


Notice of an Application for an Amendment to a Planning Permit

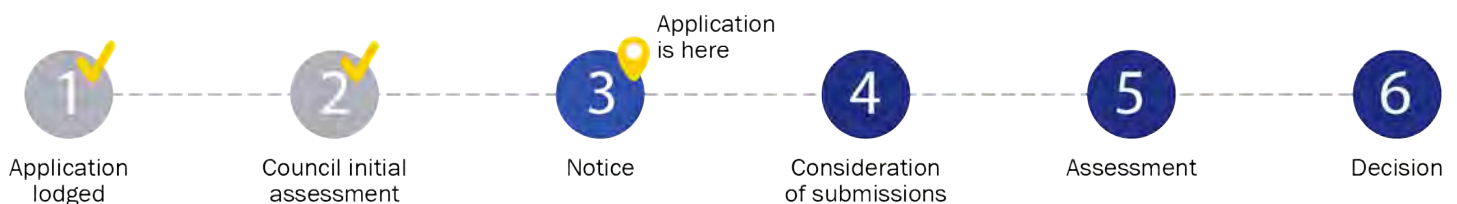
The land affected by the application is located at:	L1 PS419412 V10405 F076 1 Mary Street, Emerald VIC 3782
The application is to:	Demolition and construction of outbuildings, alterations and additions to the existing dwelling, outbuildings, front fence and associated works

APPLICATION DETAILS

The applicant for the amendment to the permit is:	Fulcrum Urban Planning
Application number:	T210938 - 1
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 at 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:	20 December 2024
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.





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Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Application to AMEND a Planning Permit


If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, 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*. If you have any questions, please contact Council's planning department.

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

 Questions marked with an asterisk (*) must be completed.

 Click for further information.

Clear Form

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 1	St. Name: Mary Street
Suburb/Locality: Emerald	Postcode: 3782	

Formal Land Description *

Complete either A or B.

 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 419412R
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.: T210938


The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:	
<input type="checkbox"/> What the permit allows	<input checked="" type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details:	
Refer to Fulcrum Cover Letter	
<div style="border: 1px solid red; padding: 5px; color: red;">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.</div>	
 Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.	

Development Cost i

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
\$ 1,000,000	\$ 1,000,000	\$ Nil

Insert 'NA' if no development is proposed by the permit.

You may be required to verify this estimate.

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

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Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

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Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact information for applicant OR contact person below

Business phone:

Email:

Mobile phone:

Fax:

Contact person's details*

Name:

Same as applicant

Organisation (if applicable): Fulcrum Urban Planning Pty Ltd

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO Box 1363

Suburb/Locality: Central Park

State: VIC

Postcode: 3145

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Same as applicant

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:


Owner's Signature (Optional):

Date:

day / month / year

Declaration

This form must be signed by the applicant*

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

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signature:

Date: 24/10/2024

day / month / year

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer

No

Yes

If 'Yes', with whom?: Alecia Brown

Date:


day / month / year



Checklist

Have you:

- Filled in the form completely?
- TBC Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624
Fax: (03) 5941 3784
Email: mail@cardinia.vic.gov.au
DX: 81006

Deliver application in person, by post or by electronic lodgement.

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

Page 1 of 1

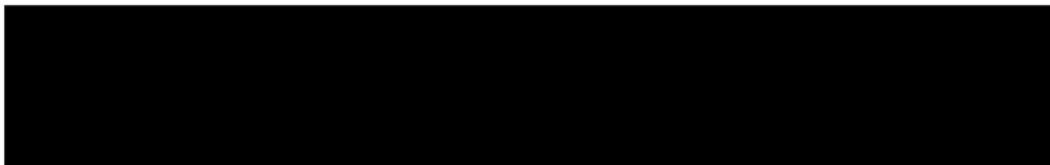
VOLUME 10405 FOLIO 076

Security no : 124117826396J
Produced 29/08/2024 12:16 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 419412R.
PARENT TITLE Volume 07907 Folio 104
Created by instrument PS419412R 06/10/1998

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 PS419412R 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: 1 MARY STREET EMERALD VIC 3782

DOCUMENT END

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Document Type	Plan
Document Identification	PS419412R
Number of Pages (excluding this cover sheet)	2
Document Assembled	29/08/2024 12:15

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PLAN OF SUBDIVISION

Stage No.

LTO use only

EDITION 1

PS 419412 R

Location of Land

Parish: GEMBROOK
 Township: _____
 Section: _____
 Crown Allotment: 53^A (PART)
 Crown Portion: _____

LTO base record: CHART 3
 Title References: VOL 7907 FOL 104

Last Plan Reference: LOT 1 & 7 LP 26129
 Postal Address: 1 MARY STREET, EMERALD

AMG Co-ordinates: E 363 700 Zone 55
 (Of approx. centre of plan) N 5801 300

Council Certification and Endorsement

Council Name: CARDINIA SHIRE COUNCIL Ref: 598/054

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988.
 Date of original certification under section 6 / /~~
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Open Space

- (i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made.
- ~~(ii) The requirement has been satisfied.~~
- ~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate
 Council seal

Date 8 / 8 / 98

Vesting of Roads or Reserves

Identifier	Council/Body/Person
NII	NII

NII

Notations

Staging This ~~is~~/is not a staged subdivision Planning Permit No.

Depth Limitation: Does not apply

DIMENSIONS OF LOT 2 ARE NOT THE RESULT OF THIS SURVEY AND WERE DERIVED FROM TITLE.

Survey:- This plan is / ~~is not~~ based on survey.
 To be completed where applicable.
 This survey has been connected to permanent marks no(s).
 In proclaimed Survey Area 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

LTO use only
 Statement of Compliance / Exemption Statement

Received
 Date 8 / 9 / 98

LTO use only
 PLAN REGISTERED
 TIME 11-45 (AM)
 DATE 6-10-98



SHEET 1 OF 2 SHEETS

NICHOLAS PETRIS & ASSOC. P/L
 ACN 005 633 081
 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS
 LAND SURVEYORS
 Unit 1 1569 Burwood Highway, Belgrave 3160
 Telephone: (03)9754 3930 Fax: (03)9752 5069

LICENSED SURVEYOR (PRINT): PETER CLYDE HANSEN
 SIGNATURE _____ DATE 11/8/98
 REF **3500** VERSION **2**

DATE / /
 COUNCIL DELEGATE SIGNATURE

Original sheet size **A3** 35000.002

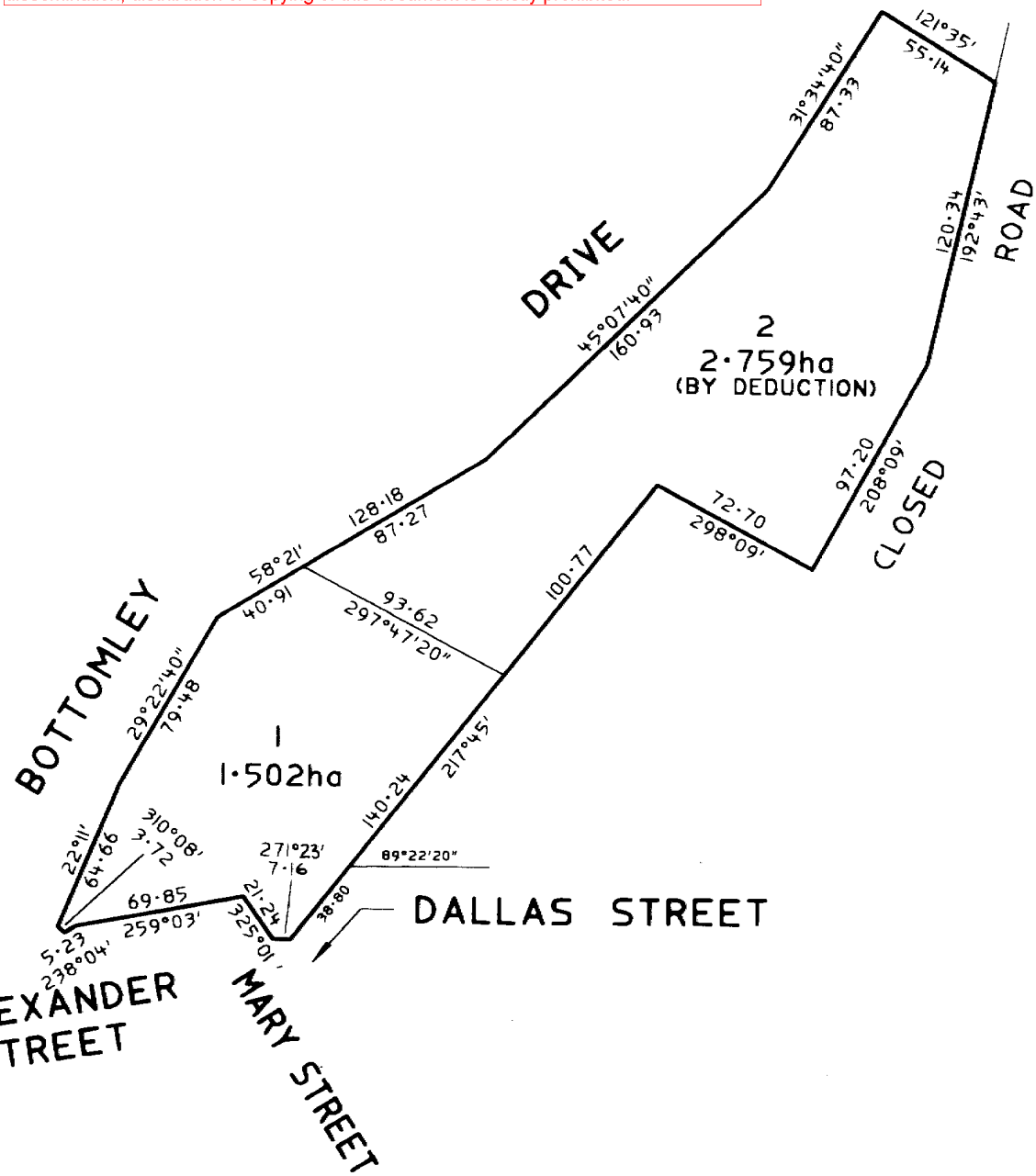
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PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 419412 R

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 Telephone: (03)9754 3930 Fax: (03)9752 5069

ORIGINAL	SCALE
SHEET SIZE A3	1:2000
LENGTHS ARE IN METRES	

LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN
 SIGNATURE _____ DATE 11/8/98
 REF **3500** VERSION **2**

SHEET 2 OF 2 SHEETS

 DATE _____
 COUNCIL DELEGATE SIGNATURE

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1 MARY ST EMERALD

ENDORSEMENT, Planning Application

Monday, 11 November 2024

DKO
SL AB

PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 25 March 2019 11:33 AM

PROPERTY DETAILS

Address: **1 MARY STREET EMERALD 3782**
 Lot and Plan Number: **Lot 1 PS419412**
 Standard Parcel Identifier (SPI): **1\PS419412**
 Local Government Area (Council): **CARDINIA**
 Council Property Number: **2536400150**
 Planning Scheme: **Cardinia**
 Directory Reference: **Melway 127 H2**

www.cardinia.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/cardinia

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Yarra Valley Water**
 Melbourne Water: **inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GEMBROOK**

Planning Zones

[GREEN WEDGE A ZONE \(GWAZ\)](#)

[GREEN WEDGE A ZONE - SCHEDULE 2 \(GWAZ2\)](#)



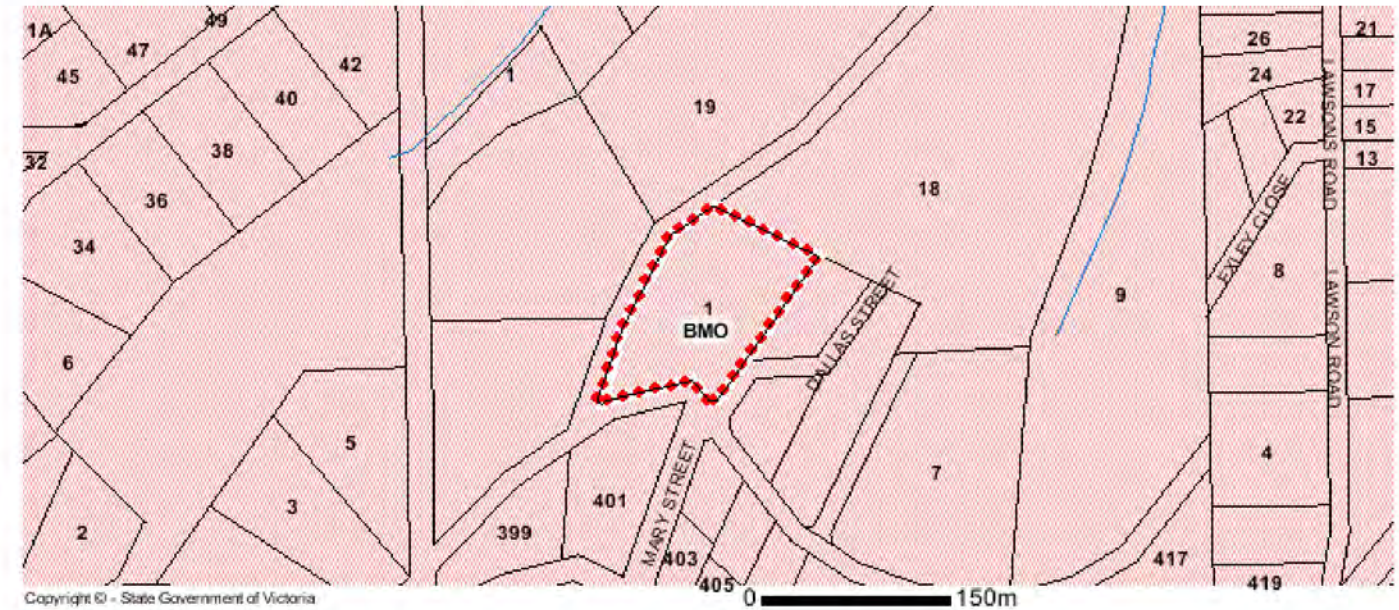
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GWAZ - Green Wedge A	LDRZ - Low Density Residential	PCRZ - Public Conservation & Resource
PPRZ - Public Park & Recreation	RDZ1 - Road - Category 1	

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

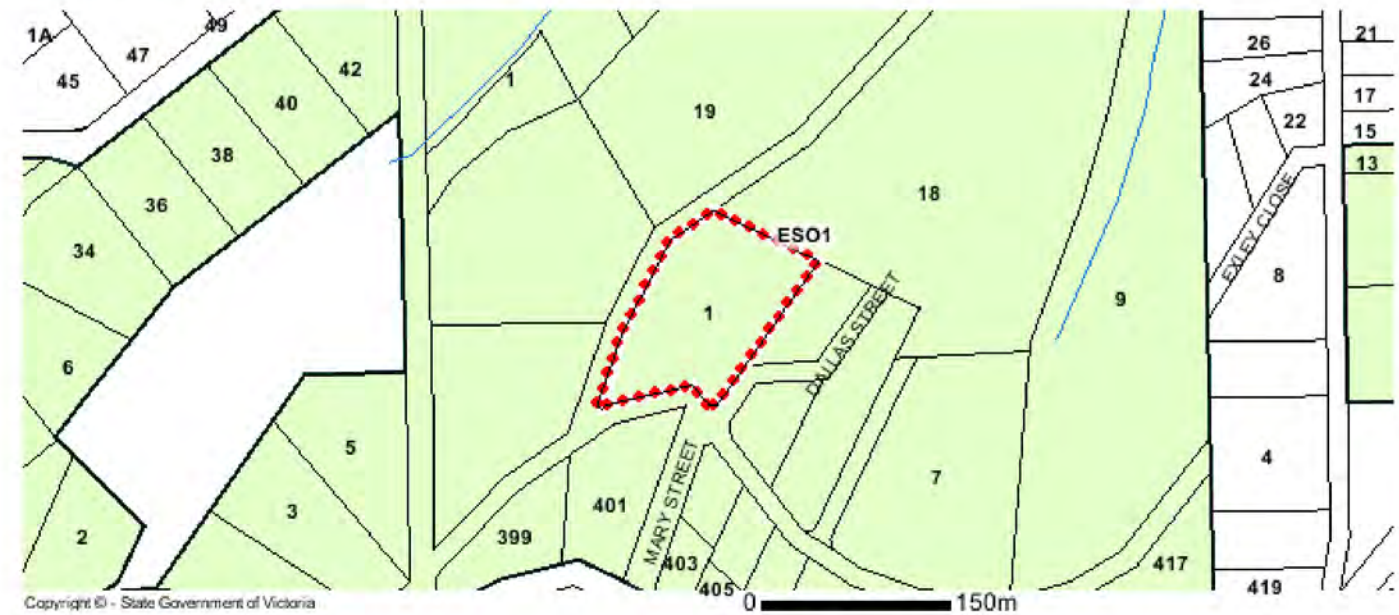


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BMO - Bushfire Management
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)



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ESO - Environmental Significance
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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Planning Overlays

HERITAGE OVERLAY (HO)
HERITAGE OVERLAY SCHEDULE (HO3)



HO - Heritage
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)
VEGETATION PROTECTION OVERLAY (VPO)



DDO - Design and Development
 VPO - Vegetation Protection
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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Further Planning Information

Planning scheme data last updated on 21 March 2019.
 A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>
 This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>
 For details of surrounding properties, use this service to get the Reports for properties of interest.
 To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>
 For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

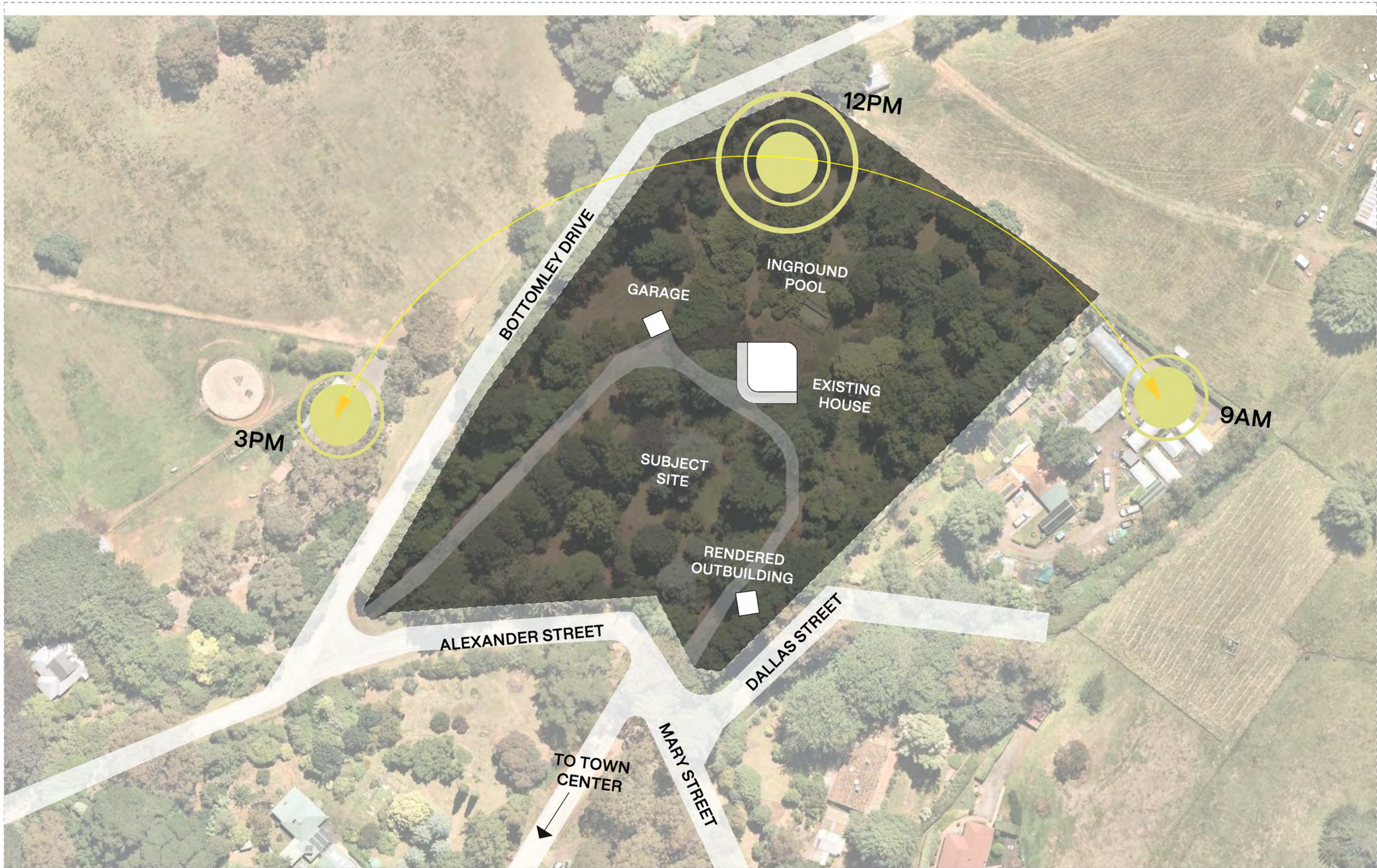
Designated Bushfire Prone Area

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.
 The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.
 Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.
 Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.
 Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au



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Project Name
 Project Address
 Client

1 Mary St, Emerald



Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Site Context
 TP102

Endorsement
 Monday, 11 November
 2024



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Project Name
 Project Address

1 Mary St, Emerald

Client



Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Site Photos
 TP103

Endorsement
 Monday, 11 November
 2024



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ENTRY GATE TO BE RESTORED



OUTBUILDING TO BE RECONSTRUCTED



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Project Name
 Project Address

1 Mary St, Emerald

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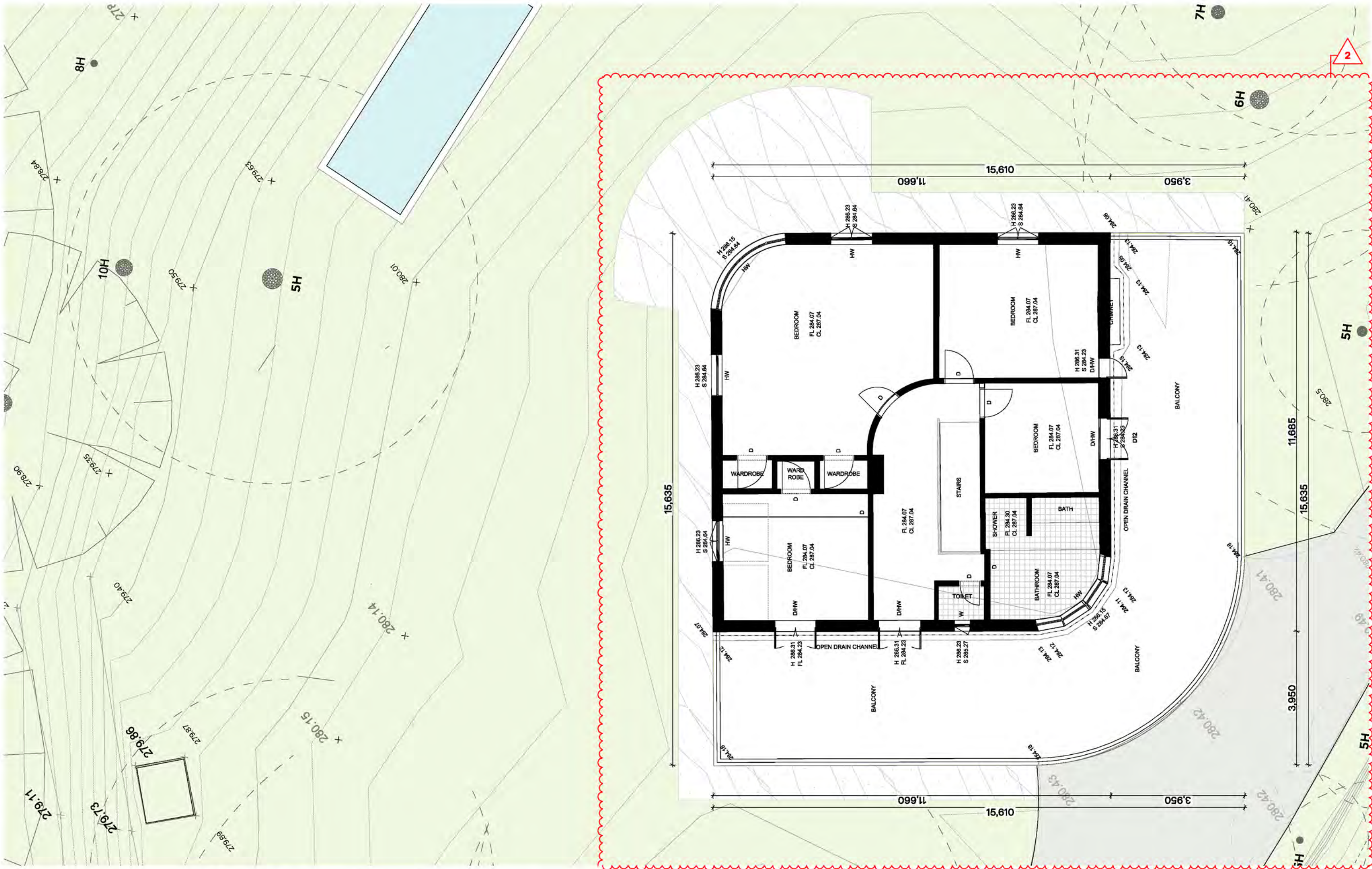


Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Site Photos
 TP104

Endorsement
 Monday, 11 November
 2024





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Project Name
 Project Address

1 Mary St, Emerald


Client

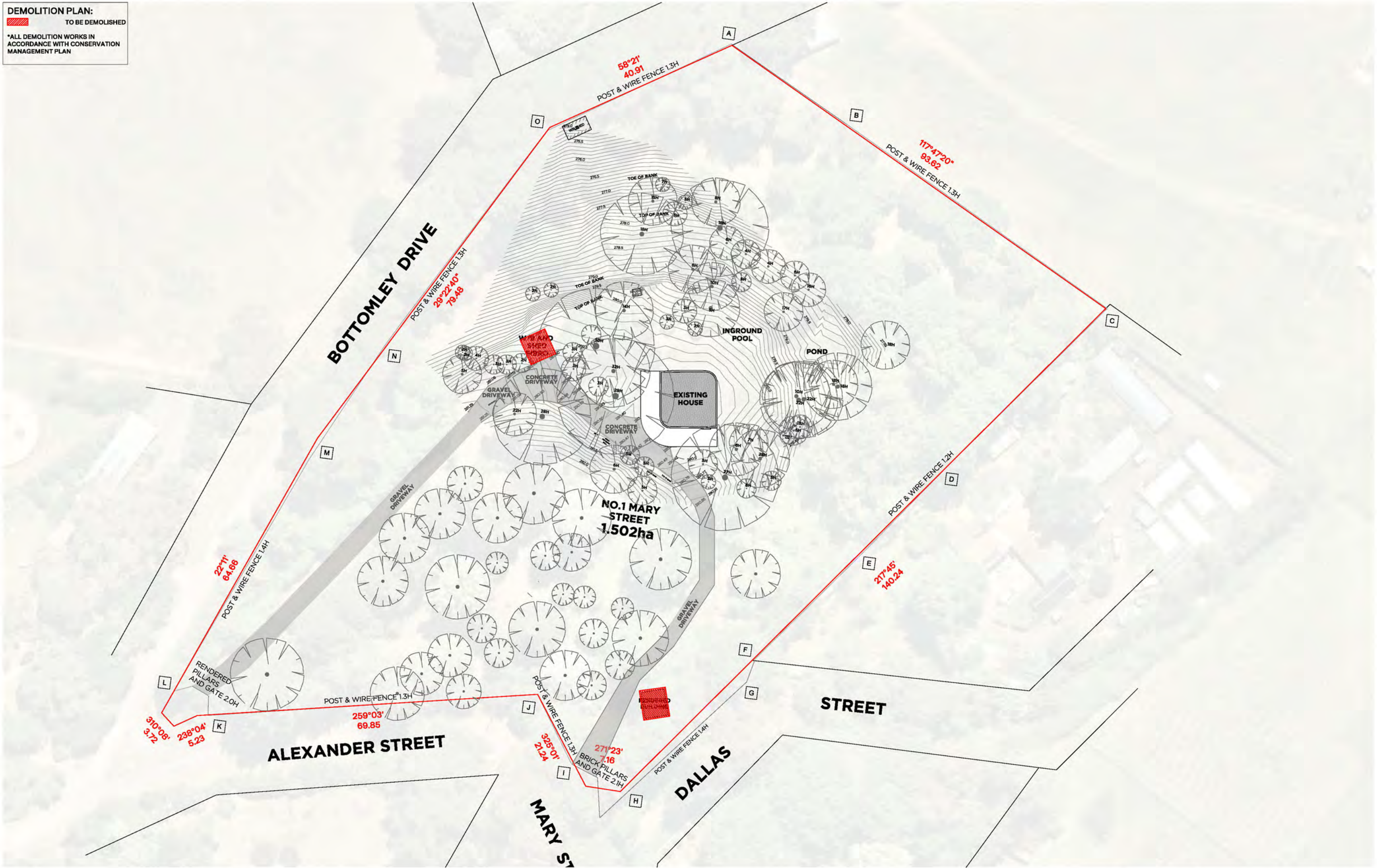


Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Existing Conditions - First Floor Plan
 TP106
 1:100
 Endorsement
 Monday, 11 November
 2024



DEMOLITION PLAN:
 TO BE DEMOLISHED
 *ALL DEMOLITION WORKS IN ACCORDANCE WITH CONSERVATION MANAGEMENT PLAN




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Project Name
 Project Address
 Client

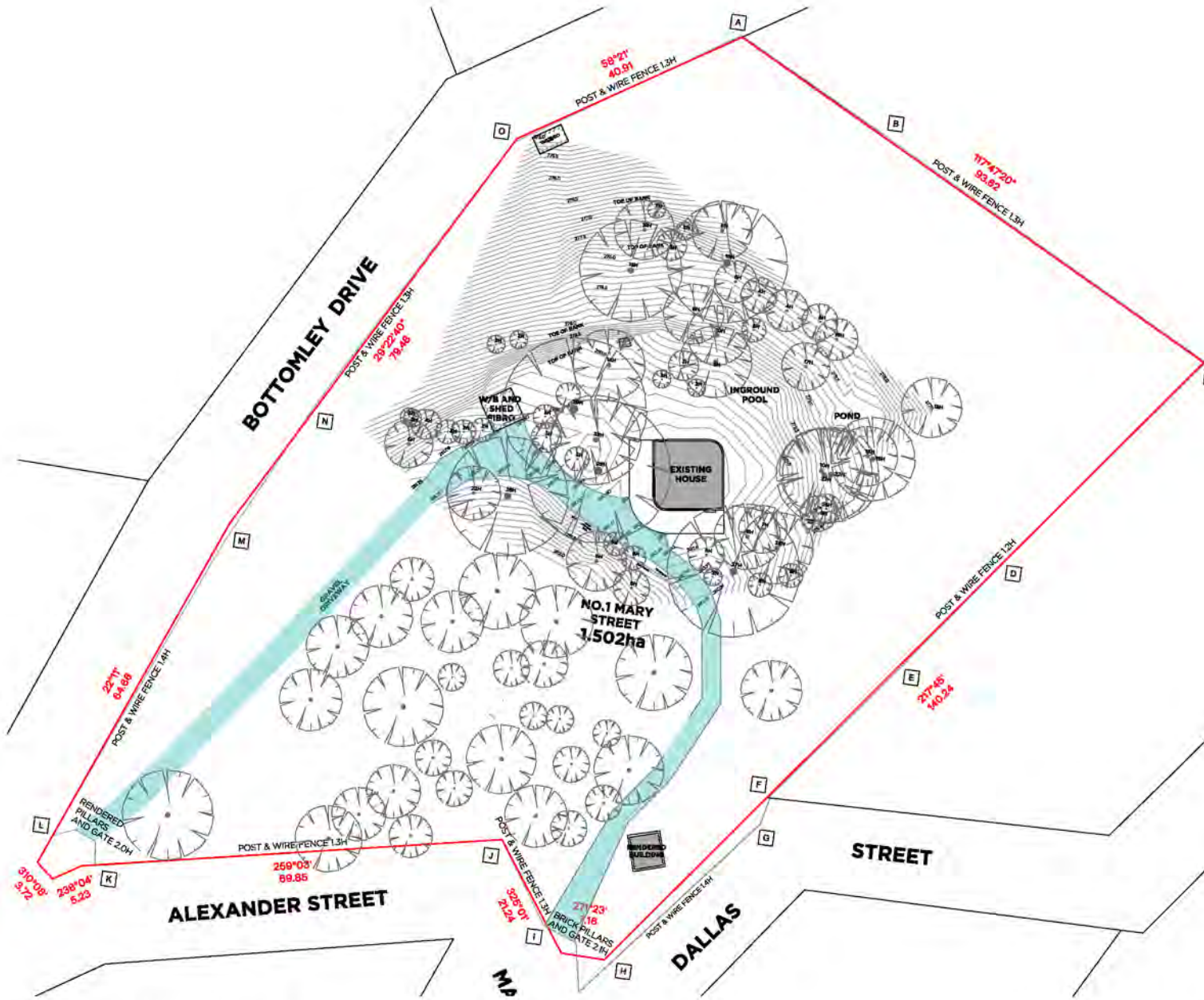
1 Mary St, Emerald


Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Demolition Plan
 TP107
 1:700

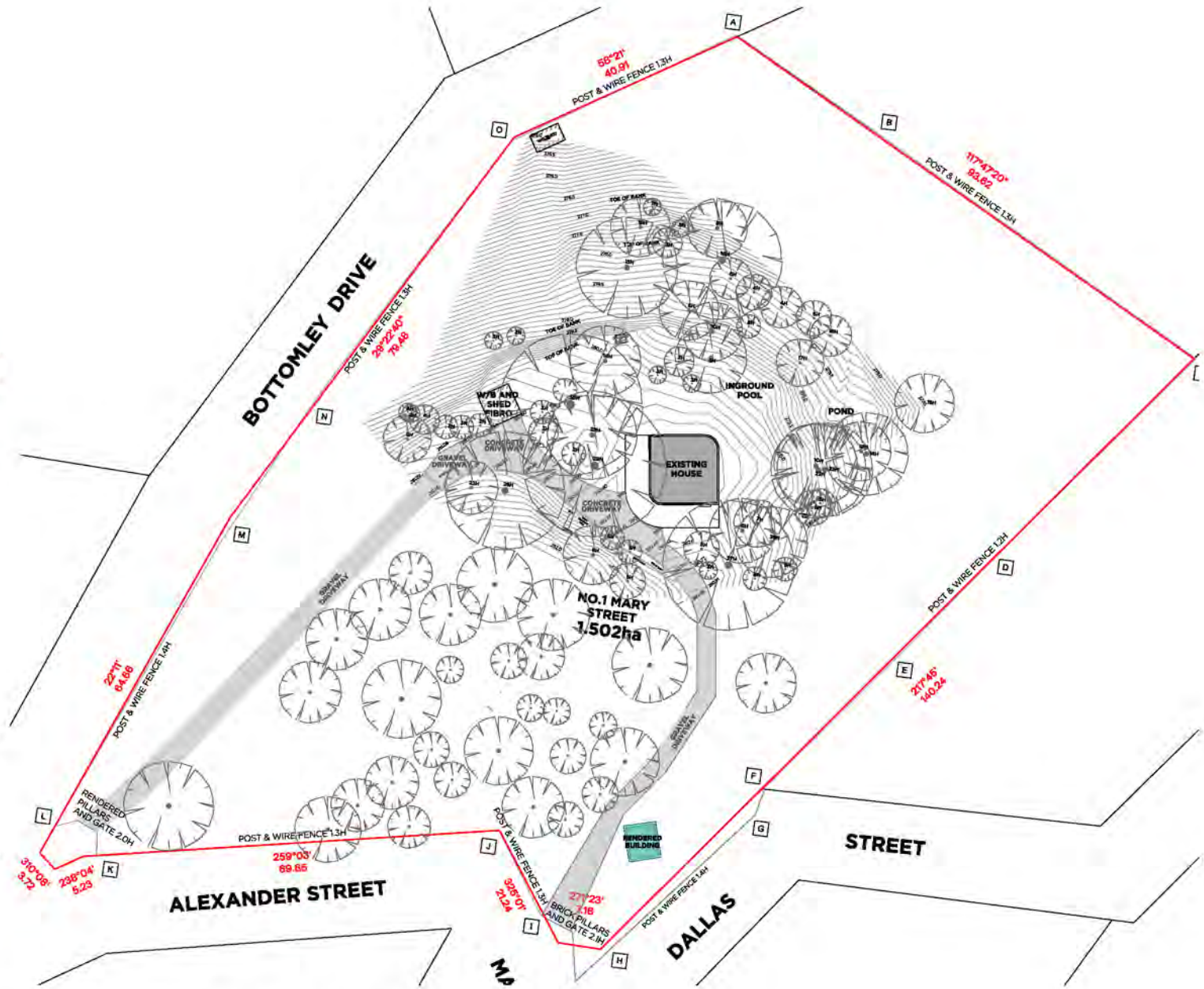
 Endorsement
 Monday, 11 November
 2024





1. ROAD UPGRADE

ENTRY GATES TO BE RESTORED AND SECURELY FIXED. THE EXISTING ROAD WILL BE MADE GOOD AND RE-SURFACED WHERE NECESSARY.



2. RESTORE OUTBUILDING

RENDERED OUTBUILDING HOUSING A WELL TO THE SOUTH EAST OF THE SITE TO BE FULLY RECONSTRUCTED AND MADE GOOD FOR PROPOSED USE OF A GARDENING SHED BY THE CLIENT.

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Project Address

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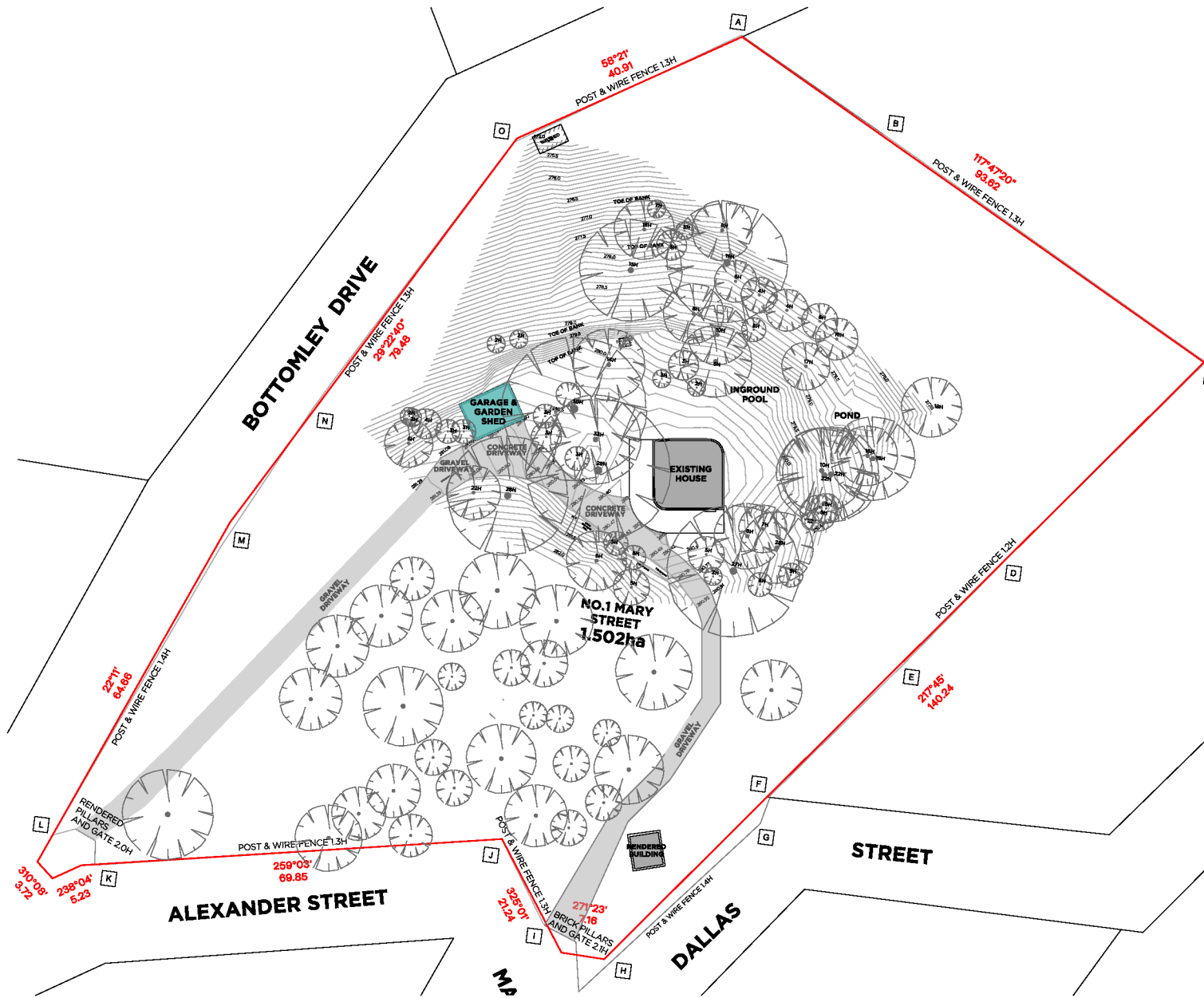
Client



Drawing Name
Drawing Number
Scale
North
Stage
Date

Design Response 01
TP108
1:1000
Endorsement
Monday, 11 November
2024





3. GARAGE

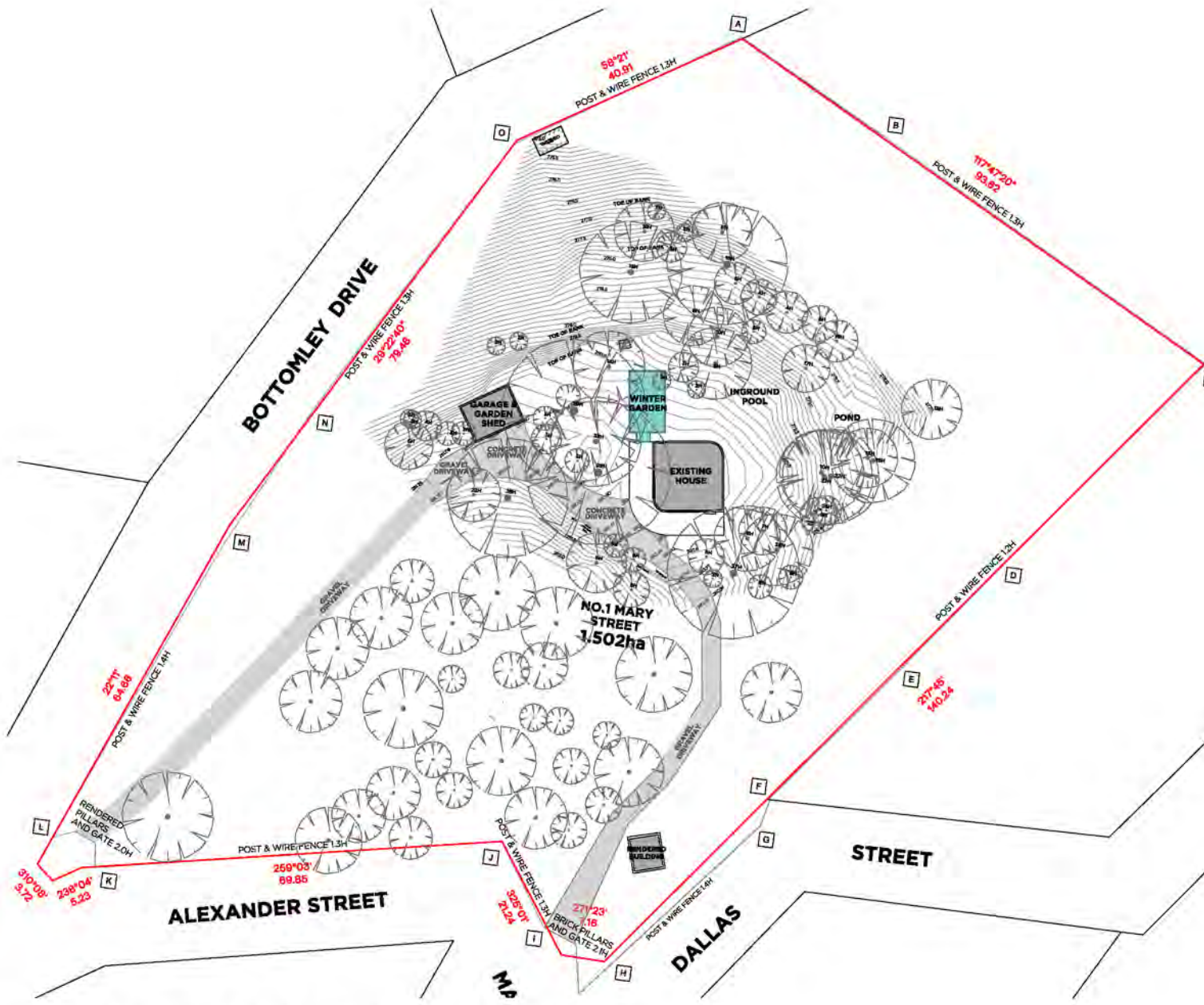
EXISTING FIBRO WORKSHED TO BE DEMOLISHED AND REPLACED BY NEW BRICK GARAGE IN THE EXISTING LOCATION.



4. RESTORE EXISTING HOUSE

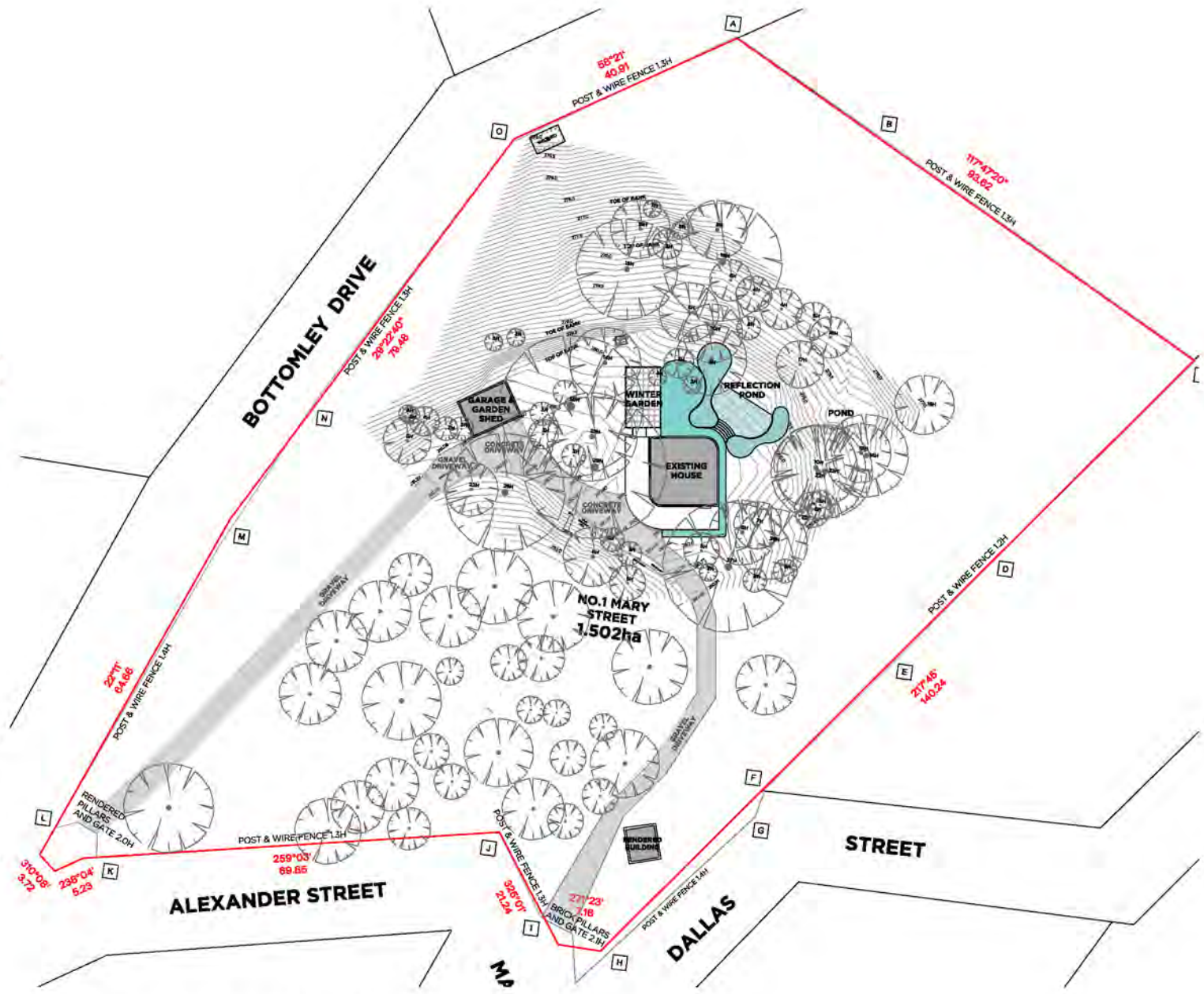
THE EXISTING HOUSE WILL BE RESTORED BOTH INTERNALLY AND EXTERNALLY.

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5. GREEN HOUSE (PLANT STORAGE)

WINTER GARDEN GLASSHOUSE PROPOSED TO THE NORTH OF THE EXISTING HOUSE GAINING ACCESS TO NORTHERN LIGHT. THE GLASS HOUSE WILL CAPTURE VIEWS DOWN THE HILL AND HOUSE THE CLIENTS PERSONAL PLANT COLLECTION.



6. LANDSCAPED GARDEN

LANDSCAPED PATIO PROPOSED TO THE PERIMETER OF THE EXISTING HOUSE ACTING AS AN EXTENSION TO THE WINTER GARDEN IT INCLUDING LANDSCAPED GARDEN BEDS. THE EXISTING POOL WILL BE INFILLED AND CONVERTED TO A REFLECTION POND.

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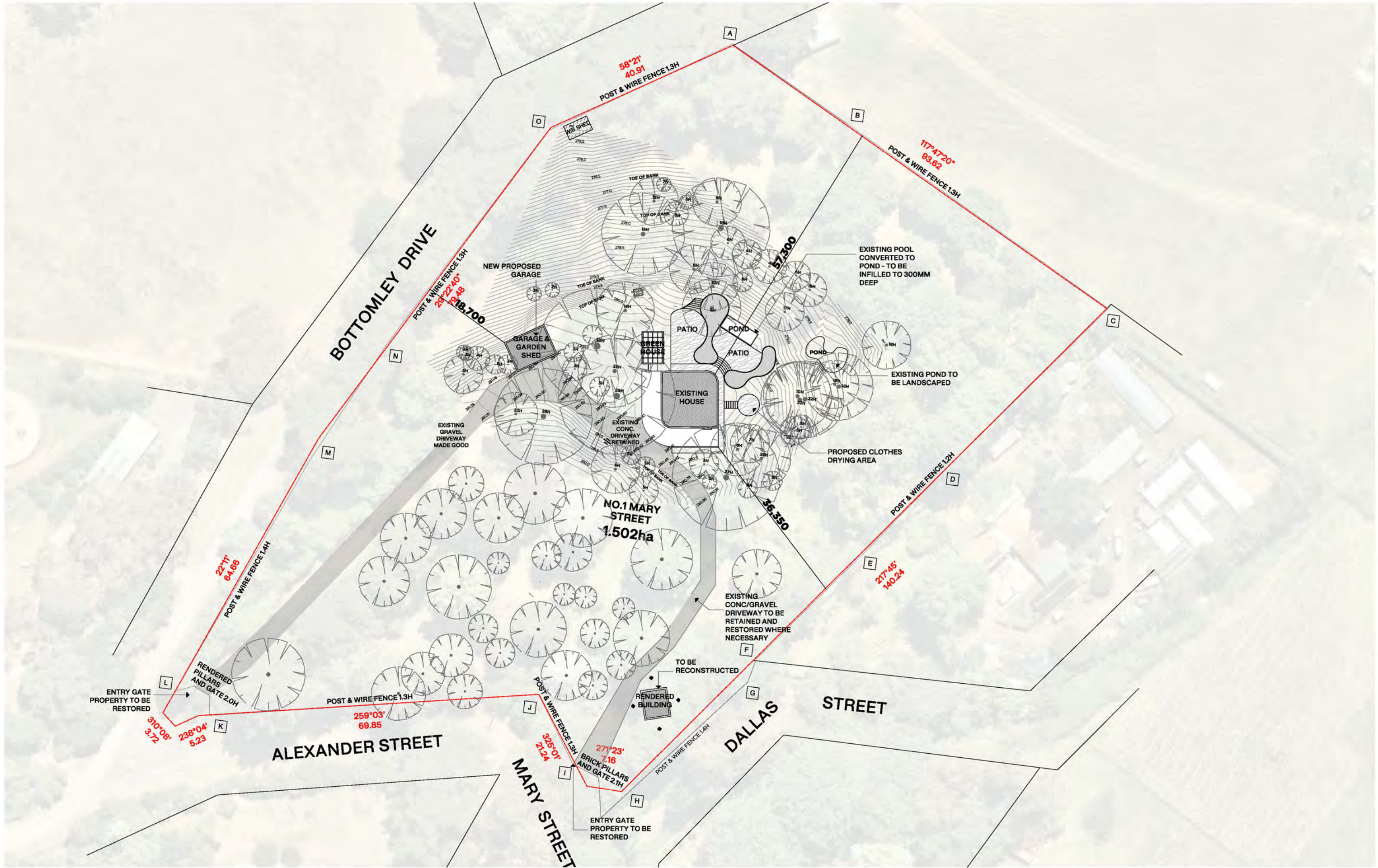
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Project Name 1 Mary St, Emerald
Project Address
Client

Drawing Name
Drawing Number
Scale
North
Stage
Date

Design Response 03
TP1100
1:1000
Endorsement
Monday, 11 November
2024





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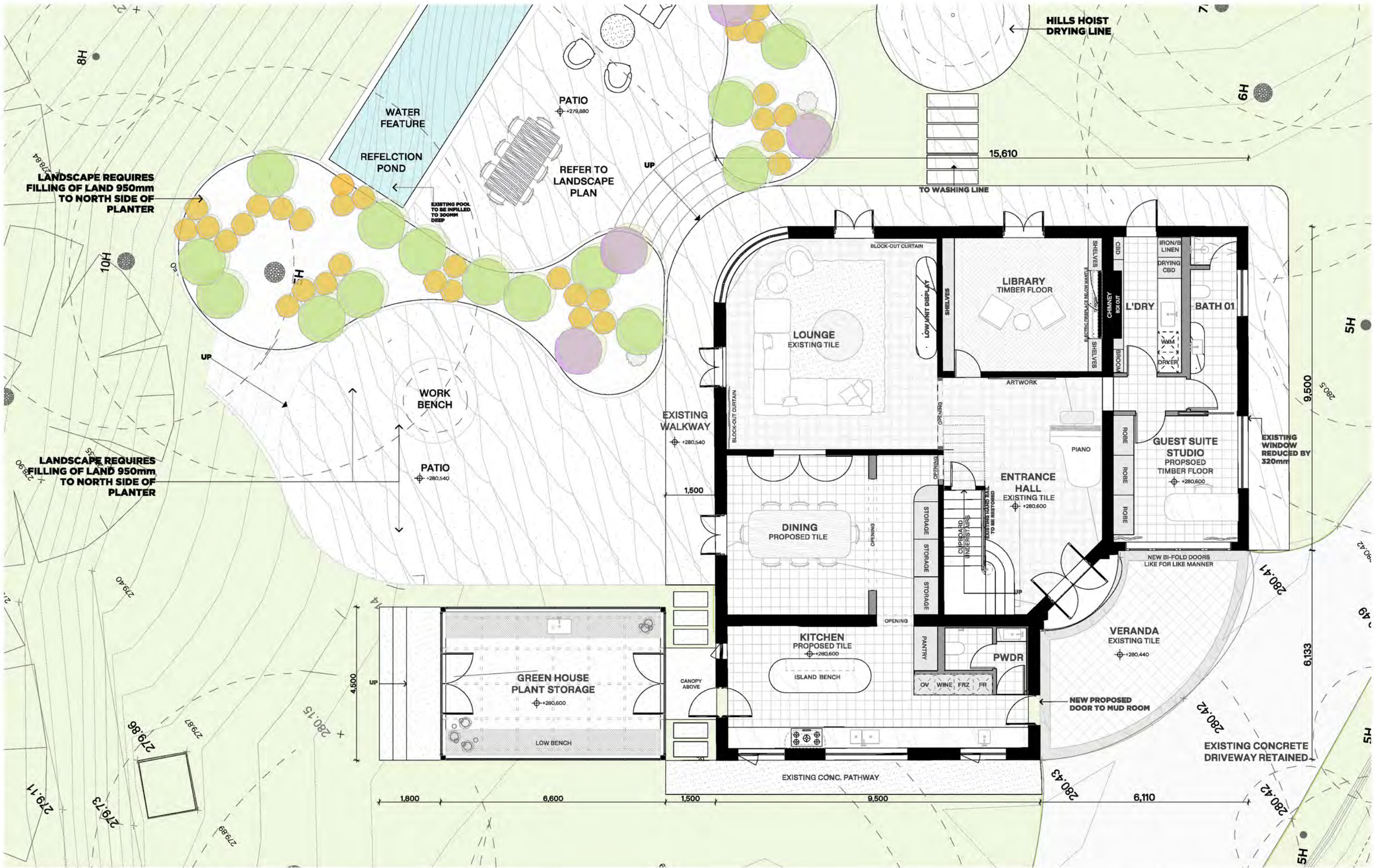
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 Project Address [Redacted]
 Client [Redacted]

Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Site Plan
 TP200
 1:700
 Endorsement
 Monday, 11 November
 2024





LANDSCAPE REQUIRES FILLING OF LAND 950mm TO NORTH SIDE OF PLANTER

LANDSCAPE REQUIRES FILLING OF LAND 950mm TO NORTH SIDE OF PLANTER

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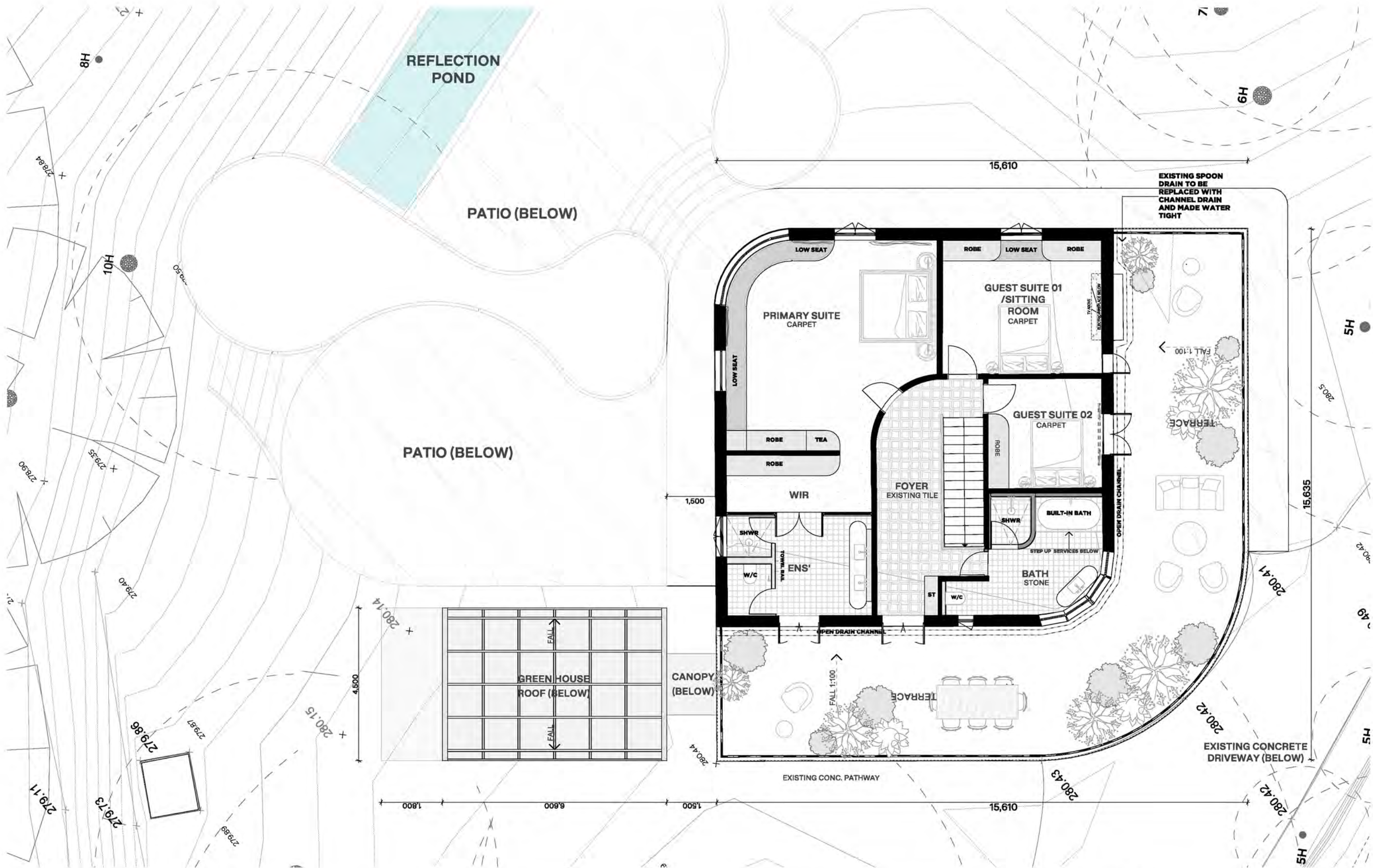
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Project Name 1 Mary St, Emerald
 Project Address
 Client

Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Ground Floor
 TP201
 1:100
 Endorsement
 Monday, 11 November
 2024





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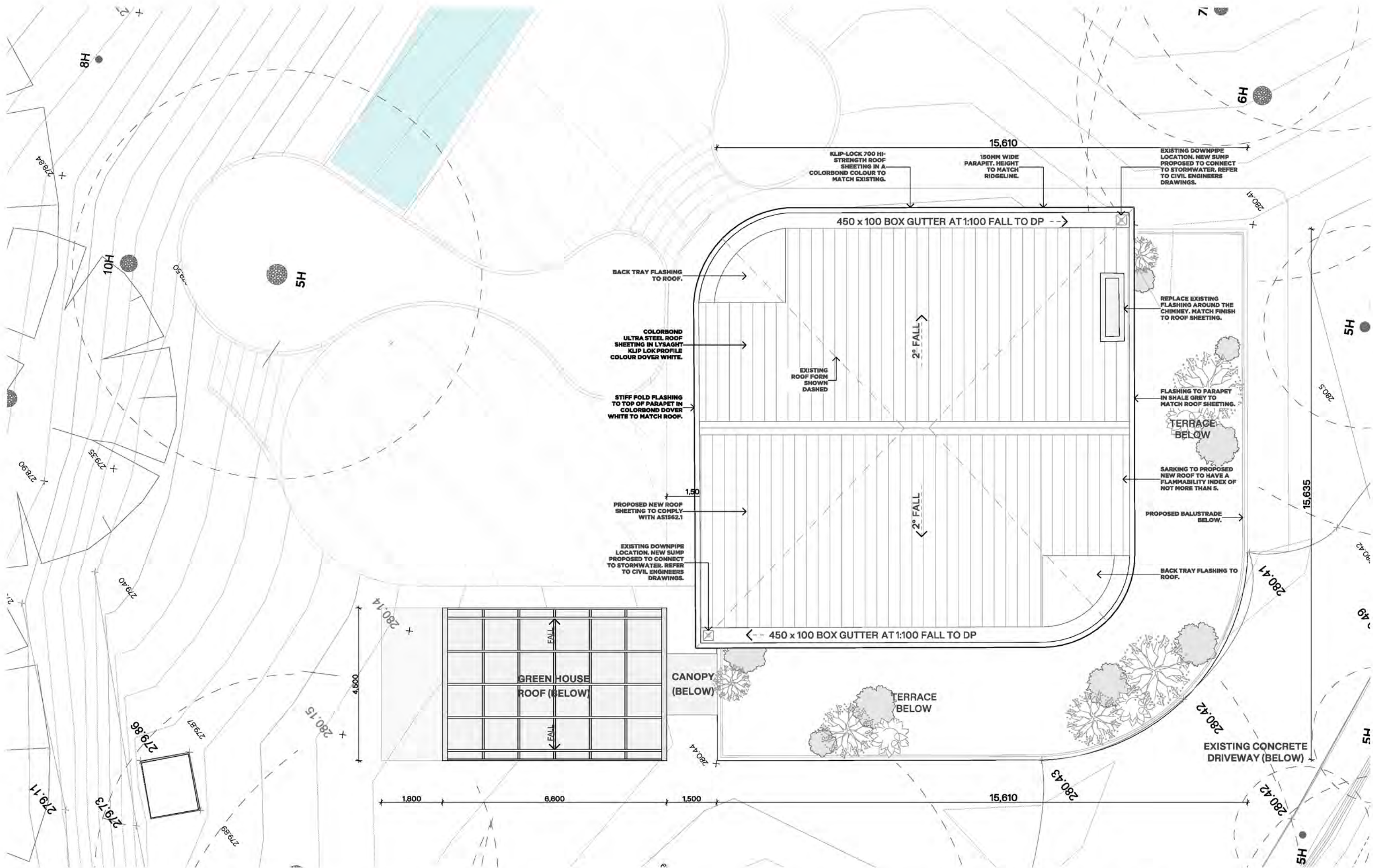
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Project Name 1 Mary St, Emerald
 Project Address
 Client

Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

First Floor
 TP202
 1:100
 Endorsement
 Monday, 11 November
 2024





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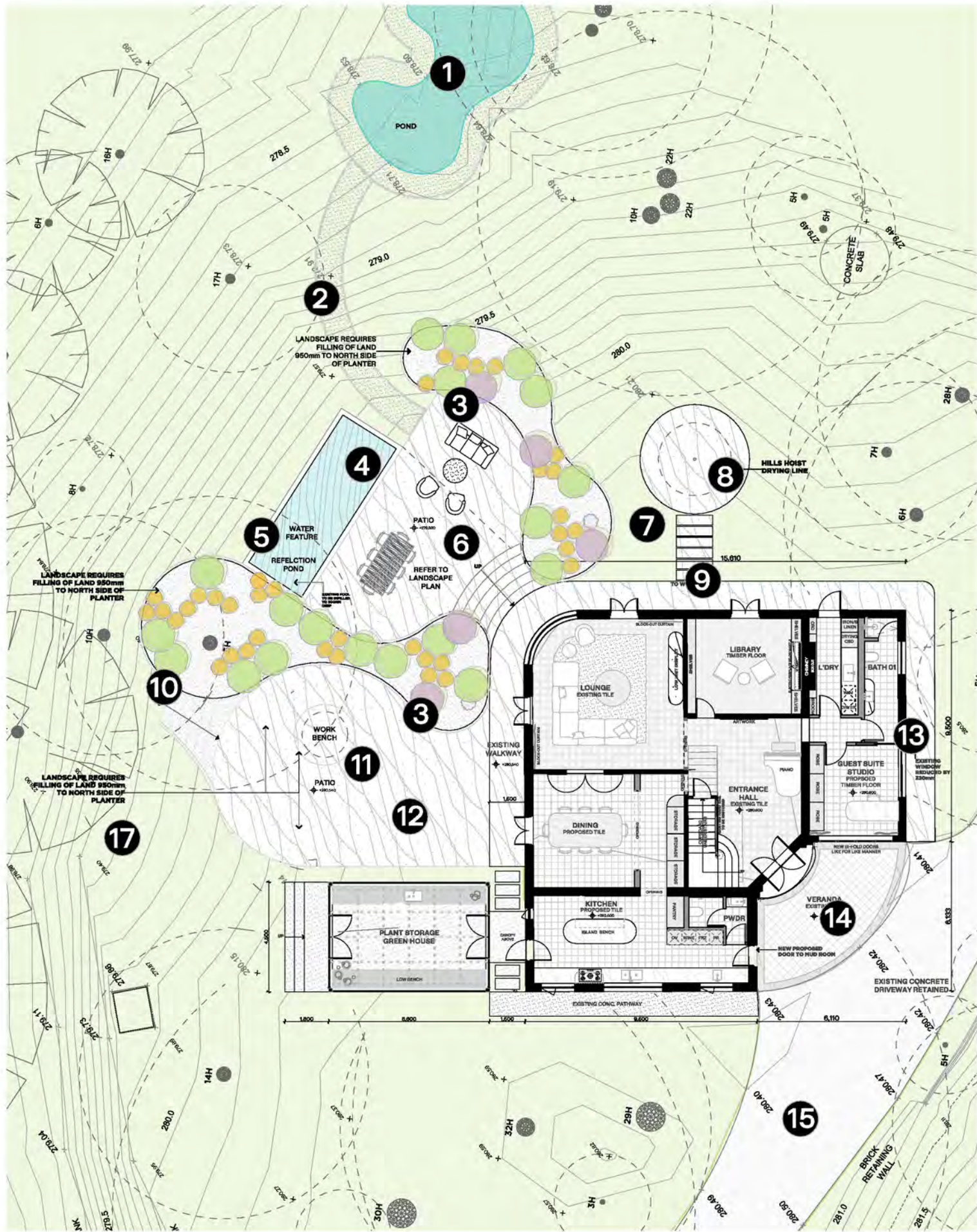
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 Project Address [Redacted]
 Client [Redacted]

Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Roof Plan
 TP203
 1:100
 Endorsement
 Monday, 11 November
 2024





PLANTING LIST

SYM	BOTANICAL NAME	COMMON NAME
	ROSMARINUS OFFICINALIS	TUSCAN BLUE ROSEMARY
	RHODODENDRON	RHODODENDRON
	WESTRINGIA FRUITICOSA	WESTRINGIA
	WISTERIA SINESIS	WISTERIA

PLANTS



LEGEND

- EXISTING NATURAL POND TO BE RESTORED.
- LOOSE AGGREGATE PEBBLE PATHWAY ACCESS TO POND
- RAISED PLANTER BEDS
- REFLECTION POND- EXISTING POOL INFILLED TO 300MM DEEP
- WATER FEATURE SELECTED BY CLIENT
- CRAZY PAVING PATIO AT LEVEL OF REFLECTION POND
- HILLS HOIST CLOTHES DRYING LINE
- CRAZY PAVING PAVERS
- CRAZY PAVING STEPPING STONES.
- EXISTING TREE
- OUTDOOR WORKBENCH TABLE
- CRAZY PAVING PATIO AT LEVEL OF GLASSHOUSE
- EXISTING CRAZY PAVING PATHWAY REPLACED/RESTORED
- EXISTING OUTDOOR TILE TO FRONT PORCH
- EXISTING CONC/GRAVEL DRIVEWAY TO BE RETAINED AND RESTORED WHERE APPLICABLE
- EXISTING LANDSCAPE WITHIN 25M OF DWELLING TO BE MAINTAINED TO THE FOLLOWING STANDARDS, ADAPTED FROM THOSE REQUIRED FOR DEFENDABLE SPACE UNDER THE BMO AT CLAUSE 53.02-5 IN THE CARDINIA PLANNING SCHEME
- STAIRS TO LANDSCAPE

REFERENCE IMAGERY



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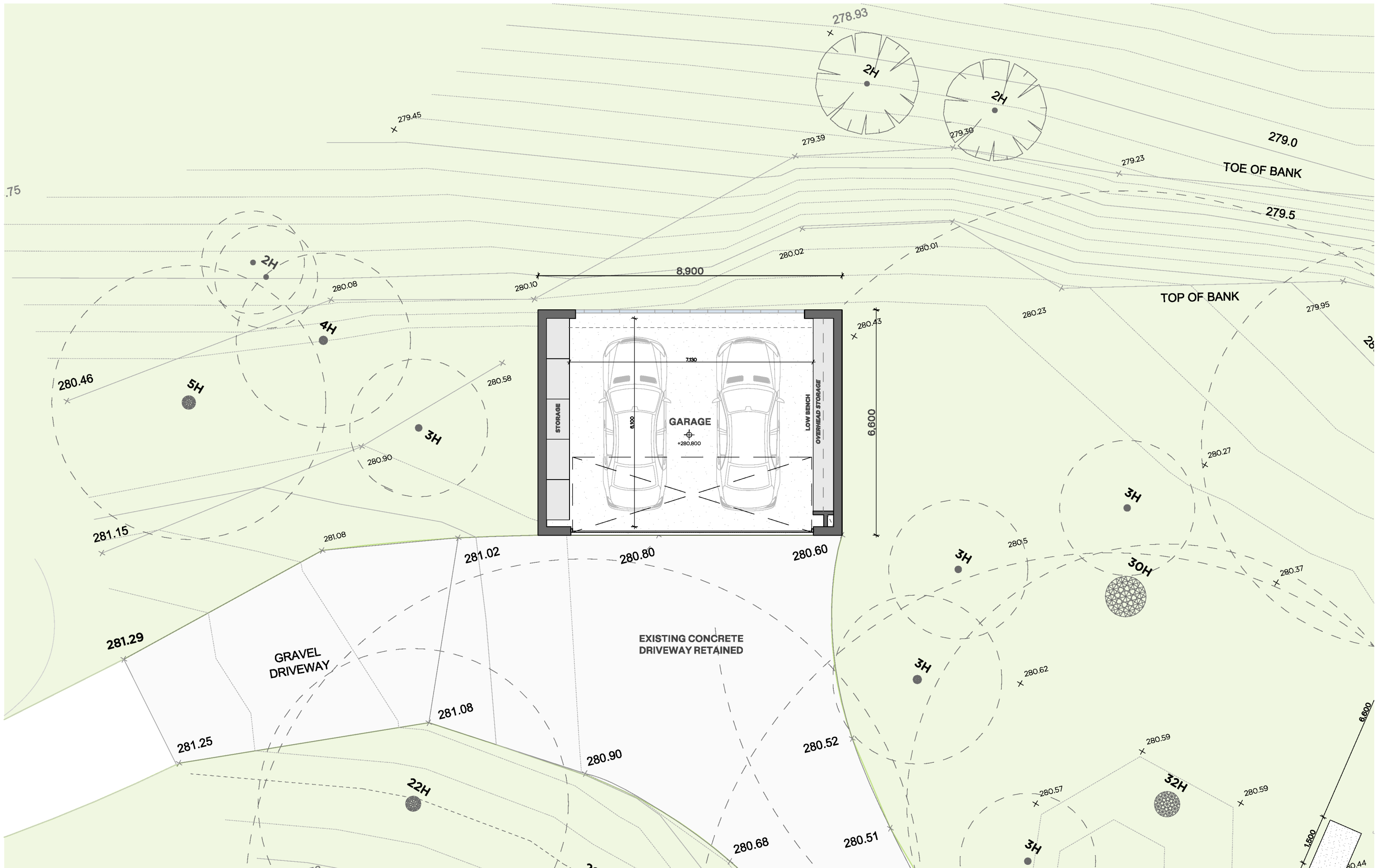
Client



Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Landscape Plan
 TP204
 1:200
 Endorsement
 Monday, 11 November
 2024





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Project Name
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1 Mary St, Emerald

Client



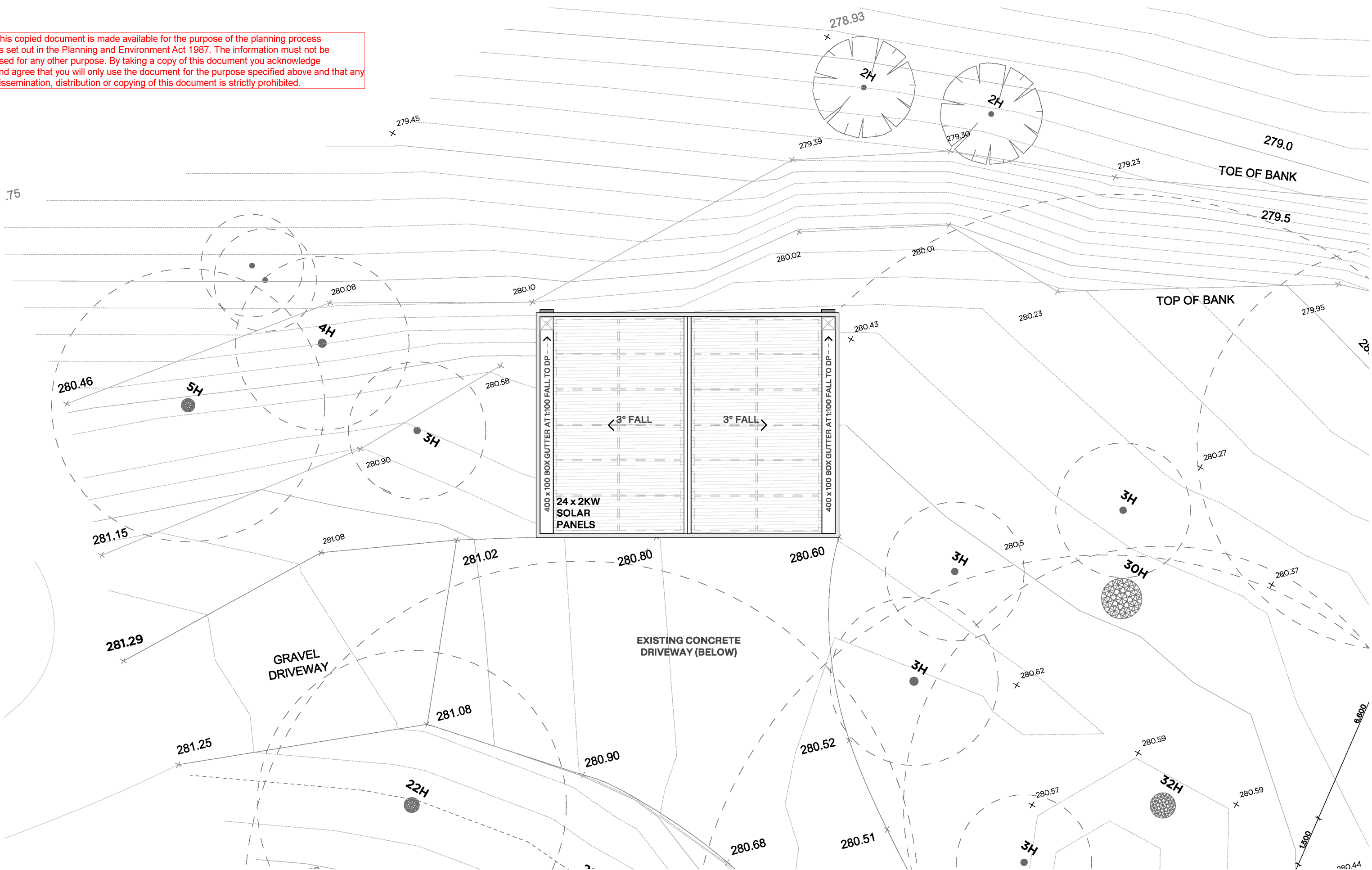
Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Ground Floor - Garage
 TP205
 1:100
 Endorsement
 Monday, 11 November
 2024



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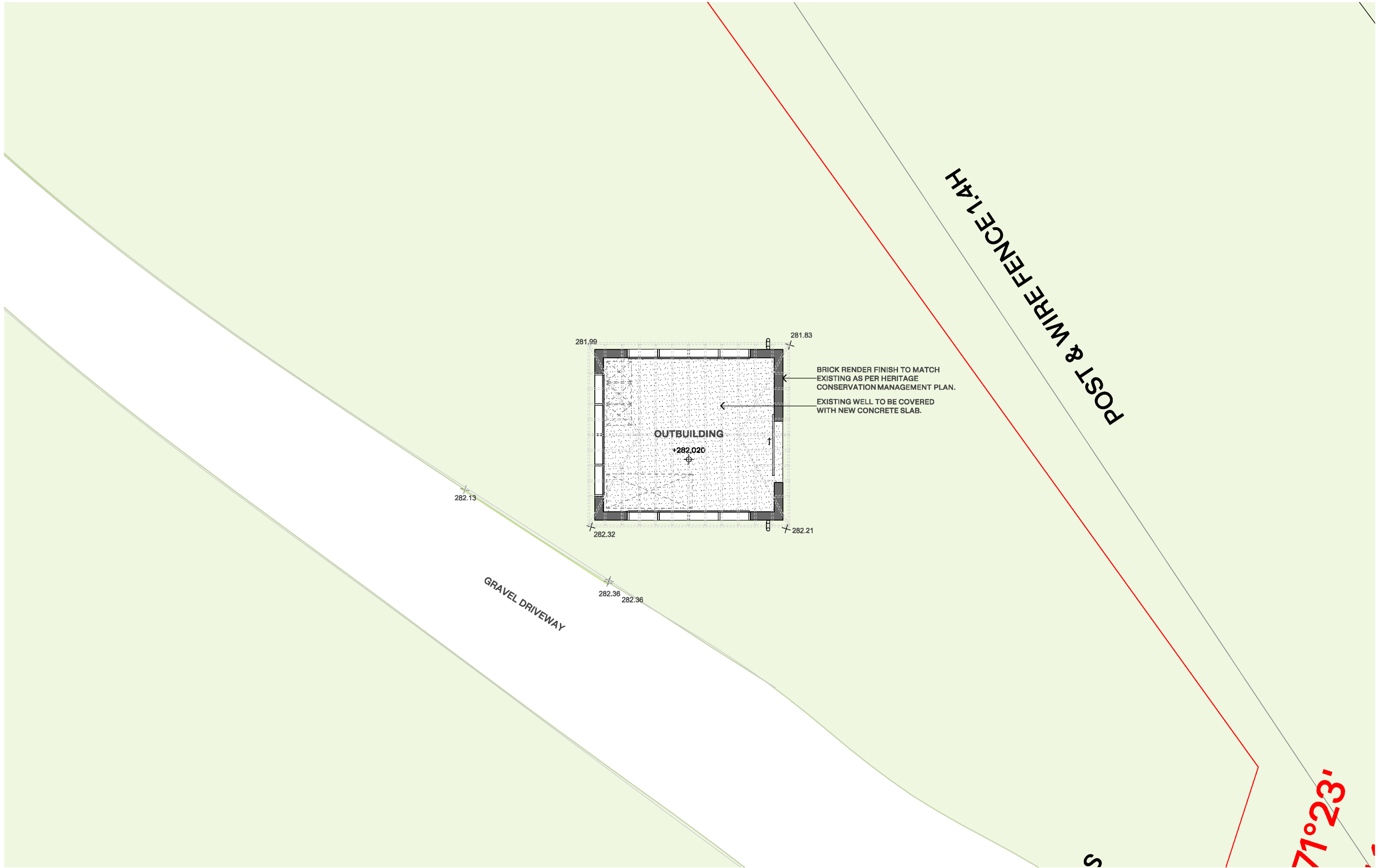
Client



Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Roof Plan - Garage
 TP206
 1:100
 Endorsement
 Monday, 11 November
 2024





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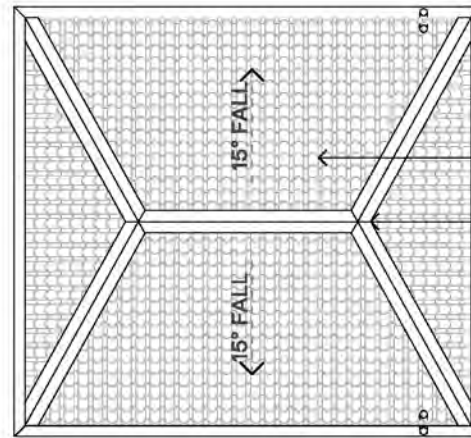
Project Name 1 Mary St, Emerald
 Project Address
 Client

Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

Ground Floor - Outbuilding
 TP207
 1:100
 Endorsement
 Monday, 11 November
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- GALVANISED STEEL GUTTERS TO REPLACE EXISTING. DP TO CONNECT TO LPD.
- PROPOSED NEW ROOF TILES TO COMPLY WITH AS1562.1
- NEW RIDGE CAPPING TO REPLACE EXISITING IN A LIKE FOR LIKE MANNER.

POST & WIRE FENCE 1.4H

GRAVEL DRIVEWAY

71°23'

S

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Project Name
Project Address
Client

1 Mary St, Emerald
[Redacted]

Drawing Name
Drawing Number
Scale
North
Stage
Date

Roof Plan - Outbuilding
TP208
1:100
Endorsement
Monday, 11 November
2024

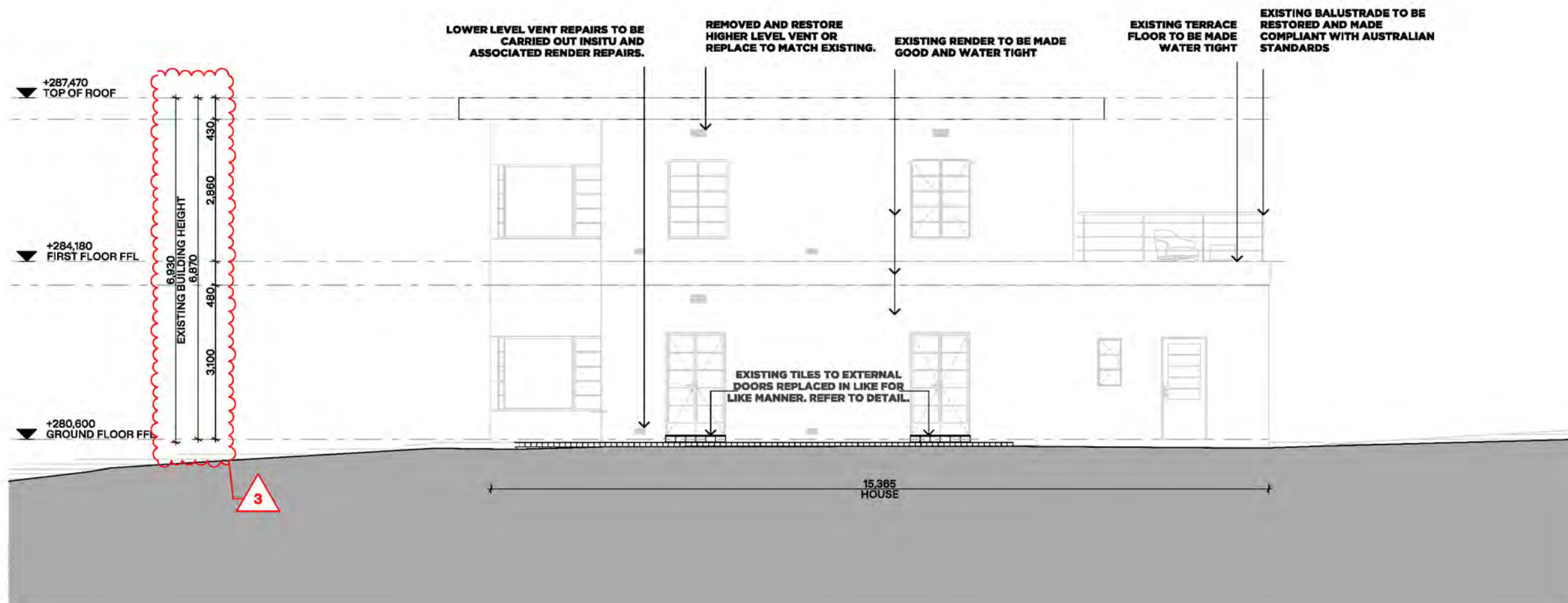


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EXISTING CONDITION OF DWELLING

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Project Name 1 Mary St, Emerald
 Project Address
 Client

Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

North Elevation - Existing
 TP300
 1:100
 Endorsement
 Monday, 11 November
 2024

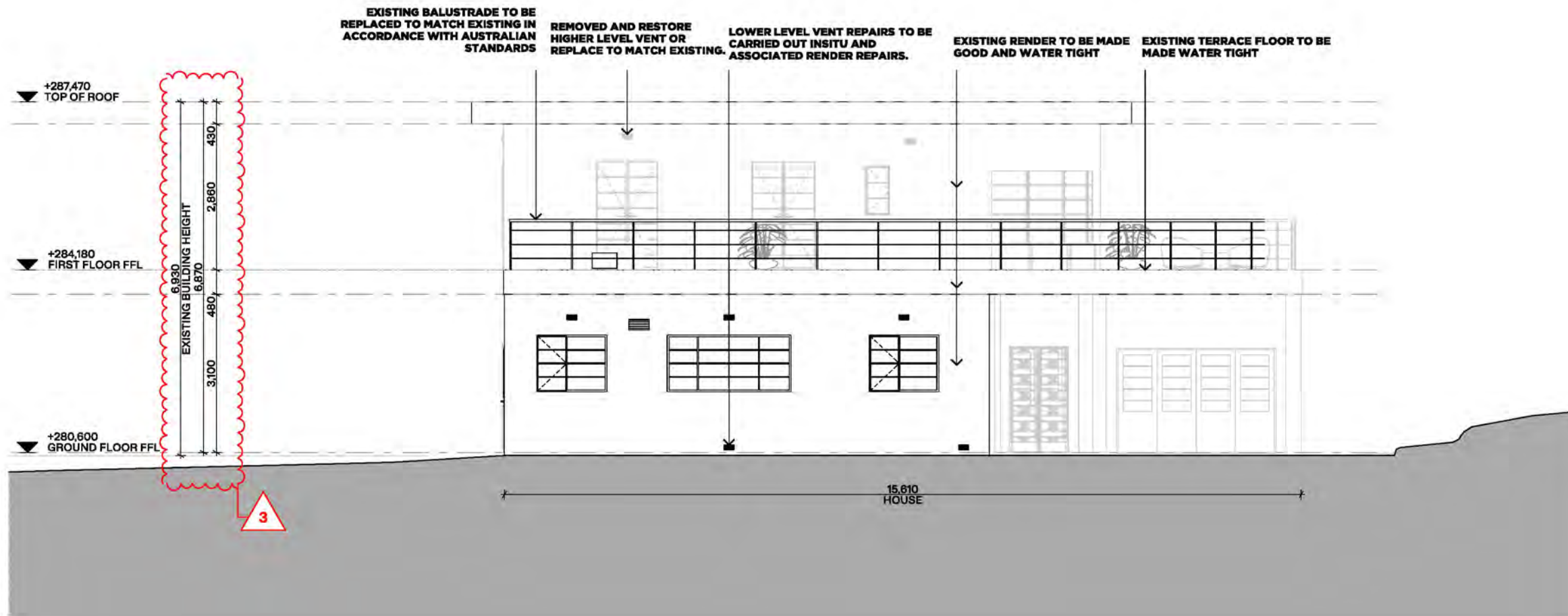


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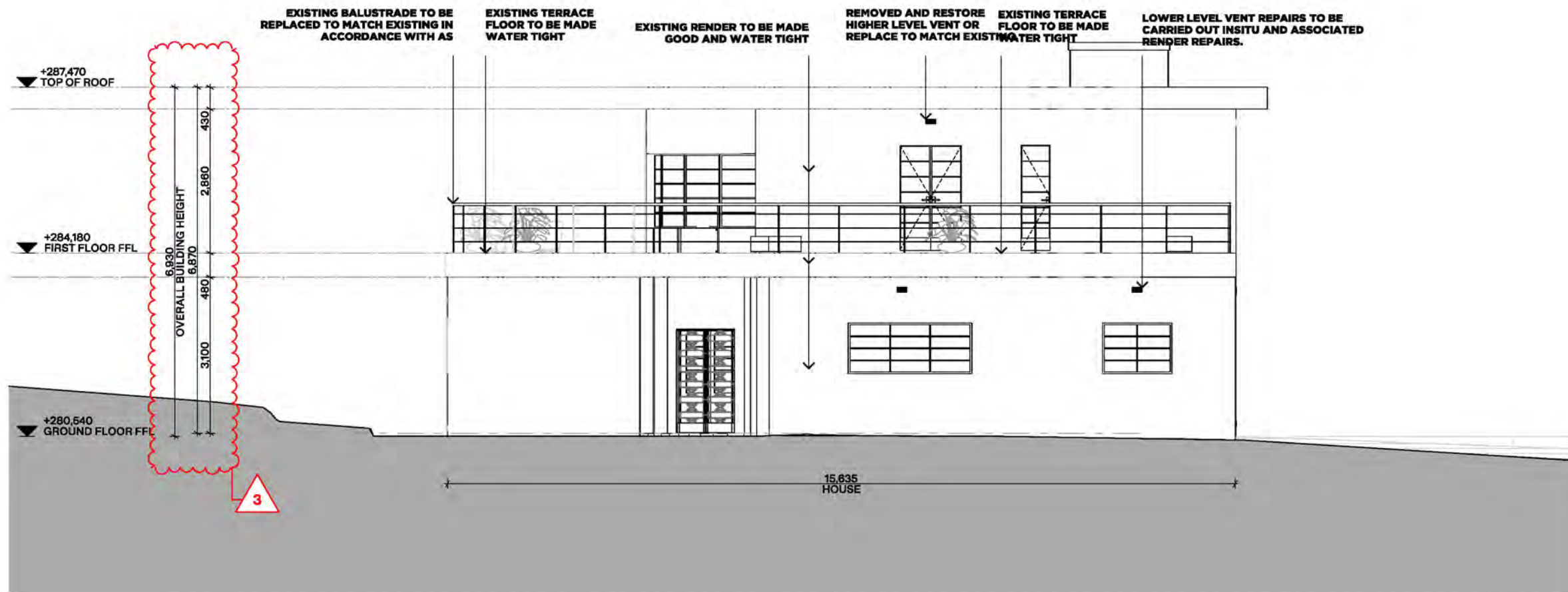


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Project Name
Project Address

1 Mary St, Emerald

Client



Drawing Name
Drawing Number
Scale
North
Stage
Date

South Elevation - Existing
TP302
1:100
Endorsement
Monday, 11 November
2024

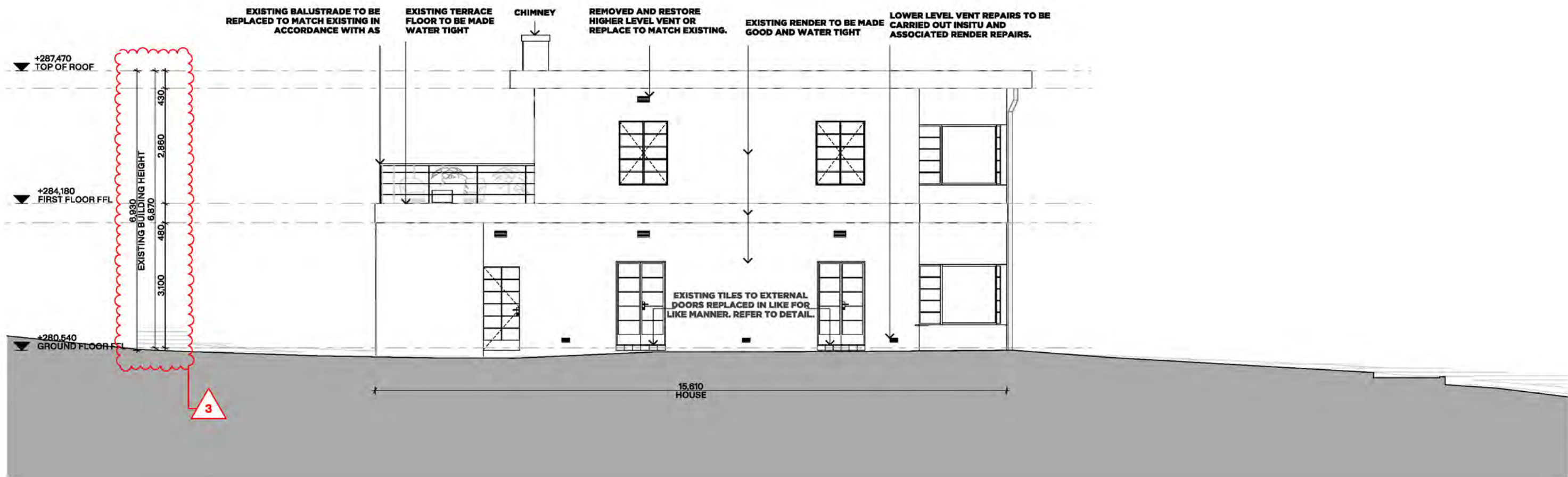


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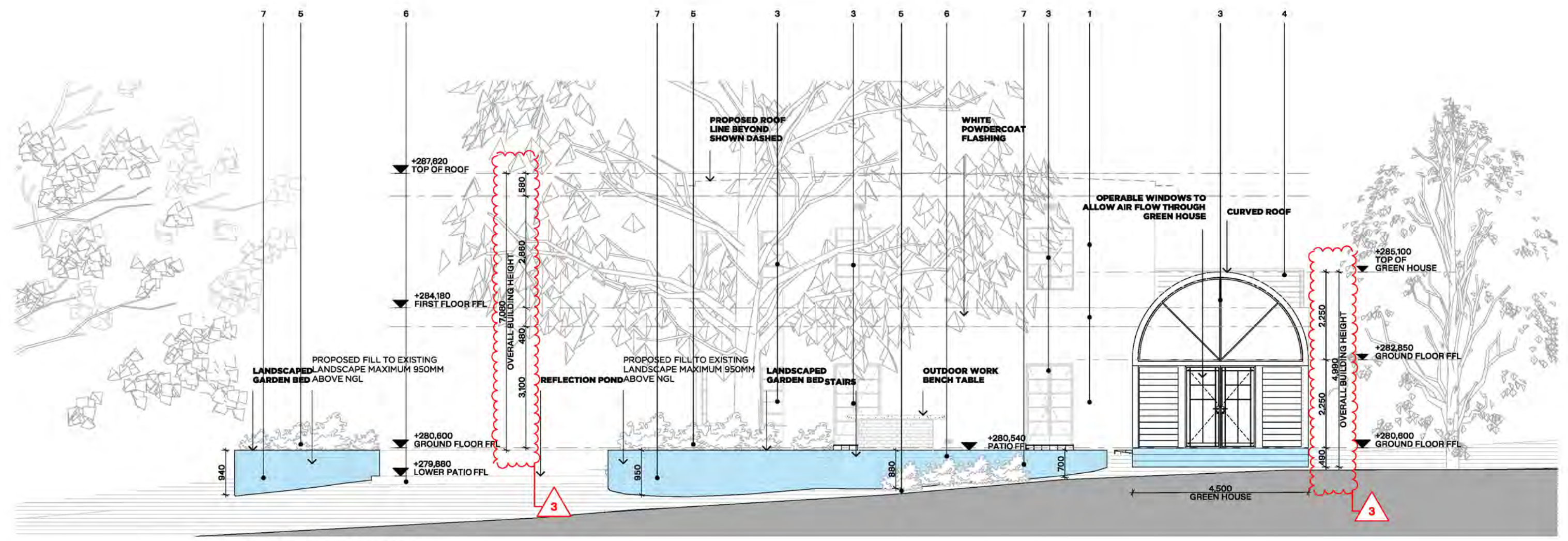
*** ALL WINDOWS WILL BE ASSESSED ON SITE AND THOSE DAMAGED WILL BE RESTORED IN A LIKE FOR LIKE MANNER.



- 1 RENDERED WALL PAINTED WHITE AND/OR SIMILAR
- 2 CLEAR GLAZING WITH WHITE STEEL FRAME - LIKE FOR LIKE TO EXISTING WINDOWS
- 3 CLEAR GLAZING WITH BLACK STEEL FRAME - LIKE FOR LIKE TO EXISTING WINDOWS
- 4 WHITE STEEL POWDERCOATED AND/OR SIMILAR
- 5 GREENERY/LANDSCAPING TO BE NOMINATED BY CLIENT
- 6 CRAZY PAVING AND/OR SIMILAR
- 7 BRICK AND/OR SIMILAR

GENERAL NOTES
 ALL WINDOWS AND DOORS TO BE REMOVED AND REINSTATED TO MATCH ORIGINAL CONDITION. ROOF TO BE RECONSTRUCTED AT A CODE COMPLIANT PITCH. REMOVE AND REPLACE EXISTING TANKING TO ENSURE APPROPRIATE WATERPROOFING IS ACHIEVED. INSTALL CHANNEL DRAIN IN THE LOCATION OF THE EXISTING SPOON DRAIN. POOL TO BE PARTIALLY INFILLED AS A REFLECTIVE POND. REFER TO AS FOR CODE COMPLIANCE. REMOVE ALL REDUNDANT MODERN ACCRETIONS ON EXTERNAL SURFACES SUCH AS CONDUITS, LIGHT FITTINGS, SECURITY FITTINGS, TEMPORARY DOWN PIPES TO BE AMMENDED AS REQUIRED. ALL EXTERNAL SURFACES TO BE RETAINED AND CLEANED USING NON-ABRASIVE METHODS. TREAT CORRODED AREAS WITH RUST CONVERTOR AND APPLY ZINC RICH METALPRIMER. EXISTING RENDER TO BE INSPECTED FOR REPAIR AND WHERE NECESSARY LOCALISED REPAIR TO MATCH EXISTING MADE.

BALUSTRADE REMOVED AND REINSTATED TO MATCH ORIGINAL CONDITION. CARRY OUT ANY NECESSARY ALTERATIONS TO MAKE BALUSTRADE CODE COMPLIANT. LOWER LEVEL VENT REPAIRS CARRIED OUT INSITU. HIGHER LEVEL VENTS TO BE REMOVED AND RESTORED OR REPLACE TO MATCH EXISTING. ART DECO LIGHTS TO BE REMOVED AND REINSTATED TO ORIGINAL CONDITION. EXTERNAL TILES TO BE RETAINED AND REPOINTED. ADDITIONAL TILES TO BE SOURCE MATCHED WHERE REQUIRED. ALL BUILDING SERVICES TO BE CONCEALED WHERE POSSIBLE WITH NEW SUITABLE LOCATIONS. EXISTING FRONT GATES TO BE RETAINED AND RESTORED TO ORIGINAL CONDITION. NEW ROOF CONSTRUCTION INCLUSIVE OF RAISED PARAPET, ROOF DESIGN AND WATER ARTICULATION UNDERGONE TO MAKE BUILDING COMPLIANT WITH NCC & AUSTRALIAN STANDARDS. REFER TO CONSERVATION MANAGEMENT PLAN PROVIDED BY BRYCE RAWORTH CONSERVATION.



NORTH ELEVATION - PROPOSED

- PROPOSED FILL TO EXISTING LANDSCAPE
- PROPOSED CUT TO EXISTING LANDSCAPE

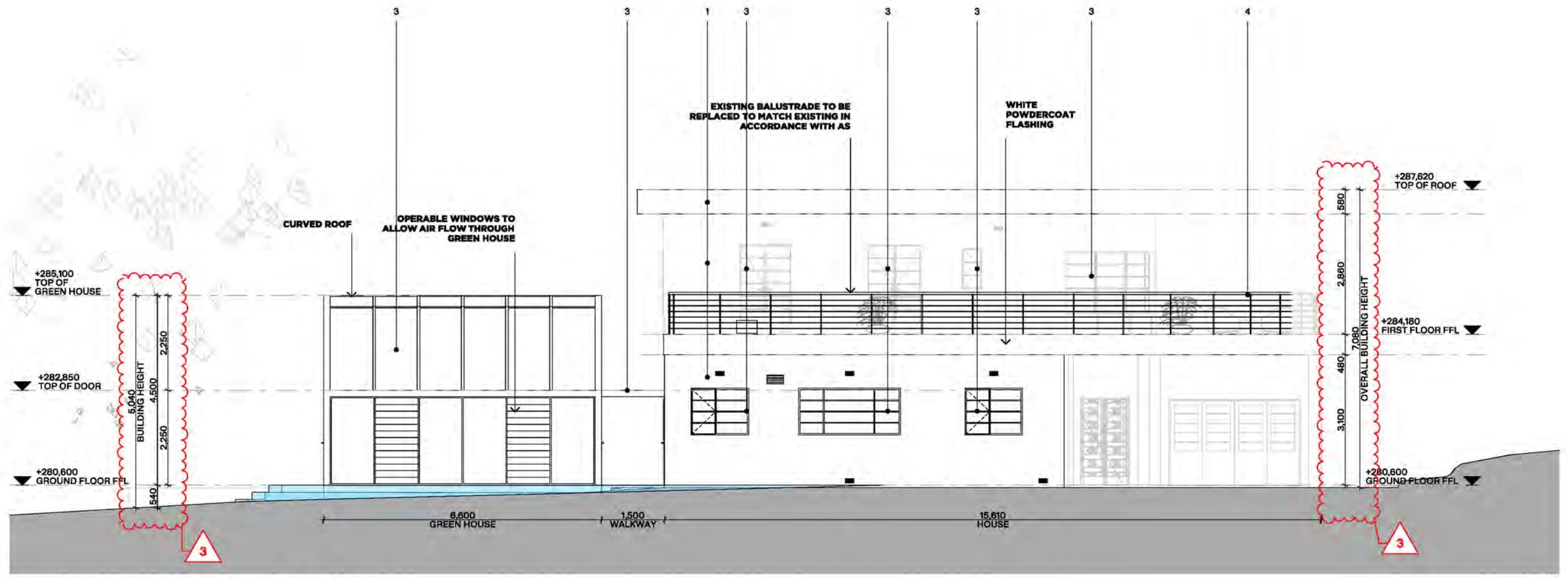
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- 1 RENDERED WALL PAINTED WHITE AND/OR SIMILAR
- 2 CLEAR GLAZING WITH WHITE STEEL FRAME-LIKE FOR LIKE TO EXISTING WINDOWS
- 3 CLEAR GLAZING WITH BLACK STEEL FRAME - LIKE FOR LIKE TO EXISTING WINDOWS
- 4 WHITE STEEL POWDERCOATED AND/OR SIMILAR
- 5 GREENERY/LANDS CAPING TO BE NOMINATED BY CLIENT
- 6 CRAZY PAVING AND/OR SIMILAR
- 7 BRICK AND/OR SIMILAR

GENERAL NOTES

ALL WINDOWS AND DOORS TO BE REMOVED AND REINSTATED TO MATCH ORIGINAL CONDITION. ROOF TO BE RECONSTRUCTED AT A CODE COMPLIANT PITCH. REMOVE AND REPLACE EXISTING TANKING TO ENSURE APPROPRIATE WATERPROOFING IS ACHIEVED. INSTALL CHANNEL DRAIN IN THE LOCATION OF THE EXISTING SPOON DRAIN. POOL TO BE PARTIALLY INFILLED AS A REFLECTIVE POND. REFER TO AS FOR CODE COMPLIANCE. REMOVE ALL REDUNDANT MODERN ACCRETIONS ON EXTERNAL SURFACES SUCH AS CONDUITS, LIGHT FITTINGS, SECURITY FITTINGS, TEMPORARY DOWN PIPES TO BE AMMENDED AS REQUIRED. ALL EXTERNAL SURFACES TO BE RETAINED AND CLEANED USING NON-ABRASIVE METHODS. TREAT CORRODED AREAS WITH RUST CONVERTOR AND APPLY ZINC RICH METALPRIMER. EXISTING RENDER TO BE INSPECTED FOR REPAIR AND WHERE NECESSARY LOCALISED REPAIR TO MATCH EXISTING MADE.

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EAST ELEVATION - PROPOSED

- PROPOSED FILL TO EXISTING LANDSCAPE
- PROPOSED CUT TO EXISTING LANDSCAPE

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Project Name: 1 Mary St, Emerald
Project Address: [REDACTED]
Client: [REDACTED]

Drawing Name
Drawing Number
Scale
North
Stage
Date

East Elevation - Proposed
TP305
1:100
Endorsement
Monday, 11 November
2024

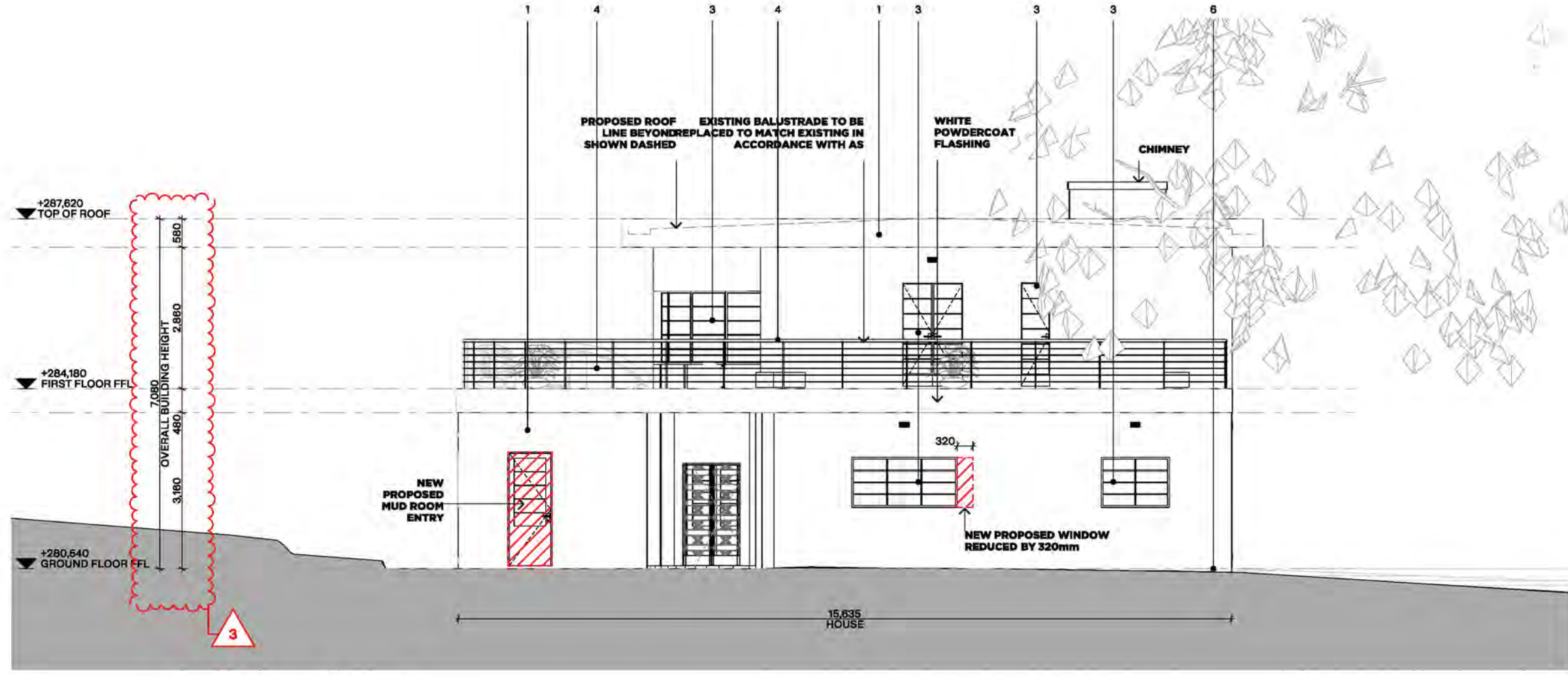


- 1 RENDERED WALL PAINTED WHITE AND/OR SIMILAR
- 2 CLEAR GLAZING WITH WHITE STEEL FRAME - LIKE FOR LIKE TO EXISTING WINDOWS
- 3 CLEAR GLAZING WITH BLACK STEEL FRAME - LIKE FOR LIKE TO EXISTING WINDOWS
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SOUTH ELEVATION - PROPOSED

PROPOSED AMMENDMENTS TO EXISTING DWELLING

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Project Name 1 Mary St, Emerald
 Project Address
 Client

Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

South Elevation - Proposed
 TP306
 1:100
 Endorsement
 Monday, 11 November
 2024

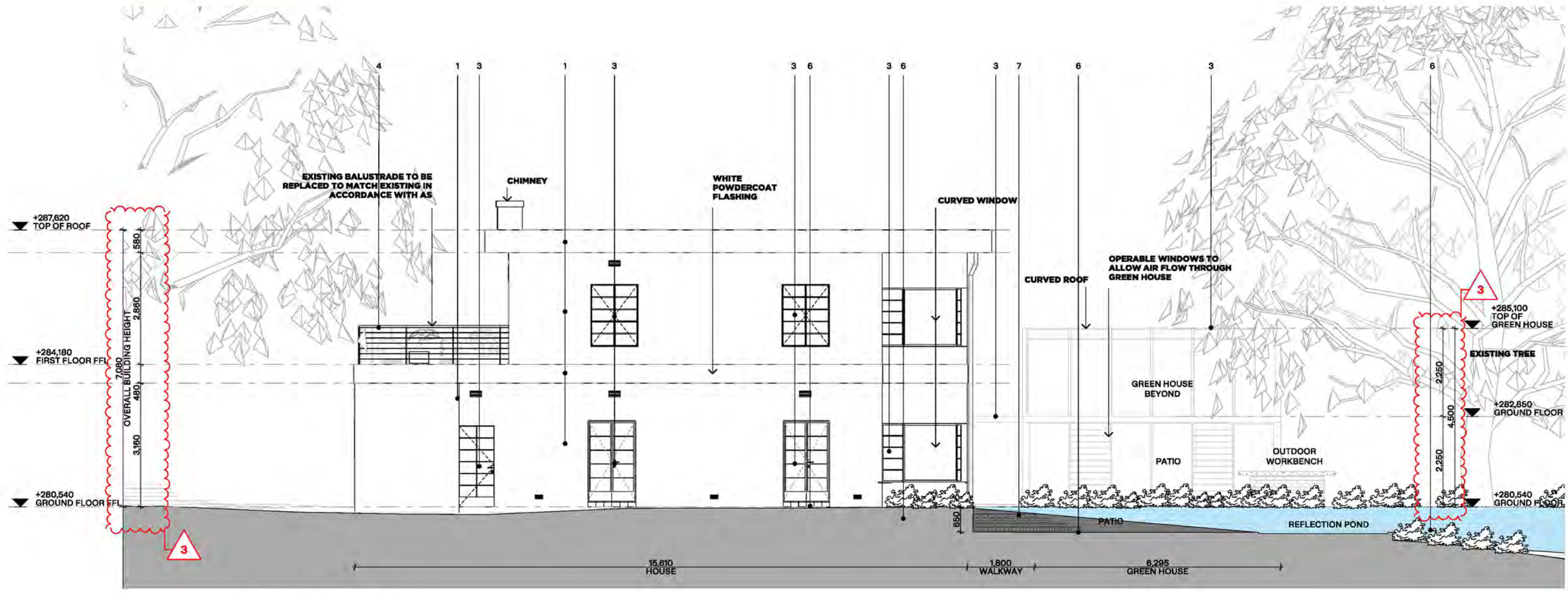


- 1 RENDERED WALL PAINTED WHITE AND/OR SIMILAR
- 2 CLEAR GLAZING WITH WHITE STEEL FRAME - LIKE FOR LIKE TO EXISTING WINDOWS
- 3 CLEAR GLAZING WITH BLACK STEEL FRAME - LIKE FOR LIKE TO EXISTING WINDOWS
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WEST ELEVATION - PROPOSED

- PROPOSED FILL TO EXISTING LANDSCAPE
- PROPOSED CUT TO EXISTING LANDSCAPE

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Project Name 1 Mary St, Emerald
Project Address
Client

Drawing Name
Drawing Number
Scale
North
Stage
Date

West Elevation - Proposed
TP307
1:100
Endorsement
Monday, 11 November
2024





1 RENDERED BRICK AND/OR SIMILAR - TO MATCH EXISTING HOUSE

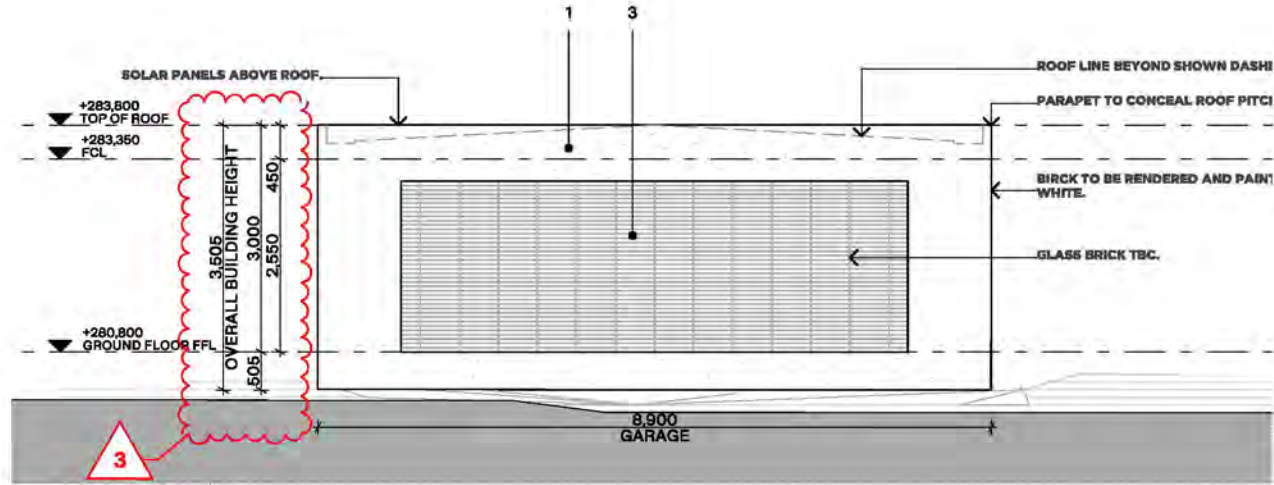


2 LOCAL TIMBER AND/OR SIMILAR

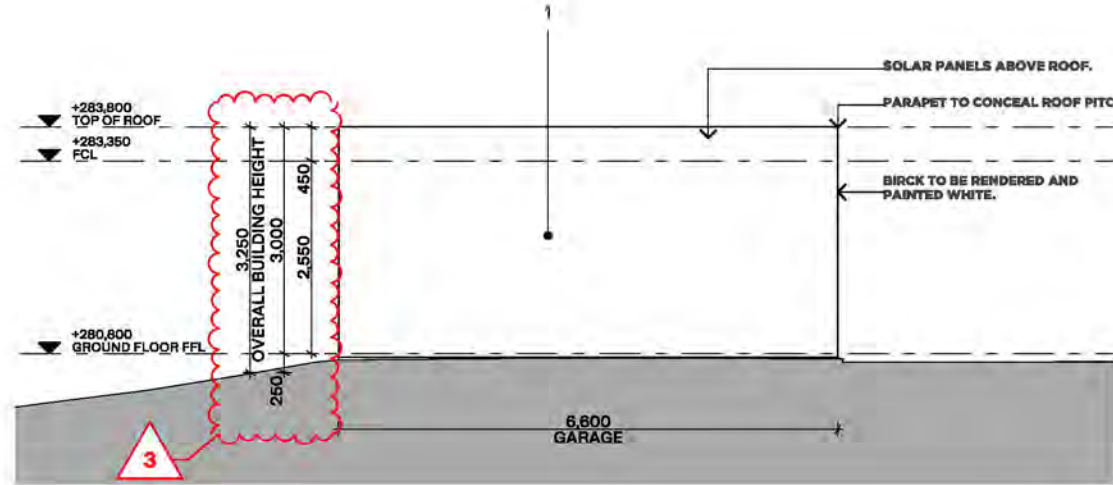


3 GLASS BRICK AND/OR SIMILAR

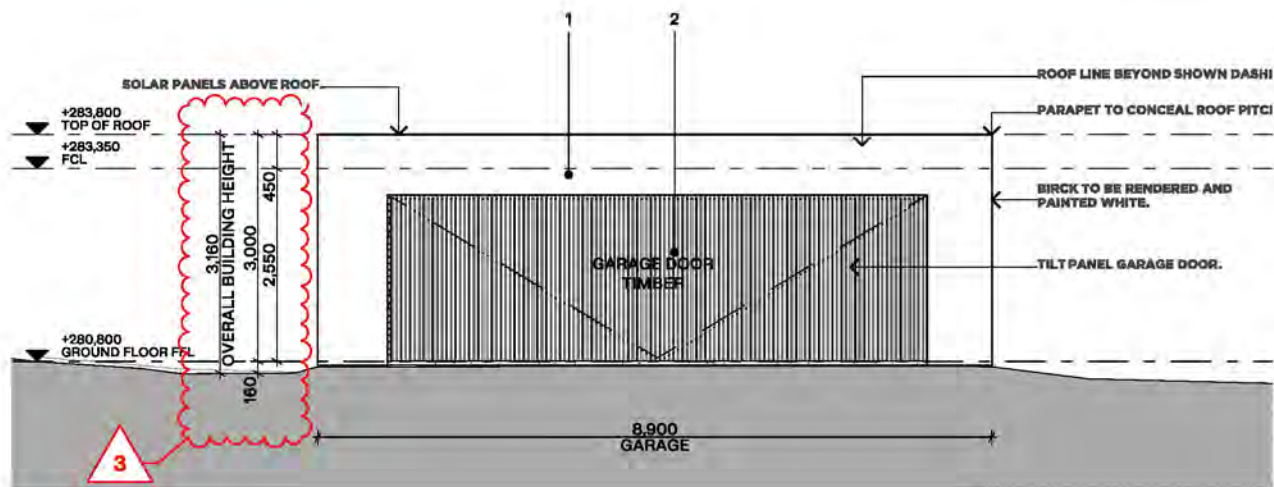
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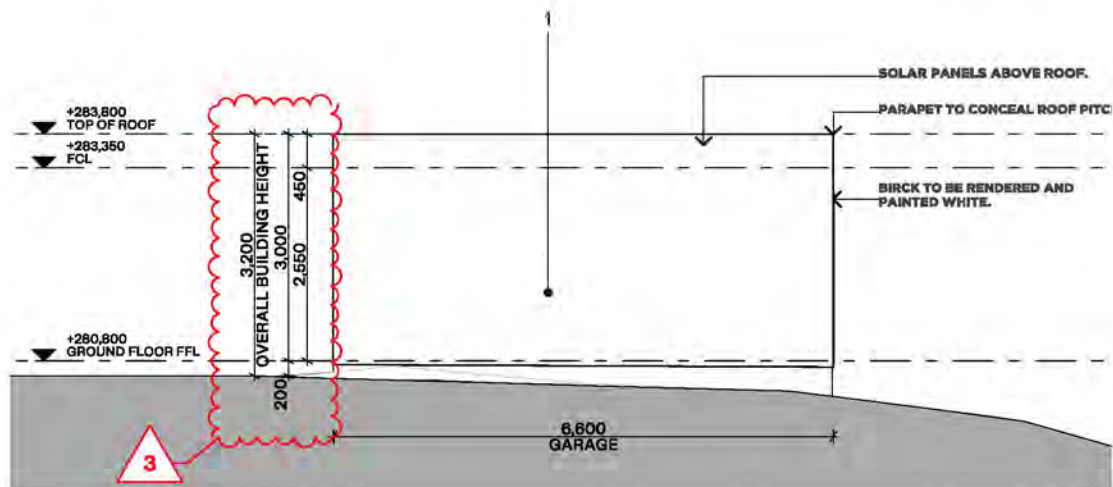
NORTH ELEVATION



EAST ELEVATION



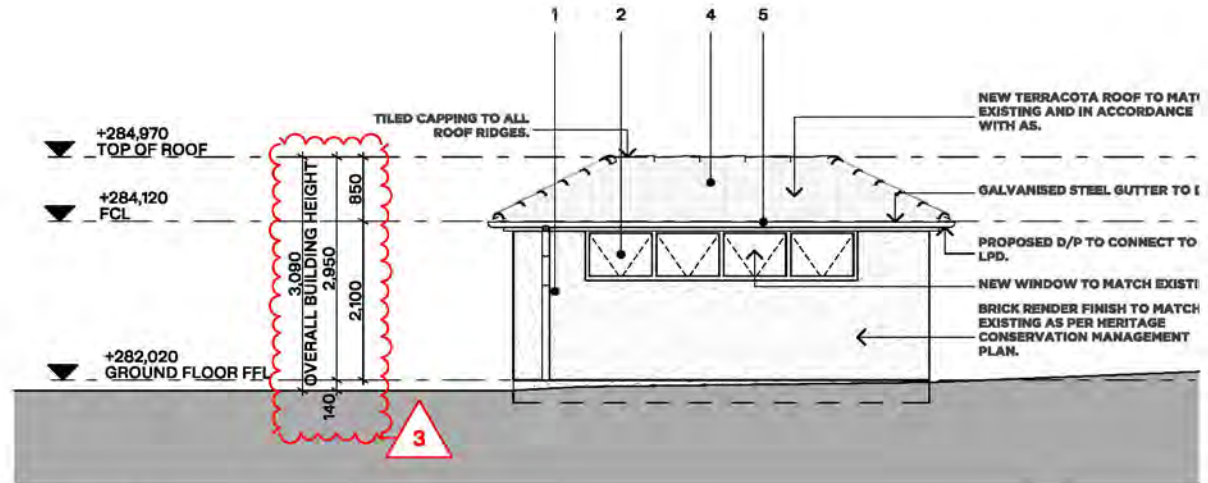
SOUTH ELEVATION



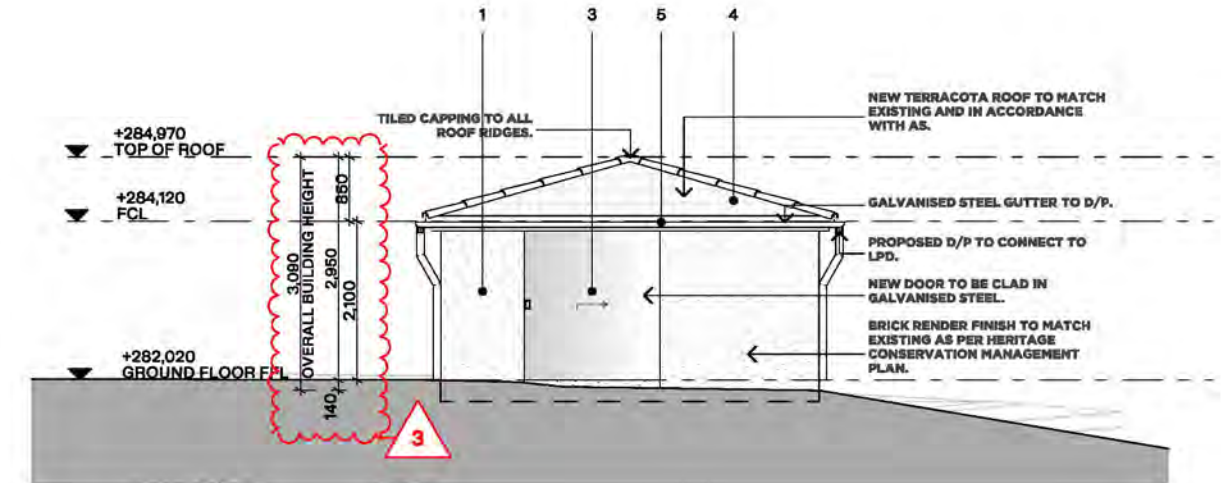
WEST ELEVATION

- 1 RENDERED WALL PAINTED WHITE AND/OR SIMILAR - TO MATCH EXISTING FINISH
- 2 CLEAR GLAZING WITH TIMBER FRAME- LIKE FOR LIKE TO EXISTING WINDOWS
- 3 GALVANISED STEEL AND/OR SIMILAR
- 4 CLAY ROOF TILES - TO MATCH EXISTING FINISH
- 5 STEEL POWDERCOATED AND/OR SIMILAR - TO MATCH EXISTING FINISH

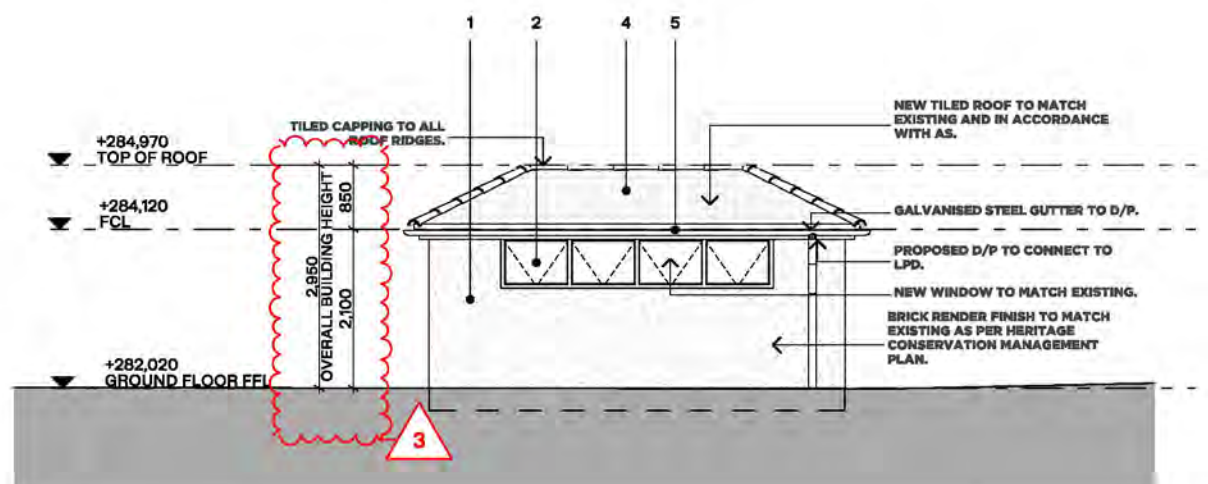
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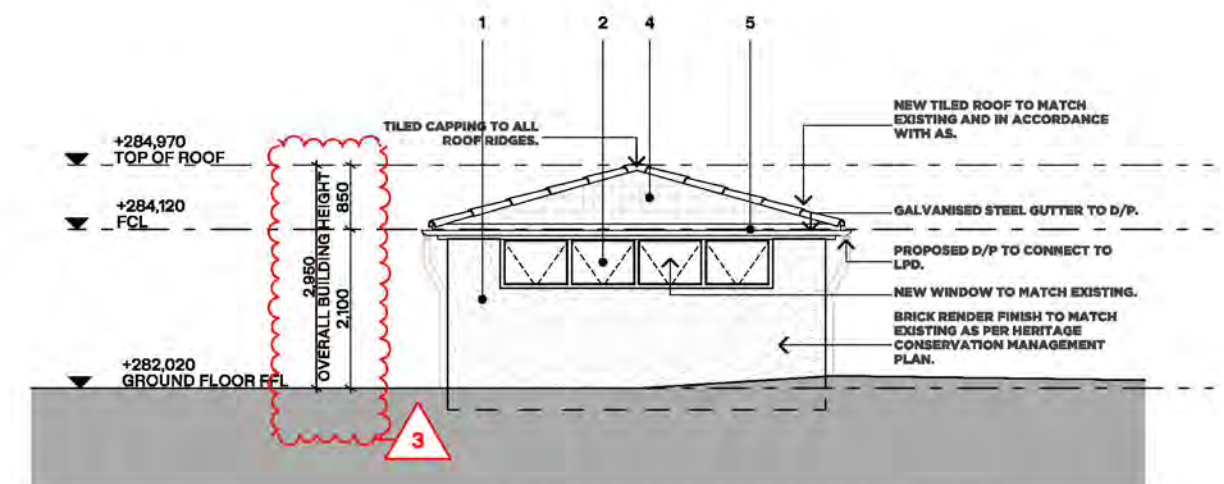
NORTH ELEVATION



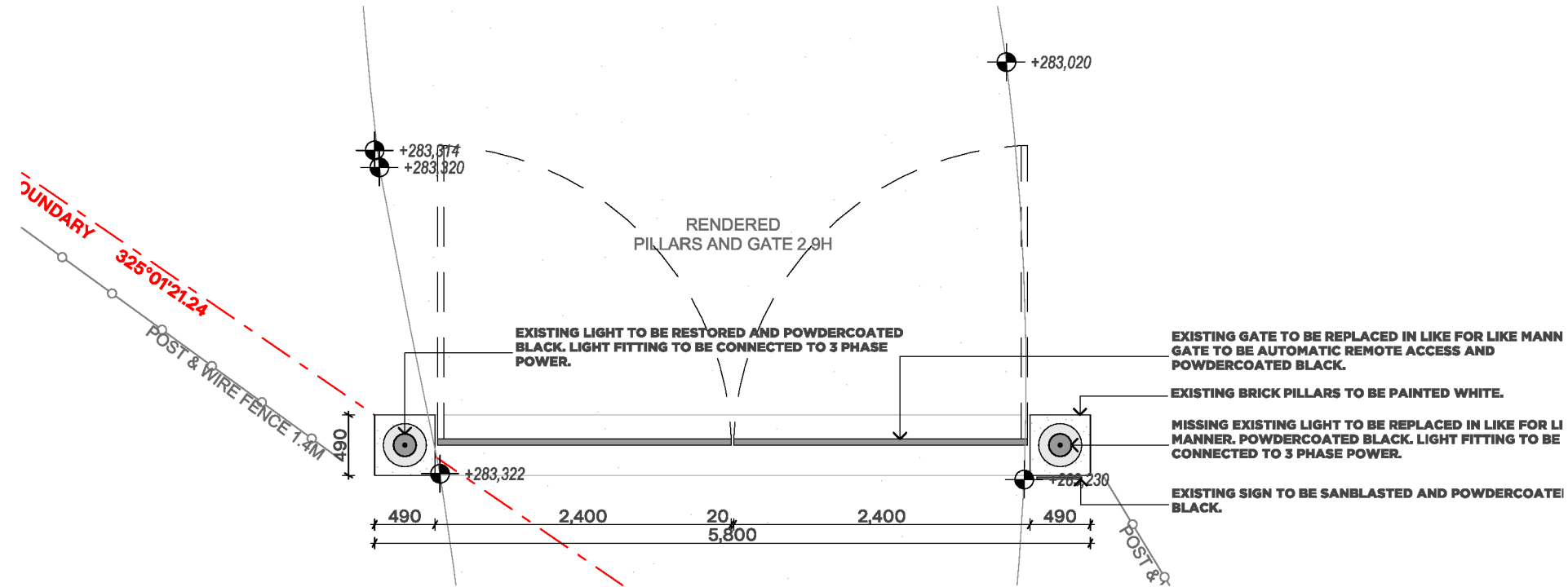
EAST ELEVATION



SOUTH ELEVATION

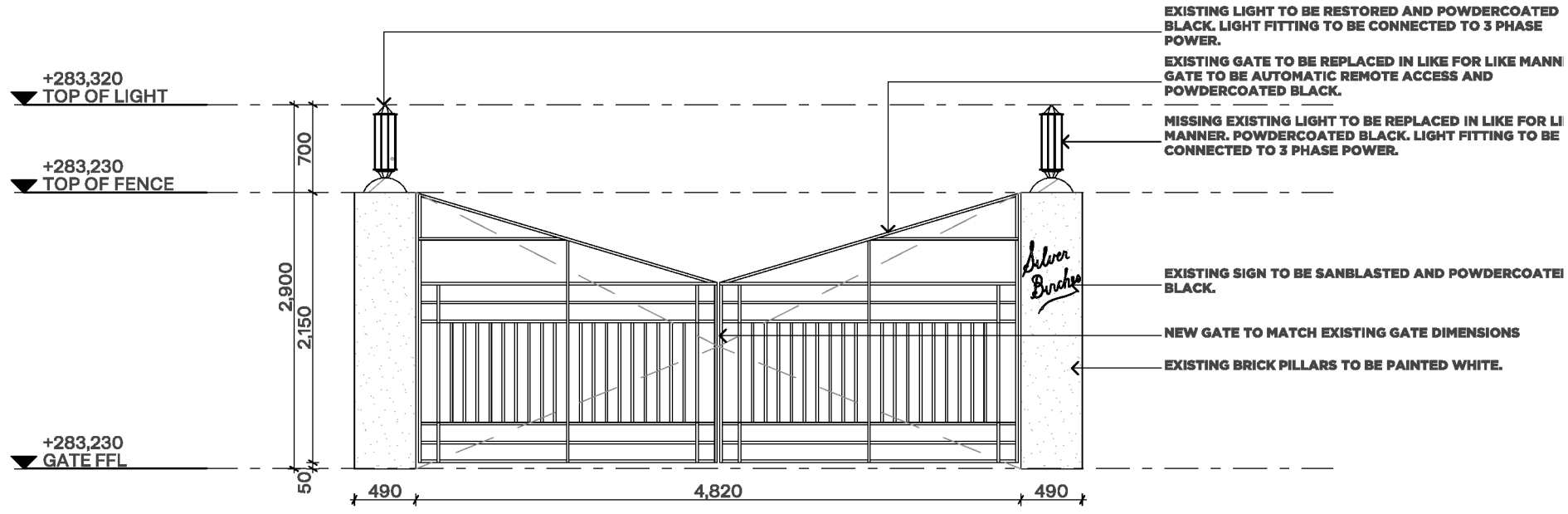


WEST ELEVATION

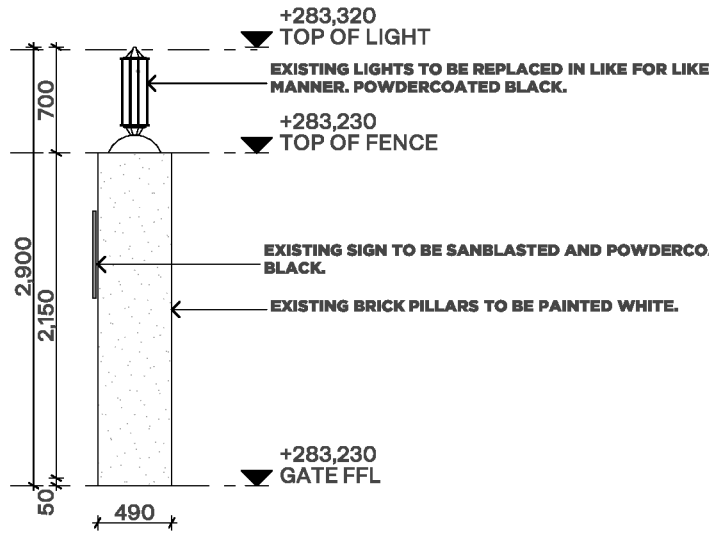


ENTRY GATE - PLAN

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ENTRY GATE - FRONT ELEVATION



ENTRY GATE - SIDE ELEVATION

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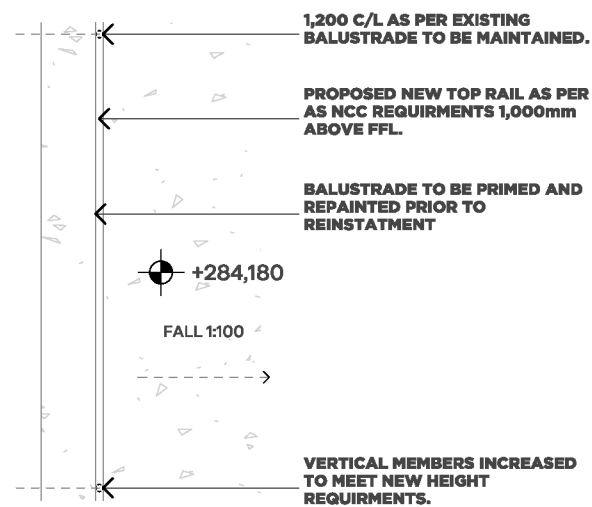
Project Name
 Project Address
 Client

1 Mary St, Emerald

Drawing Name
 Drawing Number
 Scale
 North
 Stage
 Date

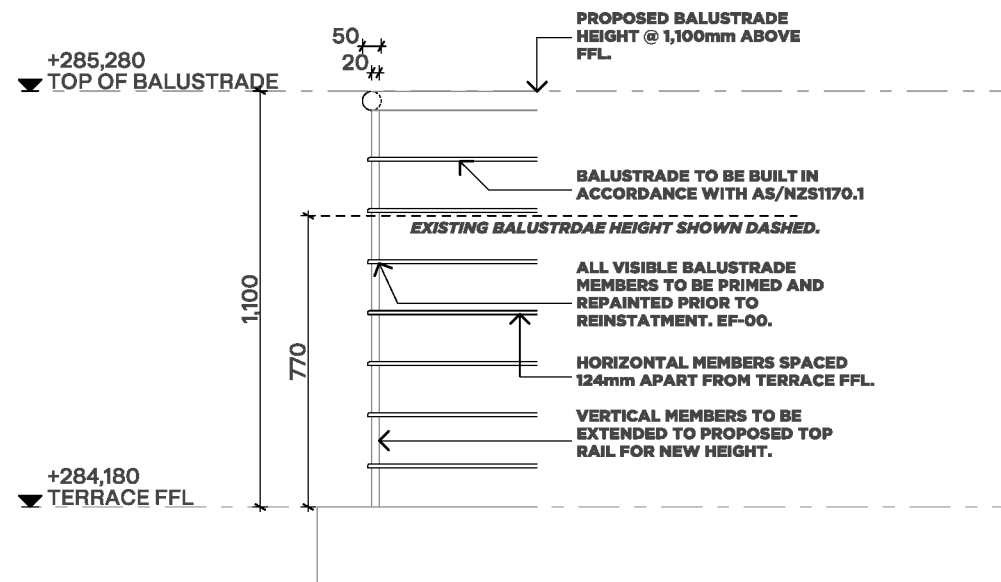
Entry Gates
 TP400
 1:50
 Endorsement
 Monday, 11 November
 2024





TERRACE BALUSTRADE - PLAN (PROPOSED)

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TERRACE BALUSTRADE - ELEVATION (PROPOSED)

SL AB

1 MARY ST, EMERALD VIC
Total Site Area: 1.502 ha

361.75m² = 2.4% (Total Building Footprint / Total Site Area)

EXISTING

TYPE
OUT BUILDING
GARAGE
HOUSE

RESIDENTIAL GFA (excl. balcony)		
GF m2	LEVEL 01 m2	TOTAL m2
33	0	33
31	0	31
208	135	343

P.O.S
TERRACE M2
0
0
100

GFA ALTERATIONS + ADDITIONS

TYPE
OUT BUILDING
GARAGE
HOUSE incl. GLASS HOUSE

RESIDENTIAL GFA (excl. balcony)			
GF m2	LEVEL 01 m2	TOTAL m2	%
2	0	2	7
28	0	59	90
42	0	42	20

P.O.S
TERRACE M2
0
0
0

GFA PROPOSED

TYPE
OUT BUILDING
GARAGE
HOUSE incl. GLASS HOUSE

RESIDENTIAL GFA (excl. balcony)		
GF m2	LEVEL 01 m2	TOTAL m2
35	0	35
59	0	59
250	135	385

P.O.S
TERRACE M2
0
0
100

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2

██████████
Senior Statutory Planner
Planning and Design
Cardinia Shire Council
PO Box 7, Pakenham, VIC, 3810

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24 October 2024

Dear ██████████

1 Mary Street, Emerald
Planning Permit Application No. T210938
Documents to Comply and Amendments to Plans

Fulcrum Urban Planning continues to act for the permit applicant in the above matter.

We are pleased to enclose for your approval a *Conservation Management Plan* prepared by ██████████ in accordance with Conditions 1 and 12 of the subject permit. Likewise, a *Tree Protection Management Plan* by Ryder Arboriculture and Environment is provided to comply with the permit requirement.

In addition to the above, we take this opportunity to seek your approval pursuant to Section 72 of the *Planning and Environment Act 1987* for the following amendments to the decision plans:

- Existing concrete/gravel driveway to be retained and repaired (where necessary); rather than replacing the accessway with loose gravel aggregate.
- Reconfiguration of some of the internal, ground floor walls (thereby retaining more of the original building fabric).
- Reduction in size of the proposed glazed addition (from 60.18sqm to 29.7sqm) and internal changes to enable it to be used as a greenhouse. Moreover, the overall height of the curved roof is to be lowered by 740mm. Many of the ground floor doors will be replaced by operable windows which allow air to flow through the greenhouse.
- Steps and landing constructed at the northern end of the greenhouse.
- Removal of enclosed glazed link between the greenhouse and main building; replaced by a canopy.
- Reconfigured walk-in-robe at first floor to enable the retention of an existing internal wall.
- Minor variation to the dwelling's new roof to allow installation of back tray flashing behind the curved parapets; noting that the change will not be visible from ground level.

- Landscape Plan updated to show reduced greenhouse footprint.
- Internal reconfiguration of new garage, including removal of toilet and repositioned storage areas, thereby providing an increase in the width of the two car spaces (from 6m to 7.13m) for improved access.
- Change in proposed garage roof design.
- Glass bricks installed within the northern wall of the garage.
- Reconstruction rather than restoration of the small outbuilding, with works to be carried out in accordance with the Conservation Management Plan.
- Provision of roof plan and more detailed elevations (including schedule of materials/finishes) for the reconstructed outbuilding. The outbuilding door to be clad in galvanised steel rather than timber.
- Development schedule amended accordingly.
- Additional restoration annotations provided on the existing elevations (i.e. '*existing render to be made good and water tight*') and 'General Notes' added to the proposed elevations in accordance with recommendations in Bryce Raworth report.

Upon closer inspection, it was determined that first floor balustrade would need to be replaced by a new balustrade similar in appearance to the current design, albeit slightly higher to ensure compliance with the building code. Additional details for this conservation work are provided at drawing no. TP401 – 'Balustrade'.

We trust that the submitted material is sufficient for the Council to carry out its assessment of the plans and accompanying reports. We consider the proposed changes respect the site's heritage values and are comparatively minor in nature. As such, we respectfully submit that it is appropriate for the proposal to be considered without the need to publicly advertise the application.

If you have any queries, please call my office on 9571 2943 or email me at simon@fulcrumplanning.com.au.



Director
Fulcrum Urban Planning

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Cardinia Shire Council
PO Box 7, Pakenham, VIC, 3810

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25 November 2024

Dear ██████████

1 Mary Street, Emerald
Planning Permit Application No. T210938
Response to request for further information

We continue to act for ██████████ owner of the abovementioned property.

In response to your request for further information (dated 30 October 2024), the accompanying set of plans have been updated to show:

<i>Existing Conditions Ground Floor plan (TP106)</i>	Annotated to include the dimensions of the existing dwelling.
<i>Existing Conditions First Floor plan (TP107)</i>	Annotated to include the dimensions of the existing dwelling.
<i>Development Schedule (TP402)</i>	Specifies existing, proposed and percentage of combined GFA. (nb. new sheet added to plans package)
<i>Elevation Plans (TP300 – TP309)</i>	Overall building height added (natural and finished ground level).

We also confirm that the additional application fee has been paid and receipt issued. A copy can be provided upon request.

Lastly, the *Tree Protection Management Plan* has been amended as follows:

- Correct identification of the property;
- Type of footings within the tree protection zone (Fig. 6);
- New section '10.5 Utilities and Services' requiring "Any services proposed within tree protection zones must be bored under tree protection zones or rerouted outside of tree protection zones"; and

- Bullet 5 of section 11 added, advising *"Final certification report must be submitted to the responsible authority within 3 months prior to the completion of the development"*.

We trust that this information will allow Council to proceed with the approvals process. Nonetheless, in the event that your request has not been satisfied, a further extension of time is sought.

If you have any further queries please do not hesitate to call my office on 9571 2943 or email me on simon@fulcrumplanning.com.au .

Yours sincerely



Fulcrum Urban Planning

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Bryce
Raworth

CONSERVATION | HERITAGE

Conservation Management Plan

1 Mary Street, Emerald

Permit T210938

7 August 2024

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1.0 Introduction.....	2
2.0 Sources of Information	2
3.0 Description.....	3
4.0 Significance.....	10
5.0 Conservation Plan	11

Attachment 1: Schedule of Conservation Works

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1.0 Introduction

This Conservation Management Plan was prepared at the request of Cardinia Shire Council on behalf of the owner of the property at 1 Mary, Emerald. It concerns Planning Permit T210938 which is for:

Demolition and construction of outbuildings, alterations and additions to the existing dwelling, outbuildings, front fence and associated works.

It has been prepared in accordance with condition 12 of the permit, as follows:

Before the development (including demolition) starts, a Conservation Management Plan (including a Schedule of Conservation Works) for the dwelling to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Plan will be endorsed and will then form part of the permit. The Plan works must include (but not be limited to):

- a. Repair of cracked or damaged render.*
- b. Removal of intrusive non-original conduit and lighting.*
- c. Refurbishment of original exterior lights, if required.*
- d. Resolution of the drainage on the balcony.*
- e. Repair or replacement of the tanking to the balcony surface.*
- f. Renewal of the roof/parapet fascia.*

The condition, while asking for a 'conservation management plan' asks for a very specific type of documentation that differs from the conservation management plan format as defined under the Burra Charter. For the purposes of this document the term 'conservation management plan' is understood to be defined as set out in the permit condition itself (and as quoted above).

The site is subject to an individual Heritage Overlay, identified as HO3. The proposed permitted scheme includes minor alterations to the retained dwelling and the construction of a single storey addition. The existing outbuilding will be retained however the existing shed demolished with a garage built in its place.

The retained heritage dwelling is to be conserved and restored as part of the development. The works and methodologies outlined in the schedule (at Attachment 1) address conditions a – f and are to guide the development works and ensure they are carried out sensitively and appropriately.

2.0 Sources of Information

The Schedule of Conservation Works draws upon site visits, along with a review of the relevant documents and resources including the following:

- *Cardinia Planning Scheme - Clause 43.01 Heritage Overlay, Clause 21.02-6 Post-contact Heritage.*
- *Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013.*
- *Carinda Shire (Emerald and Cranbourne Districts) Heritage Study, 1998.*

The report has been prepared by Bryce Raworth Pty Ltd, and is to be read in conjunction with the following documents:

- Architectural drawings prepared by DKO and Slab Architects dated 6 August 2024.

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3.0 Description

The subject site is a 1.5 hectare allotment located on the north side of Mary Street in Emerald, with Bottomley Drive forming the western site boundary.

The site is occupied by a double storey rendered art deco dwelling, c1937, known as Silver Birches. The dwelling is described in the *Cardinia Shire Heritage Study* as follows:

This white-painted flat roofed two storey house has been designed within a Modernistic style derived from European Modernism, as promoted within North America. A simple rounded cuboid form faces on to the main garden and a later stone paved in-ground pool. Steel framed windows, a projecting eaves and a string mould at the first floor level imply horizontal banding or streamlining on this simple form. The upper level is set well back on the entry side of the house, allowing for a deep curving open terrace with slim steel balustrading. The entry is set in a recessed segment within the curve. The entry is paved in the same apricot and cream Italian tiling as is used throughout the house.

Inside the stair is typical of the style ascending one side of a two-storey space with a ricrac form of metal balustrading and expressed lower stair treads in a jelly-mould form. The interior treatment is generally simple, like the exterior, but has valuable period details like the door furniture and light fittings.

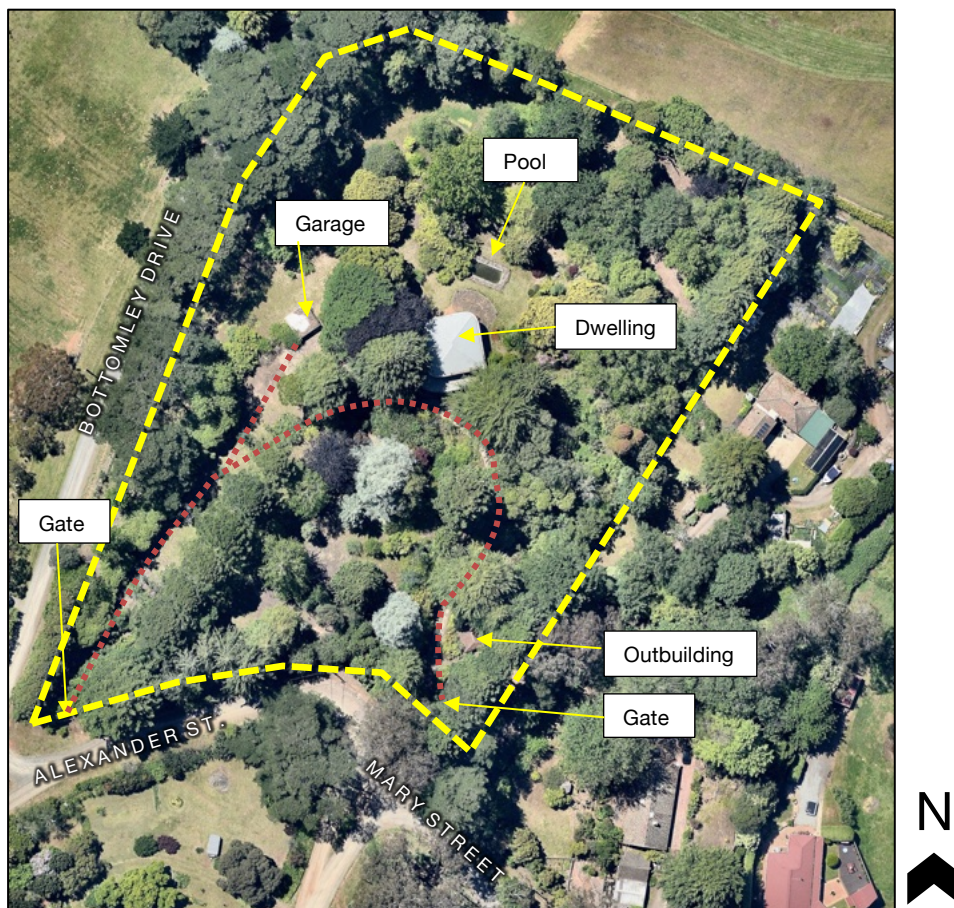


Figure 1 Annotated aerial view showing the site configuration. The dashed yellow line indicates the approximate boundary, the dotted red line indicates the driveway. Other features are as indicated. Source: Nearmap

A rendered outbuilding with a hipped tiled roof, housing a well, is located in the south-east corner of the site (Figure 7) while a shed/garage of weatherboard and fibrous cement sheet construction is located to the west of the dwelling (Figure 8). A curved driveway is accessed via two gateways on the southern boundary (Figure 9 through Figure 11), with landscaping features in the area to the north of the dwelling include a disused inground swimming pool (Figure 12).

The site is heavily vegetated with numerous mature exotic and native trees. In the vicinity of the dwelling, three Deodar Cedar trees have been assessed as having very high retention value while two European Beech trees have high retention value.

The land on which the subject property is located was once part of the Gembrook Nurseries, which was established in 1886. In 1921, this land was sold and subdivided, and a portion was purchased by a syndicate to form the Emerald Country Club Estate, a country club, golf course and housing estate inspired by American examples. A founding member of this club was Dr Bottomley. The club went into liquidation and Eileen Mary Bottomley purchased the subject site.

Subsequently, Dr Bottomley is said to have commissioned the architect Harry Norris to design a Modernistic retreat with the current dwelling constructed c1937. Dr Bottomley also commissioned a dwelling at 9 Lakeside Drive Emerald which is also said to be designed by Harry Norris and features similar design characteristics.



Figure 2 The rear of the dwelling as viewed from the north-east. Source: realestate.com

It is noted that while both buildings have been ascribed to Harry Norris in the past, without any specific evidence, advice from the owner of this building suggests that JHE Dorney may have been the architect (but no evidence to this effect has yet been located).

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Figure 3 The c.1937 dwelling as viewed from the west.



Figure 4 The rear of the dwelling as viewed from the north-east.

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Figure 5 *Portion of the south elevation, showing the weathered render and a glimpse of the chimney.*



Figure 6 *View from the first floor balcony, looking south.*

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Figure 7 Outbuilding in the south-east corner of the site.



Figure 8 Shed/Garage to the west of the dwelling.



Figure 9 The entry gates at the south-east corner of the property.



Figure 10 Looking north along the driveway toward the house.



Figure 11 Looking east along the driveway.



Figure 12 The disused swimming pool.

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4.0 Significance

Victorian Heritage Register

The subject site is not included in the Victorian Heritage Register.

Victorian Heritage Inventory

The subject site is not included in the Victorian Heritage Inventory as a site of potential archaeological value; however, all archaeology older than 75 years is protected under the Heritage Act 2017.

National Trust of Australia (Victoria)

The subject site is classified by the National Trust (Victoria), Place ID 65303.

City of Cardinia

The subject property is individually identified as HO3 in the Schedule to the Heritage Overlay of the *Cardinia Planning Scheme*. External paint controls and tree controls apply under the provisions of this overlay, however internal alteration controls do not. The demolition of outbuildings and fences are not exempt from notice and review under the provisions of Clause 43.01-4.

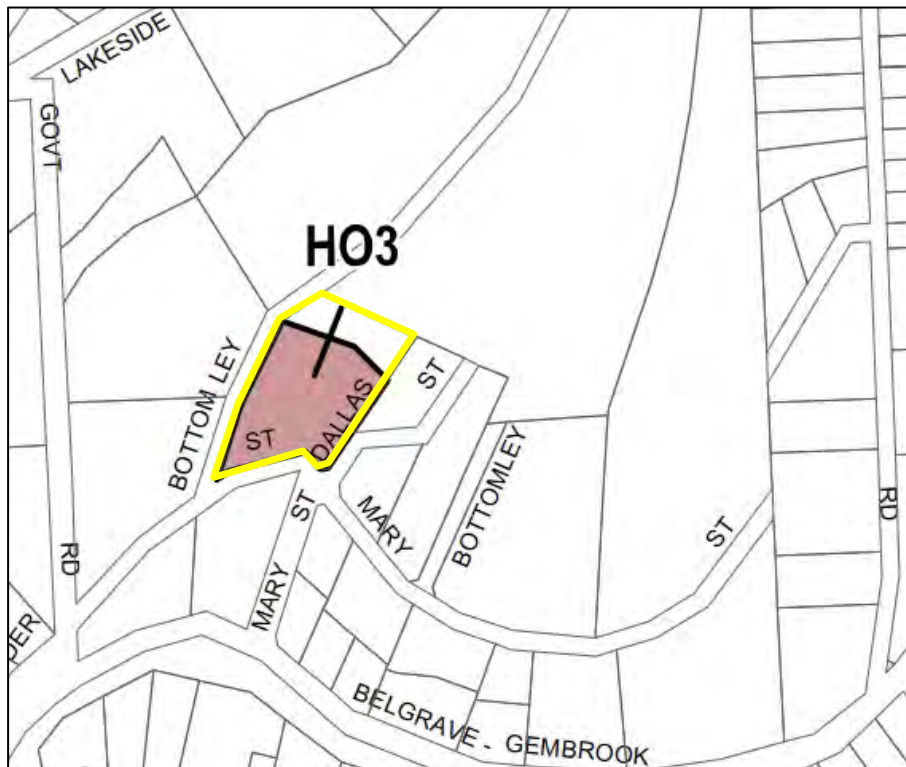


Figure 13 Detail of the Heritage Overlay map showing the extent of the Heritage Overlay in relation to the subject site (outlined in yellow).

5.0 Conservation Plan

As noted above the proposal for the subject property involves retention of the existing dwelling and outbuilding on the site, however the shed will be demolished.

Minor alterations will be made to the exterior of the dwelling, including insertion of a new door to the south wall of the verandah and the reduction in the width of the ground floor window at the west end of the south elevation by 290mm. The steel framed windows will be replaced on a like-for-like basis. Various internal works are also proposed.

The water egress (stormwater) issues are to be addressed, with the existing non-original roof form to be removed and reconstructed at a code compliant pitch. The first-floor balcony tanking is to be removed to ensure appropriate waterproofing and a channel drain inserted in the location of the existing spoon drain. Furthermore, water will be directed away from the base of the dwelling, to prevent a build-up of moisture.

Additions to the property include the construction of a new wintergarden to the north of the dwelling. This takes the form of a steel framed glass house with tall, curved roof, connected to the rear of the dwelling by a single storey glazed link. A flat roofed masonry garage with timber door will be constructed in the location of the demolished shed.

Patio areas with crazy paving surface will be constructed to the north of the house, flanked by curved raised planter beds. The disused pool will be partially infilled and converted to a reflection pond.

Overall, the condition of the dwelling is fair and it remains structurally sound but with appreciable recent deterioration in some locations due to damp, particularly to the exterior. There are some areas of cracked or damaged render, damaged or weathered window frames, balustrading and facias. There are various modern interventions and accretions to the exterior in terms of conduit, light fittings, security fittings, modern temporary downpipes, etc, and these need to be addressed. The conservation works include typical works for a building of this era and address the relevant maintenance issues.

The intent is to refresh the external presentation of the dwelling and restore it to a handsome presentation as close as possible to the original presentation.

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Attachment 1 Schedule of Conservation Works

Introduction

As noted above, this schedule of works has been prepared to guide the conservation and restoration of 1 Mary Street Emerald, as required under Condition 12 of planning permit T210938.

Prior to the commencement of any works, the contractor for the restoration works is to arrange an inception meeting with representatives of DKO architects and Bryce Raworth Pty Ltd. Practices relating to the techniques, materials or methodology of the conservation works are to be established at that meeting.

Representatives of Bryce Raworth's office will be available throughout the construction process for meetings or advice as required.

This schedule is to be read generally in conjunction with the Architectural drawings prepared by DKO architects.

General & Preliminary

All works are to be undertaken to ensure that as much original or early fabric as possible is conserved. All work should be undertaken with care to ensure minimum interference with, or damage to original significant fabric that is to be retained.

Documentation	Where there is any discrepancy between the recommendations of this schedule of works and the architectural drawings and/or accepted building practice, the contractor must consult with the architect and heritage consultant prior to commencing any works.
Latent conditions	The following schedule is based on a visual external inspection of the fabric, carried out from the ground level only. There may be additional works required in concealed locations and at roof level not mentioned below.
Site	<p>The site is to be secured to guard against deterioration or damage of retained significant fabric (i.e. security alarms, fencing, contractor inductions etc. as deemed appropriate).</p> <p>Any required stabilisation to the foundations soils to be undertaken prior to the commencement of the restoration works.</p> <p>Ensure new site has ground levels that fall away from the external walls and drains surface water away from the existing building.</p>

Tradesmen	<p>Contractors are to familiarise themselves with the extent of significant fabric that is to be retained prior to commencing work on the site.</p> <p>No conservation works will be undertaken without the guidance of tradesmen or other persons skilled in the particular tasks to hand.</p>
Protective measures	<p>All original and early fabric is to be conserved and protected from damage at all times.</p> <p>Ensure that appropriate protective measures are applied, and the fabric monitored for any deterioration throughout the construction process.</p>
Structural engineering & support measures	<p>The existing building is to be inspected by a suitably qualified structural engineer with experience in heritage buildings to provide advice on the structural integrity of the retained portions of the building.</p> <p>Detailed engineering is to be prepared and followed to ensure that the facade and retained portions are adequately supported and restrained throughout the entire construction process.</p> <p>Movement of the retained portions of the building relative to the new envelope beyond must not result in cracking to the retained walls.</p>
Construction works	<p>Any temporary support structures erected to facilitate dismantling or construction works must have regard for the locations of key architectural features such as architectural mouldings, rendered detailing and openings and seek to avoid damage to these elements.</p> <p>Any damage to retained fabric resulting from the construction works (including where temporary fixings have been removed) is to be made good.</p>
Restoration & reconstruction works	<p>The retention of original fabric is preferred over replacement fabric wherever possible.</p> <p>Where repairs are necessary, effort must be made to retain surviving original fabric rather than replace it with new fabric of a similar material or design.</p> <p>Where fabric is unable to be repaired and reused, it must be replaced with a compatible alternative of matching appearance.</p>
Paintwork	<p>Painted surfaces should be tested for lead content. If lead based primers or paints are present, paint should be removed in accordance with <i>AS4361.2: 2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings</i>.</p>

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Schedule of Conservation Works

1 Demolition & salvage

- 1.1 All dismantling and demolition works interfacing with the retained (including salvaged) significant fabric are to be undertaken with care, using hand tools, to ensure minimum interference with, or damage to, significant fabric.
- 1.2 Generally, remove all redundant modern accretions on external surfaces such as conduits, pipes, signage, services, alarms etc. and associated fixings and make good to render and other surfaces as required.
- 1.3 Carefully demolish elements as shown on the architectural drawings, including the following:
 - All redundant services including security cameras, lights and associated conduits etc.
- 1.4 Samples of existing render are to be analysed and all render repairs are to use this or a similar composition (without use of modern additives). Analysis of render to be undertaken by firm with recognised experience in heritage buildings e.g.: Grimwade Centre for Cultural Materials Conservation, Sharp & Howells or Stone Initiatives.



Figure 14 Existing services, conduit etc to be removed.

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Figure 15 Existing services, conduit etc to be removed.

- 1.5 Install temporary hoardings or linings where new openings have been constructed to protect the exposed elements.
- 1.6 Elements salvaged or removed for restoration from the building are to be carefully removed and stored in a secure location.

2 Walls

- 2.1 Gently clean all retained external surfaces (unpainted surfaces such as tiles etc) to remove biological growth, surface deposits, grime etc using non-abrasive methods preparatory to repairs and reconstruction. The least aggressive cleaning methods are to be trialled first (eg warm water at low/medium pressure in conjunction with scrubbing using a stiff nylon bristle brush and non-ionic detergent). Alkaline gel/poultices might be suitable for heavier stains. Hydrochloric acids are only to be used where absolutely necessary and must be heavily diluted. Surfaces are to be neutralised and thoroughly washed after application of acid.
- 2.2 Clean down rendered and painted surfaces and remove any loose, flaking or degraded paint to provide sound, even surface for repainting. Suitable methods for paint removal include warm water at low/medium pressure, possibly in conjunction with a mild chemical paint stripper, or a modern proprietary treatment such as Dumond 'Smart Strip'. Small tests should be undertaken to the project heritage consultant's approval to establish the efficacy of the chosen paint removal method and its safety for use across all rendered surfaces.
- 2.3 Inspect all steel lintels to determine if they are structurally sound. Cracking is present at the upper corners of most windows and doors. It is assumed that the lintels have expanded due to corrosion. Allow to treat where required and taking care to minimise damage to affected rendered surfaces. Sand

back any loose/flaking paint and corroded material. Treat corroded areas with rust convertor and apply zinc rich metal primer to any bare metal followed by two finishing coats of Dulux Metalshield (or similar) to match existing colour. Repair any associated damage to the render.



Figure 16 Detail of the existing upper corners of the window openings showing damage assumed to be due to corrosion of the associated lintel.

- 2.4 Existing render to be inspected for repairs including evidence of any drummy/ cracked/ defective render and provide localised repair to match existing including any damage render where redundant fixtures/fittings have been removed. Minor render losses/chips to details and hairline cracking are acceptable and do not require repair. Larger render losses are to be repaired to match existing using the following method:

General Render Repair Methodology:

- Render repairs to be carried out using approved lime based mix and based on laboratory analysis of the existing render composition. Render composition to be determined by project heritage consultant in consultation with the relevant contractor.
- Standard to AS 1672 Limes For Building, AS 2701 Methods of Sampling & Testing Mortar, AS 3972 Portland & Blended Cements
- Minor crack repair: cut out cracked render back to sound substrate to a minimum width of 30mm. Clean with compressed air or water. Fill crack with new render and re-run any mouldings in situ to match original profile and finish.
- Major crack repair: cut out cracked render back to sound substrate to a minimum width of 300 mm. Clean with compressed air or water, install stainless steel mesh over cracked area to be fixed with stainless steel screws and washers. Apply new render in three coats to match existing adjacent finish. Where crack is through mouldings, re-run profile of moulding in-situ to match original profile. Build up minimum of three coats, ensuring each coat keys into coat below.
- Render repairs to plain/flat surfaces: cut out drummy, cracked or defective render back to sound substrate. Clean with compressed air or water. Build up new render in traditional 3 coat limed based render to match original depth and finish, reinstating falls to remove rainwater. Ensure each coat is given sufficient time to cure before application of the next coat. Ensure coats key into coat below.



Figure 17 Detail of various render damage/repairs as indicated by red arrow.

- 2.5 Paint all rendered surfaces with Kiem mineral paint, a cementitious paint (or similar) in accordance with manufacturer's instructions. Paint colour is to be white as per architects' drawings.

3 Balcony

- 3.1 Remove and replace existing tanking to ensure appropriate water proofing is achieved.
- 3.2 Install channel drain in the location of the exiting spoon drain. Ensure correct falls for appropriate water egress from the balcony including preventing water shedding over the edge resulting in moisture damage to the render. Refer section 6 for downpipes.



Figure 18 Detail of moisture damage to the render from first floor water egress.

- 3.3 Remove existing balustrade for refabrication/replacement. The existing balustrade is no longer code compliant and is in poor condition. New balustrade to match the detailing of the existing balustrade including materials, profiles and dimensions albeit modified to ensure code compliance.



Figure 19 Detail of the condition of the existing first floor balustrade.

4 Detailing

- 4.1 No prefabricated mouldings or other off-the-shelf architectural items are to be used. Fabrication of replacement mouldings should be based on those that are extant.
- 4.2 There are two types of air vents (refer image) Existing air vents to be removed and replaced to match the existing.
- A – lower level vent: carry out any required repairs insitu. Allow for associated render repairs.
- B – higher level vent: remove and restore or replace to match the existing.



Figure 20 (left) Detail of the existing lower level vent – type A



Figure 21 (right) Detail of the existing upper level vent – type B

- 4.3 Existing large services (kitchen) vent to removed and associated damage made good.
- 4.4 Surviving early Art Deco external lights are to be removed and restored by a specialist lighting contractor including re-wiring if required, for reinstatement.

- 4.5 Tiled door sills to be retained and repointed. Source matching second hand tiles where replacements required.



Figure 22 Detail of the existing typical tiled door sills to be retained and repointed.

- 4.6 Entry tiles to be retained and repointed. Source matching second hand tiles where replacements required.



Figure 23 Detail of the existing tiling to the entrance porch to be retained and repointed.

- 4.7 The front entry step is not tiled below the door mats. Existing door mats to be removed and replaced with new, thick coir mats to match the existing.



Figure 24 (left) Detail of the existing entry step with tiled edge and concrete below.

Figure 25 (left) Detail of the existing door mats shaped to match the entry step.

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5 Doors & windows

- 5.1 Preliminary testing indicates the presence of lead-based paint to the finish of the existing steel windows. This makes their retention largely not viable.
- 5.2 Replace existing steel windows and doors to match the existing, noting that double glazing would be required. Existing hardware is either to be retained and installed to the new windows or recast to match the existing (refer figures below). New steel windows and doors to be painted the approved colour scheme (refer to architect's external finishes).
- 5.3 Existing entrance door etched glazing to be either retained and restored or replaced to match the existing detail.



Figure 26 *Detail of the existing steel windows hardware to be retained and restored or recast to match the existing details.*



Figure 27 *Detail of the existing steel door hardware to be retained and restored or recast to match the existing details.*

- 5.4 Existing entry door flywire to be retained and restored. Repairs are to be conducted by a specialist metal contractor. Carefully remove paint finishes and any corrosion, make good as required. Replace flywire mesh and appropriately prime and repaint (refer to architect's external finishes) in order to reinstate.

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Figure 28 (left) Detail of the existing steel flywire doors to be retained and restored.
Figure 29 (right) Detail of the existing steel windows and doors to be replaced to match the existing.

- 5.5 Existing timber bifold doors to the former garage are in poor condition and are to be replaced to match the existing. It is not intended that they will be operable utilising the original sliding mechanism, with only the left hand door being openable, as per the existing condition.
- Existing etched glazing panels to either be retained and reused if viable (with new panels to replace the missing ones) or replace to match. Paint new doors to approved colour scheme (refer to architect's external finishes).



Figure 30 Detail of the existing timber bifold door to be replaced to match the existing.

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6 Roofing and stormwater goods, including gutters, downpipes, fascias, etc.

- 6.1 Remove poorly installed downpipes and prepare a scheme for a rationalised system that retains rainwater heads and downpipes in their original locations, to retain/reinstate the original external appearance of the building.



Figure 31 Detail of the various downpipes installed at the first-floor balcony.



Figure 32 Detail of the first-floor balcony water egress. The existing spoon drain to the right (along the building wall line) is not effective enough in draining the water.

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Figure 33 PVC downpipe directing water outside of the building from the first-floor balcony above.

- 6.2 All existing gutters and rainwater goods are to be removed and replaced with new rainwater goods. Ensure gutters have correct fall and run to a modern pit system that enables the water to be taken well away from the house.
- 6.3 Remove existing non-original timber roof structure, metal sheeting and poorly installed modern metal flashing. Reconstruct pitched roof structure as shown on architectural drawings. Reinstall roof sheeting in accordance with current regulations and new roof flashing to be installed over new roof.



Figure 34 Detail of the modern flashing added to the first-floor roof.

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7 Building services

- 7.1 All building services are to be concealed where possible to minimise impacts to the retained heritage fabric and appearance of building.
- 7.2 Allow for the existing building services to be updated and replaced as required.
- 7.3 Suitable locations of new services to be confirmed with project heritage consultant.

8 Paintwork

- 8.1 Existing painted surfaces to be repainted. Refer to architect's external finishes).
- 8.2 Paint removal methodology.
Strip and/or prepare all retained existing painted elements. No existing paintwork to be retained in its current form.
As noted, suitable methods for paint removal might include water at low/medium pressure, possibly in conjunction with a mild chemical paint stripper, or a modern proprietary treatment such as Selleys 'Peelaway', 'Heritage No.1' or similar. If a proprietary treatment is selected, it must be used in accordance with the manufacturer's specifications. Sandblasting or other abrasive paint removal systems are not to be employed under any circumstances. A small test patch should be undertaken in a discreet section of the facade to establish the efficacy of the chosen paint stripping methods and their safety for use across all brick surfaces. Paint stripping should be first attempted using the least aggressive methods.

9 Fences & garden

- 9.1 Existing front gates to be retained and restored, removing chicken wire and rust treating. Reinstall missing pillar light from main entry gate.



Figure 35 Existing southeast corner 'main' entry gates. Missing light from the right-side pillar to be replaced to match the existing light on the left side pillar.

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Figure 36 Existing southwest corner gates.

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ARBORICULTURE & ENVIRONMENT

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Tree Protection Management Plan for 1 Mary Street, Emerald

Prepared For: DKO
90–94 Rokeby Street
Collingwood, VIC
3066

Prepared By: Cameron Ryder
Bhort(hons)
AdvDipHort(Arb)

8 July 2024

Updated 24 November
2024

C&R Ryder Consulting P/L
12/8 Sigma Drive Croydon
South Vic 3136 ABN: 47 376
684 521

This Tree Management Plan (TMP) has been endorsed by the Responsible Authority (Endorsed Stamp below):

Unless formally engaged, C&R Ryder Consulting Pty. Ltd. is not responsible for implementation of this plan.

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1. Project Arborist Details

Table 1 is to be completed by the company engaged to act as Project Arborist for the works at 1 Mary Street, Emerald.

Table 1: Project arborist details.

Company
Contact name
Phone No:
Email

2. Background

This Tree Protection Management plan (TPMP) has been produced for DKO to establish tree protection measures during the demolition and renovation proposed at 1 Mary Street, Emerald.

C&R Ryder Consulting completed an Arboricultural Impact Assessment on 21 November 2021. This TPMP is based upon the data and recommendations provided within that report. This document does not make comment on a tree's suitability for retention. This plan provides tree protection measures for trees to be retained to ensure their retention during works.

All tree data is available in Section 5.

3. Documents Reviewed

1. Architectural Drawings, prepared by SLAB DKO, date 27 June 2024, 44 pages
2. Arboricultural Impact Assessment, Assessment of trees at 1 Mary Street, Emerald, prepared by C. Ryder, 21 November 2021.

4. Referenced Standards

The following standards are referenced:

- AS4970-2009 *Protection of Trees on Development Sites*
- AS4373-2007 *Pruning of Amenity Trees*
- AS4687-2007 *Temporary Fencing and Hoardings*
- AS1319-1994 *Safety Signs for the Occupational Environment.*

Definitions

DAB-Diameter at base of tree trunk used for calculating Tree Protection Zones.

DBH-Diameter at breast height in reference to tree trunks.

TPP-Tree Protection Plan.

TPMP-Tree Protection Management Plan.

TPZ-Tree Protection Zone usually expressed as a radial distance in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

SRZ-Structural Root Zone usually expressed as a radial distance in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

ULE-Useful Life Expectancy, an estimation of how long a tree will remain useful in the landscape at an acceptable level of risk and management input.

4.1 Tree Protection Zones (TPZ)

Trees can be easily protected by the installation of TPZs and they have been calculated according to AS4970-2009 *Protection of Trees on Development Sites* for all trees on-site. This calculates the TPZ radius by multiplying the trunk DBH by 12 to a maximum of 15m radius.

4.2 Structural Root Zone (SRZ)

The structural root zone is a formula to define the theoretical volume of soil and tree roots required to keep a tree stable in the ground. It is in no way related to tree health and significant excavation at or near the SRZ for many trees will cause severe decline and/or death.

Excavation within SRZs can lead to whole tree failure often with devastating results. SRZs have been calculated in accordance with AS 4970-2009 *Protection of Trees on Development Sites* using the equation:

$$R_{srz} = (D \times 50)^{0.42} \times 0.64$$

Where D=trunk diameter at base in metres.

5. Protected Trees

Trees listed in Table 2 are to be retained and protected. The table provides the tree identification number, genus/ species, health, structure, useful life expectancy, diameter at breast height (DBH) and diameter at base (DAB) of the trunk as well as the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ).

Table 2 provides summary data of trees to be retained and protected.

Table 2: Trees to be retained and protected

ID	Botanical Name Common Name	Height	Width	DBH DAB	Health Structure	ULE (years)	Retention Value	TPZr (m)	SRZr (m)
1	<i>Acer palmatum</i> Japanese Maple	5	4	30 30	Poor Poor	6-10	Low	3.6	2
3	<i>Cedrus deodara</i> Deodar Cedar	24	14	104 132	Good Good	20+	Very High	12.48	3.72
4	<i>Camellia sasanqua</i> Sasanqua Camellia	3	5	14 19	Good Good	20+	Moderate	2	1.65
5	<i>Rhododendron</i> sp. Rhododendron	5	5	16 14 12 10 35	Good Fair	20+	Moderate	3.12	2.13
6	<i>Camellia japonica</i> Camellia	4	4	15 20	Good Good	20+	Moderate	2	1.68
7	<i>Cedrus deodara</i> Deodar Cedar	30	16	121 144	Good Fair	20+	Very High	14.52	3.86

ID	Botanical Name Common Name	Height	Width	DBH DAB	Health Structure	ULE (years)	Retention Value	TPZr (m)	SRZr (m)
8	<i>Fagus sylvatica</i> 'Purpurea' Purple-leaved European Beech	25	15	91 112	Good Fair	20+	High	10.92	3.47
9	<i>Fagus sylvatica</i> European Beech	25	15	83 106	Good Fair	20+	High	9.96	3.39
10	<i>Syzygium smithii</i> Lilly Pilly	19	16	58 52 50 38 36 58 52 50 38 36	Fair Fair	20+	Moderate	12.72	3.39
14	<i>Magnolia x soulangeana</i> Saucer Magnolia	6	8	22 21 30	Good Fair	20+	Moderate	3.6	2
15	<i>Cedrus deodara</i> Deodar Cedar	30	18	131 156	Good Fair	20+	Very High	15	3.99
16	<i>Camellia japonica</i> Camellia	5	4	15 20	Good Fair	20+	Moderate	2	1.68

6. Tree Removal

Table 3 lists trees which are to be removed prior to the commencement of construction works.

Table 3: Trees to be Removed

ID	Botanical Name	Common Name	Origin	Height	Width	DBH	DAB
2	<i>Chaenomeles speciosa</i>	Japanese Flowering Quince	Exotic	3	4	15	20
11	<i>Cotoneaster glaucophyllus</i> var. <i>serotinus</i>	Cotoneaster	Exotic	3	2	8	10
12	<i>Camellia japonica</i>	Camellia	Exotic	3	5	15	20
13	<i>Camellia japonica</i>	Camellia	Exotic	3	2	15	20

7. Tree Management

This TPMP is to cover the demolition, renovation and landscaping works proposed at 1 Mary Street, Emerald. The works will generally involve:

1. Site Establishment
2. Demolition
3. Construction
4. Final Certification.

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Role of the Project Arborist

A Project Arborist must be engaged to supervise and advise on the actions that are required to be undertaken during all stages of development. The Project Arborist must be suitably qualified in Arboriculture and experienced in tree protection on development sites. The Project Arborist must hold a minimum AQF Level 5 (Diploma Level) in Arboriculture (or equivalent) and relevant experience in accordance with the Australian Standard AS4970-2009.

The Project Arborist is responsible for monitoring and certification of the TPMP. Only the Project Arborist may vary the requirements of the TPMP under written consent of the Responsible Authority. Only the Project Arborist may submit any staged report as required by the TPMP and/or Responsible Authority.

It is possible that the requirements for works exceed that of the TPMP. In this case, minor changes will be made under the supervision and at the discretion of the Project Arborist and documented. Any substantive changes to the TPMP will form a hold point to require approval of the Responsible Authority.

If it is likely that the proposed changes will deleteriously impact the tree/s, works will cease until further investigation and design modification has been completed.

The TPMP will primarily be achieved through the establishment of Tree Protection Zones.

8. General Tree Protection Measures

The following actions are to be implemented to ensure protection of the trees:

1. Pruning of mature trees near the building is to be in accordance with 8.1.
2. Tree protection fencing is to surround permeable areas of TPZ areas as shown in Appendix 1.
3. Any site sheds and laydown areas are to be defined at the initial induction meeting and noted on TPPs.
4. The demolition and construction works within TPZs are to be supervised by the Project Arborist and any damaged roots are to be pruned in accordance with AS4373-2007 *Pruning of Amenity Trees*.
5. No materials or chemicals are to be stored on permeable ground within TPZs.
6. Any additional works within TPZ not covered by this TPP are to be brought to the attention of the Project Arborist.

8.1 Tree Pruning

Minor pruning may be required to Trees 7-10, 15 & 16 to accommodate or provide clearance to the building. There are exemptions within the Environmental Significance Overlay (ESO1) for pruning over a building used for accommodation. The Heritage Overlay (HO3) requires a permit for removal, destruction or lopping (pruning).

Any pruning of vegetation within 10m of a habitable dwelling is exempt from any planning controls under Clause 52.12 Bushfire Protection. When considering any canopy pruning, the following must take place:

1. The project arborist is engaged to review the trees, proposed pruning and provide advice.
2. Planning triggers are reviewed to determine if a permit is required.
3. All pruning is to be completed in accordance with AS4373-2007 *Pruning Amenity Trees*.
4. Qualified arborists (minimum certificate III in Arboriculture) are to complete all pruning works.
5. Any pruning of branches in excess of 10m from the building will require a permit.
6. Pruning of canopies is not to exceed 10% of overall foliage for any tree.

8.2 Works within TPZs

Unless approved by the Project Arborist or as specifically allowed in this Tree Management Plan, the following activities are to be restricted within the Tree Protection Zone (TPZ). This list of activities has been adapted from the Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*.

- Machine excavation including trenching
- Soil cultivation
- Storage of materials and or waste (including fuels, oils or chemicals)

- Storage and or parking of vehicles or plant
- Wash down of equipment
- Attachment of anything within the tree canopy
- Threading of cables, cords or tying of ropes within the tree canopy
- Movement of vehicles, unless on existing hard surface or approved ground protection
- Lighting of fires
- Temporary or permanent installation of signs
- Installation of utilities
- Physical damage of any kind to the tree (including attaching anything to the trunk or branches)

8.3 Tree Protection Fencing

The tree protection fence defines the Tree Protection Area for demolition and construction purposes. In general, tree protection fencing must be rigid (chain link or similar) and should not be less than 1.8m in height (Figure 1). Fencing must be firmly attached to a removable concrete or similar base.

TPZ signage must be placed on the fences as per the TPP in accordance with AS1319-1994 *Safety Signs for the Occupational Environment* as per Figure 2. These can be supplied by C&R Ryder Consulting.

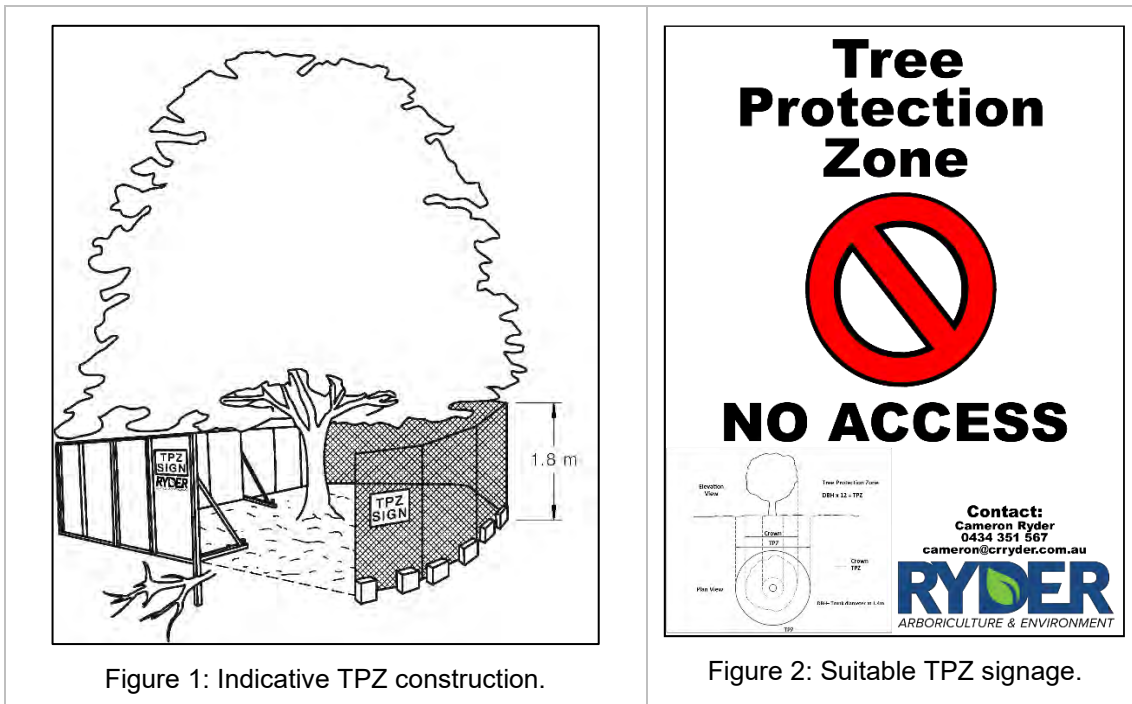


Figure 1: Indicative TPZ construction.

Figure 2: Suitable TPZ signage.

Fences must be installed at the locations as shown in the TPP for demolition and construction stages as specified in Appendix 1.

Given the nature of the site and construction process, TPZ fencing may not be able to be applied exactly as set out in the TPP; minor changes to the fencing must be reviewed and approved by a Project Arborist. Any substantive changes to the fences will form a hold point to require approval of the Responsible Authority if so required. Ground protection is a suitable alternative provided that the fencing is reinstated and the changes documented by the project arborist.

8.4 Ground Protection

Ground protection, where specified is to be installed to avoid compaction from machinery and heavy foot traffic. Below are examples of ground protection products suitable for the site (Figure 3 and Figure 4).



Figure 3: Heavy duty rubber matting, suitable for vehicle access.

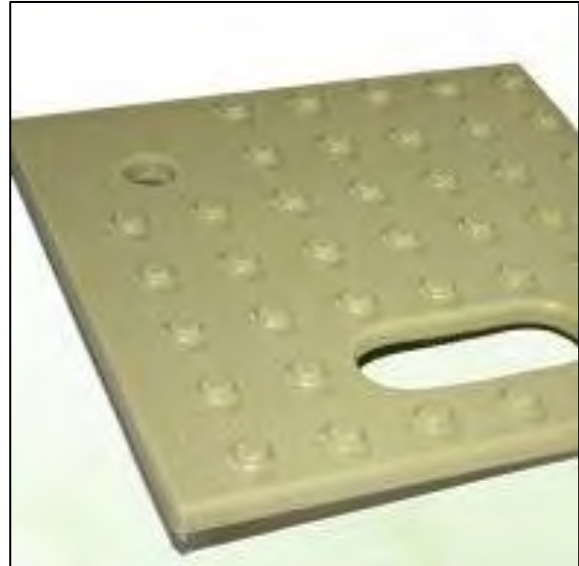


Figure 4: Proprietary Bog or Trac-mats, suitable for vehicle access.

9. Stage 1, Demolition

9.1 Site Induction

Before the commencement of any demolition work, a Site Induction Meeting must be organised with the Project Arborist, Project Manager and demolition contractor. This meeting will allow the Project Arborist to explain the course of actions in TPMP and the timing of actions to ensure the protection of the retained trees located near existing infrastructure.

9.2 Tree Removal

Trees to be removed as per section 6 must be removed taking care to ensure that adjacent trees to be retained are not damaged.

9.3 Tree Protection Fencing

Before demolition commences, TPZ fencing is to be installed around retained trees as per the tree protection plan for demolition stage shown in Appendix 1 and Figure 5. Tree Protection Fencing must be maintained and not be altered unless approved by the Project Arborist.

Tree protection fencing must be in accordance with AS4687-2007 *Temporary Fencing and Hoardings*. The tree protection fence defines the Tree Protection Area for demolition and construction purposes. See Section 8.3 for details on tree protection fencing.

~120m of temporary fencing or 50×2.4m panel are required.

9 Tree Protection signs are required.

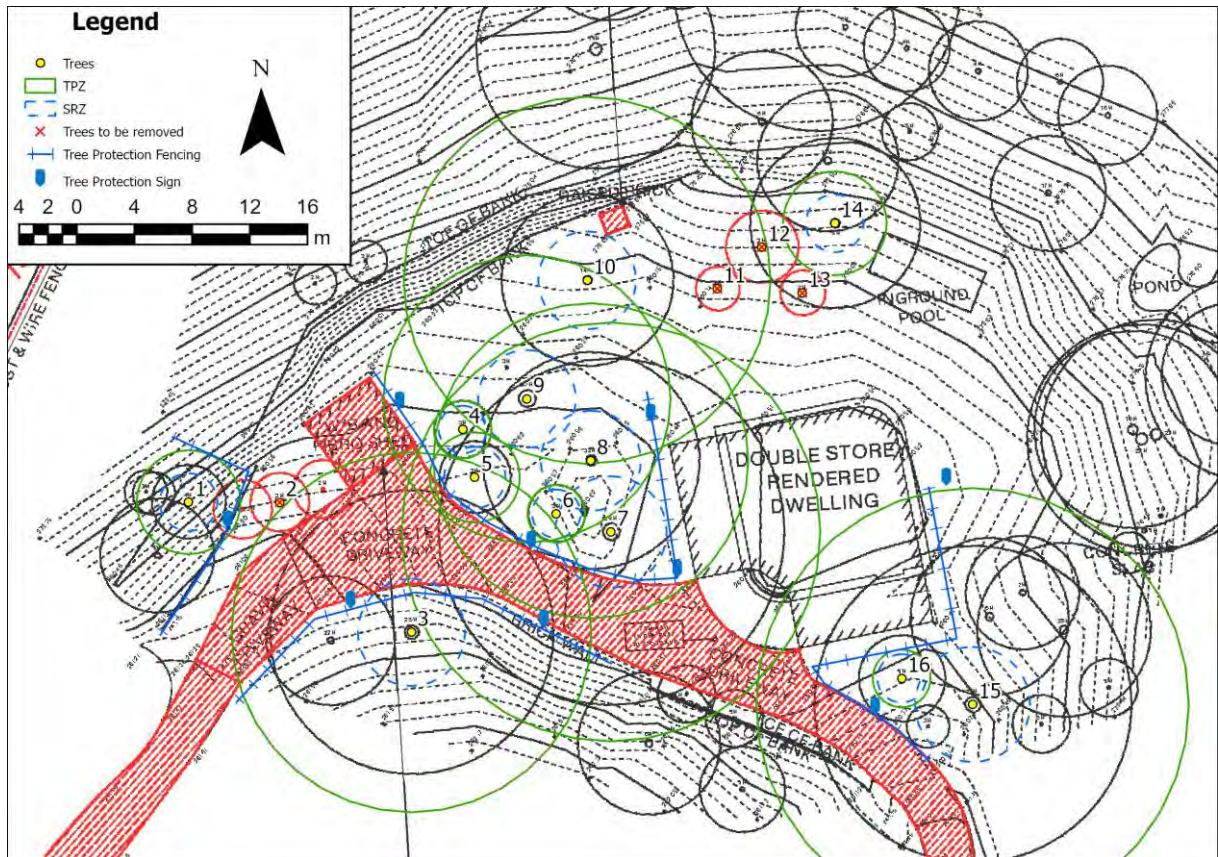


Figure 5: Proposed demolition.

9.4 Arborist Supervision

The project arborist must supervise any demolition of exterior features within TPZs including:

- The outbuilding near the front entrance
- The garage
- Brick structure under Tree 10, this must be removed by hand or with an excavator on ground protection.

Where possible, removal of features within TPZs should be performed using hand tools to minimise damage to tree roots.

9.5 Demolition Summary

1. Complete induction with contractor and demolition crew
2. Identify area for site sheds and laydown.
3. Install Tree Protection Fencing as shown in Appendix 1, ~120m of temporary fencing and 9 Tree Protection signs are required.
4. Remove features within TPZs under supervision of the project arborist.

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10. Stage 2, Construction

Current designs indicate a relatively low level of risk for retained trees, aside from the garage, greenhouse and outbuilding, much of the works are to the original building and are internal.

TPZ fencing must be modified as detailed in the Construction TPP (Appendix 1). ~148m of temporary fencing or 62x2.4m panel are required. 11 Tree Protection signs are required.

10.1 Excavation for Footings

The proposed garage, greenhouse and outbuilding are being located within TPZs of retained trees. All excavation must be supervised by the project arborist. Any roots of retained trees must be pruned by the project arborist in accordance with AS4373-2007.

The project arborist must provide documentation of footing excavation and outcomes.

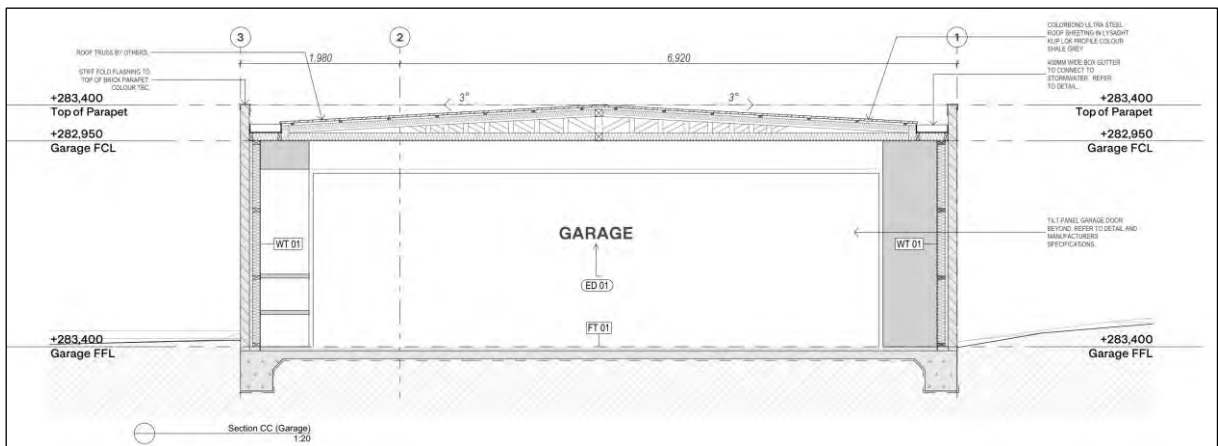


Figure 6: Garage footings.

10.2 Scaffolding

If scaffolding is required around the main building within TPZs, it must be placed on Ground Protection (section 8.4) or load dispersal pads and similar to that detailed in Figure 6. The scaffolding must be constructed under supervision of the project arborist where within TPZs. Any small pruning required must be completed by the project arborist in accordance with AS4373-2007.

Any retained branches in proximity to the scaffolding must be wrapped with branch protection consisting of heavy duty rubber, timber boards or similar.

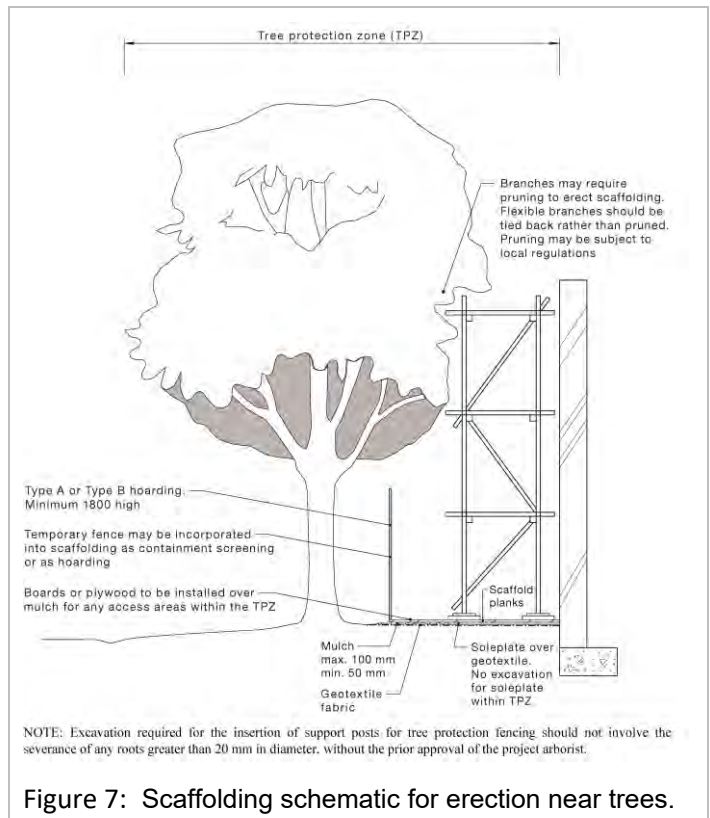


Figure 7: Scaffolding schematic for erection near trees.

10.3 Supplementary Irrigation

If required, the Tree Protection Area is to be watered regularly throughout the construction to limit any stress to tree health. During dry weather the protected trees must be irrigated at a rate of 10 litres per centimetre of trunk diameter (DBH). This should be applied on a weekly basis during peak summer and hot weather periods. Watering requirements should be reviewed by the Project Arborist in consultation with the responsible authority.

Supplementary mulch should be applied at the base of trees within TPZs to a depth of 100mm to aid in moisture retention and to provide supplementary nutrients during the works.

10.4 Lighting

Lighting has been shown along the driveway and around the dwelling (Figure 8). The driveway lighting has not been fully considered as trees in this area were not previously assessed. Further assessments are required to ensure trees are not damaged.

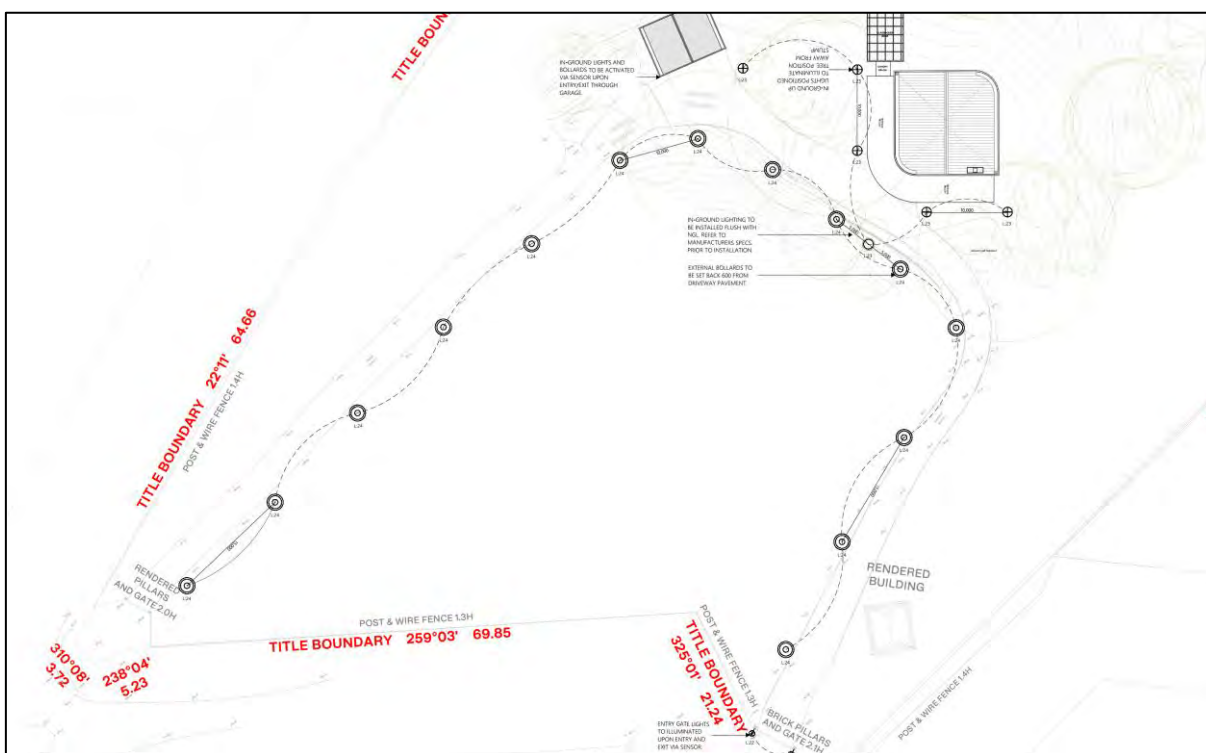


Figure 8: Proposed lighting.

The following outlines a procedure for lighting installation that will minimise tree damage:

1. A further assessment of trees along the driveway is required to identify constraints and opportunities for lighting installation.
2. Trenching for lighting conduits is to avoid TPZs wherever possible
3. Conduits must be located within the driveway to minimise TPZ encroachments
4. The project arborist must supervise excavation and trenching within TPZs for lighting installation.
 - a. Trenching through TPZs can only be completed with the project arborist on-site, roots in excess of 40mm Ø are to be retained and the conduit threaded under the roots.
5. Boring may need to be considered in areas that cannot be excavated or redesigned.

10.5 Utilities and Services

At this stage, any new services and utilities have not been shown.

Any services proposed within tree protection zones must be bored under tree protection zones or rerouted outside of tree protection zones.

10.6 Inspections

During construction works, the project arborist must inspect the site monthly to ensure tree protection measures are in place and trees are healthy. A log must be maintained of site visits and findings. It is acknowledged that one site visit may achieve multiple outcomes. A log is to be maintained by the project arborist of site visits and works completed.

10.7 Completion of works

At completion of works (or stages of works), the project arborist must inspect the trees prior to the removal of Tree Protection Fencing.

10.8 Construction Summary

1. Hold induction meeting with builders to outline tree protection steps
2. Realign TPZ fencing for construction stage, ~148m (120m was required for demolition) of temporary fencing or 62×2.4m panel are required. 11 Tree Protection signs are required.
3. Project arborist to supervise excavation of footings for the garage, greenhouse and outbuilding
4. Lighting layout is to be refined, and assessed by project arborist for installation options. The project arborist must supervise any excavation within TPZs.
5. During the project, the site must be inspected monthly to ensure tree protection measures are in place.

11. Final Certification

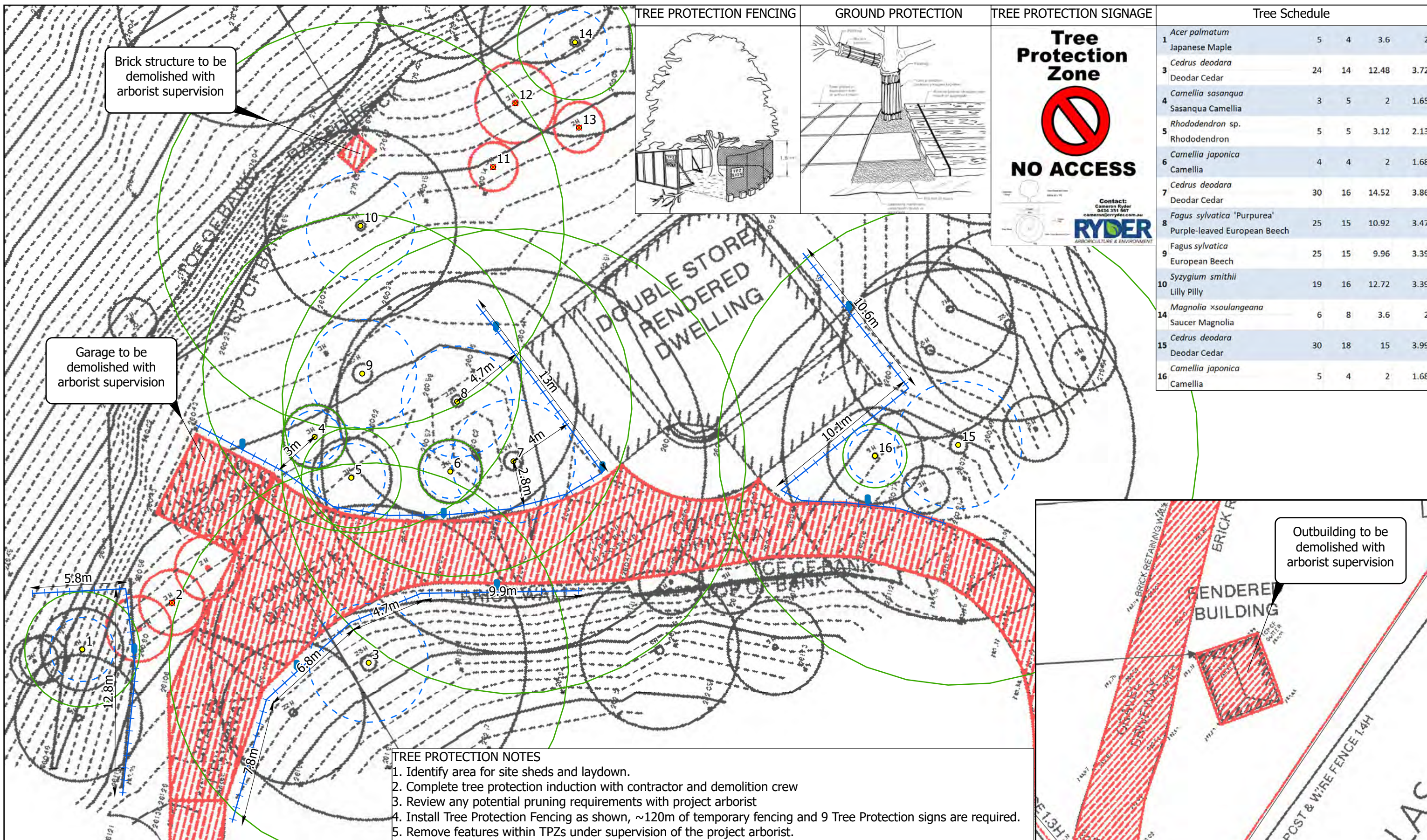
A final certification report is to be completed by the project arborist detailing:

1. That required measures were in place for the duration of works
2. Inspection times and works completed
3. Any pruning completed
4. Final certification and recommendation of any additional works required
5. Final certification report must be submitted to the responsible authority within 3 months following completion of the development.

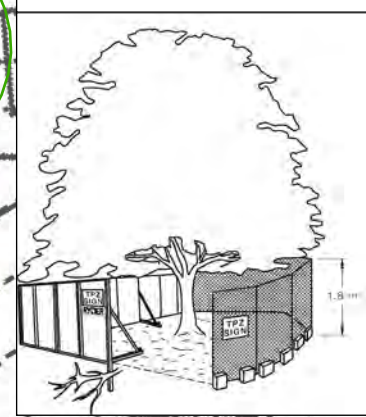
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Appendix 1. Tree Protection Plans

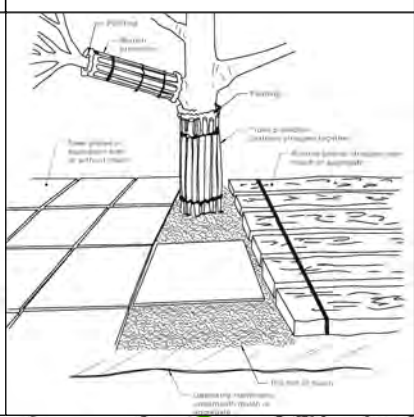
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TREE PROTECTION FENCING



GROUND PROTECTION



TREE PROTECTION SIGNAGE



Tree Schedule

Tree ID	Tree Name	DBH (cm)	Height (m)	Spread (m)	Value
1	Acer palmatum	5	4	3.6	2
2	Japanese Maple				
3	Cedrus deodara	24	14	12.48	3.72
4	Sasanqua Camellia	3	5	2	1.65
5	Rhododendron sp.	5	5	3.12	2.13
6	Rhododendron				
7	Camellia japonica	4	4	2	1.68
8	Camellia				
9	Cedrus deodara	30	16	14.52	3.86
10	Deodar Cedar				
11	Fagus sylvatica 'Purpurea'	25	15	10.92	3.47
12	Purple-leaved European Beech				
13	Fagus sylvatica	25	15	9.96	3.39
14	European Beech				
15	Syzygium smithii	19	16	12.72	3.39
16	Lilly Pilly				
17	Magnolia x soulangeana	6	8	3.6	2
18	Saucer Magnolia				
19	Cedrus deodara	30	18	15	3.99
20	Deodar Cedar				
21	Camellia japonica	5	4	2	1.68
22	Camellia				

- TREE PROTECTION NOTES**
1. Identify area for site sheds and laydown.
 2. Complete tree protection induction with contractor and demolition crew
 3. Review any potential pruning requirements with project arborist
 4. Install Tree Protection Fencing as shown, ~120m of temporary fencing and 9 Tree Protection signs are required.
 5. Remove features within TPZs under supervision of the project arborist.

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MAP DETAILS
 Tree Protection Plan
 Demolition

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Legend

- Trees
- SRZ
- TPZ
- Tree Protection Sign

Legend

- Tree Protection Fencing
- Dimension
- Trees to be removed
- Cadastre GDA2020

CLIENT
 DKO
 90-94 ROKEBY STREET
 COLLINGWOOD, VIC 3066

SCALE BAR
 0 1.25 2.5 5 7.5 10 12.5 m
 Scale: 1:220 SHEET SIZE A3

AUTHOR: C. RYDER
 DATE: 08.07.2024
 MAP DATUM: GDA 2020 MGA Zone 55

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