


Notice of Application for a Planning Permit

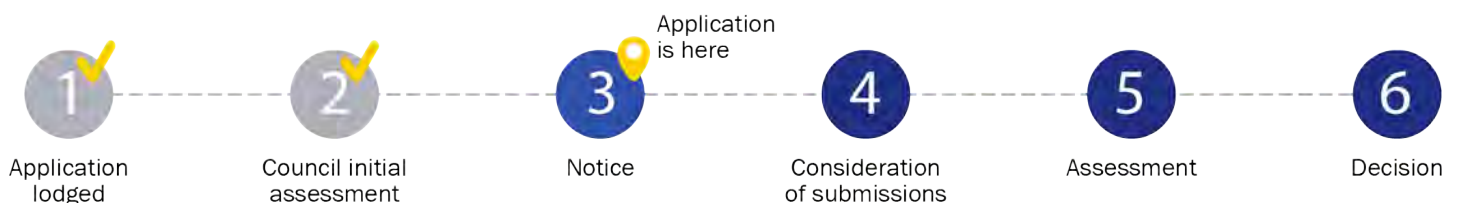
The land affected by the application is located at:	L116 LP13494 V8078 F715 22 Lakeside Drive, Emerald VIC 3782
The application is for a permit to:	Buildings and Works (Extension and Alteration to an Existing Dwelling and Construction of a Shed) and Removal of One (1) Tree

APPLICATION DETAILS

The applicant for the permit is:	Belgraphik Building Design
Application number:	T230639
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: 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:	19 June 2024	
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.	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. If you object, the Responsible Authority will notify you of the decision when it is issued.	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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Application Summary

Portal Reference A42349T6

Basic Information

Proposed Use Additions and Alterations to an existing dwelling and a replacement shed by "others"
Current Use Existing Residence
Cost of Works \$200,000
Site Address 22 Lakeside Drive Emerald 3782

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? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	Belgraphik Building Design	1680/1680/ Burwood Highway Burwood Highway, Belgrave VIC 3160	W: 397-5474 E: info@belgraphik.com
Owner			
Preferred Contact	Belgraphik Building Design	1680/1680/ Burwood Highway Burwood Highway, Belgrave VIC 3160	W: 397-5474 E: info@belgraphik.com

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,383.30	100%	\$1,383.30
	Total		\$1,383.30

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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

Documents Uploaded

Date	Type	Filename
19-12-2023	A Copy of Title	Register Search Statement.pdf
19-12-2023	Alteration statement	Application form.pdf
19-12-2023	Additional Document	Title Plan.pdf
19-12-2023	Additional Document	Shed.pdf
19-12-2023	Site plans	B22-024 Site Plan.pdf
19-12-2023	Existing floor plan	B22-024 Existing Conditions.pdf
19-12-2023	A proposed floor plan	B22-024 Floor plan.pdf
19-12-2023	Proposed elevation plan	B22-024 Elevations 1.pdf
19-12-2023	Proposed elevation plan	B22-024 Elevations 2.pdf
19-12-2023	Additional Document	B22-024 Cover page.pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	Belgraphik Building Design	Burwood Highway, Belgrave VIC 3160	W: 9757-7464 E: info@belgraphik.com
Submission Date	19 December 2023 - 04:52:PM		

Declaration

By ticking this checkbox, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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

VOLUME 08078 FOLIO 715

Security no : 124111417340Y
Produced 19/12/2023 03:59 PM

LAND DESCRIPTION

Lot 116 on Plan of Subdivision 013494.
PARENT TITLE Volume 06653 Folio 496
Created by instrument 2713502 25/03/1955

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE LP013494 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: 22 LAKESIDE DRIVE EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP013494
Number of Pages (excluding this cover sheet)	5
Document Assembled	19/12/2023 15:59

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LP 13494

EDITION 7

PLAN MAY BE LODGED 9.4.31

COLOUR CODE

- E-1 & BL = BLUE G=GREEN
- BR=BROWN P=PURPLE
- Y=YELLOW R=RED
- H=HATCH CH=CROSS HATCH
- R=RED HATCH BL=BLUE HATCH

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND 15.6 FEET WIDE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

ROAD SHOWN HATCHED RED DISCONTINUED WIDE ADJIN L.G.D 371/2 77 8 85

Assistant Registrar of Titles

Neil Hutchins

Lots 86 and 105 consolidated into one lot and numbered lot 105A vide Appn. 18626 SEC.103 19 4 68

Armanfield

PLAN OF SUBDIVISION

Part of Crown Allotments 41E and 40F

PARISH OF NANGANA

and Part of Crown Allotments 53A and 53B

PARISH OF GEMBROOK

COUNTY OF EVELYN
VOL 577 FOL 1143307

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

DEPTH LIMITATION:
50 FEET (C.A. 40F)

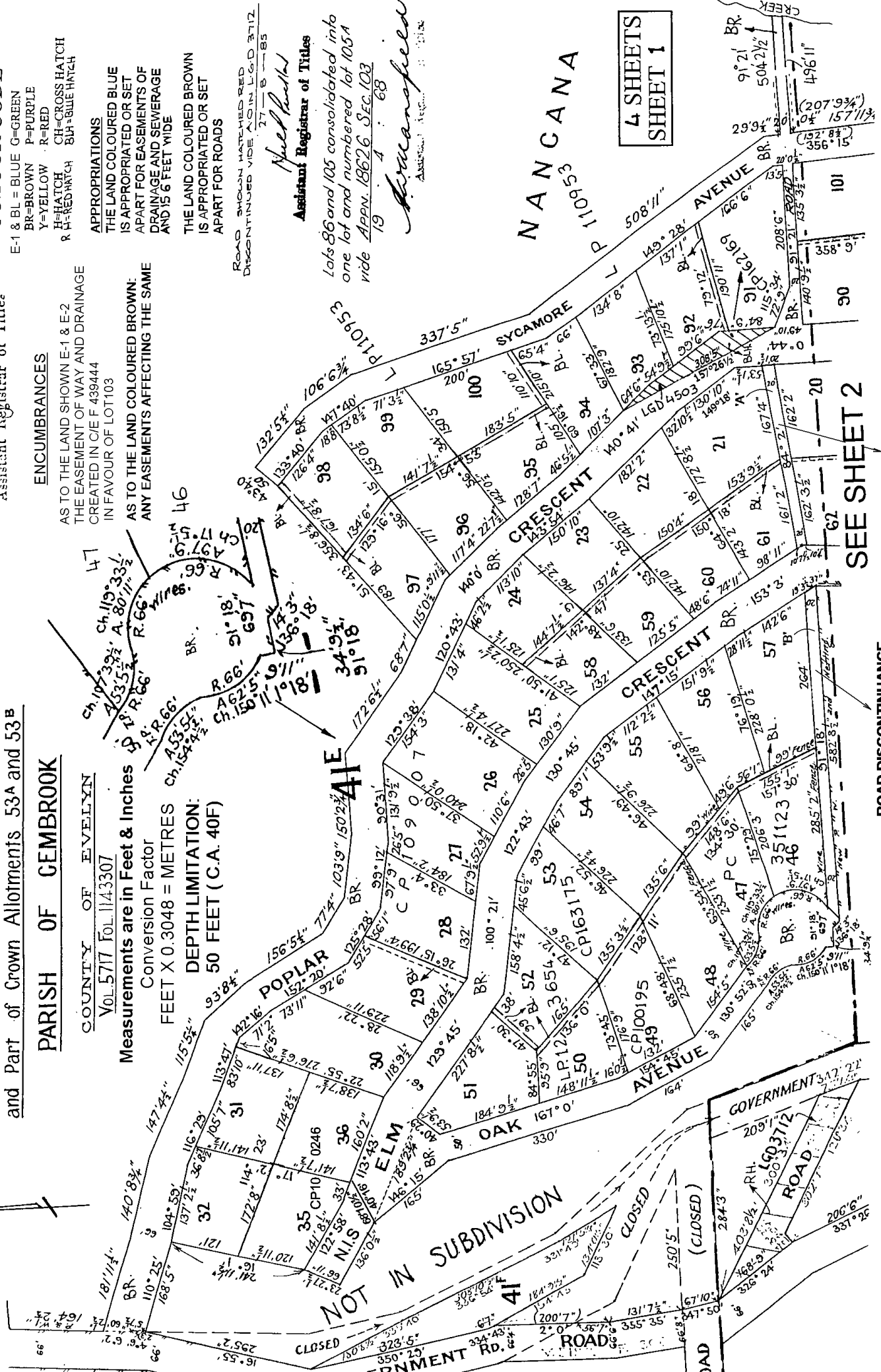
Syvanovic
Assistant Registrar of Titles

ENCUMBRANCES

AS TO THE LAND SHOWN E-1 & E-2 THE EASEMENT OF WAY AND DRAINAGE CREATED IN C/E F 439444 IN FAVOUR OF LOT 103

AS TO THE LAND COLOURED BROWN: ANY EASEMENTS AFFECTING THE SAME

ROAD HATCHED BLUE OVER BROWN HAS BEEN DISCONTINUED WIDE A.O. IN LED 4503 1-5-86



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LP 13494

SEE SHEET 1

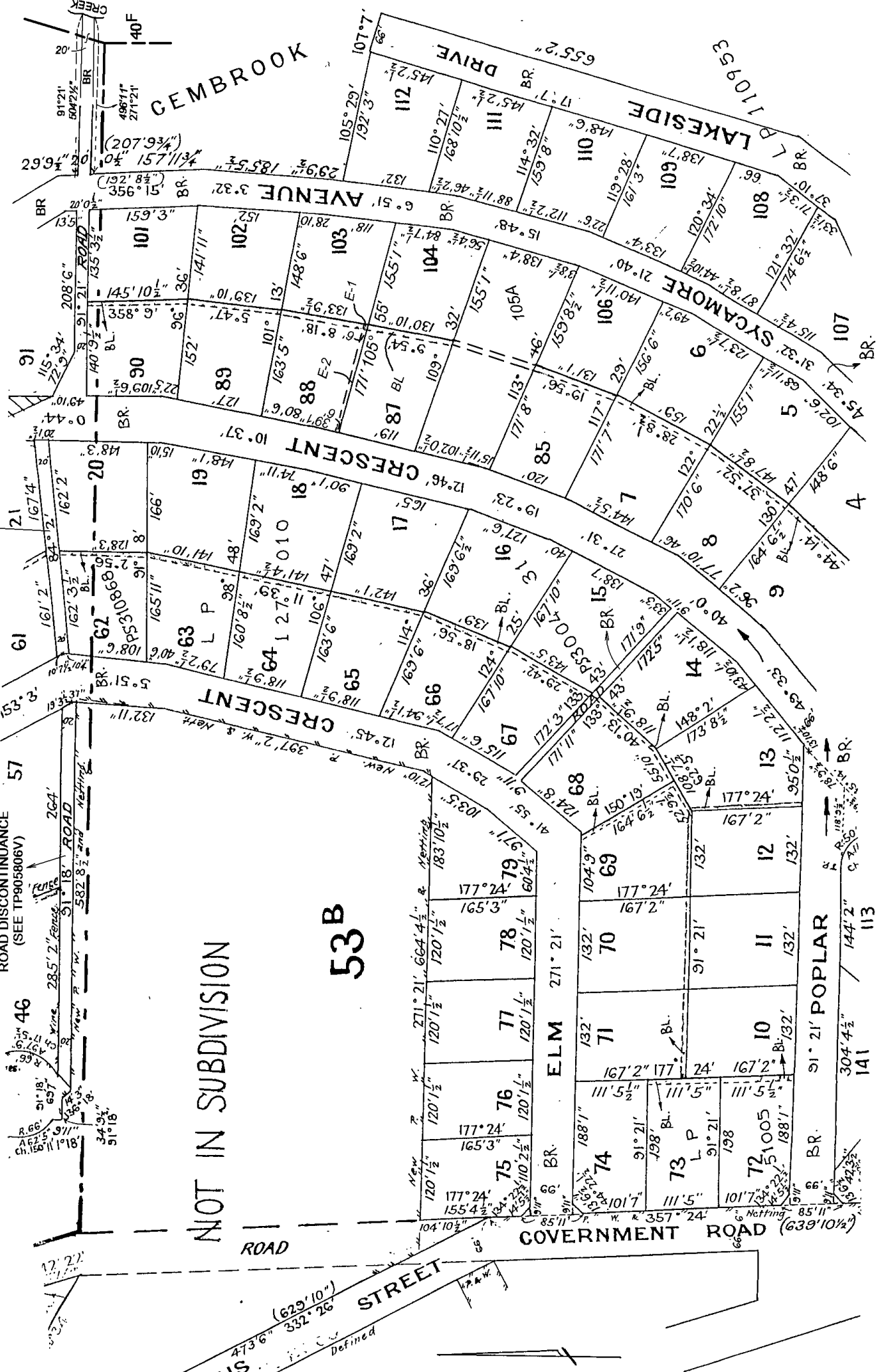
ROAD DISCONTINUANCE
(SEE TP 905797T)

ROAD DISCONTINUANCE
(SEE TP905806V)

NOT IN SUBDIVISION

53B

NOBELIUS STREET
(629'10")
473'6" 332'26"



SEE SHEET 3

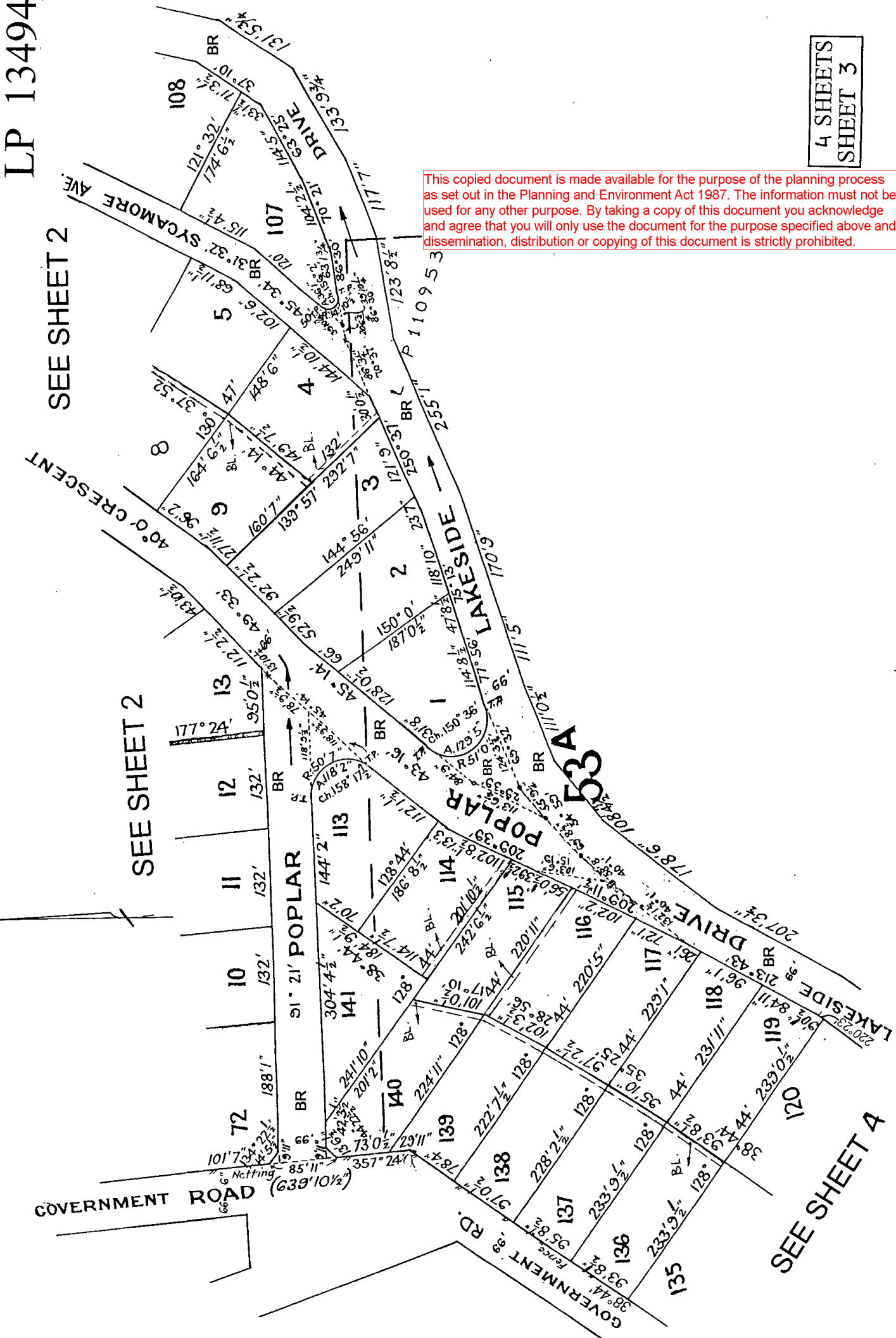
4 SHEETS
SHEET 2

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4 SHEETS
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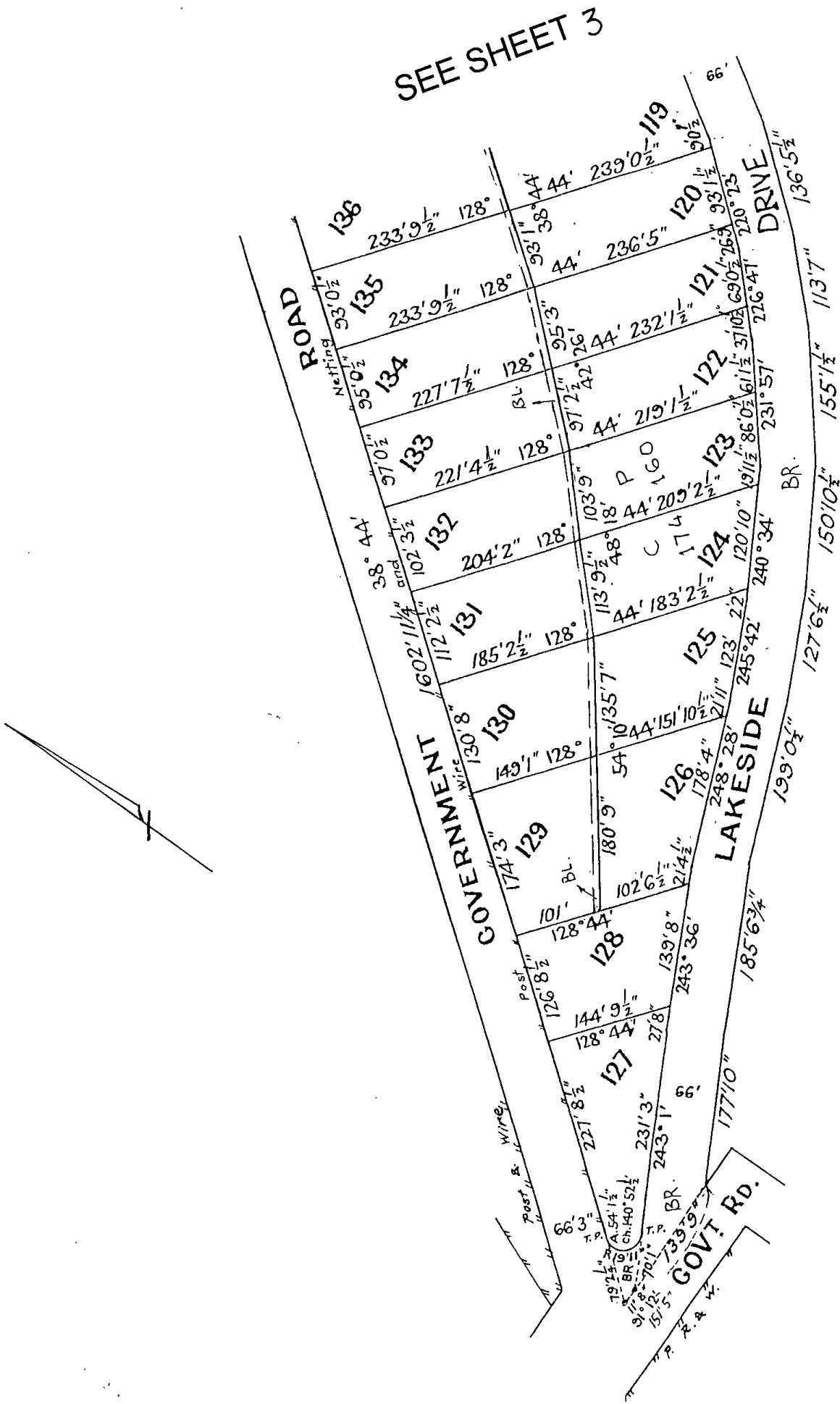
SEE SHEET 2

SEE SHEET 2

SEE SHEET 4

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SEE SHEET 3



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER LP 13494

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 88	E-1 & E-2	CREATION OF EASEMENT	C/E F 439444			2	MLB
LOTS 31, 32, 35 & 36		REMOVAL OF DRAINAGE & SEWERAGE EASEMENT	PS524756U	24/5/2006		3	RCL
'A'		ROAD DISCONTINUANCE (SEE TP 90579TT)	AE963097C	21/03/2007		4	REN
'B'		ROAD DISCONTINUANCE (SEE TP905806V)	AE963099X	21/3/07		5	REN
ELM STREET		DISCONTINUED AS TO PART (SEE TP 894860T)	AH233846H	19/5/10		6	IT
ROAD	BR	EASEMENTS ENHANCED				7	AD

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Planning Permit Application

Details

Site Address:	22 Lakeside Drive, Emerald 3782
Existing Use:	Existing Dwelling
Proposal:	Addition & alterations to existing dwelling, replacement shed by "Others"
Applicant:	Belgraphik Building Design
Zone:	Low Density Residential Zone-Schedule 2 (LDRZ2)
Overlay(s):	BMO, DDO1 & VPO1

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Attached Documents

1 x	Application form
1 x	Copy of Belgraphik Plans including Cover Page, Site Plan, Existing Conditions, Proposed Floor Plans, Elevations and Section.
1 x	Current Copy of Title PS 013494 (Volume 08078, Folio 715)
1x	Garage plans by Aussie Made Garages & Barns

1. The Proposal

This property is zoned Low Density Residential – Schedule 2 (LDRZ2), with Bushfire Management (BMO), Design & Development – Schedule 1 (DDO1) & Vegetation Protection – Schedule 1 (VPO1) Overlays. Permission is requested to construct an addition and internal alterations to the existing dwelling and to replace the existing shed to the rear of the property with a new larger shed by “others.”

Neighbourhood and Site Description

Neighbouring properties consist of residential lots of similar sizes. Buildings include mainly single storey dwellings and associated outbuilding. Materials and finishes are mainly brick construction or timber cladding (weatherboard) and tiled or colorbond roofing. Boundary fences generally consist of wire fences.

The site is regular in shape and is approximately 2,069.63m². It shares a consistent slope with neighbours’ properties. The land slopes upwards from the road from the South-West to the North-East, with a drop of approximately 11m over 67.7m. The existing dwelling is located towards the front of the site.

Proposed Works

The existing dwelling is a three-bedroom, two bathroom building with a combination of weatherboard & brick veneer cladding and an attached carport that is insufficient to meet the property owners’ domestic accommodation needs.

The existing carport, entry, meals, kitchen & bedroom 3, will be reconfigured to provide an open plan kitchen, dining, entry and living area. Bedrooms 1 and 2 will remain and the existing lounge will become bedroom 3. There is therefore no increase to the number of bedrooms. The existing W.C /laundry room will remain a W.C with the laundry relocated to an external wall in a cupboard accessed by bi-fold doors. The existing bathroom will be extended into the existing hallway and reconfigured to provide a new hallway. The roof of the open plan living area, bedroom 2, W.C bath & hallway will be replaced with a skillion colorbond roof to raise the pitching height to 2.7m. The proposed percentage increase is 16.70% at 34.12m². As the increase to the dwelling is less than 50% the BMS is not triggered.

The proposed detached shed area is 99.0m² and will provide parking for two cars and space for storage. It replaces an existing shed in the same location. As the proposed garage area is less than 100m² the BMS is again not triggered. Therefore, no BMS or BMP are included with this application.

The existing cladding of the dwelling will be changed to colorbond in “Monument” or similar, to match the proposed addition. Likewise, the proposed roofing will be colorbond in “Monument” or similar.

There are no issues with overlooking into neighbouring P.O.S. or habitable windows as the proposed addition is less than 800mm above NGL.

2. Planning Zones

32.03 – LOW DENSITY RESIDENTIAL ZONE – Schedule 2 (LDRZ2)	
32.03-4 -- Building and works	
A permit is required to construct or carry out any of the following:	
	Details:
<ul style="list-style-type: none"> A building or works associated with a use in Section 2 of Clause 32.03-1. 	N/A
<ul style="list-style-type: none"> An outbuilding which has dimensions greater than those specified in a schedule to this zone. 	None Specified
This does not apply to structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.	

3. Planning Overlays

44.06 – Bushfire Management Overlay (BMO)	
44.06-2 – Building and works	
A permit is required to construct a building or construct or carry out works associated with the following uses:	
Requirement:	Details:
<ul style="list-style-type: none"> -Accommodation (including a Dependent person's unit) 	Addition to dwelling
This does not apply to any of the following:	
<ul style="list-style-type: none"> An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building. 	Proposed addition = 16.70% increase
<ul style="list-style-type: none"> A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling. 	The proposed shed = 99.0m ²

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43.02- Design & Development Overlay - Schedule 1**43.02-2 – Buildings and Works**

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

<ul style="list-style-type: none"> Any building must be located within the building envelope if one is registered on the plan of subdivision. 	N/A
<ul style="list-style-type: none"> Any building must be set back at least 30 metres from a Transport Zone 2, 20 metres from a Transport Zone 3, 10 metres from any other road, and 5 metres from any other boundary unless the location of the building is within an approved building envelope. 	Building works located approx. 5m from Site boundary
<ul style="list-style-type: none"> Any building or works must be set back at least 60 metres from a waterway 	No waterway within 60m of works
<ul style="list-style-type: none"> If the building is an extension to an existing dwelling. 	The proposed works is an addition to an existing dwelling
<ul style="list-style-type: none"> If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres. 	The proposed shed = 99.0m ²
<ul style="list-style-type: none"> Building materials must be non-reflective or subdued colours which complement the environment. 	The proposed building materials are non-reflective in subdued tones
<ul style="list-style-type: none"> The height of any building must not exceed 7 metres above natural ground level. 	Maximum building height =4.57m above NGL
<ul style="list-style-type: none"> The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion. 	No earthworks greater than 1 meter required
<ul style="list-style-type: none"> The slope of the land on which the buildings and works are undertaken must not exceed 20 percent. 	Slope of land does not exceed 20 percent.
<ul style="list-style-type: none"> The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Natural Resources and Environment, with the exception of Sweet Pittosporum (<i>Pittosporum undulatum</i>). 	No removal of native vegetation required.

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42.02- Vegetation Protection Overlay - Schedule 1		<u>Permit not required</u>
42.02-2 - Permit Requirement		
<ul style="list-style-type: none"> A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay. 	No trees affected	

4. Site Photos

	<p>Photo 1:</p> <p>View from North- West. Photo showing the area of proposed addition & deck and the existing location of the (attached) carport, Bedroom 3 and deck 2.</p>
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Photo 2:

View from the South.

Photo showing the location of the proposed addition. (existing attached carport.)

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Photo 3:

View from the South-East.

Photo showing the existing porch and the location of the proposed patio.

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Photo 4:
Location of existing shed to be replaced with the proposed shed.

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5. Summary

Due to the reasons documented in this letter and summarised below we feel that the application is acceptable for approval as documented.

- Height of Works less than 7m
- No tree removal.
- Materials and finishes are in muted tones and non-reflective
- No overlooking or overshadowing issues
- Minimal earthworks less than 1 meter
- Stormwater from the roof to be drained to LPD

Please let me know if there is anything further you require.

Yours sincerely,



Date: 19/12/23

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PROPOSED ADDITION, ALTERATIONS & REPLACEMENT SHED

22 LAKESIDE DRIVE
EMERALD. 3782

TOWN PLANNING

- SITE PLAN
- EXISTING CONDITIONS PLAN/S
- PROPOSED ADDITION PLAN/S
- ELEVATIONS
- CROSS SECTION/S

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TOWN PLANNING DRAWINGS

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 <p>1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933</p>	 <p>REGISTERED Building Practitioner</p>	<p>Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>T230639 PA RFI</td> <td>10/05/24</td> </tr> <tr> <td>2</td> <td>T230639 PA RFI - SEPTIC LOCATION</td> <td>27/05/24</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Revisions	Date	1	T230639 PA RFI	10/05/24	2	T230639 PA RFI - SEPTIC LOCATION	27/05/24													<p>PROJECT ADDITION, ALTERATIONS TO DWELLING & REPLACEMENT SHED SITE ADDRESS 22 LAKESIDE DR EMERALD 3782 CLIENT [REDACTED]</p>	<p>Title COVER PAGE</p>	
			No.	Revisions	Date																						
1	T230639 PA RFI	10/05/24																									
2	T230639 PA RFI - SEPTIC LOCATION	27/05/24																									
<p>Scale 1:1</p>	<p>UNO</p>	<p>Date MAY 2022</p>	<p>Original paper size A3</p>	<p>Rev'n A</p>	<p>Dwg No. TP1</p>																						
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Site Notes - Additions/Renovations	
Council: Cardinia	
Zone: LDRZ- Schedule 2 ((LDRZ2)	
Overlay(s): BMO , DD01, VPO1,	
Client: [REDACTED]	
Address: 22 Lakeside Dr, Emerald	
Our Ref: B22-024	Date revised: 25/05/2022
Area of Existing: 144.68m ²	
Area of Proposed & Existing: 165.35m ²	
Percentage of Increased Area: 16.70%	
<input type="checkbox"/>	All downpipes to connect to existing SW drainage system & connect to L.P.D. To relevant authority req's
<input type="checkbox"/>	Provide 90mm agy pipe to base of any cut & connect to s.w. via silt pit.
<input type="checkbox"/>	Minimal earthworks less than 1.0m
<input type="checkbox"/>	No trees affected.
<input type="checkbox"/>	Building height does not exceed 7.0m
<input type="checkbox"/>	No overshadowing issues
<input type="checkbox"/>	No overlooking issues (A.) more than 9.0m from neighbour. (D) Floor level less than 800mm above ground level.
<input type="checkbox"/>	The site area covered by buildings does not exceed 60%.
<input type="checkbox"/>	The site area covered by impervious surfaces not to exceed 80%.

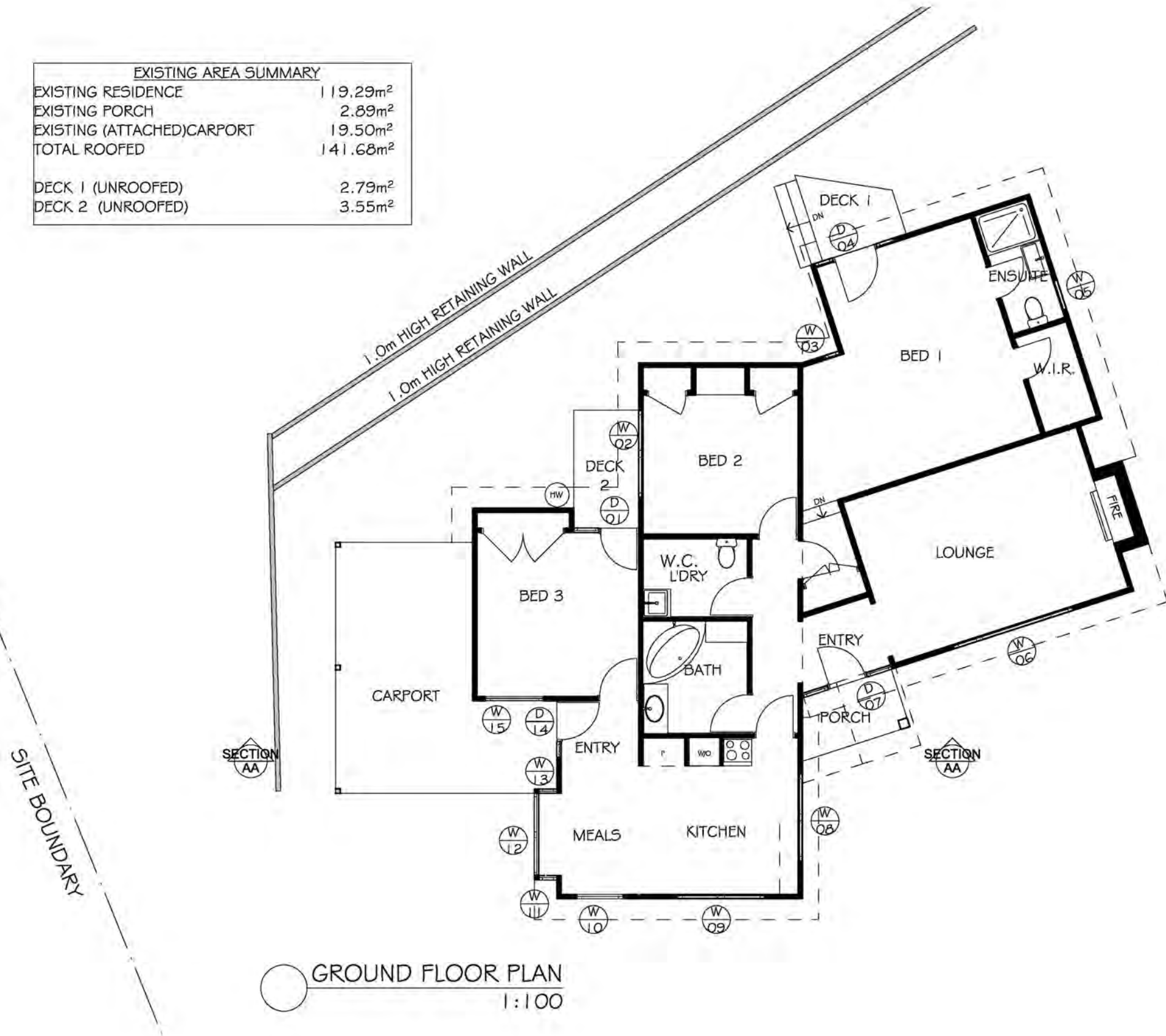


○ ————— SITE PLAN
1:500

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			Scale 1:500 UNO Original paper size A3			Date MAY 2022 Revn A Dwg No. TP2 Proj No. B22-024	

EXISTING AREA SUMMARY	
EXISTING RESIDENCE	119.29m ²
EXISTING PORCH	2.89m ²
EXISTING (ATTACHED) CARPORT	19.50m ²
TOTAL ROOFED	141.68m ²
DECK 1 (UNROOFED)	2.79m ²
DECK 2 (UNROOFED)	3.55m ²



○ GROUND FLOOR PLAN
1:100

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No.	Revisions	Date
1	T230639 PA RFI	10/05/24
2	T230639 PA RFI - SEPTIC LOCATION	27/05/24



PROJECT
ADDITION, ALTERATIONS TO DWELLING &
REPLACEMENT SHED
SITE ADDRESS
**22 LAKESIDE DR
EMERALD 3782**
CLIENT
[REDACTED]

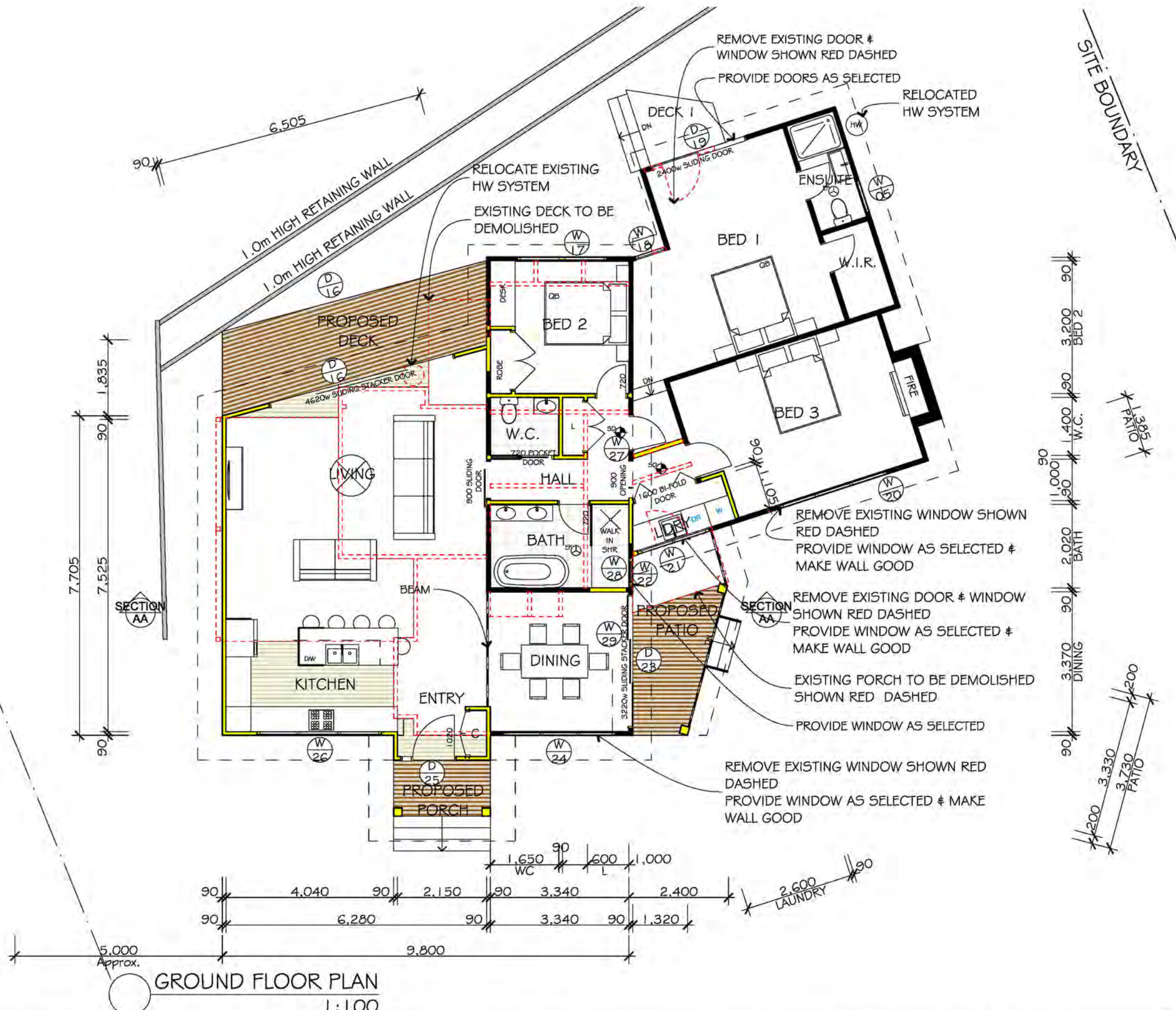
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EXISTING CONDITIONS		
Scale	1:100	UNO
Date	MAY 2022	
Revn	A	
Dwg No.	TP3	
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EXISTING AREA SUMMARY	
EXISTING RESIDENCE	119.29m ²
EXISTING PORCH	2.89m ²
EXISTING (ATTACHED) CARPORT	19.50m ²
TOTAL ROOFED (LESS DEMOLISHED)	119.29m ²
DECK 1 (UNROOFED)	2.79m ²
DECK 2 (UNROOFED)	3.55m ²

PROPOSED AREA SUMMARY	
ADDITION	34.12m ²
PATIO	8.75m ²
PORCH	3.15m ²
TOTAL ROOFED	46.06m ²
DECK (UNROOFED)	12.97m ²
PROPOSED + EXISTING (LESS DEMOLISHED)	
165.35m ²	
INCREASE TO ROOFED AREA	
16.70%	

LEGEND:
 SMOKE DETECTOR
 EXHAUST FAN

NOTE:
 WALLS TO BE DEMOLISHED SHOWN RED DASHED

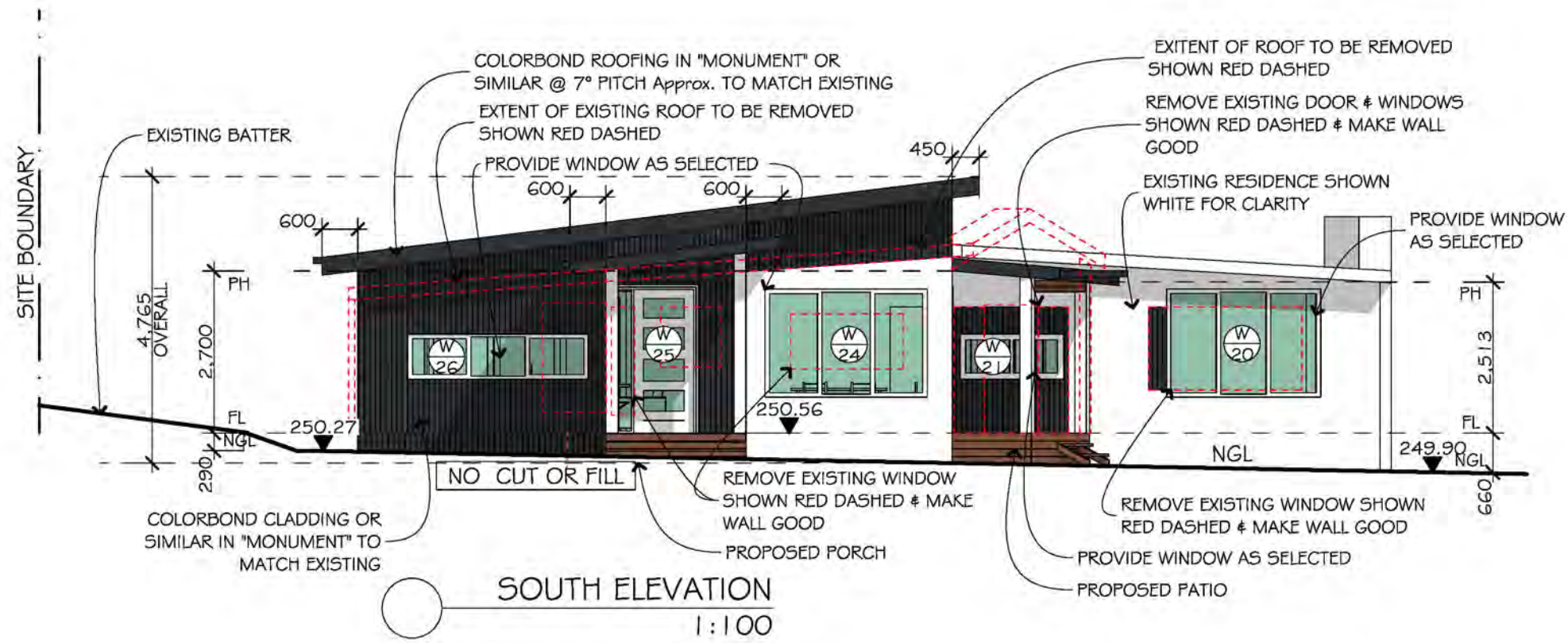


GROUND FLOOR PLAN
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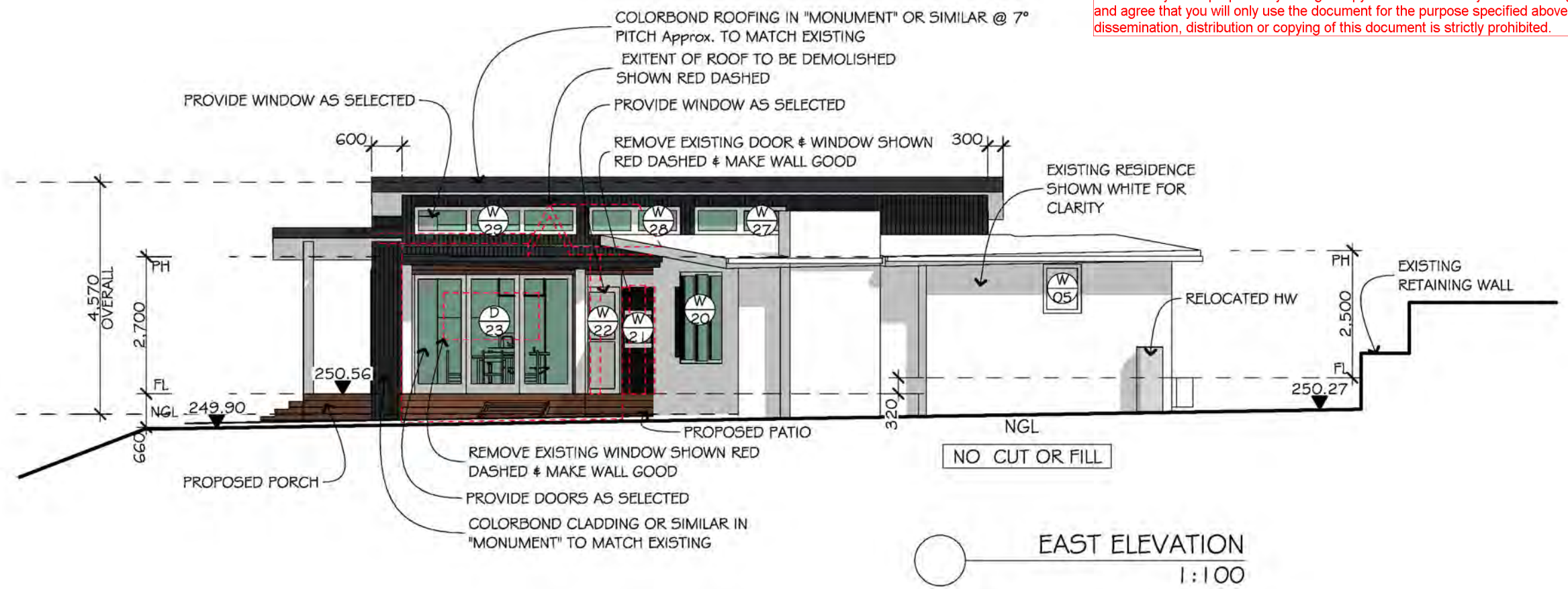
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		No.	Revisions	Date												
1	T230639 PA RFI	10/05/24														
2	T230639 PA RFI - SEPTIC LOCATION	27/05/24														
Scale 1:100	UNO	Date MAY 2022	Original paper size A3	Ravn A	Dwg No. TP4	Proj No. B22-024										



SOUTH ELEVATION
1:100

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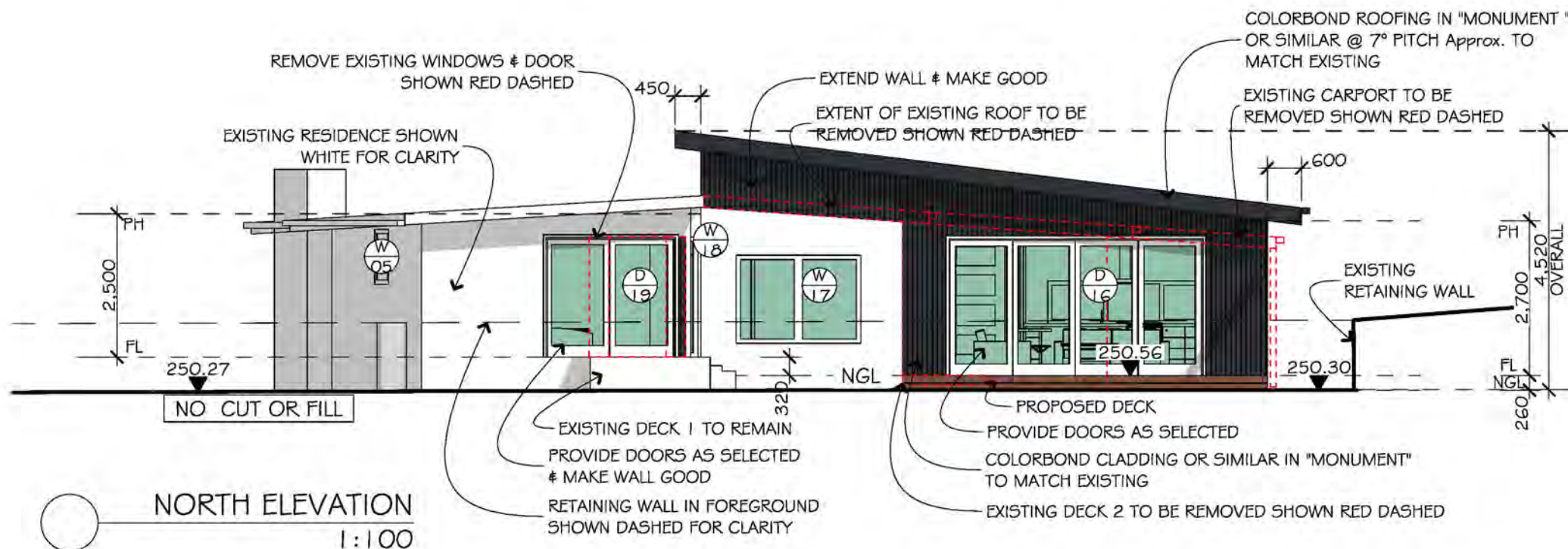


EAST ELEVATION
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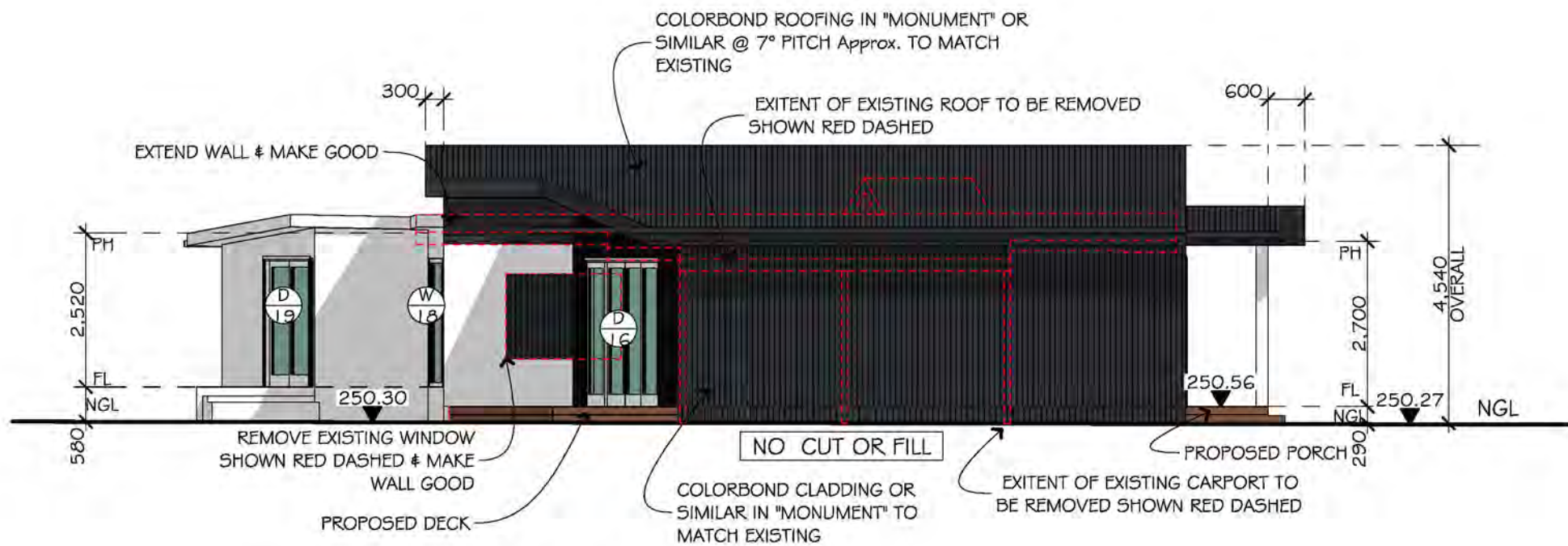
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			No.	Revisions	Date									
1	T230639 PA RFI	10/05/24												
2	T230639 PA RFI - SEPTIC LOCATION	27/05/24												
<p>Scale: 1:100 UNO Date: MAY 2022</p> <p>Original paper size: A3 Ravn: A</p> <p>Drawn: [REDACTED] Dwg No.: TP5</p> <p>© Copyright. Reproduction of plans in whole or part prohibited Proj No.: B22-024</p>														

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NORTH ELEVATION
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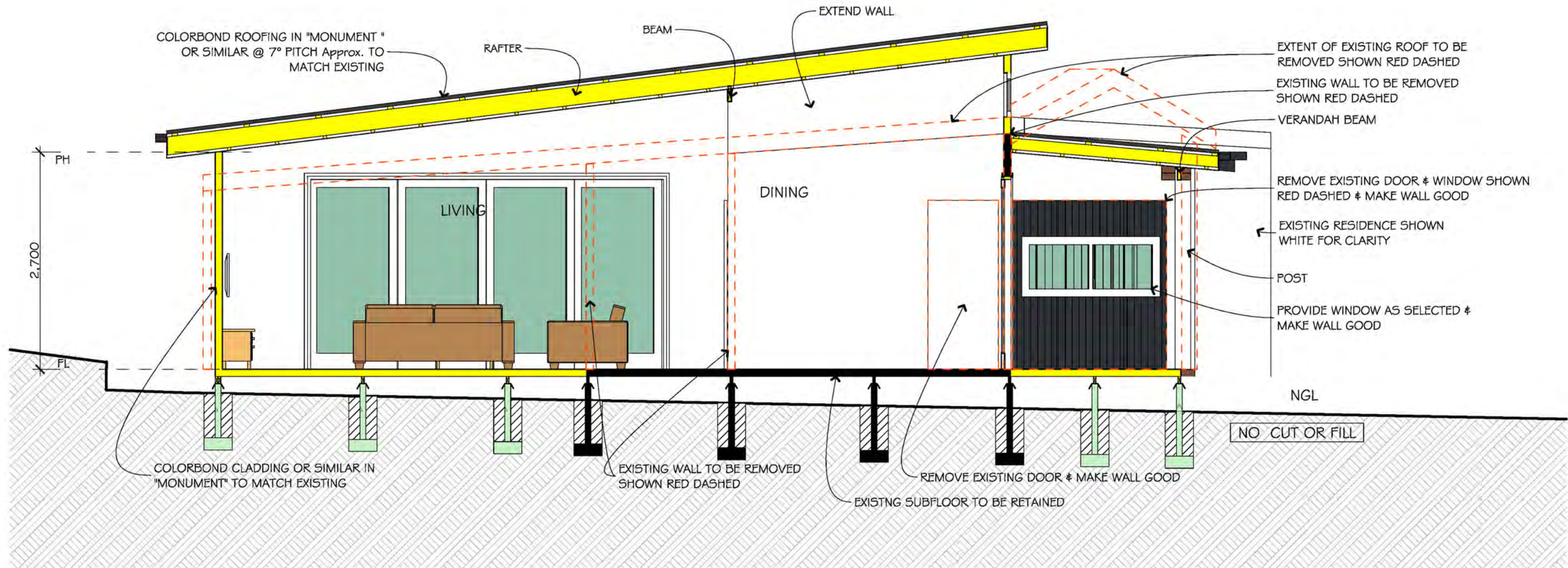
WEST ELEVATION
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		<p>Scale 1:100 UNO</p> <p>Original paper size A3</p>		<p>Date MAY 2022</p> <p>Rev'n A</p> <p>Dwg No. TP6</p> <p>Proj No. B22-024</p>	





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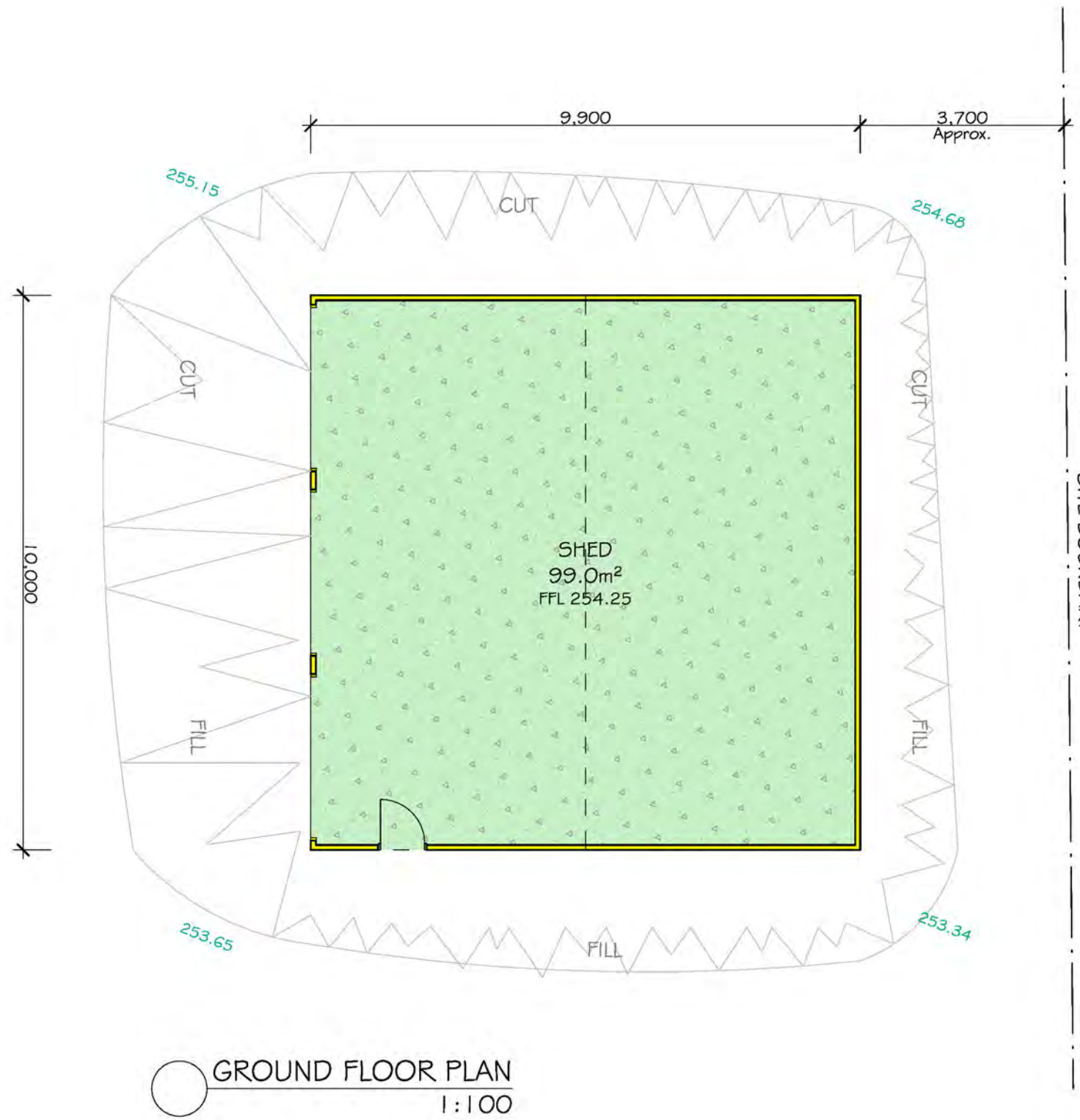


SECTION AA
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			Scale 1:50 Original paper size A3	UNO A3		Date MAY 2022 Revn A Dwg No. TP7 Proj No. B22-024

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			Scale 1:100 UNO				Date MAY 2022	Original paper size A3

Arboricultural Impact Assessment Report

Thursday, 2 May 2024

Site Address:

22 Lakeside Drive, Emerald

Prepared for:

[Redacted]

Prepared by:

[Redacted]

Version 1

Document control		
Version 1	Original	02/05/2024

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1. EXECUTIVE SUMMARY

The purpose of this report is to provide the findings of an assessment of thirteen (13) individual trees adjacent proposed works. The retention value, statutory controls and the impact of the proposed works are to be determined for the surveyed trees with tree protection measures, alternative construction measures, and modification to the design as required to be provided to ensure that retained trees will not be adversely impacted. AS 4970-2009, Protection of Trees on Development Sites has been referenced and all measurements are based on the standard.

A site visit was conducted on Monday, 8 April 2024 for the purposes of data collection and to assess tree and site conditions.

Proposed works are for extension to the existing dwelling and construction of a new garage in the rear yard.

The majority of the trees surveyed adjacent the proposed works are exempt under the provisions of clause 52.12 or the VPO1

Four (4) trees are located within the footprint of the proposed new garage and cannot be retained.

Two large trees to the north of the proposed garage will not be impacted with minimal protection measures required during works.

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2. SCOPE AND REPORT OBJECTIVES

This report is prepared at the request of [REDACTED] to prepare an Arboricultural Impact Assessment Report incorporating an Arboricultural Assessment in accordance with Australian Standard AS4970-2009 Protection of Trees on Development Sites as part of supporting documentation for proposed works.

The report covers in detail thirteen (13) individual tree features adjacent proposed works.

The report objectives are:

- To number and identify to Genus/Species any tree features that may be impacted by proposed works;
- To assess the vigour, structure and overall condition of the surveyed trees;
- To provide an arboricultural value based on observed characteristics;
- To determine the statutory controls for removal of the surveyed trees;
- To determine the impact of the proposed works in accordance with AS4970-2009 and provide general tree protection guidelines;
- Provide recommendations for alternative construction techniques or modification to the design as required; and
- Provide management methodology to ensure the ongoing viability of retained trees.

3. FACTS, MATTERS AND ASSUMPTIONS

- It is assumed that the root distribution of all trees on site is largely symmetrical unless otherwise stated and that no previous root damage has occurred where none is currently visible;
- It is assumed that the growing conditions for the subject trees does not manifestly change over the time prior, during or after the proposed development takes place other than as a result of proposed works;
- It is assumed that all drawings and their contents used in preparation of this report are true and correct; and
- Any Feature survey and landscape plans are included for illustrative purposes only

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4. SITE ANALYSIS AND SURVEY METHODOLOGY

4.1. Site Analysis

The subject site is a rectangular lot of 2060m² currently occupied by a domestic dwelling and small shed in the rear yard. The site slopes from the north to south by 11 metres. The site is accessed via an existing driveway, which enters the site on the south western corner of the lot. A gravel driveway runs parallel to the western boundary and provides vehicle access to the existing shed in the rear yard.

Existing retaining walls sit to the north and west of the dwelling with no other site cuts and retaining walls present.

Vegetation on the site is a mix of exotic and native trees with several weed species present and are likely to be self-sown.

4.2. Planning and Local Regulations

The subject site is located at 22 Lakeside Drive, Emerald within the Shire of Cardinia. The site is zoned a *Low Density Residential Zone – Schedule 2 (LDRZ2)*, *Vegetation Protection Overlay – Schedule 1 (VPO1)*, *Design and Development Overlay – Schedule 1 (DDO1)*, and *Bushfire Management Overlay (BMO)* with no other planning overlays present.

Vegetation removal on the subject site and neighbouring private properties is subject to the VPO1 with various species are exempt.

As the site sits within a BMO, various exemptions apply for removal of vegetation

4.3. Survey Methodology

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Simon Molloy of Molloy Arboriculture Pty Ltd conducted a site visit on Monday, 8 April 2024 for the purposes of data collection and to assess tree and site conditions. Detailed data is contained within the Tree Data table in section 8 and tree numbers correspond to the plan located at section 10.

- The subject trees were identified to Genus/Species in the field and is considered as common with no samples taken for further identification;
- The subject trees were assessed from observations made as viewed from ground level with no trees climbed to conduct an upper canopy inspection. Assessment was

Arboricultural Impact Assessment Report

limited only to parts of the trees visible with defects not visible from the ground excluded from any discussion or recommendations;

- A digital camera was used at ground level to gather photographic evidence. No alterations have been made to any photographs;
- Tree data was recorded digitally using a hand held PDA and converted to an Excel® spreadsheet;
- Height has been measured using a Nikon Forestry Pro hypsometer with canopy width paced out on site. Canopy width is the widest point of the canopy in a single direction;
- Trunk diameter was measured at 1.4 metres (nominal) above ground level using a diameter tape;
- Data has been collected to calculate the Tree Protection Zone (T.P.Z.) and Structural Root Zone (S.R.Z.) in accordance with *AS4970-2009 Protection of Trees on Development Sites*;
- Aerial imagery provided by Nearmap has been assessed; and
- No soil, plant material or pest and disease samples were taken for further assessment;

4.4. Documents Viewed

The following documents have been viewed during the preparation of this report:

- Plans of proposed works prepared by Belgraphik Building Design dated 23/03/2024;
- Feature and Level survey prepared by Nobelius Land Surveyors dated 22/02/2024
- Department of Environment, Land, Water And Planning (2018) Planning Property Report, 22 Lakeside Drive, Emerald [accessed from <http://mapshare.maps.vic.gov.au/vicplan/> , on 08/04/2024];
- Aerial imagery of the site

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Arboricultural Impact Assessment Report

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5. OBSERVATIONS

Thirteen (13) individual trees located within the subject site were assessed in detailed with tree data contained within the table at section 8.

The vigour of the surveyed trees has been determined by assessing foliage colour, size, and density, shoot initiation, and elongation when compared to a typical specimen of the species with all considered to exhibit the typical to better vigour of the species when grown in similar environmental conditions.

The structure of the surveyed trees has been assessed against a typical example of the species and modern arboricultural principles with trees 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, and 13 displaying the typical structure of the species. Trees 5 and 12 displayed poor to very poor structure with tree 12 comprised of suckers from ground level.

The arboricultural value of the trees assessed relates to a combination of factors including tree, vigour, structure, and age and amenity value. The amenity of the tree relates to a trees functional, aesthetic and biological characteristics in an urban context and does not relate any conservation or ecological values as place on trees by other professions.

Table 1: Arboricultural Value of surveyed trees

Arboricultural Value	No. of Trees	Tree numbers
Moderate	3	1, 2, 3 & 13
Low	2	4, 5, 6, 7, 8, 9, 10, 11, & 12

Moderate rated trees generally exhibit the typical form, structure, and vigour of the species and provide some contribution to the landscape. These trees are generally commonly planted species that are performing as expected.

Low value trees are generally small juvenile trees, exhibit significant structural defects, exhibit poor vigour or are considered an environmental weed species. Low value trees within adjacent private and public properties must be protected.

Trees 3 and 13 require a permit for removal under the provisions of the VPO1 with all other trees exempt either due to location or due to species.

The proposed works are considered minor with new decks to be constructed and the existing carport to be converted to internal rooms and extended. No excavations are to occur to the north or east of the dwelling with existing retaining walls to be retained.



Photograph 1: Carport with existing retaining wall adjacent tree 2



Photograph 2: Existing retaining wall to north of dwelling

The rear of the site is accessed via a gravel driveway, which opens to a grassed area with the existing shed to the eastern boundary. The new garage is to replace the existing sheds and use the current access. Due to the slope of the land, a retaining wall is expected to be required to allow for construction of the shed with these typically offset from the building by a minimum of 1 metre.



Photograph 3: Existing sheds and grassed area to north of dwelling

6. IMPACT ASSESSMENT

A desktop assessment of the level of encroachment into the calculated T.P.Z. of tree 3 and 4 was made using a pdf of proposed works. All other trees surveyed are exempt from a permit due to the provisions of clause 52.12 *Bushfire Exemptions* or the exemptions contained within the VPO1.

The encroachment of the proposed works has been calculated by determining the Tree Protection Zone and Structural Root Zone (radial measurement from the centre of the trunk) for each tree in accordance with *AS4970-2009 Protection of Trees on Development Sites*. A “Minor” encroachment is considered under 10% with a “Major” encroachment more than 10% or any encroachment into the Structural Root Zone. The following table provides the T.P.Z., S.R.Z., the area in m² of the T.P.Z., encroachment expressed in m² and as a percentage.

Table 2: Encroachment calculations

Tree #	Botanical Name	Common Name	DBH (cm)	TPZ	TPZ m ²	TPZ loss m ²	TPZ loss %
3	<i>Eucalyptus radiata</i>	Narrow Leaved Peppermint	65	6.48	131.91m ²	0m ²	0%
4	<i>Acer pseudoplatanus</i>	Sycamore Maple	55	4.8	72.38m ²	0m ²	0%

#Note: *DBH (Diameter at Breast Height)* is measured at 1.4m (nominal) from natural ground level, *T.P.Z.* is the Tree Protection Zone in metres in a radius from the centre of the tree trunk, and *S.R.Z.* is the Structural Root Zone in metres in a radius from the centre of the tree trunk. These measurements and distances are calculated in accordance with *AS4970-2009 Protection of Trees on Development Sites*.

New works do not encroach into the TPZ of trees 3 and 4.

Trees 1, 5, 9, 10, 11, and 12 require removal to allow for proposed construction works.

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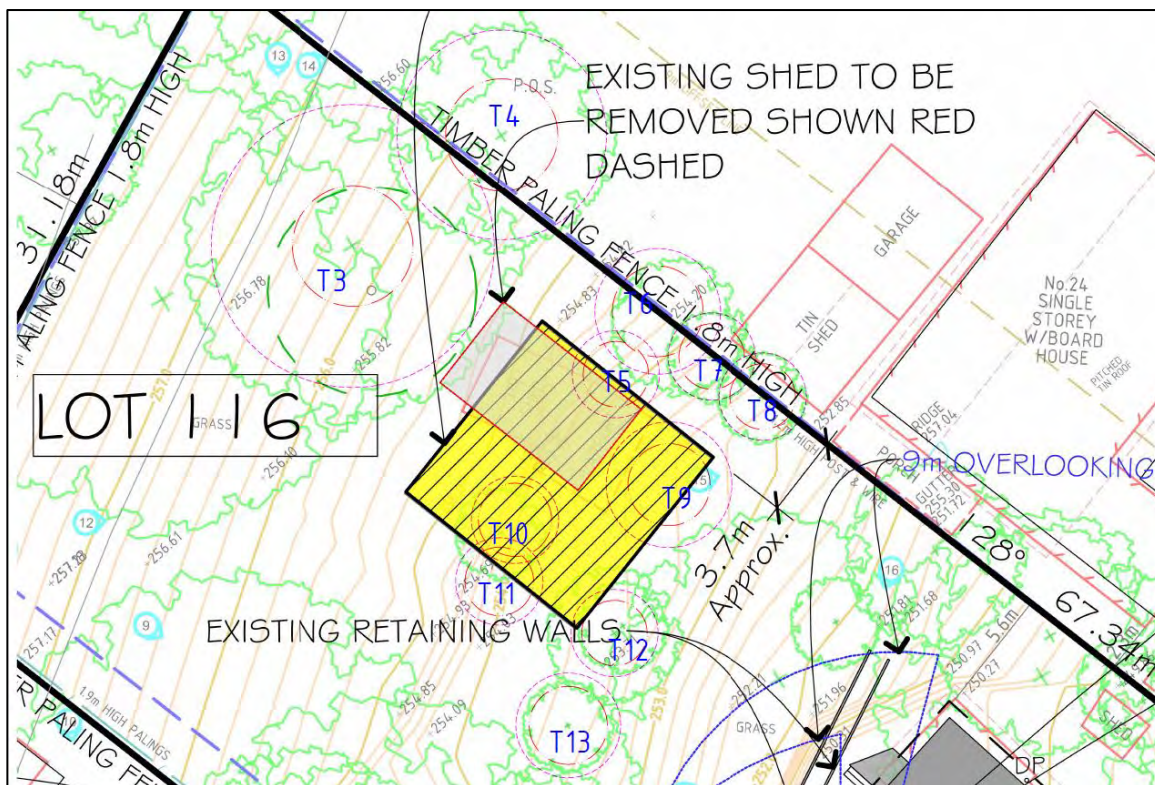


Figure 1: New works adjacent trees 3 and 4

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7. CONCLUSIONS AND RECOMMENDATIONS

The subject site is heavily vegetated with a mix of exotic and native species.

Proposed works are for minor additions to the existing dwelling and construction of a new garage to the rear (north) of the dwelling.

All vegetation within 10 metres of the existing dwelling and 1 to 4 metres from an existing fence are exempt from a permit for removal under the provisions of clause 52.12 *Bushfire Exemptions* and includes trees 1, 2, 6, 7, and 8.

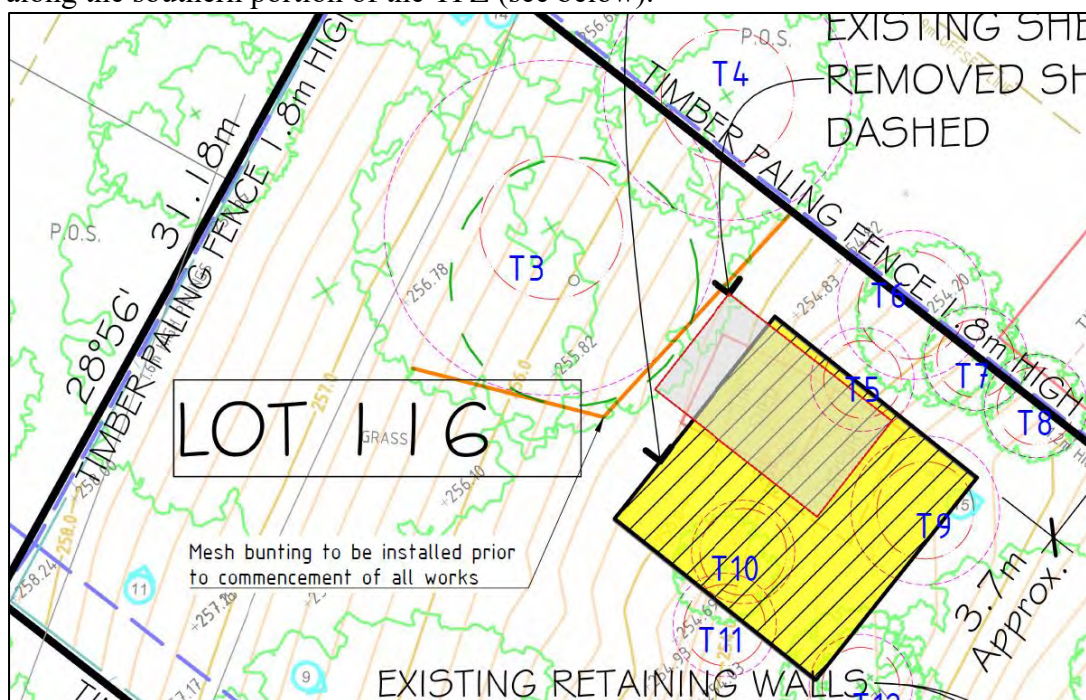
Trees 4, 7, 8, 9, 10, 11 and 12 are listed as exempt species within the table at clause 42.02 *Vegetation Protection Overlay schedule 1*.

Trees 1, 2, 5, 6, 7, and 8 are recommended to be removed due to their close proximity to existing structures and the potential for future impacts if retained.

The proposed shed in the rear yard of the site will not affect trees 3 and 4 with minimal protection required during works.

7.1. General Tree Protection Guidelines

Tree 3 must be adequately protected during all works on the site including excavation, and construction with orange mesh bunting held securely in place by star pickets erected along the southern portion of the TPZ (see below).



The following recommendations are general in nature and provide advice for further protection of retained trees.

Activities generally excluded from the T.P.Z. include but are not limited to:

- machine excavation including trenching
- excavation for silt fencing
- cultivation
- storage of materials
- 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
- physical damage to the tree

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8. TREE DATA

Tree #	Botanical Name	Common Name	Height (m)	Width (m)	DBH (cm)	DAB (cm)	Vigour	Structure	ULE	Origin	Age Class	Arb. Value	TPZ (m)	SRZ (m)
1	<i>Trachycarpus fortunei</i>	Chinese Windmill Palm	12.2	6	20	20	Good	Good	20+	Exotic	Mature	Moderate	2.4	1.68
2	<i>Acacia melanoxylon</i>	Blackwood	15.4	8	34	42	Good	Good	20+	Indigenous	Mature	Moderate	4.08	2.3
3	<i>Eucalyptus radiata</i>	Narrow Leaved Peppermint	25.2	12	54	65	Good	Fair	20+	Indigenous	Mature	Moderate	6.48	2.76
4	<i>Acer pseudoplatanus</i>	Sycamore Maple	17	15	40	55	Good	Good	20+	Exotic	Mature	Low	4.8	2.57
5	<i>Acacia melanoxylon</i>	Blackwood	10	3	10	12	Good	Poor	0-5	Indigenous	Juvenile	Low	2	1.5
6	<i>Eucalyptus radiata</i>	Narrow Leaved Peppermint	15	6	24	33	Good	Fair	20+	Indigenous	Juvenile	Low	2.88	2.08
7	<i>Pittosporum undulatum</i>	Sweet Pittosporum	6	4	10	12	Good	Fair	20+	Indigenous	Mature	Low	2	1.5

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Tree #	Botanical Name	Common Name	Height (m)	Width (m)	DBH (cm)	DAB (cm)	Vigour	Structure	ULE	Origin	Age Class	Arb. Value	TPZ (m)	SRZ (m)
8	<i>Solanum mauritianum</i>	Wild Tobacco	5	5	12	14	Good	Good	20+	Exotic	Mature	Low	2	1.5
9	<i>Prunus x subhirtella</i>	Flowering Cherry	4	4	24	26	Good	Good	20+	Exotic	Mature	Low	2.88	1.88
10	<i>Prunus domestica</i>	Common Plum	5	5	2/2/3/2/4/ 3/3/2/3/3/ 2/2/3/3/3/ 3/ (10)	20	Good	Good	20+	Exotic	Mature	Low	2	1.68
11	<i>Malus domestica</i>	Apple	5	5	8/8/10/3/4 (16)	12/12	Good	Good	20+	Exotic	Mature	Low	2	1.57
12	<i>Cornus capita</i>	Dogwood	4	4	Multi stemmed	Multi stemmed	Good	V. Poor	10-20	Exotic	Mature	Low	2	1.5
13	<i>Thuja plicata</i>	Western Red Cedar	8.8	5	20	23	Good	Good	20+	Exotic	Mature	Moderate	2.4	1.79

Table -31: Tree data

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9. PHOTOGRAPHIC CATALOGUE



Photograph 4: Tree 1



Photograph 2: Tree 2



Photograph 6: Tree 5 with tree 3 in background



Photograph 7: Trees 6, 7 and 8. Tree 4 in background



Photograph 8: Stems of Trees 6 and 7 adjacent existing fence.



Photograph 9: Tree 9 adjacent existing shed



Photograph 10: Tree 10



Photograph 11: Tree 11

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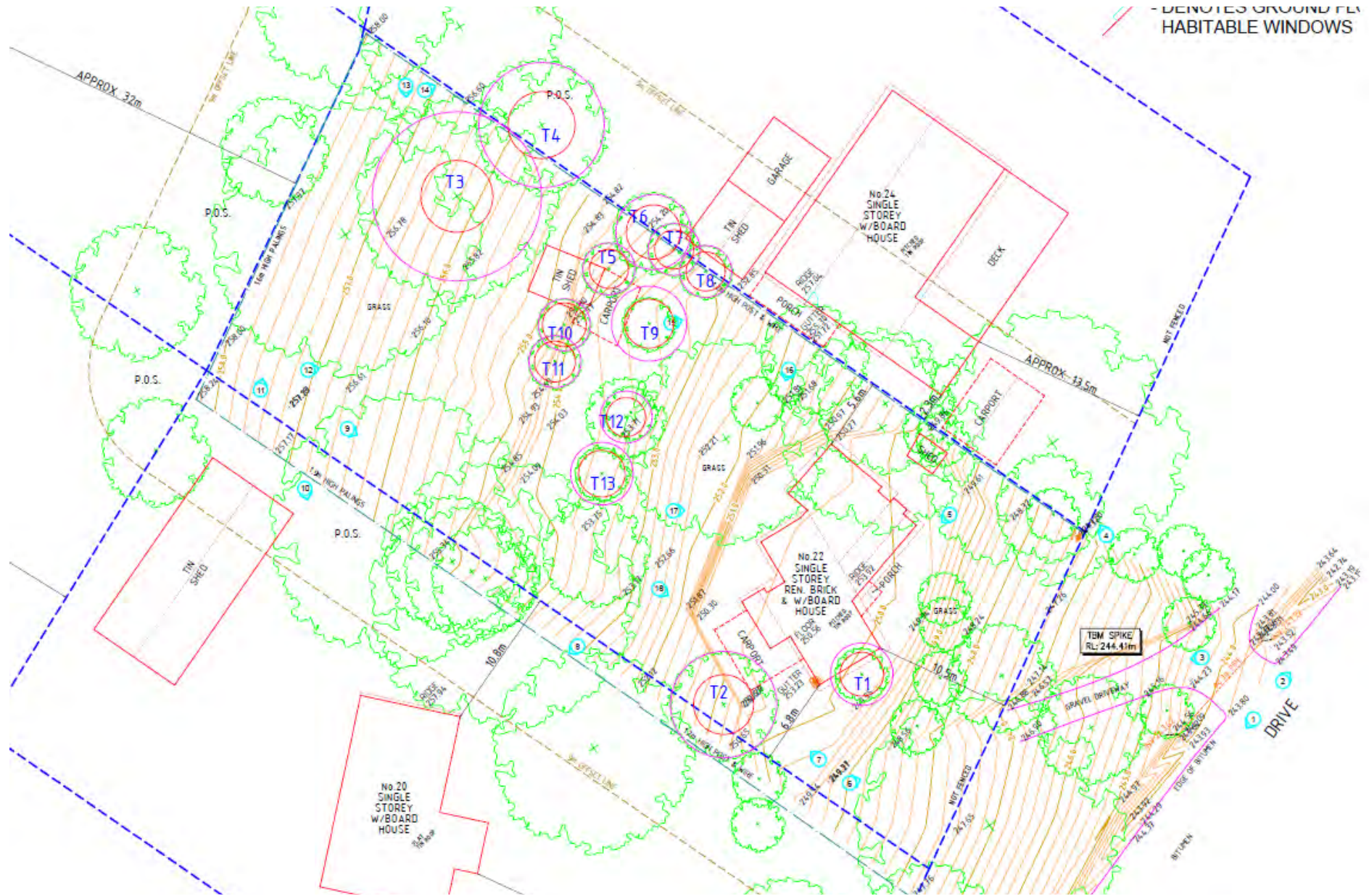
Photograph 12: Tree 12



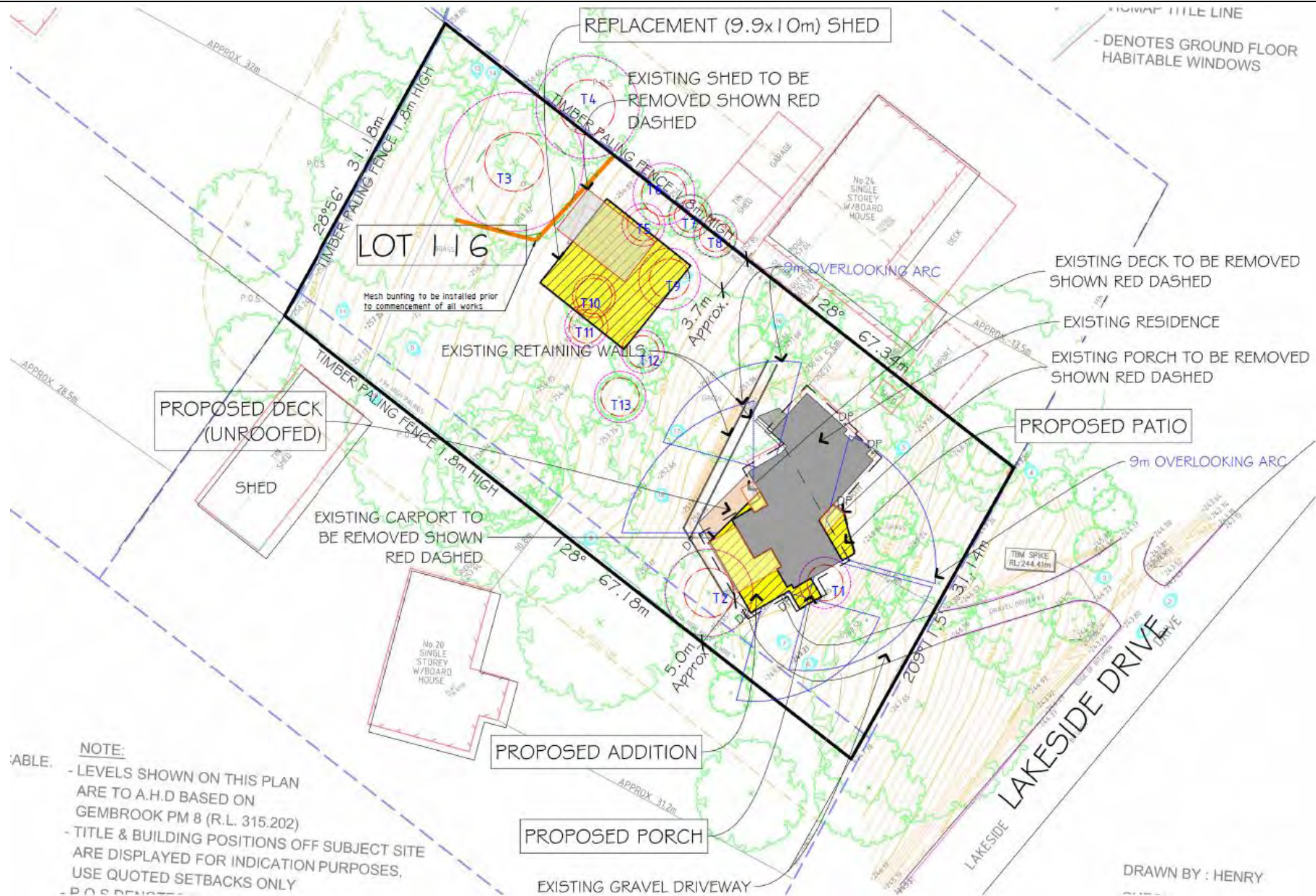
Photograph 13: Tree 13

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10. SITE PLAN



11. PROPOSED WORKS



12. BIBLIOGRAPHY

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13. QUALIFICATIONS AND EXPERIENCE OF AUTHOR

This Arborist Report is written [REDACTED] of Molloy Arboriculture Pty Ltd.

I have a Diploma of Applied Science Horticulture (Arboriculture) and Graduate Certificate in Arboriculture from University of Melbourne (1997 & 2020) and have 25 years of practicing and consulting in the arboricultural industry. I have provided expert witness at VCAT and in law courts in Melbourne, Victoria and in British Columbia, Canada.

I have thorough arboricultural training, extensive experience, and the necessary expertise in arboricultural knowledge and practices to make determinations in regards to tree health, retention value, and structural stability and positioning of trees.

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14. DEFINITION OF TERMS

- DBH – The total diameter of the tree trunk at 1.4 m from ground level.
- Where there is a multi-stemmed tree the assessor will calculate a D.B.H. as per the method described in AS4970-2009.
- T.P.Z.: The calculated area of root zone to be protected to allow for continued vigorous growth of the tree. All measurements are expressed as a radius
- S.R.Z.: The calculated area of root mass required for stability of the tree. This amount of root mass is not adequate for continued vigorous growth of the tree. All measurements are expressed as a radius

Tree Vigour

Good: The tree is demonstrating good or exceptional growth for the species. The tree should exhibit a full canopy of foliage and have only minor pest or disease problems. Foliage colour, size and density should be typical of a healthy specimen of that species.

Fair: The tree is in reasonable condition and growing well for the species. The tree should exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size, or density may be atypical for a healthy specimen of that species.

Poor: The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.

Very poor: The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.

Dead: The tree is dead.

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Structure

- Good
- Fair
- Poor
- Very poor
- Failed

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The definition of structure is the likelihood of the tree to fail under normal condition. A tree with good structure is highly unlikely to suffer any significant failure, while a tree with poor to very poor structure is likely or very likely to fail.

Good: The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.

Fair: The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.

Poor: The tree may have a poorly structured crown, the crown may be unbalanced, or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.

Very poor: The tree has a poorly structured crown. The crown is unbalanced, or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed, or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.

Failed: A significant section of the tree or the whole tree has failed.

Useful Life Expectancy (ULE)

- 0 years
- Less than 5 years
- 5 to 10 years
- 10 to 20 years
- 20 +

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Useful life expectancy is approximately how long a tree can be retained safely and usefully in the landscape providing site conditions remain unchanged and the recommended works are completed.

It is based on the principals of safety and usefulness in the landscape and should not reflect personal opinions on species suitability.

Unsafe or 0 years: The tree is considered dangerous in the location and/or no longer provides any amenity value.

Less Than 5 years: The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years. The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is efficient space, or consideration should be given to the removal of the tree to facilitate replanting.

5 to 10 Years: The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.

10 to 20 Years: The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.

20 + Years: The tree under normal circumstances and without extra stress should be safe and of value of more than years. During this period, regular inspections and maintenance may be required.

Origin

- Refers to the natural distribution of the plant.
- Native refers to plants naturally occurring on mainland and all islands of Australia.
- Indigenous refers to plants that naturally occur in the particular geographic area in question
- Exotic refers to plants that do not occur naturally on mainland Australia or all islands

Age Class

- Juvenile plants are those that still exhibit juvenile foliage and characteristics such as narrow vertical form for large spreading trees and are expected to continue vigorous growth
- Semi mature plants are those that exhibit typical mature form and foliage but are still vigorously growing. Vigorous growth and further increase in size is expected
- Mature plants are those that are at the expected largest size for the plant and exhibit some growth. These plants are expected to maintain themselves without significant increase in size
- Senescent plants are those that exhibit dead sections in the canopy or have areas of significant decay. There may be some decrease in the overall size of the plant and failure of structural limbs for trees. Plant is not expected to be a long term component of the landscape dependent on species

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Arboricultural Value

Relates to the combination of previous tree condition factors, including vigour, structure, and U.L.E. and conveys an amenity value.

Category Description

High

- Tree of high quality in good to fair condition. Generally a prominent Arboricultural feature. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.

Moderate

- Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond to Arboricultural treatment. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.

Low

- Tree of low quality and/or little amenity value. Tree in poor health and/or with poor structure. Tree unlikely to respond positively to changes in its environment and does not warrant design modification to preserve it.
- Tree is not significant for its size and/or young. These trees are easily replaceable.
- Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained.
- Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.

None

- Tree has a severe structural defect and/or health problem that cannot be sustained with practical Arboricultural techniques and the loss of tree would be expected in the short-term.
- Tree whose retention would be unviable after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees)
- Tree has a detrimental effect on the environment, for example, the tree is a woody weed.

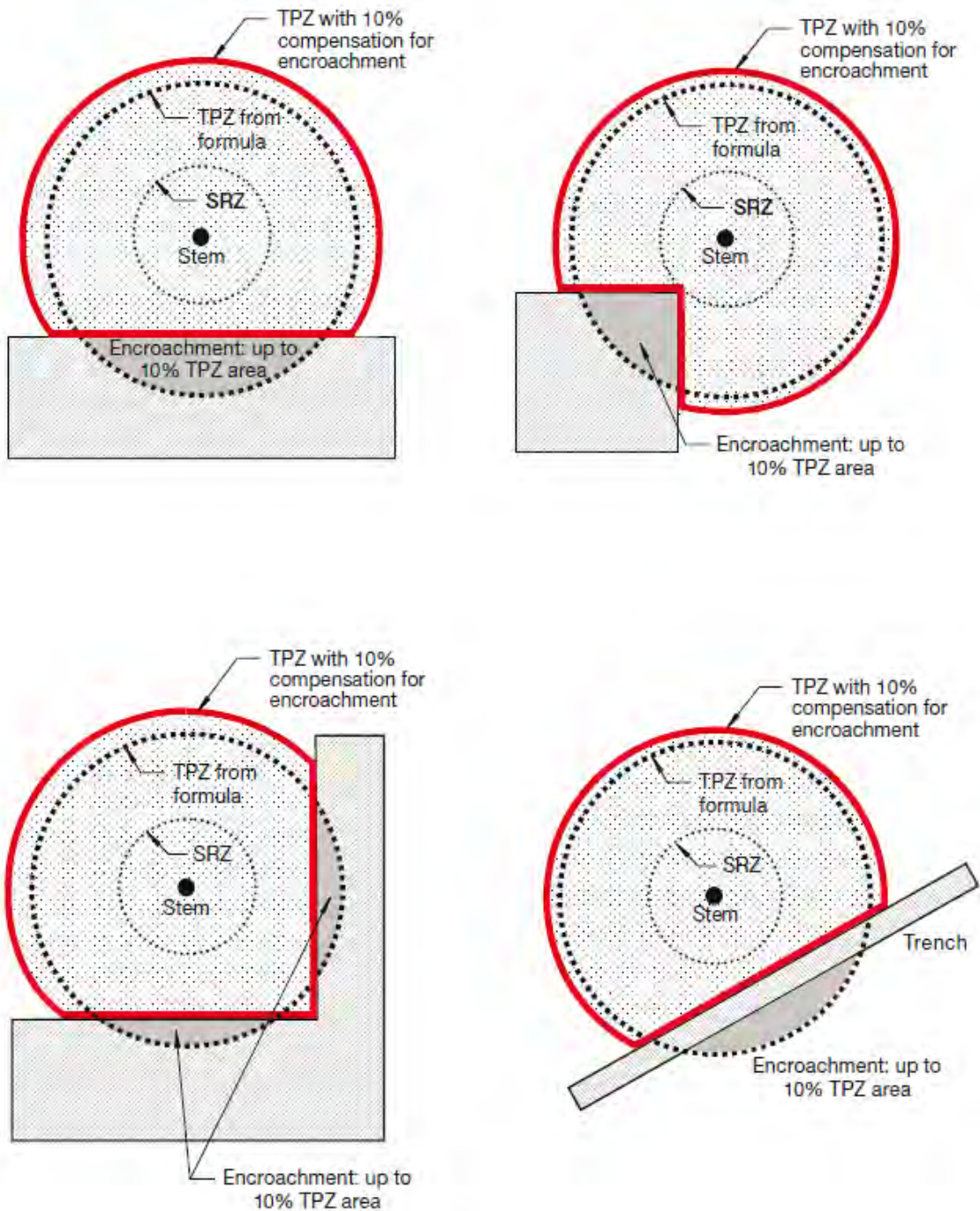
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Encroachment into Tree Protection Zone

(Informative)

Encroachment into the tree protection zone (T.P.Z.) is sometimes unavoidable.

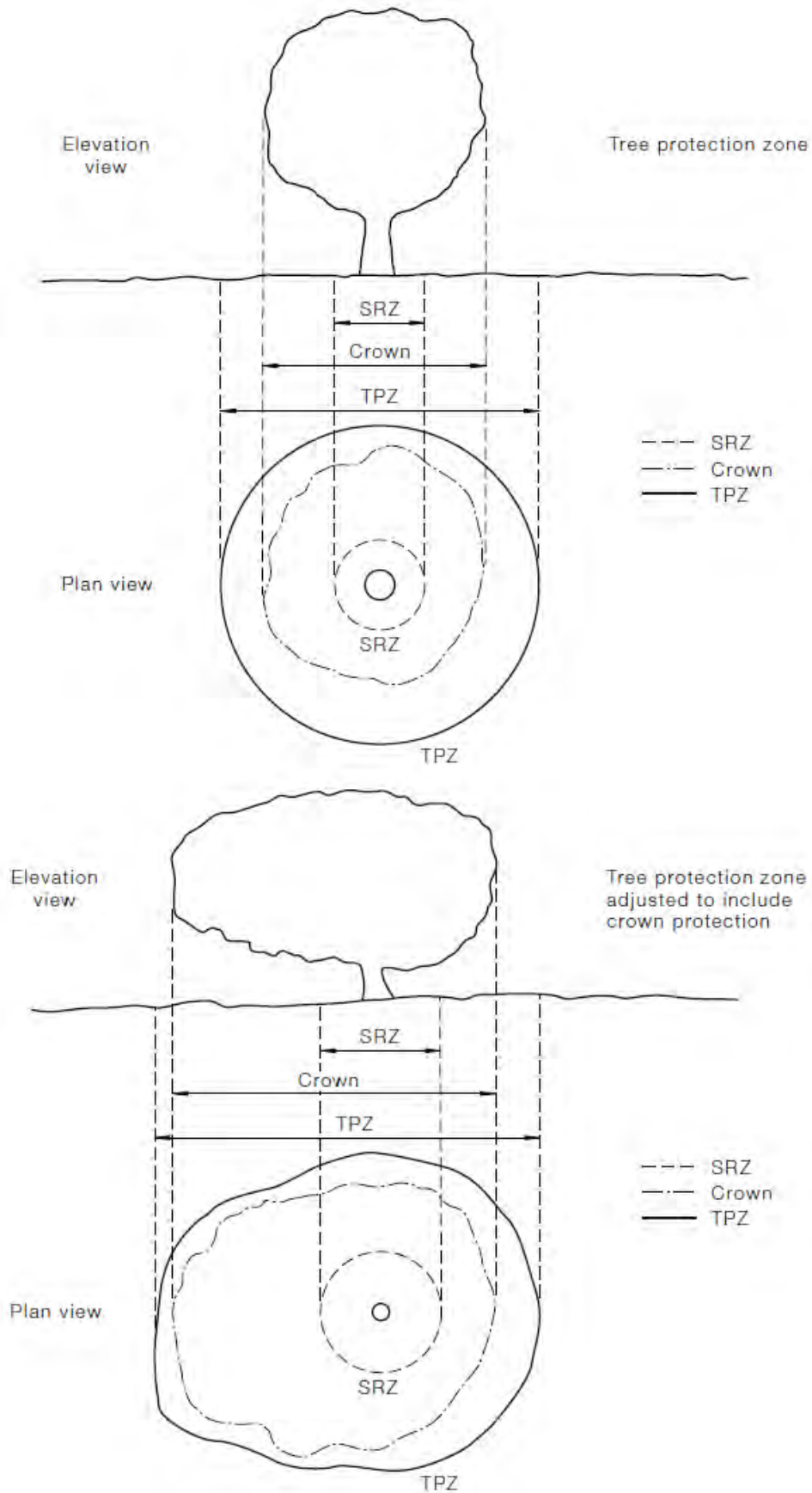
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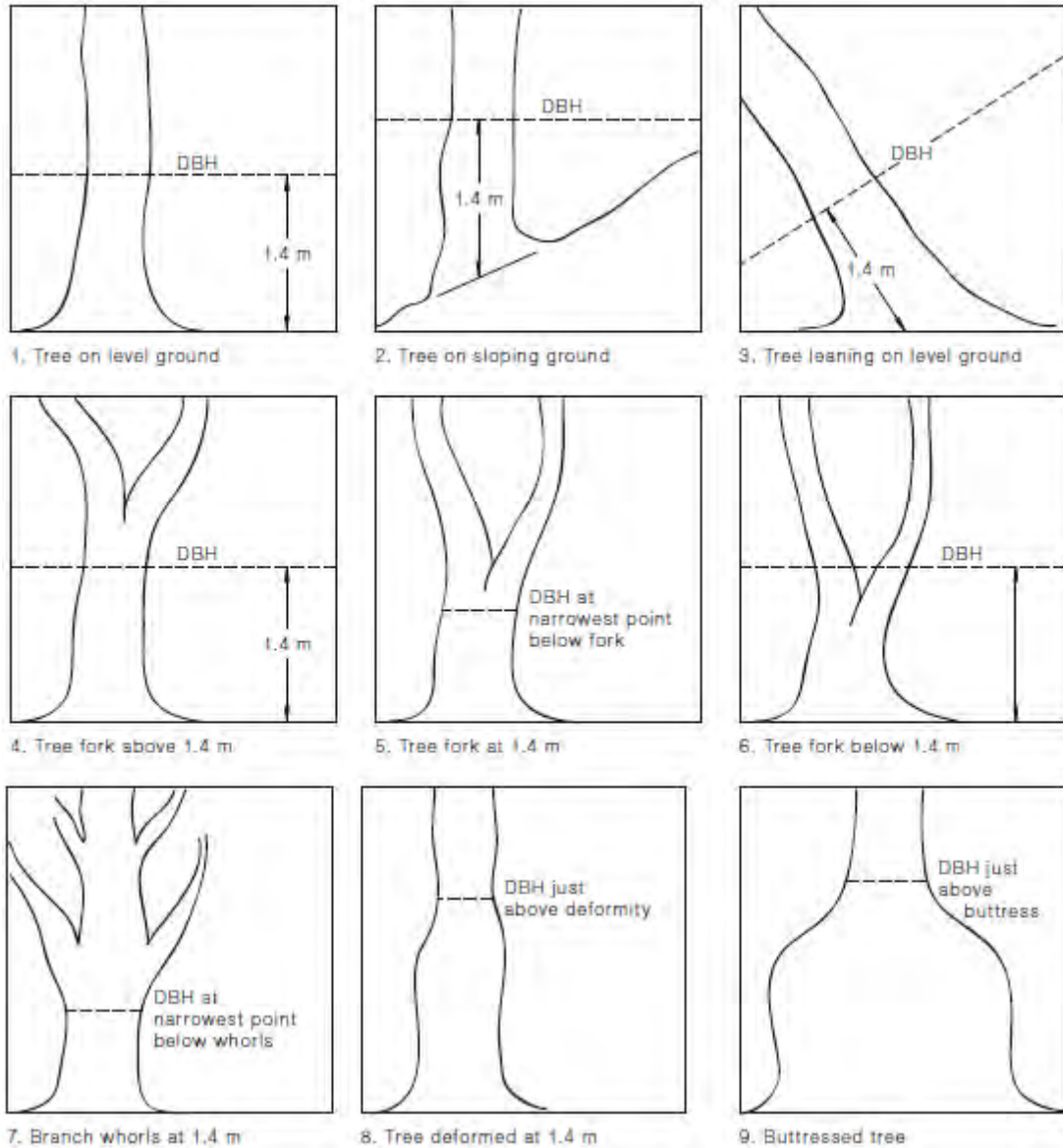
Indicative Tree Protection



DIAMETER AT BREAST HEIGHT (DBH)

(Informative)

The diversity of trunk shapes, configurations and growing environments requires that DBH be measured using a range of methods to suit particular situations.



NOTE: For example 6, the combined stem DBH may be calculated using the formula

$$\text{Total DBH} = \sqrt{(\text{DBH}_1)^2 + (\text{DBH}_2)^2 + (\text{DBH}_3)^2}$$

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15.LIMITATION OF LIABILITY

Molloy Arboriculture use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees and recommend measures. Clients may choose to accept or disregard the recommendations of this assessment and report.

Molloy Arboriculture cannot detect every condition that could possibly lead to the structural failure of a tree. Conditions are often hidden within trees and below ground. Unless otherwise stated observations have been made from ground level and limited to accessible components without dissection, excavation, or probing. Molloy Arboriculture cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of Molloy Arboriculture services, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Molloy Arboriculture cannot consider such issues unless complete and accurate information is given prior to or at the time of site inspection. Likewise, Molloy Arboriculture cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken.

In the event that Molloy Arboriculture recommends retesting or inspection of trees at stated intervals or installs any cable/s, bracing systems and support systems Molloy Arboriculture must inspect the system installed at intervals not greater than 12 months unless otherwise specified in written reports. It is the client's responsibility to arrange with Molloy Arboriculture to conduct the re-inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the completely written report.

If this written report is to be used in a court of law or any legal situation, Molloy Arboriculture must be advised in writing prior to the written assessment being presented in any form to any other party.

To the extent permitted by law, you agree that Molloy Arboriculture Pty Ltd is not liable to you or any other person or entity for any loss or damage caused or alleged to have caused (including loss or damage resulting from negligence), either directly or indirectly, by your use of the information (including by way of example, arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will Molloy Arboriculture Pty Ltd be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if Molloy Arboriculture Pty Ltd has been advised of the possibility of such loss or damage.

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