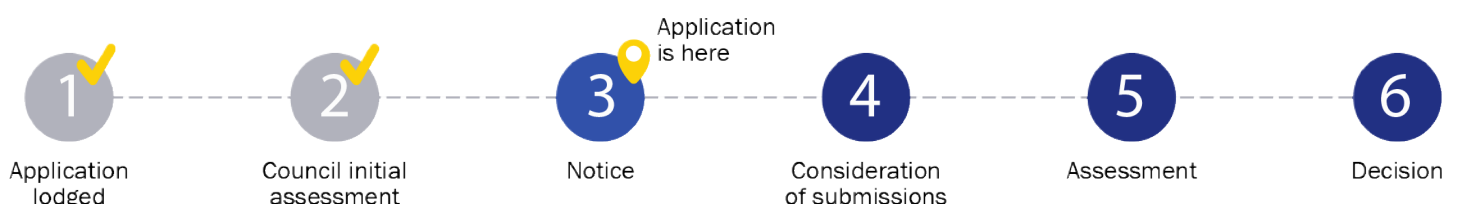


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP46245 V8443 F934 13-15 Mahon Avenue, Beaconsfield VIC 3807
The application is for a permit to:	Buildings and works for the construction of 33 dwellings
A permit is required under the following clauses of the planning scheme:	
32.08-7	Construct two or more dwellings on a lot
APPLICATION DETAILS	
The applicant for the permit is:	Urban Planning Collective
Application number:	T250469
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	11 November 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Application Summary

Portal Reference A3258032

Basic Information

Proposed Use	The development of 33 dwellings pursuant to Clause 55 of the Planning Scheme
Current Use	Vacant
Cost of Works	\$7,500,000
Site Address	13-15 Mahon Avenue Beaconsfield 3807

Covenant Disclaimer

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

Not Applicable, no such encumbrances apply.

Contacts



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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Documents Uploaded

Date	Type	Filename
05-08-2025	A Copy of Title	13-15 Mahon Av Combined Title (ID 2297329).pdf
05-08-2025	Site plans	21030_Beaconsfield_TownPlanningSet_ (ID 2297282).pdf
05-08-2025	Landscape plans	LC2225 13-15 Mahon Avenue, Beaconsfield _Clause 55 Update (ID 2297031).pdf
05-08-2025	Tree Removal Statement	132-2025 AIA-TPS 13-15 Mahon Ave, Beaconsfield (ID 2297030).pdf
05-08-2025	Parking Plans	13-15 Mahon Av - Traffic Report (ID 2294995).pdf
05-08-2025	Additional Document	MPL001500 (ID 2296616).pdf
05-08-2025	Additional Document	10161A Waste Management Plan 13-15 Mahon Avenue, Beaconsfield - 18.07.2025 (ID 2294994).pdf
05-08-2025	Additional Document	250804-GIW24221-J-13-15 Mahon Ave, Beaconsfield-C55-D (ID 2297151).pdf
05-08-2025	Additional Document	C55 13-15 Mahon Av (ID 2297333).pdf
05-08-2025	Additional Document	LTR 13-15 Mahon Av (ID 2297334).pdf

(Depot)
Purton Road, Pakenham, Victoria

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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T250469 PA
Address of the Land:	13-15 Mahon Avenue, Beaconsfield
Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	☒
Section 50A – Amendment to application at request of responsible authority before notice:	☐
Section 57A – Amendment to application after notice is given:	☐

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☐	Plans / other documents ☒	Applicant / owner details ☐
Land affected ☐	Other ☐	
Describe the changes. If you need more space, please attach a separate page.		
Updated plans in response to RFI		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☒	New amount \$

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

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

Page 1 of 1

VOLUME 08443 FOLIO 934

Security no : 124126835274A

Produced 05/08/2025 11:30 AM

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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 046245.
PARENT TITLE Volume 04308 Folio 453
Created by instrument B550141 22/11/1962

SEE LP046245 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 13-15 MAHON AVENUE BEACONSFIELD VIC 3807

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 16/06/2022

DOCUMENT END

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Document Type	Plan
Document Identification	LP046245
Number of Pages (excluding this cover sheet)	1
Document Assembled	05/08/2025 11:30

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LP 46245

EDITION 1

PLAN MAY BE LODGED 27 JAN 1960

PLAN OF SUBDIVISION OF PART OF CROWN PORTION I SECT A PARISH OF PAKENHAM

VOL. 4308 FOL. 453

SCALE 100 FEET TO AN INCH

COLOUR CODE

E-1=BLUE
E-2=BROWN

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

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



53

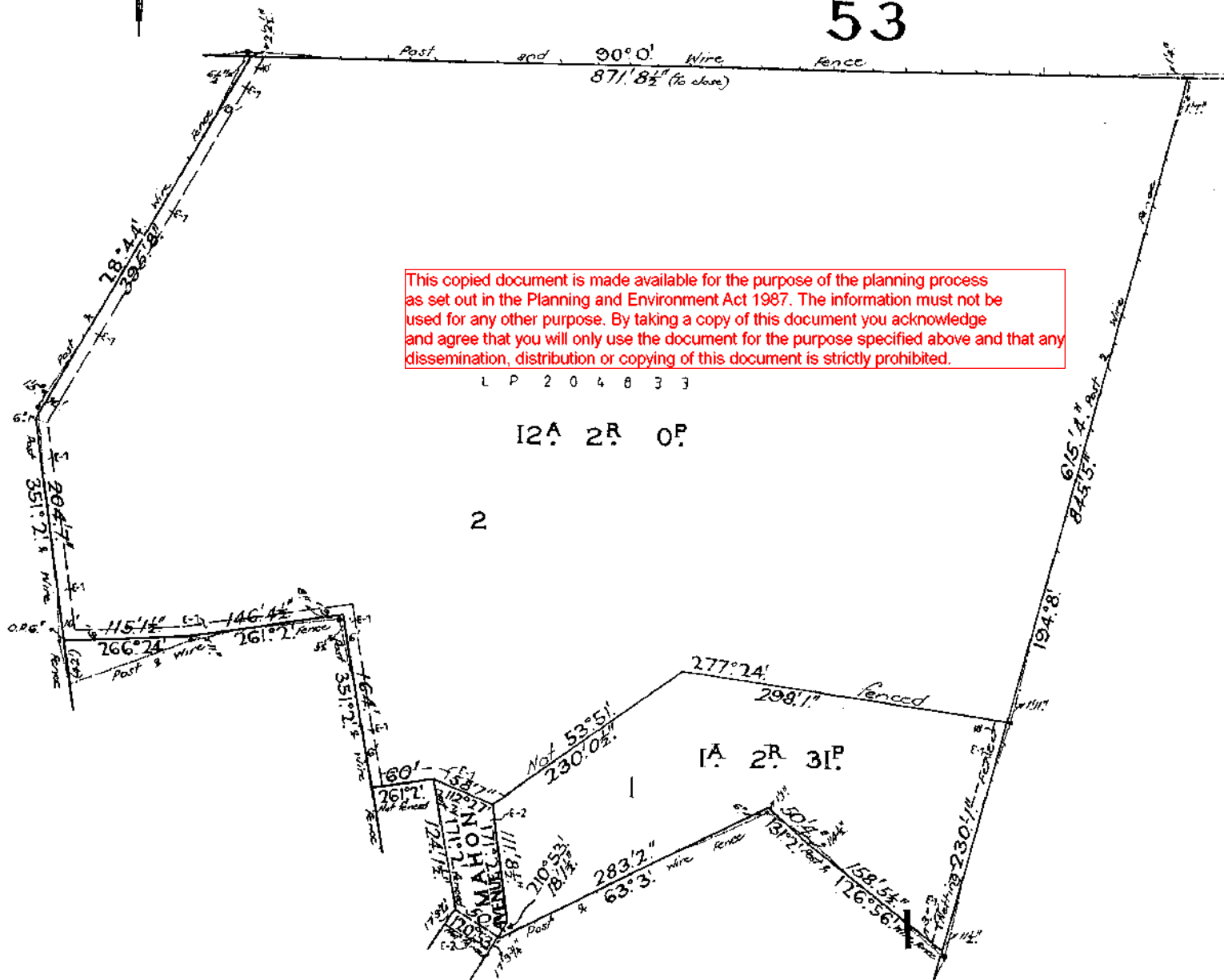
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Document Type	Instrument
Document Identification	AT390538K
Number of Pages (excluding this cover sheet)	5
Document Assembled	05/08/2025 14:30

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Application to record an instrument

Section 45 Melbourne Strategic Assessment (Environmental Mitigation Levy) Act 2020

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name: *WARRICK McGRATH*

Address: *8 NICHOLSON ST, EAST MELBOURNE 3002*

Reference:

Customer code: *237655*

AT390538K

The Secretary of the Department of Environment, Land, Water and Planning applies for the recording of a notification in the Register that an environmental mitigation levy may be payable.

Land: (volume and folio)

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SEE ATTACHMENT

Applicant: (full name and address, including postcode)

*JOHN BRADLEY, SECRETARY, DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING
8 NICHOLSON ST, EAST MELBOURNE 3002*

Signing:

Executed on behalf of

JOHN BRADLEY, SECRETARY, DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING

Signer Name

*WARRICK McGRATH, DIRECTOR, REGULATORY STRATEGY AND DESIGN,
DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING
PURSUANT TO INSTRUMENT OF DELEGATION DATED 1 JULY 2020*

Signature

W. McGrath

Execution Date

1/ JULY/2020

Full Name of Witness

ANGUS WILLIAMSON

Witness Signature

[Signature]

35271702A

MSA1

Page 1 of 1

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

AT390538K

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
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638/571	9651/525	11018/855	11228/977	11342/010	11604/850	11690/786
845/956	9670/658	11018/858	11228/985	11349/386	11604/854	11690/790
1251/125	9724/877	11018/865	11228/987	11349/391	11604/859	11691/708
3291/007	9728/023	11024/485	11232/840	11349/392	11604/863	11811/364
3300/954	9740/398	11029/150	11232/852	11349/393	11604/867	11813/407
3682/253	9759/780	11029/157	11233/563	11359/317	11604/868	11813/409
4024/689	9764/099	11029/159	11233/564	11359/320	11604/875	11813/417
4377/374	9769/558	11040/165	11233/577	11359/322	11604/885	11813/418
5910/840	9818/411	11043/500	11233/578	11359/330	11604/892	11813/435
6497/374	9828/775	11047/284	11239/330	11360/736	11605/834	11813/440
6743/548	9875/364	11047/296	11239/343	11369/340	11605/836	11813/449
6765/869	9919/948	11047/314	11239/346	11377/708	11605/838	11813/453
6936/046	9957/018	11047/338	11239/356	11377/711	11607/677	11815/608
7344/625	9957/026	11050/095	11239/359	11381/335	11608/502	11815/694
7532/137	9957/048	11050/098	11240/409	11395/002	11608/505	11819/137
7721/063	9957/050	11050/102	11240/413	11395/605	11608/526	11819/145
8139/044	9972/847	11050/103	11240/699	11403/332	11608/535	11819/159
8157/908	9994/839	11050/110	11240/964	11405/860	11608/591	11819/167
8210/487	10032/880	11050/117	11240/982	11405/861	11608/617	11819/180
8246/379	10040/047	11054/763	11240/988	11425/915	11620/159	11819/189
8272/605	10050/965	11054/766	11240/989	11425/919	11621/810	11819/192
8330/309	10075/482	11054/767	11242/659	11425/927	11628/096	11819/211
8421/635	10075/486	11054/773	11242/666	11440/469	11628/097	11819/214
8423/118	10093/852	11054/781	11242/669	11451/938	11628/102	11820/009
8442/673	10102/654	11059/353	11242/674	11474/620	11628/105	11820/021
8443/934	10124/983	11059/355	11242/675	11475/022	11628/769	11820/022
8452/914	10198/024	11060/096	11243/576	11477/431	11628/770	11820/026
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8506/150	10355/000	11075/982	11249/631	11493/204	11632/170	11820/152
8521/755	10377/057	11076/423	11249/636	11493/219	11632/365	11820/154
8521/756	10379/757	11076/425	11249/638	11493/223	11636/308	11820/161
8521/763	10392/342	11080/750	11249/639	11493/232	11637/665	11820/163
8521/793	10407/776	11080/751	11249/643	11499/110	11637/676	11820/165
8525/626	10422/004	11080/752	11249/644	11499/889	11637/680	11820/180
8556/275	10446/765	11084/043	11249/656	11499/896	11637/684	11824/224
8559/003	10498/611	11085/143	11249/658	11499/897	11637/691	11824/238
8570/005	10562/149	11085/148	11258/928	11499/898	11637/694	11824/265

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8622/411	10599/626	11100/917	11260/114	11503/251	11641/269	11826/165
8634/671	10602/679	11100/931	11262/901	11506/136	11641/390	11826/167
8673/645	10626/646	11101/444	11263/338	11507/196	11641/394	11826/185
8678/242	10631/396	11119/326	11263/349	11507/207	11643/309	11826/191
8683/252	10632/526	11121/424	11263/351	11507/208	11643/320	11826/201
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8687/342	10652/000	11121/430	11263/363	11507/777	11643/328	11826/209
8693/513	10688/268	11121/431	11263/365	11519/948	11643/453	11826/213
8697/970	10706/754	11121/438	11268/708	11519/956	11643/458	11826/215
8705/251	10707/254	11121/441	11268/785	11519/962	11643/468	11827/332
8705/253	10707/255	11121/445	11268/794	11519/971	11643/469	11827/942
8705/258	10707/258	11131/567	11269/007	11519/974	11643/473	11827/943
8753/042	10788/847	11132/704	11269/018	11519/983	11643/495	11827/951
8757/997	10800/158	11132/711	11270/285	11520/425	11643/801	11827/958
8758/843	10811/650	11132/715	11270/293	11520/430	11643/809	11827/961
8766/887	10811/652	11133/056	11270/295	11520/431	11646/527	11827/987
8769/758	10811/653	11133/064	11271/084	11521/912	11646/541	11827/989
8777/177	10811/661	11133/066	11271/089	11521/921	11646/563	11979/436
8820/802	10811/670	11134/433	11274/503	11530/101	11646/564	11979/451
8838/412	10811/681	11134/449	11274/513	11530/105	11649/718	11981/503
8842/127	10811/688	11134/454	11274/517	11530/107	11649/726	11981/533
8855/798	10811/710	11134/456	11274/529	11530/110	11649/735	11982/049
8855/799	10811/711	11134/463	11274/530	11530/134	11649/756	11982/051
8872/553	10811/712	11134/522	11274/724	11530/136	11649/762	11982/437
8872/829	10811/732	11134/527	11274/735	11530/142	11650/522	11982/697
8887/448	10811/733	11134/531	11274/736	11530/916	11650/528	11982/746
8898/105	10811/744	11134/533	11274/737	11530/931	11650/549	11982/965
8900/269	10811/749	11134/536	11274/741	11530/936	11650/557	11984/419
8900/277	10811/750	11137/518	11274/742	11530/940	11652/171	11984/463
8900/282	10811/758	11138/570	11274/754	11535/132	11653/719	11987/189
8900/295	10811/759	11138/571	11274/755	11535/138	11653/724	11988/927
8900/309	10813/367	11138/592	11275/144	11535/151	11653/734	11988/962
8900/315	10813/377	11151/581	11275/148	11535/166	11653/764	11989/598
8906/574	10829/897	11151/584	11275/954	11535/575	11654/302	11990/047
8906/892	10835/114	11156/968	11277/695	11538/131	11654/303	11990/060
8907/123	10847/634	11156/977	11277/726	11538/138	11654/305	11990/259
8937/117	10847/637	11160/253	11289/995	11538/151	11654/337	11990/653
8954/144	10852/869	11160/420	11290/000	11538/157	11654/343	11990/757
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8954/161	10852/884	11161/344	11290/021	11545/389	11654/354	11991/304
8954/170	10852/889	11161/347	11290/030	11545/401	11654/377	11992/195
8966/832	10852/903	11161/368	11300/088	11546/469	11654/383	11992/628
8995/652	10853/767	11165/272	11301/609	11546/475	11654/384	11992/656

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9010/173	10871/216	11165/292	11301/610	11546/477	11654/387	11993/775
9042/583	10871/217	11165/307	11301/611	11546/495	11655/216	11994/273
9047/509	10871/224	11165/312	11301/616	11546/509	11655/223	11996/951
9050/025	10871/229	11166/720	11302/613	11546/557	11655/226	11996/975
9052/355	10883/982	11166/724	11305/585	11546/610	11655/236	11998/320
9053/098	10883/992	11169/224	11309/123	11546/612	11655/239	12002/459
9075/463	10884/980	11171/926	11309/136	11546/616	11655/241	12004/435
9092/224	10928/158	11171/967	11309/138	11546/623	11655/244	12004/456
9102/502	10928/169	11180/526	11309/143	11546/628	11659/539	12004/460
9109/401	10928/419	11180/533	11309/153	11546/636	11659/564	12010/359
9125/237	10931/298	11188/808	11313/893	11546/908	11659/565	12010/471
9128/176	10931/328	11188/813	11314/188	11547/018	11659/566	12010/700
9132/749	10947/754	11188/814	11314/192	11547/242	11660/724	12010/701
9166/837	10947/755	11189/588	11315/290	11550/110	11660/754	12011/429
9181/445	10947/767	11189/591	11318/969	11554/416	11660/766	12016/271
9189/942	10947/785	11189/759	11318/973	11555/920	11660/769	12017/384
9214/814	10947/790	11189/760	11318/976	11560/360	11660/772	12017/470
9216/868	10947/801	11194/940	11318/980	11560/372	11660/777	12018/828
9216/988	10948/003	11194/951	11318/982	11560/377	11660/780	12020/502
9235/680	10952/247	11194/952	11320/505	11560/383	11660/789	12022/412
9256/159	10952/254	11196/226	11321/071	11560/394	11660/809	12022/421
9281/403	10961/150	11197/656	11321/077	11564/761	11660/813	12022/618
9304/802	10961/163	11197/666	11321/083	11572/738	11660/816	12026/354
9317/330	10964/036	11197/668	11321/088	11572/743	11679/680	12027/376
9350/354	10964/045	11200/854	11325/512	11572/767	11679/685	12031/640
9375/941	10964/047	11200/861	11327/525	11572/771	11679/692	12031/699
9375/942	10977/813	11201/260	11327/528	11573/852	11679/703	12037/039
9377/096	10981/953	11201/267	11327/531	11573/868	11679/704	12037/472
9395/753	10983/196	11204/096	11328/155	11573/869	11688/539	12039/354
9427/547	10987/971	11206/678	11328/161	11577/343	11688/652	12039/371
9427/553	10987/985	11206/689	11328/172	11577/355	11688/664	12039/383
9436/966	10988/007	11206/691	11330/668	11578/516	11688/675	12039/432
9437/682	10988/025	11206/693	11330/692	11578/555	11688/679	12039/478
9443/135	10988/029	11206/701	11331/047	11578/798	11688/681	12041/696
9464/464	10988/034	11208/785	11333/889	11578/806	11688/683	12043/188
9474/075	10988/037	11208/798	11333/892	11578/807	11688/684	12047/282
9482/195	10994/269	11208/799	11333/896	11578/816	11689/915	12047/286
9482/316	10995/823	11208/802	11333/898	11583/308	11689/916	12047/309
9485/593	11002/511	11208/807	11333/905	11588/375	11690/433	12047/334
9488/155	11003/007	11208/813	11333/907	11588/386	11690/441	12047/764
9491/070	11003/450	11208/814	11333/913	11588/387	11690/446	12050/165
9500/888	11016/427	11211/117	11333/916	11588/395	11690/519	12050/565
9501/211	11016/440	11216/108	11333/924	11588/403	11690/522	12051/157
9501/253	11016/445	11216/111	11335/774	11588/407	11690/531	12051/162
9506/359	11016/448	11216/120	11335/782	11588/413	11690/536	12051/391

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Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
9512/652	11016/497	11216/121	11335/783	11589/309	11690/545	12053/402
9520/361	11016/501	11216/125	11335/787	11595/874	11690/551	12053/404
9541/068	11016/503	11228/583	11335/795	11595/884	11690/739	12053/433
9546/807	11016/508	11228/593	11335/819	11599/925	11690/745	12053/557
9546/809	11016/510	11228/603	11335/827	11604/820	11690/749	12060/706
9559/352	11016/526	11228/933	11336/009	11604/826	11690/756	12064/559
9578/850	11018/824	11228/956	11336/017	11604/832	11690/771	9488/220A
9614/176	11018/830	11228/958	11336/047	11604/837	11690/772	

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Re: Response to Request for Further Information and Application to Amend the Application pursuant to Section 50 of the Planning and Environment Act 1987
Planning Permit Application No. T250469 PA
13-15 Mahon Avenue, Beaconsfield

We act on behalf of 1315MAB Pty Ltd, in respect of the land at 13-15 Mahon Avenue, Beaconsfield (**the subject site**). We refer to Council's correspondence dated 2 September 2025, which requests further information in respect of Planning Permit Application No. T250469 PA (**the application**), pursuant to Section 54 of the Planning and Environment Act 1987 (**the Act**).

In addition, our client also seeks to amend the application, pursuant to Section 50 of the Act. We request that the enclosed material replaces the corresponding material lodged with the application, and request that this material forms the basis of any future decision on the application.

To satisfy Council's request for further information and assist the Council with assessing the application, we are pleased to enclose the following:

- Amended Architectural Plans, prepared by Colab Architecture
- Amended Arboricultural Impact Assessment (**AIA**), prepared by Rigoni Tree Solutions, dated 22 September 2025
- Amended Landscape Plans, prepared by memLa
- A Survey Plan, prepared by Veris

In addition to the above material, we have provided helpful commentary below to assist with Council's further consideration of the application.

SECTION 50 AMENDMENTS

Reference	Proposed Amendment
Drawing TP03	Dwelling 15 – 18 have been shifted south to allow for a revised retaining wall arrangement to the rear of the dwellings, as informed by the AIA. The landscape plan and the AIA has been amended to reflect this change.
Drawing TP03	An additional area of paving is provided adjacent to Bin Store 5 is provided to improve accessibility.
Drawing TP03	An additional path is provided between dwelling 19 and Bin Store 2 to improve accessibility.
Drawing TP23	Additional obscure glazing and fencing provided for dwelling 22 to 27 to prevent overlooking from proposed habitable room windows and secluded private open space to existing secluded private open space.

In accordance with Section 50(3)(c) of the Act, we confirm that the applicant is the owner of the land.

RESPONSE TO REQUEST FOR FURTHER INFORMATION

Further Information Requested	Response
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Stormwater Management Strategy

1)	A Stormwater Management Strategy prepared by a suitably qualified professional that details how stormwater flows will be due to the limited drainage infrastructure east of the subject site.	Pursuant to Clause 55.05-1 (Standard B5-1), GIW confirmed that the project meets the relevant permeability and stormwater management objective of the Cardinia Planning Scheme (the Scheme). A Stormwater Management Strategy (SWMS) is not required pursuant to Clause 55 and Clause 32.08-7 of the Scheme. Notwithstanding this, as part of previous VCAT proceedings, Council and HARC (Rob Swan) resolved a SWMS for the subject site. This SWMS included connection to Melbourne Water's O'Neils Road Drainage Scheme. As such, it is proposed to include the following conditions as part of any future planning permit issued for the subject site: <i>Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.</i>
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		<i>Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.</i> These conditions are consistent with the existing planning permit that relates to the subject site.
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Arborist Report

2)	Construction Impact Assessment updated to assess the impacts on neighbouring vegetation associated with the earthworks and retaining wall along the northern property boundary.	The AIA has been amended to make direct reference to and assess the impact of the retaining wall along the northern boundary. It is noted that the retaining wall has been adjusted, as demonstrated on the Architectural plans, to avoid exceed a 10% incursion into the tree protection zones of the neighbouring trees.
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Feature Survey

3)	A feature survey of the property prepared by a licenced land surveyor, including but not limited to, contour levels, existing vegetation and structures, easements, and crossovers.	A Feature & Level Survey has been prepared by Veris and is enclosed with this response.
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Site Plans

4)	Site plans updated to show: a. The location of all accessway/common property lighting. b. Locations of cooling and heating units for respective dwellings.	The Site Plan (drawing no. TP03) has been amended to include the location of the accessway/common property lighting and the location of air conditioning units.
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Elevation Plans

5)	Dimensioned floor to ceiling heights for all dwellings shown on elevation or cross-section plans.	Dimensioned floor to ceiling heights are shown on the elevations.
6)	Finished Surface Level and Finished Floor Level shown on all elevation plans	Where finished surface levels differ from finished floor levels, this has been shown on the elevations.
7)	Dimensioned extent of cut and/or fill earthworks above or below natural ground level on all elevation plans.	The extent of cut and fill is illustrated on the elevation plans.
8)	Dwelling 1 and 2 west elevation drawings.	Additional elevations of Dwelling's 1 and 2 are provided on Drawing TP20.

9)	Dwelling 13-18 east and west elevation drawings.	Dwellings 13-18 comprise a row of townhouses, therefore an east elevation is provided for Dwelling 18, and a west elevation is provided for dwelling 13.
10)	Dwelling 19-21 north, south and internal elevation plans.	North, south and internal elevations are provided for Dwelling 19-21 at Drawing no. TP22.
11)	Dwelling 23-26 east and west elevation drawings.	Additional elevations for Dwellings 23-26 are provided on Drawing no. TP23.
12)	Dwelling 29-33 east elevation drawings.	Additional elevations for Dwellings 29-33 are provided on Drawing no. TP24.
13)	Maximum heights of dwellings 19 – 21 shown above Natural Ground Level.	The southeast elevation for dwellings 19 – 21 (drawing no. TP21) has been amended to include maximum height dimensions for each level from Natural Ground Level. Additionally, further elevation of these dwelling has been provided which demonstrates their maximum height above natural ground level. Refer to drawing no. TP22.
14)	All elevation plans updated to include reference of the dwelling number.	All elevations have been updated to included reference to the dwelling numbers.

Arborist Report

15)	Construction Impact Assessment updated to assess the impacts associated with the proposed earthworks and retaining wall along the northern property boundary.	Refer to the above response provided – this has now been provided.
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Elevation Plans - Overlooking

16)	Dwelling 19 kitchen window and balcony to demonstrate compliance with Standard B4-4.	Drawing TP91 has been amended to demonstrate the compliance of Dwelling 19 with Standard B4-4. Obscure glazing is provided on the south facing habitable room (living room) window and a 1.75m high balustrade is provided along the southern edge of the balcony to prevent overlooking.
17)	Dwelling 20 balcony to demonstrate compliance with Standard B4-4.	As above
18)	Dwelling 23, 25 and 27 south facing ground floor windows to demonstrate compliance with Standard B4-4.	Drawing no. TP23 has been amended to provide appropriate screening to the ground floor habitable room windows, with the exception of bedrooms. A combination of obscure glazing and fencing is utilised.

Cross Sectional Views – Side and Rear Setbacks

19)	Cross-sectional diagram of dwellings 28/29 to demonstrate compliance with Standard B2-3 against the southern boundary.	An additional diagram has been added to Drawing no. TP24 to demonstrate dwellings 28/29 compliance with Standard B2-3.
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Floor Plans – Natural Ventilation

20)	Dwellings 19 – 21 floor plans updated to show maximum and minimum breeze paths to demonstrate compliance with Standard B3-10.	Drawing no. TP42 has been amended to show the maximum and minimum breeze paths.
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Roof Plans

21)	An amended roof plan drawn to a stated scale, generally in accordance with the plan submitted with the application, but amended to show: a. The location and height of any obstructions (from plant, vents, pipes or similar) above roof level, and the distance of obstructions from the rooftop solar energy generation area to confirm compliance with Standard B5-3.	The Roof Plan (drawing no. TP12) has been updated to include notation to confirm that there are 'no additional items on roofs' that could serve as obstructions to the rooftop solar energy systems.
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RESPONSE TO PRELIMINARY COMMENTS

Preliminary Comment	Response
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Footpath

i)	To improve pedestrian safety and navigation through the site and minimise conflict with vehicles, Council strongly encourages the integration of a footpath through the length of the development.	The proposed common accessway is intended to operate as a shared space – with cars, bicycles and cars. It will be a low speed, landscaped environment and managed by an OC.
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Waste Collection – Bin Storage 5

ii)	The waste collection area adjacent to dwelling 27 appears to have limited accessibility if all car parking spaces are occupied. Relocation and a revised access arrangement is encouraged to ensure the area remains accessible to residents and collection vehicles.	An additional area of paving adjacent to the Bin Store has been provided to provide greater accessibility. Refer to the Site Plan, drawing TP03.
-----	---	--

Dwelling 21 – Site Responsiveness

iii)	Dwelling 21 is situated in an area with significant topographic constraints and has been designed with limited regard for the fall of the land. Review of the dwelling design is strongly encouraged to better address the site slope to integrate with the site and surrounds.	The height and design of Dwelling 21 is in direct response to the sewer outlet in the north-eastern corner of the subject site, with its height dictated by this. The height of the dwelling is required to ensure that the dwelling can 'gravity feed' to the sewer connection. A sewer pump has not been accepted by South East Water. Dwelling 21 complies with the relevant standards of Clause 55 and does not exceed the maximum permissible height under the controls of the GRZ.
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Accessible Parking Space

iv)	Due to the size of the development and the format of housing provided, Council encourages provision of a minimum one disabled parking bay within the development.	The proposed car parking complies with the relevant Clause 55 standards and Clause 52.06 of the Scheme.
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CONCLUSION

We trust the enclosed information clearly explains the proposed amendments to the application, satisfying Council's request for further information and addressing the preliminary comments received.

However, should Council be of the opinion that the further information request is not satisfactory, on behalf of the permit applicant, we request a further 30 days to provide any outstanding information pursuant to Section 54(1) of the Act.

We now look forward to receiving Council's notification instructions and Council's favourable assessment of the application.

Should you have any questions, please do not hesitate to contact me on 8648 3500.



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**Re: Application for a Planning Permit
Construction of 33 dwellings on a Lot in the General Residential Zone
13-15 Mahon Avenue, Beaconsfield**

Dear Dean

We act on behalf of 1315MAB Pty Ltd, the owner and prospective developer of the land at 13-15 Mahon Avenue, Beaconsfield (**the subject site**).

Our client seeks a planning permit pursuant to Clause 32.08-7 of the Cardinia Planning Scheme (**the Scheme**) to construct 33 dwellings on the subject site.

The subject site is located within the General Residential Zone – Schedule 1 (**GRZ1**). Pursuant to the applicable controls of the Scheme, a planning permit is required for the following:

- Clause 32.08-7 – Construct two or more dwellings on a lot.

This report should be read in conjunction with the following:

- Metropolitan Planning Levy Certificate dated 30 July 2025
- Certificate of Title
- Clause 55 Assessment
- Architectural Plans prepared by Colab Architects
- Landscape Plans prepared by memLa
- Traffic Engineering Assessment prepared by Colliers
- Arboricultural Impact Assessment prepared by Rigoni Tree Solutions
- Sustainability Report (inclusive of a STORM Rating Report) prepared by GIW Environmental Solutions
- Waste Management Plan prepared by Waste Space Solutions

This letter describes the subject site and surrounding context, the proposal, as well as the relevant planning controls.

THE SUBJECT SITE AND SURROUNDING CONTEXT

The subject site is located at 13-15 Mahon Avenue, Beaconsfield. It is irregular in shape, with its frontage to the Mahon Avenue comprising approximately 39.58 metres and an overall site area of approximately 6,827.25 sqm.

There is a steep fall in the land from west to east of approximately 11.3 metres.

The subject site is currently vacant. A number of trees and shrubs are located within the front setback to Mahon Avenue (west) and along the rear (east) boundary. The subject site previously contained a single storey dwelling with vegetation, but this was demolished and vegetation removed in accordance with the existing permit (Planning Permit No. T140068).

Vehicular access to the subject site is currently provided by a single crossover from Mahon Avenue, to the west of the subject site.

The subject site has a direct abuttal with six (6) residential properties to the north, including Nos. 17, 19 and 21 Mahon Avenue and Nos. 4, 5 and 6 Wilma Court. The private open space of each of these properties has an interface with the subject site.

The site is well located in terms of proximity to public open space, schools and community facilities. Most notably, the site is also in close proximity to Beaconsfield Plaza, comprising of a variety of supermarkets, shops, restaurants and cafes.

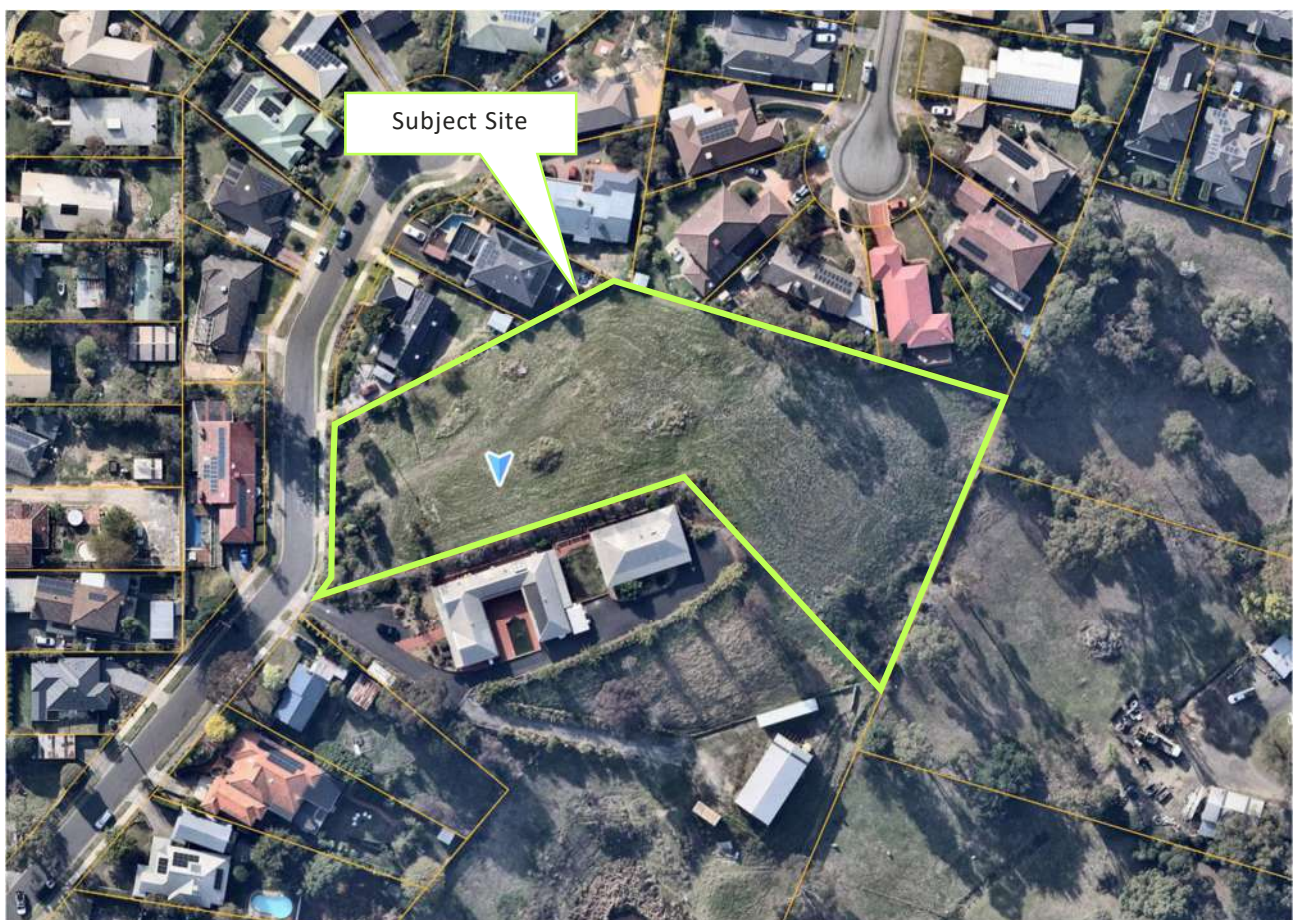


Figure 1: Aerial photograph of the subject site (Nearmap, July 2025)

An image of the frontage of the site when viewed from Mahon Avenue is provided below.



Figure 2: The subject site when viewed from Mahon Avenue (Google Streetview, July 2025)

ADJOINING PROPERTIES

North

The subject site has direct abutments with 6 residential properties to the north.

- 17 Mahon Avenue
- 19 Mahon Avenue
- 21 Mahon Avenue
- 6 Wilma Court
- 5 Wilma Court
- 4 Wilma Court

The above-mentioned properties comprise detached single and double storey dwellings.

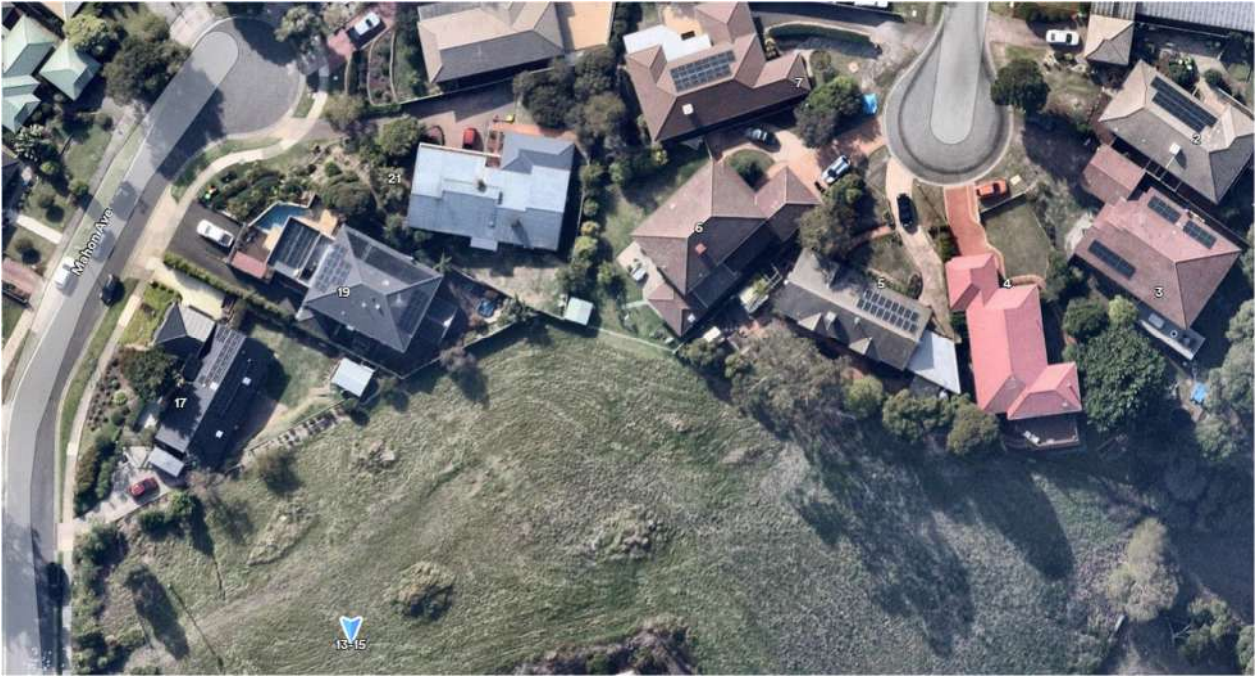


Figure 3: Abuttals to the north of the subject site

East

The subject site has abuttals with two properties to the east; No. 14 and 16 Gilsman Road



Figure 4: Abuttals to the east of the subject site

These properties are located within the Neighbourhood Residential Zone – Schedule 2 (**NRZ2**) which relates to the Glisamann Road Development Plan Area.

South

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The subject site is bound by 11 Mahon Avenue to the south. It is occupied by a single storey dwelling, accessed via Mahon Avenue.

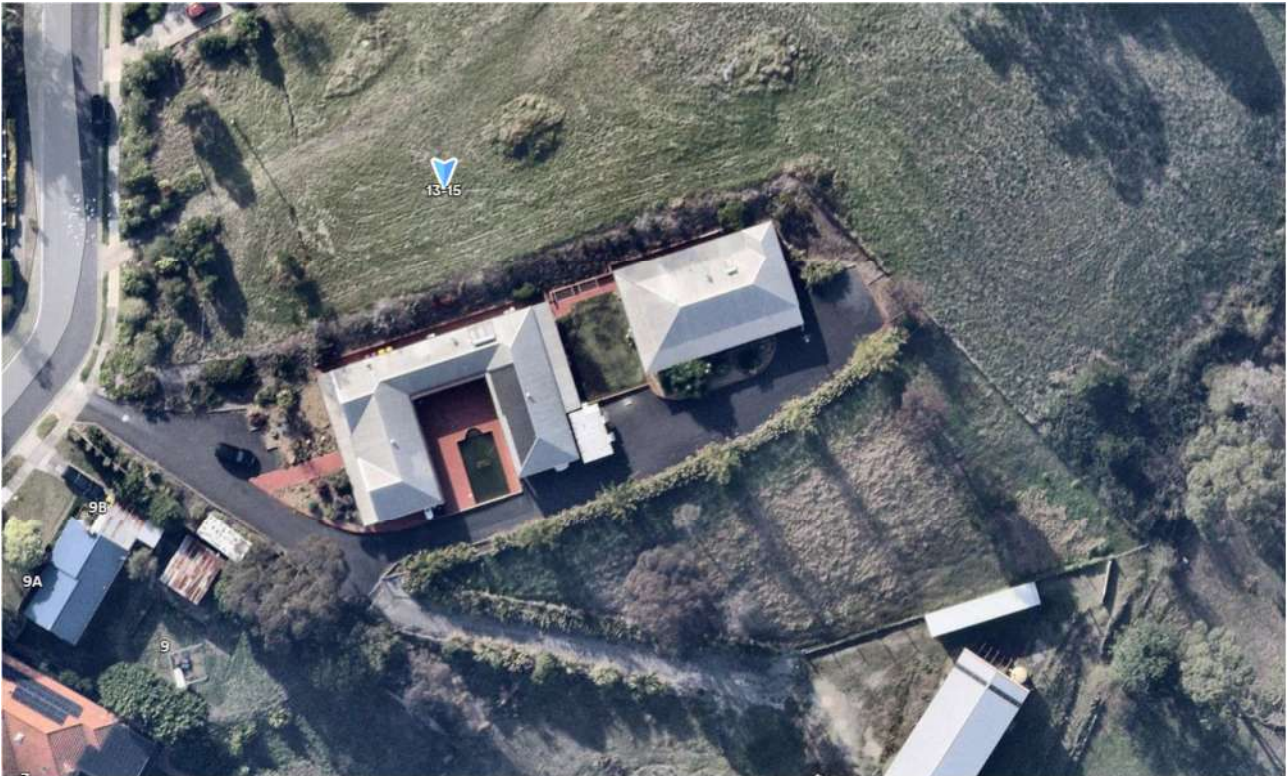


Figure 5: Abuttals to the south of the subject site

SURROUNDING AREA AND BUILT FORM

The subject site is within a well-established residential neighbourhood of Beaconsfield. The area to the west of the subject site is characterised by established medium density housing. The area to the east comprises larger lots with single dwellings. Notably, the site is located 150 metres north of Beaconsfield Primary School.

THE PROPOSAL

PROPOSAL SUMMARY

The following description of the proposed development should be read in conjunction with the Architectural Plans prepared by Colab Architects.

This application seeks to construct 33 dwellings comprising the following:

- 10 one bedroom apartments / houses
- 20 two bedroom apartments

- 3 three bedroom single storey houses

The dwellings will be serviced by a shared driveway that runs in a generally east – west direction through the centre of the site. The car parking and vehicle access arrangement will be constructed in accordance with the design standards set out at Clause 52.06, as detailed in the enclosed Traffic Engineering Assessment prepared by Colliers.

DWELLING SERVICES AND FUNCTIONALITY

The proposed double width crossover at western end of the subject sites frontage to Mahon Avenue provides shared access to all proposed dwellings. The dwell

5 shared bin storage areas are provided throughout the subject site.

2,000 litre water tanks are provided in the ground floor private open space of each dwelling and will be connected to toilets for flushing. Two raingardens totalling 23.8 square metres are provided in the landscaping adjacent to Unit 23 and Unit 21. Rainwater from the impervious driveway will be directed to the raingardens for treatment prior to discharge to the stormwater system. Additionally, permeable paving and permeable concrete is provided throughout the proposed development, in the ground floor private open spaces and within the shared accessway respectively. The proposal achieves a STORM Rating of 101%.

A clothesline is provided in each proposed ground floor private open space.

BUILDING HEIGHT, MATERIALS AND FINISHES

The proposed development comprises single and double storey buildings. The overall maximum height is 7.6 metres above natural ground level.

The proposed design advocated a high-quality architectural approach and includes the below external finishes:

- Cream, dark brown and light brown brick
- Painted ('Caramel Sundae', 'Cat Mint' and 'Baltic Sand') cladding

Glass will be clear to all windows.

LANDSCAPING

The proposal sets aside 52% of the subject site for garden area, complying with the minimum requirement of 35% identified at Clause 32.08-4.

A large, landscaped area is provided in the southwest corner of the subject site providing communal open space. 60 canopy trees are provided with a total canopy area of 20.4% of the subject site, along with various shrubs and grasses.

For further details of the proposed landscaping, we refer to the enclosed Landscape Plan prepared by memLa.

No trees are proposed to be removed to facilitate the development.

PLANNING CONTROLS

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ZONING

The subject site is located within the GRZ1. Pursuant to Clause 32.08-2 of the Scheme, a dwelling is an 'as of right' use and therefore no planning permission is required. Pursuant to Clause 32.08-7, a planning permit is required to construct two or more dwellings on a lot and the development must meet the relevant requirements of Clause 55.

Pursuant to Clause 32.08-4, an application to construct or extend a dwelling, small second dwelling or residential building on a lot must provide a minimum garden area of 35%, noting that the area of the subject site exceeds 650 square metres.

Pursuant to Clause 32.08-11, the building height must not exceed 11 metres and contain no more than 3 storeys. A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

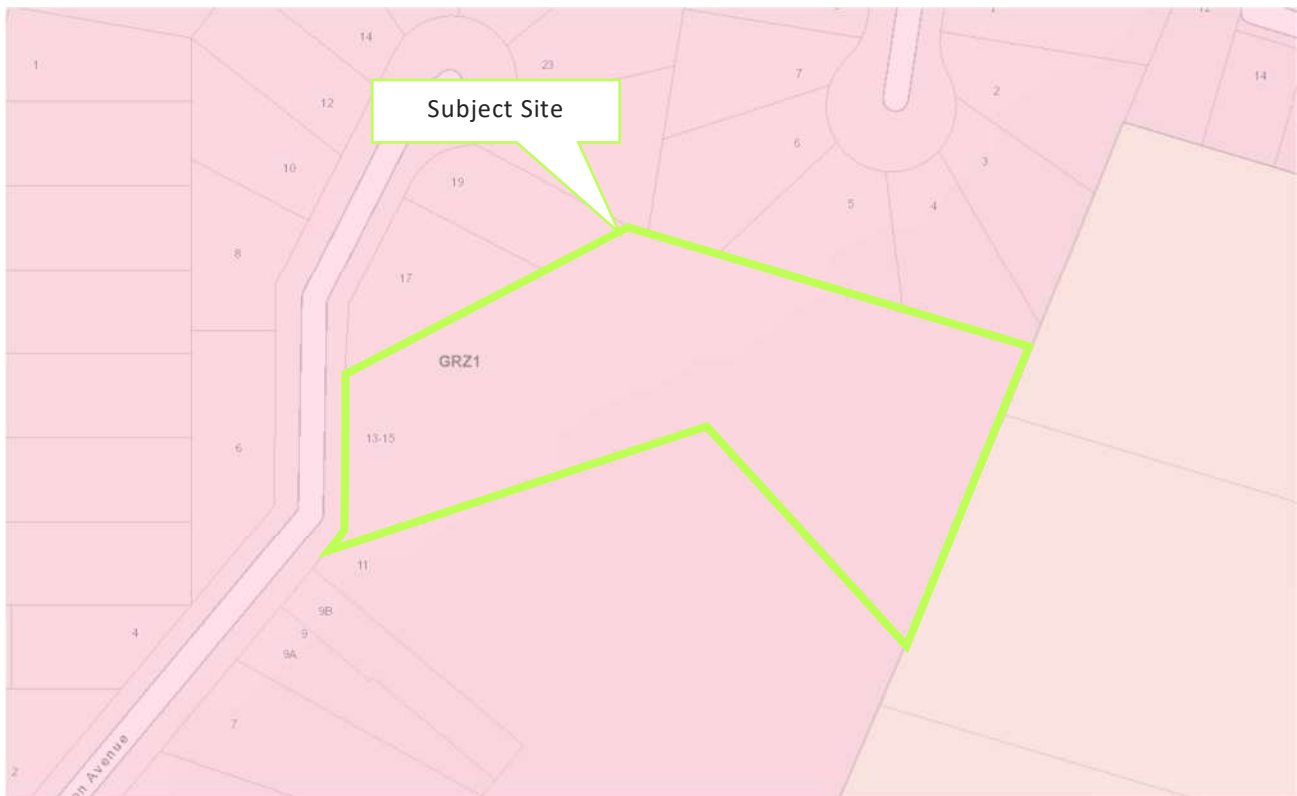


Figure 6: Zoning Map (VicPlan, July 2025)

OVERLAYS

The subject site is not affected by any overlays.

PARTICULAR PROVISIONS

Clause 52.06 – Car Parking

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Clause 52.06-5 sets out the statutory requirement for car parking for dwellings.

The subject site is not located within the Principal Public Transport Network area and therefore the rates specified in Column A, Table 1 of Clause 52.06-5 applies.

Measure	Statutory Rate	Statutory Requirement	Proposed Allocation
20 x one bedroom apartments / houses	1 to each one or two bedroom dwelling	20 spaces	20 spaces
10 x two bedroom apartments		10 spaces	10 spaces
3 x three bedroom townhouses	2 to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus	6 spaces	6 spaces
Visitor Parking	1 for visitors to every 5 dwellings for developments of 5 or more dwellings	6 spaces	6 spaces

As evidenced by Table 1 above, the proposal provides the statutory required number of car parking spaces, pursuant to Clause 52.06-5.

A Traffic Engineering Assessment has been prepared by Colliers and is enclosed with this submission. It concludes the following:

The proposal as presented represents an appropriate response to the salient provisions of the Cardinia Planning Scheme in respect of traffic and car parking matters. The parking proposed complies with the requirements of Clause 52.06-5 and the design complies with the requirements of Clause 52.06-9. Access arrangements as proposed meet the requirements of Standard B2-6 at Clause 55.02 of the Cardinia Planning Scheme.

We see no traffic engineering or car parking related reasons for refusal of the sought planning permit.

Clause 53.18 – Stormwater Management in Urban Development

Clause 53.18 applies to an application under the provision of a zone to construct a building or carry out works. Its purpose is to ensure that stormwater in urban development, including retention and reuse, is managed to

mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.18-5 sets out stormwater management objectives for buildings and works. These include the following of relevance to the proposal:

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*
- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*

The proposal includes stormwater management strategies inclusive of three 2,000 L rainwater tanks to service each dwelling and a 23.3 square metre raingarden. The proposed development achieves a STORM Rating of 101% as evidence by the STORM Rating Report, included in the Sustainability Report prepared by GIW Environmental Solutions.

Clause 55 – Two or more Dwellings on a Lot and Residential Buildings

On 6 March 2025, the Government gazettal of Amendment VC267 (the Amendment) was published, and commenced operation on 31 March 2025. The Amendment implemented the Townhouse and Low-Rise Code, which introduced a deemed to comply assessment pathway to support faster decisions and greater certainty of townhouses and apartment buildings up to three storeys at Clause 55 of all planning schemes.

For a development to benefit from the deemed to comply process, it must meet all of the applicable standards contained in Clause 55 and the planning application cannot be refused on the basis of that requirement.

As outlined at Clause 55, if a development meets a standard:

- The corresponding objective is deemed to be met; and
- The responsible authority is not required to consider the corresponding decision guidelines.

The proposal has been designed to comply with each Clause 55 standard. Please refer to Attachment 1 of this submission for a comprehensive assessment of the proposal against the Clause 55 standards.

The compliance with the standards overrides any other policy or decision guideline in the Scheme including neighbourhood character policy; and sections 60(1)(b), (e), (f), (1A) and (1B) and 84B(2)(b) of the Planning and Environment Act, 1987.

An assessment of the proposal against the Clause 55 requirements accompanies this application. It concludes that all the applicable objectives and standards of clause 55 are met by the proposal. Accordingly, the Council must issue a planning permit subject to any necessary conditions.

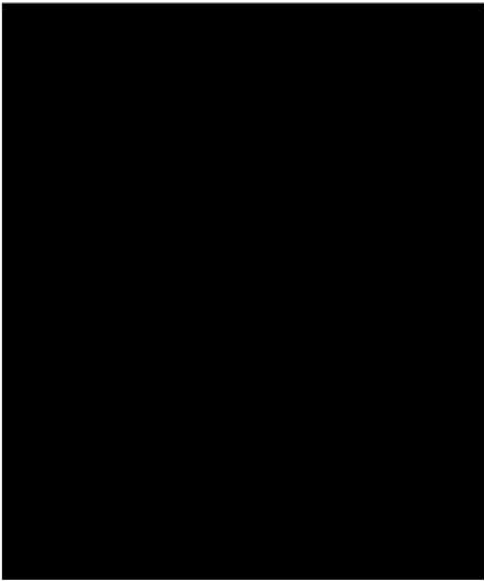
CONCLUSION

We trust the enclosed material satisfies the requirements of Section 47 of the *Planning and Environment Act* 1987.



Should you have any queries, please do not hesitate to contact the undersigned via email or on 8648 3500.

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13-15 MAHON AVENUE, BEACONSFIELD

ASSESSMENT AGAINST CLAUSE 55 – CARDINIA

Townhouse and Low-rise Code

55.01 Application Requirements

An application to which this clause applies must be accompanied by the following:

- A site description.
- A design response.
- A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

55.01-1

Site Description

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe the following:

- The built form, scale and character of surrounding development including front fencing. Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
- The use of surrounding buildings.
- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
- Solar access to the site and to surrounding properties.
- Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site.
- Any cut and filled areas of soil, where known.
- Street frontage features such as poles, services, street trees and kerb crossovers.
- The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties.
- If in the opinion of the responsible authority a requirement of the site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

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Is the standard fully met?	Yes This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. A neighbourhood and site description has been prepared by UPco and is provided in the enclosed Planning Submission letter. This is further supplemented by the accompanying Architectural Plans, based on a Site Survey, prepared by CoLab Architects.
Does an objector have a right of appeal?	No, standard is met
55.01-2 Design Response	The design response must explain how the proposed design derives from and responds to the site description. The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. The design response must include a landscape plan that details the proposed: • Retention and planting of canopy trees. • Planting of other vegetation including location, species, number and size at maturity of vegetation. • Where required, areas of deep soil and root barriers. • Irrigation system to support existing and planted vegetation including details of any alternative water supply sources. • Selection of vegetation that responds to the site's environment and geographic factors. • A plan showing the location of site services, clothes drying and storage. If in the opinion of the responsible authority a design response requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.
Is the standard fully met?	Yes Please refer to the 'Subject Site and Surrounds' section of the enclosed letter which demonstrates that the development is appropriately sited having regard to the surrounding context. The proposed built form respects the surrounding neighbourhood character. A Landscape Plan has been prepared by memLa and is enclosed with this submission. Details of site services, clothes drying and storage are provided in the enclosed Architectural Plans.
Does an objector have a right of appeal?	No, standard is met

55.02 Neighbourhood Character	
55.02-1 Street Setback Objective	To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.
Standard B2-1	Walls of buildings are set back from streets: - at least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1 - or - if no distance is specified in a schedule to the zone, the distance specified in Table B2-1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Is the standard fully met?	Yes Table B2-1 Street Setback, specifies a street setback at the same distance as the setback of the front wall of the existing building on the abutting allotments facing the front street or 6 metres whichever is the lesser. The proposed minimum street setback of 6.5 metres complies with Standard B2-1.
Does an objector have a right of appeal?	No, standard is met
55.02-2 Building Height Objective	To ensure that the height of buildings respond to the existing or preferred neighbourhood character.
Standard B2-2	The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.
Is the standard fully met?	Yes The proposal is a maximum height of 7.6metres and does not exceed 3 storeys, complying with the 11 metre (3 storey) maximum building height requirement



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outlined at Clause 32.08-11. The proposed building height complies with Standard B2-2.

Does an objector have a right of appeal?	No, standard is met
55.02-3 Side and Rear Setbacks Objective	To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.
Standard B2-3	A new building not on or within 200 millimetres of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: B2-3.1 The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. B2-3.2 If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks. Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.
Is the standard fully met?	Yes The proposal has been designed and sited to fully comply with Standard B2-3
Does an objector have a right of appeal?	No, standard is met



55.02-4 Walls on Boundaries Objective	To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.
Standard B2-4	A new wall constructed on or within 200 millimetres of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: • 10 metres plus 25% of the remaining length of the boundary of an adjoining lot - or • the length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200 millimetres from a boundary. The height of a new wall constructed on or within 200 millimetres of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.
Is the standard fully met?	Yes A wall on boundary is proposed along the southern boundary of the subject site in the following locations: • Unit no. 29 • Unit no. 23 The cumulative length of the walls does not exceed 10 metres and their height, an average of 3.2m or maximum of 3.6 metres, and therefore complies with Standard B2-4.
Does an objector have a right of appeal?	No, standard is met
55.02-5 Site Coverage Objective	To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.



Standard B2-5	The site area covered by buildings does not exceed: - the maximum site coverage specified in a schedule to the zone or - if no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.
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Is the standard fully met?	Yes No maximum site coverage is specified in the GRZ1. Therefore, the maximum site coverage, as specified in Table B2-5, is 65%. The proposal has a site coverage of 28%, comfortably meeting the standard.
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Does an objector have a right of appeal?	No, standard is met
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55.02-6 Access Objective	To ensure the number and design of vehicle crossovers responds to the neighbourhood character.
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Standard B2-6	The width of accessways or car spaces (other than to a rear lane) does not exceed: 33% of the street frontage or 40% of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10%.
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Is the standard fully met?	Yes The width of the proposed crossover is 6.4 metres, equating to 16% of the site's frontage to Mahon Avenue.
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Does an objector have a right of appeal?

No, standard is met

**55.02-7
Tree Canopy
Objectives**

To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.

To preserve existing canopy cover and support the provision of new canopy cover.

To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

Standard B2-7

Provide a minimum canopy cover as specified in Table B2-7.1.

Existing trees to be retained meet all of the following:

- Has a height of at least 5 metres.
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level.
- Has a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table B2-7.2. Existing trees that are retained can be used in calculating canopy cover.

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

- an area of deep soil as specified in Table B2-7.2
- or**
- a planter as specified in Table B2-7.2.

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Is the standard fully met?

Yes

Table B2.-7.1 specifies that a site with an area of more than 1000 square metres must provide a minimum canopy cover of 20% of the site area. The proposal provides 1,394.333 square metres of canopy cover, equating to 20.4% of the site area, exceeding the requirement of the standard.

A landscape plan has been prepared by memLa. The plan demonstrates full compliance with Standard B2-7.

Deep soil areas for each canopy tree are compliant with Table B2-7-2.

Does an objector have a right of appeal? No, standard is met

55.02-8 Front Fences Objective To encourage front fence design that responds to the existing or preferred neighbourhood character.

Standard B2-8 A front fence within 3 metres of a street is:

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

Is the standard fully met? Yes
No front fence within 3 metres of the street frontage is proposed.

Does an objector have a right of appeal? Yes, standard is not met

55.03 Liveability

55.03-1 Dwelling Diversity Objective To encourage a range of dwelling sizes and types in developments of 10 or more dwellings.

Standard B3-1 Developments include at least:

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

Is the standard fully met? Yes
Noting that the proposal consists of 10 or more dwellings, Standard B3-1 applies.
The proposal comprises the following dwelling breakdown:

- 10 no. one bedroom
- 20 no. two bedroom

- 3 no. three bedroom

22 dwellings contain a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level.

Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.03-2 Parking Location Objective To minimise the impact of vehicular noise within developments on residents.

Standard B3-2 Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:

- 1.5 metres
- or**
- if there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre
- or**
- 1 metre where window sills are at least 1.5 metres above ground level.

This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.

Is the standard fully met? Yes

Unit 29 has a ground floor bedroom window that is set back by 1.1 metre from an accessway. This accessway will exclusively be used by the residents of Unit 29, noting that the location of its associated car parking space opposite.

All other habitable room windows are set back from shared accessways and car parks by a minimum of 1.5 metres.

Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.03-3 Street Integration Objective To integrate the layout of development with the street to support the safety and amenity of residents.

Standard B3-3 Where a development fronts a street, a vehicle accessway or abuts public open space:

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

Lighting is provided to all external accessways and paths.

Mailboxes are provided for each dwelling and can be communally located.

Is the standard fully met?

Yes

Passive surveillance is provided to both Mahon Avenue and the shared accessway through ground and first floor habitable rooms windows and balconies that front each. The open space proposed in the southeast corner of the subject site benefits from passive surveillance from the habitable room windows of Unit 21 and 23.

Lighting is provided to all external accessways and paths.

Mailboxes are provided at the front of the subject site at the Mahon Avenue street frontage.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.03-4 Entry Objectives

To provide each dwelling, apartment development or residential building with its own sense of identity.

To provide entries with weather protection, safe design, natural light and ventilation.

Standard B3-4

Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings

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

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



Apartment development and residential building with a shared entry

An apartment development and each residential building has:

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

Is the standard fully met?

Yes

The entry to each dwelling is provided with an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.03-5 Private Open Space Objective

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

Standard B3-5

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

If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:

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

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



- The area and dimensions specified in the schedule must be 25 square metres or less.
- The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.

If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.

Where ground level private open space is provided an area for clothes drying is provided.

Is the standard fully met?

Yes

All of the proposed houses and ground floor apartments are provided with at least 25 square metres of secluded private open space (SPOS) at ground floor level to the rear of the dwellings. An area for clothes drying is provided in each ground floor private open space.

All first-floor apartments are provided with a balcony that exceeds 8 square metres, as required by Table B5-5.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.03-6
Solar Access to Open Space Objective**

To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B3-6

The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Is the standard fully met?

Yes

This standard applies to the following units:

- Unit 33
- Unit 31
- Unit 30
- Unit 29
- Unit 26
- Unit 25
- Unit 23



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The ground floor private open space associated with these units is provided with setbacks from any wall on the north of the space that comfortably exceed the minimum set back as required by Standard B3-6.

Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-7 Functional Layout Objective	To ensure dwellings provide functional areas that meet the needs of residents.
Standard B3-7	Bedrooms should: • Meet the minimum internal room dimensions specified in Table B3-7.1. • Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.
Is the standard fully met?	Yes The dwellings have been designed to ensure that living areas and bedrooms comply with standard B3-7. The architectural plans show minimum dimensions for bedroom and living areas, demonstrating their compliance.
Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-8 Room Depth Objective	To allow adequate daylight into single aspect habitable rooms.
Standard B3-8	The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window.



- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen.
- An overhang extends no more than 2 metres beyond the window of the single aspect habitable room.

In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.

Is the standard fully met?

Yes

The depth of all single aspect habitable rooms does not exceed 2.5 times the ceiling height. Therefore, all single aspect habitable rooms have been designed to ensure compliance with Standard B3-8.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.03-9
Daylight to New
Windows Objective**

To allow adequate daylight into new habitable room windows.

Standard B3-9

Dwelling (other than a dwelling in or forming part of an apartment development)

A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces:

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

Dwelling in or forming part of an apartment development

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

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

- A minimum width of 1.2 metres.



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

Is the standard fully met?

Yes

All new habitable room windows are afforded an outdoor space with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, complying with Standard B3-9.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.03-10
Natural Ventilation
Objectives**

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

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

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

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

Dwelling in or forming part of an apartment development

At least 40% of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

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

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

Is the standard fully met?

Yes



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The breeze paths shown on Drawing No. TP40 – TP42 (inclusive) of the enclosed architectural plans illustrate all dwellings comply with the natural ventilation requirements of Standard B3-10.

Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-11 Storage Objective	To provide adequate storage facilities for each dwelling.
Standard B3-11	Dwelling (other than a dwelling in or forming part of an apartment development) Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space. Dwelling in or forming part of an apartment development Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.
Is the standard fully met?	Yes Each dwelling has exclusive access to the storage volume specified in Table B3-11 as demonstrated on Drawing No. TP40 – TP42 (inclusive).
Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-12 Accessibility for Apartment Development Objective	To ensure the design of dwellings meets the needs of people with limited mobility.
Standard B3-12	At least 50% of dwellings in or forming part of an apartment development have: • A clear opening width of at least 850 millimetres at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.



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Is the standard fully met?

Yes

All of the proposed dwellings, with the exception of Unit 19 and 20 are accessible as demonstrated on Drawing No. TP40 – TP42 (inclusive). This equates to 94% of all the proposed dwellings.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.04 External Amenity

55.04-1 Daylight to Existing Windows Objective

To allow adequate daylight into existing habitable room windows.

Standard B4-1

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

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

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Is the standard fully met?

Yes

All existing habitable room windows are adequately set back from the boundaries of the subject site and any existing windows. The existing setbacks coupled with the proposed setbacks ensure that adequate daylight is provided to existing habitable room windows. The proposal comfortably meets Standard B4-1.

Does an objector have a right of appeal?

No, standard is met

55.04-2 Existing North-facing Windows Objective

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



Standard B4-2	Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: - A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. - For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.
Is the standard fully met?	Yes No existing north-facing habitable rooms windows are within 3 metres of the southern boundary of the subject site.
Does an objector have a right of appeal?	No, standard is met
55.04-3 Overshadowing Secluded Open Space Objective	To ensure buildings do not significantly overshadow existing secluded private open space.
Standard B4-3	The area of secluded private open space that is not overshadowed by the new development is greater than: 50% - or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of 5 hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.



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Is the standard fully met?

Yes

The additional shadow cast on the secluded private open space of the 11 Mahon Avenue to the south of the subject site is minimal, as demonstrated by Drawing no. TP50 enclosed in the architectural plans. The standard is comfortably achieved.

Does an objector have a right of appeal?

No, standard is met

55.04-4
Overlooking
Objective

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

Standard B4-4

In Clause 55.04-4 a habitable room does not include a bedroom.

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

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

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



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

Screens used to obscure a view are:

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

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Is the standard fully met?

Yes

As per the standard, a habitable room window does not include a bedroom.

The title boundary comprises a 1.8 metre high solid timber fence. This will inhibit views from the proposed ground floor windows and open space into the adjacent properties.

All the proposed first floor windows that have the potential to overlook adjacent existing private open space or windows are associated with bedrooms, and therefore do not require screening.

Does an objector have a right of appeal?

No, standard is met

55.04-5 Internal Views Objective

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

Standard B4-5

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

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

- is offset a minimum of 1.5 metres from the edge of the secluded private open space
- or
- has a sill height of at least 1.7 metres above floor level



or

- has a fixed, visually obscure balustrade to at least 1.7 metres above floor level

or

- has permanently fixed external screens to at least 1.7 metres above floor level

or

- has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

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

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

Screens provided for overlooking are no more than 25% transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

Is the standard fully met?

Yes

The proposed ground floor private open spaces are separated by a 1.8 metre high solid timber fence, preventing overlooking.

The first floor windows that have the potential to overlook secluded private open space of another dwelling are all bedrooms. As per the standard, a bedroom is not considered a habitable room.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.05 Sustainability

55.05-1 Permeability and Stormwater Management Objectives

To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To contribute to urban cooling.

Standard B5-1

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



The development includes a stormwater management system designed to:

- Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban Stormwater Management guidance (EPA Publication 1739.1, 2021) of:
 - Suspended solids: 80% reduction in mean annual load.
 - Total phosphorus and total nitrogen: 45% reduction in mean annual load.
 - Litter: 70% reduction of mean annual load.

Note:

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

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

Is the standard fully met? Yes

Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.05-2 Overshadowing Domestic Solar Energy Systems Objective To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.

Standard B5-2 Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

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



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

Is the standard fully met?

Yes

As demonstrated by the shadow drawings, the proposal does not cast any shadow on the roof of an existing building on an adjoining lot.

Does an objector have a right of appeal?

No, standard is met

55.05-3 Rooftop Solar Energy Generation Area Objective

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

Standard B5-3

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

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

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

Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

This standard does not apply to apartments and residential buildings.

Is the standard fully met?

Yes

Unit 13-21, 30 and 31 are provided with a rooftop solar energy area in accordance with Standard B5-3.

This standard does not apply to apartments.



Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.05-4 Solar Protection to New North-facing Windows Objective	To encourage external shading of north facing windows to minimise summer heat gain.
Standard B5-4	North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

Is the standard fully met? Yes
In accordance with Standard B5-4, all north facing windows are shaded by eaves with a minimum depth of 0.25 times the window height.

Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.05-5 Waste and Recycling Objectives	To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.
Standard B5-5	Dwelling (other than a dwelling in or forming part of an apartment development) The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1. If the development includes a shared bin storage area: • The shared bin storage area: – Is located within 40 metres of a kerbside collection point. – Includes a tap for bin washing. • There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.



Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Dwelling in or forming part of an apartment development

The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.

Enclosed bin storage areas are ventilated by:

- natural ventilation openings to the external air with an area of at least 5% of the area for bin storage area
- or**
- a mechanical exhaust ventilation system.

A tap and drain are provided to wash bins.

A continuous path of travel is provided from each dwelling to bin storage areas.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Is the standard fully met?

Yes

Five shared bin storage areas are provided throughout the proposed development. the enclosed Waste Management Plan prepared by Waste Space Solutions outlines the proposals compliance with Standard B5-5.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.05-6
Noise Impacts
Objective**

To minimise the impact of mechanical plant noise located in the development.

Standard B5-6

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

Is the standard fully met?

Yes

No mechanical plant is proposed adjacent to bedrooms.



Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.05-7 Energy Efficiency for Apartment Developments Objectives	To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.
Standard B5-7	Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load. Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Is the standard fully met? Yes

None of the proposed dwelling exceed the maximum NatHERS annual cooling load, as demonstrated in the enclosed Sustainability Report.

Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

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The ground floor private open space associated with these units is provided with setbacks from any wall on the north of the space that comfortably exceed the minimum set back as required by Standard B3-6.

Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-7 Functional Layout Objective	To ensure dwellings provide functional areas that meet the needs of residents.
Standard B3-7	Bedrooms should: • Meet the minimum internal room dimensions specified in Table B3-7.1. • Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.
Is the standard fully met?	Yes The dwellings have been designed to ensure that living areas and bedrooms comply with standard B3-7. The architectural plans show minimum dimensions for bedroom and living areas, demonstrating their compliance.
Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-8 Room Depth Objective	To allow adequate daylight into single aspect habitable rooms.
Standard B3-8	The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window.



- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen.
- An overhang extends no more than 2 metres beyond the window of the single aspect habitable room.

In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.

Is the standard fully met?

Yes

The depth of all single aspect habitable rooms does not exceed 2.5 times the ceiling height. Therefore, all single aspect habitable rooms have been designed to ensure compliance with Standard B3-8.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.03-9
Daylight to New
Windows Objective**

To allow adequate daylight into new habitable room windows.

Standard B3-9

Dwelling (other than a dwelling in or forming part of an apartment development)

A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces:

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

Dwelling in or forming part of an apartment development

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

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

- A minimum width of 1.2 metres.



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

Is the standard fully met?

Yes

All new habitable room windows are afforded an outdoor space with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, complying with Standard B3-9.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

**55.03-10
Natural Ventilation
Objectives**

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

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

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

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

Dwelling in or forming part of an apartment development

At least 40% of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

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

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

Is the standard fully met?

Yes



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The breeze paths shown on Drawing No. TP40 – TP42 (inclusive) of the enclosed architectural plans illustrate all dwellings comply with the natural ventilation requirements of Standard B3-10.

Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-11 Storage Objective	To provide adequate storage facilities for each dwelling.
Standard B3-11	Dwelling (other than a dwelling in or forming part of an apartment development) Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space. Dwelling in or forming part of an apartment development Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.
Is the standard fully met?	Yes Each dwelling has exclusive access to the storage volume specified in Table B3-11 as demonstrated on Drawing No. TP40 – TP42 (inclusive).
Does an objector have a right of appeal?	No, irrespective of whether the standard is met or not
55.03-12 Accessibility for Apartment Development Objective	To ensure the design of dwellings meets the needs of people with limited mobility.
Standard B3-12	At least 50% of dwellings in or forming part of an apartment development have: • A clear opening width of at least 850 millimetres at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.



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Is the standard fully met?

Yes

All of the proposed dwellings, with the exception of Unit 19 and 20 are accessible as demonstrated on Drawing No. TP40 – TP42 (inclusive). This equates to 94% of all the proposed dwellings.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.04 External Amenity

55.04-1 Daylight to Existing Windows Objective

To allow adequate daylight into existing habitable room windows.

Standard B4-1

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

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

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Is the standard fully met?

Yes

All existing habitable room windows are adequately set back from the boundaries of the subject site and any existing windows. The existing setbacks coupled with the proposed setbacks ensure that adequate daylight is provided to existing habitable room windows. The proposal comfortably meets Standard B4-1.

Does an objector have a right of appeal?

No, standard is met

55.04-2 Existing North-facing Windows Objective

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



Standard B4-2	Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: - A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. - For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.
Is the standard fully met?	Yes No existing north-facing habitable rooms windows are within 3 metres of the southern boundary of the subject site.
Does an objector have a right of appeal?	No, standard is met
55.04-3 Overshadowing Secluded Open Space Objective	To ensure buildings do not significantly overshadow existing secluded private open space.
Standard B4-3	The area of secluded private open space that is not overshadowed by the new development is greater than: 50% - or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of 5 hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.



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Is the standard fully met?

Yes

The additional shadow cast on the secluded private open space of the 11 Mahon Avenue to the south of the subject site is minimal, as demonstrated by Drawing no. TP50 enclosed in the architectural plans. The standard is comfortably achieved.

Does an objector have a right of appeal?

No, standard is met

55.04-4
Overlooking
Objective

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

Standard B4-4

In Clause 55.04-4 a habitable room does not include a bedroom.

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

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

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



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

Screens used to obscure a view are:

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

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Is the standard fully met?

Yes

As per the standard, a habitable room window does not include a bedroom.

The title boundary comprises a 1.8 metre high solid timber fence. This will inhibit views from the proposed ground floor windows and open space into the adjacent properties.

All the proposed first floor windows that have the potential to overlook adjacent existing private open space or windows are associated with bedrooms, and therefore do not require screening.

Does an objector have a right of appeal?

No, standard is met

55.04-5 Internal Views Objective

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

Standard B4-5

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

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

- is offset a minimum of 1.5 metres from the edge of the secluded private open space
- or
- has a sill height of at least 1.7 metres above floor level



or

- has a fixed, visually obscure balustrade to at least 1.7 metres above floor level

or

- has permanently fixed external screens to at least 1.7 metres above floor level

or

- has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

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

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

Screens provided for overlooking are no more than 25% transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

Is the standard fully met?

Yes

The proposed ground floor private open spaces are separated by a 1.8 metre high solid timber fence, preventing overlooking.

The first floor windows that have the potential to overlook secluded private open space of another dwelling are all bedrooms. As per the standard, a bedroom is not considered a habitable room.

Does an objector have a right of appeal?

No, irrespective of whether the standard is met or not

55.05 Sustainability

55.05-1 Permeability and Stormwater Management Objectives

To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To contribute to urban cooling.

Standard B5-1

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



The development includes a stormwater management system designed to:

- Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban Stormwater Management guidance (EPA Publication 1739.1, 2021) of:
 - Suspended solids: 80% reduction in mean annual load.
 - Total phosphorus and total nitrogen: 45% reduction in mean annual load.
 - Litter: 70% reduction of mean annual load.

Note:

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

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

Is the standard fully met? Yes

Does an objector have a right of appeal? No, irrespective of whether the standard is met or not

55.05-2 Overshadowing Domestic Solar Energy Systems Objective To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.

Standard B5-2 Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

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



WASTE MANAGEMENT PLAN

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13-15 Mahon Avenue, Beaconsfield VIC

Prepared for 1315MAB Pty Ltd
18 July 2025

Ref #10161A



WASTE SPACE SOLUTIONS

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1. INTRODUCTION

This Waste Management Plan has been prepared for a proposed residential development (“the development”) at 13-15 Mahon Avenue, Beaconsfield, Victoria.

This report has been prepared by Waste Space Solutions (“WSS”) on instructions from 1315MAB Pty Ltd.

In preparing this report, WSS has reviewed the drawings (TP01-TP12, dated 4/7/2025) prepared by Co-Lab Architecture for the development and made relevant inquiries.

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2. THE PROJECT

2.1 Location

The site is located on the eastern side of Mahon Avenue in a predominantly residential area.

2.2 Use

The development contains 33 residential dwellings:

- 10 x 1-bed units
- 20 x 2-bed units
- 3 x 3-bed units

2.3 Bin storage locations

The development contains 5 x shared bin stores accessible from the shared accessway. (See Figure 1)



Figure 1: Bin storage locations

3. RECYCLING SCHEME

It is intended that tenants will participate in a commingled recycling scheme (standard in the Shire of Cardinia).

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4. WASTE STREAM ESTIMATES

4.1 Method of calculation

Based on the plans provided, waste stream volumes have been estimated using the following weekly calculations:

- 1-bed (10)
 - Garbage: 65L per week
 - FOGO: 25L per week
 - Commingled recycling: 100L per week
 - Glass recycling: 30L per week
- 2-bed (20)
 - Garbage: 72.5L per week
 - FOGO: 27.5L per week
 - Commingled recycling: 110L per week
 - Glass recycling: 35L per week
- 3-bed (3)
 - Garbage: 80L per week
 - FOGO: 30L per week
 - Commingled recycling: 120L per week
 - Glass recycling: 40L per week

4.2 Generated waste estimate (L per week) - Total development

Stream	Qty (no of units)	Garbage (L)	FOGO (L)	Commingled (L)	Glass (L)
1-bed	10	650.00	250.00	1,000.00	300.00
2-bed	20	1,450.00	550.00	2,200.00	700.00
3-bed	3	240.00	90.00	360.00	120.00
TOTAL	33	2,340.00	890.00	3,560.00	1,120.00

Note: The figures are estimates only (rounded to 2 decimal places), based on Shire of Cardinia data and Sustainability Victoria's 'Waste Management and Recycling in Multi-unit Developments: Better Practice Guide (2019)'.

4.3 Generated waste estimate (L per week) - Per bin store

4.3.1 Bin Store 1 - Generated waste estimate (L per week)

Floor area: 14.4m²

Units serviced: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Stream	Qty (no of units)	Garbage (L)	FOGO (L)	Commingled (L)	Glass (L)
Residential					
1-bed	0	0.00	0.00	0.00	0.00
2-bed	10	725.00	275.00	1,100.00	350.00
3-bed	0	0.00	0.00	0.00	0.00
TOTAL	10	725.00	275.00	1,100.00	350.00
BIN TYPE (L)		1,100	240	1,100	240
Bins required (equivalent weekly)		0.66	1.15	1.00	1.46
Collection Frequency (per week)		1	1	1	1
TOTAL BINS		1	2	1	2

4.3.2 Bin Store 2 - Generated waste estimate (L per week)

Floor area: 14.8m²

Units serviced: 13, 14, 15, 16, 17, 18, 19, 20, 21

Stream	Qty (no of units)	Garbage (L)	FOGO (L)	Commingled (L)	Glass (L)
Residential					
1-bed	6	390.00	150.00	600.00	180.00
2-bed	0	0.00	0.00	0.00	0.00
3-bed	3	240.00	90.00	360.00	120.00
TOTAL	9	630.00	240.00	960.00	300.00
BIN TYPE (L)		1,100	240	1,100	240
Bins required (equivalent weekly)		0.57	1.00	0.87	1.25
Collection Frequency (per week)		1	1	1	1
TOTAL BINS		1	1	1	2

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4.3.3 Bin Store 3 - Generated waste estimate (L per week)

Floor area: 6.0m²

Units serviced: 22, 23, 24, 25

Stream	Qty (no of units)	Garbage (L)	FOGO (L)	Commingled (L)	Glass (L)
Residential					
1-bed	0	0.00	0.00	0.00	0.00
2-bed	4	290.00	110.00	440.00	140.00
3-bed	0	0.00	0.00	0.00	0.00
TOTAL	4	290.00	110.00	440.00	140.00
BIN TYPE (L)		660	240	660	240
Bins required (equivalent weekly)		0.44	0.46	0.67	0.58
Collection Frequency (per week)		1	1	1	1
TOTAL BINS		1	1	1	1

4.3.4 Bin Store 4 - Generated waste estimate (L per week)

Floor area: 9.5m²

Units serviced: 26, 27

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Stream	Qty (no of units)	Garbage (L)	FOGO (L)	Commingled (L)	Glass (L)
Residential					
1-bed	0	0.00	0.00	0.00	0.00
2-bed	2	145.00	55.00	220.00	70.00
3-bed	0	0.00	0.00	0.00	0.00
TOTAL	2	145.00	55.00	220.00	70.00
BIN TYPE (L)		660	240	660	240
Bins required (equivalent weekly)		0.22	0.23	0.33	0.29
Collection Frequency (per week)		1	1	1	1
TOTAL BINS		1	1	1	1

4.3.5 Bin Store 5 - Generated waste estimate (L per week)

Floor area: 6.0m²

Units serviced: 1, 2, 28, 29, 30, 31, 32, 33

Stream	Qty (no of units)	Garbage (L)	FOGO (L)	Commingled (L)	Glass (L)
Residential					
1-bed	4	260.00	100.00	400.00	120.00
2-bed	4	290.00	110.00	440.00	140.00
3-bed	0	0.00	0.00	0.00	0.00
TOTAL	8	550.00	210.00	840.00	260.00
BIN TYPE (L)		1,100	240	1,100	240
Bins required (equivalent weekly)		0.50	0.88	0.76	1.08
Collection Frequency (per week)		1	1	1	1
TOTAL BINS		1	1	1	2

5. WASTE MANAGEMENT SYSTEM

5.1 Private waste collection service

A private waste collection service is proposed for the development.

A private waste collection is required for the development because the driveway will not be accessible by Council's waste collection vehicles.

5.2 Bin configuration & collection frequency

Each of the bin stores services a different unit mix.

It is intended that residents will share the number and type of bins in each bin store, as reflected in the tables in 4.3.

The units serviced by each bin store are listed above the tables in 4.3.

Collection frequency can be reduced or increased, depending on actual waste generation.

Collections shall be in accordance with EPA and Council requirements and shall be completed at times of least interference/inconvenience to the local amenity and traffic conditions.

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5.3 Bin dimensions

The 1100L bins have dimensions of 1240mm x 1070mm x 1330mm high (see Attachment I).

The 660L bins have dimensions of 780mm x 1260mm x 1200mm high (see Attachment II).

The 240L bins have dimensions of 585mm x 730mm x 1060mm high (see Attachment III).

The 80L bins have dimensions of 496mm x 440mm x 796mm high (see Attachment IV).

5.4 Accessibility

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The bin stores can be accessed externally via the driveway from Mahon Avenue using a 6.4m long Mini Rear Loader waste collection vehicle or similar (see Attachment V).

5.5 Collection

At the time of collection the private waste collection vehicle will enter the development via the driveway from Mahon Avenue in a forward direction.

The waste contractor will be responsible for accessing the bins from the bin stores and emptying the bins into the waste collection vehicle.

The waste collection vehicle shall exit the development via the driveway in a forward direction.

A risk assessment will be required for proposed private collections.

5.6 Frequency of collection

Waste collection will occur as follows:

- Garbage: weekly
- Commingled Recycling: weekly
- Glass Recycling: weekly
- FOGO: weekly
- E-waste: As required
- Hard waste: As required

Frequency can be reduced or increased, depending on actual waste generation.

Collections shall be in accordance with EPA and Council requirements and shall be completed at times of least interference/inconvenience to the local amenity and traffic conditions.

5.7 Hard waste

Hard waste collections shall be organised and booked through a private contractor on an 'as needs' basis. There is sufficient space in the bin stores to store hard waste prior to collection.

It will be the responsibility of the building manager (or a person appointed by the Owners Corporation, or appointed person/people) to organise these collections.

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5.8 E-waste

The Victorian Government has banned E-waste from landfill in Victoria.

Electronic waste (E-waste) is defined as waste in the form of electrical or electronic equipment, devices or things (or materials or parts of such equipment, devices or things), the operation of which is dependent on, or designed for the generation, transfer or measurement of, an electric current or electromagnetic field.

E-waste includes:

- Televisions
- Computers
- Mobile phones
- Kitchen appliances
- Whitegoods
- Batteries (including rechargeable batteries)
- Photovoltaic panels.

E-waste contains many potentially hazardous or valuable materials that don't belong in landfill.

There is sufficient space in each bin store for 1 x 80L E-waste bin.

5.9 Separating waste

All tenants will be required to separate garbage, commingled recycling, glass recycling and FOGO waste streams within their dwellings and transfer waste to the appropriate bins within the bin stores.

Each dwelling will include an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres to comply with Clause 55.05, Standard B5-5.

5.10 Colour codes

The bins shall be clearly labelled to distinguish between waste types and usage, as follows:

- Garbage: dark green with a red lid
- Commingled recycling: dark green with a yellow lid
- Glass recycling: dark green with a purple lid
- FOGO: dark green with a green lid
- E-waste: TBA depending on availability

The bins are required to be labelled with stickers with addresses as per normal Council practices.

The bins must meet Council's specifications in terms of manufacture, composition and colour coding.

5.11 Keeping informed of waste management arrangements

The developers will provide and publish rules and information for waste management to all tenants. All materials will be in accordance with Council requirements and will be the responsibility of the building manager (or a person appointed by the Owners Corporation, or appointed person/people) to ensure all tenants have all the materials available to them.

It will be the responsibility of the building manager (or a person appointed by the Owners Corporation, or appointed person/people) to ensure the required practices regarding waste management, sustainability and promoting waste minimisation are adhered to and to operate and maintain safe practices in all aspects involving the waste management of the development.

Materials will include:

- Educational materials on items suitable for garbage, commingled recycling, glass recycling and FOGO disposal;
- Locations of waste and recycling points;
- Information regarding hard waste and E-waste collection services;
- Storage locations onsite for hard waste and E-waste prior to collection.

6. SAFETY, AMENITY AND SECURITY

6.1 Location

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The location of the bin stores adjacent to the driveway, fitted with screening, will ensure access is safe, convenient and secure.

6.2 Accessibility

The doors to the bin stores are of sufficient width to enable the bins to be wheeled in and out for collection and replacement.

To ensure access is safe and convenient, all waste must be placed within appropriate bins at all times. Bins must not be positioned to impede access at any time.

There is a continuous path of travel free of steps and obstructions from dwellings to the bin stores.

6.3 Construction & cleaning

The bin stores will be screened from view in order to reduce any visual impacts.

The bin stores will not be enclosed.

Each bin store has sufficient floor space to store the required bins. The total floor area of all bin stores is approximately 50.7m², servicing 33 units. This complies with Clause 55.05 (Standard B5-5), which stipulates shared bin storage areas for 4 or more dwellings allow for 1m² per dwelling plus 4m².

The bin stores will be constructed with a roof with a minimum height of 1.80m, and have a depth greater than 0.80m, as required by Table B5-5.1 in Clause 55.05-5 (Standard B5-5). The depth of each bin store is approximately:

- Bin store 1 - 3.8m
- Bin store 2 - 3.2m
- Bin store 3 - 1.2m
- Bin store 4 - 1.9m
- Bin store 5 - 1.2m

Each bin store is located immediately adjacent to the shared accessway kerbside, in compliance with the requirement to be within 40m of the kerbside, in Clause 55.05-5 (Standard B5-5).

The bin stores will be properly paved with an impervious floor and drained to a legal point of discharge. They will be fitted with a hot and cold water tap and hose for cleaning. The wash down areas will be designed in accordance with relevant EPA requirements.

The bin stores must be maintained in a clean and tidy condition free from offensive odours. Keeping the areas clean on a regular basis will reduce the possibility of vermin, litter and odour. It will be the responsibility of the Building Manager (or a person appointed by the Owners Corporation, or appointed person/people) to oversee this task.

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7. LIMITATIONS

This report does not consider hazardous or liquid waste collections. These will need to be organised privately by the Building Manager (or a person appointed by the Owners Corporation, or appointed person/people) with an appropriate contractor.

This report is based on the information available and facts and figures should be viewed as estimates only.

This Waste Management Plan will be the model for adoption in this development and the design and as-built aspects need to account for what is approved in the Waste Management Plan. Any revision of the Waste Management Plan or changes to the approved waste system of the development requires Council approval.

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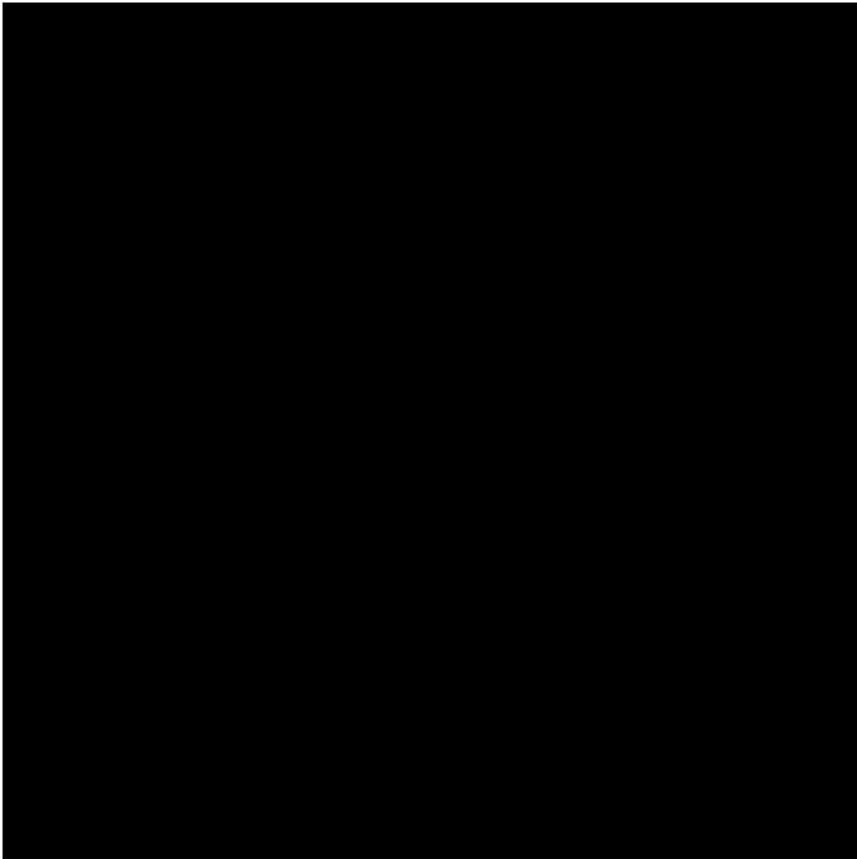
8. SUMMARY

This Waste Management Plan envisages the following elements:

- Tenants shall separate garbage, glass recycling, commingled recycling and FOGO on a daily basis within their dwellings;
- Tenants shall deposit waste directly into the designated bins in the bin stores;
- Waste collection shall occur once per week;
- Building Manager (or a person appointed by the Owners Corporation, or appointed person/people) shall organise waste collection services with a private waste collection contractor;
- Building Manager (or a person appointed by the Owners Corporation, or appointed person/people) shall organise hard waste and E-waste collection services with a private waste collection contractor, if required;
- Building Manager (or a person appointed by the Owners Corporation, or appointed person/people) shall be responsible for managing and monitoring the waste system and keeping tenants informed regarding the system;
- Bin stores shall be kept clean and tidy by the Building Manager (or a person appointed by the Owners Corporation, or appointed person/people);
- Tenants shall be encouraged to dispose of waste in a responsible manner, in keeping with the Council's aim of reducing waste and maximising resource recovery so as to reduce reliance on landfills and minimise environmental, community amenity and public health impacts.



WASTE SPACE SOLUTIONS



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WASTE SPACE SOLUTIONS

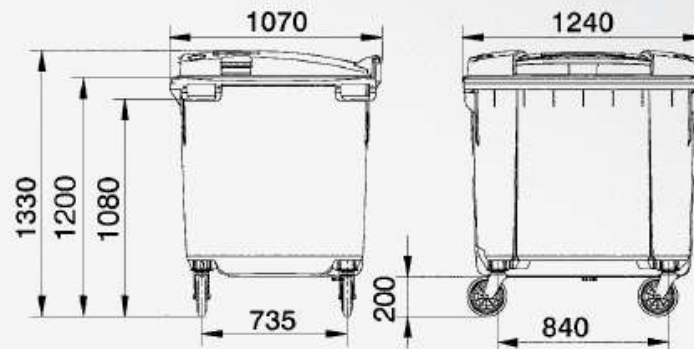
ATTACHMENT I - 1100L SULO CONTAINER

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Dimensions - Weights - Standards

■ Nominal volume:	1100 litres
■ Net weight:	approx. 65 kg
■ Max. load:	440 kg
■ Permitted total weight:	510 kg

Measurements to be used as a guide only - variations will occur



ATTACHMENT II - 660L SULO KOMPAKT CONTAINER



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WASTE SPACE SOLUTIONS

ATTACHMENT III - 240L SULO CONTAINER

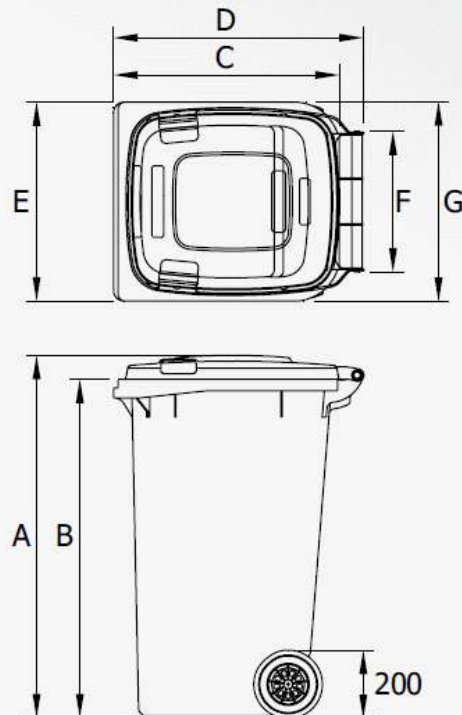
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Dimensions - Weights - Standards

■ Nominal volume:	240 litres
■ Net weight:	approx 13 kg
■ Max load:	96 kg
■ Permitted total weight:	110 kg

■ A	1060 mm	■ D	730 mm	■ G	550 mm
■ B	990mm	■ E	585 mm		
■ C	660 mm	■ F	400 mm		

Measurements to be used as a guide only – variations will occur





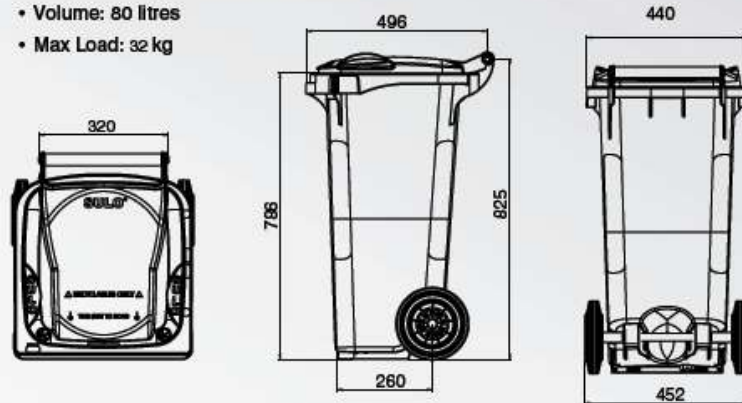
WASTE SPACE SOLUTIONS

ATTACHMENT IV - 80L SULO CONTAINER

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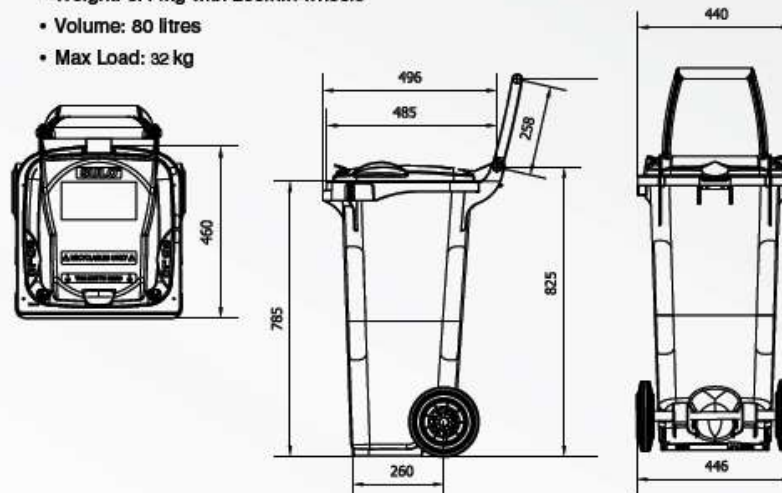
80 litre Standard

- Weight: 6.19kg with 200mm wheels
- Volume: 80 litres
- Max Load: 32 kg



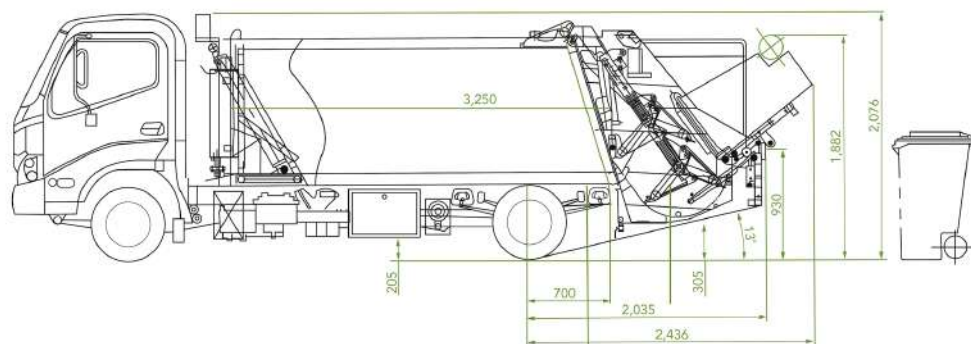
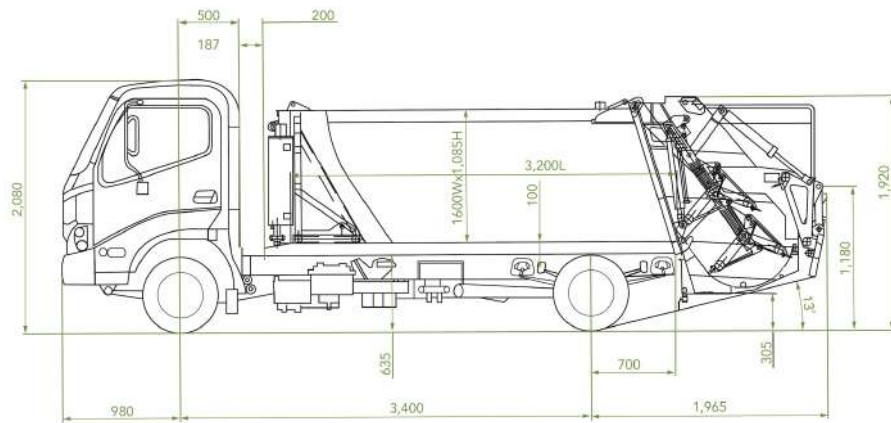
80 Litre Retro bin with extension handle

- Weight: 6.44kg with 200mm wheels
- Volume: 80 litres
- Max Load: 32 kg



ATTACHMENT V - MINI REAR LOADER VEHICLE

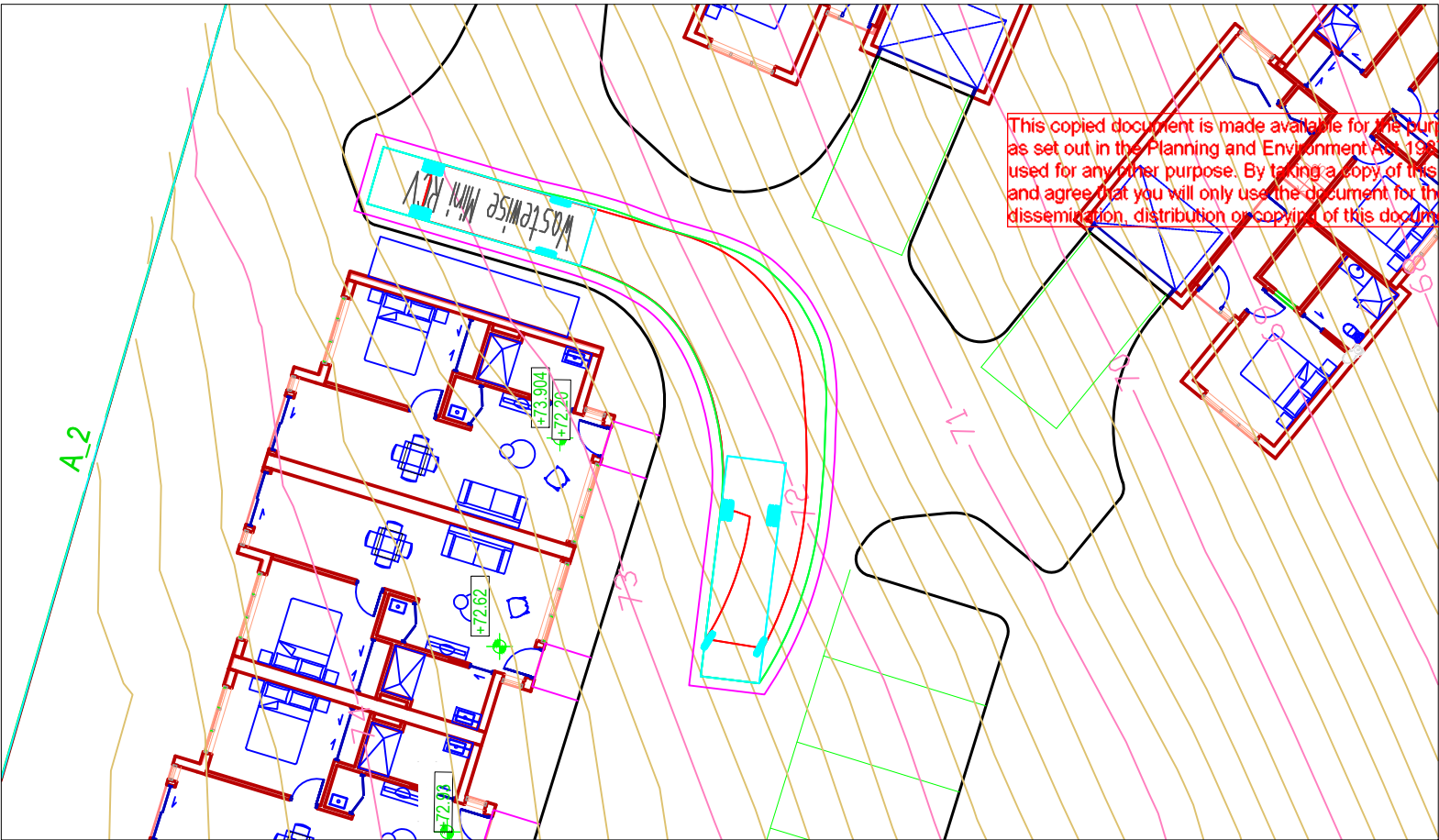
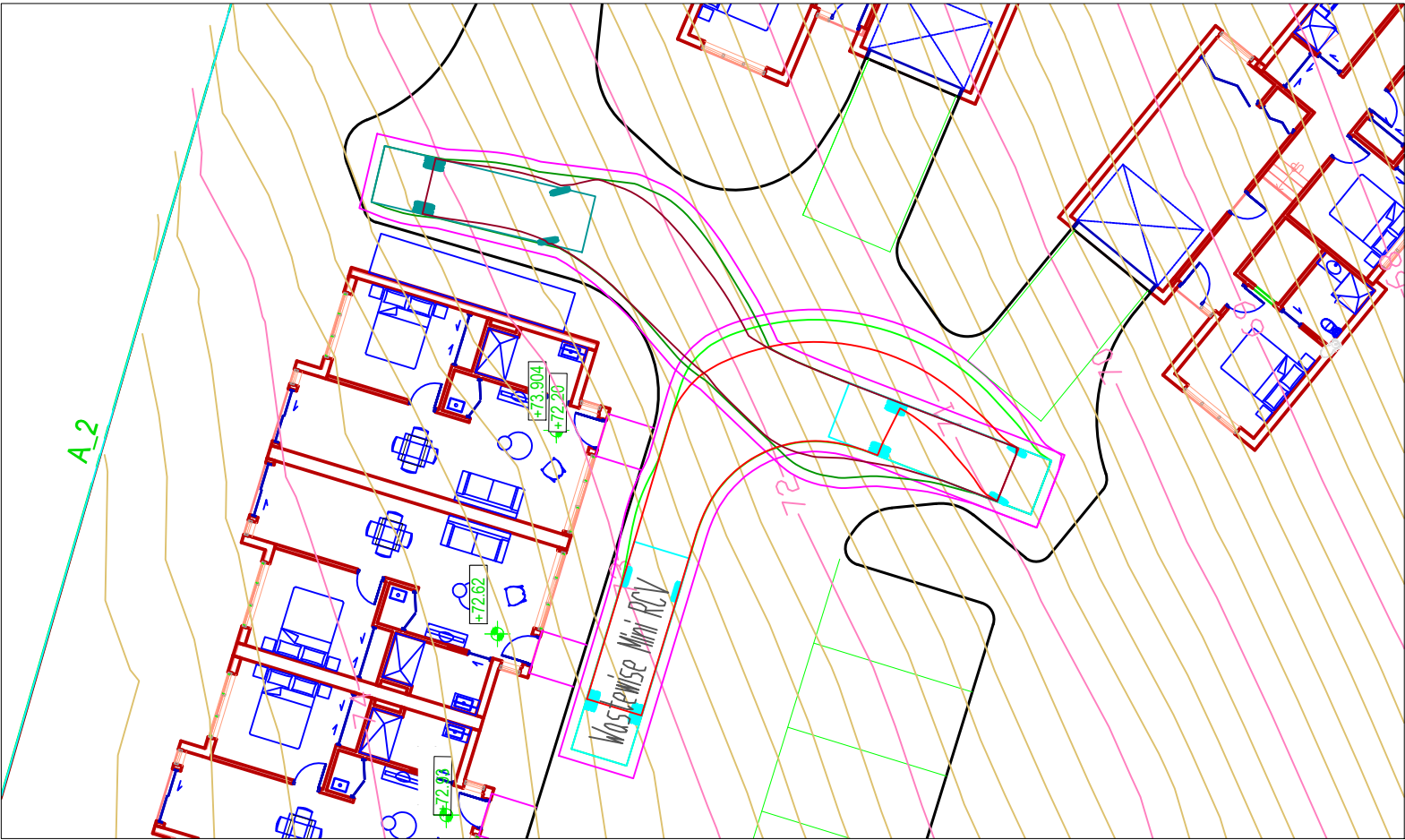
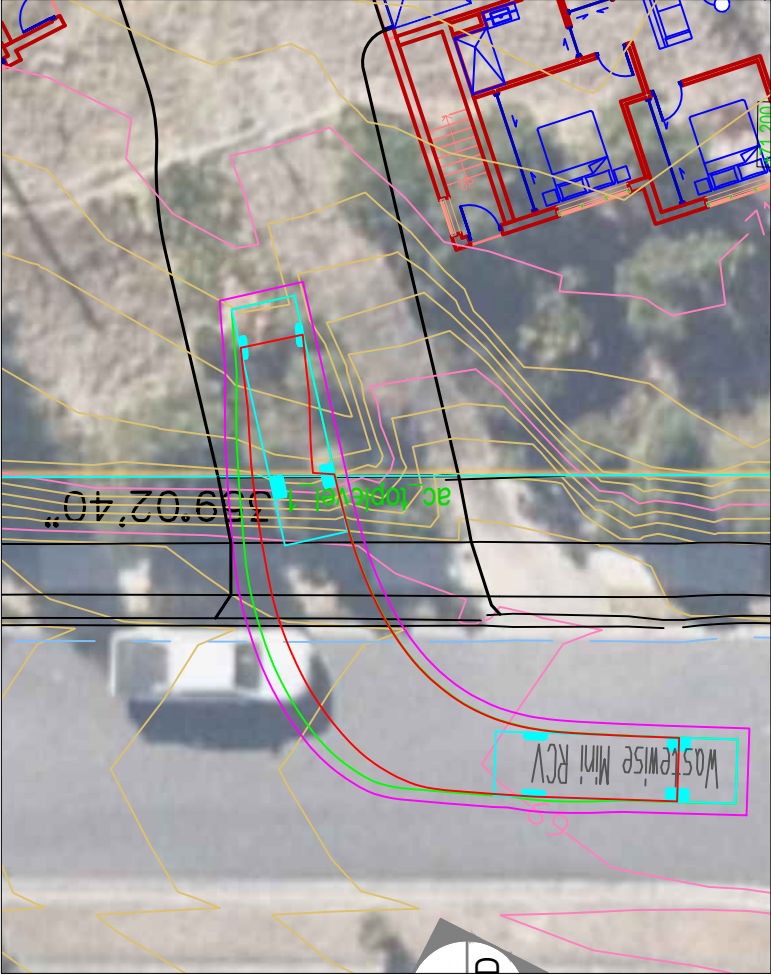
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ATTACHMENT VI - SWEEP PATH DIAGRAM

(See over)

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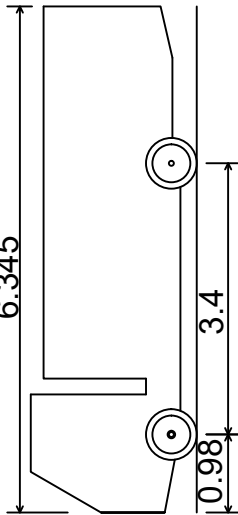
ENTERING AND LEAVING THE SITE

REVERSING TO LAST BIN PLACEMENTS

DEPARTING LAST BIN PLACEMENTS

- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance

Swept Path Diagram Prepared using AutoTrack v11
Waste Wise Mini Rear Loader Truck



- Overall Length 6.345m
- Overall Width 1.845m
- Overall Body Height 2.080m
- Min Body Ground Clearance 0.205m
- Track Width 1.845m
- Lock to Lock Time 4.00sec
- Curb to Curb Turning Radius 4.800m



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PROPOSED MULTI-UNIT
RESIDENTIAL DEVELOPMENT
13-15 MAHON AVENUE
BEXCONSFIELD

AUTOTRACK GENERATED
GARBAGE COLLECTION VEHICLE

Scale 0 1 2 3 4 5
1:200 @ A3

Paths

Drawing No : 24MET0185712
Sheet No : 1 Issue : A

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Arboricultural Report

Arboricultural Impact Assessment

(Includes Tree Protection
Specifications & Tree Protection
Plan)



Provide specialist arboriculture advice for
vegetation management in the urban
forest.

13-15 Mahon Avenue
Beaconsfield VIC 3807

Report No.

167a-2025

Report Date:

22/09/2025

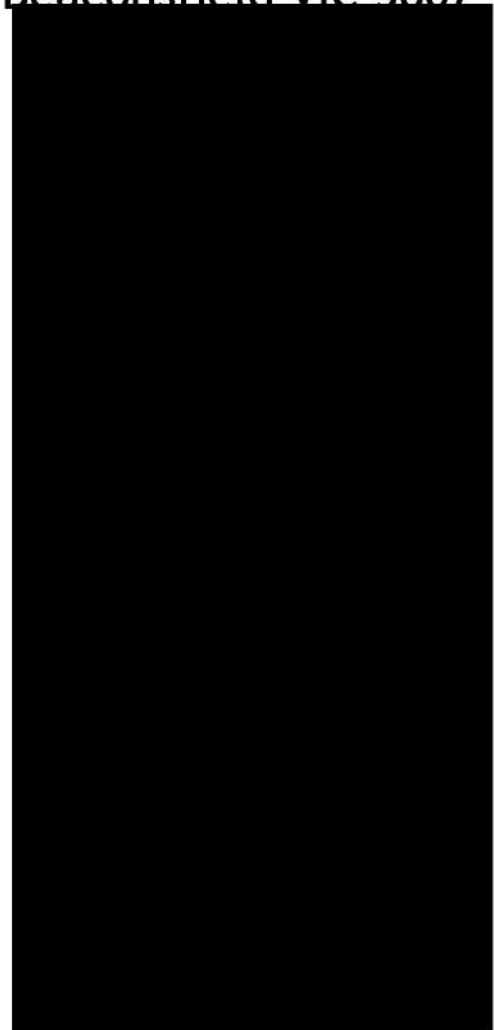


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Introduction

Rigoni Tree Solutions (RTS) has been engaged by Belbo Property Solutions on behalf of the property owners to undertake an updated Arboricultural Impact Assessment (AIA) and prepare the Tree Protection Specifications (TPS) and a Tree Protection Plan (TPP) for 13-15 Mahon Avenue, Beaconsfield (Subject Property) in relation to the proposed medium density development on this currently vacant site.

This report supersedes previous reports 132-2025, 117-2021 & 117a-2021.

The overall site is located within a General Residential Zone (GRZ1) in the City of Cardinia (the 'Responsible Authority') (DTP, 2025).

While there are no relevant planning overlays affecting this site with regards to vegetation, the City of Cardinia require protection of trees on development sites.

The property area exceeds 4000m² and s.52.17 Native Vegetation applies. Based on this, a permit may be required to remove onsite native trees. All retained trees, including offsite neighbouring trees, must be protected during all stages of construction.

Notional Root Zone (NRZ), Structural Root Zones (SRZ) and Tree Protection Zone (TPZ) have been calculated for each tree, with measurements provided to assist with the design and development phases.

As part of this AIA completed for the Subject Property, the TPS & TPP outlines how retained on and offsite trees are to be protected during the proposed development in line with Australian Standard AS4970-2025: *Protection of Trees on Development Sites*.

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CRITICAL ISSUES

Demolition and construction works can negatively affect retained trees both directly through mechanical injury and indirectly in ways that are not evident immediately but affect the health of the tree in the long term. It is for this reason that tree protection measures should be implemented and adhered to throughout the entire development process.

Arboricultural techniques cannot repair construction damage to a tree or the degradation to its environment. Arborists only have a limited ability to 'cure' specific injuries or generalized stress caused by construction activities. Once a tree has been damaged, few remedial treatments available (Matheny & Clark 1998).

Direct damage to roots through trenching and site cuts can remove absorbing roots and sever structural roots. Root activity can be compromised by various activities: soil compaction, sealing the soil surface by adding soil fill over roots. These activities limit the amount of oxygen and moisture that may reach the roots, and without which roots cannot function. Tree trunks and branches are easily damaged by machinery during works. It is important that trees are properly protected throughout all stages of the project starting at the design phase.

DETERMINING NOTIONAL ROOT ZONES & TREE PROTECTION ZONES

The following information has been adapted from the Australian Standard for the Protection of trees on development sites (AS4970-2025):

The Notional Root Zone (NRZ) is the principal means of protecting trees on development sites below ground. The Tree Protection Zone (TPZ) is a combination of the root area (NRZ) and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The radius of the NRZ is calculated for each tree by multiplying its diameter at standard height (DSH) by 12. DSH is measured 1.4m above ground level. The NRZ radius is applied from the centre of the stem at ground level. The following also applies:

- The NRZ incorporates the structural root zone (SRZ).
- A NRZ should not be less than 2 m nor greater than 15 m (except where crown protection is required).
- The NRZ of palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

The Tree Protection Zone (TPZ) is the specified zone above and below ground to protect the trees roots and crown during the development.

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VARIATIONS TO THE NRZ

It may be possible to encroach into or make variations to the standard NRZ. Encroachment includes excavation, compacted fill and machine trenching.

MINOR ENCROACHMENT

If the proposed encroachment is less than 10% of the area of the NRZ and is outside the SRZ detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the NRZ. Variations must be made by the Project Arborist considering relevant factors listed.

MODERATE ENCROACHMENT

If the proposed encroachment is greater than 10% and less than or equal to 20%, the Project Arborist must demonstrate that the tree(s) will remain viable. This may be through the implementation of suitable design measures and construction controls or possible further investigations such as non-destructive methods where suitable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the NRZ.

MAJOR ENCROACHMENT

If the proposed encroachment is greater than 20% of the NRZ or inside the SRZ, the Project Arborist is to explore alternative designs with the design team and/or demonstrate that the tree will remain viable. A more detailed investigation is necessary. This can include research such as root investigations, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments. The area lost to this encroachment should be compensated for elsewhere and contiguous with the NRZ.

On Friday 13th August 2021 the initial assessment was undertaken by Shaun Rigoni. On Tuesday 22nd July 2025, a subsequent detailed inspection was undertaken from the ground by Mark Waldron. Observations, estimations, measurements and photographs were taken during the inspection. Samples from the trees, including fruit, buds, bark and leaves were gathered to help in identifying the genus/species.

Detailed individual tree data (measurements and assessments) can be found in the observations section, starting on the next page. The Tree Protection Plan showing the NRZ/SRZ of retained trees and tree protection measures as they relate to the proposed plans is in Appendix 1. The existing site plan showing all trees numbers and locations is in Appendix 2. Tree photos can be found in Appendix 3, with Tree descriptors located in Appendix 5 of this report for reference in understanding the data collected for the tree assessed.

Data collected for the trees included:

- **Genus and species** identification
- **Common name** of each tree
- An estimation of tree **height** and **canopy width**
- **Origin** of the species
- Measuring the **Diameter at Standard Height (DSH)** (measured at 1.4m above ground level) and **Diameter at Base (DAB)** (measured at ground level) of each tree
- An estimation of tree **age**
- The **health** of each tree
- The **structure** of each tree
- The **hazard** that each tree presents to the site
- The **Useful Life Expectancy (ULE)** of each tree
- The **Arboricultural Significance** and **retention value** of each tree, as calculated on the STARS regimen.
- **Tree Protection Zone (TPZ)** in accordance with AS4970-2005
- **Notional Root Zone (NRZ)** in accordance with AS4970-2025
- **Structural Root Zone (SRZ)** in accordance with AS4970-2025

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A visual assessment was done above ground on the root system with no evidence of problematic structural issues. Underground exploration was done only in the areas indicated in this report; otherwise no other underground exploration was undertaken, and no liability can be taken for any faults occurring underground. All the information given is in accordance with normal weather conditions and not in severe weather events. The assessment information relates to evidence taken on the day of inspection only and does not include changes thereafter. Rigoni Tree Solutions recommends reassessing the tree annually or directly after severe weather events.

Note: Tree descriptors are located in the appendix of this report for reference in understanding the data collected for the tree assessed.

Observations

Table 1 Detailed tree data tree survey at 13-15 Mahon Ave, Beaconsfield. All measurements are in metres. Map: Appendix 1 Aerial Site Maps. GL = Ground Level.

#	Name	Origin	Health	Structure	Height (m)	Width (NS-EW)	DSH (m)	DAB (m)	Age	ULE	Hazard	Significance	NRZ (m)	SRZ (m)	Permit	Comments
1	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i> (Desert ash)	Exotic	Good-fair	Fair	8	6x5	0.30	0.32	Semi-mature	Long	Low	Low	3.60	2.05	NA	Offsite tree
2	<i>Acer negundo</i> (Ash-leaved maple)	Exotic	Good-fair	Good-fair	4	3x4	0.15	0.16	Semi-mature	Long	Low	Low	2.00	1.53	NA	Offsite tree
3	<i>Cupressus leylandii</i> (Leyland cypress)	Exotic	Good	Fair	11	5x6	0.44	0.55	Semi-mature	Long	Low	Low	5.28	2.57	NA	Offsite tree group removed by tree owners in late 2021 after the first inspection
4	<i>Corymbia citriodora</i> (Lemon-scented Gum)	Aust. Native	Good-fair	Fair	16	9x9	0.42	0.53	Semi-mature	Long	Low	High	5.04	2.53	NA	Offsite tree
5	<i>Eucalyptus nicholii</i> (Narrow-leaved Black Peppermint)	Vic. Native	Good	Good	13	8x8	0.70	0.76	Semi-mature	Long	Low	High	8.40	2.95	NA	Offsite tree
6	<i>Callistemon viminalis</i> (Weeping bottlebrush)	Aust. Native	Good	Fair	5	3x3	0.25	0.31	Semi-mature	Long	Low	Medium	3.00	2.02	NA	Offsite group of 2 trees
7	<i>Unknown species</i>	Exotic	Good	Good	5	3x4	0.25	0.30	Semi-mature	Long	Low	Medium	3.30	2.00	NA	Offsite group of 2 trees
8	<i>Callistemon viminalis</i> (Weeping bottlebrush)	Aust. Native	Fair	Fair	7	5x5	0.33	0.35	Mature	Medium	Low	Low	3.96	2.13	NA	Offsite tree
9	<i>Syzygium smithii</i> (Lilly-pilly)	Aust. Native	Good	Good-fair	9	9x8	0.66	0.73	Semi-mature	Long	Low	Low	7.92	2.90	NA	Offsite tree

#	Name	Origin	Health	Structure	Height (m)	Width (NS-EW)	DSH (m)	DAB (m)	Age	ULE	Hazard	Significance	NRZ (m)	SRZ (m)	Permit	Comments
10	<i>Eucalyptus radiata</i> (Narrow-leaved Peppermint)	Vic. Native	Fair	Hazardous	10	8x8	0.55	0.60	Mature	Short	Medium	Low	6.60	2.67	NA	Onsite tree. Large limb failure south side at ~5m above GL-300mm diam. Multiple previous branch failures
11	<i>Gleditsia triacanthos</i> (Honey Locust)	Exotic	Fair	Fair	6	5x5	0.27	0.32	Semi-mature	Medium	Low	Low	3.24	2.05	NA	Offsite tree. Trees previously shown as T11 & T12 have been removed by the tree owner after the first inspection
12	<i>Eucalyptus caesia</i> (Silver princess)	Aust. Native	Good-fair	Fair	5	4x4	0.14	0.15	Semi-mature	Long	Low	Medium	2.00	1.50	NA	Offsite tree. Previously TG13 with one tree subsequently removed by the tree owner
13	<i>Eucalyptus caesia</i> (Silver princess)	Aust. Native	Good-fair	Fair	5	3x5	0.16	0.18	Semi-mature	Long	Low	Medium	2.00	1.61	NA	Offsite group of 2 trees. Previously shown as TG14
14	<i>Corymbia maculata</i> (Spotted Gum)	Vic. Native	Good	Poor	6	3x3	0.17	0.19	Semi-mature	Medium	Low	Low	2.04	1.65	No	Onsite, Multistemmed from GL, likely self-seeded
15	<i>Pittosporum undulatum</i> (Sweet pittosporum)	Vic. Native	Good	Fair	6	4x4	0.21	0.27	Semi-mature	Medium	Low	Low	2.52	1.91	NA	Offsite tree. Likely self-seeded
16	<i>Pittosporum undulatum</i> (Sweet pittosporum) <i>Acacia</i> sp. <i>Cotoneaster glaucophyllus</i> Multiple shrub species	Vic. Native Exotic	Good	Fair	4	3x3	0.14	0.16	Semi-mature	Short	Low	Low	2.00	1.53	NA	Multiple small trees and shrubs along the front boundary. Measurements are of the largest tree in the group

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Discussion / Impact Assessment

Fifteen trees/tree groups have been assessed as part of this report comprised of three onsite trees/groups and twelve offsite tree/tree groups.

The proposal calls for the construction thirty-three dwellings of various sizes and layouts on this currently vacant site. The development includes landscaping of each lot and public open areas.

Of the fifteen tree/tree groups included within this report:

Tree #	Impacted	Minor <10%	Moderate 10%-20%	Major 20%/SRZ	Incursion %	Acceptable	Notes
T1-2 T12 TG13	Yes	X	-	-	<10%	Yes	These trees/tree groups are impacted by either proposed storage shed or bin storage areas. The encroachments are considered justified and the trees are not expected to be adversely impacted.
T5	Yes	X	-	-	9.35%	Yes	The encroachment is considered justified and the tree is not expected to be adversely impacted
TG7 7a 7b TG8 8a 8b	Yes	X X X X	- - - -	- - - -	7.31% 5.70% 9.82% 7.18%	Yes	The encroachment is considered justified and the trees are not expected to be adversely impacted
T9	Yes	X	-	-	6.81%	Yes	The encroachment is considered justified and the tree is not expected to be adversely impacted
T10	Yes	X	-	-	2.42%	Yes	The encroachment is considered justified and the tree is not expected to be adversely impacted
T4 TG6 T11 T15 T16	No	-	-	-	-	Yes	There is no direct encroachment from the proposal however it must be protected during construction
T14	Yes	X	-	-	3.37%	Yes	The encroachment is considered justified and the tree is not expected to be adversely impacted

A Project Arborist must be appointed to certify works throughout all construction stages.

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IMPACTED TREES

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Trees 1, 2, 12 & 13

These trees are impacted by the proposed storage sheds, water tanks and/or common bin areas which will encroach into the respective tree's Notional Root Zone (NRZ). These are classified as minor incursions (<10%) as per *AS 4970-2025 Protection of Trees on Development Sites* for the following:

- Shed slabs, water tanks & bin storage areas are to be constructed above grade with no more than 50mm in excavation depth. This means any roots in these areas are protected and retained
- All impacted trees are smaller trees and are semi-mature and still actively growing allowing them to tolerate site changes
- Ample contiguous area is available around each impacted tree, allowing for lost feeding area (water & nutrient) and future growth requirements.
- No redesign options are available

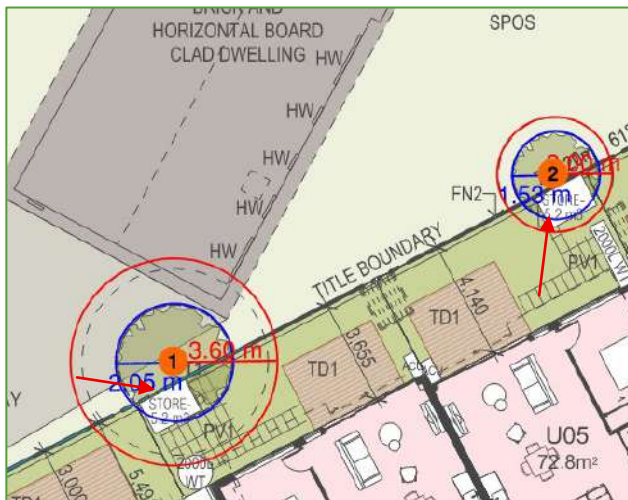


Image 1: T1 & T2 impacts

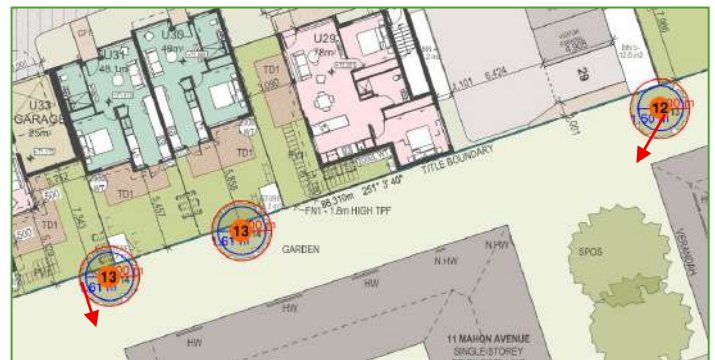


Image 2: T12 & T13 impacts

As such, provided that these trees are protected as specified in the site's Tree Protection Specifications (TPS) & Tree Protection Plan (TPP), they will remain viable long term and are not adversely impacted by the proposal.

Tree 5

This is a large-sized *Eucalyptus nicholii* which is located adjacent to the northern boundary on neighbouring property (5 Wilma Crt). This tree will be directly affected by the proposed retaining wall at the rear of units 15-17, which will encroach into the tree's Notional Root Zone (NRZ) as shown in orange in image 3.

This is classified as a minor incursion (9.35%) and does not require further justification or amendment as per *AS 4970-2025 Protection of Trees on Development Sites* provided that this tree is protected as specified in the site's Tree Protection Specifications (TPS) & Tree Protection Plan (TPP).

This encroachment is considered acceptable based on:

- Ample contiguous area is available to compensate for the lost area
- The encroachment is on the outer edge of the NRZ where significant roots are unlikely to be present
- The tree is considered to be semi-mature and still actively growing. Actively growing trees are more tolerant of root disturbances as they can readily adapt to changed conditions compared to mature trees that are no longer actively growing
- The Project Arborist is to supervise all excavations and grade changes within the NRZ of a retained tree and prune roots in accordance with *AS4373-2007 Pruning of Amenity Trees*.
- The plans have been redesigned to minimise the impact upon the trees and no further redesign options are available

As such, provided that this tree is protected as specified in the site's Tree Protection Specifications (TPS) & Tree Protection Plan (TPP) it will remain viable post-construction.

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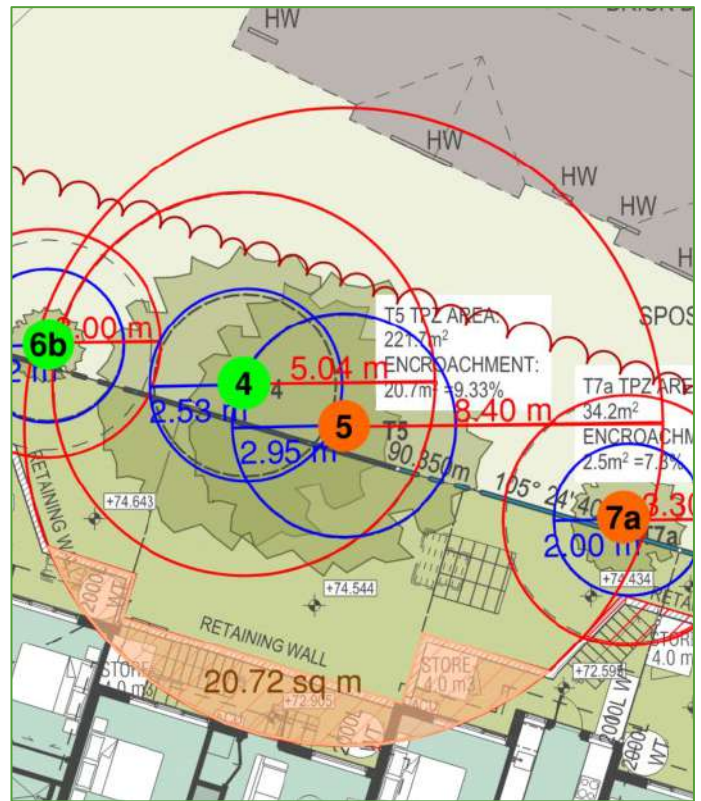


Image 3: TPZ area 221.67m², incursion area 20.72m²

These two tree groups are located adjacent to the northern boundary on neighbouring property (5 Wilma Crt). These trees will be directly affected by the proposed retaining wall at the rear of units 17-18, which will encroach into the tree's Notional Root Zone (NRZ) as shown in orange and green in image 4.

7a - 7.31% - Minor
7b - 5.70% - Minor
8a - 9.82% - Minor
8b - 7.18% - Minor

T7a TPZ AREA:
34.2m²
ENCROACHMENT:
2.5m² = 7.3%

T7b TPZ AREA:
34.2m²
ENCROACHMENT:
1.8m² = 5.263%

T8a TPZ AREA:
49.3m²
ENCROACHMENT:
4.9m² = 9.93%

T8b TPZ AREA:
49.3m²
ENCROACHMENT:
3.5m²

Other labels include: 40 m, 105° 24' 40", 2.00 m, 3.30 m, 2.5 sq m, 4.0 m³, +74.434, +74.3, RETAINING WALL, +72.59, 200L W, 2600 L, +72.200, BIN 2- 14.3 m², +73.129.

These encroachments are considered acceptable based on:

- As such, provided that these trees are protected as specified in the site's Tree Protection Specifications (TPS) & Tree Protection Plan (TPP) it will remain viable post-construction.

13-15 Mahon Ave, Beaconsfield

Tree 9

This is an average-sized, Lilly-pilly (*Syzygium smithii*) which is located adjacent to the northern boundary on neighbouring property (5 Wilma Crt). This tree will be directly affected by the proposed Unit 19, which will encroach into the tree's Notional Root Zone (NRZ).

This is classified as a minor incursion (6.81%) and does not require further justification or amendment as per AS 4970-2025 *Protection of Trees on Development Sites* provided that this tree is protected as specified in the site's Tree Protection Specifications (TPS) & Tree Protection Plan (TPP).

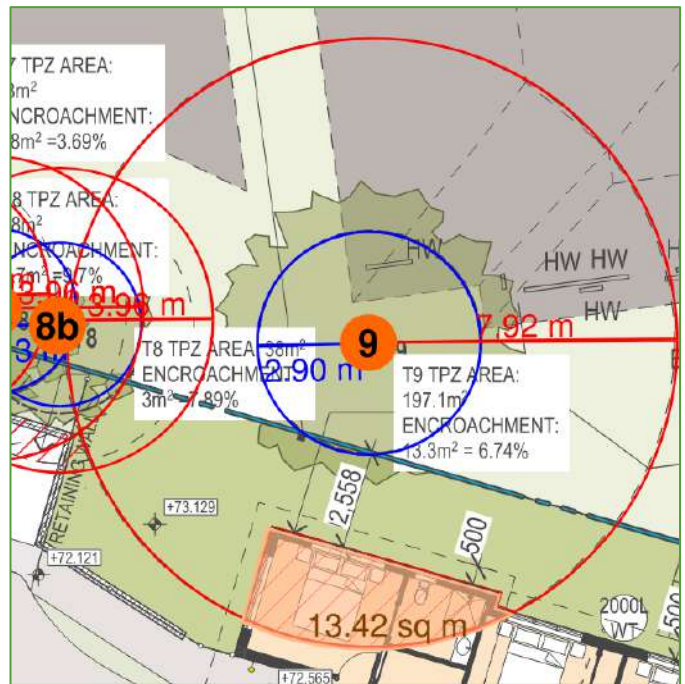


Image 5: TPZ area 197.06m², incursion area 13.42m²

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Tree 10

This is an average-sized, Narrow-leaved Peppermint (*Eucalyptus radiata*) and this tree will be directly affected by the proposed Unit 19 decking, which will encroach into the tree's Notional Root Zone (NRZ).

This is classified as a minor incursion (2.42%) and does not require further justification or amendment as per AS 4970-2025 *Protection of Trees on Development Sites* provided that this tree is protected as specified in the site's Tree Protection Specifications (TPS) & Tree Protection Plan (TPP).

We note that this tree has experienced a number of limb failures historically. To allow retention of this tree within an urban back yard setting, the following pruning is required:

- Removal of failed and suspended branches. Remedial pruning of points of failure (where possible) to be undertaken
- Undertaken a full canopy reduction prune to reduce weight within the remaining stems and limbs to reduce the likelihood of future tree part failure.

All pruning must be undertaken by a minimum AQF Level 3 arborist in accordance with AS4373-2007 Pruning of Amenity Trees.

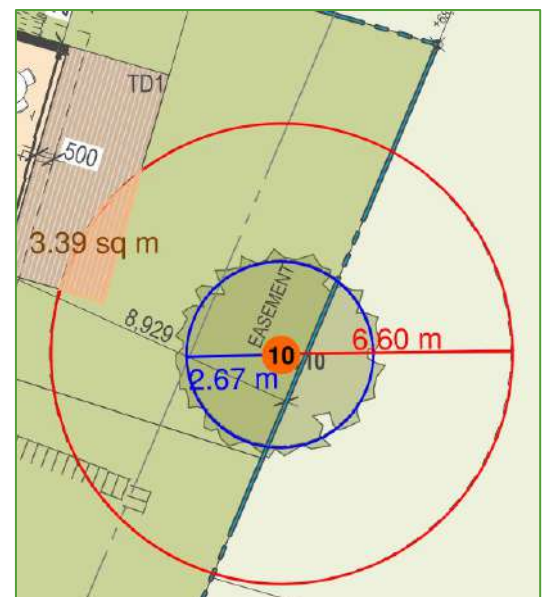


Image 6: TPZ area 136.85m², incursion area 3.39m²

Tree 14

This is a small-sized, Spotted Gum (*Corymbia maculata*) and this tree will be directly affected by the proposed pedestrian path to units 1 & 2, which will encroach into the tree's Notional Root Zone (NRZ).

This is classified as a minor incursion (3.37%) and does not require further justification or amendment as per AS 4970-2025 *Protection of Trees on Development Sites* provided that this tree is protected as specified in the site's Tree Protection Specifications (TPS) & Tree Protection Plan (TPP).

We note the following mitigants:

- The path is to be constructed above grade with no more than 50mm in excavation depth. This means any roots in these areas are protected and retained
- The tree is semi-mature and still actively growing allowing it to tolerate site changes
- Ample contiguous area is available around each impacted tree, allowing for lost feeding area (water & nutrient) and future growth requirements.
- No redesign options are available. The path has been redesigned to allow retention of this tree

As such, provided that this tree is protected as specified in the site's Tree Protection Specifications (TPS) & Tree Protection Plan (TPP), it will remain viable long term and is not adversely impacted by the proposal.

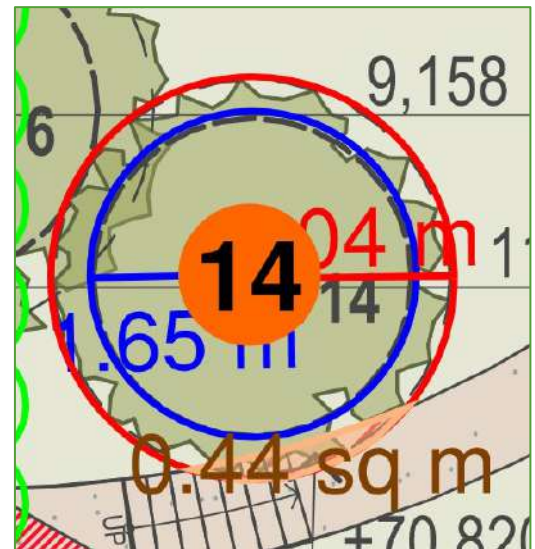


Image 7: TPZ area 13.07m², incursion area 0.44m²

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Site address: 13-15 Mahon Avenue Beaconsfield VIC 3807
Prepared for: Belbo Property Solutions
Prepared by: Rigoni Tree Solutions

22/09/2025

Project Arborist must be appointed which will form a key part of these Tree Protection Specifications and to certify works throughout all construction stages to ensure the tree remains viable post-construction.

The proposal calls for the construction thirty-three dwellings of various sizes and layouts on this currently vacant site. The development also includes landscaping of each lot.

Tree Protection Fencing is to be erected in the location shown in the Tree Protection Plan's (TPP). This fencing must be erected during the Pre-Construction phase, and must be in compliance with AS4970-2025, see image 8 for an example. This fencing must remain in place until the Post-Construction phase, when all machinery has left the site.

To prevent damage from machinery and Pedestrian traffic, Ground Protection must be installed in the positions shown in the Tree Protection Plan (TPP) to allow trade access to the area. This ground protection must be installed prior to any machinery or materials being brought onto the subject site (Pre-Construction phase) and must remain in position until the Post-Construction phase, when all machinery has left the subject site.

This Ground Protection must be installed according to AS4970-2025 (See Image 9 for an example) and must consist of a layer of geotextile fabric, 5-10mm of crushed rock or mulch then topped by rumble boards, or a suitable weight-bearing alternative (e.g., 20mm+ Plyboard).

The Project Arborist is to supervise all excavations and grade changes within the NRZ of a retained tree and prune roots in accordance with AS4373-2007 *Pruning of Amenity Trees*. This includes any grade change of more than 50mm in depth for footings, retaining walls, landscaping or any other excavation or grade change within the NRZ of a retained tree.

- Existing services that run within the NRZ that are to be decommissioned must be left in situ.
- New services must be routed outside the NRZ. Any further installation of utilities with a NRZ will require further review of service plans by the Project Arborist.
- If approved by the Project Arborist and the Responsible Authority, any further underground services may only be installed by directional drilling or manual excavation (including the use of pneumatic or hydraulic tools). Project arborist to supervise.

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TREES TO BE PROTECTED

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Tree number	Protection requirements
T1 T2 T4 T5 TG6 TG7 T8 T9 T10 T14 T15 T16	Erect protective fencing as shown on the Tree Protection Plan (TPP) prior to site commencement or construction activities utilising <u>temporary fencing panels with concrete boots</u> , this must remain in place until the Post-Construction phase.
T1 T9 T10 TG13 T14	Install Ground Protection in the positions shown on the Tree Protection Plan (TPP), prior to commencement and construction activities as directed by the Project Arborist and this must remain in place until the Post-Construction phase.
<i>All trees</i>	The Project Arborist is to supervise all excavations and grade changes within the NRZ of a retained tree and prune roots in accordance with <i>AS4373-2007 Pruning of Amenity Trees</i> . This includes any grade change of more than 50mm in depth for footings, retaining walls, landscaping or any other excavation or grade change within the NRZ of a retained tree.

GENERAL	Activities to be isolated from the TPZ (including NRZ) of any retained tree: • machine excavation including trenching • excavation for silt fencing • cultivation • storage • preparation of chemicals, including preparation of cement products • parking of vehicles and plant • refuelling • dumping of waste • wash down and cleaning of equipment • placement of fill • lighting of fires • soil level changes • temporary or permanent installation of utilities and signs, and • physical damage to the tree. The above actions must be isolated from the TPZ and/or NRZ unless approved by the Responsible Authority or within the specific detail of the Tree Protection Specifications. When tree protection fencing cannot be installed or requires temporary removal, other tree protection measures should be used, including those set out on page 18.
DEMOLITION AND CONSTRUCTION	• Tree Protection Fencing (TPF) is to be erected along the perimeter of all NRZs or as shown in the Tree Protection Plan prior to the commencement of site-preparation works and maintained throughout the construction phase. TPF may only be moved if approved, supervised and documented by the Project Arborist, to the satisfaction of the Responsible Authority. • If TPF is required to be moved temporarily at any point additional protection measures must be in place before it is moved. • If vehicle access will be required over the TPZ or NRZ additional ground protection measures are required. Measures may include crushed rock below rumble boards (see page 16).
SERVICES	• Services should not be routed through the NRZ. • If encroachment is unavoidable and new services must be routed through the NRZ further review of service plans by the Project Arborist will be required. • If approved by the Project Arborist underground services may only be installed by directional drilling or manual excavation (including the use of pneumatic or hydraulic tools).
LANDSCAPING	• Landscaping within the NRZ is to be completed in the final stage of construction once machinery has left the site. • All soft landscaping to be completed at existing ground level, without cultivation or changes to soil levels. • Plants should be selected in small size (max 14cm) nursery pots or tube stock to minimise size of planting holes.

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TREE PROTECTION FENCING SPECIFICATIONS

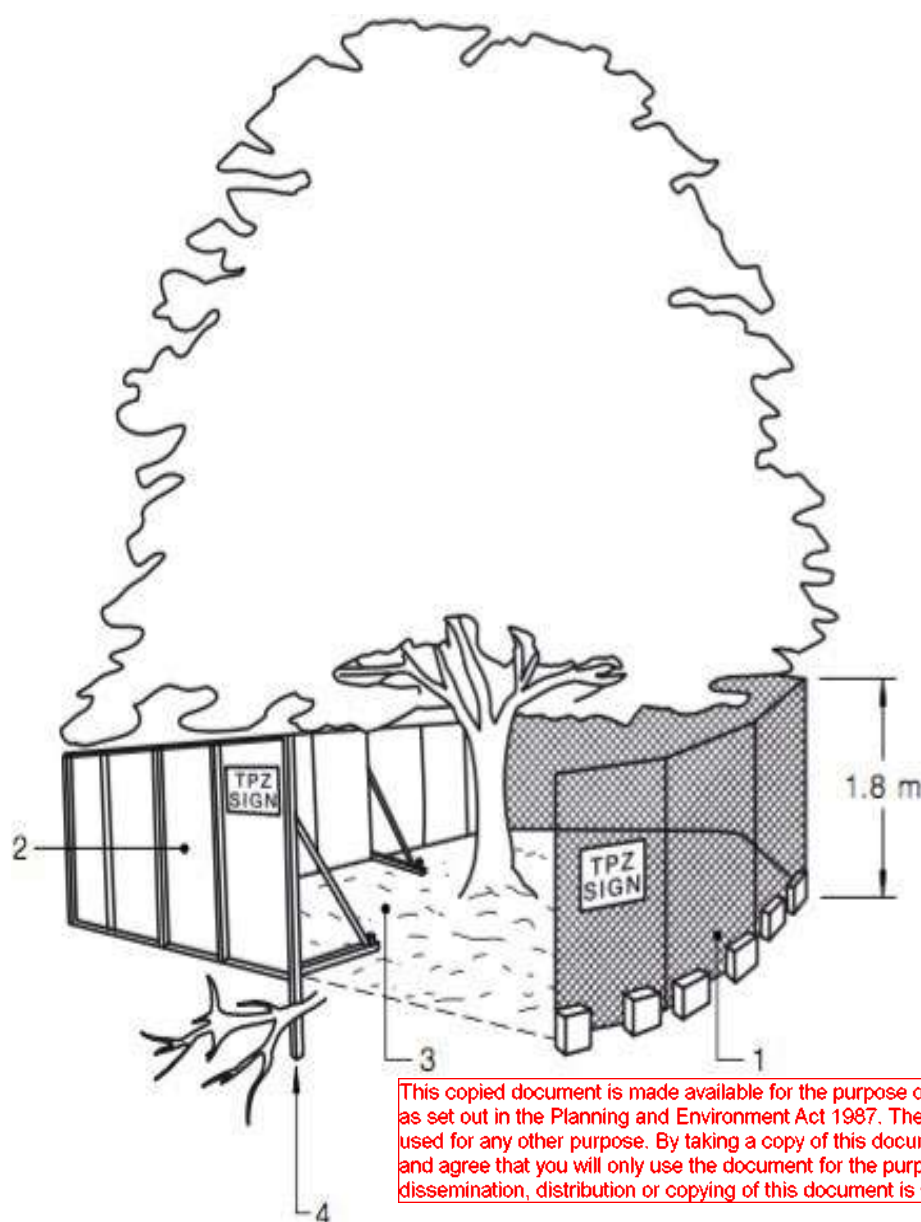


Image 8: Example tree protection zone with fencing, signage, mulch and bracing (AS4970-2025).

Legend:

- | | |
|---|---|
| 1 | Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet. |
| 2 | Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the NRZ. |
| 3 | Mulch installation across surface of NRZ (at the discretion of the Project Arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the NRZ. |
| 4 | Bracing is permissible within the NRZ. Installation of supports should avoid damaging roots |

OTHER TREE PROTECTION MEASURES

When tree protection fencing cannot be installed or requires temporary removal, other tree protection measures should be used, including those set out below.

Trunk and branch protection

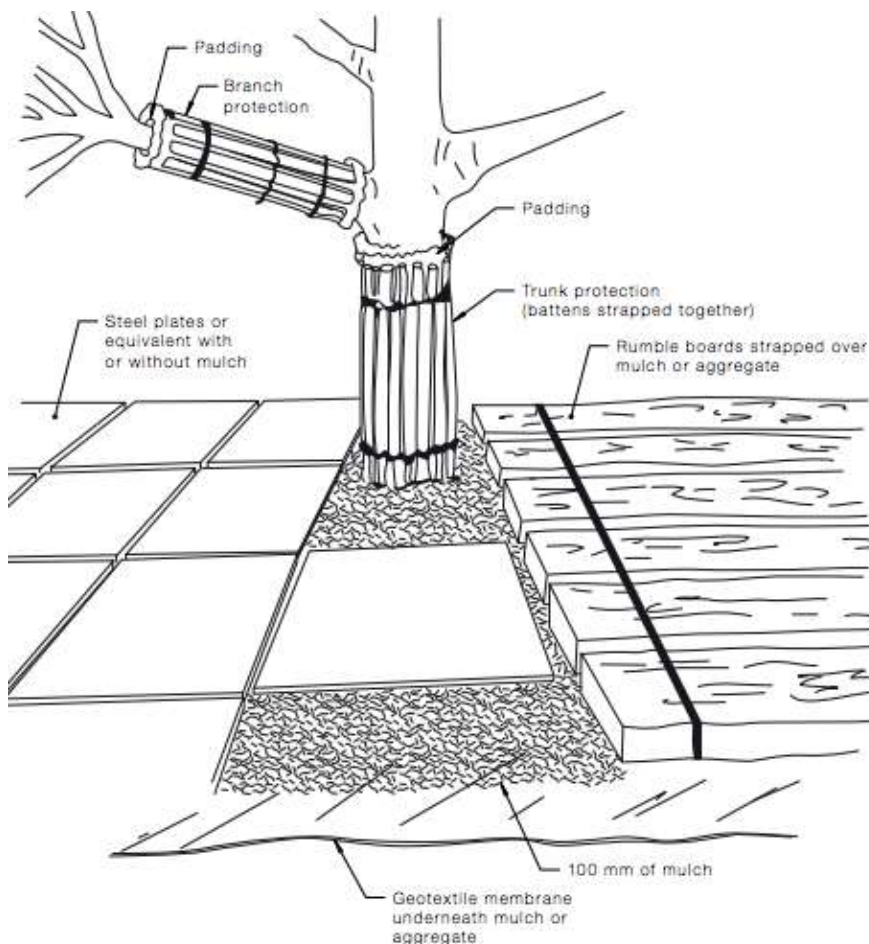
Where necessary, install protection to the trunk and branches of trees as shown below. The materials and positioning of protection are to be specified by the Project Arborist. A minimum height of 2m is recommended.

Do not attach temporary powerlines, stays, guys and the like to the tree. Do not drive nails into the trunks or branches.

Ground protection

If temporary access for machinery is required within the NRZ ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the NRZ. Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch or crushed rock below rumble boards.

These measures may be applied to root zones beyond the NRZ.



Notes:

- For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
- Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Image 9: Trunk, branch & ground protection examples (AS4970-2025).

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PRE-CONSTRUCTION

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Site induction:

- Project/Construction manager, Project Arborist and excavation contractors to meet on-site prior to any works to introduce the requirements of the Tree Protection Specifications (TPS).
- The TPS induction must be attended by all excavation contractors.
- Project/Construction manager must ensure all contractors abide by the requirement of the TPS and no modifications may occur without approval from the Project Arborist.
- Project Arborist to ensure site access and storage locations are acceptable.

Tree removal:

- No tree removal is recommended at this time. If tree removal is required, this must be approved by the Project Arborist and the Responsible Authority, prior to the commencement of additional tree removal.

Tree pruning:

- Tree 10 requires remedial pruning around areas of failure and a canopy reduction prune to reduce weight. If further pruning is required, this must be approved by the Project Arborist prior to any pruning works occurring.

Tree protection:

- Erect tree protection fencing as indicated in the Tree Protection Specifications (TPS) and Tree Protection Plan (TPP) and according to *AS4970-2025 Protection of Trees on Development Sites*. To be organised by Project/Construction manager and erected before any machinery or materials are brought onto the site.
- Install Ground Protection as indicated on the site's Tree Protection Specifications (TPS) and Tree Protection Plan (TPP) (Appendix 1). Ground Protection must consist of rumble boards or a suitable, weight-bearing alternative (e.g., 20mm+ plyboard), over 5-10cm of mulch or crushed rock, with a sheet of geotextile fabric beneath. This Ground Protection is to be organised by construction manager and must be in position prior to any machinery or materials being brought onto the subject site and must remain in position until the Post-construction stage.
- All demolition & excavations & grade changes within the NRZ of any retained tree must be undertaken under the supervision of the Project Arborist in a direction away from the retained trees.
- Where fencing cannot be used due to requirements for contractor access additional ground protection must be installed, this alteration must be approved by the Project Arborist.
- Once all tree protection measures are in place, the Project Arborist and project manager are to inspect and sign off.

Protective fencing:

- Once erected, protective fencing must not be removed or altered without approval by the Project Arborist and the NRZ should be secured to restrict access.
- AS-4687 specifies applicable fencing requirements.
- Fence posts and supports should have a diameter greater than 20 mm and located clear of roots.
- Signs identifying the NRZ should be placed around the edge of the NRZ and be visible from within the development site. The lettering on the sign should comply with AS-1319.

Utility services:

- Existing services that run within the NRZ that are to be decommissioned must be left in situ.
- New services must be routed outside the NRZ. Any further installation of utilities with a NRZ will require further review of service plans by the Project Arborist.
- If approved by the Project Arborist, any further underground services may only be installed by directional drilling or manual excavation (including the use of pneumatic or hydraulic tools). Project Arborist to supervise.

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CONSTRUCTION

Construction manager and project arborist to meet on-site prior to construction to determine number of site inspections to be completed by the project arborist over the construction phase. Typical stages for inspection are installation of footings and slabs, scaffoldings, works within the NRZ and at completion of building works.

Construction:

- During excavation works any significant roots encountered to be cut must be supervised by the Project Arborist. Cuts to be made in accordance with *AS4373-2007 Pruning of Amenity Trees*.
- If any tree in this report sustains damage the Project Arborist must be contacted immediately to carry out remedial actions.
- If Tree Protection Fencing or other tree protection measures are to be moved or altered, the Project Arborist and construction manager must approve followed by supervision by Project Arborist.

POST CONSTRUCTION AND LANDSCAPE CONSTRUCTION STAGE

Site induction to be conducted by project arborist for all post construction and landscape construction trades if unable to attend a previous site induction. **Once all construction works are complete and machinery has left the site, Tree Protection Fencing and ground protection can be removed.**

Landscaping:

- Sheds, paved areas, water tanks and deck areas within NRZ's may be constructed at this stage once TPF and ground protection is removed.
- Once TPF & ground protection is removed, the existing fences can be removed and replaced (if required). Any postholes for fencing or planting which are to be installed within the trees' NRZ must be excavated by hand and must be relocated if any roots greater than 50mm diameter are discovered.
- Landscaping within the NRZ is to be completed in the final stage of construction once machinery has left the site.
- All soft landscaping to be completed at existing ground level, without cultivation or changes to soil levels.
- Plants should be selected in small size (max 14cm) nursery pots or tube stock to minimise size of planting holes.
- During extended dry periods, the construction manager and project arborist to schedule regular watering intervals directed by the Project Arborist.
- Project Arborist to ensure maintenance of NRZ as per certification document and sign off.

FINAL CERTIFICATION

Conclusion of landscaping works:

- Project Arborist is to visit the site to provide final certification of tree protection for the project.
- The Tree Protection Specifications certification document can be found on page 22.
- Certification document and photos (if required) to be provided to the Responsible Authority, project manager and the Property Owner.

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ROLES, RESPONSIBILITIES AND REPORTING

Project Arborist - shall be engaged by and report to the construction manager. The Project Arborist shall have a minimum of five years' industry experience and minimum AQF Level 5 in arboriculture.

Pruning Arborist - shall be employed by and report to the construction manager. The Pruning Arborist must be suitably qualified (AQF 3+) and experienced (minimum 3 years' industry experience).

Responsibilities and reporting for each role are set out within this document and the contract documents.

Reporting Responsibilities - should damage occur to a protected tree, it is to be immediately reported to the project/site manager. The project/site manager is to immediately contact the Project Arborist who is to inspect the damage and determine actions required and contact the Responsible Authority.

Tree Protection Specifications Certification

Site Address:			
Project Arborist:		Contact number:	
Project/Site manager:			

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Stage 1 - Pre-Construction

Site Induction - Excavation Contractors / Trades			
Meeting onsite held?	Yes / No	Date/Time of Meeting	
Persons Present:			
TPS given to all parties	YES / No		
Site Access			
Site access determined and acceptable?			Yes / No
Modification required to Tree Protection Plan?			Yes / No
Pruning and Vegetation/Infrastructure Clearance within the NRZ			
Tree pruning required?			Yes / No / NA
Tree pruning undertaken to AS4373?			Yes / No / NA
Tree pruning undertaken in accordance with TPS recommendations?			Yes / No / NA
Vegetation cleared from NRZ in accordance with TPS recommendations?			Yes / No / NA
Infrastructure cleared from NRZ in accordance with TPS recommendations?			Yes / No / NA
Fencing/Trunk and Branch protection/Ground Protection/Mulching			
Fencing installed in correct location as per TPS?			Yes / No / NA
Ground protection installed correctly as per TPS?			Yes / No / NA
Trunk and branch protection installed correctly as per TPS?			Yes / No / NA
Has the tree protection area been mulched to 100mm depth?			Yes / No / NA
Is mulch type in accordance with the TPS?			Yes / No / NA
Signage			
Signage present?			Yes / No / NA
Signage complies with TPS?			Yes / No / NA
Signage has Project Arborist contact details?			Yes / No / NA
Root pruning			
Has root pruning been undertaken in accordance with TPS?			Yes / No / NA
Supplementary Measures			
Has the tree protection area been watered in accordance with the TPS?			Yes / No / NA
Comments			
Photographs taken? Yes / No			
Date(s) inspected:			
Compliance date:			
Signed:			

[illegible]

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Stage 3 - Post Construction and Landscape Construction
--

[illegible]

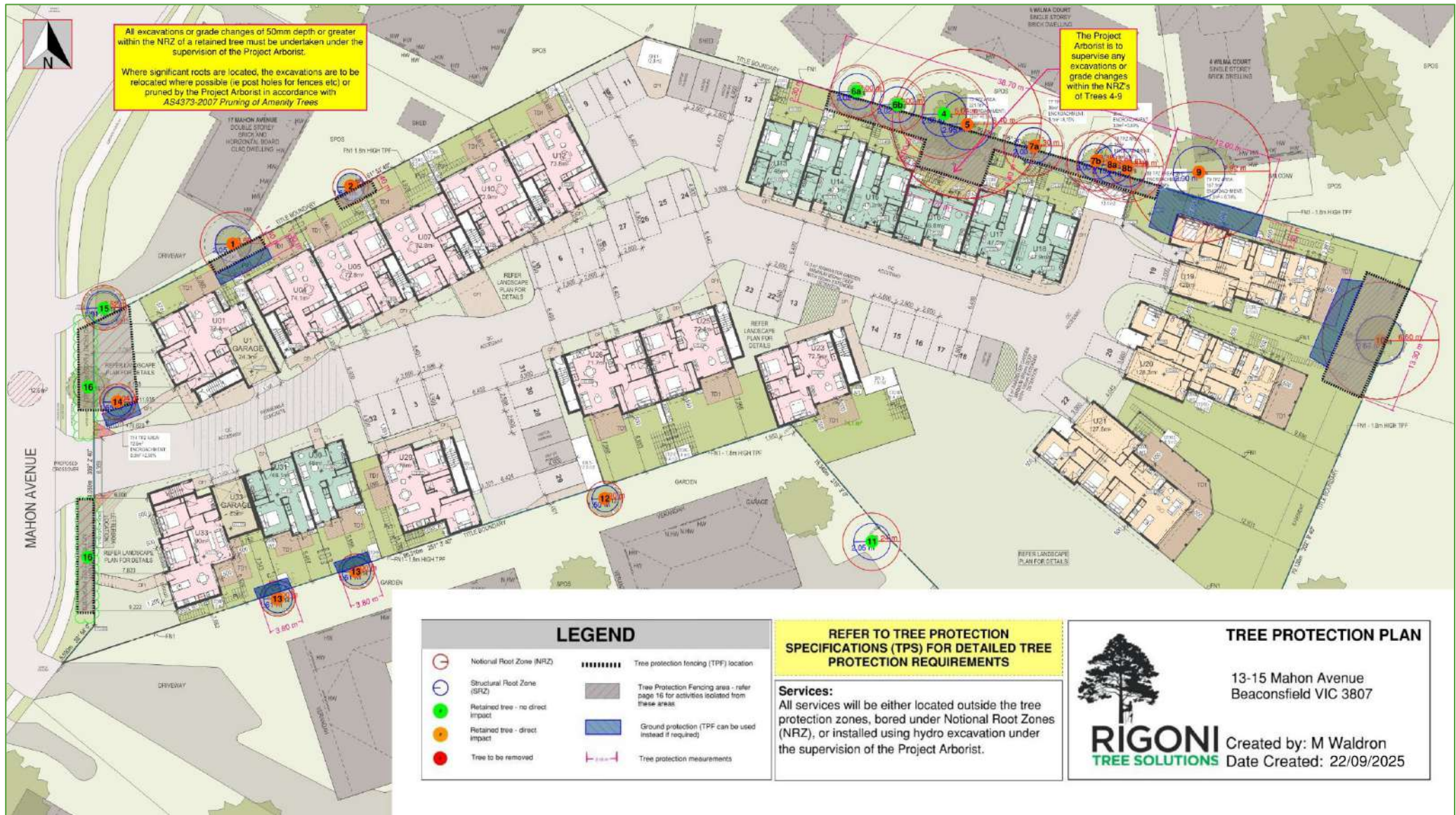
Stage 4 - Final Certification

The Project Arborist has inspected all stages of the project as defined by the Tree Protection Specifications. Any action that has not complied has been rectified and approved by the Project Arborist. All works as noted within the approved Tree Protection Specifications have been undertaken and any modifications to the Tree Protection Specifications have been approved in writing by the Responsible Authority.

Final certification approved?	Yes / No
Photographs taken?	Yes / No
Date of final certification:	
Project Arborist:	
Signed:	

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Appendix 1 - Tree Protection Plan (TPP)



All mark ups are scaled to source plan.
Source: 'Ground floor plan' by Colab Architects dated 22/09/2025

13-15 Mahon Ave, Beaconsfield

RIGONI
TREE SOLUTIONS

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Appendix 2 - Feature Survey



Existing site with trees numbered as per this report.

Source: 'Boundary Re-establishment Feature & Level Survey' by Veris dated 20/07/2021.

13-15 Mahon Ave, Beaconsfield

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Appendix 3 -Tree Photos



Tree 1



Tree 2



Tree 3 (Removed by tree owners in late 2021)



Tree 4

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Tree 5



Tree Group 6



Tree Group 7



Tree 8

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Tree 9



Tree 10



Tree 11



Tree 12

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Tree Group 13



Tree 14



Tree 15



Tree Group 16

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Appendix 4 - Glossary

Australian Qualification

Framework (AQF) A national framework for all educational and training purposes in Australia.

Arborist: The person with training to AQF Level 3 in Arboriculture, or above, or equivalent recognized and relevant experience that enables the person to perform the tasks required by this Standard.

Branch: A lateral shoot on a main axis such as a trunk or another branch. A branch arising off a trunk is a first order branch. A branch arising off a first order branch is a second order branch and so on. Second and successive orders of branches may be referred to as 'lateral branches.'

Buttress root: Roots at the trunk base that help support the tree.

Bulge: Swellings on branches, trunks or root flares; often caused by new tissue formed as a response to movement and that reinforces the wood structure at the weak area

Canopy: A layer or multiple layers of branches and foliage at the top or crown of the tree.

Codominant stems: Stems or trunks of about the same size originating from the same position from the main stem.

Competition: Reduction in fitness due to shared use of a resource that is in limited supply.

Crown: Portion of the tree consisting of branches and leaves and any part of the trunk from which branches arise.

Decay: The process of degradation of woody tissues by micro-organisms.

Defect: An imperfection, weakness, or lack of something necessary. In trees, defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Duty of care: Legal obligation that requires an individual to apply reasonable actions when performing tasks that may potentially harm others.

Epicormic bud: Latent or adventitious bud located at the cambium and concealed by the bark.

Epicormic shoots: Shoots produced from epicormic buds at the cambium of trunks or branches.

Failure: (Of tree or tree part) - breakage of stem, branch or roots, or loss of mechanical support in the root system

Hanging branches: Unattached, cut or broken branches that are caught in the canopy.

Hazard: Situation or condition that is likely to lead to a loss, personal injury, property damage, or disruption of activities; a likely source of harm. In relation to trees, a hazard is the tree part(s) identified as a likely source of harm.

Included bark: Bark that grows between two closely positioned limbs or stems that eventually seals and joins the two structures together seemingly as one.

Lever arm: The distance between the applied force (or centre of force) and the point where the object will bend or rotate

Likelihood:	The chance of an event occurring. In the context of tree failures, the term may be used to specify: (1) the chance of a tree failure occurring; (2) the chance of impacting a specified target; and (3) the combination of the likelihood of a tree failing and the likelihood of impacting a specified target.
Lopping:	The practice of cutting branches or stems between branch unions or internodes.
Mitigation:	In tree risk management, the process for reducing risk.
Overextended branch:	Branch that extends outside the normal crown area.
Pruning:	Removing branches (or occasionally roots) from a tree or other plant, using approved practices, to achieve a specified objective.
Reaction wood:	Wood formed in leaning or crooked stems, or on upper or lower sides of branches, as a means of counteracting the effects of gravity (<i>or other forces</i>).
Risk:	The combination of the likelihood of an event and the severity of the potential consequences. In the context of trees, risk is the likelihood of a conflict or tree failure occurring affecting a target, and the severity of the associated consequences-personal injury, property damage, or disruption of activities.
Scaffold limbs:	Permanent or structural limbs that form the scaffold architecture or structure of the tree.
Structural defect:	Feature, condition, or deformity of a tree that indicates a weak structure or instability that could contribute to tree failure.
Target:	people, property, or activities that could be injured, damaged, or disrupted by a tree.
Union:	The action of joining together or the fact of being joined together.
Woundwood:	Lignified, differentiated tissue produced on woody plants as a response to wounding.

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Appendix 5 - Tree descriptors

AGE

Young	Juvenile or recently planted approximately 1-7 years.
Semi-mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.

HEALTH

Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good i.e., Extension growth of twigs and wound wood development. Minimal or no canopy dieback (deadwood).
Fair	Tree is showing one or more of the following symptoms: <25% dead wood, minor canopy dieback, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Poor	Tree is showing one or more of the following symptoms of decline; >25% deadwood, canopy dieback is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; >55% deadwood, very little foliage, possibly epicormic shoots and minimal extension growth.

STRUCTURE

Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of species with well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows minor structural defects or minor damage to trunk e.g., bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.
Hazardous	Tree is immediate hazard with potential to fail, this should be rectified as soon as possible.

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HAZARD

Low	Tree appears to be structurally sound, is healthy with no signs of pests and disease, has good health and is clear of any hazards.
Medium	Tree displays signs of structural problems, evidence of pests or disease, signs of poor health, deadwood, decay, may be growing into an area that could create a hazard.
High	Tree is immediate hazard with the potential to fail, this should be rectified as soon as possible.

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ULE - Useful Life Expectancy

Long	- Trees that appear to be retainable with an acceptable level of risk for more than 40 years. - Structurally sound trees located in positions that can accommodate future growth. - Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery. - Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.
Medium	- Trees that appear to be retainable with an acceptable level of risk for 15-40 years. - Trees that may only live between 15-40 years. - Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals. - Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons. - Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.
Short	- Trees that appear to be retainable with an acceptable level of risk for 5-15 years. - Trees that may live for 5-15 years. - Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals. - Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons. - Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.
Remove	Trees with a high level of risk that would need removal within the next 5 years.
Dead Tree	- Dying or suppressed and declining trees through disease or inhospitable conditions. - Dangerous trees through instability or recent loss of adjacent trees. - Dangerous trees through structural defects including decay, included bark, wounds or poor form. - Damaged trees that are considered unsafe to retain.

ORIGIN

Indigenous	Occurs naturally in the area of the subject site
Victorian native	Occurs naturally in some parts of the State of Victoria
Australian native	Occurs naturally in some parts of Australia
Exotic	Occurs naturally outside of Australia

Tree Significance

IACA Significance of a Tree, Assessment Rating System (STARS)

The tree is to have a minimum of 3 criteria in a category to be classified in that group.

High	• The tree is in good condition and good vigour. • The tree has a form typical for the species. • The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age. • The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register. • The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity. • The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values. • The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.
Medium	• The tree is in fair-good condition and good or low vigour. • The tree has form typical or atypical of the species. • The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area • The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street, • The tree provides a fair contribution to the visual character and amenity of the local area, • The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.
Low	• The tree is in fair-poor condition and good or low vigour. • The tree has form atypical of the species. • The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings, • The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area, • The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen, • The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions, • The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms, • The tree has a wound or defect that has potential to become structurally unsound. • Environmental Pest / Noxious Weed Species • The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties, • The tree is a declared noxious weed by legislation. • Hazardous/Irreversible Decline • The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term. • It is insignificant within the landscape and could not reasonably tolerate changes to its environment.

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DISCLAIMER

- Rigoni Tree Solutions shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including the payment of an additional fee for such services.
- The risk of trees remains the responsibility of the client or property owner.
- All, or any part of the contents of this report, or any copy thereof, shall not be used for any purpose by anyone but the person to whom it is addressed, without the written consent of Rigoni Tree Solutions.
- Payment and receipt of this report is considered acceptance of the above condition.

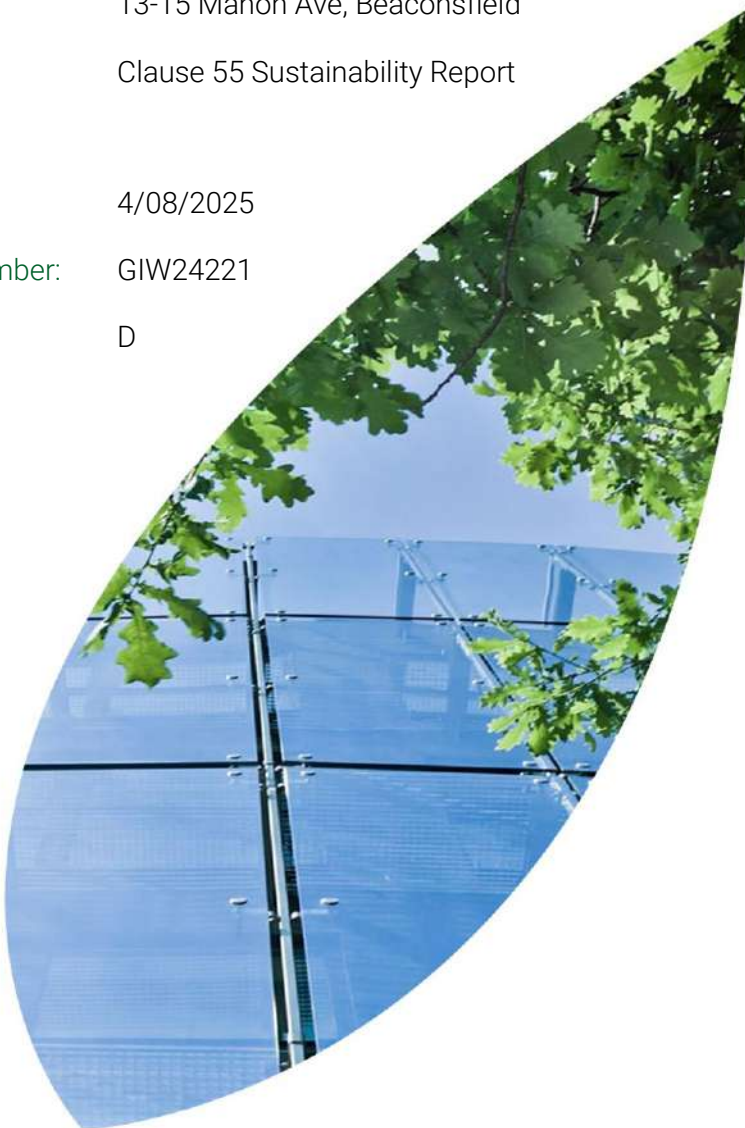


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CLAUSE 55 SUSTAINABILITY REPORT

Client: 1315 Mab Pty Ltd ATF
Project: 13-15 Mahon Ave, Beaconsfield
Subject: Clause 55 Sustainability Report

Date: 4/08/2025
Project Number: GIW24221
Revision: D



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Introduction

The following ESD Report has been prepared for the proposed multi-residential development at 13-15 Mahon Ave, Beaconsfield. This assessment responds to Cardinia Shire Council Planning Scheme - Clause 55.05 Sustainability.

Sources of Information

The Clause 55 Sustainability Report is based on the following documentation:

Architectural Drawings by: Colab Architects
Job/Project No: 21030
Drawing No: TP22, TP23, TP24, TP25, TP26, TP27, TP28: dated 20/06/2025
 TP00- TP07, TP10- TP12, TP20- TP21, TP30, TP40- TP42, TP49- TP50, TP91- TP93: date 01/08/2025

Landscape Drawings by: Memla
Job/Project No: 2225
Drawing No: LC01-LC03: date 23-0/2025

Waste Management Plan by: Waste Space Solutions (Ref#10161A): dated 18.07.2025

Revision History

Revision Number	Date Issued	Author	Approved	Comments
A	15/07/2025	SS	IB	Draft
B	22/07/2025	SS	IB	Final
C	25/07/2025	SS	IB	Final
D	04/08/2025	SS	IB	Final

Prepared by:
ESD Engineer



Sachini Sarathchandra

B.Eng. (Hons) (Civil & Construction Engineering)
M.Sc. (Energy Efficient & Sustainable Buildings)

Approved by:
Associate Director



Ines Buskermolen

B.Sc (Science, Business and Innovation)
M.Sc (Sustainable Development)

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Clause 55.05 Assessment

The following ESD initiatives will be implemented in the proposed development at 13-15 Mahon Ave, Beaconsfield. All initiatives are to be suitably incorporated in the project documentation i.e. architectural, landscape, hydraulics and civil engineering.

Requirement	Design Response
Standard B5-1 Permeability and Stormwater Management Objective	
The site area covered by the pervious surfaces is at least 20 percent of the site.	The site permeability is calculated to be 49.1%. Refer drawing no. TP03 for a permeability plan demonstrating $\geq 20\%$ of the site is permeable.
The development includes a stormwater management system designed to: - Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: - Suspended solids 80% reduction in mean annual load. - Total phosphorus and Total Nitrogen 45% reduction in mean annual load. - Litter 70% reduction of mean annual load. - Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	A 100% STORM score is achieved. Refer Appendix A – WSUD Response for mark-up of collection and impervious areas, STORM Report and maintenance manual. The WSUD assessment also responds to Clause 53.18 Stormwater Management in Urban Development
Standard B5-2 Overshadowing Domestic Solar Energy Systems Objective	
Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	The solar energy systems located on the adjoining lots do not receive reduced sunlight at any time between 9am and 4 pm on 22 September. Refer drawing no. TP-40 for a shading diagram of the proposed development.

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Requirement

Design Response

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

Standard B5-3 Rooftop Solar Energy Generation Area Objective

Minimum rooftop solar energy area is to be provided for the future installation of a solar energy in accordance with the below requirements:

- 1 bedroom dwelling: 15m²
- 2 or 3 bedroom dwelling: 26m²
- 4 or more bedroom dwelling: 34m²

This standard does not apply to apartments and residential buildings.

This standard does not apply to apartments.

Townhouses (U13-U21, U30 & U31) meet the minimum rooftop solar energy area per Standard B5-3. Refer drawing no. TP11 for the allocated rooftop solar energy area.

Standard B5-4 Solar Protection to New North-Facing Windows Objective

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

The following shading strategies have been applied to the north oriented windows:

GF north oriented windows (2.0m height):

- U13-18 are shaded by 500mm deep roof eave equivalent to 0.25 times the window height.
- U19-U21 are shaded by 500mm deep roof eave equivalent to 0.25 times the window height.
- U01 bedroom is shaded by 500mm deep overhangs equivalent to 0.25 times the window height.
- U04-U12 are partially shaded by 500-680 mm deep overhangs equivalent to 0.25-0.34 times the window height.
- U23, is shaded by 500-1500mm deep overhangs equivalent to 0.25-0.75 times the window height.
- U25, U26 - are shaded by 500mm deep roof eave equivalent to 0.25 times the window height.
- U29 living area and bedroom is shaded with 500-1500mm deep overhangs equivalent to 0.25-0.75 times the window height.

L1 north oriented windows (1.8m height):

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Requirement

Design Response

- U02 are shaded by 450mm deep roof eave equivalent to 0.25 times the window height.
- U03-U11 are shaded by 450mm deep roof eave equivalent to 0.25 times the window height.
- U32 are shaded by 450mm deep shroud equivalent to 0.25 times the window height.
- U28 is shaded by 1500mm deep roof eave equivalent to 0.83 times the window height.
- U24, U27, U22 living are shaded by 300mm- 1500mm deep roof eave equivalent to 0.17-0.83 times the window height.
- U22 bedroom area is shaded by 450mm-deep roof eave equivalent to 0.25 times the window height.

Standard B5-5 Waste and Recycling Objective

The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.

If the development includes a shared bin storage area:

- The shared bin storage area:
 - Is located within 40 metres of a kerbside collection point.
 - Includes a tap for bin washing.
- There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

The development includes appropriate bin storage facilities in accordance with Table B5-5.1. Refer drawing no. TP10 and Waste Management Plan.

Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

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Requirement

Design Response

Standard B5-6 Noise Impacts Objective

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

No mechanical plants, car storage / lift facilities are located immediately adjacent to bedrooms of new or existing dwellings.

Standard B5-7 Energy Efficiency for Apartment Developments Objectives

Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load of Climate Zone 62, 21MJ/m².

No units are exceeding the maximum allowed cooling loads as specified under Standard B5-7. Refer Appendix B – Preliminary Energy Ratings.

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Appendix A – WSUD Response

Site layout Plan

The following architectural mark-up illustrates the rainwater collection and impervious areas of the proposed development site.



Figure 1 - Mark-up of water catchment and impervious areas

STORM Rating Report

A STORM rating of $\geq 100\%$ can be achieved by implementing the following initiatives:

- Rainwater from roof areas is to be directed into 1 x 2,000-litre tank per townhouse and 1 x 2,000-litre tank for every two apartments, totalling 44kL across the development. All rainwater tanks are to be connected to toilet flushing.
- Rainwater collection off the impervious driveway to the northeast side will be directed into a $\geq 23\text{m}^2$, minimum 950mm deep raingarden with 100mm of extended detention.

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Melbourne Water has developed the Stormwater Treatment Objective- Relative Measure (STORM) Calculator as a method of simplifying the analysis of stormwater treatment methods. The STORM Calculator displays the amount of treatment that is required to meet best practice targets, using WSUD treatment measures.

The best practice standards have been set out in the Urban Stormwater Best Practice Environmental Management Guidelines (Victoria Stormwater Committee, 1999) for reduction in total suspended solids (TSS), total phosphorus (TP) and total nitrogen (TN) loads.

The STORM Result is provided below:



STORM Rating Report

TransactionID: 0
Municipality: CARDINIA
Rainfall Station: CARDINIA
Address: 13-15 Mahon Ave
Beaconsfield
VIC 3807
Assessor: GIW
Development Type: Residential - Multiunit
Allotment Site (m2): 6,849.00
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof Areas	2,011.00	Rainwater Tank	44,000.00	60	113.40	91.00
Terrace areas	28.00	None	0.00	0	0.00	0.00
Impervious Driveway- Treated	1,100.00	Raingarden 100mm	23.80	0	128.85	0.00
Impervious Areas - Not Treated	570.00	None	0.00	0	0.00	0.00
Window Shroud	7.00	None	0.00	0	0.00	0.00

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WSUD Strategy

The development will include the provision of 1 x 2,000-litre tank per townhouse and 1 x 2,000-litre tank for every two apartments and associated pump at outside garden area. The rainwater tank is to be connected to all WC's.

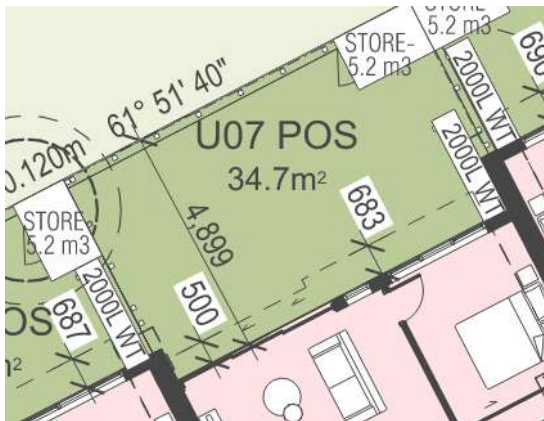


Figure 2 – Location Rainwater Tank

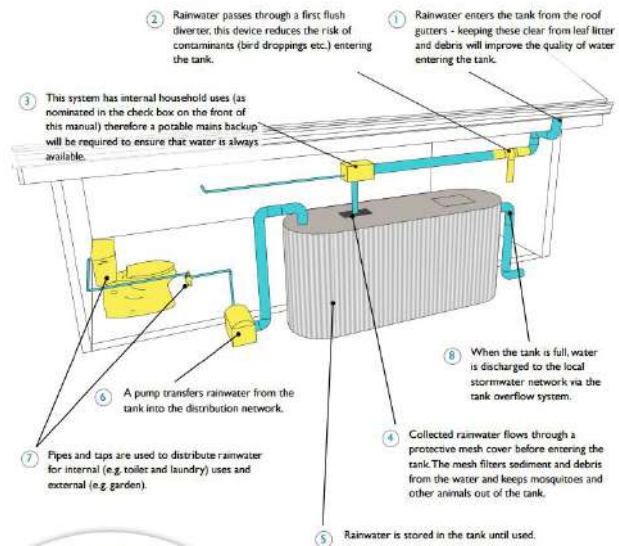


Figure 3 – Cross-section Tank
(City of Port Phillip)

Furthermore, a $\geq 23\text{m}^2$, minimum 950mm deep raingarden with 100mm of extended detention is to be provided. Rainwater collected from impervious driveway is to be directed into the raingarden for treatment prior to discharge into the stormwater system.

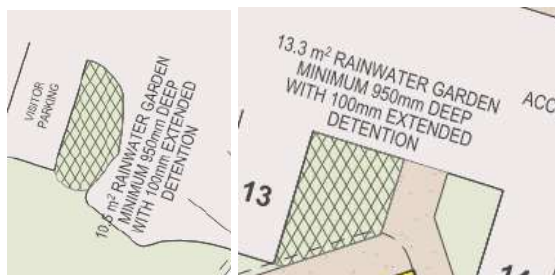


Figure 2 – Location Raingarden

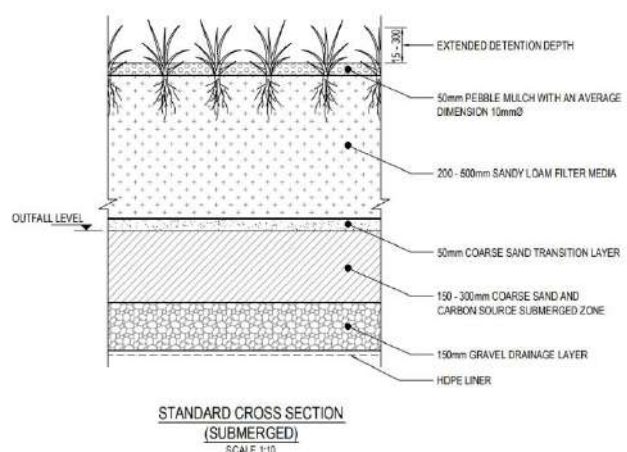


Figure 3 – Cross-section Raingarden
(City of Moreland)

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Rainwater Reuse

Inputs

Catchment Area	2011 sqm
Number of Bedrooms	59
Bin Washout	No
Irrigation Area	0 sqm
Tank Capacity	44,000 Litre

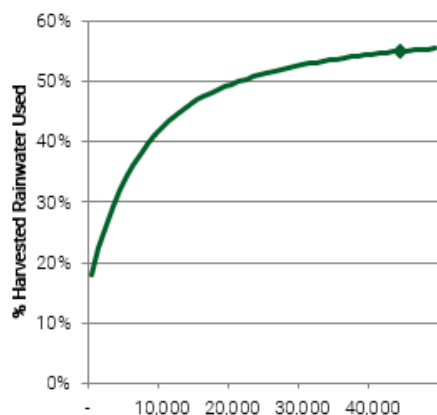
Outputs

% Served by Rainwater	96.4%
% Harvested Rainwater Used	53.9%
Total Potable Water Saved	224,165 Litre

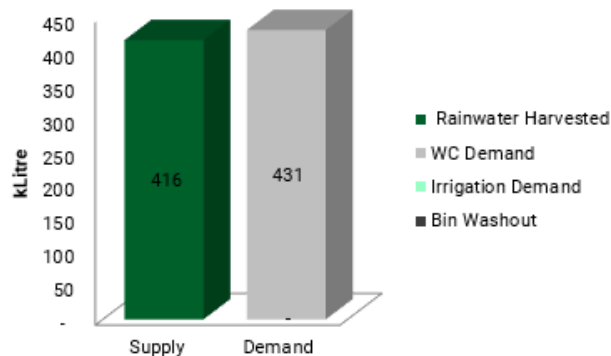
Rainwater Balance (Monthly Averages)

Month	Rainwater Harvested (L)	Irrigation Demand (L)	WC Demand (L)	Bin Washout (L)
Jan	33,860	0	36,580	0
Feb	29,068	0	33,040	0
Mar	34,129	0	36,580	0
Apr	35,340	0	35,400	0
May	33,579	0	36,580	0
Jun	38,681	0	35,400	0
Jul	32,347	0	36,580	0
Aug	39,075	0	36,580	0
Sep	38,269	0	35,400	0
Oct	32,312	0	36,580	0
Nov	39,801	0	35,400	0
Dec	29,248	0	36,580	0
Total	415,709	0	430,700	0
Equivalent STORM tool		0		0

Tank Sizing



Supply-Demand



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Site Management Statement

Prevention of litter, sediments and pollution entering the stormwater system in the construction phase is to be resolved through the implementation of a construction management plan and the introduction of offsite construction for building elements where deemed appropriate.

Maintenance Program

The following maintenance requirements are to be programmed to ensure the rainwater tank operates effectively:

Item	Description	Maintenance Interval
Gutters and downpipes	Eave and box gutters are to be inspected and cleaned to prevent large debris from being washed into rainwater tank.	3 monthly
First flush system (as applicable)	Inspect and clean excess sediment from diverter chamber to prevent blockages.	3 monthly
Tank contents	Siphon the tank to inspect contents. If sludge is present, a plumber will be required to drain tank contents and clean the tank.	2 to 3 years
Tank structure	Inspect tank externally for leaks	Yearly
Pump system	Inspect pump wiring, plumbing and check for smooth operation.	6 monthly
Plumbing	Plumbing and fixtures connected to the rainwater tank is to be inspected for leaks.	Yearly

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The following maintenance requirements are to be programmed to ensure the raingarden operates effectively:

Item	Description	Maintenance Interval
Kerbing and paved area	Remove rubbish, leaves and other debris from the surrounding drainage area.	3 monthly
Ponding area	Clear inflow points of built up sediment, rubbish and leaves. Check for erosion or gouging – repair if necessary.	3 monthly
Mulch layer (bark, pebbles, etc.)	Remove rubbish, leaves and other debris. After storm events mulch may need to be redistributed or added around inflow points.	3 monthly
Plants	Water establishing plants monthly during extended dry periods. Check plant health and replace dead plants as necessary. Use native species to suit garden conditions (e.g. full sun or shaded). Remove weeds – do not use herbicides, pesticides and fertilisers as these chemicals will pollute the stormwater runoff.	3 monthly
Rain garden soil mix	Check soil level is below surrounding hard surface level and overflow grate. Use drainage test to check soil is free draining.	Annually
Underdrain system	Use inspection well (if present) to check underdrain is working properly. Check rain garden draining freely using drainage test.	Annually

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Appendix B – Preliminary Energy Ratings

Cardinia Shire Council Planning Scheme – Clause 55.05-7 Energy efficiency for apartment developments objectives outlines the energy efficiency objectives for new apartment developments. All new dwellings in climate zone 62 must not exceed a NatHERS annual cooling load of 21 MJ/m².

The below sample ratings demonstrate the dwellings ability to not exceed this maximum cooling load.

Apartment No.	ACE Total MJ/M2	ACE Heating	ACE Cooling	ACE NCFA	Star Rating
U08	88.3	72.0	16.3	64.1	6.9
U25	59.7	48.3	11.4	58	7.9
U29	94.7	73.7	21.0	60.9	6.7

Construction assumptions for preliminary FirstRate5 ratings are listed below. Note, these assumptions are based on the sample of apartments assessed and may vary throughout the development. These assumptions are not to be relied upon for any other purpose beyond Town Planning assessment.

Element	Material	Insulation Value
Floor -CSOG	Concrete	R2.0
Floor (Where exposed below)	Timber	R5.0
External Walls	Brick	R2.5
	Lightweight	R2.5
Internal Walls (Intertenancy/ services/ staircase)	Plasterboard	R2.5
Roof	Metal Framed Deck	R7.0+R1.3
Roof (Where exposed above)	Lightweight Timber	R5.0
Fixed Windows	Aluminium framed, Double glazed, Argon Filled, Clear	Total System: – U-Value: 3.42 – SHGC: 0.61
Fixed Windows (U08)	Aluminium Framed, Double Glazed, Argon Filled, Low-E, Spectrally Selective	Total System: – U-Value: 2.65 – SHGC: 0.25
Sliding Doors	Aluminium framed, Double glazed, Argon Filled, Clear	Total System: – U-Value: 3.81 – SHGC: 0.55
Sliding Doors (U08)	Aluminium Framed, Double Glazed, Argon Filled, Low-E, Spectrally Selective	Total System: – U-Value: 2.79 – SHGC: 0.24

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Element	Material	Insulation Value
Awning Windows	Aluminium framed, Double glazed, Argon Filled, Clear	Total System: - U-Value: 4.88 - SHGC: 0.45
Awning Windows (U08)	Aluminium Framed, Double Glazed, Argon Filled, Low-E, Spectrally Selective	Total System: - U-Value: 3.32 - SHGC: 0.23

Nationwide House Energy Rating Scheme® NatHERS® Certificate

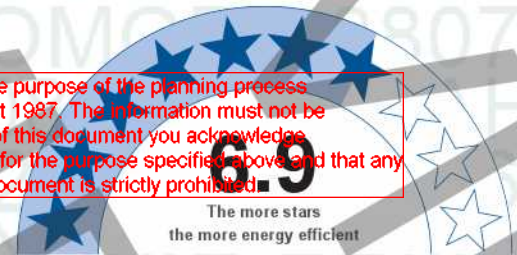
Thermal performance
star rating

Generated on 22 Jul 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address U08, 13-15 Mahon Ave
Beaconsfield, VIC, 3807
Lot/DP -
NCC Class* Class 2
Floor/all Floors
Type New Home

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Plans

Main plan -
Prepared by Colab Architects

Construction and environment

Assessed floor area [m²]*

Conditioned* 64.1

Unconditioned* 4.3

Total 68.4

Garage -

Exposure type

suburban

NatHERS climate zone

62 Moorabbin Airport



Accredited assessor

Name Gary Wertheimer
Business name GIW Environmental Solutions
Email gary@giw.com.au
Phone 0390445111
Accreditation No. DMN/10/2024
Assessor Accrediting Organisation
Design Matters National
Declaration of interest No

NCC Requirements

NCC provisions Volume 1
State/Territory variation Yes

National Construction Code (NCC) requirements

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

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

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

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

88.3 MJ/m²
Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

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

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	72	16.3
Load limits	91	28

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

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



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

Predicted Whole of Home annual impact by appliance

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Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Certificate check

The checklist covers important items impacting energy ratings. It is recommended that the accuracy of the information is checked.

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

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

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Certificate check

Continued

	Approval stage	Construction stage
Assessor checked	Consent authority/surveyor checked	Builder checked
Consent authority/surveyor checked	Occupancy/other	

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?

☐ ☐ ☐ ☐

Insulation installation method

Has the insulation been installed according to the NCC requirements?

☐ ☐ ☐

Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?

☐ ☐ ☐ ☐

Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)

Appliances

Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?

☐ ☐ ☐ ☐

Does the hot water system meet the additional requirements specified in the NCC?

☐ ☐ ☐ ☐

Provisional values* check

Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?

☐ ☐

Other NCC requirements

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

Additional notes

Room schedule

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Room	Zone type	Area [m ²]
Stairs GF	dayTime	5.2
Bedroom 1	bedroom	13.8
Bedroom 2	bedroom	10.3
Bath	unconditioned	4.3
Stairs L1	dayTime	6.1
Kitchen/Living	kitchen	29.5
Hall	dayTime	2.5

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-034-34 A	Urban 582 Awning Window DG 015_AGG MAX Clr 6_8_4	3.32	0.23	0.22	0.24
CAP-055-109 A	Capral 419 Flushline Fixed Window DG 021_AGG MAX Clr 6_12_6	2.65	0.25	0.24	0.26
CAP-127-32 A	Capral : Urban 584 Sliding Door DG 015_AGG MAX Clr 6_8_4	2.79	0.24	0.23	0.25

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	CAP-034-34 A	Opening 11	1800	1333	awning	90.0	NW	No
Bedroom 1	CAP-055-109 A	Opening 14	1800	667	fixed	0.0	NW	No
Bedroom 2	CAP-034-34 A	Opening 15	1800	1333	awning	90.0	NW	No
Bedroom 2	CAP-055-109 A	Opening 16	1800	667	fixed	0.0	NW	No
Kitchen/Living	CAP-127-32 A	Opening 9	2000	2970	sliding	60.0	SE	No
Kitchen/Living	CAP-034-34 A	Opening 13	2000	1207	awning	90.0	SE	No
Kitchen/Living	CAP-055-109 A	Opening 17	2000	604	fixed	0.0	SE	No

Roof window* type and performance value

Default* roof windows

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

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Custom* roof windows

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

Roof window* schedule

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

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Stairs GF	2000	800	100.0	SE

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	13-15 Mahon Ave, Beaconsfield - Int intertenacy walls	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	13-15 Mahon Ave, Beaconsfield - External brick wall	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	13-15 Mahon Ave, Beaconsfield - Ext lightweight wall	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Stairs GF	1	2600	4954	SW	0	No
Stairs GF	2	2600	1087	SE	1432	Yes

Stairs GF	1	2600	4949	NE	0	No
Stairs GF	1	2600	1017	NW	0	No
Bedroom 1	1	2600	4056	SW	0	No
Bedroom 1	3	2600	3368	NW	517	Yes
Bedroom 2	3	2600	387	SW	3673	Yes
Bedroom 2	3	2600	2914	NE	50	Yes
Bedroom 2	3	2600	3616	NW	475	Yes
Bath	3	2600	611	NW	482	Yes
Bath	1	2600	1804	NE	0	No
Stairs L1	3	2600	1065	SE	1208	Yes
Stairs L1	1	2600	4375	NE	0	No
Kitchen/Living	3	2600	1393	SE	1213	Yes
Kitchen/Living	3	2600	5205	SE	1188	Yes
Kitchen/Living	1	2600	4797	SW	0	No

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Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	58.9	

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Stairs GF	FR5 - 200mm concrete slab	0.7	Enclosed	R2.0	Timber
Stairs GF	FR5 - 200mm concrete slab	4.5	Enclosed	R2.0	Timber
Bedroom 1	13-15 Mahon Ave, Beaconsfield - Timber lightweight	13.8	Enclosed	R5.0	Carpet
Bedroom 2	13-15 Mahon Ave, Beaconsfield - Timber lightweight	8.9	Enclosed	R5.0	Carpet
Bedroom 2	13-15 Mahon Ave, Beaconsfield - Timber lightweight	1.4	Elevated	R5.0	Carpet
Bath	13-15 Mahon Ave, Beaconsfield - Timber lightweight	4.3	Enclosed	R5.0	Tiles
Stairs L1	13-15 Mahon Ave, Beaconsfield - Timber lightweight	4.6	Enclosed	R5.0	Timber
Stairs L1	13-15 Mahon Ave, Beaconsfield - Timber lightweight	1.5	Enclosed	R5.0	Timber
Kitchen/Living	13-15 Mahon Ave, Beaconsfield - Timber lightweight	29.5	Enclosed	R5.0	Timber

Hall	13-15 Mahon Ave, Beaconsfield - Timber lightweight	2.5	Enclosed	R5.0	Timber
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Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Stairs GF	13-15 Mahon Ave, Beaconsfield - Timber lightweight	R5.0	No
Stairs GF	13-15 Mahon Ave, Beaconsfield - Timber lightweight	R5.0	No
Bedroom 1	Plasterboard	R8.3	No
Bedroom 2	Plasterboard	R8.3	No
Bedroom 2	Plasterboard	R8.3	No
Bath	Plasterboard	R8.3	No
Stairs L1	Plasterboard	R8.3	No
Stairs L1	Plasterboard	R8.3	No
Kitchen/Living	Plasterboard	R8.3	No
Hall	Plasterboard	R8.3	No

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	6	Downlights	80	80	Sealed
Bedroom 2	4	Downlights	80	80	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Stairs L1	2	Downlights	80	80	Sealed
Kitchen/Living	12	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions		Steel thickness	Thermal break
	[height x width, mm]	Frame spacing [mm]	[BMT,mm]	[R-value]
External wall	90 x 40	600	9.75	0
Floor	100 x 50	450	1.50	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

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Appliance schedule

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

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

Cooling system

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

Heating system

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

Hot water system

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

Pool/spa equipment

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

Onsite renewable energy schedule

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

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

Battery schedule

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

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

Explanatory Notes

About this report

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

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

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

Accredited assessors

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

Glossary

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

Non-accredited assessors (Raters) have no ongoing training requirements and

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Disclaimer

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

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

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

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

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

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Thermal performance
star rating

Generated on 22 Jul 2025 using FirstRate5: 5.5.5a (3.22)

Property

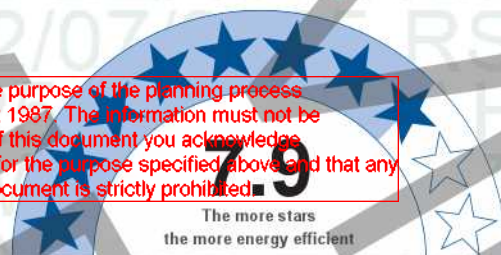
Address U25, 13-15 Mahon Ave
Beaconsfield, VIC, 3807

Lot/DP -

NCC Class* Class 2

Floor/all Floors Type New Home

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Plans

Main plan -

Prepared by Colab Architects

Construction and environment

Assessed floor area [m²]*

Conditioned* 58

Unconditioned* 4.3

Total 62.3

Garage -

Exposure type

suburban

NatHERS climate zone

62 Moorabbin Airport



Accredited assessor

Name Gary Wertheimer

Business name GIW Environmental Solutions

Email gary@giv.com.au

Phone 0390445111

Accreditation No. DMN/10/2024

Assessor Accrediting Organisation Design Matters National

Declaration of interest No

NCC Requirements

NCC provisions Volume 1

State/Territory variation Yes

National Construction Code (NCC) requirements

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

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

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

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



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	48.3	11.4
Load limits	91	28

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

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



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

Predicted Whole of Home annual impact by appliance

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Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Certificate check

The checklist covers important items impacting energy ratings. It is recommended that the accuracy of the information is checked.

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

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

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Certificate check

Continued

	Approval stage	Construction stage
Assessor checked	Consent authority/surveyor checked	Builder checked
Consent authority/surveyor checked	Occupancy/other	

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?

☐ ☐ ☐ ☐

Insulation installation method

Has the insulation been installed according to the NCC requirements?

☐ ☐ ☐

Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?

☐ ☐ ☐ ☐

Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)

Appliances

Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?

☐ ☐ ☐ ☐

Does the hot water system meet the additional requirements specified in the NCC?

☐ ☐ ☐ ☐

Provisional values* check

Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?

☐ ☐ ☐ ☐

Other NCC requirements

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

Additional notes

Room schedule

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Room	Zone type	Area [m ²]
Bedroom 1		11.2
Bath	unconditioned	4.3
Bedroom 2	bedroom	13
Hall	dayTime	2.8
Kitchen/Living	kitchen	31.1

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-061-04 A	Capral 50 Series Awning in 400 Series DG 6-12Ar-6	4.88	0.45	0.43	0.47
CAP-055-35 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6	3.42	0.61	0.58	0.64
CAP-057-09 A	Capral 900 Sliding Door DG 6/12Ar/6	3.81	0.55	0.52	0.58

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	CAP-061-04 A	Opening 11	2000	1333	awning	90.0	N	No
Bedroom 1	CAP-055-35 A	Opening 12	2000	967	fixed	0.0	N	No
Bedroom 2	CAP-061-04 A	Opening 5	1700	1333	awning	90.0	S	No
Bedroom 2	CAP-055-35 A	Opening 13	1700	967	fixed	0.0	S	No
Kitchen/Living	CAP-057-09 A	Opening 9	2000	3000	sliding	60.0	S	No
Kitchen/Living	CAP-061-04 A	Opening 7	2000	450	awning	90.0	N	No
Kitchen/Living	CAP-057-09 A	Opening 8	600	2100	fixed	0.0	N	No

Roof window* type and performance value

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit

No Data Available

Custom* roof windows

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

Roof window* schedule

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

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Kitchen/Living	2060	850	100.0	N

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	13-15 Mahon Ave, Beaconsfield - Int intertenacy walls	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	13-15 Mahon Ave, Beaconsfield - External brick wall	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2600	2951	W	0	No
Bedroom 1	2	2600	3640	N	500	Yes
Bath	1	2600	1846	W	0	No
Bedroom 2	2	2600	4395	S	0	Yes
Bedroom 2	2	2600	1094	E	0	Yes
Bedroom 2	1	2600	2952	W	0	No

Kitchen/Living	2	2600	4026	S	0	Yes
Kitchen/Living	2	2600	770	F	0	Yes
Kitchen/Living	1	2600	6298	F	0	No
Kitchen/Living	2	2600	4795	N	1456	Yes

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Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	43.2	

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 200mm concrete slab	11.2	Enclosed	R2.0	Carpet
Bath	FR5 - 200mm concrete slab	4.3	Enclosed	R2.0	Tiles
Bedroom 2	FR5 - 200mm concrete slab	13	Enclosed	R2.0	Carpet
Hall	FR5 - 200mm concrete slab	2.8	Enclosed	R2.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	29.7	Enclosed	R2.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	1.5	Enclosed	R2.0	Timber

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Kitchen/Living	Plasterboard	R5.0	No

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	4	Downlights	80	80	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Bedroom 2	5	Downlights	80	80	Sealed
Hall	1	Downlights	80	80	Sealed
Kitchen/Living	12	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
--------------	----------------------------	-------------------	---------------------

Ceil: Ceiling	0.0	0.5	Medium
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

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Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Floor	100 x 50	450	1.50	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance schedule

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

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

Cooling system

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

Heating system

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

Hot water system

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

Pool/spa equipment

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

Onsite renewable energy schedule

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

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

Battery schedule

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

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

Explanatory Notes

About this report

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

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

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

Accredited assessors

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

Glossary

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

Non-accredited assessors (Raters) have no ongoing training requirements and

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Disclaimer

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

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

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

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

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber batts greater than or equal to 20mm thick, closed-cell plastic foams such as polystyrene insulation sheeting, plastic strips or foams, and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.
U-value	the rate of heat transfer through a surface, lower the U-value the better the insulating ability
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Thermal performance
star rating

Generated on 4 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address U29, 13-15 Mahon Ave
Beaconsfield, VIC, 3807

Lot/DP -

NCC Class* Class 2

Floor/all Floors Type New Home

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Plans

Main plan -

Prepared by Colab Architects

Construction and environment

Assessed floor area [m²]*

Conditioned* 60.9

Unconditioned* 5.5

Total 66.4

Garage -

Exposure type

suburban

NatHERS climate zone

62 Moorabbin Airport



Accredited assessor

Name Gary Wertheimer

Business name GIW Environmental Solutions

Email gary@giw.com.au

Phone 0390445111

Accreditation No. DMN/10/2024

Assessor Accrediting Organisation Design Matters National

Declaration of interest No

NCC Requirements

NCC provisions Volume 1

State/Territory variation Yes

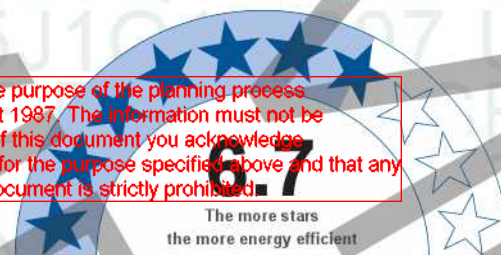
National Construction Code (NCC) requirements

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

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

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

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



94.7 MJ/m²

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

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

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	73.7	21
Load limits	91	28

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

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



About the ratings

Thermal performance rating

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

Whole of Home performance rating

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

Heating & Cooling Load Limits

Additional information

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

Setting options:

Floor type:

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

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

Predicted Whole of Home annual impact by appliance

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Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Certificate check

The checklist covers important items impacting a building's energy rating. It is recommended that the accuracy of the information is checked.

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

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

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Certificate check

Continued

	Approval stage	Construction stage
Assessor checked	Consent authority/surveyor checked	Builder checked
Consent authority/surveyor checked	Occupancy/other	

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?

☐ ☐ ☐ ☐

Insulation installation method

Has the insulation been installed according to the NCC requirements?

☐ ☐ ☐

Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?

☐ ☐ ☐ ☐

Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)

Appliances

Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?

☐ ☐ ☐ ☐

Does the hot water system meet the additional requirements specified in the NCC?

☐ ☐ ☐ ☐

Provisional values* check

Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?

☐ ☐

Other NCC requirements

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

Additional notes

Room schedule

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Room	Zone type	Area [m ²]
Bedroom 1		10.9
Bath	unconditioned	5.5
Bedroom 2	bedroom	14.8
Kitchen/Living	kitchen	35.4

Window and glazed door type and performance

Default* windows

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

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
CAP-061-04 A	Capral 50 Series Awning in 400 Series DG 6-12Ar-6	4.88	0.45	0.43	0.47
CAP-055-35 A	Capral 419 Flushline Fixed Window DG 6/12Ar/6	3.42	0.61	0.58	0.64
CAP-057-09 A	Capral 900 Sliding Door DG 6/12Ar/6	3.81	0.55	0.52	0.58

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	CAP-061-04 A	Opening 7	2000	1333	awning	90.0	N	No
Bedroom 1	CAP-055-35 A	Opening 14	2000	667	fixed	0.0	N	No
Bedroom 2	CAP-061-04 A	Opening 13	2000	1600	awning	90.0	E	Yes
Bedroom 2	CAP-055-35 A	Opening 15	2000	800	fixed	0.0	E	Yes
Kitchen/Living	CAP-055-35 A	Opening 6	2000	807	fixed	0.0	N	No
Kitchen/Living	CAP-061-04 A	Opening 17	2000	1613	awning	90.0	N	No
Kitchen/Living	CAP-057-09 A	Opening 11	2000	2400	sliding	60.0	W	No
Kitchen/Living	CAP-061-04 A	Opening 12	2000	1333	awning	90.0	W	Yes
Kitchen/Living	CAP-055-35 A	Opening 16	2000	967	fixed	0.0	W	Yes
Kitchen/Living	CAP-061-04 A	Opening 9	2000	1000	awning	70.0	W	No

Roof window* type and performance value

Default* roof windows

Substitution tolerance ranges

Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available	This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.				

Custom* roof windows

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

Roof window* schedule

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

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Kitchen/Living	2400	1020	100.0	N

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	13-15 Mahon Ave, Beaconsfield - Int intertenacy walls	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	13-15 Mahon Ave, Beaconsfield - External brick wall	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2600	3618	E	0	No
Bedroom 1	2	2600	3028	N	587	Yes
Bath	1	2600	2227	E	0	No
Bedroom 2	2	2600	3361	S	0	Yes
Bedroom 2	2	2600	3897	E	0	Yes

Bedroom 2	1	2600	1437	N	0	No
Bedroom 2	2	2600	1061	S	0	Yes
Bedroom 2	2	2600	1754	W	748	Yes
Kitchen/Living	2	2600	3691	S	0	Yes
Kitchen/Living	2	2600	379	E	0	Yes
Kitchen/Living	2	2600	281	E	0	Yes
Kitchen/Living	2	2600	3739	N	1640	Yes
Kitchen/Living	2	2600	5783	W	0	Yes
Kitchen/Living	2	2600	3204	W	672	Yes

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Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	38.1	

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 200mm concrete slab	10.8	Enclosed	R2.0	Carpet
Bedroom 1	FR5 - 200mm concrete slab	0.2	Enclosed	R2.0	Carpet
Bath	FR5 - 200mm concrete slab	5.5	Enclosed	R2.0	Tiles
Bedroom 2	FR5 - 200mm concrete slab	9.9	Enclosed	R2.0	Carpet
Bedroom 2	FR5 - 200mm concrete slab	4.8	Enclosed	R2.0	Carpet
Kitchen/Living	FR5 - 200mm concrete slab	1	Enclosed	R2.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	34.4	Enclosed	R2.0	Timber

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom 2	Plasterboard	R5.0	No
Kitchen/Living	Plasterboard	R5.0	No

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	4	Downlights	80	80	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Bedroom 2	7	Downlights	80	80	Sealed
Kitchen/Living	14	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

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Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Ceil: Ceiling	0.0	0.5	Medium
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Floor	100 x 50	450	1.50	0
Cathedral ceiling/flat roof	200 x 75	900	1.50	0

Appliance schedule

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

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

Cooling system

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

Heating system

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

Hot water system

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

Pool/spa equipment

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

Onsite renewable energy schedule

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

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

Battery *schedule*

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

System type

No Whole of Home performance assessment conducted for this certificate.

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Size [battery storage capacity]

Explanatory Notes

About this report

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

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

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

Accredited assessors

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

Glossary

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

Non-accredited assessors (Raters) have no ongoing training requirements and

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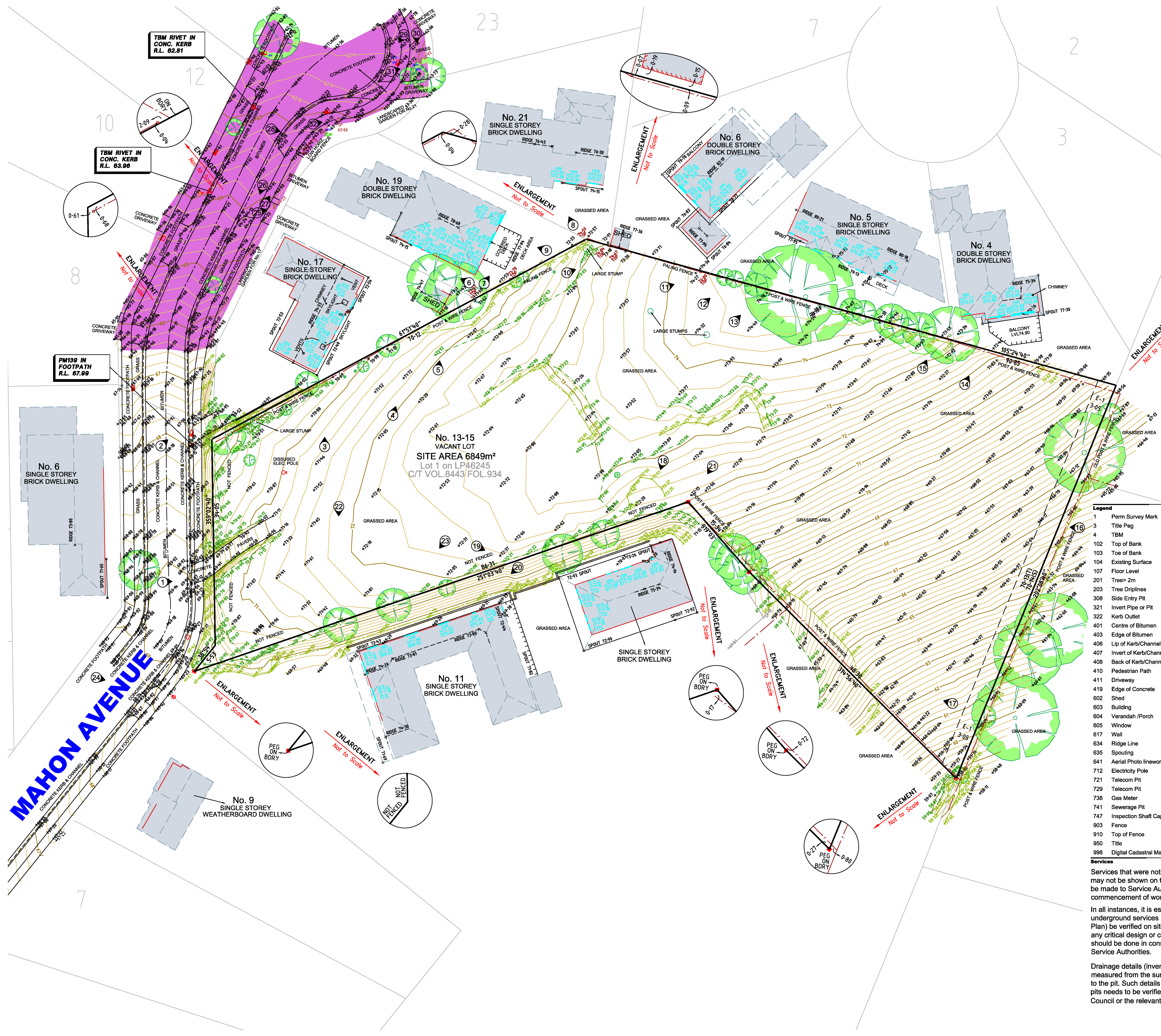
The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

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

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

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

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber batts greater than or equal to 20mm thick, closed-cell plastic foams such as polystyrene insulation sheeting, plastic strips or foams, and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.
U-value	the rate of heat transfer through a surface, lower the U-value the better the insulating ability
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)



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= UPDATE FEATURE & LEVEL SURVEY (February 2022)

Notations
Date of Survey July 2021
Land Subject to Easement E-1 Drainage and Sewerage
This Plan is to be read in conjunction with the attached Surveyors Report.
For Title bearing rotate -8°00'40"
The location of buildings beyond site boundaries are indicative only.
Information relating to abutting properties has only been shown where visible or accessible.
Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).
Internal Title boundaries (Layer 997) are for reference only and not for design purposes.
The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.
Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development.
(S) - Survey
(T) - Title

Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.
HW - Habitable Window
NHW - Non-habitable Window
H - Window head
S - Window sill
Private Open Space is denoted as POS
Refer to Plan Ref:303493-BA & 303493-BB for site photographs.
Direction of photographs shown thus ①
All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.
Levels shown thus 52.3 are to Australian Height Datum vide PM139 with a stated value of RL67.99
Refer to frozen layers with a suffix of -L for levels.
Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.
Contour Interval 0.2 metres.

- Legend**
- 1 Perm Survey Mark
 - 2 Title Peg
 - 3 TBM
 - 102 Top of Bank
 - 103 Toe of Bank
 - 104 Existing Surface
 - 201 Floor Level
 - 207 Tree > 2m
 - 203 Tree Drip-lines
 - 308 Side Entry Pit
 - 321 Invert Pipe or Pit
 - 322 Kerb Outlet
 - 401 Centre of Bitumen
 - 403 Edge of Bitumen
 - 406 Lip of Kerb/Channel
 - 407 Invert of Kerb/Channel
 - 408 Back of Kerb/Channel
 - 410 Pedestrian Path
 - 411 Driveway
 - 419 Edge of Concrete
 - 602 Shed
 - 603 Building
 - 604 Verandah / Porch
 - 605 Window
 - 617 Wall
 - 634 Ridge Line
 - 635 Spouting
 - 641 Aerial Photo linework
 - 712 Electricity Pole
 - 721 Telecom Pit
 - 729 Telecom Pit
 - 738 Gas Meter
 - 741 Sewerage Pit
 - 747 Inspection Shaft Cap
 - 903 Fence
 - 910 Top of Fence
 - 950 Title
 - 998 Digital Cadastral Map Base

Scale	1:300
Certified	Andrei Fijan
Drawn	RP
Date	20/07/2021
Survey Data	303493-06.see
CAD drawing number	303493-AC
Original sheet size	A1
Client	3P's Property Group Pty Ltd
Project	13-15 Mahon Avenue, Beaconsfield
Details	Boundary Re-establishment Feature & Level Survey
Sheet	1 of 1
Job Number	303493

Services
Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.
In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Drainage details (inverts and measured from the surface level to the pit. Such details and the pits needs to be verified again Council or the relevant authority

BEACONSFIELD

MULTI-RESIDENTIAL PROJECT

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Drg#	DRAWING SHEET NAME
TP00	COVER SHEET
TP01	EXISTING SITE CONTEXT
TP02	EXISTING SITE SURVEY
TP03	SITE PLAN
TP04	CLAUSE 55 SITE AREA ANALYSIS
TP05	CLAUSE 55 STANDARD B3-4 ENTRY
TP06	CLAUSE 55 STANDARD B3-5 POS PLAN
TP07	CLAUSE 55 GARDEN AREA
TP08	COMMUNAL OPEN SPACE
TP10	GROUND FLOOR PLAN
TP11	FIRST FLOOR FLOOR PLAN
TP12	ROOF PLAN
TP20	ELEVATIONS
TP21	ELEVATIONS
TP22	ELEVATIONS
TP23	ELEVATIONS
TP24	ELEVATIONS
TP30	SECTIONS
TP31	SECTIONS
TP40	T1, T2, T3 & T4 FUNCTIONAL LAYOUT PLAN
TP41	T5, T6 & T8 FUNCTIONAL LAYOUT PLAN
TP42	T7, T9 & T10 FUNCTIONAL LAYOUT PLAN
TP49	MATERIAL AND COLOUR SCHEDULE
TP50	SHADOWS
TP91	CLAUSE 55 OVERLOOKING GROUND FLOOR
TP92	CLAUSE 55 OVERLOOKING FIRST FLOOR VIEWS
TP93	CLAUSE 55 OVERLOOKING INTERNAL VIEWS

CARPARKING SCHEDULE				
LEVEL	TYPE	WIDTH	LENGTH	QTY
GROUND FLOOR	ResCode 90 Degree	2,600	4,900	42
				42

REVISION HISTORY		
REV	REASON	ISSUE DATE BY
01	RFL_Sep25	18/09/2025 N C

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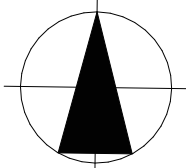
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DRAWN	CHECKED	PLOT DATE	JOB NO.	SCALE
		25/09/2025	21.030	

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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE
COVER SHEET



Lot 10, 49 Smith Street
Fitzroy VIC 3065
T: (03) 9038 8808
E: admin@colabarchitects.com.au
ABN: 97 150 968 497

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ISSUE PURPOSE
TOWN PLANNING

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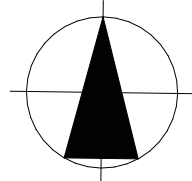
DRAWN CHECKED PLOT DATE JOB NO. SCALE

25/09/2025 21.030 1:250

@A1

PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE
EXISTING SITE CONTEXT



ISSUE PURPOSE
TOWN PLANNING

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ABN: 97 150 968 497

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DRAWING NO.
TP01

REV.

MAHON AVENUE

REVISION HISTORY		ISSUE DATE	BY
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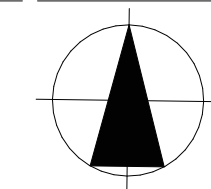
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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE
EXISTING SITE SURVEY



ISSUE PURPOSE
TOWN PLANNING

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DRAWING NO.
TP02

REV.
01



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25/09/2025 21.030 1:250

PROJECT

Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE

SITE PLAN

ISSUE PURPOSE

TOWN PLANNING

DRAWING NO.

TP03

REV.

01

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ABN: 97 150 968 497

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SITE AREAS SCHEDULE

ZONE	AREA	%
SITE AREA	6,850	
PERMEABLE CONCRETE / PAVING	217	3.2%
PERMEABLE	3,140	45.8%
IMPERVIOUS	1,685	24.6%
BUILDING/VERANDA/GARAGE/SHED	1,784	26%
		TOTAL PERMEABLE 49%

REVISION HISTORY		ISSUE DATE	BY
REV	REASON		
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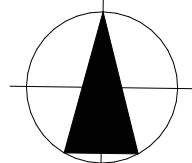
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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE
CLAUSE 55 SITE AREA ANALYSIS



ISSUE PURPOSE
TOWN PLANNING

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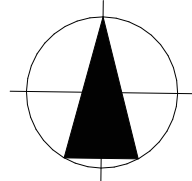
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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE
CLAUSE 55 STANDARD B3-4 ENTRY



ISSUE PURPOSE
TOWN PLANNING

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PRIVATE OPEN SPACE FOR A BALCONY

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 bedroom dwellings	12 square metres	2.4 metres
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres

PRIVATE OPEN SPACE LEGEND			
UNIT NUMBER	M²	UNIT NUMBER	M²
U01_MIN POS	25	U12_MIN POS	25
U01_TOTAL POS	33	U12_TOTAL POS	31
U02_MIN POS BALCONY	8	U13_MIN POS	25
U02_TOTAL POS	12	U13_TOTAL POS	29
U03_MIN POS BALCONY	8	U14_MIN POS	25
U03_TOTAL POS	12	U14_TOTAL POS	28
U04_MIN POS	25	U15_MIN POS	25
U04_TOTAL POS	34	U15_TOTAL POS	33
U05_MIN POS	25	U16_MIN POS	25
U05_TOTAL POS	35	U16_TOTAL POS	60
U06_MIN POS BALCONY	8	U17_MIN POS	25
U06_TOTAL POS	11	U17_TOTAL POS	33
U07_MIN POS	25	U18_MIN POS	28
U07_TOTAL POS	39	U18_TOTAL POS	33
U08_MIN POS BALCONY	8	U19_MIN POS	25
U08_TOTAL POS	11	U19_TOTAL POS	198
U09_MIN POS BALCONY	8	U20_MIN POS	25
U09_TOTAL POS	11	U20_TOTAL POS	227
U10_MIN POS	25	U21_MIN POS	26
U10_TOTAL POS	31	U21_TOTAL POS	270
U11_MIN POS BALCONY	8	U22_MIN POS BALCONY	8
U11_TOTAL POS	11	U22_TOTAL POS	10
U12_MIN POS	25	U23_MIN POS	25
U12_TOTAL POS	31	U23_TOTAL POS	72
U13_MIN POS	25	U24_MIN POS BALCONY	8
U13_TOTAL POS	29	U24_TOTAL POS	10
U14_MIN POS	25	U25_MIN POS	25
U14_TOTAL POS	28	U25_TOTAL POS	84
U15_MIN POS	25	U26_MIN POS	25
U15_TOTAL POS	33	U26_TOTAL POS	66
U16_MIN POS	25	U27_MIN POS BALCONY	8
U16_TOTAL POS	60	U27_TOTAL POS	10
U17_MIN POS	25	U28_MIN POS BALCONY	8
U17_TOTAL POS	33	U28_TOTAL POS	10
U18_MIN POS	28	U29_MIN POS	25
U18_TOTAL POS	33	U29_TOTAL POS	43
U19_MIN POS	25	U30_MIN POS	25
U19_TOTAL POS	198	U30_TOTAL POS	37
U20_MIN POS	25	U31_MIN POS	25
U20_TOTAL POS	227	U31_TOTAL POS	35
U21_MIN POS	26	U32_MIN POS BALCONY	8
U21_TOTAL POS	270	U32_TOTAL POS	12
U22_MIN POS BALCONY	8	U33_MIN POS	25
U22_TOTAL POS	10	U33_TOTAL POS	50

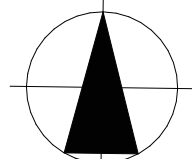
LEGEND			
	STANDARD B3-5 MIN REQUIRED POS		SHARED ACCESSWAY
	GROUND FLOOR TOTAL PRIVATE OPEN SPACE		COMMUNAL OPEN SPACE
	BALCONY TOTAL PRIVATE OPEN SPACE		FIRST FLOOR OVERHANG
	BUILDING FOOTPRINT		DECKING AREA

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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807
DRAWING TITLE
CLAUSE 55 STANDARD B3-5 POS
PLAN



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AR6 GARDEN AREA			
ZONE	AREA		
TOTAL SITE AREA	6,850		
GROUND FLOOR FOOTPRINT	1,737	25.3%	
GAREDN AREA	3,347	48.8%	
FIRST FLOOR OVER HANG	36	<1%	
BALCONY / DECK OVERHANG	174	2.5%	
AREA LESS THAN 1M WIDE NOT COUNTED			

REVISION HISTORY		ISSUE DATE	BY
REV	REASON		
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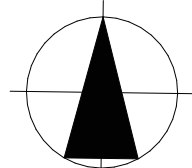
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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE
CLAUSE 55 GARDEN AREA



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TOWN PLANNING

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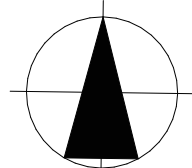
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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE
COMMUNAL OPEN SPACE



ISSUE PURPOSE
TOWN PLANNING

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TP08

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01



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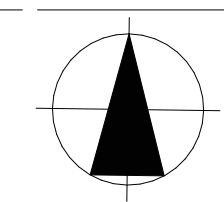
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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

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GROUND FLOOR PLAN



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ISSUE PURPOSE
TOWN PLANNING

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TP10

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01



NOTE:
U3, U6, U8, U10 + U11 GLAZED ELEMENTS TO TO BE SPECTRALLY SELECTIVE GLAZING. REF TP20 AND TP22 FOR FURTHER DETAILS

FLOOR PLAN LEGEND			
	VISITOR CARPARK x6		PERMEABLE PAVING
	COLOURED CONCRETE		TIMBER LOOK DECK
	PERMEABLE CONCRETE		RAIN GARDEN TOTALLING 23M2 MINIMUM. REF WASTE REPORT FOR DETAILS
	FLOOR/ROOF ABOVE		CLOTHES LINE
	AIRCONDITIONER UNIT		2000L WATER TANK *TANK TO BE CONNECTED TO TOILET FLUSHING.
	BIN ZONE - REF WASTE REPORT FOR FURTHER DETAILS		

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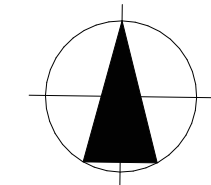
VISITOR CARPARK x6
 FLOOR/ROOF ABOVE
 WT WATER TANK

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PROJECT
Multi Unit Development
13-15 Mahon Avenue
Beaconsfield VIC 3807

DRAWING TITLE
FIRST FLOOR FLOOR PLAN



ISSUE PURPOSE
TOWN PLANNING

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TP11
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01