



Mullum Creek Design Review Committee
Level 1 -75 Railway Road, Blackburn VIC 3130
Ph: 03 9013 0449
info@mullumcreek.com.au
www.mullumcreek.com.au

April 2018

GUIDE TO MULLUM CREEK DESIGN AND ESD INCENTIVES *(up to the value of \$8,000)*

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 a landscape design and an ESD incentive.

The landscape incentive provides for the engagement of Henry Landscape Design, our preferred landscape designer. Jo is an extremely talented landscape designer, and her experience working with the DRC over the last years means that she is eminently placed to create designs that meet the MCDG objectives and requirement.

ESD incentive 2a 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 2b helps ensure that your builder properly addresses the ESD features of the approved plans for your home and landscape.

SUMMARY

1. Landscape design incentive

- | | |
|---|---------------------------|
| a. Schematic landscape design | \$2,500 (exc. GST) |
| b. Reimbursement of up to \$500 for plants purchased at nurseries listed in the Planting Guide. | \$500 (exc. GST) |

2. ESD incentive

- | | |
|--|---------------------------|
| a. ESD advice, thermal performance assessment, and life cycle analysis | \$5,000 (exc. GST) |
| b. ESD building inspections | |



Mullum Creek Design Review Committee
Level 1 -75 Railway Road, Blackburn VIC 3130
Ph: 03 9013 0449
info@mullumcreek.com.au
www.mullumcreek.com.au

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 Henry Landscape Design 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.

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 1a to activate the landscape design incentive, and have the form co-signed by Henry Landscape Design. You can find Form 1a on the Mullum Creek website.

2. Reimbursement of up to \$500 for fruit trees and indigenous plants purchased at nurseries listed in the Planting Guide when relevant receipts are submitted to the DRC. Submitted receipts must itemize the number, type and value of each of the plants purchased in order to enable reimbursement. You can find Form 1b on the Mullum Creek website.

Disclaimer:

Where recommendations on landscape architects or designers are offered by the DRC, neither Mullum Pty. Ltd. Nor Maxa Design 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.



Mullum Creek Design Review Committee
Level 1 -75 Railway Road, Blackburn VIC 3130
Ph: 03 9013 0449
info@mullumcreek.com.au
www.mullumcreek.com.au

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.



Mullum Creek Design Review Committee
Level 1 -75 Railway Road, Blackburn VIC 3130
Ph: 03 9013 0449
info@mullumcreek.com.au
www.mullumcreek.com.au

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 2a. 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 2a.



Mullum Creek Design Review Committee
Level 1 -75 Railway Road, Blackburn VIC 3130
Ph: 03 9013 0449
info@mullumcreek.com.au
www.mullumcreek.com.au

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 2 – Part B to activate the ESD building inspection incentive, and have the form co-signed by a representative of the DRC.