
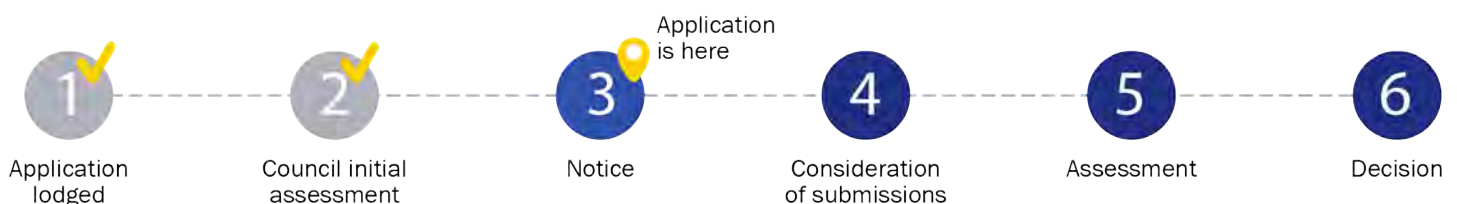


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP166918 V09264 F395 20 View Hill Road, Cockatoo VIC 3781
The application is for a permit to:	Buildings and Works (Construction of a Dwelling and Associated Works)

APPLICATION DETAILS	
The applicant for the permit is:	BBOT Designs
Application number:	T240215
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	

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:		06 August 2024
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p>	<p>An objection must:</p> <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. <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>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.</p>



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Application Summary

Portal Reference A22410E5

Basic Information

Proposed Use proposed dwelling
Current Use vacant
Cost of Works \$750,000
Site Address 20 View Hill Road Cockatoo 3781

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	BBOT Designs	741 Sydney Road, Brunswick VIC 3056	W: 8080-1561 E: dlee@bbotdesigns.com
Owner			
Preferred Contact	BBOT Designs	741 Sydney Road, Brunswick VIC 3056	W: 8080-1561 E: dlee@bbotdesigns.com

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 5 More than \$500,000 but not more than \$1,000,000	\$1,494.60	100%	\$1,494.60
Total			\$1,494.60

Documents Uploaded

Date	Type	Filename
10-05-2024	A Copy of Title	PT3155.Title.pdf
10-05-2024	Site plans	PT3155 - 20 View Hill Road, Cockatoo (F)_ATP.pdf
10-05-2024	Overlay Requirements	Clause 54 - 20 View Hill Road, Cockatoo - Planning Report.pdf
10-05-2024	Additional Document	PT3155.Arboricultural Report.pdf
10-05-2024	Additional Document	PT3155.Bushfire Management Plan.pdf



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

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	 BBOT Designs	741 Sydney Road, Brunswick VIC 3056	W: 8080-1561 E: dlee@bbotdesigns.com
Submission Date	10 May 2024 - 11:57:AM		

Declaration

By ticking this checkbox, I,  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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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09264 FOLIO 395

Security no : 124113017583E
Produced 28/02/2024 02:44 PM

LAND DESCRIPTION

Lot 1 on Title Plan 166918A.
PARENT TITLES :
Volume 04342 Folio 334 Volume 07588 Folio 018
Created by instrument G846464 31/10/1977

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP166918A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX716474P (E)	CONV PCT & NOM ECT TO LC	Completed	08/02/2024
AX722554G (E)	TRANSFER	Registered	12/02/2024
AX722555E (E)	MORTGAGE	Registered	12/02/2024

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

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

Street Address: 20 VIEW HILL ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 166918A
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<p>Location of Land</p> <p>Parish: GEMBROOK Township: Section: Crown Allotment: Crown Portion:</p> <p>Last Plan Reference: LP39079 Derived From: VOL 9264 FOL 395 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;">Description of Land / Easement Information</p> <div style="border: 1px solid red; padding: 5px; margin: 10px 0;"> <p style="color: red; font-size: small;">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.</p> </div>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 29/09/1999 VERIFIED: EWA</p>
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TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 2 ON LP39079

PLANNING SUBMISSION

PROPOSED SINGLE STOREY RESIDENCE

**At: Lot 1 on Title Plan 166918A
20 View Hill Road, Cockatoo VIC 3781**

For:



**By: BBOT DESIGNS
741 Sydney Road,
Brunswick Vic 3056
Ph: (03) 8080 1561
Email: info@bbotdesigns.com**

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PLANNING CONTROLS

Clause 43.02 – DESIGN AND DEVELOPMENT OVERLAY

HILLS TOWNSHIPS

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Design Objectives

To retain and protect the special character of the hills townships.

To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area.

To ensure that the location and design of buildings protects and enhances the character and natural environment of the area and does not cause detriment to surrounding residents.

To ensure that any development has regard to the environmental features and constraints of the land.

Building 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:

- Any building must be set back at least 10 metres from a Transport Zone 2, 7.5 metres from a Transport Zone 3 or any other road, and 2 metres from any other boundary.

N/A, no transport zone adjacent to the proposed lot, nearest Transport Zone is Pakenham Road to the East.

- Any building or works must be set back at least 60 metres from a waterway.

N/A, no waterways near to proposed lot

- If the building is an extension to an existing dwelling.

N/A

- If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 80 square metres.

N/A

- The height of any building must not exceed 7 metres above natural ground level.

Due to the fall of the natural ground over the allotment, the overall building height from natural ground level is 7.27m.



- 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.

Due to the amount of natural fall over the lot, the excavation depth has slightly exceeded 1m to a max height of 1.235m at the rear.

- The slope of the land on which buildings or works are undertaken must not exceed 20%.

The slope of the land over the building area does not exceed 20%

- Building materials must be non-reflective or subdued colours which complement the environment.

Building materials as selected

- If sewerage is not available, the land must be capable of containing on site all wastewater generated by the use or development.

Sewerage connection is available to the site and will be connected to.

Clause 42.02 – VEGETATION PROTECTION OVERLAY

REFER TO ABORICULTURAL ASSESSMENT & REPORT BY TREED ENVIRONS

Clause 44.06 – BUSHFIRE MANAGEMENT OVERLAY

REFER TO BUSHFIRE MANAGEMENT PLAN BY TREED ENVIRONS

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RESCODE CLAUSE 54 ASSESSMENT

ONE DWELLING ON A LOT

54.01 – NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

54.01-1 – NEIGHBOURHOOD AND SITE DESCRIPTION

(REFER TO SITE CONTEXT PLAN FOR FURTHER DETAIL)

54.01-2 – DESIGN RESPONSE

The owners of the property at 20 View Hill Road, Cockatoo approached our company through Premier Tradition Homes to help them design their home. The block of land is currently vacant.

The proposed single storey dwelling has been designed in response to the slope of the site as well as meeting the client's needs. When entering the property from the existing crossover, you travel up the slope along the proposed driveway to approach the proposed dwelling.

Inside the proposed dwelling, the welcoming entry at the front leads the occupants to the main living areas to the rear including family living, dining and kitchen. The dining, kitchen and butler's have rear views of the site. To the left of the entry are the private dwelling areas of the adults, including master bedroom with ensuite and a walk-in robe.

There are additional bedrooms with robes, a bath, powder room, walk-in linen and a laundry located on the north-west side of the dwelling, which receives the north light as well.

The site is accessed from View Hill Road and is adjoined by one neighbouring dwelling to the west and one neighbouring dwelling to the rear (north). The site is on the corner of View Hill Road and Vincent Street.

We believe that given the conditions of the site, the proposed design satisfies both the current and future needs of the client and complements the surrounding landscape with the external materials and finishes in mind.

(REFER TO DESIGN DOCUMENTATION FOR FURTHER DETAIL)

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54.02 – NEIGHBOURHOOD CHARACTER

54.02-1 – NEIGHBOURHOOD CHARACTER OBJECTIVE		
To ensure the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.		
To ensure that development responds to the features of the site and the surrounding area.		
Standard A1	Meets Standard?	Comment
The design response must be appropriate to the neighbourhood and the site.	Yes	The proposed façade ties in with the neighbourhood, enhancing the existing streetscape.
The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	Yes	The traditional style design of proposed dwelling and the materials and finishes are in keeping within the neighbourhood character. The nearby constructions are on large plots, and therefore, a distinct street character is not prominent.

54.02-2 – INTEGRATION WITH THE STREET OBJECTIVE		
To integrate the layout of development with the street.		
Standard A2	Meets Standard?	Comment
Dwellings should be oriented to front existing and proposed streets	Yes	The proposed driveway and entry point is oriented to the front street.
High fencing in front of dwellings should be avoided if practicable.	Yes	
Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces	Yes	The dwelling has clear and abundant views to promote the observation of the surrounding areas.

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54.03 – SITE LAYOUT AND BUILDING MASSING

54.03-1 – STREET SETBACK OBJECTIVE		
To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.		
Standard A3	Meets Standard?	Comment
Walls of buildings should be set back from streets: <ul style="list-style-type: none"> •At least the distance specified in the schedule to the zone, or •If no distance is specified in the schedule to the zone, the distance specified in Table A1. 	N/A yes	The front setback is at 9.49m

54.03-2 – BUILDING HEIGHT OBJECTIVE		
To ensure that the height of buildings respects the existing or preferred neighbourhood character.		
Standard A4	Meets Standard?	Comment
The maximum height should 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 should not exceed 9 metres, unless the slope of the natural ground levels 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 should not exceed 10 metres. Changes of building height between existing buildings and new buildings should be graduated.	Yes Yes	Given the steep slope of the site, the maximum height of the dwelling should not exceed the maximum allowed building height of 10 metres. The maximum building height is 7.27m.

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54.03-3 – SITE COVERAGE OBJECTIVE		
To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.		
Standard A5	Meets Standard?	Comment
The site area covered by buildings should not exceed: <ul style="list-style-type: none"> •The maximum site coverage specified in the schedule to the zone, or •If no maximum site coverage is specified in the schedule to the zone, 60 per cent 	N/A	
	Yes	The maximum site coverage covered by buildings is 14%

54.03-4 – PERMEABILITY OBJECTIVES		
To reduce the impact of increased storm water run-off on drainage system. To facilitate on-site storm water infiltration.		
Standard A6	Meets Standard?	Comment
The site area covered by pervious surfaces should be at least: <ul style="list-style-type: none"> •The minimum area specified in a schedule to the zone; or •If no minimum area is specified in a schedule to the zone, 20 per cent of the site. 	N/A	The permeable area of the site is 86%
	Yes	

54.03-5 – ENERGY EFFICIENCY PROTECTION OBJECTIVES			
To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.			
Standard A7	Meets Standard?	Comment	
Buildings should be: <ul style="list-style-type: none"> •Orientated to make appropriate use of solar energy. •Sited and designed to ensure that the energy efficiency of the existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open spaces should be located on the north side of the development, if practicable. Dwellings should be designed so that solar access to north-facing windows is maximized.	Yes	The dwelling faces the street to the south and the rear of the lot to the north. Majority of the main living areas are sited to gain northern light where possible, given the slope of the site. Due to the size of the lot, there is an abundance of private open area on the north-side.	
	Yes		
	Yes		
	Yes		



54.03-6 – SIGNIFICANT TREES OBJECTIVE

To encourage development that respects the landscape character of the neighbourhood.

To encourage the retention of significant trees on the site.

Standard A8	Meets Standard?	Comment
Development should provide for the retention or planting of trees, where these are part of the neighbourhood character. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	Yes	Refer to arboricultural report for the removal of one tree over the building area.

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54.04 – AMENITY IMPACTS

54.04-1 – SIDE AND REAR SETBACKS OBJECTIVE		
To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.		
Standard A10	Meets Standard?	Comment
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:	N/A	
<ul style="list-style-type: none"> • At least the distance specified in the schedule to the zone, or • If no distance is specified in the schedule to the zone, 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. 	Yes	The dwelling is built within and complies with the relevant setback arch.
Sunblind's, verandas, porches, 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 setback of this standard.	N/A	
Eaves, fascias and gutters may encroach not more than 0.6 metres into the setback of this standard.	N/A	
Landings having 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 setback of this standard.	N/A	

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54.04-2 – WALLS ON BOUNDARIES OBJECTIVE

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard A11	Meets Standard?	Comment
<p>A new wall constructed on or within 200mm 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 should not abut the boundary:</p> <ul style="list-style-type: none"> •For a length more than the distance specified in a schedule to the zone; or •If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where the 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.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should 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.</p>	<p>N/A</p>	



54.04-5 – OVERSHADOWING OPEN SPACE OBJECTIVE		
To ensure buildings do not significantly overshadow existing secluded private open space.		
Standard A14	Meets Standard?	Comment
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	N/A N/A	There is no overshadowing of existing secluded private open space.

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54.04-6 – OVERLOOKING OBJECTIVE

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

Standard A15	Meets Standard?	Comment
<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of a window, balcony, terrace, deck or patio. Views should be 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 with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p>		
<ul style="list-style-type: none"> •Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or 	N/A	<p>There is no overlooking through to any existing habitable room window or secluded private open space.</p>
<ul style="list-style-type: none"> •Have sill heights of at least 1.7 metres above floor level, or 	N/A	
<ul style="list-style-type: none"> •Have obscure glazing in any part of the window below 1.7metre above floor level, or 	N/A	
<ul style="list-style-type: none"> •Have permanently fixed external screens to be at least 1.7 metres above floor level and be no more than 25 per cent transparent. 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 should be: 	N/A	
<ul style="list-style-type: none"> •Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. 	N/A	
<ul style="list-style-type: none"> •Permanent, fixed and durable. 	N/A	
<ul style="list-style-type: none"> •Designed and coloured to blend in with the development. 	N/A	
<p>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.</p>		



54.05 – ON-SITE AMENITY AND FACILITIES

54.05-1 – DAYLIGHT TO NEW WINDOWS OBJECTIVE		
To allow adequate daylight into new habitable room windows.		
Standard A16	Meets Standard?	Comment
A window in a habitable room should be located to face: <ul style="list-style-type: none"> •An outdoor space open 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 two or more open sides and is open for at least one third of its perimeter. 	Yes	All habitable room windows have 1m clear to the sky or face an outdoor space open to the sky.
	N/A	
	N/A	

54.05-2 – PRIVATE OPEN SPACE OBJECTIVE		
To provide adequate private open space for the reasonable recreation and service needs of residents.		
Standard A17	Meets Standard?	Comment
A dwelling should have private open space of an area and dimensions specified in a schedule to the zone. If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.	N/A	As the site is 1884m ² private open space is in abundance.
	N/A	

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54.05-3 – SOLAR ACCESS TO OPEN SPACE OBJECTIVE		
To allow solar access into the secluded private open space of new dwellings.		
Standard A18	Meets Standard?	Comment
The private open space should be located on the north side of the dwelling if practicable.	Yes	There is an abundance of private open space available to the north of the dwelling.
The southern boundary of secluded private open space should be 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.	N/A	

54.06 – DETAILED DESIGN

54.06-1 – DESIGN DETAIL OBJECTIVE		
To encourage design detail that respects the existing or preferred neighbourhood character.		
Standard A19	Meets Standard?	Comment
The design of buildings, including:	Yes	The proposed Brick and horizontal board traditional style façade incorporates articulation with its large 35° roof and attic floor window and stepped façade with verandah roof to porch area.
• Facade articulation and detailing.		
• Window and door proportions		
• Roof form, and		
• Verandahs, eaves and parapets. Should respect the existing or preferred neighbourhood character.	Yes	The proposed roof respects and matches the residential neighbourhood character.
Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	Yes	The proposed garages are attached and a part of the façade of the dwelling.

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54.06-2 – FRONT FENCES OBJECTIVE		
To encourage front fence design that respects the existing or preferred neighbourhood character.		
Standard A20	Meets Standard?	Comment
The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: •The maximum height specified in the schedule to the zone, or •If no maximum height is specified in the schedule to the zone, the maximum height specified in table A2	N/A	No front fences are proposed.

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ePlanning

Application Summary

Portal Reference D3241AZ
Reference No T240215

Basic Information

Cost of Works \$750,000
Site Address 20 View Hill Road Cockatoo VIC 3781

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.

Documents Uploaded

Date	Type	Filename
12-07-2024	Additional Document	PT3155 - 20 View Hill Road, Cockatoo (H)_ATP.pdf
12-07-2024	Additional Document	20 View Hill Road TR_VH.pdf
12-07-2024	Additional Document	20 View Hill Road Cockatoo BMP_VH.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 **[REDACTED]** 741 Sydney Road, Brunswick VIC 3056 W: 8080-1561
BBOT Designs E: dlee@bbotdesigns.com
Submission Date 12 July 2024 - 11:02:AM

Declaration

By ticking this checkbox, I **[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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20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 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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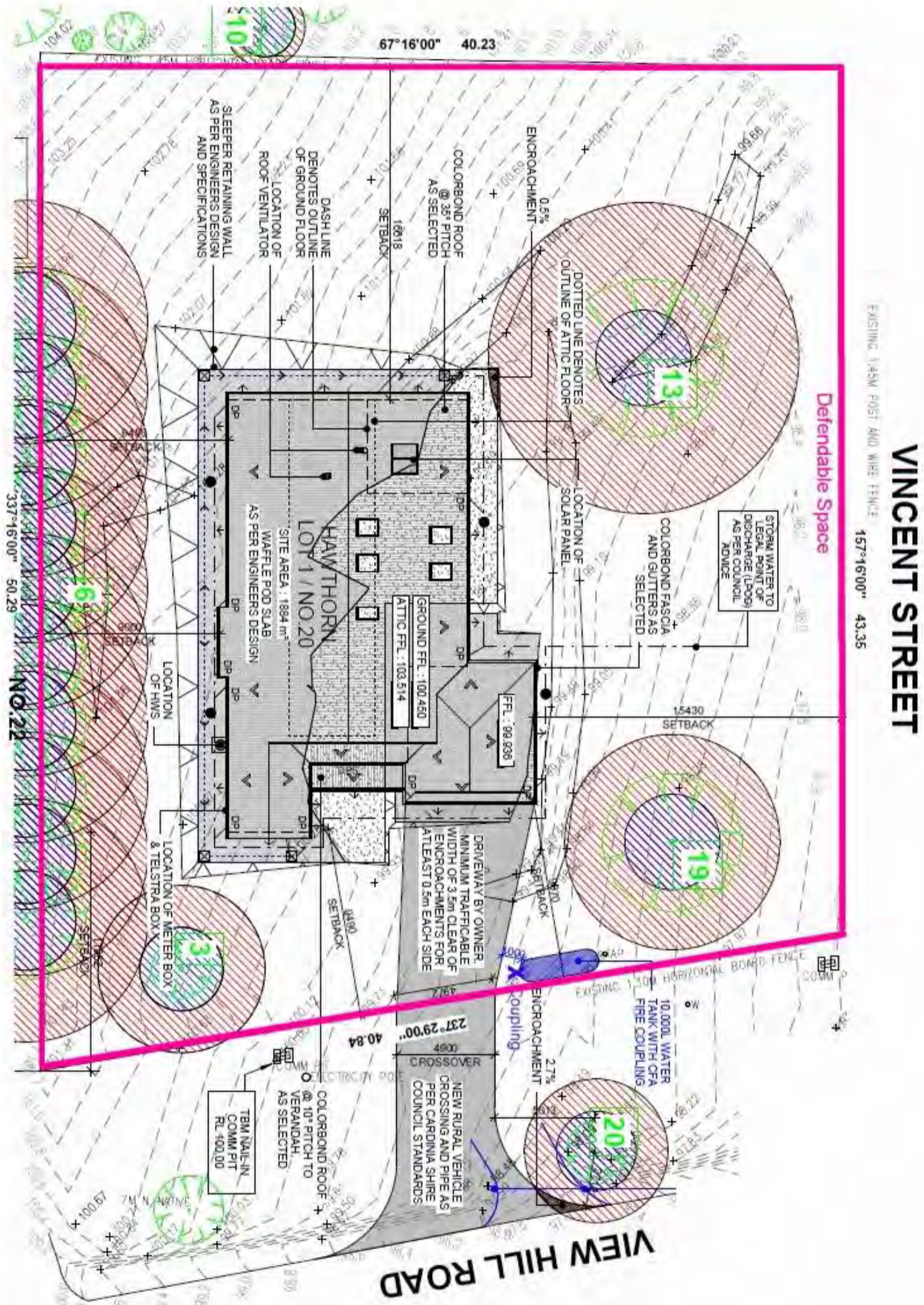
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After Hours: 1300 787 624
Fax: 03 5941 3784



Treed environs



Bushfire Management Plan (BMP)

Pink line is perimeter of site and boundary of defendable space.

Blue is water storage location of a minimum of 10,000 litres dedicated for fire protection to clause 53.02 requirements. Blue cross is indicative outlet location.

Grey toned (between View Hill Road and Dwelling) is access to clause 53.02 requirements.

Plan based on Premier Traditional Homes Sheet AWD1-01 Version H dated 02072024

Notes

North is approximately to top of page

Schedule to BMP on following page



Schedule to Bushfire Management Plan

Construction standard

The dwelling must be constructed to Bushfire Attack Level 29 (BAL-29).

Vegetation Management

Defendable space (as shown on BMP) to the property boundary and must be maintained in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water Supply

A static water supply of 10,000 litres (Shown blue on BMP) must be in accordance with the following requirements:

- Be stored in an above ground water tank constructed of concrete or metal.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- Be provided with fire authority fittings and incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)

Access

Access (Shown grey on BMP) must be in accordance with the following requirement:

- Be of all-weather construction and have a load limit of at least 15 tonnes.
- The accessway must be within 4 m of the outlet/s of the water tank and unobstructed.
- Have a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

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Treed *environs*

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ARBORICULTURAL ASSESSMENT & REPORT

20 VIEW HILL ROAD,
COCKATOO

Prepared by
Treed *environs*
July 2024

▪ TREES ▪ NATIVE VEGETATION ▪ BUSHFIRE MANAGEMENT

TERRASTYLIS PTY LTD ACN 080 282 506 ATF The Holly Patch Trust ABN 68 452 276 207 Tas TREED ENVIRONS

jeff@treedenvirons.com.au Phone 0419 899 446

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1 Introduction and purpose

The purpose of this report is to enable informed decisions to be made concerning tree retention on or adjacent to the subject site. This report sets out, for each tree assessed, the:

- Physical parameters, height, canopy spread and trunk diameter.
- Health, architecture, and condition.
- Life stage.
- Significance to the local area, and
- Ownership or location of the tree.

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These elements are combined, refer to section 7 of this report, to create the Integrated Tree Rating (ITR) for each tree. The ITR comes in four levels – Low, Fair, Moderate and Exceptional – and forms the basis of determining the amount of effort and resources that should be put into retaining a tree.

2 Australian Standard

This report has been prepared having regard to AS 4970 2009 – Protection of trees on development sites. Terms used in this report are used consistently with definitions of terms in AS 4970.

3 Assessment process

██████████ B. Forest Science (Melb.), TRAQ (ISA), Principal Consultant Treed environs, inspected the site in April 2024. 20 trees, or groups of trees on or adjoining the site were assessed. Inspection was carried out from the ground and no sampling or boring was undertaken. Unless otherwise specified only trees over 5.0 metres in height, excluding weed species, were assessed. Inspection was undertaken in accordance with the Visual Tree Assessment method developed by Mattheck and Breloar.

Tree numbers have been marked on proposed development plans. Groups of trees have been marked with a line coloured to match the assessed tree rating. If an assessed tree was not shown on the plan, the tree position has been marked on the plan. The position of these marked trees is only indicative and reflects the relative distribution of trees rather than their absolute position. The amended plan forms part of this report and is the basis of all consideration. Photographs of the trees are also included in this report.

3.1 Plans considered

The impact on assessed trees is based on AS and the following plans

Produced by	Job No	Title	Date	Revision
Bbot Design	PT3155	Hawthorn Attic custom	02072024	H
Wilson Surveying PL		Feature & Level survey	12032024	
Treed Environs		Bushfire Management Plan		

3.2 Definitions

Definitions, abbreviations and symbols and used in this report are defined Appendix 1

4 Planning and regulatory controls

Approval may be required prior to removal of vegetation and in particular trees. The most common controls are overlay controls in planning schemes but there are a range of other controls that may apply in certain circumstances including Local Laws and other legislation including the Flora and Fauna Guarantee Act (on public land including roads).

4.1 Planning scheme

An online check of the planning controls has been undertaken and this has revealed that the site is zoned Neighbourhood Residential Zone schedule 1 and is included in Vegetation Protection Overlay Schedule 2 that affect vegetation. Exemptions under clause 52.12 will apply in relation to vegetation adjoining boundary fences, adjoining buildings that form part of a dwelling on adjoining properties and for the construction of the dwelling on the site and the creation of defensible space required under the Bushfire Management Overlay.

4.1.1 Clause 44.02 (Vegetation Protection Overlay) and Schedule 2

A permit is required to remove, destroy or lop any vegetation unless exempt. Exemptions include clause 52.12 exemptions below and listed weed species.

4.1.2 Clause 44.06 (Bushfire Management Overlay) and Schedule 2

4.1.3 Clause 52.12 (Bushfire Protection Exemptions)

These exemptions are commonly referred to as 10, 50, 4 rules and provide ousting provisions to other provisions in the scheme. The following is based on VCAT decision

Clause 52.12 – 1 Trees within 10 metres of building forming part of a dwelling approved before 2009 are exempt from requiring a permit.

Clause 52.12 – 1 Vegetation other than trees within 50 metres of a building forming part of a dwelling are exempt from requiring a permit.

Clause 52.12 - 2 Vegetation (including trees) is exempt from requiring a permit when the clearing on both sides of a fence when combined does not exceed 4 metres except where land on one side has already been cleared to 4 metres or more then up to 1 metre may be cleared on the other side of the fence.

Clause 52.12 – 5 Vegetation (including trees) is exempt from requiring a permit for the construction or alteration to a dwelling including the creation of defensible space. Clause 52.12 - 5 ends with the following note: *The effect of clause 52.12-5 is that if an application for building and works is made and all requirements of the clause are met, that application is not required to be accompanied by a permit application to remove the vegetation covered by this clause.*

4.2 Local Law

Cardinia Shire Council does not have a Tree Local Law that affects trees on private land.

4.3 Assessment basis

The assessment of trees has considered the planning controls.

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5 Trees removed from site

There are no signs that suggest that trees requiring a permit have been removed from the site within the previous 12 months.

6 Existing site conditions

The site is a vacant residential allotment of approximately 1900 m² on the corner of View Hill Road and Vincent Street. There are several level areas on the site from previous development on the site.

20 trees or groups of trees were assessed on or adjoining the site were assessed in the preparation of this report. Assessed trees include indigenous species, exotic species and weed species.

The assessment data is shown on the following table.

Table 1: Tree assessment data

Tree No	Species	Character	Health	Architecture	Condition	Life Stage	Significance	DBH (mm)	Height (m)	Canopy Spread (m)	ITR
1	Syzygium smithii x14	A	F	F	F	G	N	150	6	3	L
2	Syzygium smithii x10	A	F	F	F	G	N	150	7	3	L
3	Cyathea australis	A	F	F	F	M	N	350	4	4	F
4	Syzygium smithii	A	F	F	F	G	N	150	4	4	L
5	Hesperocyparis macrocarpa	X	F	F	F	M	N	700	15	10	F
6	Hesperocyparis macrocarpa (golden) x10	X	F	F	F	M	N	510	15	8	F
7	Acer pseudoplatanus	XW	F	F	F	M	N	600	12	7	L
8	Eucalyptus radiata	I	F	P	P	M	N	300	12	5	L
9	Eucalyptus obliqua	I	F	P	P	M	N	400	12	5	L
10	Persea americana	X	F	F	F	M	N	160	4	3	F
11	Syzygium species x6	A	F	P	P	G	N	50	3	1	L
12	Pittosporum tenuifolium x20	X	F	F	F	M	N	100	7	3	F
13	Fraxinus angustifolia	XW	F	F	F	M	N	650	14	12	L
14	Cornus capitata	XW	F	P	P	M	N	380	7	6	L
15	Liquidambar styraciflua	X	F	F	F	M	N	440	17	10	F
16	Pittosporum tenuifolium x10	X	F	F	F	M	N	100	5	3	F
17	Pittosporum tenuifolium x22	X	F	F	F	M	N	100	7	3	F
18	Cornus capitata	XW	F	P	P	M	N	410	7	6	L
19	Acer negundo	XW	F	P	P	M	N	450	11	12	L
20	Acacia melanoxylon	I	VP	P	VP	S	N	300	9	4	L

Table 1: Tree assessment data

The meaning of the categories shown in the tables is defined in Appendix 1. For convenience, the DBH (in accordance with AS 4970-2009) and Integrated Tree Rating have been shown in the above table. These characteristics have been determined in accordance with the definitions.

7 Integrated Tree Rating

The ITR is a result of analysis of all assessed characteristics for a particular tree and its location. Accordingly assessed trees not on the subject property are rated higher than trees on the subject site. This weighting ensures that due regard is had to trees adjoining the site.

General recommendations for each rating are:

EXCEPTIONAL: Exceptional trees should be retained and protected.

MODERATE: It is desirable that Moderate trees be retained and protected due to their high significance and the difficulty in providing adequate replacement landscaping.

FAIR: Fair trees are suitable for retention but due to significance, condition, relatively small size, or young age have relatively little value or can readily be replaced with similar value trees. These trees can be retained when clear of development or removed and replaced to achieve a better development outcome.

LOW: Trees rated Low have little if any value. Some of these trees may be unstable or pose higher than acceptable levels of risk. There is little reason to retain these trees.

For each tree the SRZ, TPZ and LOA have been determined. For each tree with an ITR above a Low, these, together with canopy impacts, form the basis for determining the minimum distance development must be from each tree to enable its retention and ensure that the tree will remain viable. If design has been undertaken the design setback from each tree is compared with the structural and absorber root radii and comments made on whether the setback is adequate for retention of the tree. These elements should meet local government requirements regarding arborists or arboricultural consultants' reports.

8 Development Impacts

The potential impact of the proposed development is considered in this section. The impact is only considered in detail for trees with ITR of Exceptional, Moderate or Fair. This section considers the proposed development plan. If, on the other hand, the tree assessment is being prepared prior to development plan preparation provides set back distances to guide potential development.

8.1 Above ground impacts

The above ground impacts of a proposed development are usually readily assessable. Providing works are located outside the drip line then the impact will be minimal. Care must be taken during demolition and excavation to ensure that trees are not damaged by equipment. Particular attention must be placed on protecting the trunk and major branches from unintentional damage. Trunk protection may be required if work is being undertaken near a tree. Pruning of the tree canopy is generally acceptable providing the pruning is undertaken by competent personnel and in accordance with the Australian Standard (AS 4373-2007 Pruning of amenity trees). Providing the pruning does not disfigure the tree it may be appropriate to remove up to 20% of the leaf area. Table 2 shows the radius, from the centre of the trunk, at which leaf area will be reduced by 20% if the pruning is done on one side of the tree only. This radius is based on the average canopy spread and should only be used as a guide.

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8.2 Below ground impacts

The potential for impact on the elements of the tree below the ground will depend on the distribution of the tree root system.

Tree roots carry out two main functions:

- a) **Structural roots.** The structural roots are actively involved in supporting the above ground sections of the tree in a generally upright position.
- b) **Absorber roots.** The absorber roots are active, in association with fungi (mycorrhiza), in absorbing water and nutrients from the ground.

Whilst a tree only has one set of roots, the root areas can be considered to carry out these two functions independently. The structural root radius and tree protection zone can be defined by the trunk diameter. The extent of disturbance a tree can tolerate depends on the nature of disturbance. The Australian Standard (AS 4970) defines a Tree Protection Zone (TPZ) based on trunk diameter. The standard allows encroachment up to 10% of the TPZ area providing additional root area is protected. The SRZ, TPZ and the LOA are shown in table 2.

8.3 Indirect impacts

There may be additional impacts on the trees, other than the direct impacts discussed above. Care must be taken to ensure that soil compaction is minimised in the vicinity of any trees being retained. Indirect impacts may be caused through changes to drainage or maintenance requirements. The location of services has not been shown on the plans and it has been assumed that services will be installed well clear of retained trees or through low impact means such as directional boring or similar techniques. Trees to be retained should be managed in accordance with the attached guidelines (Appendix 3).

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Table 2: Preliminary assessment of development impacts (refer to 8.3 above)

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
1	5.7	1.5	2.0	1.5	1.5	0.8	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
2	0.0	1.5	2.0	1.5	1.5	0.8	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
3	4.9	2.1	4.2	2.9	2.0	1.0	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
4	5.7	1.5	2.0	1.5	2.0	1.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
5	10.7	2.8	8.4	5.7	5.0	2.5	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
6	7.6	2.5	6.1	4.1	4.0	2.0	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
7	0.0	2.7	7.2	4.9	3.5	1.8	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
8	6.6	2.0	3.6	2.4	2.5	1.3	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
9	7.4	2.3	4.8	3.3	2.5	1.3	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
10	16.1	1.5	2.0	1.5	1.5	0.8	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
11	14.0	1.5	2.0	1.5	0.5	0.3	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
12	16.9	1.5	2.0	1.5	1.5	0.8	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
13	6.6	2.8	7.8	5.3	6.0	3.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.

Table 2: Preliminary assessment of development impacts (refer to 8.3 above)

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
14	14.0	2.2	4.6	3.1	3.0	1.5	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
15	10.7	2.3	5.3	3.6	5.0	2.5	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
16	14.0	1.5	2.0	1.5	1.5	0.8	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
17	12.5	1.5	2.0	1.5	1.5	0.8	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
18	10.7	2.3	4.9	3.3	3.0	1.5	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
19	4.9	2.4	5.4	3.7	6.0	3.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
20	5.9	2.0	3.6	2.4	2.0	1.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.

Table 2: Impact on roots and canopy

Note: The Structural root zone and Tree Protection Zone have been calculated in accordance with AS 4970-2009. The 10% TPZ loss is the radius of TPZ (AS 4970) at which 10% of TPZ area will be lost with development on one side only.

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9 Conclusion and recommendations

In this conclusion trees are considered based on the Integrated Tree Rating assigned to each Tree. Section 7 provides general recommendations for trees of different ratings.

9.1 Trees with a Moderate or Exceptional Rating

No Trees were identified as having an Exceptional Rating.

9.2 Trees with a Fair Rating

Trees 3, 5, 6, 10, 12, 15, 16 & 17 have a Fair Rating. Tree 3 is to be retained. Tree 6 is a row of cypress trees on the adjoining property to the south. The proposed development is well clear of, and will not have a significant impact on, these trees. The western two trees of the row appear to have moved in the ground and may be unstable. A permit is not required for the removal of these trees due to clause 52.12. The future of these trees should be discussed with the adjoining property owner. Tree 10 is to be protected from development impacts. Trees 12, 16 & 17 are rows of trees, with gaps, just inside the Vincent Street boundary. These trees are proposed to be removed to meet bushfire requirements. Tree 5, 15 are proposed to be removed to meet bushfire requirements.

9.3 Trees with a Low Rating

Trees 1, 2, 4, 7, 8, 9, 11, 13, 14, 18, 19 & 20 have a Low Rating. Tree 1 (X14), 2 (X10) & 4 are plantings inside the View Hill Road boundary and are proposed to be removed to meet bushfire requirements. Tree 7 is within the proposed fill area at the front of the dwelling and is proposed to be removed. Trees 8 & 9 are at the western end of the row of Tree 6 and adjoining the shed on the adjoining property. These trees have poor architecture and are exempt from needing a permit under clause 52.12 and are to be removed. Tree 11 is a row of semi mature Syzygium species (not native to Victoria) and are to be removed. Trees 14 & 18 are weed species and are proposed to be removed. Trees 13 & 19 are commonly considered a weed species but due to size and location are proposed to be retained. The proposed development is well clear of Tree 20 and this tree on road verge will not be significantly affected by the proposed development.

9.4 Summary

Trees 6, 10 & 20 adjoining the site are to be protected from development impacts. Trees 3, 13 & 19 on the site are to be retained and protected from development impacts.

9.5 Adjustment to site plan

No adjustment to the site plan is required.

10 Native vegetation

Trees 1, 2 & 4 are planted native vegetation but are not a species indigenous to the area. Trees 3, 8, 9 & 20 are native vegetation and indigenous to the area. Trees 3 & 20 are proposed to be retained and trees 8 & 9 are proposed to be removed. A permit for removal of native vegetation is not required under clause 52.17.

Should you require any additional information please contact me on [REDACTED]






[REDACTED]
Yours faithfully,

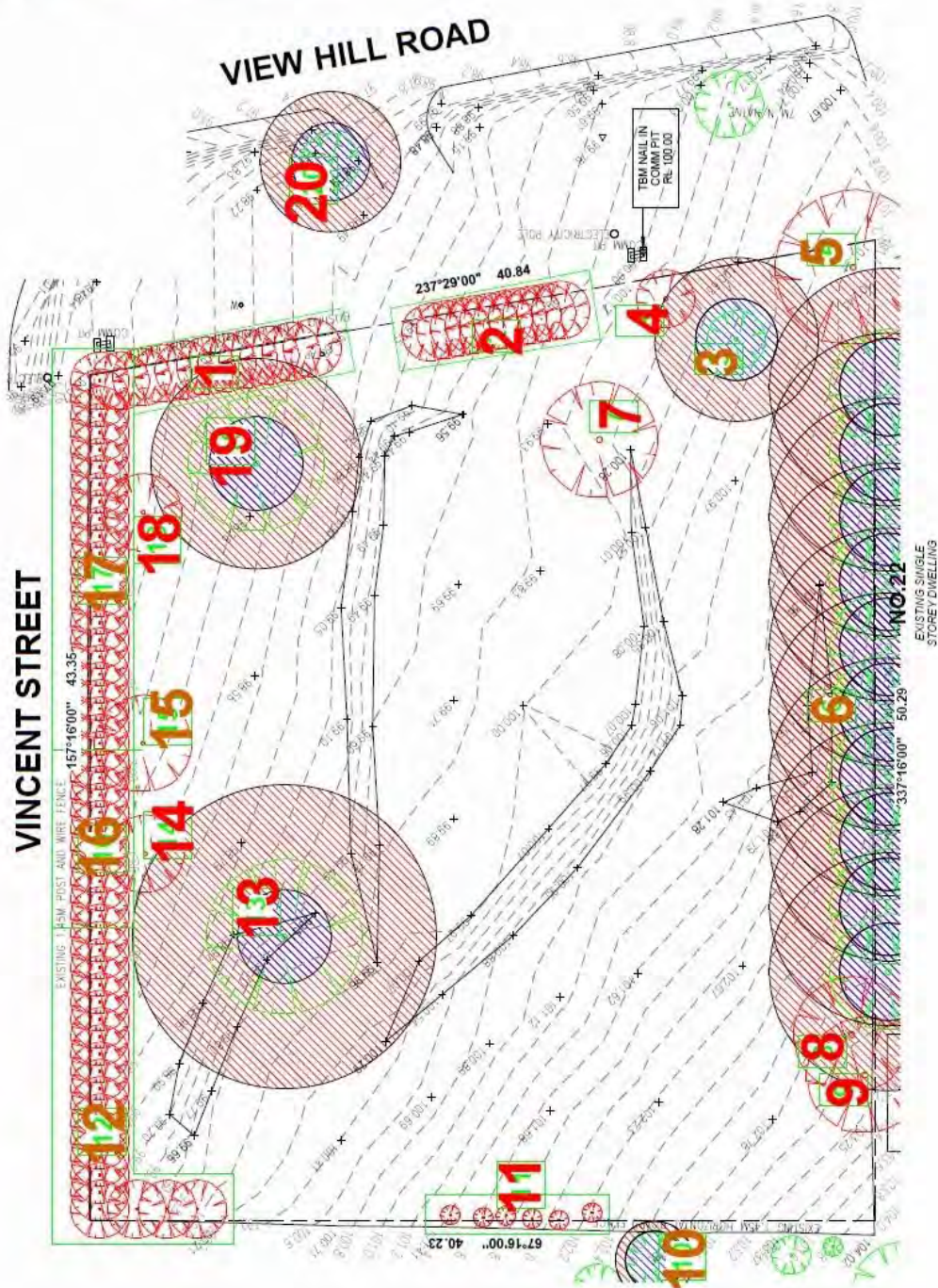
[REDACTED] B Forest Science (Melb), TRAQ (ISA)

Principal Consultant.

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11 Site Plan

LEGEND	
	TREE PROTECTION ZONE (TPZ)
	STRUCTURAL ROOT ZONE (SRZ)
	TREE NUMBER
	TREES TO BE REMOVED
	TREES TO BE RETAINED



Site plan showing tree number and location

Trees with Brown numbers have a Fair rating and Trees with Red numbers have a Low rating.

12 Photographs



Tree 19 & 1



Tree 3, 4 & 5



Tree 2



Tree 6

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Tree 7



Tree 12 & 13



Tree 8 & 9



Tree 13



Tree 10 & 11



Tree 14, 16 & 15



Tree 17, 18 & 1



Tree 20



Tree 19

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Appendix 1 - Explanation of terms

Species Character

The tree character provides information on the species of tree. For weeds reference is made to leaflets prepared by various municipalities, as well as “Environmental Weeds: A Field Guide for SE Australia”, by Kate Blood. Weeds may be Exotic **XW**, or Australian Weeds **AW**.

Character (symbol)	Description
Indigenous (I)	Grows or expected to grow naturally in the subject area. May be remnant or planted.
Australian (A)	Originated in Australia but outside Victoria.
Victorian (V)	Originated in Victoria but outside the subject area.
Exotic (X)	Originated outside Australia.
Weed (W)	A tree that has, or has potential to, become a pest in the area.

Health

Categorises the health and growth potential of a tree.

Category (symbol)	Description
Excellent (E)	Canopy intact with significantly above average leaf shape, size, and colour. Insect or disease damage less than 5% of leaf area. Epicormic growths make up virtually none of the canopy. Growth rate significantly above average for type, location, and age of tree. High tip extension and leaf size. No appreciable tip dieback or canopy decline. Bud burst significantly early and leaf retention significantly late in season for deciduous trees. Dead wood comprises less than 10% of branch structure. Strong wound wood development (if wounds apparent). Growth not restricted by trees or structures.
Good (G)	Canopy intact with above average leaf shape, size, and colour. Insect or disease damage less than 10% of leaf area. Epicormic growths make up less than 10% of canopy. Growth rate above average for type, location, and age of tree. Good tip extension and leaf size. No appreciable tip dieback or canopy decline. Bud burst early and leaf retention late in season for deciduous trees. Dead wood comprises less than 20% of branch structure. Moderate wound wood development. Minor interference to growth by adjoining trees or structures.
Fair (F)	Canopy relatively intact with average leaf shape, size, and colour. Insect or disease damage less than 20% of leaf area. Localised leaf discolouration may be present. Epicormics make up less than 20% of canopy. Growth rate average for type, location, and age of tree. Average tip extension and leaf size. Localised tip dieback or canopy decline. Bud burst average and leaf retention average in season for deciduous trees. Dead wood comprises less than 30% of branch structure. Average wound wood development. Minor interference to growth by adjoining trees or structures.

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Category (symbol)	Description
Poor (P)	Canopy partly intact with less than average leaf shape, size, and colour. Insect or disease damage more than 30% of leaf area. Leaf discolouration may be present across the canopy. Epicormic growths make up a significant proportion of canopy. Growth rate below average for type, location, and age of tree. Low tip extension and leaf size. Widespread tip dieback or canopy decline. Bud burst late and leaf drop early in season for deciduous trees. Dead wood comprises more than 30% of branch structure. Low wound wood development. Significant interference to growth by adjoining trees or structures.
Very Poor (VP)	Canopy incomplete with significantly less than average leaf shape, size, and colour. Insect or disease damage significantly more than 30% of leaf area. Leaf discolouration may be present across the entire canopy. Epicormic growths make up the majority of canopy. Growth rate significantly below average for type, location, and age of tree. Major canopy decline and dieback. Bud burst extremely late, and leaf drop early in season for deciduous trees. Dead wood comprises more than 30% of branch structure. Almost no wound wood development. Major interference to growth from adjoining trees or structures. Dead

Architecture

Categorises the form and structure of the buttress, trunk and main branches of the tree and the presence of decay and other defects.

Category (symbol)	Description
Excellent (E)	Canopy exceptionally well-shaped and balanced. Tree structure is sound with no forks, defects or decay in the trunk or major branches. Buttress free of decay and defects and well developed for type, location, and age of tree. No apparent damage to roots. Minor branches free of forks or defects.
Good (G)	Canopy well shaped and balanced. Tree structure is sound with no forks, defects or decay in the trunk or major branches. Buttress free of decay and defects and well developed for type, location, and age of tree. No apparent damage to roots. Localised defects in minor branches.
Fair (F)	Canopy of average shape and balance. Trunk may be slightly leaning and canopy irregular in shape. Minor defects in tree structure with isolated forks, defects or decay in the trunk or major branches. Forks appear stable and are not significantly flared. Buttress free of decay and defects and with average development for type, location, and age of tree. Minor root damage apparent outside structural root zone. Small defects in minor branches.
Poor (P)	Canopy of less than average shape and balance. Trunk may be significantly leaning and canopy very irregular in shape. Major defects in tree structure with forks, defects or decay in the trunk or major branches. Forks may not be stable and may be flared. Branches may be crossed, rubbing or over extended. Buttress with minor decay and defects, and with below average development for type, location, and age of tree. Root damage apparent outside with possibility of damage within the structural root zone. Major defects in minor branches.

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Category (symbol)	Description
Very Poor (VP)	Canopy of well below average shape and balance. Trunk may be strongly leaning and canopy very irregular in shape, with gaps or holes. Extensive defects in tree structure with forks, defects or decay in the trunk or major branches. Forks not stable and may be cracked or exceedingly flared. Branches may be crossed, rubbing or over extended. Buttress with major decay and defects and with well below average developed for type, location, and age of tree. Major root damage apparent, including damage to structural root zone. Major defects in minor branches.

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Condition

The assessed condition of a tree is the lowest rating for Health or Architecture of that tree. To be of “Excellent” condition a tree must have excellent Health and Architecture. A tree with a poor Health rating and a poor Architecture rating has a “Very Poor” condition rating. The following table shows the condition for each Health and Architecture rating.

Health or Architecture	Excellent	Good	Fair	Poor	Very Poor
Excellent	Excellent	Good	Fair	Poor	Very poor
Good	Good	Good	Fair	Poor	Very poor
Fair	Fair	Fair	Fair	Poor	Very poor
Poor	Poor	Poor	Poor	Very poor	Very poor
Very poor	Very poor	Very poor	Very poor	Very poor	Very poor

Condition	Description: A tree
Excellent	well above average for its species, age, and location.
Good	above average for its species, age, and location.
Fair	average for its species, age, and location.
Poor	below average for its species, age, and location.
Very Poor	well below average for its species, age, and location.

Life Stage

Stage	Description
Establishing (E)	A recent germinant or transplanted tree that has not fully established.
Growth (G)	An established tree that is rapidly growing and has not reached 50% of final expected canopy size for the species and location. Typically characterised by strong apical control and a pointed crown.
Mature (M)	A tree that has reached at least 50% of it expected final canopy size for the species and location, and with canopy volume increasing. Typically characterised by the reduction in apical control and the rounding of the crown.
Senescent (S)	A tree that has reached final canopy size for species and location, and with the canopy volume declining. Typically characterised by a rounded crown with holes. May contain new emergent growth in the lower canopy.

Significance

Reference should be made to Trust Trees criteria in Appendix 2.

Level	Description
Municipal (M)	On or considered suitable to be on a register at or above the municipal level.
Streetscape (S)	Of high value to the local area or streetscape. The value will generally be due to the landscape or amenity role of the tree.
Property (P)	Of high value to adjoining properties. The value will generally be due to the landscape or amenity role of the tree.
Not Significant (N)	Not of high value at the adjoining property level.

Integrated Tree Rating (ITR)

ITR combines the condition, significance, species character and ownership to create a measure of the value and effort/ resources that should be applied to the retention/protection of the tree.

Character (& number colour)	Description
Exceptional (Green)	Trees that protection is most desired. <ul style="list-style-type: none"> Significant at the state or municipal level. With exceptional condition and significant at the streetscape level.
Moderate (Blue)	Trees that protection is desirable. <ul style="list-style-type: none"> Significant at street or locality level. Large trees (15m or greater) of good condition. Fair condition or higher and NOT on subject site.
Fair (Brown)	Trees that may be protected: <ul style="list-style-type: none"> Significant at the property level. Trees that may be readily replaced by similar value trees. Tree of no specific merit or small canopy volume. Poor condition and NOT on the subject site.
Low (Red)	Trees of no specific value. <ul style="list-style-type: none"> Not significant. Dead or structurally unsound trees. Small or young trees. Trees of very poor condition. Weed or potential weed species. Trees likely to become unstable due to removal of other trees not suited for retention, or removal of structures.

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Glossary / Notes

Tree Protection Zone (TPZ):	The root zone calculated in accordance with AS 4970 - 2009. If the tree canopy may be impacted by the proposed development the TPZ may need to be increased to provide protection to the canopy. The TPZ is the radius which defines the Tree Protection Zone
Structural Root Zone (SRZ):	As defined in AS 4970 being “the area around the base of a tree required for the tree’s stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone only considers a tree’s structural stability and not the root zone required for a tree’s vigour and long-term viability, which will usually be a much larger area.” The SRZ is the radius which defines the Structural Root Zone.
Diameter at Breast Height (DBH):	As defined in AS 4970 being “the nominal trunk diameter at 1.4 m above ground level determined from the circumference of the trunk divided by pi (π)”. Appendix A of AS 4970 provides additional guidance as to defining the DBH and provides a formula for determining the DBH for multi-trunk trees.
Limit of Approach (LOA)	The limit of approach is the distance from the centre of the tree at ground level where the development will encroach greater than 10% into the area of the TPZ with encroachment being tangential to the LOA.
Measurements:	As far as practicable the diameter, height and canopy spread of assessed trees are measured. Diameter is measured by means of a diameter tape. Canopy is measured with a tape measure. Height is measured with a range finder. Diameter is measured to the closest 10 mm; height and canopy are measured to the metre and are likely to be within 10% of actual. When access is not available for measurement, the dimension is visually estimated.

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Appendix 2 - National Trust of Australia criteria for Trust Trees

The following criteria are from the NTA (Trust Trees) criteria for inclusion on the Trust Trees Significant Tree Register. The criteria must be adapted to determine significance at a local, sub municipal, or neighbourhood level.

Horticultural

- Horticultural or genetic value
- Important source of seed or propagating stock
- Particularly resistant to disease or exposure
- Species or variety that is rare or of a very localised distribution
- Particularly old or venerable
- Remnant native vegetation
- Outstanding for its height, trunk circumference or canopy spread
- An outstanding example of the species

Social

- Unique location or context
- Contribution to landscape
- Associated with Aboriginal activities
- Important landmark
- Spiritual and religious associations
- Contemporary association with the community

Historic

- Forms part of an historic park, garden or town
- Commemorates an occasion e.g. memorial or ceremonial plantings such as Avenue of Honour
- Associated with an important event
- Associated with an important person, group or institution

Aesthetic

- A really great looking tree
- Exhibits curious growth form or unusual physical features whether naturally occurring, resulting from natural events or human intervention
- Is a better than an average example of its species, or in its particular location

Refer to

http://www.trusttrees.org.au/static/TrustTrees/pdf/Tree%20Protection%20in%20Australia_National%20Trusts%20of%20Australia.pdf

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Appendix 3 - Guidelines for Protection of Trees on Construction Sites ©

To preserve mature trees within a construction site, precautions must be taken to ensure that the trunk, limbs, or root system of the tree are not excessively damaged. The root system of a tree is the most vital and the most delicate part of the plant, and the most easily damaged.

The root system extends far from the trunk, often beyond the drip line of the tree. The fine absorbing roots - those that collect water and nourishment for the tree - are located primarily within the top 200 - 300 mm of the soil. The roots and the soil in this surface layer must be protected from damage.

Any encroachment, disturbance, or compaction of the soil around the tree will damage or destroy the fine nutrient absorbing roots. Physical injury caused by cutting or crushing, chemical injury caused by direct poisoning or changes to soil conditions, such as changes to pH by addition of cement/lime/concrete products, and changes to water regimes by inundation or dehydration can result in the death of the tree. Injuries caused during construction projects may not become fully apparent for several years after the completion of the project but can kill a tree.

The following guidelines are recommended for the protection of trees. These guidelines should be incorporated in construction contracts, and the details made available to all parties involved with work on the site, including equipment operators. Guidelines should be developed specifically for each site to ensure the maximum level of protection.

1. Value your trees

Trees are living objects, which require a restricted range of environmental conditions for the tree to thrive. Construction sites can often change the environmental conditions of a site to the extent where tree survival is unlikely, or the tree will have no amenity value. As retained healthy and vigorous trees have substantial value, it is imperative that trees be considered at each stage of the development cycle, from planning, construction through to landscaping.

2. Trees are not posts

Nothing whatsoever should be attached to any tree including temporary services, wires, nails, screws, or any other fixing device.

3. Protection Barrier

A protection barrier shall be installed around the tree or trees to be preserved. This may also include trees on adjoining properties where these trees are close to the construction. The barrier shall be constructed of durable fencing material, such as plastic construction fencing, or chainmesh fencing. Existing boundary fences may be suitable. The barrier shall be placed as far from the base of the tree(s) as possible, preferably extending past the drip line. The fencing shall be maintained in good repair throughout the duration of the project, and shall not be removed, relocated, or encroached upon without approval of Terrastylis.

4. Mulching

A layer of mulch to a depth of 75 millimetres should be placed over all root systems (not only the Tree Protection Zones) of all trees that are to be retained, to assist with moisture retention and reduce the impact of soil compaction. Mulch material should be either thoroughly composted material or consist of primarily of wood chips. Mulches containing high levels of uncomposted leaf material can cause problems by inducing nitrogen deficiency.

5. Services

Avoid trenching wherever possible. If trenching is to occur, use the one trench for as many services as possible and retain any large roots (greater than 40 millimetres in diameter) which grow across the trench. Boring should be undertaken at least in the vicinity of trees to be retained. Damaged roots should be pruned cleanly, and the cut ends sprayed with a root hormone solution before covering. If there is risk of fungal disease, then the roots should also be treated with a fungicide. As far as practicable, trenches should be refilled with material excavated from the trench. This material should be placed back into the trench to match the existing layers in the soil. The fill material should be compacted, as far as practicable, to the same compaction levels as the surrounding soil.

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6. **Storage of Materials**

Materials or supplies of any kind are not to be stored within the protection barriers. Concrete and cement materials, block, stone, sand, and soil shall not be placed within the drip line of the tree.

7. **Fuel Storage**

Fuel storage shall NOT be permitted within 50 metres of any tree to be preserved.

Refuelling, servicing and maintenance of equipment and machinery shall NOT be permitted within 50 metres of protected trees.

8. **Debris and Waste Materials**

Debris and waste from construction or other activities shall NOT be permitted within protected areas. Wash-down of concrete or cement handling equipment shall NOT be permitted within 50 metres of protected trees.

9. **Level Changes**

Changes to surface levels can be particularly damaging to trees. Even as little as 50 millimetres of fill can cause the death of a tree. Lowering the grade can destroy major portions of a root system. Level changes should be approved by Terrastylis before construction begins, and precautions taken to mitigate potential injuries.

10. **Damages**

Any damages or injuries should be reported to Terrastylis as soon as possible. Severed roots shall be pruned cleanly to healthy tissue, using proper pruning tools. Broken branches or limbs shall be pruned in accordance with the Australian Standard 4373 - 2007.

11. **Preventive Measures**

Before construction begins, pruning of the tree canopies and branches should be done at the direction of Terrastylis to remove any dead or broken branches, and to provide the necessary clearances for the construction equipment.

12. **Watering**

Supplementary watering should be provided to all trees during dry periods, during and after the construction process. The dry period for Melbourne should be at least from 1st December to 30th April of each year. Approximately 25 millimetres of water, including rainfall (if any), should be provided each week. Disturbed trees may require supplementary water far more than this amount. Water should be provided by means of infrequent (weekly) deep soaking rather than frequent light applications.

13. **Monitoring**

Terrastylis should monitor trees on at least a monthly basis.

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Appendix 4 - Terms of engagement

The Client

1. The Client is the person listed on the cover of the report and includes agents and consultants acting on behalf of the client.

Payments

2. The client is responsible for payment of fees for the preparation of the report either in accordance with our standard schedule of rates or a prior written quote. Payment in full is required prior to a report being finalised.

Reports

3. The report is copyright to Terrastylis Pty Ltd.
4. The Client will be provided, unless expressly requested otherwise, with a draft report to correct errors in fact, assumptions or interpretations made by Terrastylis Pty Ltd. Draft reports are the exclusive property of Terrastylis Pty Ltd and may not be used for any other purpose nor shall the draft reports be distributed to any other persons whatsoever. Draft reports and any copies made there from shall be returned to Terrastylis upon request and any electronic copies deleted from computers and files.
5. Upon payment of the invoice the report will be finalised. The client will be licensed to use the final report for the sole purpose for which it was commissioned. This includes reproducing the report, but only in its entirety, for submission to authorities and other consultants. The making of partial reports or publication by any means whatsoever is prohibited without prior written approval from Terrastylis Pty Ltd.
6. Loss, removal, or alteration of any part of the report will invalidate the entire report.
7. The use of this report or publication by anyone other than the client is strictly prohibited.

Information

8. Terrastylis Pty Ltd has taken care to obtain all information from sources believed to be reliable and all data has been verified as far as practicable. Terrastylis Pty Ltd does not guarantee or warrant, nor will it be held responsible for, information supplied by others.
9. Unless otherwise specified, information in this report covers only those items that were examined and reflects the condition of those items at the time of the inspection. The inspection is limited to visual examination of accessible components without boring, excavation or probing. There is no warranty or guarantee, expressed or implied, that the problems or deficiencies of the plants or property in question may not arise in the future.
10. Any legal description provided to Terrastylis is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters legal in character. It is assumed that any property/project is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
11. The report and any values expressed therein are the opinion of Terrastylis Pty Ltd and the fee charged for the preparation of this report is in no way contingent upon the reporting of a specified value or the occurrence of a subsequent event.
12. Sketches, diagrams, graphs, and photographs in the report, are intended as visual aids, and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

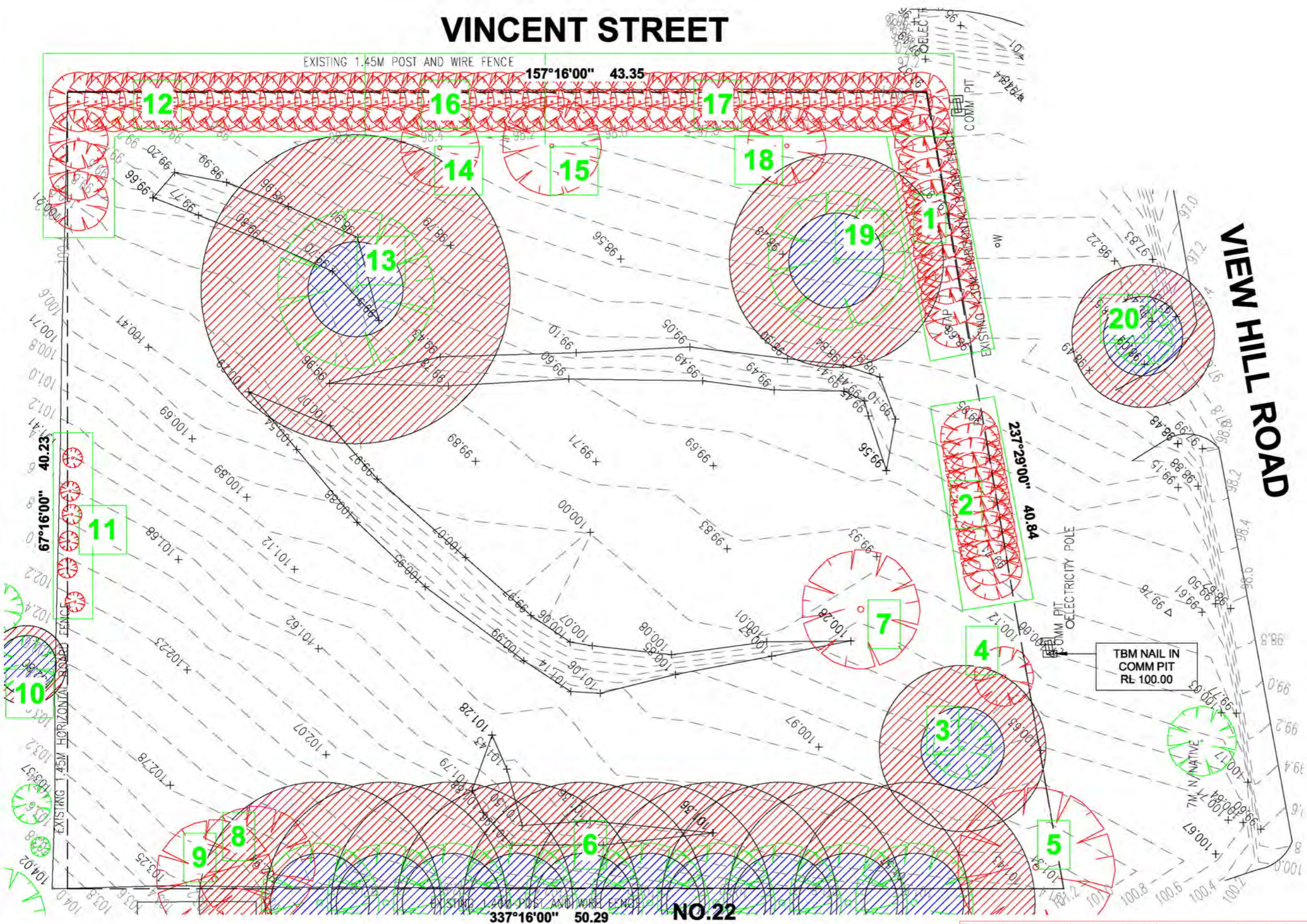
Additional services

13. Terrastylis Pty Ltd shall not give, or be required to give, evidence or to attend court, tribunal, or panel by reason of the preparation of this report. Such evidence or attendance shall be subject to new contractual arrangements, including payment of additional fee(s) for such services.
14. Terrastylis Pty Ltd shall not carry out any of the works or monitor any of the activities required in the report simply by the preparation of this report. Such work or monitoring shall be subject to new contractual arrangements, including payment of additional fee(s) for such services.

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VINCENT STREET

LEGEND	
	TREE PROTECTION ZONE (TPZ)
	STRUCTURAL ROOT ZONE (SRZ)
	TREE NUMBER
	TREES TO BE REMOVED
	TREES TO BE RETAINED



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PREMIER
TRADITIONAL HOMES

bdcv
REGISTERED Building Practitioner
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TITLE: EXISTING/DEMO SITE PLAN		PROPOSED: HAWTHORN ATTIC - CUSTOM	
DRAWN BY: BBOT DESIGNS	DATE: 02/07/2024		
SCALE: 1 : 200	JOB NUMBER: PT3155		
AT: 20 VIEW HILL ROAD COCKATOO 3781		SHEET NO: AWD1-00	REV: H

PERMEABILITY SCHEDULE		
PERVIOUS AREA (GARDEN AREA)	1613.66 m ²	86%
IMPERVIOUS AREA	269.91 m ²	14%

SITE AREA	
SITE AREA	1883.57 m ²

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NOTES
 READ SITE PLAN IN CONJUNCTION WITH SURVEY
 . BY: WILSON SURVEYING
 . JOB NO: 081403
 . DATED: 12/03/2024

PROPOSED SITE AREAS		
PROPOSED SITE COVERAGE	269.91 m ²	14%
PROPOSED P.O.S	1613.66 m ²	86%
TOTAL	1883.57 m ²	

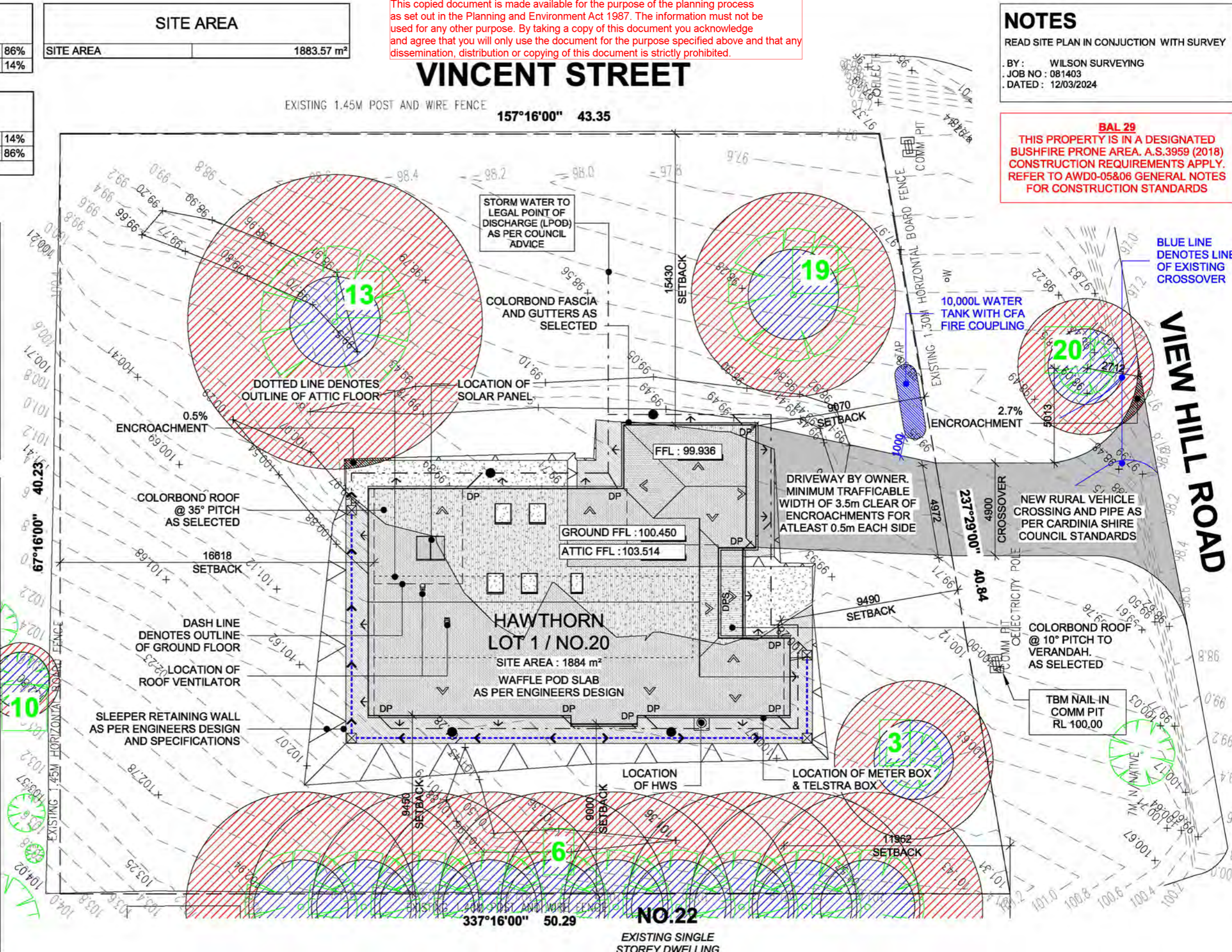
SITE NOTES

- ENGINEER DESIGNED CONCRETE SLAB
- SITE SCRAPE OVER BUILDING AREA TO 100.065
- STORM WATER DRAINAGE DISCHARGE TO LEGAL POINT AS PER LOCAL AUTHORITIES REQUIREMENTS
- TERMITE CONTROL AS PER CONTRACT DOCUMENTS
- CONTOUR AT 200mm INCREMENTS
- NOTE - LEVELS, SETBACKS AND DIMENSIONS ARE APPROXIMATE

DRAINAGE NOTES

- SITE DRAINAGE SHALL COMPLY WITH NCC 3.12 'DRAINAGE' AND AS 3500 'NATIONAL PLUMBING CODE.
- BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
- TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
- STORMWATER DRAINS ARE INDICATIVE ONLY, DRAINER TO CONNECT TO LEGAL POINT OF AT THEIR DISCRETION

- GRATED INLET PIT/ SILT TRAP CONNECTED TO STORM WATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE
- PROVIDE AGRICULTURAL DRAIN OR SIMILAR AT BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
- GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20)
- STORMWATER DRAIN GRADED TO LPOD AT 1:100 MIN.
- CAPPED STORMWATER RISER 600mm ABOVE FINISHED SITE LEVEL



BAL 29
 THIS PROPERTY IS IN A DESIGNATED BUSHFIRE PRONE AREA. A.S.3959 (2018) CONSTRUCTION REQUIREMENTS APPLY. REFER TO AWD0-05&06 GENERAL NOTES FOR CONSTRUCTION STANDARDS



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 03 8080 1562
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 741 Sydney Road, Brunswick, Victoria, 3056, Australia
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TITLE: SITE PLAN		PROPOSED: HAWTHORN ATTIC - CUSTOM	
DRAWN BY: BBOT DESIGNS	DATE: 02/07/2024	[REDACTED]	
SCALE: 1:200	JOB NUMBER: PT3155	AT: 20 VIEW HILL ROAD COCKATOO 3781	REV: H
		SHEET NO: AWD1-01	

PERMEABILITY SCHEDULE		
PERVIOUS AREA (GARDEN AREA)	1613.66 m ²	86%
IMPERVIOUS AREA	269.91 m ²	14%

SITE AREA	
SITE AREA	1883.57 m ²

NOTES
 READ SITE PLAN IN CONJUNCTION WITH SURVEY
 . BY : WILSON SURVEYING
 . JOB NO : 081403
 . DATED : 12/03/2024

PROPOSED SITE AREAS		
PROPOSED SITE COVERAGE	269.91 m ²	14%
PROPOSED P.O.S	1613.66 m ²	86%
TOTAL	1883.57 m ²	

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

BAL 29
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SITE NOTES

- ENGINEER DESIGNED CONCRETE SLAB
- SITE SCRAPE OVER BUILDING AREA TO **100.065**
- STORM WATER DRAINAGE DISCHARGE TO LEGAL POINT AS PER LOCAL AUTHORITIES REQUIREMENTS
- TERMITE CONTROL AS PER CONTRACT DOCUMENTS
- CONTOUR AT 200mm INCREMENTS
- NOTE - LEVELS, SETBACKS AND DIMENSIONS ARE APPROXIMATE

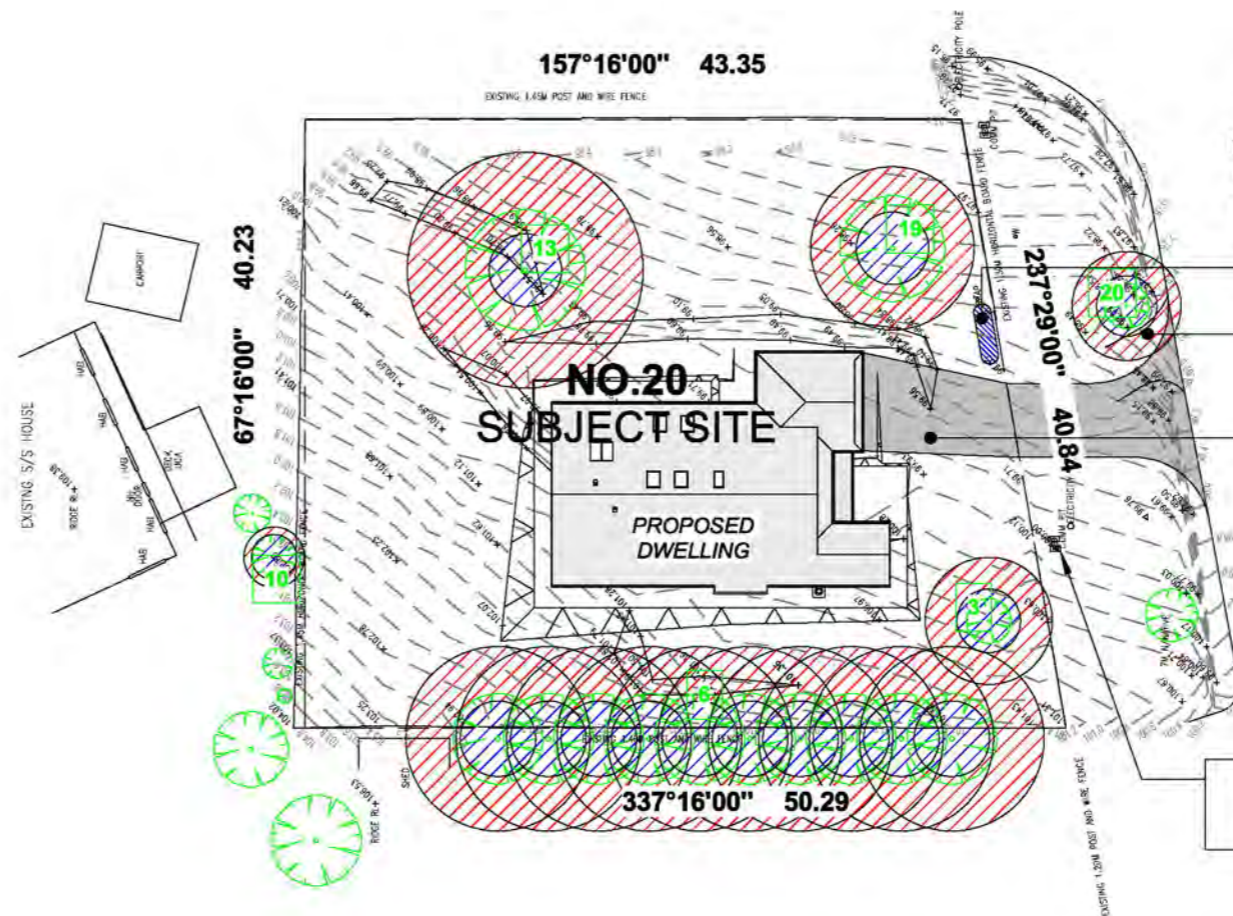
DRAINAGE NOTES

- SITE DRAINAGE SHALL COMPLY WITH NCC 3.12 'DRAINAGE' AND AS 3500 'NATIONAL PLUMBING CODE'.
- BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
- TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
- STORMWATER DRAINS ARE INDICATIVE ONLY, DRAINER TO CONNECT TO LEGAL POINT OF AT THEIR DISCRETION

GRATED INLET PIT/ SILT TRAP CONNECTED TO STORM WATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE
 PROVIDE AGRICULTURAL DRAIN OR SIMILAR AT BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
 GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20)
 STORMWATER DRAIN GRADED TO LPOD AT 1:100 MIN.
 CAPPED STORMWATER RISER 600mm ABOVE FINISHED SITE LEVEL

VINCENT STREET

NO.1
 VINCENT STREET
 EXISTING SINGLE
 STOREY DWELLING



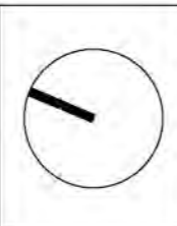
- 10,000L WATER TANK WITH CFA FIRE COUPLING
- NEW RURAL VEHICLE CROSSING AND PIPE AS PER CARDINIA SHIRE COUNCIL STANDARDS
- DRIVEWAY BY OWNER. MINIMUM TRAFFICABLE WIDTH OF 3.5m CLEAR OF ENCROACHMENTS FOR ATLEAST 0.5m EACH SIDE

TBM NAIL IN
 COMM PIT
 RL 100.00

NO.22
 EXISTING SINGLE
 STOREY DWELLING



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TITLE:
LOCALITY PLAN

DRAWN BY:
BBOT DESIGNS

SCALE:
1 : 500

DATE:
02/07/2024

JOB NUMBER:
PT3155

PROPOSED:
HAWTHORN ATTIC - CUSTOM

AT:
**20 VIEW HILL ROAD
 COCKATOO 3781**

SHEET NO:
AWD1-02

REV:
H

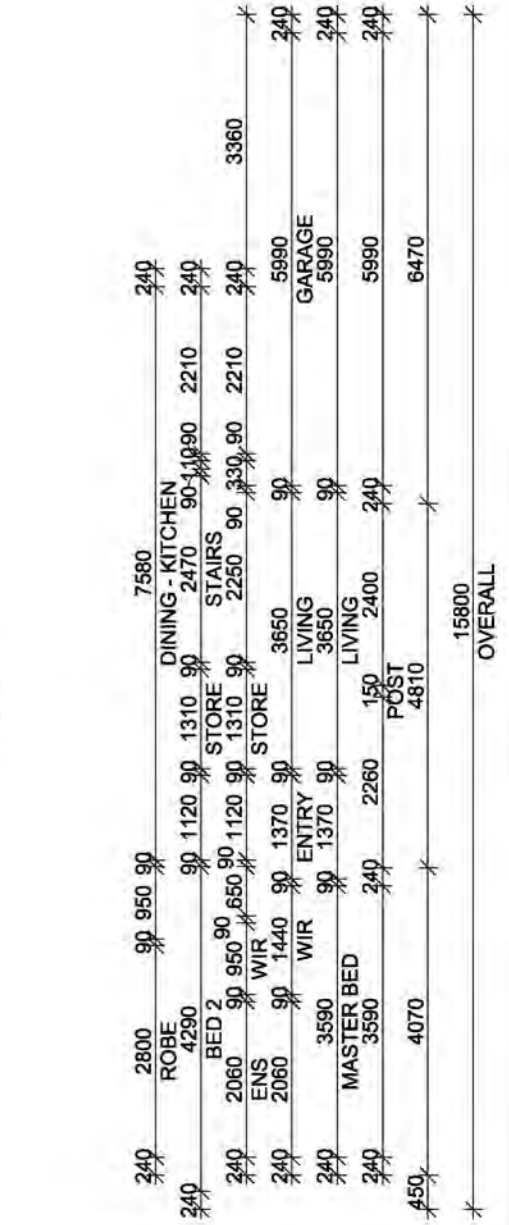
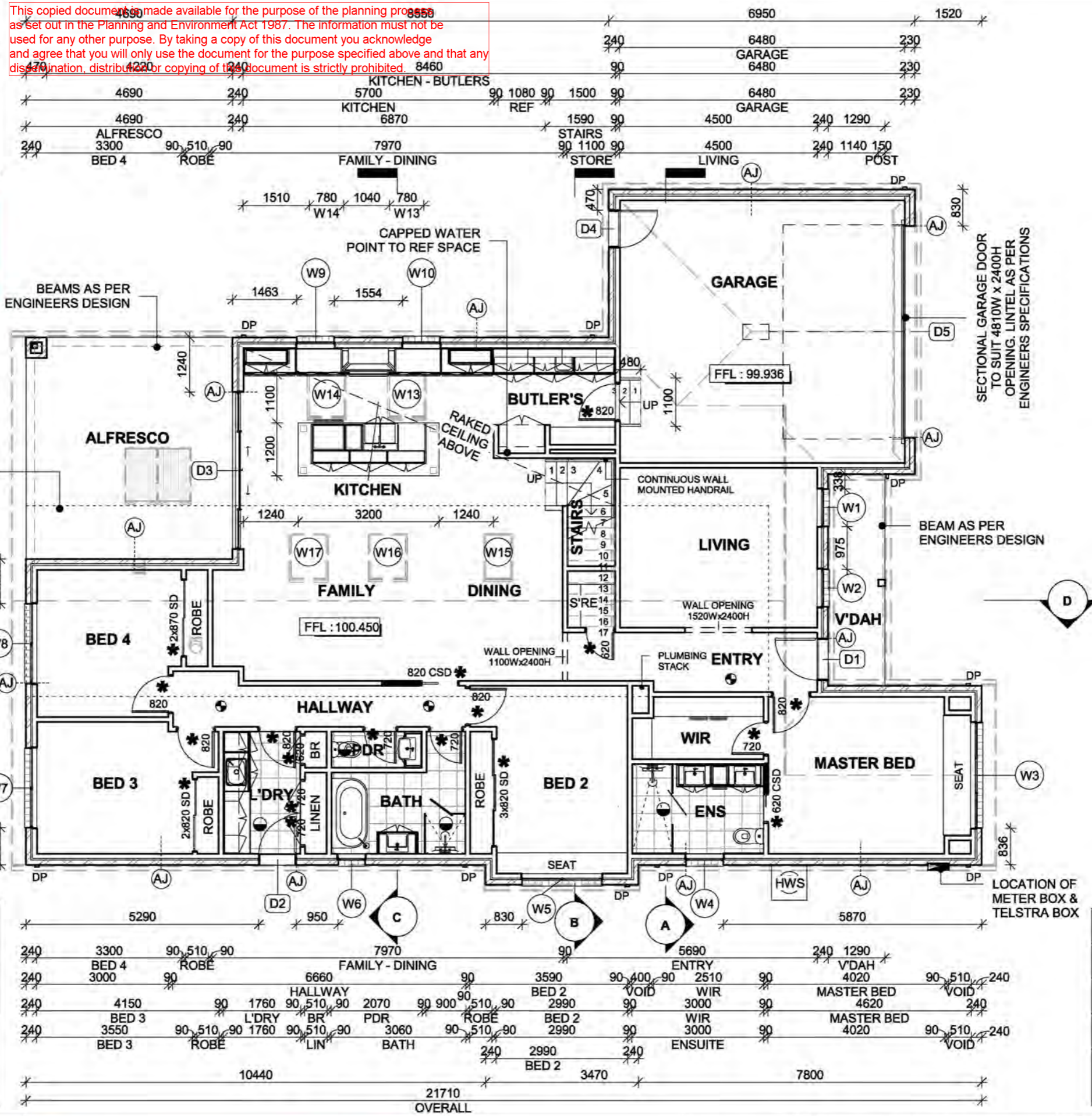
GENERAL NOTES :

- DO NOT SCALE FROM THESE DRAWINGS
- ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE BY ALL CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS
- EACH DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING THOSE OF SPECIALIST CONSULTANTS
- ALL QUERIES OR DISCREPANCIES ARE TO BE DIRECTED TO THE BUILDING DESIGNER AND AWAIT INSTRUCTIONS BEFORE PROCEEDING

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FLOOR AREA SCHEDULE		
GROUND FLOOR	196.29 m ²	21.12
ATTIC FLOOR	70.02 m ²	7.53
GARAGE	43.78 m ²	4.71
ALFRESCO	23.64 m ²	2.54
VERANDA	6.20 m ²	0.67
TOTAL	339.93 m²	36.58

BAL 29
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- ALL DIMENSIONS TO LIGHT WEIGHT CLADDED WALLS ARE TO STUD WORK
- REFER TO JOINERY DRAWINGS WHERE RELEVANT FOR EXACT POSITION OF LIGHTS AND OUTLETS WITHIN THE JOINERY UNITS
- DRYER, WASHING MACHINE, COOKTOP & OVEN GPO'S ARE ALL TO BE ON A SEPARATE CIRCUIT
- ALL LIGHT FITTINGS TO BE SUPPLIED WITH LAMPS
- ALL WIRING SHALL BE FULLY CONCEALED
- PROVIDE LIFT OFF HINGES TO WC
- HWS ORIENTATION TO BE CONFIRMED ON SITE. AS PER REGULATIONS

LEGEND	
(AJ)	ARTICULATION JOINTS
SA	SMOKE ALARM
EF	EXHAUST FAN
*	DENOTES 2340mm HEIGHT INTERNAL DOOR IN LIEU OF 2040mm

TITLE: **GROUND FLOOR PLAN**
 DRAWN BY: BBOT DESIGNS
 SCALE: 1:100

PROPOSED: **HAWTHORN ATTIC - CUSTOM**
 DATE: 02/07/2024
 JOB NUMBER: PT3155
 AT: 20 VIEW HILL ROAD COCKATOO 3781
 SHEET NO: AWD2-01
 REV: H

GENERAL NOTES :

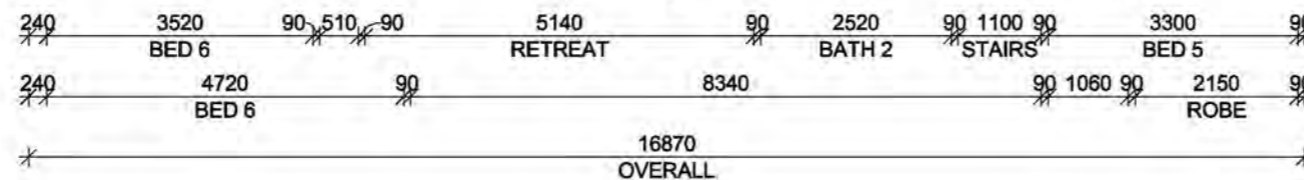
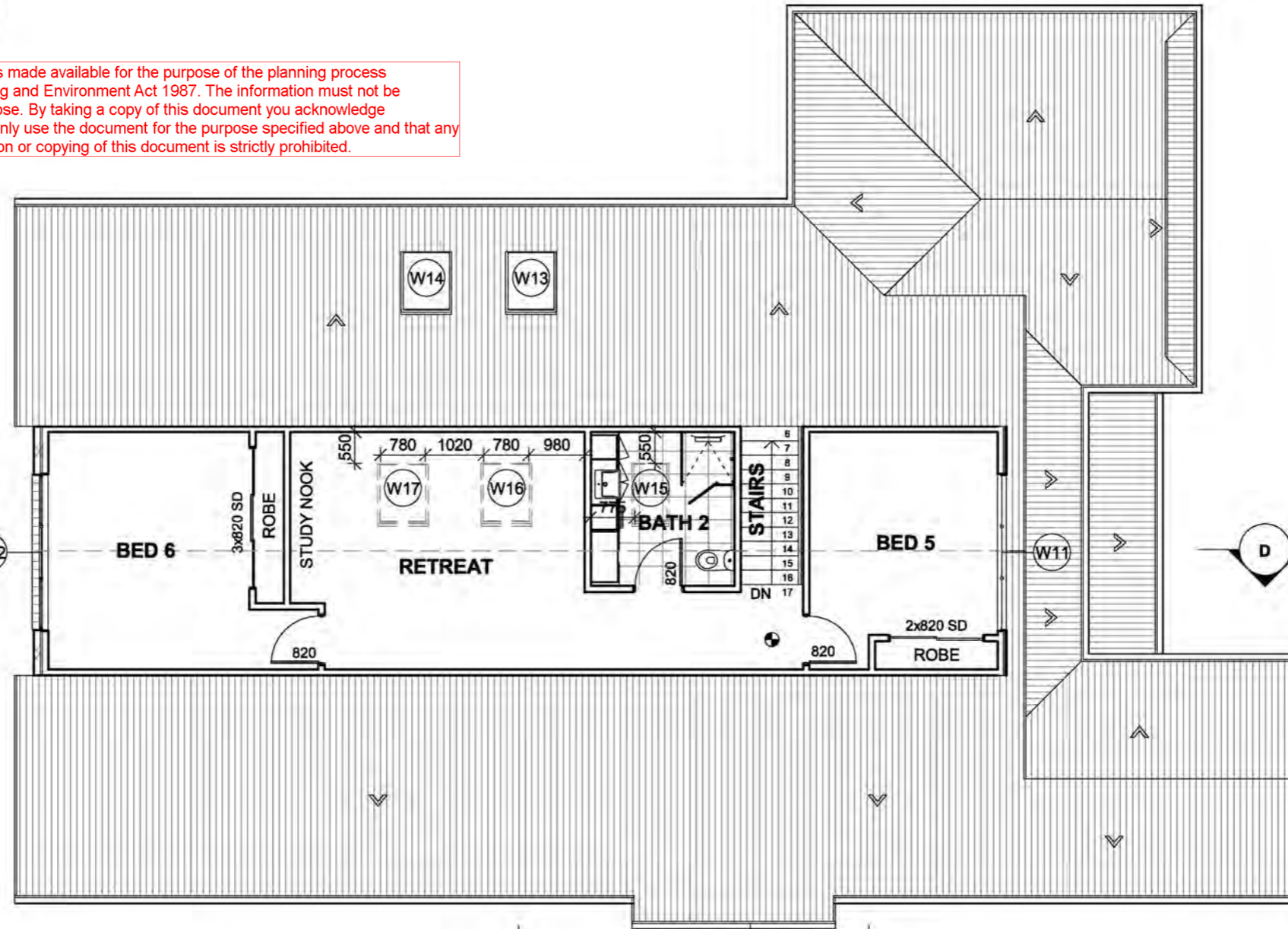
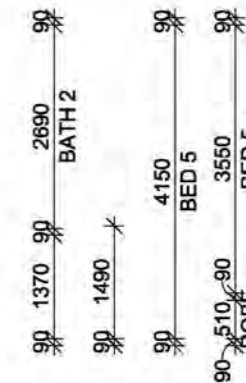
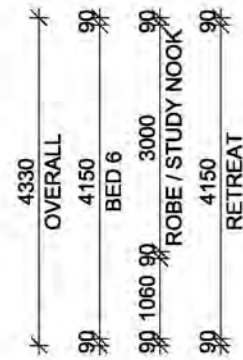
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FLOOR AREA SCHEDULE

GROUND FLOOR	196.29 m ²	21.12
ATTIC FLOOR	70.02 m ²	7.53
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ALFRESCO	23.64 m ²	2.54
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LEGEND

(AJ)	ARTICULATION JOINTS
☉	SMOKE ALARM
☉	EXHAUST FAN
*	DENOTES 2340mm HEIGHT INTERNAL DOOR IN LIEU OF 2040mm

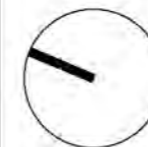
PREMIER
TRADITIONAL HOMES



REGISTERED
Building Practitioner



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TITLE:
ATTIC FLOOR PLAN

DRAWN BY:
BBOT DESIGNS

SCALE:
1 : 100

DATE:
02/07/2024

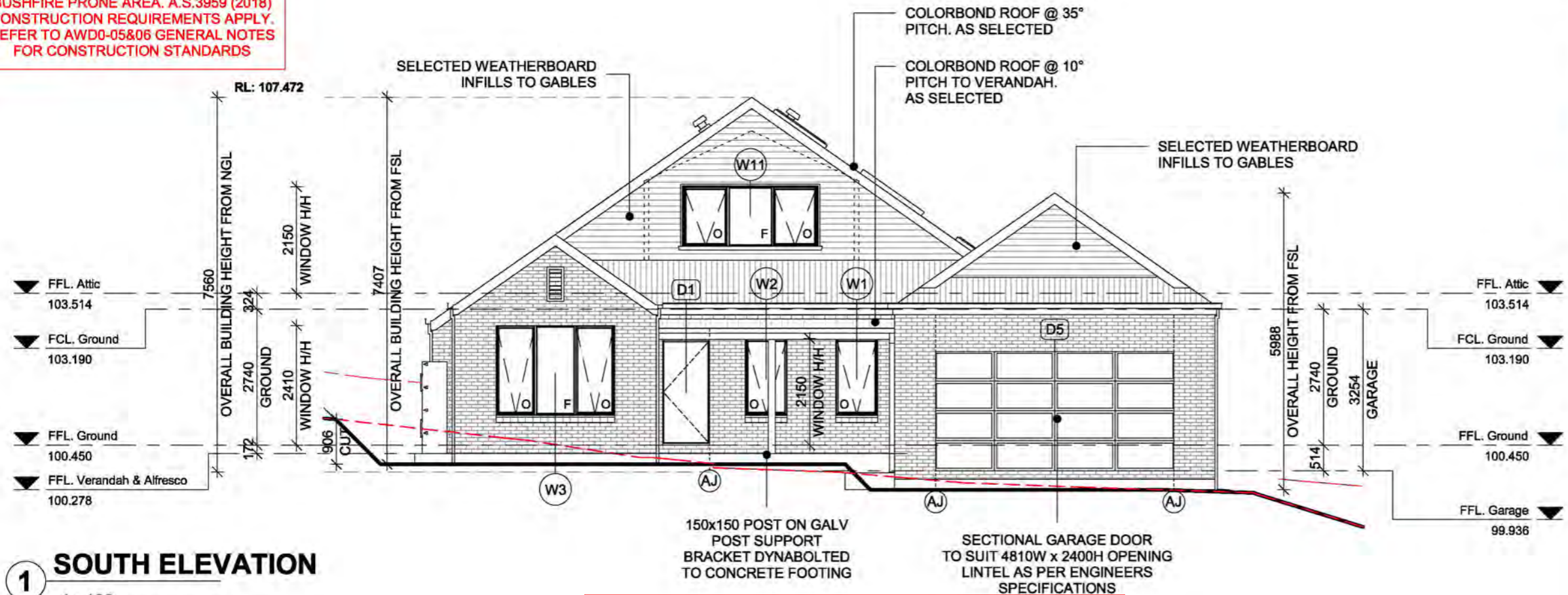
JOB NUMBER:
PT3155

PROPOSED:
HAWTHORN ATTIC - CUSTOM

AT:
20 VIEW HILL ROAD
COCKATOO 3781

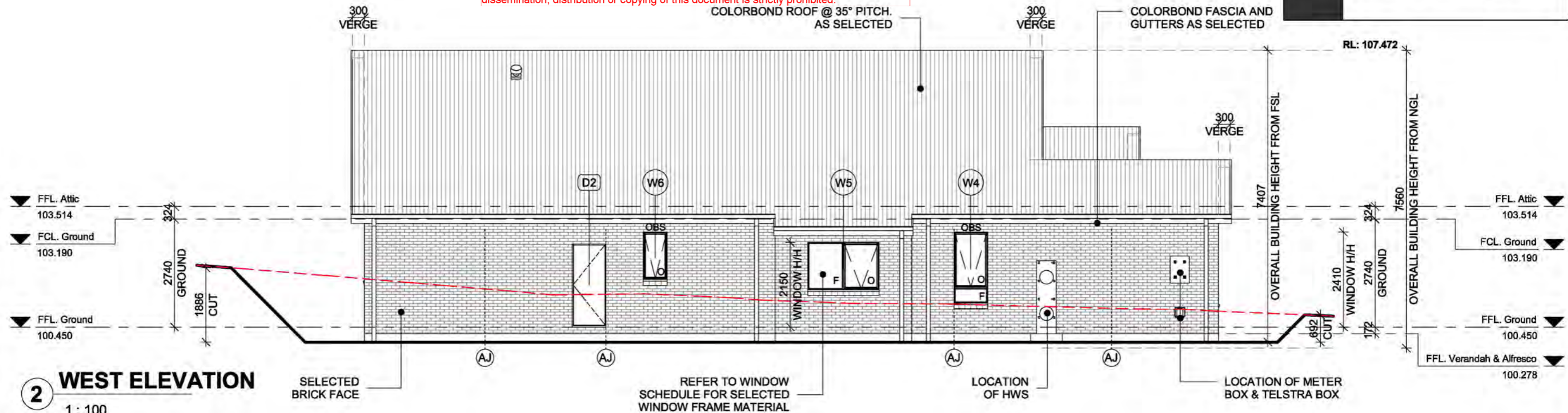
REV:
H
SHEET NO:
AWD2-02

BAL 29
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1 SOUTH ELEVATION
 1 : 100

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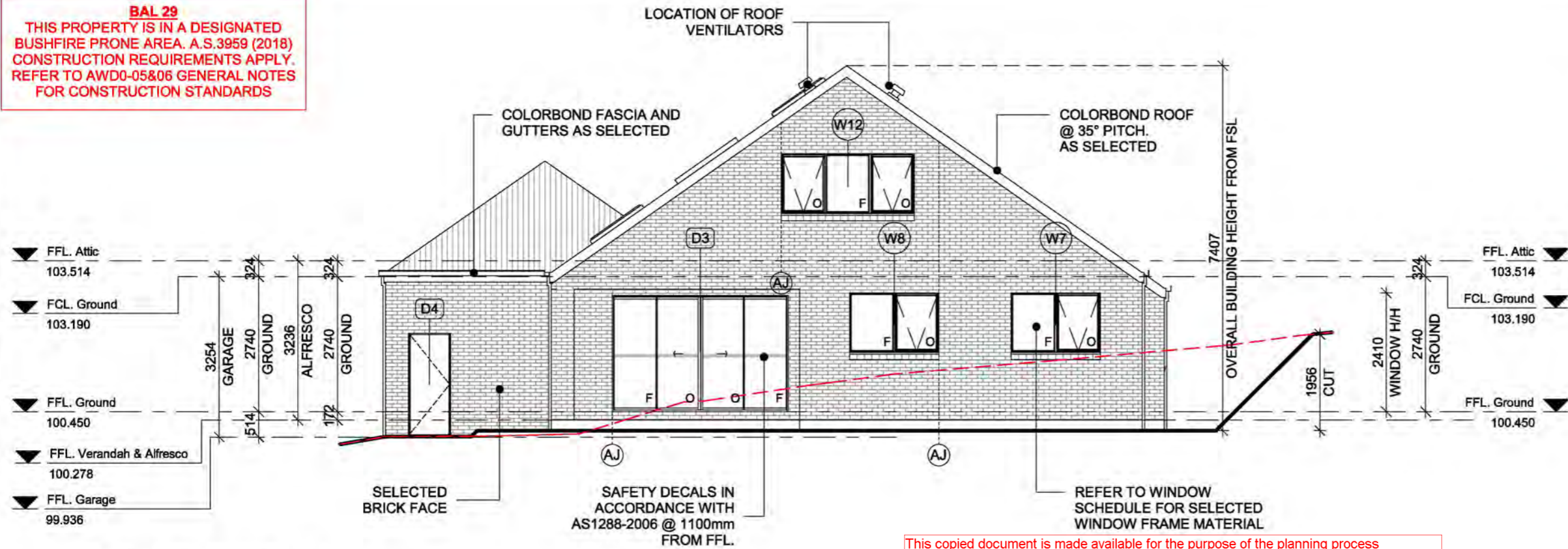


2 WEST ELEVATION
 1 : 100

FINISHES SCHEDULE

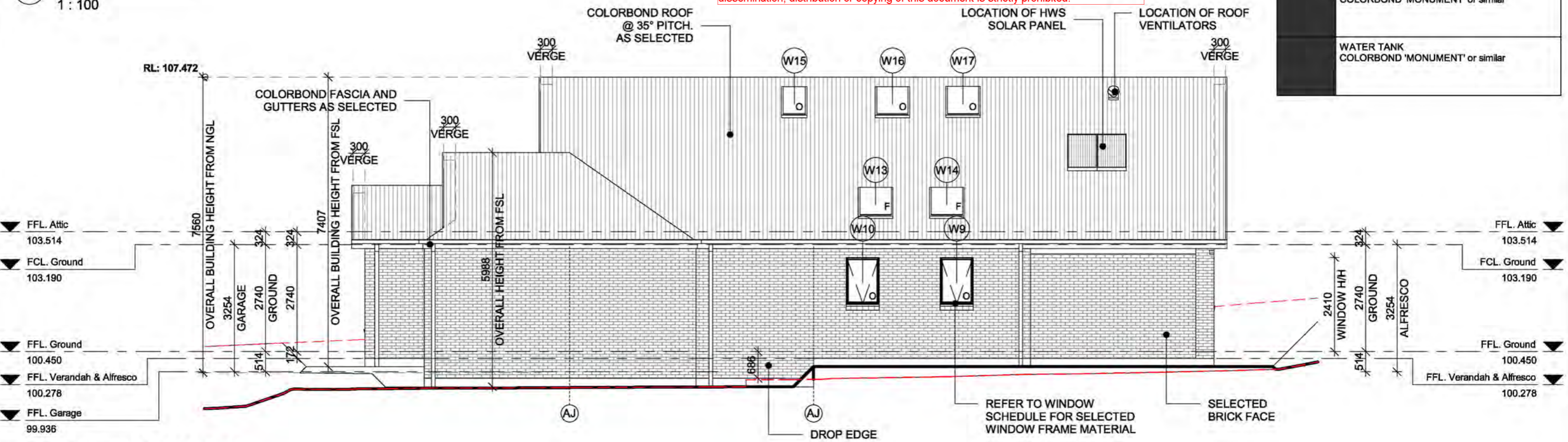
SAMPLE	MATERIAL & COLOUR
	METAL SHEET ROOFING IN COLORBOND 'MONUMENT' or similar
	SELECTED BRICK RECYCLED RED BRICK
	HORIZONTAL CLADDING WEATHERTEX WEATHERBOARD CLASSIC TO MATCH COLORBOND 'MONUMENT' or similar
	RENDERED HEBEL TO MATCH COLORBOND 'MONUMENT' or similar
	FASCIA & GUTTERS COLORBOND 'MONUMENT' or similar
	DOWNPIPES COLORBOND 'MONUMENT' or similar
	ALUMINIUM WINDOW FRAMES COLORBOND 'MONUMENT' or similar
	GARAGE DOOR COLORBOND 'MONUMENT' or similar
	WATER TANK COLORBOND 'MONUMENT' or similar

BAL 29
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1 NORTH ELEVATION
 1 : 100

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2 EAST ELEVATION
 1 : 100

FINISHES SCHEDULE	
SAMPLE	MATERIAL & COLOUR
	METAL SHEET ROOFING IN COLORBOND 'MONUMENT' or similar
	SELECTED BRICK RECYCLED RED BRICK
	HORIZONTAL CLADDING WEATHERTEX WEATHERBOARD CLASSIC TO MATCH COLORBOND 'MONUMENT' or similar
	RENDERED HEBEL TO MATCH COLORBOND 'MONUMENT' or similar
	FASCIA & GUTTERS COLORBOND 'MONUMENT' or similar
	DOWNPIPES COLORBOND 'MONUMENT' or similar
	ALUMINIUM WINDOW FRAMES COLORBOND 'MONUMENT' or similar
	GARAGE DOOR COLORBOND 'MONUMENT' or similar
	WATER TANK COLORBOND 'MONUMENT' or similar

PREMIER TRADITIONAL HOMES

REGISTERED Building Practitioner
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TITLE: **ELEVATIONS**
 DRAWN BY: **BBOT DESIGNS**
 SCALE: **1 : 100**

PROPOSED: **HAWTHORN ATTIC - CUSTOM**
 DATE: **02/07/2024**
 JOB NUMBER: **PT3155**
 AT: **20 VIEW HILL ROAD COCKATOO 3781**
 SHEET NO: **AWD3-02**
 REV: **H**