Output  | Reference  |  |  |  |
| Apartment   | 90,647 kWh   |  |  |  |
| Output  | Proposed   |  |  |  |
| Apartment   | 61,322 kWh   |  |  |  |
| Output  | Improvement  |  |  |  |
| Apartment   | 32 %   |  |  |  |
| 3.4 Clothes Drying  | 0%   |  |  |  |
| Score Contribution  | This credit contributes 4.3% towards the category score.   |  |  |  |
| Criteria What is the % reduction in annual energy consumption (gas and electricity) fro |  |  |  |  |
|   | combination of clothes lines and efficient driers against the benchmark?   |  |  |  |
| Output  | Reference  |  |  |  |
| Apartment   | 12.306 kWh   |  |  |  |
| Output  | Proposed   |  |  |  |
| Apartment   | 12,306 kWh   |  |  |  |
| Output  | Improvement  |  |  |  |
| Apartment   | 0 %  |  |  |  |
| 3.6 Internal Lighting - Residen   | tial Multiple Dwellings 100%   |  |  |  |
| Score Contribution  | This credit contributes 8.7% towards the category score.   |  |  |  |
| Criteria  | Is the maximum illumination power density (W/m2) in at least 90% of the relevant   |  |  |  |
|   | building class at least 20% lower than required by Table J6.2a of the NCC 2019 Vol 1   |  |  |  |
|   | (Class 2-9) and Clause 3.12.5.5 NCC 2019 Vol 2 (Class 1 & 10)?   |  |  |  |
| Question  | Criteria Achieved ?  |  |  |  |
| Apartment   | Yes  |  |  |  |
| 4.2 Renewable Energy System   | ns - Solar 0% Ø Disabled   |  |  |  |
| This credit is disabled   | No solar PV renewable energy is in use.  |  |  |  |
| 4.4 Renewable Energy System   | ns - Other 0% Ø Disabled   |  |  |  |
| This credit is disabled   | No other (non-solar PV) renewable energy is in use.  |  |  |  |

# BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt... Stormwater Overall contribution 14% ViniCAireT100 Directed Plans

| Which stormwater modelling are y | Purthese plans/documents are available for viewing in   |
|----------------------------------|---|
| 1.1 Stormwater Treatment         | accordance with the direction of the Victorian Civil and  |
| Score Contribution               | Administrative.rtsribunal.vin.stheamatter.cof   |
| Criteria                         | VCAT BefaRie 76/2023 anagement been demonstrated?   |
| Question                         | STORIVI score achieved  |
| Project                          | 104   |
| Output                           | Min STORM Score   |
| Project                          | 100   |
|                                  | Which stormwater modelling are y         1.1 Stormwater Treatment         Score Contribution         Criteria         Question         Project         Output         Project |



# BESS, 322-326 High St, Ashburton VIC 3147. Australia 322-326 High St, Ashburt... IEQ Overall contribution 16% Mir imum revise AT Directed Plans

| IEQ DTS   | These plans/documents are available for viewing in                                  |   |  |  |  |
|---|---|---|--|--|--|
| Use the BESS Deemed to Satisfy  | Paccordance with the direction of the Victorian Civil and                           | d |  |  |  |
| Are all living areas and bedrooms south facing)?:                           | Administrative Tribunal in the matter of  |   |  |  |  |
| Do all living areas and bedrooms I  | ave a floor-to-ceiling height Yes   |   |  |  |  |
| of at least 2.7m?:  |   |   |  |  |  |
| Does all glazing to living areas ach<br>Light Transmittance (VLT)?:         | ieve at least 60% Visible Yes   |   |  |  |  |
| Do all living areas have an externa<br>courtyard, light well or other major | I facing window (not into a Yes<br>• obstruction)? :                                |   |  |  |  |
| Does the building(s) comply with t<br>building separation tables?:          | he requirements of the Yes  |   |  |  |  |
| Dwellings IEQ Approach  |   |   |  |  |  |
| What approach do you want to us   | e for dwellings?: -   |   |  |  |  |
| 1.1 Daylight Access - Living Area   | as 100%   |   |  |  |  |
| Score Contribution  | This credit contributes 27.3% towards the category score.                           |   |  |  |  |
| Criteria  | What % of living areas achieve a daylight factor greater than 1%                    | _ |  |  |  |
| Output  | Calculated percentage   |   |  |  |  |
| Apartment 100 %   |   |   |  |  |  |
| 1.2 Daylight Access - Bedrooms     100%                                     |   |   |  |  |  |
| Score Contribution  | This credit contributes 27.3% towards the category score.                           | _ |  |  |  |
| Criteria  | What % of bedrooms achieve a daylight factor greater than $0.5\%$                   | _ |  |  |  |
| Output  | Calculated percentage   | _ |  |  |  |
| Apartment   | 100 %   |   |  |  |  |
| 1.3 Winter Sunlight   | 100%  |   |  |  |  |
| Score Contribution  | This credit contributes 9.1% towards the category score.                            | _ |  |  |  |
| Criteria  | Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas |   |  |  |  |
|   | between 9am and 3pm in mid-winter?  | _ |  |  |  |
| Question  | Criteria Achieved ?   | ł |  |  |  |
| Apartment   | Yes   |   |  |  |  |
| 1.5 Daylight Access - Minimal In  | ternal Bedrooms 100%  |   |  |  |  |
| Score Contribution  | This credit contributes 9.1% towards the category score.                            | _ |  |  |  |
| Criteria  | Do at least 90% of dwellings have an external window in all bedrooms?               |   |  |  |  |
| Question  | Criteria Achieved ?   |   |  |  |  |
| Apartment   | Yes   |   |  |  |  |

BESS, 322-326 High St, Ashburton VIC 3147, Australia 322-326 High St, Ashburt.

### VCAT Directed Plans

| 2.1 Effective Natural Ventilation |   |
|-----------------------------------|---|
| Score Contribution                | • |
| Criteria                          |   |
| Question                          |   |
| Apartment                         | • |

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT Ref P876/2023.

#### Transport Overall contribution 0%

| 1.1 Bicycle Parking - Residential      |  | 0%                             |  |
|--|--|--------------------------------|--|
| Score Contribution                     | This credit contributes 22.2% towards the category score       | !.                             |  |
| Criteria                               | How many secure and undercover bicycle spaces are the          | re per dwelling for residents? |  |
| Question                               | Bicycle Spaces Provided ?                                      |                                |  |
| Apartment                              | 0  |                                |  |
| 1.2 Bicycle Parking - Residential Visi | tor  | 0%                             |  |
| Score Contribution                     | This credit contributes 22.2% towards the category score       | ŀ.                             |  |
| Criteria                               | How many secure bicycle spaces are there per 5 dwelling        | s for visitors?                |  |
| Question                               | Visitor Bicycle Spaces Provided ?                              |                                |  |
| Apartment                              | 0  |                                |  |
| 1.3 Bicycle Parking - Convenience Re   | esidential   | 0% Ø Disabled                  |  |
| This credit is disabled                | Credit 1.1 must be achieved first.                             |                                |  |
| 2.1 Electric Vehicle Infrastructure    |  | 0%                             |  |
| Score Contribution                     | This credit contributes 22.2% towards the category score       |                                |  |
| Criteria                               | Are facilities provided for the charging of electric vehicles? |                                |  |
| Question                               | Criteria Achieved ?  |                                |  |
| Project                                | No   |                                |  |
| 2.2 Car Share Scheme                   |  | 0%                             |  |
| Score Contribution                     | This credit contributes 11.1% towards the category score       | ŀ.                             |  |
| Criteria                               | Has a formal car sharing scheme been integrated into the       | development?                   |  |
| Question                               | Criteria Achieved ?  |                                |  |
| Project                                | No   |                                |  |
| 2.3 Motorbikes / Mopeds                |  | 0%                             |  |
| Score Contribution                     | This credit contributes 11.1% towards the category score       |                                |  |
| Criteria                               | Are a minimum of 5% of vehicle parking spaces designed         | and labelled for motorbikes    |  |
|  | (must be at least 5 motorbike spaces)?                         |                                |  |
| Question                               | Criteria Achieved ?  |                                |  |
| Project                                | No   |                                |  |

Overall contribution 2%

Waste

### VCAT Directed Plans

| 1.1 - Construction Waste - Build | ማዋቂያ plans/documents are available for viewing in   |  |
|----------------------------------|---|--|
| Score Contribution               | accordance with the direction of the Victorian Civil and                                    |  |
| Criteria                         | Administrative i Tribunal in the matter of bed, has at least 30% of VCAT Ref B187662023ed?  |  |
| Question                         | Oriteria Achieved ?   |  |
| Project                          | No  |  |
| 2.1 - Operational Waste - Food & | k Garden Waste 0%   |  |
| Score Contribution               | This credit contributes 33.3% towards the category score.                                   |  |
| Criteria                         | Are facilities provided for on-site management of food and garden waste?                    |  |
| Question                         | Criteria Achieved ?   |  |
| Project                          | No  |  |
| 2.2 - Operational Waste - Conve  | nience of Recycling 100%  |  |
| Score Contribution               | This credit contributes 33.3% towards the category score.                                   |  |
| Criteria                         | Are the recycling facilities at least as convenient for occupants as facilities for general |  |
|                                  | waste?  |  |
| Question                         | Criteria Achieved ?   |  |
| Project                          | Yes   |  |

### Urban Ecology Overall contribution 2% VCAT Directed Plans

| 1.1 Communal Spaces             | These plans/documents are available for viewing in   |  |  |  |
|---------------------------------|--|--|--|--|
| Score Contribution              | accordance with the direction of the Victorian Civil ar  |  |  |  |
| Criteria                        | Administrative Tribynal in the matter of ured in square meters :*<br>VCAT Ref B876/2023 paints * Additional 0.5m <sup>2</sup> for each occupant between 51<br>and 258 * Additional 0.25m <sup>2</sup> for each occupant above 251? |  |  |  |
| Question                        | Common space provided  |  |  |  |
| Apartment                       | 0.0 m <sup>2</sup>   |  |  |  |
| Output                          | Minimum Common Space Required  |  |  |  |
| Apartment                       | 52 m <sup>2</sup>  |  |  |  |
| 2.1 Vegetation                  | 100%   |  |  |  |
| Score Contribution              | This credit contributes 44.4% 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                         | 31 %   |  |  |  |
| 2.2 Green Roofs                 | 0%   |  |  |  |
| Score Contribution              | This credit contributes 11.1% 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 11.1% towards the category score.  |  |  |  |
| Criteria                        | Does the development incorporate a green wall or green façade?   |  |  |  |
| Question                        | Criteria Achieved ?  |  |  |  |
| Project                         | No   |  |  |  |
| 2.4 Private Open Space - Balcon | ny / Courtyard Ecology 0%  |  |  |  |
| Score Contribution              | This credit contributes 11.1% towards the category score.  |  |  |  |
| Criteria                        | Is there a tap and floor waste on every balcony / in every courtyard?  |  |  |  |
| Question                        | Criteria Achieved ?  |  |  |  |
| Apartment                       | No   |  |  |  |
| 3.1 Food Production - Residenti | ial 0%   |  |  |  |
| Score Contribution              | This credit contributes 11.1% towards the category score.  |  |  |  |
| Criteria                        | What area of space per resident is dedicated to food production?   |  |  |  |
| Question                        | Food Production Area   |  |  |  |
| Apartment                       | 0.0 m <sup>2</sup>   |  |  |  |
| Output                          | Min Food Production Area   |  |  |  |
| Apartment                       | 14 m²  |  |  |  |

#### Overall contribution 0% Innovation

| 1.1 Innovation     | These plans/documents are available for viewing in             |
|--------------------|--|
| Score Contribution | accordance with the direction of the Victorian Civil and       |
| Criteria           | Administrative, Tribunal in the matter of (10 points maximum)? |
|                    | VCAT:Ref.P876/2023 ."  |

#### Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

The Municipal Association of Victoria (MAV) and CASBE (Council Alliance for a Sustainable Built Environment) member councils do not guarantee, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of BESS, any material contained on this website or any linked sites



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# KEEPI STORMWATER CLEAN

# A BUILDER'S GUIDE

Information to help you control sediment and litter from your building site and comply with Council and State regulations







These plans/documents are available for viewing in

irection of the Victorian Civil and

### ACKNOW LEDGER976/1928 S

This revised booklet was originally produced with the support of the Victorian EPA, Melbourne Water, Cities of Kingston, Casey, Hume, Melbourne, Moreland and Moonee Valley.



# Supplier information for sediment & erosion control on page 3

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### CON EN STATUS Tribunal VCAT:Ref.P876/2023 ."

### SITE RULES TO KEEP STORMWATER CLEAN Check Council requirements and plan SITE before you start work on site. RULE 1 Page 4 Stop erosion onsite and SITE contain sediments. RULE 2 ..... Page 6 Protect stockpiles. SITE RULE 3 ...... Page 12 Keep mud off road and on SITE site. RULE 4 ..... Page 16 . . . . . . . . . . . . Keep litter contained on site. SITE RULE 5 ..... Page 18 Clean and wash up on site. SITE RULE 6 Page 21 Use the Site Management Plan..... Page 23



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of

Polluting Our Waterways

r other building materials to be eposited, pumped, drained or all a enter the stammater system.

to illegal to of

### WHY DO I NE EDT RE OF THE TECT **OUR ENVIRONMENT?**

#### It's the law!

Sediment from building sites can pollute stormwater. There are State and local council laws which make this an offence.

The developer or person managing the building site has the responsibility of making sure that the stormwater is not polluted.

#### Penalties apply for polluting stormwater.

To enjoy using our environment - now and in the future



Stormwater is not treated and carries pollution to local waterways and bays. Pollution in our stormwater can lead to short and long term damage to our environment.

#### To benefit builders

The site looks good (which is good for attracting new customers) and you'll be helping to protect our environment.

The site has fewer hazards. A well organised site has less loose material lying around causing a hazard. This reduces health and safety issues on a building site.

**Downtime is reduced**. A well managed and organised site is more efficient. This saves time and money.



These plans/documents are available for viewing in

**Divil and** 

## USEFUL SUPPL VEARed Red RMATION



This information is provided for helpful contact details only. The companies are not listed in any particular order and are not necessarily recommended over others that may provide similar services.

#### SEDIMENT CONTROL

Approximate Price: Geofabric fencing 100 m roll from \$55 to \$130 stakes \$12 for 10 Filter socks unfilled: 2 m \$4.50 filled \$8 - \$25

Geofabrics Australasia 03 8586 9111 www.geofabrics.com.au Products: silt fencing

Southern Geosynthetics Supplies 0419 478 238 www.geosynthetics.com.au Products: Silt fences, Silt Sausages

Statewide River & Stream Management 03 9702 9757 www.stateplanthire.com Products: silt fence, stakes, silt logs Installation service and site kits Approx cost: \$220 for 20 m frontage installed, \$88 self installation

Treemax 03 98787 4111 www.treemax.com.au Products:filter fence, silt worm, silt sock

**Zerosion** 0408 351 566 www.zerosion.com.au Products: silt fence installation Approx cost: \$215 for up to 20 m frontage

#### **STABILISED DRIVEWAYS**

For aggregate look under sand, soil and gravel in the Yellow Pages

Recycled aggregate available from major suppliers.

#### **TEMPORARY DOWNPIPE**

Available from major plumbing suppliers

Art Plastic 25 m rolls of temporary plastic downpipe approx: \$25

Temporary Flexible Downpipe 03 9786 3711 www.tfd.com.au \$135 per kit - does 2-3 16 sq houses

#### **OTHER EQUIPMENT**

Coates Shorco Sykes 131994 Supply : silt fence \$125 100 m Hire: Rumble Grids \$180 p/week for 2 panels Hire: Environmental settlement tanks 4 m tank \$542 p/week

#### **PORTABLE TOILETS**

See Toilets – Portable in the Yellow Pages

#### TEMPORARY FENCING

See Fencing Contractors in the Yellow Pages Australian Temporary Fencing 131716 Victorian Temporary Fencing 03 9484 4000

#### **BRICK AND TILE CUTTING**

Slop Mop Recycling Products www.slopmop.com.au 0418 825 301 Brikasaurus: capture and recycle waste water for brick and tile cutting operations. Slopmop: water delivery & waste clean up system for

use behind concrete saws and grinders.

#### Useful information is available from:

Master Builders Green Living Builders www.mbav.com.au HIA GreenSmart Program www.greensmart.com.au Keep Australia Beautiful Victoria – CleanSites Program http://www.kabv.org.au/ Victorian Litter Action Alliance http://www.litter.vic.gov.au Environment Protection Agency Victoria www.epa.vic.gov.au See Publication 981 – Reducing stormwater pollution from construction sites Melbourne Water www.melbournewater.com.au

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Check Council requirements and plan before you start work on site.





Planning, BEFORE you start a job, will make a big difference to how well you manage your site. Check Council requirements for site management. Complete a site management plan (one can be found at the back of this booklet).

#### Where is the lowest point on the site?

Water always runs to the lowest point. It is important to know where this point is when planning your site. It will affect where you put your crossover, stockpile materials and sediment fence. Leave a buffer of vegetation along the lowest boundary.

#### Where will I put the crossover?

Try to put the crossover as far away from the lowest point as possible. As water runs to the lowest point it is more likely to be wet and muddy. [See Page 16.]

#### Where will I keep my stockpile?

Stockpiles are best kept on site, as far away from the lowest point as practical. [See Page 12.]

#### Where will I build my sediment control fence?

Sediment control fences should be built on the lowest side/s of a site prior to erecting a temporary fence. A flat site may not need sediment control fences. [See Page 9.] These are a primary management measure to keep sediment on site.

#### Which trees and vegetation will be kept on site?

Rope or fence off the areas you are going to keep. Keeping vegetation such as grassed areas will help to prevent damage to the surface of the site later on and may trap sediment. [See Page 7.]

#### Why fence my site?

Many councils require sites to be fenced. Site fencing helps to keep building activities to the site, helps stop movement of litter, and helps to keep a site safe by stopping members of the public wandering on site. [See Page 20.]

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# SITE READY TO START JOB



For copy of plan & checklist photocopy pages 23 & 24.



Site Rule 1 - Plan before you start work on site.

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### Stop erosion and keep sediment on site

#### Why is erosion a problem? Sediment escaping from building sites can:



1. Make roads and footpaths slippery for vehicles and pedestrians, increasing public liability risk.



2. Enter the stormwater system and make stream and river water cloudy which can kill plants and animals in creeks and the bay.



3. Cause blockages to the stormwater system including the side entry pit and pipes, increasing the chance of flooding and requiring regular cleaning.



4. Overload and clog local stormwater filtration systems such as raingardens and swales.

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# METHORS 16/2028 O CONTROL EROSION

Control Method 1 - Keep areas of vegetation as a buffer strip at the site boundary.

### To prevent sediment leaving site use existing grassed areas and a sediment control fence.



Decide what areas of vegetation you are going to keep on site. Mark and protect trees, shrubs and grassed areas that you are keeping. Then apply for the relevant permits to remove vegetation.

Protect areas close to the boundary, drains and gutters, and where surface water flows may carry sediment off site.

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Control Method 2 - Early down

#### Control Method 3 - Pipe roof water onto a grassed or bunded area.

If you cannot connect to the stormwater system, pipe the water away from the building onto a vegetated area where there is good ground cover or to a bunded area.



This lets water seep into the ground with less damage to the surface of the soil.

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## METHODS TO CONTAIN SEDIMENT ON SITE

#### Method 1 - Sediment Control Fences

Sediment control fences stop sediment from being washed off site. The fence allows muddy water to pond behind it and for sediment to settle as the water slowly filters through. Geotextile fabrics are required. Shade cloth is NOT suitable. Regular maintenance is required. Remove excessive silt deposits after storms.







### c) Put in 1500 mm wooden posts (38 mm) or star pickets.

Put 1.5 m star pickets at a maximum of 2 m apart and 600 mm deep.

Put 1.5 m wooden posts (38 mm) at 1.2 m intervals (max 2 m) and 600 mm deep.

#### d) Fix geotextile to posts

Geotextile material allows water to pass through but traps sediments.

Use cable ties or staples to attach the geotextile to the upslope side of the fence posts.

Only join fabric at the pickets with a 150 mm overlap (wrap around post).



#### e) Spread volume of water.

Put a star picket 1.5 m upslope of the others every 20 m (if the fence is longer than 20 m). This spreads the volume of water that flows through each section of fence.

Turn ends up slope to allow for ponding.

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#### Method 2 - Control dust and sygAT;Ref 8876/2928ing

A large amount of dust can be made from cutting materials such as concrete, bricks and tiles. When mixed with water this material can be turned into slurry and washed into waterways. Cement changes the acidity of water which may then kill water plants and animals. The following methods will help keep this waste on site and out of the waterways:



#### a) Cut materials on site

Choose a set area to do all your cutting. This area should be on the building site and away from all stormwater drains.

Equipment is available that captures water used in the cutting process (see page 3).



#### b) Put sediment control filters downslope

Sediment logs should be placed downslope to catch cutting slurry. A back-up sediment fence may also be used.



#### c) Use a gravel sausage or sediment log

When cutting must take place near stormwater drains, use gravel sausages or sediment logs.

Alternatively, you can buy sleeves from geotextile companies and fill these with sand.

Always clean up and correctly dispose of captured sediment.

#### d) Clean up when finished

When you have finished cutting, clean up your equipment in the cutting area.

Use a broom to clean up and get rid of the slurry where it can't get into the stormwater system. Dispose of in waste container

DO NOT HOSE THE SLURRY AWAY



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### Contain stockpiles on site

### Why are sand, soil and screenings a problem?



Sand, soil, screenings, dust or sludge from concrete and brick cutting, and other materials escaping from building sites can cause many problems.

Putting stockpiles such as sand, gravel, topsoil and mulch across footpaths and roads will cause a hazard to both vehicles and pedestrians.

Sediment can smother stormwater filtering systems including swales and raingardens.

Stockpiles should be stored on site, not on footpaths or roads.

Tell suppliers to place deliveries onsite when placing your order or be on site for deliveries to make sure they are put in the right place.

Site Rule 3 - Contain stockpiles on site.

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# Stockpiles not stored property Administrative Tribunal in the matter of blown away and pollute the stormwater.

This is particularly true of stockpiles that:

- Are high
- Have steep sides



• Are put on hard surfaces where they can be blown or washed away.



### **KEEPING STOCKPILES ON SITE**

Place the stockpile in a designated area on site, and upslope of the sediment control fence.

If exposed for some time, stockpiles should be covered with a tarp.



In some cases it may be impossible to store stockpiles on site. In this case, a different set of control methods will be used.

Site Rule 3 - Contain stockpiles on site.

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## WHEN UNA BLE TO STOR STOCKPILES ON SITE

You may have to store a stockpile off site (although never on the footpath, gutter or road). Contact the council to make sure that you have the appropriate council permits.

The council will tell you how stockpiles stored off site are to be managed. Materials may be stored on tarps or on pallets. Containers such as rubbish skips with opening sides that you can get into easily are a good idea.



Material must not get into drains, gutters or the stormwater system

The following control methods can be used when storing materials or working off site.

#### Method 1 - Cover Stockpile

- a) Place a tarp, plastic or bunded pallet under the area where the stockpile will be placed.
- b) Place a secured covering over the stockpile.
- c) Then place sediment control logs around the downslope base of the stockpile.



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### Method 2 - Protect Downstream Administrative Tribunal in the matter of Sausage or Sediment Log

A gravel sausage or sediment log is a temporary collection device that can be used when stockpiles are stored or cutting is done off site. It is also a useful precautionary measure at all sites.



#### TO BUILD A GRAVEL SAUSAGE:

#### a) Make the sausage sleeve

A gravel sausage is made from a geotextile sleeve filled with 25 - 50 mm gravel.

The gravel sausage should be 150 mm high.



### b) Put the gravel sausage across the opening of the inlet pit

Make sure that the sausage is tight with the kerbing on the upslope side of the inlet pit and extends beyond the grate.

There should be a 100 mm gap between the front of the pit and sausage. Use wooden blocks to keep the 100 mm gap.



#### c) Clean out gravel sausage regularly

When soil and sand builds up around the gravel sausage, this should be collected and disposed of on site.

Regular maintenance is required.

DO NOT HOSE SEDIMENT DOWN THE GUTTER

Site Rule 3 - Contain stockpiles on site.



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## Keep mud off road and on site

#### Why is mud a problem?

# Two things happen when vehicles go on and off the site:

1. The surface area of the site is damaged making it dangerous.

2. Mud is carried back onto the roads and footpaths, and washes into the stormwater system.



### METHODS TO CONTROL MUD

The following simple methods will help you to protect the surface of your site and help stop vehicles from dropping mud on the road from their wheels. The best way to do this is to put crushed rock on the crossover or access point of your building site.



Putting crushed rock on the access point of your site is a good way to prevent damage and provide a dry access point for vehicles. Where possible park vehicles off site.

Make sure gravel does not collect in the gutter or on the footpath.

These plans/documents are available for viewing in

# Control Method 1: Buildy CAFREE 9876/2023 Crossover



Remove a 3m or greater strip of soil from road (or where concrete crossover ends) to nearest building point or a minimum of 5 m.

Use road base or 40 mm aggregate or crushed rock to a depth of 200 mm.

Restrict vehicle access to this point.

#### Control Method 2: Keep to crushed rock path



Only drive where you need to. Keep to a set path (preferably on crushed rock).

#### Control Method 3: Remove mud from tyres



Use a shovel to remove mud from truck tyres before leaving site.

#### Control Method 4: Clean road



Site Rule 4 - Keep mud off road and on site.

If mud goes on road, remove as much as possible and put it back on site.

Use a broom or a shovel. **DO NOT USE A HOSE.** 

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of S VCAT:Ref.P876/2023

F 5



### Keep litter contained on site

### Why is litter a problem?





Many building sites have both building rubble and other rubbish spread across them.



#### This causes many problems:

You may now have an UNSAFE WORK ENVIRONMENT! This could increase the chance of legal and public liability problems



Litter blowing off site can block stormwater drains.



Litter may spoil local creeks and eventually find its way to the coast.

Site Rule 5 - Keep litter contained on site.

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23."

**VCAT Directed Plans** 

### METHODS TO CON

The following simple methods will help you to stop litter leaving your site or being a hazard on site.

#### Control Method 1: Litter bins or covered skips

A mesh bin with a closeable lid is suitable for larger items like cardboard boxes, plastic wrapping and polystyrene.



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Empty the litter bin regularly. Don't allow overflow. Where possible, collect the materials from the litter bin for recycling and /or keep different materials in separate bins.

**CONSIDER A RECYCLING BIN** 

#### Control Method 2: Site fencing

Site fencing will help to keep litter from being carried off site by wind or water and provide security.

#### A FENCE DOES NOT NEGATE THE NEED FOR A BIN.



Check council requirements for temporary fencing and avoid trip hazards on footpath.



Remember to install a sediment control fence prior to installation of the temporary fence.

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Clean and wash up on site

### Why is washing up a problem?

SIT



When cleaning up after painting, plastering or concreting it's most important to keep the wash water out of the stormwater system.

Problems to the environment include:

- 1. Oil based paints form a thin film over the surface of the water. This starves water plants and animals of oxygen
- 2. Paints and petrol chemicals can contain toxic compounds
- 3. Concrete changes the acidity of waterways which can kill water plants and animals. Concrete washings can harden and block drains
- 4. Roads around a building site can become dirty, slippery and dangerous.



Site Rule 6 - Clean and wash up on site.

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### METHODS TO CONTROL WASHING UP

The following simple methods will help you to stop the contamination of stormwater from paint, plaster or concrete washings.



### Control Method 1: Have a set washing up area

Choose a set area to do all your washing up. This area should be on the building site and away from all stormwater drains. It should be bunded and contain wash out barrels.

You could use the same area you have chosen for tile and brick cutting.

Contain chemicals and slurry onsite.

Put sediment control fences downslope.
NOTE: SEDIMENT CONTROL FENCES
WILL NOT STOP CHEMICALS

### Control Method 2: Get rid of concrete slurry on site

Collect wash water from concrete mixers and pumps in a wheel barrow and get rid of it in your wash area. You can also safely get rid of

concrete slurry by tipping small amounts in a ditch lined with plastic or geotextile liners. When the water evaporates or soaks into the surface the solids can then be put into a skip bin or recycled in construction or as road base.



### Control Method 3: Clean equipment off before washing

Brush dirt and mud off equipment before you wash it. Spin rollers and brushes to remove paint before you wash them in a wash out bin.

You will then need less water to clean this equipment.

### Control Method 4: Clean painting tools carefully

Use one container to wash the brush and another to rinse it. Let the first container stand overnight to let solids settle. Then pour out the water on to the ground if it is not too dirty and put settled solids in a bin.

Wash oil based paints in solvent baths until clean. DO NOT PUT THE SOLVENT ON THE GROUND. Contact a waste disposal company for removal.



#### Site Rule 6 - Clean and wash up on site.

These plans/documents are available for viewing in



These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

| Administrative Tribunal in the matter of<br>VCAT:Ref. P876/2023."                         |   |      |  |  |
|---|---|------|--|--|
| Please photocopy to use on site   |   |      |  |  |
| SITE DETAILS:<br>Building Company:<br>Site Supervisor:<br>Site Address:<br>Client Name:   | Date: / /<br><br>Contact Number: ( )  | _    |  |  |
| SITE RULE   | TASK CI   | HECK |  |  |
| SITE RULE 1 -<br>Check Council requirements<br>and plan before you start<br>work on site. | Crossover away from lowest point<br>Sediment control fence on lowest side<br>Stockpiles away from lowest point<br>Marked trees and vegetation to keep on site                             |      |  |  |
| SITE RULE 2 -<br>Stop erosion on site and<br>contain sediments.                           | Sediment control fence in place<br>Catch drains on high side of site<br>Vegetation areas kept at boundary<br>Gravel sausage at storm water pit<br>Downpipes set up as early as possible   |      |  |  |
| SITE RULE 3 -<br>Protect stockpiles.  | Base and cover for stockpiles<br>Gravel sausage at stormwater pit   |      |  |  |
| SITE RULE 4 -<br>Keep mud off road and<br>on site.  | Crushed rock access point<br>Vehicles keep to crushed rock areas<br>Mud removed from tyres before leaving site<br>Clean road if muddy<br>Clean stormwater pit and maintain gravel sausage |      |  |  |
| SITE RULE 5 -<br>Keep litter contained on site.   | Litter bins in place with lid closed<br>Site fencing in place   | 8    |  |  |
| SITE RULE 6 -<br>Clean and wash up on site.   | Cutting and clean up area on site<br>Clean equipment off before washing<br>Sediment filters downslope<br>Contain all washings on site   |      |  |  |

Site Management Plan

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### 6 RULES FOR A CLEAN WORK

SITE RULE 1 -Check Council requirements and plan before you start work on site.

SITE RULE 2 -Stop erosion on site and contain sediments.

> SITE RULE 3 -Protect stockpiles.

SITE RULE 4 Keep mud off road and on site.

SITE RULE 5 -Keep litter contained on site.

#### SITE RULE 6 -Clean and wash up on site.

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First published in 2002 Second edition, revised, published 2002 Third edition, revised, published September 2003 Forth edition, revised, published October 2006



#### PLANNING PROPERTY REPORT

### **VCAT Directed Plans**

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| From www.planning.vic.gov.au at 30 June 2023 10:40 AM |                          |                              |                                      |  |
|---|--------------------------|------------------------------|--------------------------------------|--|
| PROPERTY DETAILS                                      |                          | VCAT:Ref.P876/2023 ."        |                                      |  |
| Address: 322 HIGH STREET ASH                          |                          | HBURTON 3147                 |                                      |  |
| Lot and Plan Number:                                  | Lot 209 LP34514          |                              |                                      |  |
| Standard Parcel Identifier (                          | (SPI): 209\LP34514       |                              |                                      |  |
| Local Government Area (Co                             | ouncil): BOROONDARA      |                              | www.boroondara.vic.gov.au            |  |
| Council Property Number:                              | 265990                   |                              |                                      |  |
| Planning Scheme:                                      | Boroondara               |                              | <u> Planning Scheme - Boroondara</u> |  |
| Directory Reference:                                  | Melway 60 F10            |                              |                                      |  |
| UTILITIES   |                          | STATE ELECTORATES            |                                      |  |
| Rural Water Corporation:                              | Southern Rural Water     | Legislative Council:         | SOUTHERN METROPOLITAN                |  |
| Melbourne Water Retailer:                             | Yarra Valley Water       | Legislative Assembly:        | ASHWOOD                              |  |
| Melbourne Water:                                      | Inside drainage boundary |                              |                                      |  |
| Power Distributor:                                    | UNITED ENERGY            | OTHER                        |                                      |  |
|   |                          | Registered Aboriginal Party: | Wurundjeri Woi Wurrung Cultural      |  |
| View location in VicPlan                              |                          |                              | Heritage Aboriginal Corporation      |  |
|   |                          |                              |                                      |  |
| Planning Zones  |                          |                              |                                      |  |
| GENERAL RESIDENTIAL ZONE (G                           | .P7)                     |                              |                                      |  |



#### **Planning Overlays**

No planning overlay found

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).
#### **Further Planning Information**

**VCAT Directed Plans** 

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#### **Designated Bushfire Prone Areas**

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#### **Native Vegetation**

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|---|----------|---------------------|--|--------------------------------------|--|--|
| PROPERTY DETAILS                                      |          |                     | VCAT:Ref.P876/202                        | 23 ."                                |  |  |
| Address:  |          | 324 HIGH STREET ASH | BURTON 3147                              |                                      |  |  |
| Lot and Plan Number:                                  |          | Lot 1 TP608771      |  |                                      |  |  |
| Standard Parcel Identifier (SPI):                     |          | 1\TP608771          |  |                                      |  |  |
| Local Government Area (C                              | ouncil): | BOROONDARA          |  | www.boroondara.vic.gov.au            |  |  |
| Council Property Number:                              |          | 266000              |  |                                      |  |  |
| Planning Scheme:                                      |          | Boroondara          |  | <u> Planning Scheme - Boroondara</u> |  |  |
| Directory Reference:                                  |          | Melway 60 F10       |  |                                      |  |  |
| UTILITIES   |          |                     | STATE ELECTORATES                        |                                      |  |  |
| Rural Water Corporation:                              | Southe   | rn Rural Water      | Legislative Council:                     | SOUTHERN METROPOLITAN                |  |  |
| Melbourne Water Retailer:                             | Yarra \  | /alley Water        | Legislative Assembly:                    | ASHWOOD                              |  |  |
| Melbourne Water:                                      | Inside o | drainage boundary   |  |                                      |  |  |
| Power Distributor: UNITE                              |          | ENERGY              | OTHER                                    |                                      |  |  |
|   |          |                     | Registered Aboriginal Party:             | Wurundjeri Woi Wurrung Cultural      |  |  |
| View location in VicPlan                              |          |                     |  | Heritage Aboriginal Corporation      |  |  |
|   |          |                     |  |                                      |  |  |
| Planning Zones  |          |                     |  |                                      |  |  |





#### **Planning Overlays**

No planning overlay found

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| PROPERTY DETAILS                   |                     |                 | VCAT:Ref.P876/202                        | 23 ."                                |  |  |
| Address:                           | 326                 | HIGH STREET ASH | BURTON 3147                              |                                      |  |  |
| Lot and Plan Number:               | Lot                 | 211 LP34514     |  |                                      |  |  |
| Standard Parcel Identifier (SPI):  |                     | LP34514         |  |                                      |  |  |
| Local Government Area (C           | Council): BO        | ROONDARA        |  | www.boroondara.vic.gov.au            |  |  |
| Council Property Number:           | 266                 | 010             |  |                                      |  |  |
| Planning Scheme:                   | Bor                 | oondara         |  | <u> Planning Scheme - Boroondara</u> |  |  |
| Directory Reference:               | Mel                 | way 60 F10      |  |                                      |  |  |
| UTILITIES                          |                     |                 | STATE ELECTORATES                        |                                      |  |  |
| Rural Water Corporation:           | Southern R          | ural Water      | Legislative Council:                     | SOUTHERN METROPOLITAN                |  |  |
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| Melbourne Water:                   | Inside drain        | age boundary    |  |                                      |  |  |
| Power Distributor: UNITE           |                     | RGY             | OTHER                                    |                                      |  |  |
|                                    |                     |                 | Registered Aboriginal Party:             | Wurundjeri Woi Wurrung Cultural      |  |  |
| View location in VicPlan           |                     |                 |  | Heritage Aboriginal Corporation      |  |  |
|                                    |                     |                 |  |                                      |  |  |
| Planning Zones                     |                     |                 |  |                                      |  |  |



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No planning overlay found

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VCAT:Ref.P876/2023 ."

## ADMINISTRATIVE DIVISION

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO. P2008/2017 PERMIT APPLICATION NO. PP16/01006

#### CATCHWORDS

Boroondara Planning Scheme; Application under section 80 of the *Planning and Environment Act 1987* – to review permit conditions; General Residential Zone – Schedule 5 (GRZ5); Proposal for 3-storey apartment building above basement carpark; Streetscape rhythm and character; Adequacy of landscaping opportunities; Site coverage; Interface with backyards of dwellings in Neighbourhood Residential Zone; Visitor parking provision.

|    | APPLICANT             | Ashburton Blossom Pty Ltd                                    |
|----|-----------------------|--|
|    | RESPONSIBLE AUTHORITY | Boroondara City Council                                      |
|    | SUBJECT LAND          | 322-326 High Street, Ashburton                               |
|    | WHERE HELD            | Melbourne  |
| TA | BEFORE                | Mary-Anne Taranto, Member                                    |
| t  | HEARING TYPE          | Hearing  |
|    | DATE OF HEARING       | 1 February 2018  |
|    | DATE OF ORDER         | 22 March 2018  |
|    | CITATION              | Ashburton Blossom Pty Ltd v Boroondara CC<br>[2018] VCAT 433 |

#### ORDER

#### **Conditions changed**

- 1 In application P2008/2017 the decision of the responsible authority is varied.
- 2 The Tribunal directs that planning permit PP16/01006 must contain the conditions set out in planning permit PP16/01066 issued by the responsible authority on 18 August 2017 with the following modifications:
  - (a) Condition 1(a) is amended to read as follows:

Changes to the floor plan layouts, basement layout and private open spaces in accordance with the Concept Plan Drawing Nos. TPA02 Rev. B, TPA03, Rev. B, TPA04 Rev. B and TPA05 Rev. B prepared by Taouk Architects, dated 1 May 2017 with the following further modifications:

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- use of a darker color Architertation and the factor of around the facade of Architerture and the facade of Architerture and
- (b) Condition 1(g) is amended to read as follows:

All storage areas external to the dwellings are to have a minimum volume of 6 cubic metres.

(c) Condition 3(b) is amended to read as follows:

The Capital Pear tree shown in the north-east corner of Dwelling 6 is to be relocated further north and replaced with a different species of tree that has a spreading canopy.

3 The responsible authority is directed to issue a modified planning permit in accordance with this order.

Mary-Anne Taranto Member

Aust

#### APPEARANCES

For applicant

For responsible authority

Ms Tania Cincotta, solicitor of Best Hooper She called the following witness:

• Mr David Crowder, town planner of Ratio consultants

Mr Andrew Clarke, town planning consultant of Clarke Planning

Description of proposal

Nature of proceeding

Zone and overlays

# Permit requirements

Relevant scheme policies and provisions

Land description

Tribunal inspection

# **VCAT Directed Plans**

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Three storey development for 35 apartments above a basement carpark.

Application under section 80 of the *Planning and Environment Act 1987* – to review the conditions contained in the permit.

General Residential Zone – Schedule 5 (GRZ5)

The site adjoins land in a Road Zone Category 1 (**RDZ1**)

No overlay controls apply

Clause 32.08-4 – Construction of more than one dwelling on a lot

Clause 52.29 - Access alteration to a road in a RDZ1

Clause 52.06 – Reduction in parking (one visitor car space)

Clauses 9, 10, 11, 15, 16, 18, 21, 22.05, 52.06, 52.29 and 65

This irregular shaped site comprises three lots on the south side of High Street Ashburton, with a combined area of 2188sqm, frontage of approximately 64.68m and maximum depth of 38m. Each lot contains a detached single storey dwelling with front setbacks ranging from 7.5m to 8.8m. The land form slopes to the south such that the existing dwellings sit below street level by about 1m.

Vegetation coverage varies, most confined to the perimeter of each lot. A 1.83m wide drainage, sewerage and gas easement runs along the rear boundary.

Unaccompanied subsequent to the hearing.

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# **VCAT Directed Plans**

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#### Nature of this proceeding

- Ashburton Blossom Pty Ltd (**the applicant**) has sought a review of three conditions on a permit granted by Boroondara Council for a 35 dwelling 3-storey apartment development above a basement carpark.
- 2 The three conditions under review in this proceeding are Conditions 1(a), 1(g) and 3(b) as follows:

#### Condition 1(a)

1(a) Changes to the floor plan layouts, basement layout and private open spaces in accordance with the Concept Plan Drawing Nos. TPA02 Rev. B, TPA03, Rev. B, TPA04 Rev. B and TPA05 Rev. B prepared by Taouk Architects, dated 1 May 2017.

#### Condition 1(g)

1(g) All externally accessible storage areas to be a minimum of 6 cubic metres.

#### **Condition 3(b)**

3 A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three (3) copies provided. When endorsed, the plan will form part of the permit.

The landscape plan must be generally in accordance with the advertised landscape plan dated September 2016 prepared by John Patrick Pty Ltd, except that the plan must show;

- •
- (b) Provision of one canopy tree within the front setback to the north of Dwelling 6 bedroom 2 and to the east of the Dwelling 6 terrace;
- The most contentious of these is Condition 1(a). It derives from a set of plans (**the concept plans**) submitted by the permit applicant to the Council after formal public notice of the permit application was given but before the Council made its decision. I will refer to the permit application plans as the **Revision A plans.**
- 4 It was common ground that the concept plans were not the subject of a formal amendment to the permit application but copies were nonetheless provided to objectors.

The submissions and evidence of the parties, any supporting exhibits given at the hearing, and the statements of grounds filed; have all been considered in the determination of the proceeding. In accordance with the practice of the Tribunal, not all of this material will be cited or referred to in these reasons.

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## **VCAT Directed Plans**

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- concept plans variously explains that the project defined will assist in making a recommendation on the application and 'will assist in preparing a condition on the Planning Permit'.
- 6 However, the applicant contends that the concept plans were prepared on a 'without prejudice basis' without any explicit agreement or expectation that conditions would necessarily be imposed to reflect the changes embodied in the concept plan. The applicant thus submits that the proposal as presented in the permit application plans would still produce an acceptable outcome.
- 7 The Council takes a different view and submits that the concept plans represent a compromise position. Without the changes shown in the concept plans, Council submits that the proposal would be an unacceptable one and that it would have refused a permit.
- 8 My task is to determine whether the modifications shown in the concept plans are necessary and reasonable.
- 9 Thave decided that the proposal should be amended in accordance with the layout shown on the concept plans with a slight modification. Some modifications to the wording of Conditions 1(g) and 3(b) are also warranted to more properly reflect their intended meaning as discussed with and agreed to by the parties.

### **Past VCAT decisions**

- 10 The parties referred me to three other decisions of relevance to this proceeding.
- 11 Two of these decisions relate to part of the subject land in this proceeding, being No.'s 322-324 High Street (the two western lots). They are:<sup>2</sup>
  - Zolynda Projects Pty Ltd v Boroondara CC [2013] VCAT 2153 (Zolynda No. 1), and
  - Zolynda Projects Pty Ltd v Boroondara CC [2015] VCAT 947 (Zolynda No. 2).
- 12 Both involved 3-storey multi-dwelling developments above a basement carpark. The Council's refusal of a permit for 21 dwellings was affirmed in Zolynda No. 1 but set aside in Zolynda No. 2 – a repeat appeal involving 19 dwellings.
- 13 The third matter, *R W (Ashburton) Pty Ltd v Boroondara CC* [2017] VCAT 1056<sup>3</sup> (**R W Ashburton**) concerned a proposal for 15 dwellings (2-3 storey townhouse style dwellings in two rows above a basement) at 12-14 High Street Road, Ashburton, a short distance away to the east. The Tribunal set aside the Council's decision and directed the grant of a permit.

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The Tribunal in both matters was constituted by Senior Member Rickards.

The Tribunal was constituted by Senior Member Code. The matter involved a review under s. 79 of the Planning and Environment Act and Council did not support the grant of a permit.

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14 The location of each of these sites Administrative theorem with the direction of the Victorian Civil and



Source: www.land.vic.gov.au

- 15 I note that these sites are all now in the same character precinct 67 under local policy and are zoned GRZ5<sup>4</sup> with a rear interface to residential properties in the NRZ3.
- 16 I have considered these three Tribunal decisions and find that they carry some weight given the strategic and physical circumstances at play, particularly the two Zolynda cases that were based on two of the three subject lots.<sup>5</sup>
- 17 More particularly, I agree with the following findings variously made by Senior Members Code and Rickards that:
  - the character of this area along High Street/High Street Road is changing, with older dwellings being replaced with either two storey townhouses or apartment buildings not dissimilar to the current proposal;
  - in relation to character precinct 67, while the preferred future character statement refers to maintaining the one and two storey suburban feel of the area, this must be balanced against other housing

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In 2013 when Zolynda No. 1 was heard, the land was zoned Residential 1.

Having regard to the Supreme Court decision of Zumpano v Banyule City Council [2016] VSC 420, particularly at [29].

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(including main road frontage, GATXINGLY 87 64710213 services and activity centres and emerging new character) that support a contemporary 3-storey scale of development;

18 Findings relevant to the Tribunals' consideration of the streetscape rhythm, detached dwelling forms in this locale and what were ultimately found to be acceptable built form outcomes in Zolynda No. 2 and R W Ashburton also inform and are relevant to the issues that also I need to determine. These are the most contentious matters in this case to which I will return

#### ASSESSMENT

#### Key issues – Condition 1(a)

19 The basement layout changes give rise to a consideration of the following key issues:

> The adequacy of space around the building for in-situ landscaping and root growth;

- The adequacy of visitor car parking;
- tLIIAust Changes proposed to the layout of dwellings on the levels above the basement raise the following issues:
  - The acceptability of the design detailing to the front façade in terms of the streetscape rhythm, urban design and preferred neighbourhood character;
  - The acceptability of the development's interface with residential properties in the NRZ3 at the rear in terms of neighbourhood character in the backyard realm and visual amenity/ building bulk;
  - The acceptability of the internal amenity of a number of dwellings.
  - 21 In making my findings, I note that while the overall number of bedrooms would be reduced, the dwelling yield would not. Under the Revision A plans, the 35 dwellings would be composed of 6 x 1-bedroom, 25 x 2bedroom and 4 x 3-bedroom dwellings. Under the concept plan scheme, the mix of 1-bedroom and 2-bedroom dwellings would change to 12 and 19 respectively and two other 2-bedroom dwellings would lose a study. Four 3-bedroom dwellings would remain.
  - 22 As a broad observation, I consider that the changed dwelling composition is not a matter that weighs against the proposal as set out in the concept plans. Both schemes would legitimately contribute to housing diversity and consolidation objectives. Moreover, there is no material before me to suggest that there is a compelling demand for dwellings with 2-bedrooms as distinct from dwellings with only one bedroom as a reason that might weigh against approval of the concept plan scheme.

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23 I also record that the transitional prodisional and Galia an

#### **Basement modifications**

- 24 Changes to the basement layout principally involve:
  - a reduction in its footprint, notably along the south boundary and north-east and south-east corners;
  - the provision of four pairs of tandem parking spaces which would be allocated to the four 3-bedroom apartments;
  - the provision of one additional (seventh visitor) car space, such that a reduction in parking under Clause 52.06 would not be required.
- 25 Ms Cincotta conceded that the applicant would be more amenable to the concept plan basement layout than that shown in the Revision A plans. It is also relevant to observe that the concept plan layout is more space efficient and likely to be more cost effective.
  26 Notwithstanding the following the foll
  - 26 Notwithstanding, the following planning related matters in combination lead me to conclude that the basement layout in the form shown on the concept plans is necessary and appropriate:
    - The practical difficulty associated with the provision of on-street parking along High Street, given the site's location adjacent to a busy main road with a divided carriageway near a bend in a context where additional multi-dwelling development is occurring;
    - The large size of the basement whose footprint of 1600sq.m in combination with paving and built form would lead to high levels of site coverage at 21.28% and constrained in-situ landscaping opportunities throughout the site;
    - The spatial constraints posed by the basement's piers, its elevated form (by up to 800mm in the south-west portion of the site) and the easement's presence along the rear boundary over which Bull Bay Magnolia trees (9m in height and 4m width at maturity) are to be planted. The trees would also be in close proximity to some areas with large expanses of paving. Having considered Standard B13 at Clause 55.03-8, I find that it is necessary and desirable to provide additional in-situ soil volumes for this vegetation and supplementary planting to provide a suitable garden setting for neighbours and future residents of the proposal while ensuring sufficient space for intended vegetation growth.

Amendment VC110 gazetted on 27 March 2017.

Amendment VC136 gazetted on 13 April 2017.

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Administrative Tribunal in the matter of

#### **High Street interface**

- 27 The concept plans would result in the creation of larger and deeper gaps in two locations across the frontage through all three storeys above the basement.
- 28 I agree with Mr Crowder's evidence that the proposal incorporates various devices to provide good levels of building articulation. These include the protruding white framed elements which he described as the 'champion' elements, variations in building setbacks across the façade and a variety of building materials.
- 29 Despite this, I am mindful of the importance of maintaining and enhancing the existing streetscape rhythm and building spacing. This was a key consideration integral to the Tribunal's refusal of the development in *Zolynda No. 1* and permissions later granted in both *Zolynda No. 2* and *R W Ashburton.*<sup>8</sup>
- 30 I consider that a design response which incorporates breaks or separation between buildings that are clearly distinguishable is warranted in this particular physical context. This approach assumes a greater level of importance on a large site like this one involving the consolidation of three lots, with a built form response that would span some 55m across the site. This is in a context where both the traditional and newly emerging building forms typically adopt a 12-13m width with spaces between buildings in the order of 3.5m to 4.5m.
  - 31 I note that the concept plans would allow for larger recesses in the order of 3.5m that would be appreciable on oblique views from the streetscape. This compares with the narrower 1.8m recesses proposed under the Revision A plans whose appreciation would be quickly eroded when moving along the High Street corridor.
  - 32 I also consider that the wider spacing of these elements are necessary to mediate the narrow vertical three storey gaps that would otherwise remain behind, while de-emphasising the prominence of the adjacent sheer 3-storey facades in front.
  - 33 I agree with Mr Crowder's evidence that the frame elements around Apartments 2 and 5 at ground level and on the corresponding levels above would benefit from a darker colour treatment that is recessive in nature, to avoid competing with the white framed 'champion' elements in the foreground. I consider that this approach should also be adopted in respect of the façade treatment to the three levels of the widened gaps behind (north face of Bedroom 1 in Apartments 2 and 5 and so on). Condition 1 (a) will be amended to reflect these findings.

See in particular Zolynda Projects Pty Ltd v Boroondara CC [2013] VCAT 2153 [17]; Zolynda Projects Pty Ltd v Boroondara CC [2015] VCAT 947 [19] and R W (Ashburton) Pty Ltd v Boroondara CC [2017] VCAT 1056 [28].

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34 In relation to internal amenity, I find than the Revisition Aplanth averater of number of shortcomings which I would in Resupport 2026 on sider that the perpendicular juxtaposition of the Bedroom I windows of Units 2 and, 4 and 5 would be poor from an acoustic and visual privacy perspective. The amenity in terms of the outlook available from the bedroom windows of Apartments 3 and 5 towards 3-storey high walls separated by a 1.8m gap would also be poor. These shortcomings would be remedied under the concept plan.

#### Southern interface

- 35 My principal concern with the presentation of the south elevation as depicted in the Revision A plans is the vertical to horizontal proportions of the disputed building elements. In particular, I consider that the disputed parts of the south elevation would have an uncharacteristically strong vertical emphasis that would be unreasonably intrusive when viewed from the secluded private open space of No. 3 Mustang Court which has a swimming pool.
- More particularly, I find that the following parts of the façade treatment would not produce an acceptable visual and built form outcome when viewed from neighbouring backyards to the south:
  - Units 11, 24 and 34 to the east of the adjoining frame element/balconies (**the western module**); and
  - Units 8, 21 and 32 to the west side of the adjoining frame element (the eastern module),
  - 37 I say this having regard to the approximate 9m height of these elements and their planar presentation. I regard the western module as most problematic with its approximate 1.7m width at this height and planar form. I consider that it is necessary for these elements to be further recessed as shown on the concept plans.
  - 38 In terms of internal amenity, like the apartments at the front of the site that I have referred to above, I similarly find that the perpendicular juxtaposition of the south and west facing Bedroom 1 windows are poor in relation to Apartments 10 and 11, 23 and 24 and would not be acceptable.
  - 39 The concept plans would remedy these concerns.

#### South-eastern interface

40 I consider that the south-east portion of the development should be provided with larger setbacks as shown on the concept plans given the proximity to the neighbouring deck and secluded private open space areas of No. 2/2 High Street Road and limited landscaping opportunities available along the common boundary. As shown on the Revision A plans, this part of the development would otherwise have an overbearing and dominating appearance from this neighbouring area of secluded private open space. tLIIA

# **VCAT Directed Plans**

#### **Conclusion on Condition 1(a)**

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- 41 In summary, I conclude that there are various shortcomings with the Revision A plans which would be remedied under the concept plans.
- 42 I therefore find that Condition 1(a) should remain, albeit with slightly amended wording that requires the provision of a darker colour treatment to the frame elements around the façade of Apartments 2 and 5 and to the corresponding dwellings on the two levels above.

#### Condition 1(g)

- 43 The wording of this condition is to be amended to reflect its original intent that all storage external to the dwellings (as distinct from storage external to the basement) are to be a minimum of 6 cubic metres.
- 44 Condition 1(g) will therefore read as follows:

All storage areas external to the dwellings are to have a minimum volume of 6 cubic metres.

## Condition 3(b)

- 45 The wording of this condition is to be amended to clarify that the Capital Pear tree shown in the north-east area of Dwelling 6 is to be relocated further north and replaced with a different species of tree that has a spreading canopy.
- 46 The ability to plant a tree with a spreading canopy rather than one with a fastigiate form arises from the modifications to the basement footprint.
- 47 The relevant part of Condition 3(b) will therefore read as follows:

The Capital Pear tree shown in the north-east corner of Dwelling 6 is to be relocated further north and replaced with a different species of tree that has a spreading canopy.

#### Conclusion

- 48 For the reasons outlined above, I find that Conditions 1(a), 1(g) and 3(b) should be retained on the permit albeit in a slightly modified form.
- 49 I will direct the grant of an amended permit.

Mary-Anne Taranto Member





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GROUND LEVEL 1 LEVEL 2

## LEVEL 1

BASEMENVCAT:Ref.P876/2023 .'

|                                  | TBM (   | APARTMENT   |                                 | AREA m <sup>2</sup>    | BED                  | BATH               | STUDY                 |
|----------------------------------|---|---|---------------------------------|------------------------|----------------------|--------------------|-----------------------|
|                                  | RIVET II<br>RL 6  | APT 14 - TYPE K<br>001<br>102                       | FLOOR AREA<br>BALCONY           | 84.75<br>8.10          | 3                    | 2                  |                       |
| 1°27'30"-                        | 653   | APT 15 - TYPE B2<br>001<br>102                      | FLOOR AREA<br>BALCONY           | 47.65<br>11.22         | 1                    | 1                  |                       |
|                                  | REINSTAT  | APT 16 - TYPE D2<br>001<br>102                      | FLOOR AREA                      | 73.70<br>8.05          | 2                    | 2                  | NOOK                  |
|                                  |   | APT 17 - TYPE D<br>001                              | FLOOR AREA                      | 68.35                  |                      |                    |                       |
|                                  |   | APT 18 - TYPE B2<br>001                             | FLOOR AREA                      | 47.65                  | 2                    | 2                  |                       |
|                                  |   | 102<br>APT 19 - TYPE E<br>001                       | BALCONY<br>FLOOR AREA           | 62.72                  | 1                    | 1                  | -                     |
|                                  |   | 102<br>APT 20 - TYPE J<br>001                       | BALCONY<br>FLOOR AREA           | 8.13<br>67.90          | 2                    | 1                  | -                     |
|                                  |   | 102<br>APT 21 - TYPE L                              | BALCONY                         | 13.24                  | 2                    | 2                  |                       |
| 9655                             |   | 102<br>APT 22 - TYPE D                              | BALCONY                         | 11.08                  | 2                    | 2                  | 1                     |
|                                  |   | 001<br>102<br>APT 23 - TYPE D                       | FLOOR AREA<br>BALCONY           | 68.35<br>8.05          | 2                    | 2                  | -                     |
|                                  |   | 001<br>102<br>APT 24 - TYPE B                       | FLOOR AREA<br>BALCONY           | 68.35<br>8.05          | 2                    | 2                  |                       |
|                                  | 2450  | 001<br>102  | FLOOR AREA<br>BALCONY           | 59.46<br>8.46          | 2                    | 1                  | -                     |
|                                  |   | 001<br>102  | FLOOR AREA<br>BALCONY           | 84.78<br>11.05         | 2                    | 2                  | -                     |
| BED 2                            | 02°46'30"   | APT 26 - TYPE N<br>001<br>102                       | FLOOR AREA<br>BALCONY           | 80.68<br>8.77          | 2                    | 2                  | NOOK                  |
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| -   | 04.05.16   | PRELIMINARY ISSUE   |
| -   | 06.09.16   | PLANNING APPLICATION ISSUE  |
| A   | 09.11.16   | CHANGES IN RESPONSE TO RFI LETTER DATED 7<br>OCTOBER 2016   |
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| A 4 6<br>PRO<br>PRO<br>RE<br>32<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>CLIE<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CLIE<br>AS<br>CL | B HEIDEL<br>B 8080 info<br>JECT<br>ESIDEN<br>2-326 F<br>SHBUR<br>NT<br>HBURTO<br>WING TITLE<br>OOF PLAN<br>LE<br>00 @ A1<br>E<br>PTEMBEI<br>IE<br>ANNING J         | BERG ROAD FAIRFIELD VIC 307<br>www.taoukarchitects.com.au<br>TIAL DEVELOPMENT<br>HIGH STREET<br>TON VIC 3147<br>N BLOSSOM PTY LTD<br>JOB N<br>15-2<br>R 2016<br>APPLICATION ISSUE |
| A 4 6<br>p.944<br>PRO<br>RE<br>32<br>AS<br>CLIE<br>AS<br>DRA<br>RC<br>SCA<br>1:1<br>DRA<br>ISSU<br>DRA<br>N.  | B HEIDEL<br>B HEIDEL<br>B HEIDEL<br>IJECT<br>ESIDEN<br>2-326 H<br>B HBURTO<br>WING TITLE<br>OOF PLAN<br>LE<br>00 @ A1<br>E<br>PTEMBEI<br>IE<br>ANNING J<br>WN<br>B | BERG ROAD FAIRFIELD VIC 307<br>www.taoukarchitects.com.au<br>TIAL DEVELOPMENT<br>HIGH STREET<br>TON VIC 3147<br>N BLOSSOM PTY LTD<br>JOB N<br>15-2<br>R 2016<br>APPLICATION ISSUE |



NORTH ELEVATION



## FRONT FENCE ELEVATION



EAST ELEVATION



| MA         | TERIALS / FINISHES SC   |
|------------|---|
| CR1 C      | CONCRETE RENDER:<br>DULUX COLOUR SPECIFIER - GR10 "DOMINO"  |
| CR2 (<br>T | CONCRETE RENDER:<br>OSCANO RENDER FINISH  |
| AL1 C      | COMPOSITE ALUMINIUM CLADDING:<br>ALUCOBOND - "SOLID WHITE 16 - 101" OR SIMILAR                    |
| AL2 C      | COMPOSITE ALUMINIUM CLADDING:<br>ALUCOBOND - "SOLID BLACK - 326" OR SIMILAR                       |
| TC1 T      | TIMBER CLADDING:<br>SPOTTED GUM - "NATURAL STAIN FINISH"  |
| TC2 T      | TIMBER CLADDING:<br>SPOTTED GUM - "BLACK STAIN FINISH"  |
| MT1 N      | METAL FRAME:<br>DULUX POWDERCOATINGS - "NIGHT SKY"  |
| MT2 F      | EATURE ALUMINIUM BATTEN SCREEN:<br>DULUX POWDERCOATINGS - "FLAT WHITE"                            |
| MT3 E      | ENTRY GATES AND FENCING:<br>ALUMINIUM VERTICAL BATTENS:<br>DULUX POWDERCOATINGS - "NIGHT SKY"     |
| MT4 N      | METAL FRAME:<br>DULUX POWDERCOATINGS - "FLAT WHITE"   |
| MT5 F      | EATURE ALUMINIUM BATTEN SCREEN:<br>DULUX POWDERCOATINGS - "NIGHT SKY"                             |
| FR1 V      | VINDOW FRAMES: ALUMINIUM FRAMING<br>DULUX POWDERCOATINGS - "NIGHT SKY"                            |
| GD1 C      | GARAGE DOOR: SECTIONAL PANEL LIFT<br>HORIZONTAL ALUMINIUM SLATS:<br>COLORBOND STEEL - "NIGHT SKY" |
| BG1 T      | OUGHENED BALUSTRADE GLAZING - CLEAR   |
| BG2 T      | OUGHENED BALUSTRADE GLAZING - OPAQUE  |
|            |   |

## VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."



SOUTH ELEVATION







SECTION A

SECTION B



SECTION E





SECTION C

SECTION D

## VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

|     | Administrative Tribunal in the matter of  |  |
|-----|---|--|
| MA  | VEANALS 70/POPOLS   |  |
| SC  | HEDULE  |  |
| CR1 | CONCRETE RENDER:<br>DULUX COLOUR SPECIFIER - GR10 "DOMINO"  |  |
| CR2 | CONCRETE RENDER:<br>TOSCANO RENDER FINISH   |  |
| AL1 | COMPOSITE ALUMINIUM CLADDING:<br>ALUCOBOND - "SOLID WHITE 16 - 101" OR SIMILAR                    |  |
| AL2 | COMPOSITE ALUMINIUM CLADDING:<br>ALUCOBOND - "SOLID BLACK - 326" OR SIMILAR                       |  |
| TC1 | TIMBER CLADDING:<br>SPOTTED GUM - "NATURAL STAIN FINISH"  |  |
| TC2 | TIMBER CLADDING:<br>SPOTTED GUM - "BLACK STAIN FINISH"  |  |
| MT1 | METAL FRAME:<br>DULUX POWDERCOATINGS - "NIGHT SKY"  |  |
| MT2 | FEATURE ALUMINIUM BATTEN SCREEN:<br>DULUX POWDERCOATINGS - "FLAT WHITE"                           |  |
| MT3 | ENTRY GATES AND FENCING:<br>ALUMINIUM VERTICAL BATTENS:<br>DULUX POWDERCOATINGS - "NIGHT SKY"     |  |
| MT4 | METAL FRAME:<br>DULUX POWDERCOATINGS - "FLAT WHITE"   |  |
| MT5 | FEATURE ALUMINIUM BATTEN SCREEN:<br>DULUX POWDERCOATINGS - "NIGHT SKY"                            |  |
| FR1 | WINDOW FRAMES: ALUMINIUM FRAMING<br>DULUX POWDERCOATINGS - "NIGHT SKY"                            |  |
| GD1 | GARAGE DOOR: SECTIONAL PANEL LIFT<br>HORIZONTAL ALUMINIUM SLATS:<br>COLORBOND STEEL - "NIGHT SKY" |  |
| BG1 | TOUGHENED BALUSTRADE GLAZING - CLEAR  |  |
| BG2 | TOUGHENED BALUSTRADE GLAZING - OPAQUE   |  |

TERRACE

V

BASEMENT

| EVISION |          |   |  |
|---------|----------|---|--|
|         | 04.05.16 | PRELIMINARY ISSUE   |  |
|         | 06.09.16 | PLANNING APPLICATION ISSUE                                |  |
|         | 09.11.16 | CHANGES IN RESPONSE TO RFI LETTER DATED 7<br>OCTOBER 2016 |  |



| 4 4 8 HEIDELBERG ROAD FAIRFIEL<br>p.9486 8080 info@taoukarchitects.com.au www.te<br>PROJECT | DVIC 3078<br>aoukarchitects.com.au |
|---|------------------------------------|
| RESIDENTIAL DEVELOPME<br>322-326 HIGH STREET<br>ASHBURTON VIC 3147                          | ENT                                |
| CLIENT<br>ASHBURTON BLOSSOM PTY LTD   |                                    |
| DRAWING TITLE   |                                    |
| ELEVATIONS  |                                    |
| SCALE   | JOB No.                            |
| 1:100 @ A1  | 15-21                              |
| DATE<br>SEPTEMBER 2016  |                                    |
| ISSUE   | •                                  |
| PLANNING APPLICATION ISSUE  |                                    |
| DRAWN   | - ( • )                            |
| M.B   |                                    |
| DRAWING No.   | REVISION                           |
| TPA08   | А                                  |

POS







INTERNAL WEST ELEVATION - SECTION G





## INTERNAL EAST ELEVATION - SECTION H

| MA<br>SC | TERIALS / FINISHES<br>HEDULE  |
|----------|---|
| CR1      | CONCRETE RENDER:<br>DULUX COLOUR SPECIFIER - GR10 "DOMINO"  |
| CR2      | CONCRETE RENDER:<br>TOSCANO RENDER FINISH   |
| AL1      | COMPOSITE ALUMINIUM CLADDING:<br>ALUCOBOND - "SOLID WHITE 16 - 101" OR SIMILAR                    |
| AL2      | Composite Aluminium Cladding:<br>Alucobond - "Solid Black - 326" or Similar                       |
| TC1      | TIMBER CLADDING:<br>SPOTTED GUM - "NATURAL STAIN FINISH"  |
| TC2      | TIMBER CLADDING:<br>SPOTTED GUM - "BLACK STAIN FINISH"  |
| MT1      | METAL FRAME:<br>DULUX POWDERCOATINGS - "NIGHT SKY"  |
| MT2      | FEATURE ALUMINIUM BATTEN SCREEN:<br>DULUX POWDERCOATINGS - "FLAT WHITE"                           |
| MT3      | ENTRY GATES AND FENCING:<br>ALUMINIUM VERTICAL BATTENS:<br>DULUX POWDERCOATINGS - "NIGHT SKY"     |
| MT4      | METAL FRAME:<br>DULUX POWDERCOATINGS - "FLAT WHITE"   |
| MT5      | FEATURE ALUMINIUM BATTEN SCREEN:<br>DULUX POWDERCOATINGS - "NIGHT SKY"                            |
| FR1      | WINDOW FRAMES: ALUMINIUM FRAMING<br>DULUX POWDERCOATINGS - "NIGHT SKY"                            |
| GD1      | GARAGE DOOR: SECTIONAL PANEL LIFT<br>HORIZONTAL ALUMINIUM SLATS:<br>COLORBOND STEEL - "NIGHT SKY" |
| BG1      | TOUGHENED BALUSTRADE GLAZING - CLEAR  |
| BG2      | TOUGHENED BALUSTRADE GLAZING - OPAQUE   |

## VCAT Directed Plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT:Ref.P876/2023 ."

| REVISION |          |   |
|----------|----------|---|
| -        | 04.05.16 | PRELIMINARY ISSUE   |
| -        | 06.09.16 | PLANNING APPLICATION ISSUE                                |
| A        | 09.11.16 | CHANGES IN RESPONSE TO RFI LETTER DATED 7<br>OCTOBER 2016 |
|          |          |   |



| 4 4 8       H E I D E L B E R G       R O A D       F A I R F I E L D       V I C       3 0 7 8         p.9486 8080       info@taoukarchitects.com.au       www.taoukarchitects.com.au         PROJECT | - |
|--|---|
| RESIDENTIAL DEVELOPMENT<br>322-326 HIGH STREET<br>ASHBURTON VIC 3147   |   |
| CLIENT   |   |
| ASHBURTON BLOSSOM PTY LTD  |   |
| DRAWING TITLE  |   |
| ELEVATIONS   |   |
| SCALE JOB NO.  | - |
| 1:100 @ A1 15-21   |   |
| DATE   |   |
| SEPTEMBER 2016   |   |
| ISSUE  |   |
| PLANNING APPLICATION ISSUE   | ١ |
| DRAWN  | 1 |
| M.B  |   |
| DRAWING No. REVISION   | - |
| TPA08B A   |   |



These plans/documents are available for viewing in GR Administrative Tribunal In the matter of

BASEMEN**∀CAT:Ref.P876/2023**."

GROUND

967.16 678.21

1552.90

| REVI  | SION   |   |
|---|--|---|
| -   | 04.05.16   | PRELIMINARY ISSUE                               |
| -   | 06.09.16   | PLANNING APPLICATION ISSUE                      |
| A   | 09.11.16   | CHANGES IN RESPONSE TO RFI LETTER DATED         |
| B   | 01.05.17   | CONCEPT PLAN                                    |
|   |  |   |
| 4 4 8<br>p.948<br>PRO                                   | 3 HEIDEL<br>36 8080 info<br>JECT   | o@taoukarchitects.com.au www.taoukarchitects    |
| RE<br>32<br>AS  | 2-326 H<br>3HBUR   | TIAL DEVELOPMENT<br>HIGH STREET<br>TON VIC 3147 |
| AS  | HBURTO   | N BLOSSOM PTY LTD                               |
| DRA   | WING TITLE   | PLAN  |
| ΒA  |  |   |
| BA<br>sca   | LE   |   |
| BA<br>scal<br>1:1                                       | <sup>LE</sup> 00 @ A1  | 1   |
| BA<br>sca<br>1:1  | 00 @ A1  | 1   |
| BA<br>5CA<br>1:1<br>DATE<br>SE                          | 00 @ A1<br>=<br>PTEMBEI  | 1<br>R 2016                                     |
| BA<br>scal<br>1:1<br>DATH<br>SE                         | LE<br>00 @ A1<br>E<br>PTEMBEI  | 1<br>R 2016                                     |
| BA<br>scal<br>1:1<br>DATE<br>SE<br>SE                   | LE<br>00 @ A1<br>E<br>PTEMBEI<br>F<br>NCEPT F                              | 1<br>R 2016<br>PLAN                             |
| BA<br>sca<br>1:1<br>Dati<br>SE<br>SE<br>CC              | DO @ A1  | 1<br>R 2016                                     |
| BA<br>scai<br>1:1<br>Dati<br>SE<br>SE<br>CC<br>DRA      | LE<br>00 @ A1<br>E<br>PTEMBEI<br>PTEMBEI<br>NCEPT F                        | 1<br>R 2016                                     |
| BA<br>sca<br>1:1<br>Dati<br>SE<br>SS<br>CC<br>DRA<br>M. | LE<br>00 @ A1<br>E<br>PTEMBEI<br>NCEPT F<br>NCEPT F<br>NN<br>B<br>MING No. | 1<br>PLAN                                       |

![](_page_388_Figure_0.jpeg)

These plans/documents are available for viewing in DEVectorian Civil and

|          | Administrative Mibunalih t | he matter of |         |
|----------|----------------------------|--------------|---------|
| SITE ARI | WCAT:Ref.P876/2023 ."      |              | 2188.33 |
| SITE CO  | VERAGE                     | 57.04%       | 1248.41 |

| ERMEABLE SURFACE | 24.85 % | 544.00 |
|------------------|---------|--------|

| GRO22 L | LOOR AREA |
|---------|-----------|
|         |           |

1552.90 974.77 967.16 678.21

| 04.05.16 | PRELIMINARY ISSUE                                      |
|----------|--|
| 06.09.16 | PLANNING APPLICATION ISSUE                             |
| 09.11.16 | CHANGES IN RESPONSE TO RFI LETTER DATE<br>OCTOBER 2016 |
| 01.05.17 | CONCEPT PLAN   |
| ~~~~     | ~~~~~  |

TAOUKARCHITECTS

# 448 HEIDELBERG ROAD FAIRFIELD VIC 3078 p.9486 8080 info@taoukarchitects.com.au www.taoukarchitects.com.au JOB No. 15-21 REVISION В

![](_page_389_Figure_0.jpeg)

![](_page_389_Figure_1.jpeg)

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and GR Administrative Pribunal In the matter of

BASEMENVCAT:Ref.P876/2023 .' GROUND FLOOR LEVEL 1

967.16 678.21

1552.90

LEVEL 1

LEVEL 2

|   | ТВМ (   |  |                                 | AREA m <sup>2</sup> | BED              | BATH               | STUDY                 |
|---|---|--|---------------------------------|---------------------|------------------|--------------------|-----------------------|
|   | RIVET II<br>RL 6  | 001                                      | FLOOR AREA<br>BALCONY           | 84.75<br>8.10       | 3                | 2                  |                       |
| 04°27'20"                               | 653   | APT 15 - TYPE B2<br>001<br>102           | FLOOR AREA                      | 44.89               | 1                | 1                  |                       |
| 3m<br>9                                 | REINSTAT  | APT 16 - TYPE D2<br>001                  | FLOOR AREA                      | 73.70               |                  |                    | NICOK                 |
|   |   | 102<br>APT 17 - TYPE D<br>001            | FLOOR AREA                      | 68.35               | 2                | 2                  | NOOK                  |
|   |   | 102<br>APT 18 - TYPE B2<br>001           | BALCONY                         | 8.05                | 2                | 2                  | -                     |
|   |   | 102<br>APT 19 - TYPE E                   | BALCONY                         | 8.24                | 1                | 1                  | -                     |
|   |   | 001<br>102<br>APT 20 - TYPE J            | FLOOR AREA<br>BALCONY           | 62.72<br>8.13       | 2                | 1                  | -                     |
|   |   | 001<br>102                               | FLOOR AREA<br>BALCONY           | 67.90<br>13.24      | 2                | 2                  | -                     |
| 9655                                    |   | 001<br>102                               | FLOOR AREA<br>BALCONY           | 80.26<br>8.09       | 2                | 2                  | -                     |
|   |   | 001<br>102                               | FLOOR AREA<br>BALCONY           | 68.35<br>8.05       | 2                | 2                  | -                     |
|   | $\wedge$  | APT 23 - TYPE D<br>001<br>102            | FLOOR AREA<br>BALCONY           | 68.35<br>8.05       | 2                | 2                  |                       |
|   | 35 1.8m   | APT 24 - TYPE B<br>001                   | FLOOR AREA                      | 53.73               | 1                | 1                  |                       |
|   | 2450 MITEd  | APT 25 - TYPE M<br>001                   | FLOOR AREA                      | 84.78               | I                | I                  | -                     |
|   |   | 102<br>APT 26 - TYPE N<br>001            | BALCONY<br>FLOOR AREA           | 80.68               | 2                | 2                  | -                     |
| BED 2                                   | <sup>0</sup> 46'30                                      | 102                                      | BALCONY                         | 8.77                | 2                | 2                  | NOOK                  |
|   | n 202   |  |                                 |                     |                  |                    |                       |
|   | 38.02   |  |                                 |                     |                  |                    |                       |
| BED 2                                   |   |  |                                 |                     |                  |                    |                       |
| 20                                      |   |  |                                 |                     |                  |                    |                       |
|   | +28 45 15 10  |  |                                 |                     |                  |                    |                       |
|   | 10.82   |  |                                 |                     |                  |                    |                       |
|   | + Phan Shirt  |  |                                 |                     |                  |                    |                       |
|   | BJ  |  |                                 |                     |                  |                    |                       |
| 9410 / 1                                | LOWEF   |  |                                 |                     |                  |                    |                       |
| NY / 18                                 | Kos 12 Aset   |  |                                 |                     |                  |                    |                       |
|   |   |  |                                 |                     |                  |                    |                       |
| 1 A A A A A A A A A A A A A A A A A A A | door  | REVISION<br>- 04.05.16                   | PRELIMINARY                     | ISSUE               |                  |                    |                       |
| 4105                                    |   | - 06.09.16                               | PLANNING AP                     | PLICATION IS        | SUE              |                    |                       |
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| 1.7M HIGH                               | A No. 2/2 (HIGH ST ROAD)                                | B 01.05.17                               | CONCEPT PLA                     | AIN                 |                  |                    |                       |
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These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

GROUNDS OF APPLACATION TROVEMENDUNAL in the matter of

PLANNING PERMIT NO. PP16/01006

#### 322 - 326 HIGH STREET, ASHBURTON

- This Application is made pursuant to section 87A of the *Planning and Environment Act 1987* (Act) in respect of the land at 322 – 326 High Street, Ashburton (Subject Land) by Ashburton Blossom Pty Ltd (Applicant). The Applicant is the permit holder of Planning Permit No. PP16/01006 (Permit) and the registered proprietor of the Subject Land.
- 2. This Application is supported by the following documents:
  - Amended Architectural Plans, prepared by Taouk Architects (TP01 TP15, Rev C), dated 13 June 2023.
  - Amended Landscape Plans, prepared by John Patrick Landscape Architects, dated June 2023.
- 3. The following supporting documents accompanies the Application:
  - Statement of changes prepared by Taouk Architects.
  - Planning Report, prepared by Glossop Planning, dated June 2023.
  - Traffic Engineering Assessment, prepared by Traffix Group, dated June 2023.
  - Waste Management Plan, prepared by Traffix Group, dated June 2023.
  - Sustainability Design Assessment (SDA), prepared by Archi Sustainability, dated 26 May 2023.

#### **Background**

- 4. On 18 August 2017, Boroondara City Council (**Council**) issued the Permit for the 'construction of thirty-five (35) dwellings over three lots, reduction of the statutory car parking requirements, and alteration of access to a Road Zone, Category 1 (High Street)'.
- 5. An application was made under section 80 of the Act to seek a review of conditions 1(a), 1(g) and 3(b) of the Permit.
- By way of order dated 22 March 2018, the Tribunal directed Council to issue an amended Permit (see P2008/2017 - Ashburton Blossom Pty Ltd v Boroondara CC [2018] VCAT 433). On 12 April 2018, Council issued the amended Permit.
- The Permit has been extended several times. The latest extension was approved by Council on 30 June 2022. The Permit will now expire if the development has not commenced by 18 August 2023 or completed by 18 August 2025.
- 8. On 30 May 2023, the Applicant made a request to Council to extend the commencement and completion dates by 2 years. Council is yet to determine the extension of time request.
- 9. No plans have been endorsed under the Permit yet. The plans that were considered by the Tribunal in proceeding P2008/2017 are included in Attachment 09.

#### Amendments sought

10. This Application seeks to amend the preamble of the Permit, conditions of the Permit and the plans to be endorsed under the Permit.

#### Changes to the plans

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and Administrative Tribunal in the matter of VCAT Ref P876/2023.

- 11. The Application to amend the building ervelope. layout and arrangement of the approved development. The key changes are descripted on the statement of changes, including:
  - A reduction in the number of dwellings from 35 (comprising 12 x 1-bedroom dwellings, 19 x 2-bedroom dwellings and 4 x 3-bedroom dwellings) to 20 (comprising 2 x 2-bedroom dwellings and 18 x 3-bedroom dwellings).
  - A reduction in the overall size of the basement and changes to the layout of the basement.
  - A reduction in the car parking provision from 46 spaces to 40 spaces.
  - Changes to the building footprint, layout of the dwellings, finished floor levels and setbacks.
  - Provision of separation in the built form centrally along the front and rear facades.
  - Changes to the architectural expression and the external materials and finishes.

#### Changes to the permit preamble

12. The Application seeks to amend the permit preamble to reflect the reduction in the number of dwellings and that a reduction of the statutory car parking requirements is no longer needed.

Construction of thirty-five (35) dwellings a multi-dwelling development over three lots, reduction of the statutory car parking requirements, and alteration of access to a road in a <u>Transport Zone 2Road Zone, Category 1</u> (High Street) in accordance with the endorsed plans

#### Changes to Permit conditions

13. The Application seeks to amend the permit conditions as follows:

| Existing permit condition   | Proposed permit condition  | Reasons for the proposed changes  |  |  |
|---|--|---|--|--|
| <ol> <li>Before the development<br/>starts, amended plans to the<br/>satisfaction of the<br/>responsible authority must be<br/>submitted to and approved<br/>by the Responsible Authority.<br/>The plans must be drawn to<br/>scale with dimensions and<br/>three (3) copies provided.<br/>When the plans are<br/>endorsed they will then form<br/>part of the permit. The plans<br/>must be substantially in<br/>accordance with the<br/>advertised plans but modified<br/>to show:</li> </ol> | <ol> <li>Before the development<br/>starts, amended plans to the<br/>satisfaction of the responsible<br/>authority must be submitted to<br/>and approved by the<br/>Responsible Authority. The<br/>plans must be drawn to scale<br/>with dimensions and three (3)<br/>copies provided. When the<br/>plans are endorsed they will<br/>then form part of the permit.<br/>The plans must be<br/>substantially in accordance<br/>with Drawing Nos. TP01 –<br/>TP15, Rev C, all prepared by<br/>Taouk Architects and dated<br/>13 June 2023, but modified to<br/>show:</li> </ol> | Condition updated to<br>refer to the amended<br>architectural plans,<br>prepared by Taouk<br>Architects (TP01 –<br>TP15, Rev C), dated<br>13 June 2023. |  |  |
| <ul> <li>1(a) Changes to the floor plan<br/>layouts, basement layout and<br/>private open spaces in<br/>accordance with the Concept<br/>Plan Drawing Nos. TPA02 Rev.</li> <li>B, TPA03, Rev. B, TPA04 Rev B,<br/>and TPA05 Rev. B prepared by</li> </ul>  | Deleted.   | The requested<br>changes are shown<br>on the amended<br>architecture plans<br>prepared by Taouk<br>Architects (TP01 –                                   |  |  |

| These plans/documents are available for viewing in  |  |  |             |
|---|--|--|-------------|
| Taouk Architects, dated 1 May 2017 with the following further   | Administrative Tribuna   | rection of the Victoria<br>inPthe Reato, dated<br>"13 June 2023.   | n Civil and |
| <ul> <li>use of a darker colour<br/>treatment to the frame<br/>elements around the facade<br/>of Apartments 2 and 5 and to<br/>the corresponding dwellings<br/>on the two level above;</li> </ul>   |  |  |             |
| 1(b) The eastern elevations to<br>the balconies for Dwellings 15,<br>17, 27 and 29, and the western<br>elevations to the balconies for<br>Dwellings 16, 19, 29 and 31 to be<br>screened to a minimum of 1. 7<br>metres above finished floor level<br>with fixed obscure glazing or<br>fixed panels with a maximum<br>transparency of 25% to avoid<br>views between balconies; | Deleted.   | The requested<br>changes are shown<br>on the amended<br>architecture plans<br>prepared by Taouk<br>Architects (TP01 –<br>TP15, Rev C), dated<br>13 June 2023.  |             |
| 1(c) The southern elevation to<br>the balcony for Dwelling 32 to be<br>screened to a minimum of 1. 7<br>metres above finished floor level<br>with fixed obscure glazing or<br>fixed panels with a maximum<br>transparency of 25%;   | Deleted.   | Condition deleted as<br>the proposed south<br>elevation shows the<br>south elevation to the<br>balcony for Dwelling<br>19 (where the<br>previous Dwelling 32<br>is) is screened to<br>1.7m above the<br>finished floor level<br>with a maximum<br>transparency of 25%.   |             |
| 1(d) Each of the car parking<br>spaces within the basement to be<br>allocated to dwellings with the<br>tandem car parking spaces<br>allocated to Dwellings 12, 14, 29<br>and 33;  | 1(a) Each of the 13 pairs of<br>tandem car parking spaces must<br>be allocated to the same three-<br>bedroom dwelling; | The basement plan<br>TP03, Rev C and<br>dated 13 June 2023)<br>has been updated to<br>show a total of 40 car<br>spaces, including 13<br>pairs of tandem car<br>parking spaces.<br>This condition has<br>been updated to<br>ensure that the<br>tandem parking<br>spaces will only be<br>allocated to the same<br>three-bedroom<br>dwelling. |             |
| 1(g) All storage areas external to<br>the dwellings are to have a<br>minimum volume of 6 cubic<br>metres;   | Deleted.   | The requested<br>changes are shown<br>on the amended<br>basement plan (TP03,<br>Rev C and dated 13<br>June 2023).  |             |

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

| 1(h) A physical sample board of<br>materials and a coloured set of<br>elevations in accordance with the  | Deleted.Administrative Tribunal<br>VCAT:Ref.P876/2023 .  | iThthe opasted of<br>"elevations (TP08 and<br>TP09, Rev C and   |  |
|--|--|---|--|
| advertised colours and materials;  |  | dated 13 June 2023)<br>include a coloured<br>schedule of materials<br>and finishes.   |  |
| <ul> <li>3. A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three (3) copies provided. When endorsed, the plan will form part of the permit.</li> <li>The landscape plan must be generally in accordance with the advertised landscape plan dated September 2016 prepared by John Patrick Pty Ltd, except that the plan must show:</li> <li>(a) Changes in accordance with Condition 1 of this permit;</li> <li>(b) The Capital Pear tree shown in the north-east corner of Dwelling 6 is to be relocated further north and replaced with a different species of tree that has a spreading canopy;</li> <li>(c) Provision of large shrub plantings to the east of Dwelling 7 to the north and south of the terrace;</li> <li>(d) Provision of large shrub plantings within the garden beds within the secluded private open spaces for Dwellings 1, 2 and 5;</li> <li>(e) Provision of a row trees along the western boundary of the secluded private open spaces for Dwellings 12 and 13;</li> <li>(f) Planting required by any other condition of this permit; and</li> <li>(g) Landscaping and planting within all open areas of the site.</li> </ul> | <ol> <li>A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three (3) copies provided. When endorsed, the plan will form part of the permit.</li> <li>The landscape plan must be generally in accordance with the landscape plans dated June 2023 prepared by John Patrick Pty Ltd, except that the plan must show:</li> <li>(a) Changes in accordance with Condition 1 of this permit;</li> <li>(b) Planting required by any other condition of this permit; and</li> <li>(c) Landscaping and planting within all open areas of the site.</li> </ol> | Condition updated to<br>refer to the amended<br>landscape plans<br>prepared by John<br>Patrick Pty Ltd, dated<br>June 2023. |  |
| 22. The submitted waste<br>management plan prepared<br>by Leigh Design Pty Ltd,<br>dated 12 September 2016   | 22. The submitted waste<br>management plan prepared<br>by Traffix Group, dated June<br>2023, must be modified in   | Condition updated to<br>refer to the amended<br>waste management<br>plan prepared by  |  |

These plans/documents are available for viewing in accordance with the direction of the Victorian Civil and

| must be modified in response<br>to changes to the<br>development in accordance<br>with Condition 1 of this permit<br>with waste capacities and<br>calculations modified<br>accordingly. The waste<br>collection times must be<br>outside of clearway times<br>along High Street in front of<br>the subject site. The waste<br>management plan is to be<br>submitted to and approved<br>by the Responsible Authority.<br>Once satisfactory, such plan<br>will be endorsed and must be<br>implemented to the<br>satisfaction of the<br>responsible authority.   | respanse inicidentities to title and inrating Gratite readered development Reference 23 "June 2023. "J |  |
|---|--|--|
| <ul> <li>26. Prior to the commencement of works, amended plans must be submitted to, and approved by the Responsible Authority. The plans must be submitted to, and approved by the Responsible Authority. The plans must be generally in accordance with Basement Plan, Drawing TPA02, Rev A, 09.11.16 and Ground Floor Plan, Drawing TPA03, Rev A, 09.11.16 and amended to show:</li> <li>(a) The width of the crossover increased by no less than 0.4 metres at the property boundary and for the first 7 metres within the property.</li> <li>(b) The centre median extended in accordance with the approved Functional Layout Plan per Condition 25(a).</li> </ul> | <ul> <li>26. Prior to the commencement of works, amended plans must be submitted to, and approved by the Responsible Authority. The plans must be submitted to, and approved by the Responsible Authority. The plans must be generally in accordance with the Basement Plan, Drawing TP03, Rev C, dated 13 June 2023 and the Ground Floor Plan, Drawing TP04, Rev C, dated 13 June 2023 and amended to show: <ul> <li>(a) The width of the crossover increased by no less than 0.4 metres at the property boundary and for the first 7 metres within the property.</li> <li>(b) The centre median extended in accordance with the approved Functional Layout Plan per Condition 27(a).</li> </ul> </li> </ul>  |  |

14. The changes in the Application to the development approved by the Permit:

- (a) Will result in an acceptable planning outcome that responds to the planning controls, neighbourhood character, and policy context;
- (b) Will not result in any unreasonable external amenity impacts;
- (c) Generally provide greater building setbacks than the approved development;
- (d) Will result in an acceptable internal amenity outcome and results in an improved internal amenity for the proposed dwellings;
- (e) Exceeds the statutory rate for car parking and no longer requires a planning permit for a reduction in car parking;
## **VCAT Directed Plans**

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- (f) Result in a high quality building presentation restation to the time of rabding and the second s
- (g) Provides adequate opportunity for landscaping including additional area for deep soil landscaping.

## Orders Sought

 The Applicant seeks orders directing the changes to the Permit included in Attachment 03 and as shown on the amended architectural plans, prepared by Taouk Architects (TP01 – TP15, Rev C), dated 13 June 2023.