Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	L1 PS730219 V11542 F158 141 Woori Yallock Road, Cockatoo VIC 3781
The application is for a permit to:	Buildings and works (construction of a dwelling) and alteration of access from a road in Transport Zone 2

APPLICATION DETAILS

The applicant for the permit is:	studio steven swain
Application number:	T240188

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: **08 October 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:

- 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.

Application is here

1 Application lodged — 2 Council initial assessment — 3 Notice — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia ePlanning

Application Summary

Portal Reference	A22443RZ

Basic Information

Proposed Use	Proposed dwelling and alterations to existing shed
Current Use	vacant lot with existing shed
Cost of Works	$475,000
Site Address	141 Woori Yallock 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?	Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	[redacted] studio steven swain	PO BOX 53, emerald VIC 3782	W: 0415-251-401 E: steven@studiostevenswain.com
Owner	[redacted]		
Preferred Contact	[redacted] studio steven swain	PO BOX 53, emerald VIC 3782	W: 0415-251-401 E: steven@studiostevenswain.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**

Documents Uploaded

Date	Type	Filename
26-04-2024	Additional Document	141WOORI YALLOCK TP 240415.pdf
26-04-2024	Additional Document	A141 Woori Yallock Road Cockatoo Feature & AHD Level Plan.pdf
26-04-2024	A Copy of Title	00726175680122024042603520001.pdf
26-04-2024	A Copy of Title	00726175680012024042603520001.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]
Submission Date	26 April 2024 - 02:08:PM

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.

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 VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday
8.30amâ€“5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Civic Centre
20 Siding Avenue, Officer, Victoria

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Cardinia Shire Council

Request to amend a current planning permit application

Cardinia

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

PERMIT APPLICATION DETAILS

Application No.:	T240188
Address of the Land:	141 Woori-Yallock Rd. Cockatoo, VIC 3781

APPLICANT DETAILS

Name:	[redacted]
Organisation:	Studio Steven Swain
Address:	PO BOX 53, emerald VIC 3782
Phone:	+61 415 251 401
Email:	steven@studiostevenswain.com

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant **before** notice:	☐
Section 50A - Amendment to application at request of responsible authority **before** notice:	☐
Section 57A – Amendment to application **after** notice is given:	☑

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☐	Plans / other documents ☑	Applicant / owner details ☐
Land affected ☐	Other ☐	

Describe the changes. If you need more space, please attach a separate page.
Building setback to North East Boundary increased to 2meters
Deleted deck to Guest Bedroom, replaced with a terrace which is 150mm lower

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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	[redacted]
Signature:	
Date:	05/09/2024

LODGEMENT

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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

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

VOLUME 11542 FOLIO 158

Security no : 124114470691P
Produced 26/04/2024 01:52 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 730219X.
PARENT TITLES :
Volume 06428 Folio 477 Volume 08913 Folio 979
Created by instrument PS730219X 18/12/2014

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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 PS730219X 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: 141 WOORI YALLOCK ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**PS730219X**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**26/04/2024 13:52**

Signed by Council: Cardinia Shire Council, PP Ref: N/A, Cert Ref: S14/141, Original Certification: 29/09/2014, S.O.C.: 10/10/2014

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 730219X

LOCATION OF LAND

PARISH : GEMBROOK
TOWNSHIP : ------
SECTION : ------
CROWN ALLOTMENT : 127 E (PART)
CROWN PORTION : ------

TITLE REFERENCE : VOL. 6428 FOL. 477 (LOT 19)
VOL. 8913 FOL. 979 (LOT 20)

LAST PLAN REFERENCE : LP 7753

POSTAL ADDRESS : 141-143 WOORI YALLOCK ROAD
(At time of subdivision) COCKATOO 3781

MGA94 Co-ordinates
(of approx centre of land in plan) E 367953 N 5801293 ZONE: 55 GDA 94

CARDINIA SHIRE COUNCIL

NOTATIONS

THIS IS A SPEAR PLAN

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY.

Survey: This plan is based on survey.

This survey has been connected to permanent marks no(s) --------
In Proclaimed Survey Area No. --------

STAGING This is not a staged subdivision.
Planning Permit No. ----------

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

CARSON SIMPSON PTY LTD
land & engineering surveyors
planning and development consultants
SUITE 4, 5 & 6, 6 - 8 HIGH STREET,
P.O. BOX 1056, CRANBOURNE 3977
PH 03.5995.1860 FAX 03.5996.1861
EMAIL: info@carsonsimpson.com.au

DIGITALLY SIGNED BY LICENSED SURVEYOR:

CLIFF C. CARSON

REF C 3272 AB VERSION 02

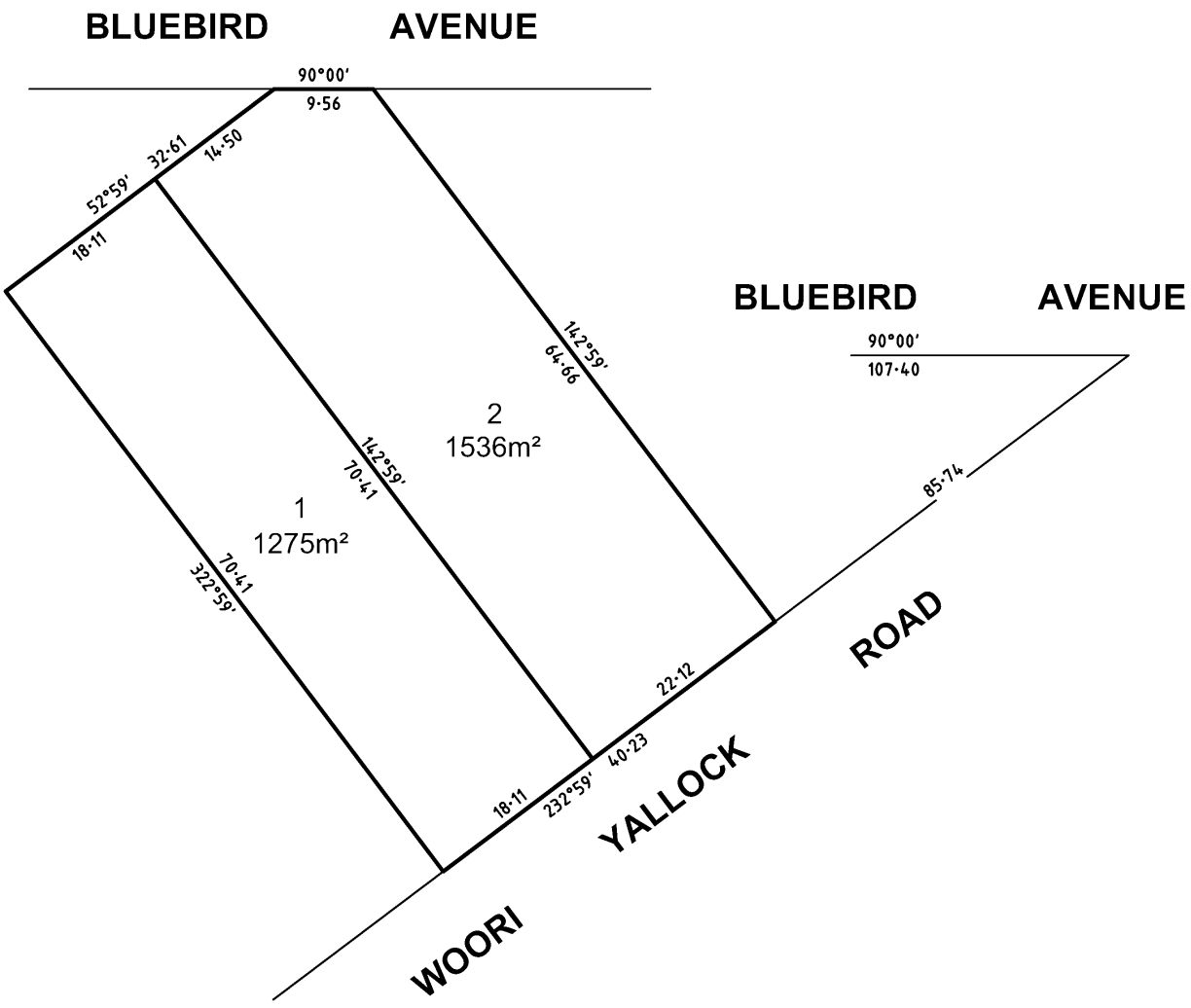
Sheet 1 of 2 Sheets
ORIGINAL SHEET SIZE

PLAN REGISTERED:
TIME: 12.40pm
DATE: 18 / 12 / 2014
HEATH RICHARDS
Assistant Registrar of Titles

Signed by: Clifford Charles Carson (Carson Simpson Pty Ltd - Cranbourne) Surveyor's Plan Version (02) SPEAR Ref: S054529J 29/09/2014

PS 730219X

APPROXIMATE TRUE NORTH



CARSON SIMPSON PTY LTD
land & engineering surveyors
planning and development consultants
SUITE 4, 5 & 6, 6 - 8 HIGH STREET,
P.O. BOX 1056, CRANBOURNE 3977
PH 03.5995.1860 FAX 03.5996.1861
EMAIL: info@carsonsimpson.com.au

SCALE
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SCALE
1:500

DIGITALLY SIGNED BY LICENSED SURVEYOR:
CLIFF C. CARSON
REF C 3272 AB VERSION 02

Sheet 2 of 2 Sheets
ORIGINAL SHEET SIZE A3

BLUEBIRD AVENUE

PRIVATE OPEN SPACE

No.17 (BLUEBIRD AVENUE)

WEATHERBOARD SHED

RIDGE 170·12

GUTTER 168·24

PHOTO 4

PHOTO 5

PHOTO 6

PHOTO 7

PHOTO 1

PHOTO 2

PHOTO 3

TITLE NORTH

APPROX. SOLAR NORTH

52°59'

18·11

16·75

COLORBOND (1·8m)

WELD WIRE (1·5m)

WELD WIRE (1·3m)

POST & WIRE (1·75m)

GARDEN

GALVANISED IRON SHED

RIDGELINE

WATER TANK

STEP

CONCRETE

GRASS

GRATED PIT CVR LVL 168·59

TBM RIVET PLACED RL = 168·63 AHD

FENCE CHANGE

PALINGS (2·5m)

No.141 LOT 1 ON PS730219X 1275m²

CONCRETE SLAB

FFL 170·29

DECK

VERANDAH

STAIRS

GUTTER 173·81

No.143 SINGLE STOREY WEATHERBOARD DWELLING

RIDGE 175·36

D/W

RIDGE 174·86

GUTTER 173·29

NOT FENCED

1.67

1.64

1.02

142°59'

170·0

70·41

FLAG POLE

23·92

29·36

DIRT DRIVEWAY

GARAGE TOP 173·57

No.139 SINGLE STOREY BRICK AND WEATHERBOARD DWELLING

approx size & location of windows & doors across required for further details

VERANDAH

PORCH

RIDGE 174·46

CHIMNEY TOP 175·48

BRICK GARAGE

GUTTER 173·80

NHW 173·97

PALINGS (1·6m)

POST & WIRE (1·2m)

HIGH PICKETS

DILAPIDATED PALINGS (1·8m)

GRAVEL DRIVEWAY

232°59'

18·11

KERB

CONCRETE

INVERT

GRAVEL CROSSING

DIRT CROSSING

NOT FENCED

24·38

STONE

POST & WIRE (1·6m)

GRASS

OF

BACK

WOORI YALLOCK ROAD

Legend:

1 — PHOTO NUMBER, LOCATION & DIRECTION
OVERHEAD SUPPLY (ELECTRICITY)
OVERHEAD SUPPLY (TELECOMMUNICATIONS)
DIGITISED FROM AERIAL IMAGERY
SLEEPER RETAINING WALL
TOP OF BANK
TOE OF BANK
VEGETATION
E ELECTRICITY PIT
ELECTRICITY POLE
FFL FINISHED FLOOR LEVEL
G GAS METER
GATE
STREET SIGN
TELEPHONE PIT
WATER METER
W NHW W WINDOW / NON HABITABLE / UPPER WINDOW

Notations:

LEVELS SHOWN THUS 170·00 ARE TO THE AUSTRALIAN HEIGHT DATUM IN METRES BASED ON GNSS RTK OBSERVATIONS

CONTOUR INTERVAL IS 0·5 METRES

SITE AREA: 1275m²

FENCING SHOWN IS TO SCALE

TITLE BOUNDARIES ARE REPRESENTED BY THICK LINES

ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN

Parish:	GEMBROOK
Section:	-
Crown Allotment:	127E (PART)
Crown Portion:	-
Site Address:	141 WOORI YALLOCK ROAD, COCKATOO, VICTORIA
Certificate of Title:	VOL 11542 FOL 158
Last Plan Reference:	LOT 1 ON PS730219X
Surveyor:	[redacted]
Date of Survey:	05/09/2023

Client [redacted]

Project Proposed Alterations

Details Plan of Survey, Features and Levels

SCALE 2 0 4 8 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A1 SCALE 1:200

REF 5422 Drawing Vers. 1 (SM)

adept SURVEYS
Adept Surveys Pty Ltd
161 Sydney Road
Coburg 3058
PO Box 45 Moreland 3058
Ph: (03) 9383 7878
A.C.N. 152 478 503

WOORI-YALLOCK RD

PROPOSED DWELLING AND ALTERATIONS TO EXISTING SHED

141 WOORI-YALLOCK RD, COCKATOO

DEVELOPMENT SUMMARY		
SITE AREA		1275m^2
EXISTING SHED		70m^2
PROPOSED ALTERED SHED	INTERNAL	40m^2
	UNDERCOVER EXTERNAL	30m^2
PROPOSED HOUSE AND GARAGE	INTERNAL	264m^2
	UNDERCOVER EXTERNAL	11m^2
SITE COVERAGE	27%	345m^2
CAR SPACES		2

DWG N$^{O.}$	Drawing Name
A00	COVER PAGE
A01	SITE PLAN
A02	TREE IMPACT ASSEMENT
A03	BUSHFIRE MANAGEMENT
A04	FLOOR PLAN
A05	ROOF PLAN
A06	ELEVATIONS & MATERIALS
A07	ELEVATIONS
A08	ELEVATIONS
A09	ALTERATIONS TO EXISTING SHED

REVISION-A: -2M SETBACK TO NORTH-EAST BOUNDARY
-DECK TO GUEST BEDROOM DELETED,
150MM LOWER TERRACE ADDED

studio steven swain

PROJECT
WOORI-YALLOCK RD
141 WOORI-YALLOCK RD, COCKATOO

DWG N°
A00

SCALE

ISSUE
TP

DATE
04-04-24

REVISION
A

TITLE
COVER PAGE

FILE

PROJECT N°
23009

studio steven swain
PO Box 53 Emerald 3782 VIC
0415 251 401
steven@studiostevenswain.com
abn 96963309761

studio steven swain

PROJECT
WOORI-YALLOCK RD
141 WOORI-YALLOCK RD, COCKATOO

DWG N° **A01**

SCALE 1:200 @ A3 | ISSUE TP | DATE 04-04-24 | REVISION A

TITLE
SITE PLAN

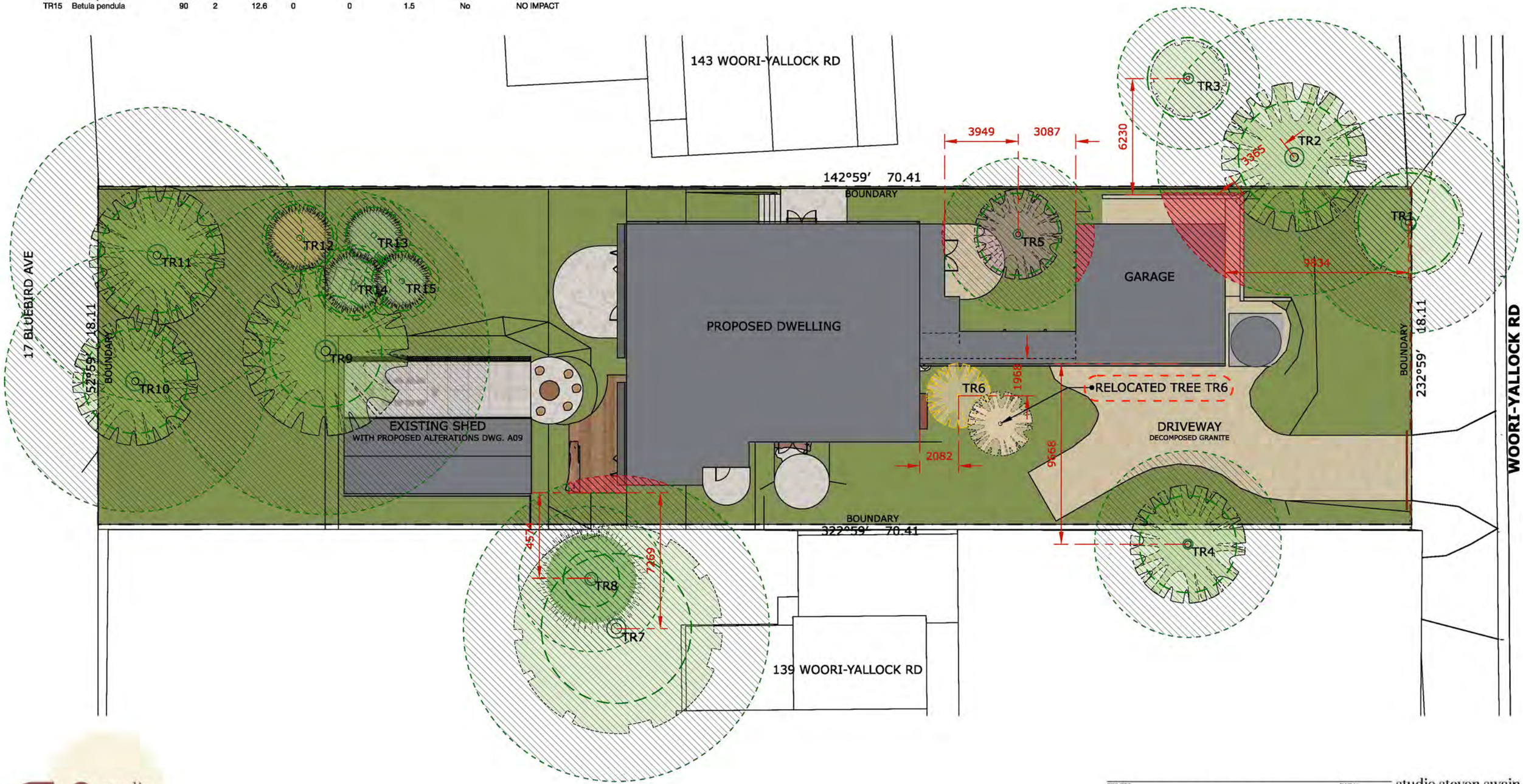
studio steven swain
PO Box 53 Emerald 3782 VIC
0415 251 401
steven@studiostevenswain.com
abn 96963309761

FILE [redacted]

PROJECT N° **23009**

TREE IMPACT ASSESMENT

TREE	SPECIES	DBH (mm)	TPZ (m)	TPZ (m²)	IMPACT (m²)	% TPZ IMPACTED	SRZ (m)	SRZ IMPACTED	RESULT
TR1	Acacia melanoxylon	490	5.9	108.6	0	0	2.7	No	NO IMPACT
TR2	Acacia melanoxylon	620	6	113.1	7.06	6.24%	2.7	No	ACCEPTABLE IMPACT
TR3	Hymenosporum flavum	320	3.8	46.3	0	0	2.2	No	NO IMPACT
TR4	Callistemon citrinus	417	5	78.7	0	0	2.6	No	NO IMPACT
TR5	Betula pendula	340	4.1	52.3	2.97	5.6%	2.2	No	ACCEPTABLE IMPACT
TR6	Magnolia liliiflora	234	2.8	24.8	0	0	1.5	No	RELOCATED ON SITE
TR7	Paulownia tomentosa	680	8.2	209.2	0	0	3	No	NO IMPACT
TR8	Rhododendron	324	3.9	47.5	0	0	1.5	No	NO IMPACT
TR9	Eucalyptus viminalis	730	8.8	241.1	0	0	3	No	NO IMPACT
TR10	Eucalyptus viminalis	580	7	152.5	0	0	2.8	No	NO IMPACT
TR11	Eucalyptus viminalis	650	7.9	194.5	0	0	3.1	No	NO IMPACT
TR12	Acer freemanii	170	2	13.1	0	0	1.8	No	NO IMPACT
TR13	Betula pendula	80	2	12.6	0	0	1.5	No	NO IMPACT
TR14	Betula pendula	120	2	12.6	0	0	1.6	No	NO IMPACT
TR15	Betula pendula	90	2	12.6	0	0	1.5	No	NO IMPACT



studio steven swain

PROJECT: **WOORI-YALLOCK RD** 141 WOORI-YALLOCK RD, COCKATOO			DWG N°: A02	studio steven swain
SCALE: 1:200 @ A3	ISSUE: TP	DATE: 04-04-24	REVISION: A	
TITLE: **TREE IMPACT ASSESMENT**				FILE: PROJECT N°: 23009

PO Box 53 Emerald 3782 VIC
0415 251 401
steven@studiostevenswain.com
abn 96963309761

BUSHFIRE MANAGEMENT PLAN

CONSTRUCTION STANDARD
THE DWELLING IS TO BE DESIGNED AND CONSTRUCTED TO A MINIMUM AS3959 BUSHFIRE ATTACK LEVEL OF BAL 12.5.

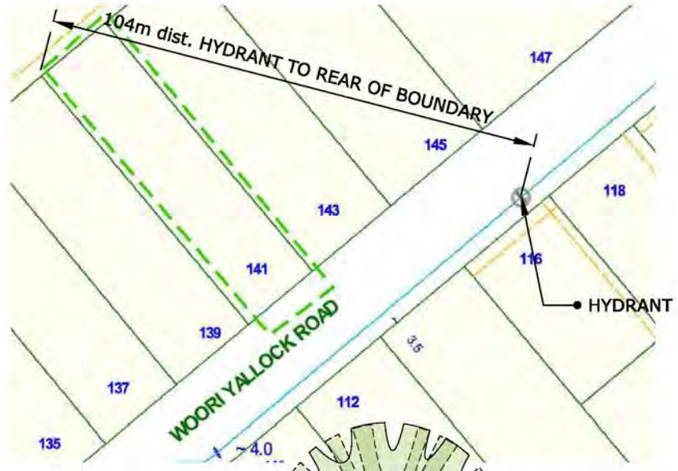
DEFENDABLE SPACE

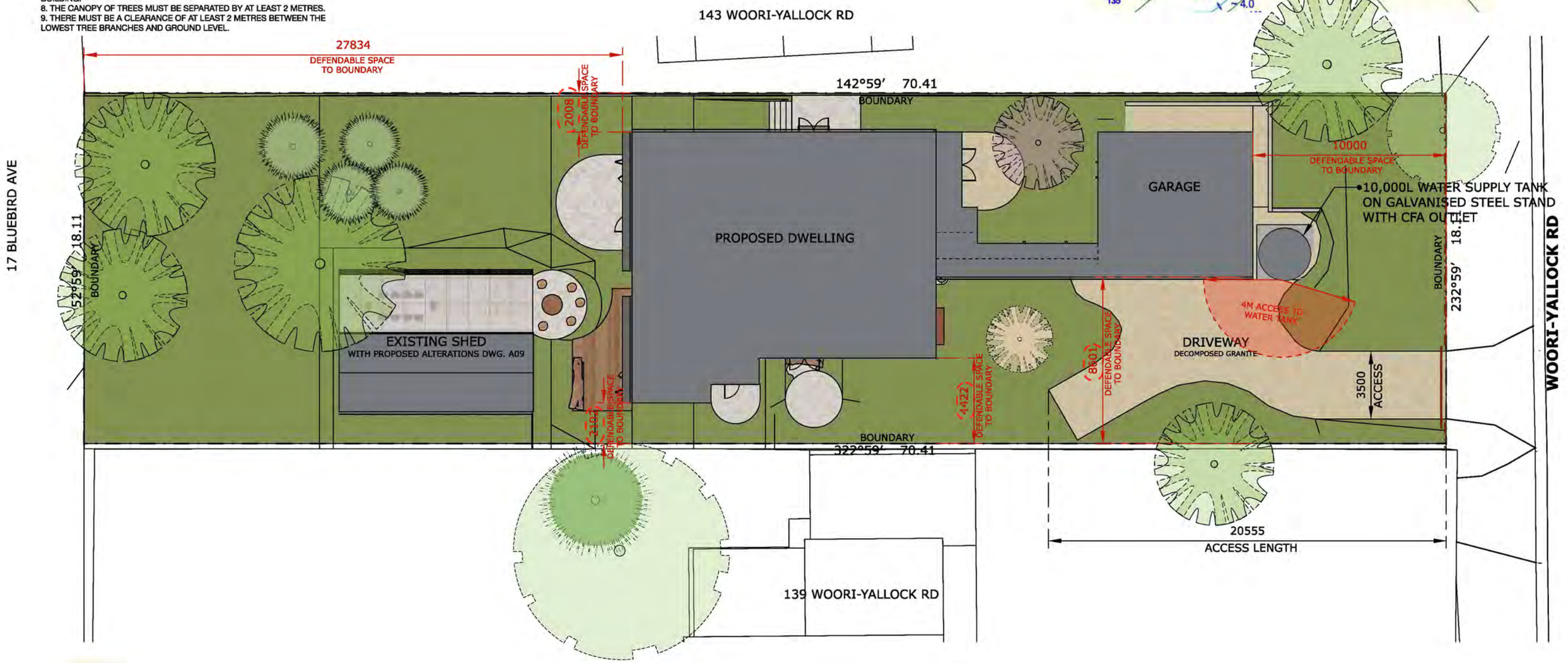
DEFENDABLE SPACE IS TO A DISTANCE OF 30 METRES FROM THE BUILDING OR TO THE PROPERTY BOUNDARY (WHICHEVER IS LESS) WHERE VEGETATION AND OTHER FLAMMABLE MATERIALS MUST BE MANAGED IN ACCORDANCE WITH THE FOLLOWING:
1. GRASS MUST BE SHORT-CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
2. ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
3. WITHIN 10 METRES OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
4. PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 3M OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
5. SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
6. INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5 SQ. METRES IN AREA AND MUST BE SEPARATED BY AT LEAST 5 METRES.
7. TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
8. THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 2 METRES.
9. THERE MUST BE A CLEARANCE OF AT LEAST 2 METRES BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

ACCESS REQUIREMENTS

FOR ACCESSWAY LESS THAN 30M THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY:
1. FIRE AUTHORITY VEHICLES SHOULD BE ABLE TO GET WITHIN 4 METRES OF THE WATER SUPPLY OUTLET.

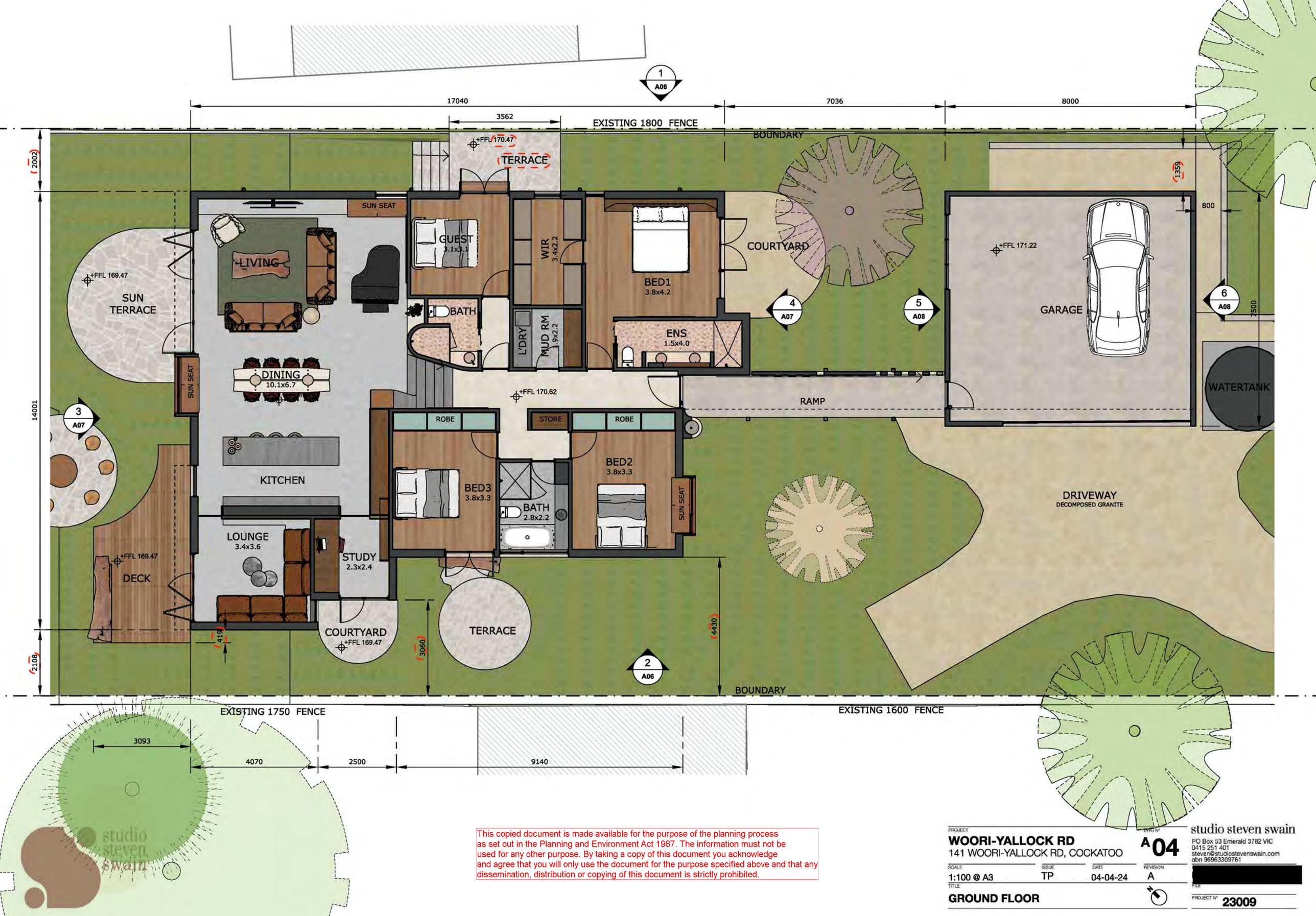
WATER SUPPLY REQUIREMENTS
A 10,000 LITRE WATER SUPPLY TANK IS TO BE PROVIDED FOR EACH DWELLING. THE WATER SUPPLY IS TO:
1. BE STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
2. ALL FIXED ABOVE-GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIREFIGHTING PURPOSES MUST BE MADE OF CORROSIVE RESISTANT METAL.
3. INCLUDE A SEPARATE OUTLET FOR OCCUPANT USE.
4. BE READILY IDENTIFIABLE FROM THE BUILDING OR APPROPRIATE IDENTIFICATION SIGNAGE TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY.
5. BE LOCATED WITHIN 60METRES OF THE OUTER EDGE OF THE APPROVED BUILDING.
6. THE OUTLET/S OF THE WATER TANK MUST BE WITHIN 4M OF THE ACCESSWAY AND BE UNOBSTRUCTED.
7. INCORPORATE A BALL OR GATE VALVE (BRITISH STANDARD PIPE (BSP) 65MM) AND COUPLING (64MM CFA 3 THREAD PER INCH MALE FITTING).
8. ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65 MM (EXCLUDING THE CFA COUPLING).





studio steven swain

PROJECT				DWG N°	studio steven swain
WOORI-YALLOCK RD				**A03**	PO Box 53 Emerald 3782 VIC
141 WOORI-YALLOCK RD, COCKATOO					0415 251 401
					steven@studiostevenswain.com
					abn 96963309761
SCALE	ISSUE	DATE	REVISION	CLIENT	[redacted]
1:200 @ A3	TP	04-04-24	A	FILE	
TITLE				PROJECT N°	23009
BUSHFIRE MANAGEMENT					



PROJECT
WOORI-YALLOCK RD
141 WOORI-YALLOCK RD, COCKATOO

DWG N° **A04**

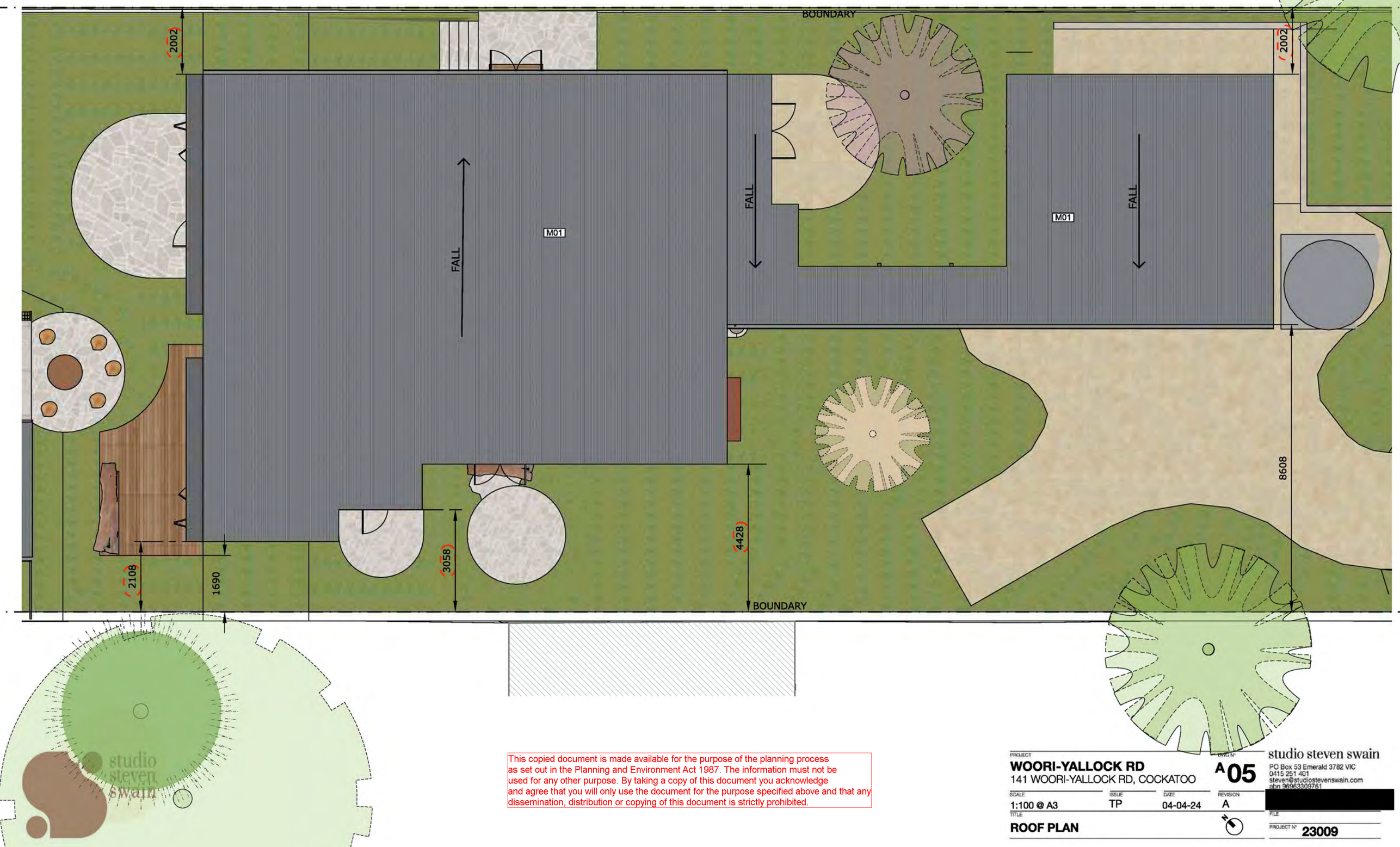
SCALE: 1:100 @ A3 | ISSUE: TP | DATE: 04-04-24 | REVISION: A

TITLE
GROUND FLOOR

studio steven swain
PO Box 53 Emerald 3782 VIC
0415 251 401
steven@studiostevenswain.com
abn 96963309761

[redacted]

PROJECT N° **23009**



PROJECT
WOORI-YALLOCK RD
141 WOORI-YALLOCK RD, COCKATOO

DWG N° **A05**

SCALE: 1:100 @ A3 | ISSUE: TP | DATE: 04-04-24 | REVISION: A

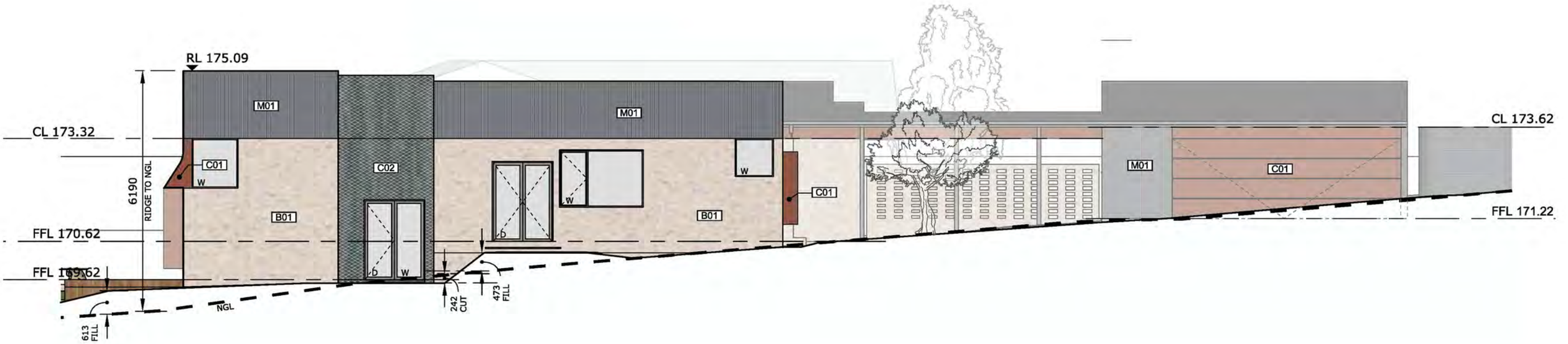
TITLE
ROOF PLAN

studio steven swain
PO Box 53 Emerald 3782 VIC
0415 251 401
steven@studiostevenswain.com
abn 96963309761

FILE

PROJECT N° **23009**

1 NE Elevation
Scale: 1:100



2 SW Elevation
Scale: 1:100

studio steven swain

MATERIALS

M01 DARK METAL SHEETING

B01 BRICK

C02 CORTEN OVER DARK FC

T01 DARK DETAILED TIMBER

C01 PAINTED DETAIL ACCENTS

Note: ALL MATERIALS TO BE MUTED IN TONE AND NON-REFLECTIVE IN ORDER TO MINIMISE THE VISUAL IMPACT ON THE LANDSCAPE.

PROJECT
WOORI-YALLOCK RD
141 WOORI-YALLOCK RD, COCKATOO

DWG N° **A06**

SCALE: 1:100 @ A3 | ISSUE: TP | DATE: 04-04-24 | REVISION: A

TITLE
ELEVATIONS & MATERIALS

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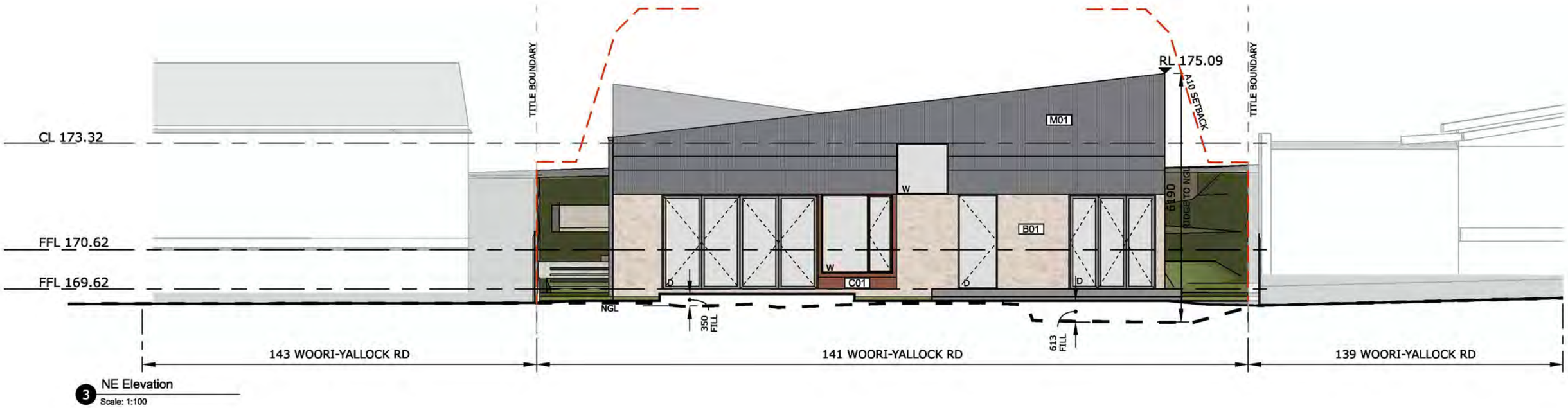
0415 251 401
steven@studiostevenswain.com
abn 96963309761

CLIENT [redacted]

PROJECT N° **23009**



3 NE Elevation
Scale: 1:100

4 SW Elevation
Scale: 1:100

studio steven swain

PROJECT
WOORI-YALLOCK RD
141 WOORI-YALLOCK RD, COCKATOO

DWG N° **A07**

SCALE: 1:100 @ A3 | ISSUE: TP | DATE: 04-04-24 | REVISION: A

TITLE
ELEVATIONS

FILE
PROJECT N° **23009**

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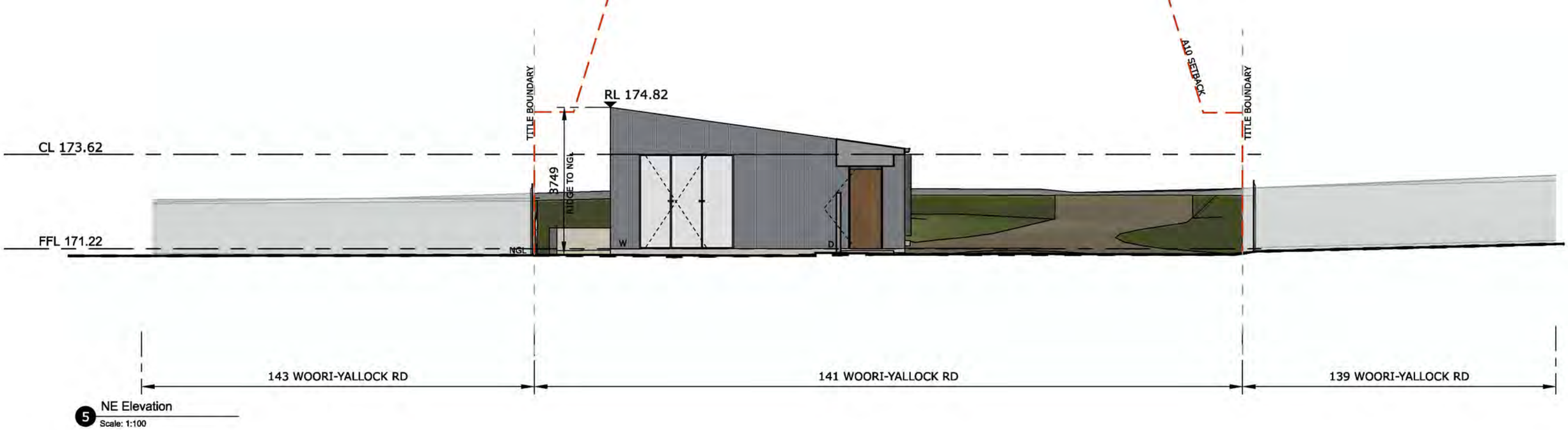
0415 251 401
steven@studiostevenswain.com
abn [redacted]



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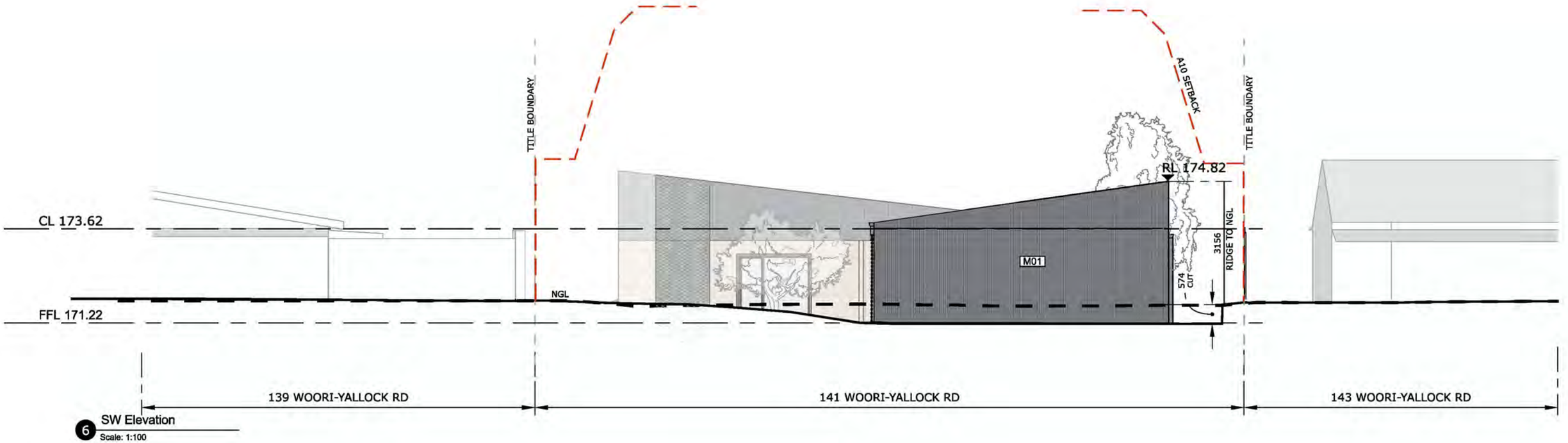

6 SW Elevation
Scale: 1:100

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PROJECT
WOORI-YALLOCK RD
141 WOORI-YALLOCK RD, COCKATOO

DWG N° **A08**

SCALE: 1:100 @ A3 | ISSUE: TP | DATE: 04-04-24 | REVISION: A

TITLE: **ELEVATIONS**

FILE: [redacted]

PROJECT N°: **23009**

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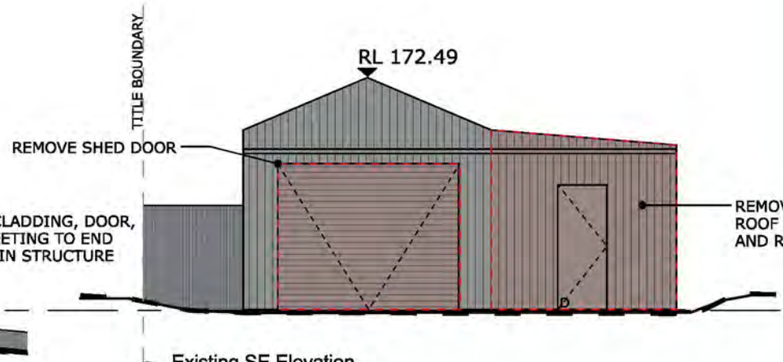
1 Existing NE Elevation
Scale: 1:100



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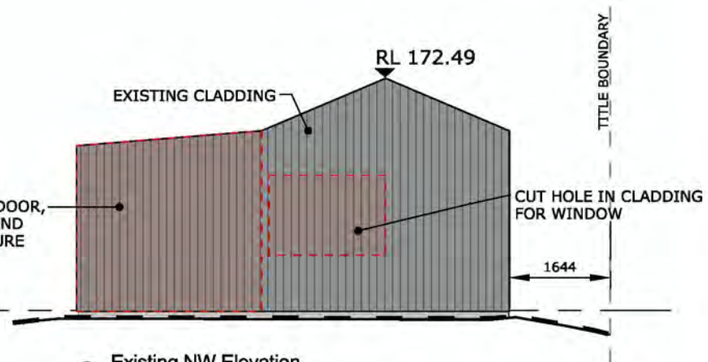
Scale: 1:100



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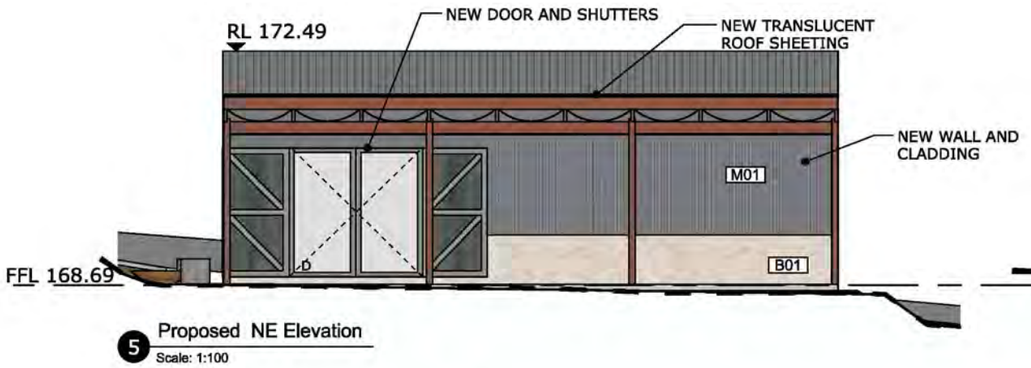
Scale: 1:100



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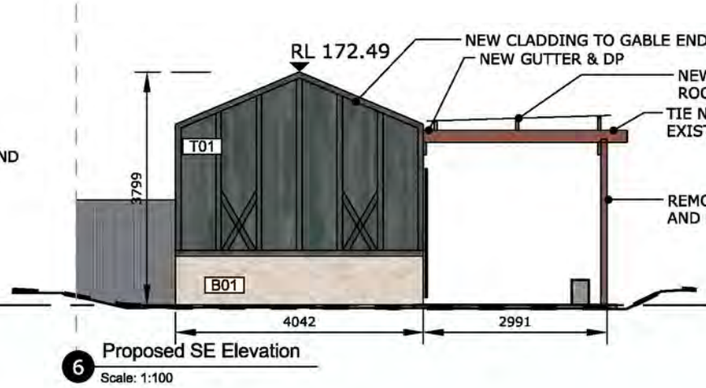

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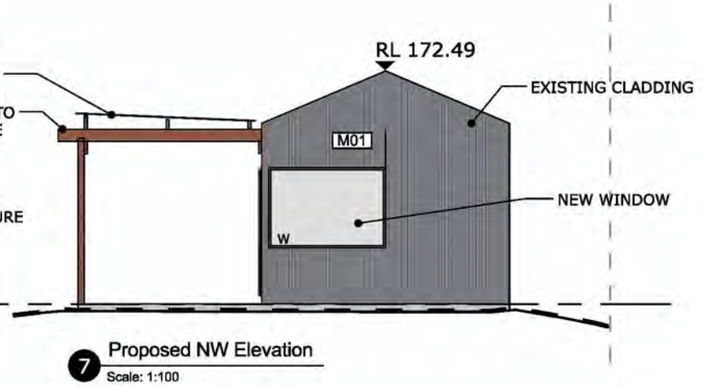

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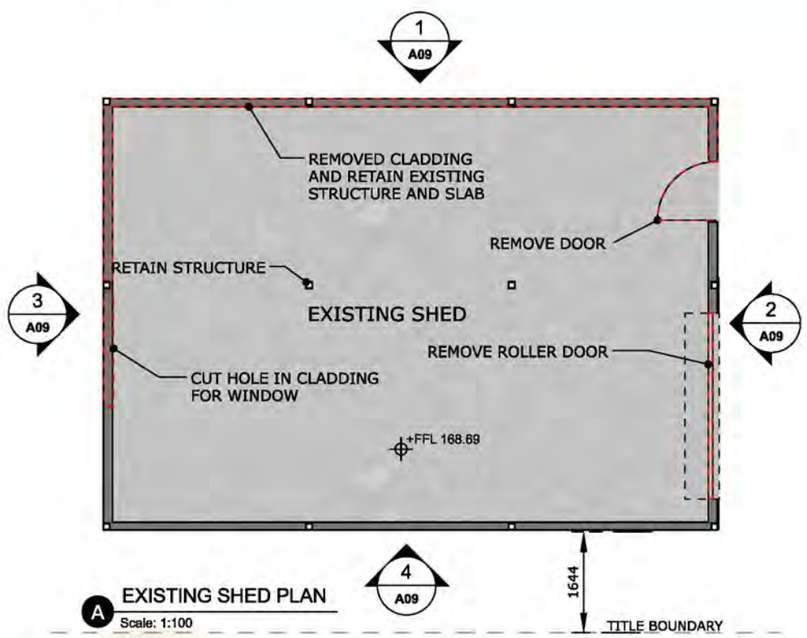

A EXISTING SHED PLAN
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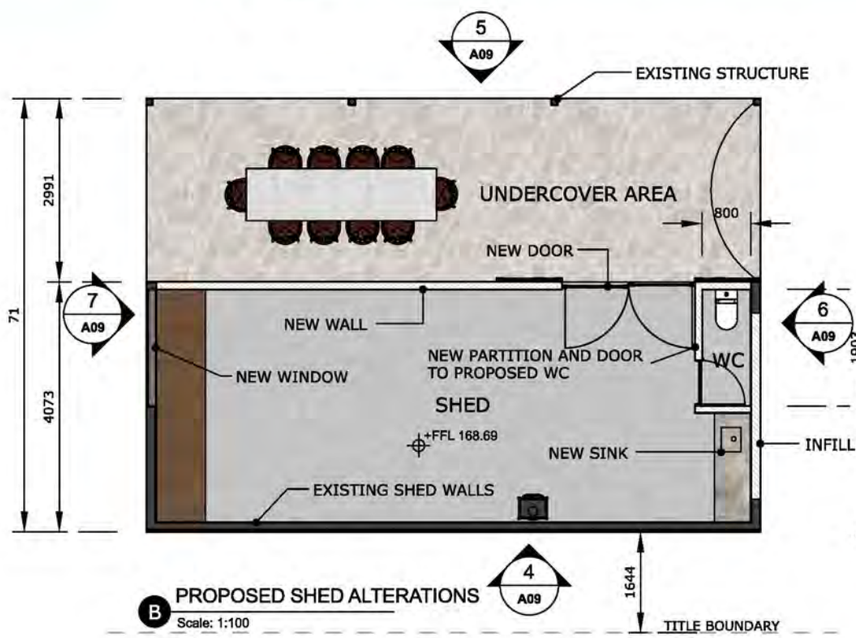

B PROPOSED SHED ALTERATIONS
Scale: 1:100

4 Existing & Proposed SW Elevation
Scale: 1:100

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PROJECT
WOORI-YALLOCK RD
141 WOORI-YALLOCK RD, COCKATOO

DWG N° **A09**

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SCALE	ISSUE	DATE	REVISION
1:100 @ A3	TP	04-04-24	A

TITLE
ALTERATIONS TO EXISTING SHED

FILE

PROJECT N° **23009**

ARBORICULTURAL IMPACT ASSESSMENT

SITE ADDRESS:
141 Woori-Yallock Road, Cockatoo, Vic. 3781

REPORT DATE:
17 June 2024

TREETEC REFERENCE:
woor0624hw_AIA

PREPARED FOR:
[redacted]
0415 251 401
steven@studiostevenswain.com

PREPARED BY:
[redacted]
Diploma Horticulture (Arb)
03 8644 8005
admin@treetec.net.au

Contents

1 Introduction

1.1 Purpose

Treetec have been engaged to assess a single growing within a property neighbouring 141 Woori-Yallock Road, Cockatoo (the site).

In accordance with AS4970-2009 Protection of trees on development sites (section 2.3.5), the purpose of this report is to identify and assess development related impacts relating to assessed trees, and to provide a summary of the assessment herein.

1.2 Background

This report has been prepared in response to a council request for further information. The full RFI was not provided, only the points below.

1.3 Scope

"1. An Arborist Report, assessing 'Tree 2' as identified in the Tree Impact Assessment, including the following details:
a. Botanical and common name.
b. Height and spread of the tree.
c. Trunk diameter measured at breast height (DBH).
d. The health, structure, and form of the tree.
e. The trees tolerance to the proposed works.
f. The suitability for its preservation.
g. The critical root zone.
h. Tree protection measures.
i. Useful Life Expectancy of tree.
j. The contribution of the tree to the landscape value of the area."

1.4 Method

- [redacted] undertook an arboricultural assessment on 14 June 2024
- All observations were taken at ground level, using stage 1 of the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994)
- Data collected has been categorised in line with definitions found in Appendix 7.2-Glossary.

1.5 Limitations

- Assessment of the subject tree occurred from the subject site as the neighbouring property owner (tree owner) declined permission to access their land to accurately assess the tree. All dimensions have been estimated.
- Root assessment requiring excavation was not undertaken. Therefore, root condition has not been included unless above ground signs, such as soil heaving or cracking were observed
- Aerial examination (tree climbing) was not undertaken
- Tree height and canopy width were estimated

For the full list of assumptions and limitations for this report please refer to Appendix 7.1

1.6 Documents viewed

Site plan. Job number- 23009. Dated- 04/04/2024. Prepared by- Studio Steven Swain.

1.7 Planning scheme and applicable overlays

The site is covered by the Cardinia Planning Scheme and is zoned Neighbourhood Residential Zone – Schedule 1 (NRZ1).

Local law

(None specified)

Relevant planning overlays

- Vegetation Protection Overlay – Schedule 2 (VPO2)
- Bushfire Management Overlay – Schedule 1 (BMO1)

2 Findings

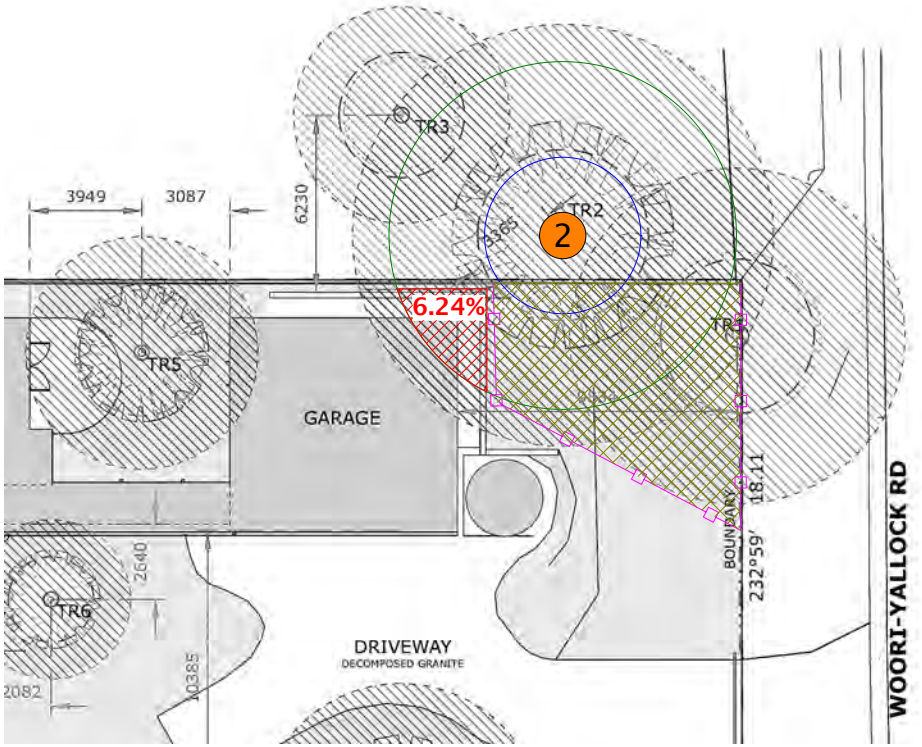
2.1 Site summary

The 1275sqm vacant lot has been recently cleared of very low amenity value vegetation.

The subject tree is growing within the neighbouring property.

Plate 1 – Panoramic view of the subject site, illustrating current site conditions.

2.2 Site plan



LEGEND

Tree Number and Value
- # – High
- # – Medium
- # – Low

Tree Protection Zone (TPZ)

Structural Root Zone (SRZ)

TPZ Encroachment

TPZ Fence (No Go Zone)

Plans reviewed
Title– Proposed dwelling and alterations to existing shed.
Project no.– 23009
Dated– 04/04/2024
Prepared by– Studio Steven Swain

N

SITE ADDRESS
141 Woori-Yallock Road
Cockatoo, Vic. 3781

TPZ no go zones must be established (as per the above plan) to exclude access from the protected TPZ. Protective fencing (unless otherwise directed) must be of a chain mesh or similar type at a minimum height of 1.8m and held in place with concrete feet. Signage must be placed on the fencing and be clearly visible– "TPZ– No Access".

Date: 14/06/2024
Scale: 1:100 @ A2 (Not to print scale)
Treetec Ref: woor0624hw_AIA

Treetec
ABN 58 096 262 494
www.treetec.net.au
Email: admin@treetec.net.au
Tel: 03 8644 8005

2.3 Tree data

Tree #	1
Species	*Acacia melanoxylon*
Common name	Blackwood
Type	Indigenous
DBH (cm)	50
Height (m)	16
Spread (m)	13
Structure	Good
Health	Good
Age	Mature
Amenity value	High
ULE (yrs)	>40
TPZ (m)	6.0
SRZ (m)	2.7

Notes	Growing within the neighbouring property. Newly constructed boundary fence on post footings. Newly established power box close to front boundary - may result in trenching to connect to proposed dwelling.
Impact assessment	Low. Minor 6.24% TPZ encroachment. Potential for higher impacts due to the location of the new electricity box on site.
Recommendations	Erect TPZ fencing as per site plan. Allowing space for the retaining wall excavation to occur. Engage a qualified arborist to supervise the excavation and prune any exposed roots in accordance with section 4.5.4 of *AS 4970 – 2009 Protection of trees on development sites.* Utilise hydro excavation or horizontal boring to route utilities/services under the TPZ. Do not utilise traditional open trenching.

3 Discussion

3.1 Encroachment/ Impacts on trees

Works such as site cut and fill, re-grading, trenching, installation of underground services, building footings, landscaping or reducing the rain catchment within Tree Protection Zones (TPZ) are considered as encroachment. These activities may damage trees; this may be via direct (physical wounding) or indirect (soil alteration) impacts. Encroachment may result in wounds, decay, increased deadwood, thinning foliage, decreased health, instability, failures and death.

Likely impacts are assessed based on the degree of encroachment, the type of proposed works, the tree, and surrounding conditions.

(see Appendix 7.3 - General comments for further detail).

3.2 Construction related activities

Trees without encroachment but in the vicinity of works may be impacted by construction related activities including, (but not limited to); compaction from vehicle parking, positioning of plant and/or foot traffic, and mechanical damage to trunk/branches from delivery/drop off of materials, etc.

Adequate tree protection measures including fencing or ground protection are important in preventing these impacts during construction.

3.3 Power connection

A newly installed electricity box has been established within the front, south-east corner of the site. As this is within the TPZ of Tree 2 it is expected that a connection will be required from this point to the house. Open trenching would result in a significant amount of TPZ loss and likely decline of the tree.

Electricity box in front corner of the site.

Main electricity pit with electricity box inside the site.

4 Conclusion

The arboricultural assessment undertaken at 141 Woori-yallock Road, Cockatoo comprised a single tree growing within the neighbouring property to the north east (#143) as per the council request for further information.

The proposed excavation for the retaining wall and garage footprint will result in a minor 6.24% TPZ encroachment, which is considered tolerable. As discussed in section 3.3, there is potential for further impacts from trenching for utility installation.

To ensure this neighbouring tree is not adversely impacted, further recommendations have been provided to manage the works and minimise disturbance as far as is practicable.

No other trees are expected to be impacted by the proposed development.

5 Recommendations

Protective fencing - Erect TPZ fencing as per site plan. Allowing space for the retaining wall excavation to occur.

Arborist supervision- Engage a qualified arborist to supervise the excavation and prune any exposed roots in accordance with section 4.5.4 of *AS 4970 – 2009 Protection of trees on development sites.*

Underground services/utilities – Utilise hydro excavation or horizontal boring to route utilities/services under the TPZ. Do not utilise traditional open trenching.

General - Design of any landscaping should be cognisant of root protection. Do not excavate within the nominated tree protection zones of retained trees including those trees on neighbouring properties unless permitted by the responsible authority.

6 References

Department of Transport and Planning. VicPlan, Accessed - June 24, Available at: https://mapshare.vic.gov.au/vicplan/

Mattheck, C. and Breloer, H. (1994), *The Body Language of Trees: A Handbook for Failure Analysis*, London: HMSO.

ProofSafe Tree Protection Zone encroachment calculator, available online at: https://proofsafe.com.au/tpz_incursion_calculator.html

Standards Australia (2009), AS 4970-2009 *Protection of trees on development sites*

7 Appendix

7.1 Assumptions & Limitations

1. ***Treetec*** does not assume responsibility for legal matters, and assumes that legal descriptions, titles and ownerships are correct and good.
2. ***Treetec*** assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. ***Treetec*** takes all reasonable care to ensure all referenced material is accurate and quoted in correct context but does not take responsibility for information quoted or supplied.
4. ***Treetec*** shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including the payment of an additional fee for such services.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report, or a copy thereof, does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of ***Treetec***.
7. All, or any part of the contents of this report, or any copy thereof, shall not be used for any purpose by anyone but the person to whom it is addressed, without the written consent of ***Treetec***.
8. This report shall not be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the written consent of ***Treetec***.
9. This report and any values expressed herein represent the opinion of ***Treetec*** and ***Treetec's*** fee is in no way contingent upon the reporting of a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
10. Site plans, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
11. Information in this report covers only those items that were examined in accordance with the Terms of Reference, and reflects the condition of those items that were examined at the time of the inspection.
12. Inspections are limited to visual examination of accessible components unless otherwise stated in the "Method of Inspection".
13. 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.
14. Due to the dynamic nature of trees and development there can be no guarantee that the Useful Life Expectancy (ULE) of the subject tree/s won't be adversely impacted.

7.2 Glossary

AGE CATEGORY	The age of the tree is represented as Juvenile, Semi-mature, Mature or Senescent.	
	Juvenile:	A young tree, given normal environmental conditions for that tree it will not yet flower or fruit.
	Semi-mature:	Able to reproduce but not yet nearly the size of a mature specimen in that location.
	Mature:	Has reached or nearly reached full size and spread for that species in the given location.
	Senescent:	Health and / or structure is being adversely impacted by the old age of the tree.
ARBORICULTURAL VALUES	Values assigned to a tree or group of trees to provide an overview of their significance with consideration to a range of factors (see below)	
AMENITY VALUE	Provides a summary of the general condition and also the overall significance contributed to the landscape (Visual appeal). Factors include; physical condition (health, structure, form), age, size, and species. Trees may possess one or more of the attributes listed.	
	High:	Large size, good health and structure, significant in relation to the local landscape, prominent location.
	Medium:	Moderate size, fair health and/or structure, somewhat significant in relation to the local landscape, prominent location.
	Low:	Small common species, poor health and structure, insignificant in relation to the local landscape, environmental weed.
CANOPY SPREAD	Overall size of the canopy as looking from a plan view. Recorded at the widest point.	
COMMON NAME	A non-scientific name commonly used for that tree.	
CROWN WIDTH	See 'Canopy spread'	
DEAD (AS DEAD)	Cessation of all metabolic processes (or very soon to be)	
DEADWOOD	Deceased above ground tree parts such as stems or branches. *Minor* deadwood – less than 40mm diameter *Major* deadwood – greater than 40mm diameter	
DEVELOPMENT	The use of land including; the subdivision of land, erection or demolition of a building or works, the carrying out of a work, road works, the installation of utilities and services, and any other act, matter or thing as defined by the relevant legislation.	
DIAMETER AT BREAST HEIGHT (**DBH**)	The diameter of the trunk measured at or near 1.4m above ground level. Where there is more than 1 stem originating below 1.4m the measurement recorded is calculated as described in AS 4970-2009.	
DIAMETER ABOVE ROOT BUTTRESS (**DARB**)	The diameter of the trunk measured above the root buttress. This measurement is used to calculate the structural root zone (see SRZ).	
FORM	Reference to the symmetry of the crown as observed from all angles and in accordance with the morphology of that species, and documented as Poor, Fair or Good.	
HEALTH	A trees vigour as exhibited by the crown density, leaf colour, seasonal extension growth, presence of stress indicators, ability to withstand diseases and pests, and the degree of dieback. Where a deciduous tree is inspected without foliage and health is undetermined a '?' will be noted.	
	Dead:	Cessation or near cessation of all metabolic processes.

	Poor:	Indicating symptoms of extreme stress such as minimal foliage, or extensively damaged leaves from pests and diseases. Death probable if condition of tree deteriorates.
	Fair:	Some minor deadwood or terminal dieback indicating a stressed condition. Minor leaf damage from pests.
	Good:	Usual for that species given normal environmental conditions – full canopy with only minor deadwood, normal leaf size and extension growth, minimal pest or disease damage
HEIGHT	The distance in metres from the ground to the highest point in the crown, calculated in the vertical plane. This measurement unless otherwise specified is an estimation only.	
IMPACT ASSESSMENT	An assessment of adverse impact the proposed works are likely to have on a tree or tree group. May be short or long term; usually judged on the likely reduction in ULE directly attributable to the works. Impact usually relates to the level of TPZ encroachment, but also factors the type of impact. One or more factors may apply.	
	Low:	Proposed works are outside of the TPZ and impacts are likely to be nil. Or, minor damage may occur such as; smaller roots may be damaged or a small area of canopy pruned. Unlikely to significantly impact tree health, form, or ULE.
	Moderate:	Direct (physical wounding), or indirect (environmental impacts) are possible, root damage may occur, canopy pruning likely, and an occurrence will reduce the ULE.
	High:	Tree/s likely to be lost in the medium or short term, or adversely impacted so that tree health, and therefore, ULE are significantly reduced, or the tree will become unstable and/or present an unacceptable level of risk.
	Proposed to be removed:	Trees that are within the footprint of works and proposed to be removed by the client, or are not viable to retain due to the factors listed in the conclusions of this report. Trees proposed for removal are not always required to be removed.
PRUNING	Systematic removal of branches of a plant whilst giving consideration to the trees natural defence systems.	
RESPONSIBLE AUTHORITY	Those bodies, such as councils, responsible for the area to which the report relates to	
STRUCTURAL ROOT ZONE (**SRZ**)	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 considers a tree's structural stability only, this is different from the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.	
STRUCTURE	Reference to the structural integrity of the tree with consideration of the crown, trunk and roots. Determined using the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994). The failure of small (<60mm calliper) live or dead limbs is normal and not considered here.	
	Very poor:	Clear indications that a significant failure is likely in the near future
	Poor:	Obvious signs of structural weakness and a failure is likely, one might expect a significant failure event within the next 5 years, possibly tomorrow
	Fair:	Signs of weakness present though not obviously significant, likely to become worse over time

	Good:	No obvious signs of structural weakness
TREE	Long-lived, woody perennial plant with one or relatively few main, self-supporting, stems or trunks. Greater than (or usually greater than) 3m in height (or as defined by the responsible authority).	
TREE NUMBER	Identifying number allocated to individual trees or groups of trees, may be used to locate trees using site plans or tags on trees.	
TREE PROTECTION ZONE (**TPZ**)	An exclusion area radius measured from the centre of the trunk at ground level that allows for protection of canopy and roots; both the structural roots that give the tree stability and the smaller absorption roots. The radius of the TPZ is normally calculated for each tree by multiplying the DBH × 12. The minimum distance will be 2m and maximum 15 as stipulated in AS 4970-2009 – Protection of Trees on Development Sites.	
TREETEC REFERENCE	Unique identifier assigned to an individual report by Treetec	
TYPE	Status of the species as it relates to the location.	
	Indigenous:	Naturally occurring to the local area
	Victorian Native:	Naturally occurring within Victoria
	Australian Native:	Naturally occurring within Australia
	Exotic:	Introduced species to Australia
USEFUL LIFE EXPECTANCY (**ULE**)	Useful Life Expectancy is an estimation of how many years a tree can reasonably be retained in the landscape provided growing conditions do not significantly worsen and any recommended works are completed. It takes into consideration factors such as risk, species, age, health and site conditions. Usually represented as either **0, <5, 5 - 15, 15 - 40, or >40.**	
WORKS	Any physical activity in relation to development. See 'development'.	

7.3 General comments

Pruning standards/Lopping

An Australian Standard exists to give guidance on pruning of trees (*AS 4373 2007 - Pruning of Amenity Trees*).

It is important that all remedial works are carried out by a competent contractor in accordance with the Australian Standard.

Lopping, as defined within the standard, is detrimental to trees and often results in decay and poorly attached epicormic shoots. Natural Target Pruning methods should be used wherever possible when removing sections from trees.

7.4 Impact on trees

Physical/Mechanical damage to trees

Physical damage to tree parts, particularly the trunk, provides entry points for pests and diseases such as fungal infections. This may cause long-term decay and can lead to partial or complete tree failure and death.

Alteration of soil levels

Alteration of soil levels around trees will affect the root zone and stability of a tree as well as tree metabolism. This may result in reduced tree health, excessive deadwood, thinning foliage and poor vigour. It can take years for impacts to become evident, at which time it is usually irreversible.

Works within a TPZ

Works such as site cut and fill, re-grading, installation of underground services, building footings or landscaping have the potential to damage tree roots.

It may be possible to work within a TPZ without significantly impacting a tree, however the size and number of roots in the area, and the specifics of the tree and its resilience to impacts, would all need to be reviewed prior to commencement. Design and construction methods may need alteration to minimise adverse impacts.

Site cut and fill has the potential to physically impact roots and thus should be located to ensure minimal disturbance within the TPZ of retained trees. If a shallow cut is proposed within a TPZ, consider increasing fill to eliminate the cut. If the grade is to be raised, the material should be coarser or more porous than the underlying material. If site cuts must occur, avoid batter cuts and instead design a vertical retaining wall to minimise disturbance.

Installation of underground services should also be routed outside TPZs; if there is no other option, they should be installed using non-destructive methods such as air or hydro excavation, or installed by boring under the TPZ at a depth of at least 700 mm (where practicable). The project arborist should assess the likely impacts of boring (including bore pit locations) on retained trees.

Driveways and pathways should not encroach into a TPZ; if encroachment is unavoidable, any hard surfaces should:

1) not involve any scraping or excavation – most small absorbing roots are within the upper 100mm of soil.
2) be constructed of a permeable material and laid on a base and sub-base specifically designed to allow the movement of water through and into the soil below.

If buildings are permitted within a TPZ, foundations should be suspended on piers leaving the ground undisturbed other than the careful placement of pier holes. The bottom of supporting beams should be above existing ground level or, if this is not possible, beams should run radially

away from the tree trunk. There should be no excavation of any description, including piers, within a Structural Root Zone (SRZ).

All works within TPZs must be approved by the responsible authority prior to commencement.

Description of TPZ encroachment

In accordance with *Australian Standard 4970-2009 (Protection of trees on development sites)* encroachment and TPZ variations is determined as per below.

General

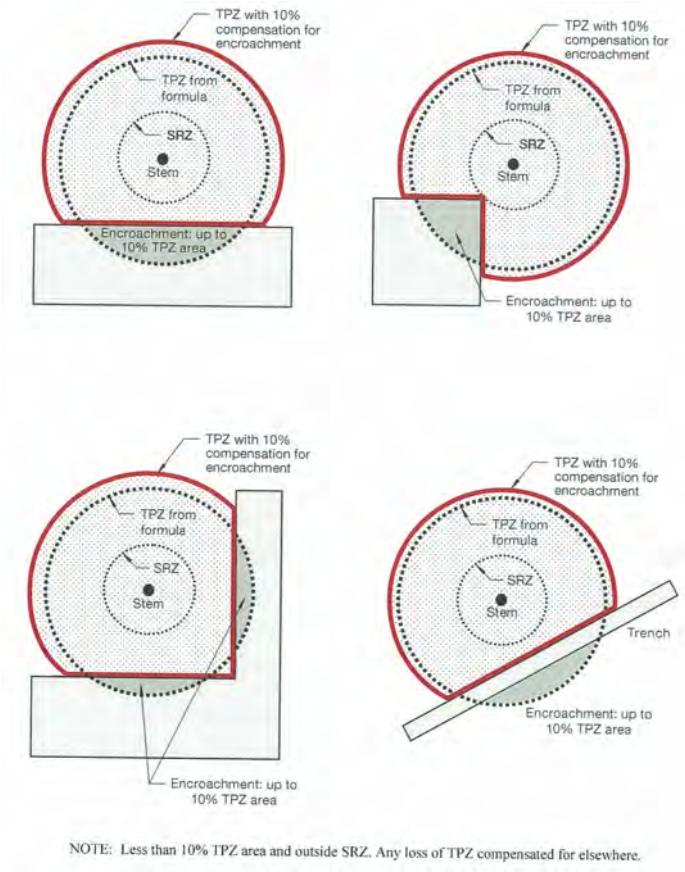
It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching.

Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in (see standard)...

Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in (see standard)...



NOTE: Less than 10% TPZ area and outside SRZ. Any loss of TPZ compensated for elsewhere.

Any additional encroachment that becomes necessary as the site works progress should be reviewed by the project arborist and be approved by the Responsible Authority before being carried out.

Where the project arborist identifies roots to be pruned within or at the outer edge of the TPZ, they should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds should not be treated with dressings or paints.

It is not acceptable for roots within the TPZ to be severed with machinery such as backhoes or excavators.

7.5 Protection of retained trees

Establishment of Tree Protection Zones

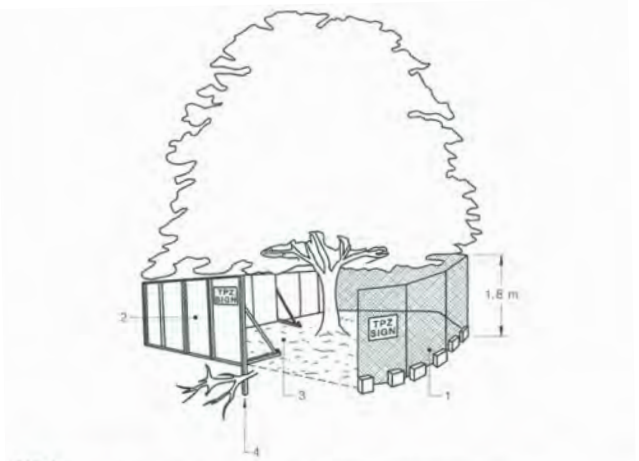
The tree protection zone (TPZ) is the principal means of protecting trees on development sites. Usually fencing will delineate the Tree Protection Zones (TPZ) as defined by *AS 4970-2009 Protection of trees on development sites.*

Fencing is installed following permitted vegetation removal and pruning, but prior to site establishment. Unless stated otherwise and approved by the responsible authority, fencing should be retained until completion of all construction related activity.

Tree protection zone fencing

The fence must provide high visibility and act as a physical barrier to construction activity. The fence should be adequately signed "Tree Protection Zone – No Access", be sturdy and prevent the entry of heavy equipment, vehicles, workers and the public.

Where feasible, tree protection fencing will consist of chain wire mesh panels held in place with concrete feet. Where chain mesh fencing is impractical to implement, alternate protection measures must be arranged.



Source – AS 4970-2009 Protection of trees on development sites
(Tree Protection)

Restricted activities within TPZ

A TPZ area may surround a single tree or group, or a patch of vegetation. Activities that must NOT be carried out within a TPZ unless permitted by the Responsible Authority include, but are not limited to, the following:

(a) machine excavation including trenching;
(b) excavation for silt fencing;
(c) cultivation;
(d) storage;
(e) preparation of chemicals, including preparation of cement products;
(f) parking of vehicles and plant;
(g) refuelling;
(h) dumping of waste;
(i) wash down and cleaning of equipment;
(j) placement of fill;
(k) lighting of fires;
(l) soil level changes;
(m) vehicle movement – access ways;
(n) changes of grade;
(o) temporary or permanent installation of utilities and signs, and
(p) damage to the tree.