



**Mullum Creek Design Review Committee**  
Unit 2, 145 Miller Street Thornbury VIC 3071  
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## **GUIDE TO MULLUM CREEK DESIGN AND ESD INCENTIVES** *(up to the value of \$15,000)*

The Mullum Creek Design Guidelines establish minimum standards for environmentally sensitive design (ESD) of both buildings and landscapes on the estate. Of course designs of quality surpassing these minimum standards are encouraged.

To help lot owners realise the Mullum Creek vision, we are offering three general design and ESD incentives. You may choose one, a combination, or all of these incentives. Design incentives 1 and 2 provide for the engagement of building and landscape designers, selected from the consultants listed on our website. ESD incentive 3a is provided to all lot owners, and is delivered by our Design Review Committee (DRC) consultants as part of the ESD review process. ESD incentive 3b helps ensure that your builder properly addresses the ESD features of the approved plans for your home and landscape.

### **SUMMARY**

<b>1. Building design incentive</b>	<b>\$7,000</b> (exc. GST)
<b>2. Landscape design incentive</b>	
a. Schematic landscape design	<b>\$2,500</b> (exc. GST)
b. Plant voucher	<b>\$500</b> (exc. GST)
<b>3. ESD incentive</b>	<b>\$5,000</b> (exc. GST)
a. ESD advice, thermal performance assessment, and life cycle analysis	
b. ESD building inspections	



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## **1. Building design incentive**

### ***Background***

Mullum Creek has selected a group of skilled architects and designers who are experienced in designing homes with a high degree of environmental sensitivity. Our listed practitioners cover a range of price points and visual styles, as you can see from their materials located on the Mullum Creek website. Our Design Review Committee is happy to provide advice on which architects and designers might best fit your needs.

Mullum Creek offers a design incentive to the value of \$7,000 (exc. GST) for an initial concept design for your home by one of the architects and designers listed on the Mullum Creek website.

This incentive is best taken up prior to preparing your application for Step 1 Preliminary Design Review.

### ***The building design incentive includes:***

1. A design consultation with one of our listed architects or designers, providing you with:
  - a) a schematic design showing how you may realise your ideas consistent with the Mullum Creek Guidelines, in the form of sketch plans, elevations and 3D images, an indication of the materials proposed for construction and external cladding, and
  - b) an indication as to the probable order of cost of construction.

Whilst we hope that you'll like the design enough to continue through the DRC approvals process with your selected architect or designer, there is no obligation to continue with either the design or the architect/designer once this incentive is completed.

Lot owners will need to fill in Form 1A and have the form co-signed by their selected architect/designer from the Mullum Creek list to activate this incentive. You can find Form 1A on the Mullum Creek website.

### ***Disclaimer:***

*Where recommendations on architects or building designers are offered by the Mullum Creek DRC, neither the DRC nor Paul Haar Architect can accept liability for any consequences arising from your observance of these recommendations. Please also make your own independent enquiries regarding the suitability of these consultants for your project.*



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## **Landscape design incentive**

### ***Background***

The Mullum Creek Design Guidelines strongly encourage the use of locally indigenous and productive plants, and garden designs and landscapes that enhance the ESD performance of both your and your neighbours' homes.

### ***The landscape design incentive offers:***

1. A landscape design and consultation provided by a landscape architect/designer listed on the Mullum Creek website, to the value of \$2,500 (exc. GST) including:
  - a) advice on the design of your garden and plant selection;
  - b) a schematic landscape plan;
  - c) an indication as to the probable order of cost of construction.
2. A voucher for fruit trees and indigenous plants from approved nurseries to the value of \$500.

You may take up this incentive after you have received Step 1 DRC approval for your building design. As a developed landscape design must be completed and submitted with your application for Step 2 Developed Design Review, we encourage you to take advantage of this incentive as soon as you have received Step 1 approval, as this will ensure the design of your garden and landscape is most effectively integrated with the architectural features of your home.

Lot owners need to fill in Form 2A to activate the landscape design incentive, and have the form co-signed by their selected landscape architect/designer from the Mullum Creek list. You can find Form 2A on the Mullum Creek website.

### ***Disclaimer:***

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## **2. Environmentally Sensitive Design (ESD) incentive**

### ***Background***

Environmentally Sensitive Design (ESD) is fast becoming normal practice in our building industry, with the aim of ensuring our demand for resources does not exceed the earth's capacity to produce the goods and services we rely on. Mullum Creek supports this initiative by encouraging sustainability in design and construction, with incentives to help you achieve a comfortable and economical home with a lower environmental footprint.

### **ESD incentive Part A**

As an adjunct to Mullum Creek's comprehensive design review process, the DRC will provide all lot owners and their designers with specialist and supportive ESD advice. This includes thermal performance assessments as well as advice on the broader life cycle environmental impacts of the products and processes used in construction.

Note: This incentive is now provided to all lot owners by the DRC, and no additional form is required for activation.

### ***ESD advice***

Understanding the principles of ESD can make the process of planning your home in accordance with the Mullum Creek Guidelines much simpler.

The ESD advice incentive includes:

- a) an introductory two-hour consultation for you and/or your designer with our ESD experts, to discuss principles of ESD, and how they might be applied to your chosen site, and
- b) a further 2 hours of advice while you are designing your home, to help you achieve a minimum 7.5 star energy rating and excellent thermal performance, delivering higher levels of comfort and lower energy bills.

Ongoing ESD advice is offered through all design stages and as part of the DRC's review process.



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### ***Thermal performance assessment (energy rating)***

All homes at Mullum Creek must reach the minimum 7.5 star energy rating. An energy rating predicts the amount of energy required in space heating and cooling to maintain comfortable temperatures inside your home. The thermal performance (or energy rating) of your home will be assessed using the *AccuRate* program. The DRC will be using a single accredited *AccuRate* assessor to ensure that all homes are evaluated to the same standards.

Mullum Creek will provide you with a 3-stage process of advice and review by its nominated thermal performance assessor, to help you steer your home design towards the minimum 7.5 star rating. This will also streamline the three-step design approval process.

- Firstly, when you submit for Step 1 Preliminary Design Approval, the assessor will complete a preliminary thermal performance assessment of your design using *AccuRate* software, and will confirm whether you are on track towards achieving a minimum 7.5 star rating or whether adjustments may be necessary. Feedback to you and your designer will assist you to refine your plans if required.
- Secondly, before your plans are submitted to the DRC for Step 2 Developed Design Approval, the assessor will complete a full thermal performance review of your developed design, again using *AccuRate* software. Once the assessment confirms that your developed design achieves the 7.5 star benchmark, the DRC will commence its Step 2 Review.
- Finally, at the Step 3 Review of construction documentation, the assessor will review the drawings and specifications you propose to submit for building approval, to ensure that the detailed design still achieves the 7.5 star energy rating. When confirmed, the assessor will officially certify the energy rating of your home at minimum 7.5 stars, as required by the Mullum Creek Design Guide.

The cost of only one thermal performance review, as undertaken at each of the three steps detailed above, will be covered by Mullum Creek under its ESD Incentive 3A. Additional fees for repeat reviews undertaken by the nominated assessor must be paid for by the lot owner or designer (as agent to lot owner) as agreed directly with the assessor. This will apply where a dwelling design is:

- unable to achieve Mullum Creek's minimum 7.5 star benchmark by optimisation, and so requires re-rating.
- altered significantly between Step reviews, and so requires re-rating.
- submitted for review on a re-sold lot upon which a previously proposed design had its thermal performance assessed under ESD Incentive 3A.



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### ***Life cycle environmental impacts (design support and advice)***

The environmental impact over the lifetime of a home extends beyond the energy it uses in heating and cooling to maintain thermal comfort. For example, carbon dioxide and other greenhouse gases are emitted, finite natural resources are depleted, and other ecological values may be degraded. This starts with the extraction, processing and transport of raw materials, and continues through the production, transportation and erection/installation of building components. Throughout the life of the home, environmental impacts result from the operation of service systems like hot water heaters, lights, cookers and other electrical appliances, as well as from the regular maintenance and replacement of finishes, fixtures and service systems. And at the end of the cycle, when the home is demolished, considerable material resources may be lost to landfill unless they can be readily reused or recycled. The study of these impacts is known as Life Cycle Analysis (LCA).

The DRC will offer ongoing LCA advice during the design process, providing feedback and information to help you in choosing building materials and processes as well as fixtures and fittings, to minimise the broader life cycle environmental impacts of your home. Information packs and other resources on relevant issues will be made available to you, both directly and via the Mullum Creek website.

### **ESD incentive Part B - ESD building inspections**

Experience has shown that the ESD performance of a well designed home can be undercut by insufficient attention to detail in the construction process. For example, inadequate sealing of gaps may compromise the performance of high quality insulation and glazing needed to achieve a high level of thermal efficiency. To mitigate this problem Mullum Creek is offering an incentive to ensure that the ESD initiatives you design into your home are realised in construction, and carried through to the finished product.

Mullum Creek will cover the cost of inspections by our ESD specialists at three key points during construction. Our ESD specialists will liaise with you and your builder to gain access to the construction site, and will report their findings to you and, with your approval, to your designer and/or builder as well.

Under this incentive Mullum Creek will not formally require rectification of outstanding issues as inspections may reveal. It will remain your and/or your designer's responsibility to communicate with your builder on any matters of concern.

Lot owners will need to fill in Form 3 to activate the ESD building inspection incentive, and have the form co-signed by a representative of the DRC.