
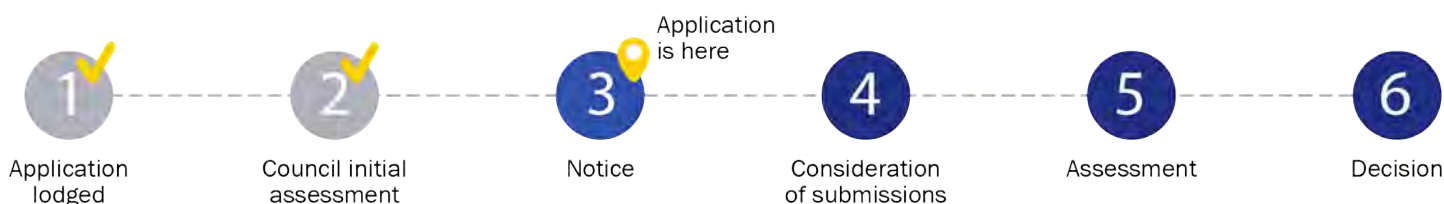


Notice of Application for a Planning Permit

| | | |
|--|---|--|
| The land affected by the application is located at: | L1 TP114582 V9701 F151 43 Henry Street, Koo Wee Rup VIC 3981 | |
| The application is for a permit to: | Development of the land for a second dwelling | |
| A permit is required under the following clauses of the planning scheme: | | |
| 32.09-7 | Construct a dwelling if there is at least one dwelling existing on the lot | |
| 43.02-2 | Construct a building or construct or carry out works | |
| 44.04-2 | Construct a building or construct or carry out works | |
| APPLICATION DETAILS | | |
| The applicant for the permit is: | JDesign Group | |
| Application number: | T240351 | |
| <p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p> | |  |
| HOW CAN I MAKE A SUBMISSION? | | |
| <p>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:</p> | | 31 January 2025 |
| <p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p> | <p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. | <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p> |



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Application Summary

Portal Reference: A324968D

Basic Information

Proposed Use: proposed second dwelling
 Current Use: one single story dwelling
 Cost of Works: \$500,000
 Site Address: 43 Henry Street Koo Wee Rup 3981

Covenant Disclaimer

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

Not Applicable, no such encumbrances apply.

Contacts

| Type | Name | Address | Contact Details |
|-------------------|---------------|-----------------------------------|--|
| Applicant | JDesign Group | 2 Hopetoun St, Inverloch VIC 3996 | W: 5674-2506 E: admin@jdesigngroup.com.au |
| Owner | [Redacted] | [Redacted] | [Redacted] |
| Preferred Contact | JDesign Group | 2 Hopetoun St, Inverloch VIC 3996 | W: 5674-2506 E: admin@jdesigngroup.com.au |

Fees

| Regulation Fee Condition | Amount | Modifier | Payable |
|--|------------|----------|-------------------|
| 9 - Class 12 More than \$100,000 but not more than \$1,000,000 | \$1,706.50 | 100% | \$1,706.50 |
| Total | | | \$1,706.50 |

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20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded


| Date | Type | Filename |
|------------|------------------------------------|--|
| 25-07-2024 | A Copy of Title | Copy of Title.pdf |
| 25-07-2024 | A Copy of Title | Plan of Sub.pdf |
| 25-07-2024 | A Copy of Title | PIR.pdf |
| 25-07-2024 | Site plans | 43 Henry St TP_A.pdf |
| 25-07-2024 | Neighbourhood and Site Description | 43 Henry St TP_A.pdf |
| 25-07-2024 | Additional Document | Rescode Report updated.pdf |
| 25-07-2024 | Additional Document | Melbourne Water Response-09 May 2024 0315 PM.pdf |

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

Lodged By

| | | | |
|-----------------|--|--------------------------------|---|
| Site User |  JDesign Group | PO BOX 539, Inverloch VIC 3996 | W: 03-5674-2506 E: admin@jdesigngroup.com.au |
| Submission Date | 25 July 2024 - 11:25:AM | | |

Declaration

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



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Phone: 1300 787 624
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Fax: 03 5941 3784

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

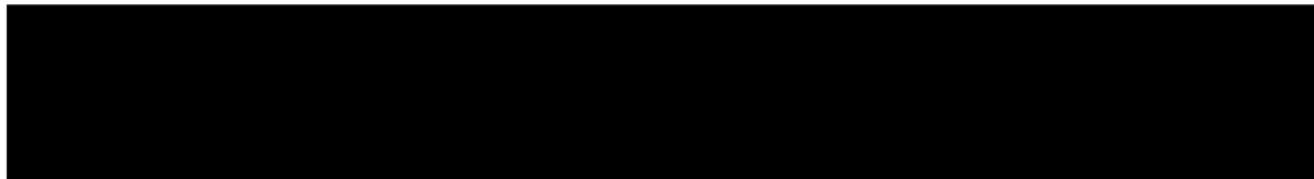
VOLUME 09701 FOLIO 151

Security no : 124120188997P
Produced 27/11/2024 12:04 PM

LAND DESCRIPTION

Lot 1 on Title Plan 114582B.
PARENT TITLE Volume 06951 Folio 024
Created by instrument M246055W 29/04/1986

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 TP114582B 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: 43 HENRY STREET KOO WEE RUP VIC 3981

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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| Document Type | Plan |
| Document Identification | TP114582B |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 02/06/2022 12:28 |

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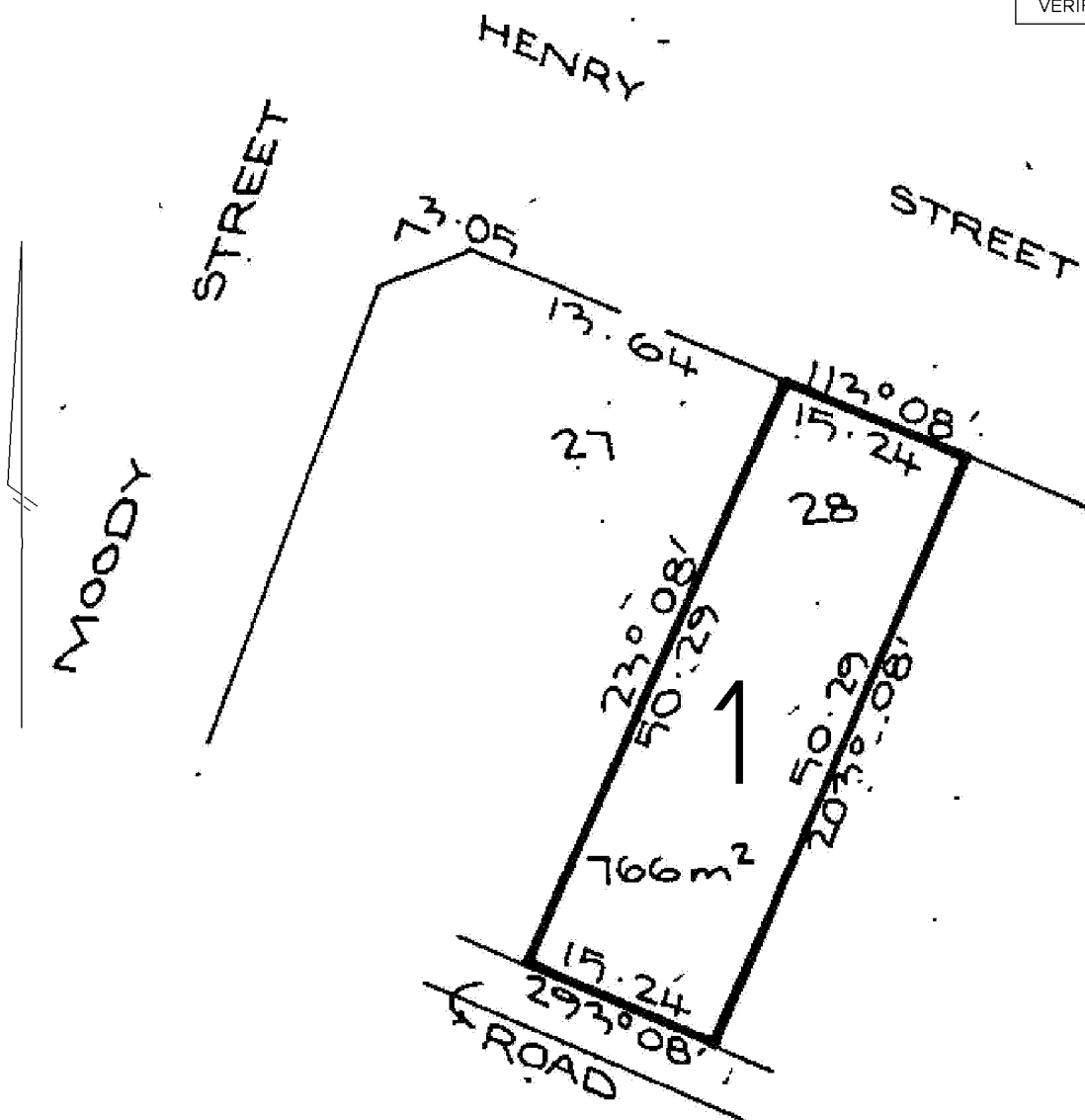
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| | | |
|------------|-----------|------------|
| TITLE PLAN | EDITION 1 | TP 114582B |
|------------|-----------|------------|

| | |
|---|--|
| <p>Location of Land</p> <p>Parish: YALLOCK</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion:</p> <p>Last Plan Reference: LP47135</p> <p>Derived From: VOL 9701 FOL 151</p> <p>Depth Limitation: NIL</p> | <p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |
|---|--|

| | |
|--|---|
| <p>Description of Land / Easement Information</p> <p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 20/08/1999</p> <p>VERIFIED: SO'C</p> |
|--|---|



| TABLE OF PARCEL IDENTIFIERS |
|---|
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |
| PARCEL 1 = LOT 28 ON LP47135 |

| | | |
|-----------------------|---|---------------------|
| LENGTHS ARE IN METRES | Metres = 0.3048 x Feet Metres = 0.201168 x Links | Sheet 1 of 1 sheets |
|-----------------------|---|---------------------|

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Dear Town Planner,

RE: 43 Henry St, Koo Wee Rup

Please see enclosed the additional information as per council's request.

This includes:

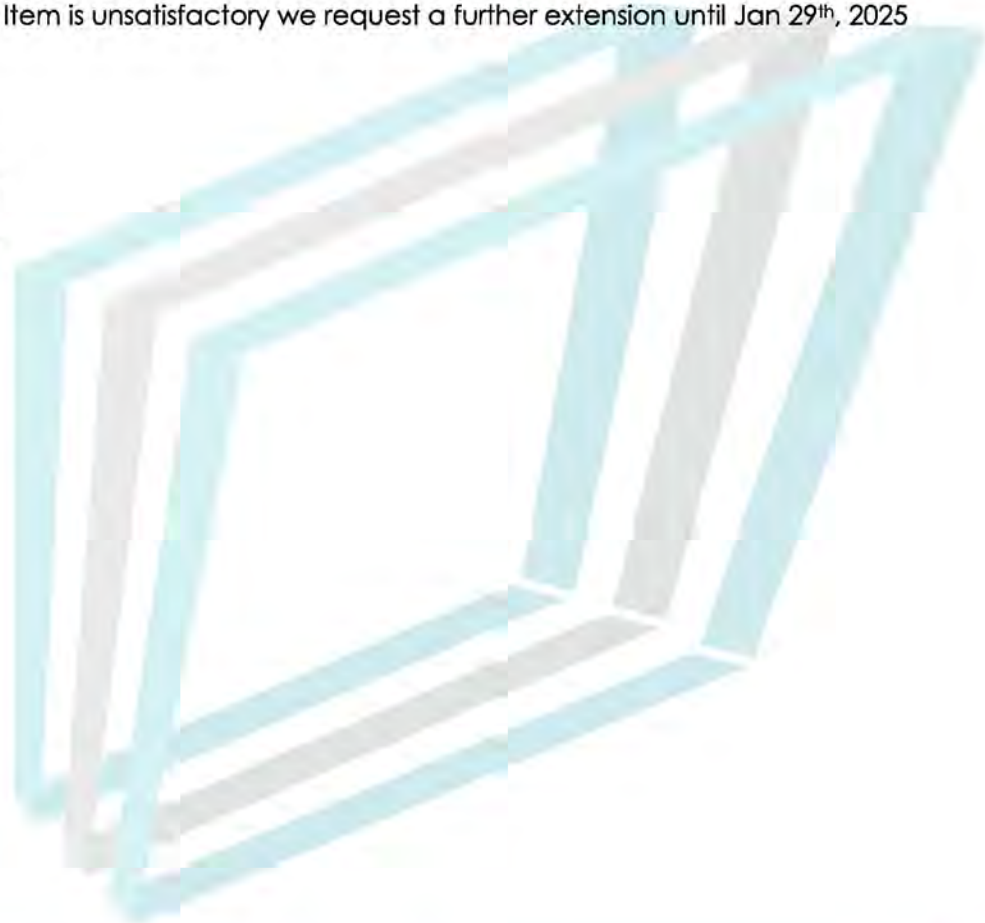
- Copy of Title to address Item 1
- Amended Town Planning Report to address Item 2 and the Preliminary Assessment
- Storm Report to address Item 3
- A landscape Plan to address Item 4
- Amended Town Planning Drawings to address Items 5,6,7,8,9,10,11,12,13,14

In regards to the Impact to the Neighbouring Trees, in the Arborist Report Under Item 6. Conclusions and Recommendations, it outlines what would be required during construction for the trees to remain viable. We feel this answers the question council has asked.

If for any reason, an Item is unsatisfactory we request a further extension until Jan 29th, 2025

Kind Regards,

[Redacted Signature]



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PLANNING REPORT_REV B
NO. 43 HENRY STREET,
KOO WEE RUP

INTRODUCTION

This planning submission has been prepared to support the proposed development of an additional unit at No. 35 Henry Street, Koo Wee Rup. This planning submission is an assessment of the proposed development having regard to the provisions of Clause 52.06 – Car Parking and Clause 55 – Two or more Dwellings on a Lot.

SUBJECT SITE

The subject site is situated at Number 43 Henry Street, Koo Wee Rup. The site is rectangular in shape, with minimal fall and comprises of a total site area of 766 sqm.

The property is zoned Neighbourhood Residential Zone 1 and Design and Development overlay schedule 8.

The proposal is for the existing dwelling to remain and create one new dwelling at the rear. The existing driveway is to remain and service both dwellings.

The existing dwelling is constructed of brick with a colorbond roof. There are no significant trees on site. Vehicular access is located adjacent to the South-East boundary via an existing crossover.

The subject site is located within an established residential area that contains a variety of built form and dwelling styles. They mainly consist of single storey dwellings constructed of either brick or weatherboard and have either tiled or colorbond roofs. There are many unit developments within the area.

The project is a medium density residential unit development that has been prepared in accordance with Rescode, Clause 55.

The proposal is not a new concept to the area and 43 Henry St, Koo Wee Rup, is an ideal location for the proposal as it is extremely close to the town's infrastructure and local services.



Figure 1: No. 43 Henry St, Koo Wee Rup.

PROPOSAL

This planning submission has been prepared to support the development of one new dwelling at 43 Henry St, Koo Wee Rup. Ample private open space areas and car parking accommodation have also been provided. The table below provides details of the proposed development. However, please review the enclosed development plans for further details of the proposed development.

| | |
|----------------------------|--|
| TOTAL SITE AREA | 766 square metres |
| NUMBER OF DWELLINGS | 2 dwellings |
| SITE COVERAGE | 40.7% |
| PERMEABILITY | 40% |
| DWELLING LAYOUT | The proposed development is provided with; Existing Dwelling (Dwelling 1)- A three-bedroom dwelling with a proposed double garage; and Proposed dwelling (Dwelling 2) - A three-bedroom dwelling with a double garage. |
| CAR PARKING | Each dwelling is provided with car parking accommodation in line with the provisions of Clause 52.06 of the Cardinia Planning Scheme. Dwelling 1 has a double garage. Dwelling 2 has a double garage. |
| VEHICLE ACCESS | The existing crossover is to be used to access for both dwellings. The existing driveway is to be increased to meet the proposed garage for dwelling 1 and provide access to dwelling 2. |
| PRIVATE OPEN SPACE | Each dwelling is provided with a minimum of 90 square metres of private open space, with the Existing Dwelling 1 having 31sqm at a minimum dimension of 3 metres with a northern solar orientation; and Dwelling 2 having 36sqm. |
| LANDSCAPING | The high level of permeability is proposed and the required areas of private open space provided for each unit allows for significant landscaping opportunities to be provided throughout the development. |

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PLANNING CONSIDERATIONS

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ZONING PROVISIONS:

CLAUSE 32.09 Neighbourhood Residential Zone – Schedule 1

The subject site is located within the Neighbourhood Residential Zone – Schedule 1 under the Cardinia Shire Planning Scheme as identified in figure 2 below.



Figure 2: Zoning Map of No. 43 Henry St, Koo Wee Rup

The purpose of this zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The use of the land for a dwelling is a Section 1 use under the zone and does not require a planning permit. A permit is required for the construction of two or more dwellings on a lot. A full assessment of these provisions is provided in the Clause 55 Assessment table below in this report.

It is submitted that the proposed development is consistent with the purpose of the Neighbourhood Residential Zone - Schedule 1 as the proposed development:

- Contributes to the provision of a range of dwelling types and densities, catering for the demographic and associated living arrangements of the area and municipality as a whole.
- Respects the existing and emerging character of the neighbourhood, using brickwork as the

building material, relating to the immediate surrounds within a contemporary built form.

- Provides a high level of amenity to future residents, offering practical sized dwellings with ample secluded private open space to each of the proposed dwellings.
- Is consistent with the expected level of change sought for this area of the municipality.
- Provides elements of the existing and emerging character of the neighbourhood, such as building materials, built form and roof form.
- The proposed development is consistent with the purposes of the Neighbourhood Residential Zone, as it is compatible with the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Planning Strategy and local planning policies of the Cardinia Shire's Scheme.

Given the above, it is submitted that the proposed development is consistent with the Neighbourhood Residential Zone Schedule 1.

CLAUSE 43.02 Design and Development Overlay – Schedule 8

The subject site is located within the Design and Development overlay – schedule 8 under the Cardinia Shire planning scheme as identified in figure 2 below.



Figure 3: Zoning Map of No. 43 Henry St, Koo Wee Rup

The purpose of this zone is to:

- To encourage development and subdivision that maintains and enhances the existing township character.
- To ensure new development is responsive to existing building heights and setbacks.

A permit is required under the design and development overlay - schedule 8, as the proposed dwelling is not setback 2.5m from side boundaries. However it is consistent with the rest of the

objective of the Design Development overlay, surrounding neighbourhood, and Rescode requirements.

- The proposed dwelling is set behind the existing dwelling, meaning the existing front setback is not changing.
- The proposed dwelling has side setbacks of 1.2m, although this does not meet the overlay conditions it is in keeping with the neighbourhood character and with the dwelling being single story we do not believe this poses any issues to the adjoining properties.
- The proposed dwelling is single story and does not exceed 7.5m overall height from natural ground.
- The building site coverage is 40.7%, this is under the 50% allowed for multi-unit developments.
- The proposed dwelling and garage are alike to the existing dwelling and neighbourhood character. They are single storey, brick veneer with a hipped roof.
- The entries for both dwellings are clearly defined with a porch and walkway leading to the porch.
- The garages are setback, with one garage hidden behind the existing dwelling and the other garage setback from the front of the house.
- There is one common driveway located on one side of the property with the ability to provide landscaping.
- There is no front fence to the property.
- The proposal does not require any tree removal.

Koo Wee Rup Township Strategy

Further to the Design and Development Overlay, there is also a Koo Wee Rup Township Strategy, which was adopted in 2015. The subject property is in 'Precinct 1: Established Residential Area which is shown in Figure 4 below:



Figure 4: KWR Preferred Character Precincts

The Preferred character statement is that the existing characteristics of Koo Wee Rup's established residential areas will be improved. The existing street trees, wide nature strips and overall openness of the existing streetscape will act as a reference point for future development. The connectivity and integration between the town centre and the residential areas will be enhanced. There will be some unit development near the town centre. A key guide is to:

- Locate unit developments within vicinity of the town centre;
- A landscape plan to accompany all applications for unit developments;
- Maintain sense of spaciousness in unit development by:
 - a. Providing a minimum 30% site coverage of the allotment as private open space;
 - b. Retaining existing vegetation;
 - c. Providing new trees and garden spaces;
 - d. Preferably no front fence to allow gardens and nature strips to merge;
 - e. (on larger blocks) orientating driveway along one side of the property than down the middle and curvilinear driveway with tree planting;
 - f. Providing a minimum front setback of 7metres or no less than the average setback of the dwellings on either side;
 - g. Providing maximum building site coverage of 50% of the site; and
 - h. Minimum lot width of 18 metres.
- Encourage the inclusion of native vegetation and garden space in new development;
- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form;
- Ensure building height respects the existing character of the surrounding area;

Where possible, the proposal has complied with the preferred character statement of the Established Area. Whilst some are not possible or applicable (eg the site is only 15.24m wide) the design enables plenty of space for vegetation and no front fencing. The side setbacks are not practically possible to comply with on such a small site width, but as the established area covers a range of streets – Gardner Street for example has a 20.12m standard site width- we would expect it would be possible/ expected on other sites, but not sites with only 15.24m in width.

A landscape plan will be provided as part of the Further Information Required.

The POS throughout the development is 30%.

The location is extremely close to the main street and is the ideal location to meet the needs for the growing community.

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Planning Policy Framework

The following provisions of the Planning Policy Framework are relevant to the application:

Clause 11.01-1S Settlement endeavours to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

The objective is achieved by the following strategies (as relevant):

- *Developing settlements that will support resilient communities and their ability to adapt and change.*
- *Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes*
- *Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.*
- *Limit urban sprawl and direct growth into existing settlements.*

Clause 13.03-1S Floodplain Management endeavors to assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

The strategies sought are to:

- *Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes. Avoid intensifying the impact of flooding through inappropriately located use and development*

The property has been assessed as being in an LSIO and therefore has FFL requirements in relation to the flooding. The proposal is above the required height.

Clause 15 Built Environment and Heritage

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

The proposed unit will contribute positively to local character and sense of place, it reflects the particular characteristics and cultural identity of the community by being single story in nature, being of face brickwork with a pitched roof. The style sits quite comfortable in its local environment.

Clause 15.01-1S for Urban design endeavours to “create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity”. The relevant strategies to achieve this objective include:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*

Clause 15.01-2S for Building design endeavours to “achieve building design outcomes that contribute positively to the local context and enhance the public realm”. The relevant strategies to achieve this objective include:

- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*

The proposal is a typical small unit development that responds well to its environment. The design considered the best orientation in regards to improving the passive design qualities of the home and the design supports personal safety and access.

Clause 15.01-5S Neighbourhood Character endeavours to recognise, support and protect neighbourhood character, cultural identity, and a sense of place.” Some of the strategies to achieve this objective are (as relevant):

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character*
 - *Ensure the development responds to its context and reinforces a sense of place by respecting the neighbourhood character values and built form that reflect the country community identity.*

Clause 15.01-6S Design for rural areas endeavours to ensure development respects valued areas of rural character. The proposal satisfies this objective by:

- Ensuring that the siting, scale and appearance of the extension protects and enhances rural character.

The proposed unit is set back from the frontage, ensuring that the scale and appearance is not at odds with the general streetscape

Clause 16 Housing Supply

The objective endeavours to facilitate well-located, integrated and diverse housing that meets community needs

Local Planning Policy Framework

The LPPF of Clause 21 ***Cardinia Shire Key Issues and Strategic Vision***.

The key issues are:

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21.03 Settlement and Housing.

Housing within the Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas. The rural area comprises Townships and rural-residential development. A relevant key issue is to:

Balance diversity of housing choices in rural townships while ensuring consistency with the character of the township.

21.03-4 Rural Townships - Koo Wee Rup is classed as a 'Large Rural Township.' A key issue is to:

- Retain and enhancing the existing rural township character;
- Setting clear limits for development for the townships.
- Designing with regard to the surrounding unique characteristics of the townships.

The proposal fulfills and addresses these key issues by maintaining the similar design as seen throughout the town, and is in the Established Area where these types of developments are required.

Objective 1 is To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints. A stormwater management system will be designed in accordance with council requirements.

Objective 2 is To maintain and enhance the distinct character and environmental qualities of each of the townships. The siting and design of the new works will complement the rural character and wont dominate the landscape or surrounding built form character.

21.06-1 Urban Design

The long term benefits of good design are a more attractive, functional and sustainable built

environment. Good design is based on the principle of being site responsive, designing to take into account the character and constraints of a site and wider area.

A key issue is Recognising design issues in the rural townships including the need to protect and enhance the character and appearance of the town centres and associated sites of cultural and heritage significance.

Objective 1 - To promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety. This can be achieved by ensuring development contributes to the character, identity and sense of place of the area.

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CLAUSE 52.06: CAR PARKING:

Clause 52.06 – Car Parking is the applicable Clause for the assessment of car parking for new residential developments. The following car parking requirements apply to the proposed development:

| USE | COLUMN A: RATE | COLUMN C: CAR PARKING MEASURE |
|----------|-------------------|---|
| Dwelling | 2 | To each three or more-bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms). |

Based on the above requirements, Dwelling 1 is required to provide two (2) on-site car parking space and Dwelling 2 is required provide two (2) on-site car parking spaces. The car parking requirements for each dwelling are satisfied in accordance with the above requirements. Additionally, we note the following:

CLAUSE 52.06-9: DESIGN STANDARDS FOR CAR PARKING:

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a

vehicle with a wheel base of 2.8 metres.

- Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

Additionally, Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

The future gradients of the common driveway are appropriate having regard to resident and service vehicle access requirements.

Landscaping is provided to the sides of the driveways throughout the proposed development to soften the hard surface area of the proposed development.

Given the above, it is submitted that the proposed development adequately satisfies the requirements of this Clause.

CLAUSE 53.18: STORMWATER MANAGEMENT IN URBAN DEVELOPMENT.

The purposed is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

The objectives are:

- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

An engineered design will be submitted in accordance with council conditional requirements to ensure the above can happen.

The stormwater management system should also be designed to:

- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas; and to
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas;

Whilst also ensuring that there is adequate site management during construction which will protect drainage infrastructure and receiving waters from sedimentation and contamination; and also protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

CLAUSE 55: TWO OR MORE DWELLINGS ON A LOT (RESCODE)

A respond against the Standards and Objectives of Clause 55 is detailed below.

NEIGHBOURHOOD CHARACTER:

| TITLE | STANDARD | COMPLIANCE |
|--|--|-----------------|
| Standard B1: Neighbourhood Character | The design response must be appropriate to the neighbourhood and the site. | Complies |
| | The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site. | Complies |
| <p>Assessment: It is submitted that the design of the proposed development is consistent with the existing and emerging neighbourhood character of the area. The proposed design is responsive to the subject site and surrounds and in turn presents a favourable design outcome that is in line with the existing and emerging character of the area. The subject site is located in an area where this form of development on residential lots is appropriate and envisaged given the built form character of the surrounding area, as well as the sites proximity to existing and proposed urban services and infrastructure, including public transport, public open space and shops in the town centre. The proposed development has considered the varying abuttals to the subject site and responded as such with the extent of built form consistent with that found on adjoining dwellings and articulation provided where appropriate. The proposed development has utilised elements found in the surrounding area and incorporated these design features into a cohesive and appropriate design response for the subject site. As such, it is submitted that the proposed development is consistent with and responds appropriately to the character of the area (both existing and emerging) and therefore, the proposal is in accordance with the neighbourhood character provisions of this Standard.</p> | | |
| Standard B2: Residential Policy | An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. | Complies |

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| TITLE | STANDARD | COMPLIANCE |
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| <p>Assessment: It is submitted that the proposal provides for a development which is consistent with the existing and emerging neighbourhood character of the area whilst adequately satisfying the policy directions, strategies and objectives of the State and Local Planning Policy Frameworks. The development of the land for an additional dwelling is consistent with the adjoining and surrounding properties in the broader area which have been developed for a similar multi-dwelling development. The site is zoned for residential land uses and is ideally located to provide for this type of residential development. The proposal seeks to increase housing diversity and density while respecting the existing and emerging neighbourhood character of the area and the broader municipality. The proposal provides safe and sufficient open space for future residents while providing sufficient landscaping opportunities throughout the site. The scale and built form of the proposal will not unduly impact on adjoining or surrounding properties while providing first-rate internal amenity for the future residents of these dwellings. Therefore, it is submitted that the proposed development is consistent with the policy directions of this clause in order to create a functional, attractive, safe and sustainable urban environment for the broader municipality.</p> | | |
| <p>Standard B3: Dwelling Diversity</p> | <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. | <p>N/A</p> |
| <p>Assessment: As this is a two unit development, this standard is not applicable.</p> | | |
| <p>Standard B4: Infrastructure</p> | <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> | <p>Complies</p> |
| | <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> | <p>Complies</p> |
| | <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p> | <p>Complies</p> |
| <p>Assessment: A development of this size will require the installation of new service infrastructure on site to accommodate stormwater, sewerage and electricity. Such items occur as part of the subdivision and construction stage of the development with the new infrastructure required to be in line with service authority requirements. Such service items are addressed via permit conditions and at a building permit stage. Notwithstanding the above, it is submitted that the proposed development will not detrimentally impact on the existing infrastructure in the surrounding area. As noted above, where appropriate, new or upgrading of service infrastructure will be required as part of the proposed development ensuring that the proposed development will not exceed the known infrastructure limits. Any new connections or infrastructure will be provided in accordance with Council and State Authority regulations.</p> | | |

| TITLE | STANDARD | COMPLIANCE |
|---|--|-----------------|
| Standard B5: Integration With The Street | Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. | Complies |
| | Development should be oriented to front existing and proposed streets. | Complies |
| | High fencing in front of dwellings should be avoided if practicable. | Complies |
| | Development next to existing public open space should be laid out to complement the open space. | N/A |

Assessment: The proposal enables the development to face the street and enhances vehicle and pedestrian links. There is currently no front fence and a pedestrian path has been added to dwelling 1 in the proposal. This style of fencing is consistent with the elements found in the surrounding area and makes no impact to the streetscape. Thus proposing a cohesive and appropriate design response. Furthermore, ample landscaping will soften and enhance the pedestrian links to the front path.

It is submitted that the proposal is compliant with the requirements of this Standard and the overarching Objectives of this Clause.

SITE LAYOUT AND BUILDING MASSING:

| TITLE | STANDARD | COMPLIANCE |
|--|--|-----------------|
| Standard B6: Street Setback | Walls of buildings should be set back from streets: <ul style="list-style-type: none"> At least the distance specified in the schedule to the zone, or If no distance is specified in the schedule to the zone, the distance specified in Table B1. | Complies |
| | Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard. | Complies |

Assessment: The existing front setback to 43 Henry St is not being altered. The proposed second dwelling and garage is behind dwelling one and therefore setback from the street and complies with this standard.

| | | |
|---|--|-----------------|
| Standard B7: Building Height | The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. | Complies |
| | If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 Degrees or more, in which case the maximum building height should not exceed 10 metres. | Complies |
| | Changes of building height between existing buildings and new buildings should be graduated. | Complies |

Assessment: The proposed Dwelling 2 has a maximum building height of approx. 5.96m. This is well within the

| TITLE | STANDARD | COMPLIANCE |
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| maximum building height allowable under the provisions of this Standard. | | |
| Standard B8: Site Coverage | <p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in the schedule to the zone, or • If no maximum site coverage is specified in the schedule to the zone, 60 per cent. | Complies |
| Assessment: The site has an area of 766 square metres, with the combined buildings covering approximately 312 square metres or approximately 41% of the site. This is within the maximum site coverage allowable under this Standard ensuring compliance with the provisions of this Clause. | | |
| Standard B9: Permeability | <p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> • The minimum area specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 percent of the site. | Complies |
| Assessment: The proposed development provides a site permeability of approximately 305 square metres or 40% of the subject site. This allows for adequate landscaping opportunities throughout the proposed development and adequately satisfies the requirements of this Standard and Objectives of this Clause. | | |
| Standard B10: Energy Efficiency | <p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. | Complies |
| | <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> | Complies |
| | <p>Developments should be designed so that solar access to north-facing windows is maximised.</p> | Complies |
| Assessment: The development has been designed and orientated to ensure as high a standard of energy efficiency as possible for each dwelling. The proposal maximises access to natural light in living areas, and private open space areas are provided with appropriate solar access having regard to the orientation of the subject site and the orientation of individual dwellings. It is submitted that each dwelling is provided with suitable access to natural light and ventilation to the main lounge/dining areas and bedrooms. In addition to the above, the proposed development will be required to satisfy the current energy rating requirements of the BCA at building permit and construction stage. Therefore, the proposed development is compliant with the requirements of this Standard. | | |
| Standard B11: Open Space | <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. | N/A |

| TITLE | STANDARD | COMPLIANCE |
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| Assessment: Not applicable. | | |
| Standard B12: Safety | Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal access ways. | Complies |
| | Planting which creates unsafe spaces along streets and access ways should be avoided. | Complies |
| | Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways. | Complies |
| | Private spaces within developments should be protected from inappropriate use as public thoroughfares. | Complies |
| Assessment: The proposed development provides a high level of safety for future residents and visitors to the site. The dwelling's entrances are clearly visible and identifiable from the street. Given the above, it is submitted that the proposed development is consistent with the requirements of this Standard. | | |
| Standard B13: Landscaping | The landscape layout and design should: <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. | Complies |
| | Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. | Complies |
| | Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. | Complies |
| | The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. | Complies |
| | Development should meet any additional landscape requirements specified in a schedule to the zone. | Complies |
| Assessment: We can confirm that the proposed development provides significant room for the inclusion of plantings and landscaping across the site. This can include the provision of canopy vegetation to the private open space areas of each dwelling which are sufficiently designed to accommodate such vegetation as well as the use of ground covers and small to medium shrubs. Suitably sized vegetation can also be provided throughout the property areas especially towards the front. It is therefore submitted that the proposed development is consistent with the landscaping objectives of this Clause. We confirm that a full and detailed landscape plan can be required as a Condition of any permit issued for this development. | | |

| TITLE | STANDARD | COMPLIANCE |
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| Standard B14: Access | The width of access ways or car spaces should not exceed: <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. | Complies |
| | No more than one single-width crossover should be provided for each dwelling fronting a street. | Complies |
| | The number of access points to a road in a Road Zone should be minimised. | Complies |
| | Developments must provide for access for service, emergency and delivery vehicles. | Complies |
| <p>Assessment: The proposal is to keep the one existing crossover and utilise the driveways for both dwellings. The driveway width is 3.0m which is only 19.7% of the street frontage. There will be no additional impact to the amenity of the site. It is therefore submitted that the existing crossover is suitable and in line with the access requirements of this Standard.</p> | | |
| Standard B15: Parking Location | Car parking facilities should: <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be designed to allow safe and efficient movements within the development. • Be well ventilated if enclosed. | Complies |
| | Shared access ways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way. | Variation Sought |
| <p>Assessment: Car parking for each dwelling is conveniently located close to dwelling entries and have been located to provide safe and efficient reversing areas. The Dwelling 1 and Dwelling 2 occupants can leave in a forward direction. Bed 2 of the Existing dwelling is approx. 700mm from the driveway, but given the dwelling is existing and there is a shrub to create a noise buffer, we propose this will not affect the occupant. It is submitted that the majority of the proposal is compliant with the requirements of this Standard.</p> | | |
| Standard B16: Parking Provision | As noted previously, the car parking provisions have been removed from Clause 55 (ResCode) and have been incorporated into Clause 52.06 – Car Parking. As such, the provisions of this Standard are no longer applicable to the assessment of this application. | |

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| TITLE | STANDARD | COMPLIANCE |
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| Standard B17: Side and Rear Setbacks | A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: <ul style="list-style-type: none"> • At least the distance specified in the schedule to the zone, or • If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. | Complies |
| | Sun blinds, verandahs, porches, eaves, fascia's, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. | Complies |
| | Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. | Complies |
| Assessment: The proposed dwelling is setback 1.2m from its rear and side setbacks, and the existing garage is 200mm off the side boundary. This complies with the Rescode Clause 55. (a separate response has been provided in relation to the DD08) | | |
| Standard B18: Walls on Boundaries | A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> • For a length of more than the distance specified in a schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> ○ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ○ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. | Complies |
| | A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. | Complies |
| | A building on a boundary includes a building set back up to 200mm from a boundary. | Complies |
| | The height of a new wall constructed on or within 200mm of a side or rear | Complies |

| TITLE | STANDARD | COMPLIANCE |
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| | <p>boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> | |
| <p>Assessment: Dwelling 1 Garage is setback 200mm off the North-West side boundary with a maximum wall height of 2.9m, and overall length of 5.98m. This has been set 200mm off the boundary to allow adequate car turning space for both dwellings.</p> <p>Given the above, it is submitted that the proposal is compliant with the requirements of this Standard.</p> | | |
| <p>Standard B19: Daylight to Existing Windows</p> | <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> | <p>Complies</p> |
| | <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> | <p>Complies</p> |
| | <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> | <p>Complies</p> |
| <p>Assessment: Given the location of the subject site and the setbacks provided from each property boundary, we confirm that there are no windows on adjoining properties that will be affected by the proposed development. As such, the requirements of this Standard have been adequately complied with in this instance.</p> | | |
| <p>Standard B20: North-Facing Windows</p> | <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p> | <p>Complies</p> |
| <p>Assessment: Given the orientation of the subject site there are no existing north facing windows on adjoining properties within 3.0m that will be affected by the proposed development and therefore, the proposal is in accordance with the requirements of this Standard.</p> | | |
| <p>Standard B21: Overshadowing Open Space</p> | <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight</p> | <p>Complies</p> |

| TITLE | STANDARD | COMPLIANCE |
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| | <p>between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p> | <p>Complies</p> |
| <p>Assessment: The proposal has been set back from all of the sites property boundaries so as to reduce and avoid where possible any potential overshadowing to adjoining dwellings. Additionally, the single storey nature of the proposed dwellings, along with the orientation of the subject site also assists in ensuring that the proposed development does not overshadow habitable room windows or open space areas of adjoining properties. The orientation of the site ensures that the shadows of individual dwelling falls primarily on the subject site. This is demonstrated by the overshadowing diagrams submitted as part of this application. As such, we confirm that the proposal adequately satisfies the overshadowing provisions of this Standard and does not impact on adjoining or surrounding properties.</p> | | |
| <p>Standard B22: Overlooking</p> | <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metres above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. | <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> |

| TITLE | STANDARD | COMPLIANCE |
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| | <ul style="list-style-type: none"> Designed and coloured to blend in with the development. | |
| | This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary. | Complies |
| <p>Assessment: There are proposed fences at the minimum 1.8m high. As such, the requirements of this Standard have been adequately satisfied in this instance.</p> | | |
| Standard B23: Internal Views | Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development. | Complies |
| <p>Assessment: The proposed development has been designed to ensure that internal overlooking is not possible from the habitable room windows/private open space areas of abutting properties. This has been achieved through the use of 1.8 metre high internal dividing timber paling fences throughout the proposed development. These fences not only ensure internal overlooking is not possible, but also maintain safety, security and privacy for the rear secluded private open space areas of each dwelling. Therefore, the proposed development is compliant with the requirements of this Standard.</p> | | |
| Standard B24: Noise Impacts | Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. | Complies |
| | Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. | Complies |
| | Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms. | Complies |
| <p>Assessment: Any potential noise sources such as air conditioning units will be located to ensure that they do not impact on adjoining dwellings. Furthermore, given the proposal is for the development of the site for residential purposes, any noise generated in the future will be of a residential nature. Therefore, the proposed development is compliant with the requirements of this Standard.</p> | | |

ON-SITE AMENITY AND FACILITIES:

| TITLE | STANDARD | COMPLIANCE |
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| Standard B25: Accessibility | The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility. | Complies |
| <p>Assessment: The property is in a flood zone so the proposed dwelling is required to be further out of the</p> | | |

| TITLE | STANDARD | COMPLIANCE |
|---|---|------------------------|
| <p>ground then normal, requiring a couple of steps to get inside. The proposed and existing dwelling are single storey in nature with bedrooms and living areas all on one level. This ensures that each dwelling is suitable for people with limited mobility including residents and visitors alike. Each dwelling has wide internal hallways and as minimal changes in level between inside and outside as possible. The proposed development is compliant with the requirements of this Standard.</p> | | |
| <p>Standard B26: Dwelling Entry</p> | <p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. | <p>Complies</p> |
| <p>Assessment: The existing porch/entry of Dwelling 1 is clearly visible from the street with a path leading to it and a roof over. Dwelling 2 porch/entry is easily seen as you come up the second driveway and also has a roof over. They will also be appropriately landscaped to provide a sense of address. Therefore, it is submitted that the proposal complies with the requirements of this Standard.</p> | | |
| <p>Standard B27: Daylight to New Windows</p> | <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least one third of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. | <p>Complies</p> |
| <p>Assessment: The unit has been designed and orientated to ensure that all windows are provided with adequate access to natural light and ventilation. All windows are provided with minimum light courts of 3 square metres with 1 metre clear to the sky in line with the requirements of this Standard. As such, each dwelling has been designed and located to comply with the requirements of this Standard.</p> | | |
| <p>Standard B28: Private Open Space</p> | <p>A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. The schedule 3 specifies:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. | <p>Complies</p> |

| TITLE | STANDARD | COMPLIANCE |
|--|--|------------------------|
| <p>Assessment: All proposed dwellings are provided with a minimum of 40 square metres of secluded private open space with a minimum of 25 square metre of this secluded private open space provided at a minimum dimension of 3 metres. The proposed Unit 2 has the SPOS in front of the dwelling rather than to the side or rear, but given the orientation of the site, this custom design is the ideal scenario to achieve maximum results in regards to the on-site live-ability of the unit. We have also designed the family room to open into this space aswell.</p> <p>Both lots are provided with reasonable solar orientation and direct access from a primary lounge/dining room. Additional services yards and side setbacks are also generally provided for each dwelling ensuring that each dwellings provides sufficient space for the recreation and service needs of future residents. Given the above, it is submitted that secluded private open space provided for each dwelling is compliant with the requirements of this Standard.</p> | | |
| <p>Standard B29: Solar access to open space</p> | <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.</p> | <p>Complies</p> |
| <p>Assessment: The location of private open space areas for each dwelling has been designed to achieve suitable solar access having consideration to the orientation of the subject site as well as the location and design of individual dwelling products. The secluded private open space area of dwellings are provided with north facing solar access. Given the above, it is submitted that the solar access provided for each dwelling is compliant with the requirements of this Standard.</p> | | |
| <p>Standard B30: Storage</p> | <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p> | <p>Complies</p> |
| <p>Assessment: Each dwelling has been nominated with a minimum 6m³ of accessible storage. Dwelling 1 has a storage shed within rear private open space/service yard. Dwelling 2 has a 6m³ within the garage. Therefore, it is submitted that the proposed development satisfies the requirements of this Standard.</p> | | |

DESIGN DETAIL:

| TITLE | STANDARD | COMPLIANCE |
|--|--|------------------------|
| <p>Standard B31: Design Detail</p> | <p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Facade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. | <p>Complies</p> |

| TITLE | STANDARD | COMPLIANCE |
|--|---|-----------------|
| | Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character. | Complies |
| <p>Assessment: It is submitted that the proposed development adequately respects the existing and emerging neighbourhood character of the area for the following reasons:</p> <ul style="list-style-type: none"> • The proposed building materials will make a positive contribution to the area consistent with the heritage precinct and the broader character of the built form on adjoining and surrounding properties. • The height and scale of the proposed development is consistent other dwellings/developments in the surrounding area. • The design of the development is of a high design quality. • The window and door proportions are consistent with those in the surrounding area; and • The proposed porch/entry areas clearly identify the front of each dwelling and provide a good sense of address for each of the proposed dwellings. <p>Given the above, the requirements of this Standard is adequately satisfied.</p> | | |
| Standard B32: Front Fences | The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. | Complies |
| | A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> • 2 metres for streets in a Road Zone, Category 1, or • 1.2 metres for other streets. | Complies |
| <p>Assessment: There is currently no front fence and no front fence proposed. Therefore, the provisions of this Standard are adequately satisfied in this instance.</p> | | |
| Standard B33: Common Property | Developments should clearly delineate public, communal and private areas. | Complies |
| | Common property, where provided, should be functional and capable of efficient management. | Complies |
| <p>Assessment: The only common property is the driveway, this is functional space and satisfies the standard.</p> | | |
| Standard B34: Site Services | The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. | Complies |
| | Bin and recycling enclosures should be located for convenient access by residents. | Complies |
| | Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. | Complies |
| | Mailboxes should be provided and located for convenient access as required by Australia Post. | Complies |
| <p>Assessment: Suitable bin collections points have been provided on the nature strip near the driveway.</p> | | |

| TITLE | STANDARD | COMPLIANCE |
|--|----------|------------|
| Additional site services such as mail boxes and service meters can be accommodated appropriately on site in line with Australia Post and Service Authority Requirements. Each of the dwellings are also provided with sufficient rear open space to accommodate a 6 cubic metre storage shed and clothesline facilities. Therefore, it is submitted that the provisions of this Standard have adequately been addressed. | | |

CONCLUSION

It is submitted that there is strong State and Local Planning directives for the current proposal to develop a low density development comprising two dwellings on this parcel of residentially zoned land. In conclusion, it is submitted that the proposed development:

- Is consistent with the policy directives of the State and Local Planning Policy Framework as it contributes to providing greater density and diversity in housing choice on an allotment identified for increased densities, with the layout and design of the development providing for a variety of potential occupants and living arrangements.
- Provides an excellent opportunity to further the provision of diversity of housing stock.
- Is of a scale, height and building form consistent with the character of the surrounding area.
- Is consistent with the provisions of the Cardinia Shire's Planning Scheme. And
- Has limited off-site amenity impacts and the proposed development presents an acceptable planning outcome for the area.

Furthermore, the proposed development has carefully considered a number of issues, including the built form of the area, urban consolidation, accommodation requirements, car parking, potential amenity impacts and the significance of the existing neighbourhood character. The proposal contributes to achieving urban consolidation and its location is clearly encouraged for this type of development under the Cardinia Shire's Planning Scheme. Therefore, it is submitted that the proposed development presents an acceptable planning outcome for the site and area.

We therefore request that Council consider the matter at your earliest convenience.

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STORM Rating Report

TransactionID: 0
Municipality: CARDINIA
Rainfall Station: CARDINIA
Address: 43 henry street

koo wee rup
VIC 3981

Assessor: [REDACTED]
Development Type: Residential - Multiunit
Allotment Site (m2): 766.00
STORM Rating %: 100

| Description | Impervious Area (m2) | Treatment Type | Treatment Area/Volume (m2 or L) | Occupants / Number Of Bedrooms | Treatment % | Tank Water Supply Reliability (%) |
|-------------------|----------------------|------------------|---------------------------------|--------------------------------|-------------|-----------------------------------|
| Existing Dwelling | 139.00 | Rainwater Tank | 3,000.00 | 3 | 98.50 | 96.50 |
| Proposed Dwelling | 185.00 | Rainwater Tank | 3,000.00 | 3 | 83.10 | 96.60 |
| Proposed Driveway | 152.00 | Raingarden 100mm | 2.10 | 0 | 120.90 | 0.00 |

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Date Generated: 26-Nov-2024

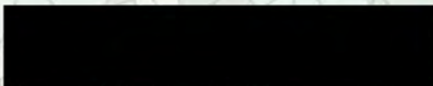
Program Version: 1.0.0

Arboricultural Impact Assessment

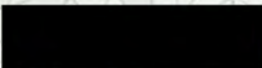
Location:

43 Henry Street, Koo Wee Rup

Report Commissioned by:



Author:



Grad. Cert. Arb.

Arbkey ref: 24-06-20HenryKooWeeRup.docx

Date submitted: July 8, 2024

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1 Introduction

Arbkey has been engaged by [REDACTED] to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at 43 Henry Street, Koo Wee Rup. Arboricultural Impact Assessments are a procedure for determining the viability of trees at the design and review stage of a project. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention throughout nearby disturbance.
- Calculated the size of the Tree Protection Zone (TPZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Calculated and provided comment regarding the impact of the proposed development to the trees TPZs and assessed the suitability for retention of all trees against the current development plans.
- Provided recommendations to protect any trees through the proposed developments.

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2 Site Details

The subject site is a single occupancy residential property featuring a house building, garage and a large mostly grassed yards (Figure 1). Canopy trees are not a feature of the site itself but occasionally feature within the adjacent private properties and are common within the surrounding road reserves.



Figure 1: Subject site

2.1 Development Proposal

Installation of an additional dwelling within the rear yard is proposed.

2.2 Planning and Policy Context

The subject site is located within Neighbourhood Residential Zone - Schedule 1 of the Cardinia Planning Scheme (DEECA 2024). Tree protection related planning overlays or local law are not applied to the site.

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

2.3 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

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3 Methodology

On the 4 July 2024, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2009) likely to intersect the property at, 43 Henry Street, Koo Wee Rup. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Breast Height (DBH) at 1.4m (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DBH. To prevent trespass, DBH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Encroachment of TPZs by the development has been calculated using GIS software.

Full data collection definitions are available in Appendix 6: Data Definitions.

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3.1 Documents Reviewed

Table 1: Documents reviewed to assist in the compilation of this report

| Document Name | DWG/Document # | Author | Document Description | Date compiled/drawn |
|------------------|----------------|---------------|----------------------|---------------------|
| 43 Henry St CD_D | CD_C | JDESIGN GROUP | Site Plans | April 2024 |

4 Observations

4.1 Tree Details

Eight (8) trees were assessed, three (3) on the site itself and five (5) within adjacent third-party managed property (Table 2). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 2: Count of assessed species and their respective species origin

| Genus Species | Common Name | Species Origin | Count of Trees | Tree IDs |
|--------------------------------|----------------------------|-------------------|----------------|----------|
| <i>Callistemon viminalis</i> | Weeping Bottle Brush | Australian Native | 1 | 5 |
| <i>Citrus limon</i> | Lemon | Exotic | 1 | 7 |
| <i>Leptospermum petersonii</i> | Lemon-scented Tea-tree | Australian Native | 1 | 4 |
| <i>Melaleuca linariifolia</i> | Snow in Summer | Australian Native | 1 | 2 |
| <i>Melaleuca styphelioides</i> | Prickly Paperbark | Australian Native | 1 | 1 |
| <i>Metrosideros excelsa</i> | New Zealand Christmas Tree | Exotic | 1 | 6 |
| <i>Pittosporum tenuifolium</i> | Kohuhu | Exotic | 1 | 3 |
| <i>Yucca sp.</i> | Yucca | Exotic | 1 | 8 |

5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 3). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.

Table 3: Overview of arboricultural value

| Arboricultural Value | Count | Tree IDs |
|-----------------------|-------|---------------|
| Low | 3 | 3, 7, 8 |
| Third Party Ownership | 5 | 1, 2, 4, 5, 6 |

5.2 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

AS4970 (2009) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (TPZ) throughout nearby disturbance such as development. Further information on TPZs and SRZs has provided in Appendix 7: Tree Protection Zones and Encroachment

5.2.1 TPZ and SRZ details

TPZ and SRZ details for all trees has been supplied in Appendix 3: TPZ and SRZ details.

5.3 Arboricultural Impact, TPZ Encroachment and Viability

To assess the viability of the trees throughout the design's implementation, their TPZ and SRZ has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009).

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Five (5) trees have TPZ encroached by the proposed development’s footprint (Table 4).

One (1) tree, Tree 1, has a TPZ encroached by less than 10% of its respective area by the proposed development footprint. Where encroachment of a respective TPZ is limited to less than 10% of its area it is termed ‘Minor Encroachment’. Minor encroachment and corresponding variations to a TPZ are considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ. Tree 1 is expected to remain viable throughout the implementation of the design.

Four (4) trees, Trees 2, 4, 5 and 6, have TPZ encroached by more than 10% of their respective area by the proposal. Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed ‘Major Encroachment’. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Table 4: Trees with TPZ encroached by development footprint (AS4970 2009)

| Tree ID | Genus Species | Common Name | TPZ Encroachment (%) | SRZ Encroachment? | Encroachment Classification |
|---------|--------------------------------|----------------------------|----------------------|-------------------|-----------------------------|
| 1 | <i>Melaleuca styphelioides</i> | Prickly Paperbark | 2.5 | No | Minor |
| 2 | <i>Melaleuca linariifolia</i> | Snow in Summer | 27.6 | Yes | Major |
| 4 | <i>Leptospermum petersonii</i> | Lemon-scented Tea-tree | 40.7 | Yes | Major |
| 5 | <i>Callistemon viminalis</i> | Weeping Bottle Brush | 16.7 | Yes | Major |
| 6 | <i>Metrosideros excelsa</i> | New Zealand Christmas Tree | 14.3 | Yes | Major |

The remaining trees are not encroached by the design footprint and will remain viable throughout its implementation.

5.3.1 TPZ, SRZ and Encroachment Map

Maps detailing the TPZ, SRZ and Encroachment have been provided in Appendix 4: TPZ, SRZ and Encroachment Map.

5.3.2 Mitigation measures

Trees 2 and 4 have TPZ majorly encroached by the site’s proposed driveway. Considering the compaction of the site’s existing driveway, if the proposed driveway is installed at-grade, Trees 2 and 4 would be expected to remain viable throughout the works proposed within their TPZ. Within The TPZ of Trees 2 and 4:

- The proposed driveway must be installed at-grade, with no excavation of the existing soil profile for paving or subgrade.

Trees 5 and 6 have TPZ majorly encroached by the proposed dwelling’s footprint. Considering:

- the relatively low encroachment of these trees TPZ (<20%) that is to a level considered as generally viable by Moore (2018) and,
- these tree’s short habit that negates any requirement for the establishment of an SRZ

Trees 5 and 6 will not be adversely impacted by the works proposed within their TPZ and would remain viable if they were implemented.

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6 Conclusions and Recommendations

Installation of an additional dwelling within the rear yard is currently proposed at 43 Henry Street, Koo Wee Rup. Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. Eight (8) trees were assessed, three (3) on the site and five (5) within adjacent property.

To assess the viability of the trees throughout the design's implementation, their tree protection zone (TPZ) and structural root zone (SRZ) has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009). Five (5) of the trees have TPZ encroached by the proposed design footprint.

One (1) tree, Tree 1, has a TPZ encroached by less than 10% of its respective TPZ area, a level considered generally permissible under AS4970 (2009). Tree 1 will remain viable throughout the implementation of the proposal.

Four (4) trees, Trees 2, 4, 5 and 6, have TPZ encroached by greater than 10% of their respective TPZ area, a level considered major and generally intolerable under AS4970 (2009).

Trees 2 and 4 have TPZ majorly encroached by the site's proposed driveway. Considering the compaction of the site's existing driveway, if the proposed driveway is installed at-grade, Trees 2 and 4 would be expected to remain viable throughout the works proposed within their TPZ. Within The TPZ of Trees 2 and 4:

- The proposed driveway must be installed at-grade, with no excavation of the existing soil profile for paving or subgrade.

Trees 5 and 6 have TPZ majorly encroached by the proposed dwelling's footprint. Considering:

- the relatively low encroachment of these trees TPZ (<20%) that is to a level considered as generally viable by Moore (2018) and,
- these tree's short habit that negates any requirement for the establishment of an SRZ

Trees 5 and 6 will not be adversely impacted by the works proposed within their TPZ and would remain viable if they were implemented.

It is recommended that:

- Prior to the commencement of any construction or demolition activities:
 - A Tree Protection Management Plan (TPMP) in accordance with AS4970 (2009) is prepared outlining the procedure for protecting any impacted trees throughout the implementation of the endorsed design.

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7 References

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8 Appendix 1: Site Map



Figure 2: Site Map – Existing Condition

9 Appendix 2: Tree Details

Table 5: Details of assessed trees

| Tree ID | Genus Species | Common Name | Species Origin | Height (m) | Crown Spread (m) | Total DBH (cm) | DAB (cm) | Health | Structure | Maturity | ULE (years) | Arboricultural Value |
|---------|--------------------------------|----------------------------|-------------------|------------|------------------|----------------|----------|--------|-----------|-------------|-------------|-----------------------|
| 1 | <i>Melaleuca styphelioides</i> | Prickly Paperbark | Australian Native | 11 | 8 | 70 | 74 | Good | Fair | Mature | 15 to 40 | Third Party Ownership |
| 2 | <i>Melaleuca linariifolia</i> | Snow in Summer | Australian Native | 7 | 6 | 42 | 43 | Fair | Fair | Mature | 15 to 40 | Third Party Ownership |
| 3 | <i>Pittosporum tenuifolium</i> | Kohuhu | Exotic | 7 | 6 | 20.59 | 21 | Fair | Fair | Mature | 5 to 15 | Low |
| 4 | <i>Leptospermum petersonii</i> | Lemon-scented Tea-tree | Australian Native | 4 | 3 | 12 | 15 | Good | Fair | Semi-mature | 5 to 15 | Third Party Ownership |
| 5 | <i>Callistemon viminalis</i> | Weeping Bottle Brush | Australian Native | 5 | 5 | 23.6 | 24 | Fair | Fair | Mature | 5 to 15 | Third Party Ownership |
| 6 | <i>Metrosideros excelsa</i> | New Zealand Christmas Tree | Exotic | 3 | 2 | 17.55 | 18 | Fair | Poor | Semi-mature | 5 to 15 | Third Party Ownership |
| 7 | <i>Citrus limon</i> | Lemon | Exotic | 4 | 2 | 5 | 7 | Good | Fair | Semi-mature | 15 to 40 | Low |
| 8 | <i>Yucca sp.</i> | Yucca | Exotic | 3 | 1 | 17 | 22 | Good | Fair | Semi-mature | 5 to 15 | Low |

10 Appendix 3: TPZ and SRZ details

Table 6: TPZ and SRZ details of assessed trees (AS4970 2009)

| Tree ID | Genus Species | Common Name | SRZ radius (m) AS4970 | TPZ radius (m) AS4970 | TPZ Area AS 4970 (m ²) |
|---------|--------------------------------|----------------------------|-----------------------|-----------------------|------------------------------------|
| 1 | <i>Melaleuca styphelioides</i> | Prickly Paperbark | 2.92 | 8.4 | 221.671 |
| 2 | <i>Melaleuca linariifolia</i> | Snow in Summer | 2.32 | 5.04 | 79.801 |
| 3 | <i>Pittosporum tenuifolium</i> | Kohuhu | 1.72 | 2.47 | 19.167 |
| 4 | <i>Leptospermum petersonii</i> | Lemon-scented Tea-tree | 1.5 | 2 | 12.566 |
| 5 | <i>Callistemon viminalis</i> | Weeping Bottle Brush | 1.82 | 2.83 | 25.161 |
| 6 | <i>Metrosideros excelsa</i> | New Zealand Christmas Tree | 1.61 | 2.11 | 13.987 |
| 7 | <i>Citrus limon</i> | Lemon | 1.5 | 2 | 12.566 |
| 8 | <i>Yucca sp.</i> | Yucca | 0 | 2 | 12.566 |

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11 Appendix 4: TPZ, SRZ and Encroachment Map

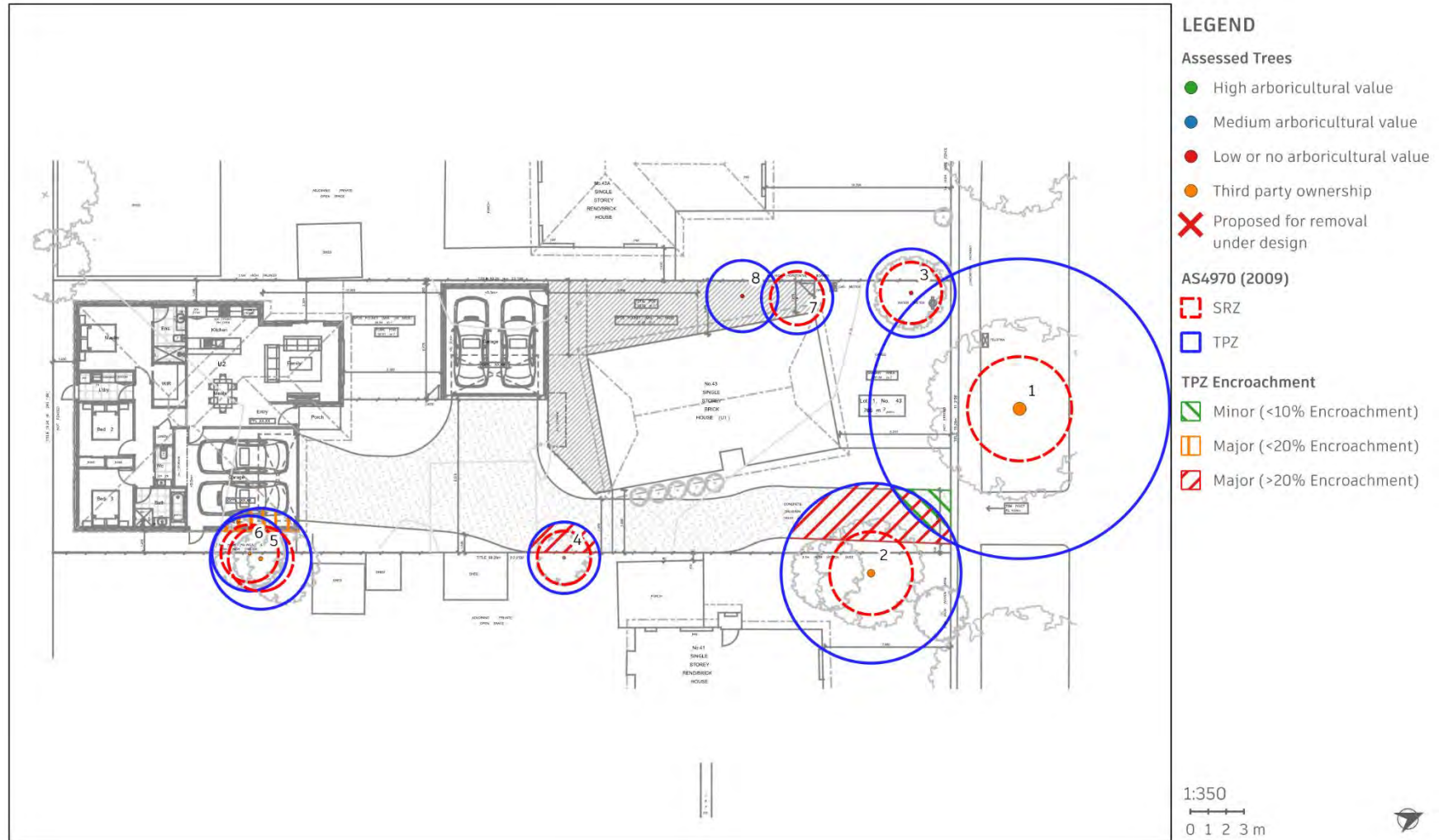


Figure 3: TPZ, SRZ and Encroachment Map

12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4



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Tree ID: 5



Tree ID: 6



Tree ID: 7



Tree ID: 8



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13 Appendix 6: Data Definitions

DBH (Diameter at Breast Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2009).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2009)

Health summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

Structure summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

Maturity summarises the life stage of the tree.

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Significance indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

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Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

Low -

- The tree is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

Arboricultural Value is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 7).

Table 7: Matrix for the calculation of Arboricultural Value

| ULE | Significance Value | | | | |
|-------------|--------------------|--------|------|---------------------------|-----------------------|
| | High | Medium | Low | Dead/Irreversible Decline | Third Party Ownership |
| >40 years | High | Medium | Low | Low | Third Party Ownership |
| 15-40 years | High | Medium | Low | Low | Third Party Ownership |
| 5-15 years | High | Medium | Low | None | Third Party Ownership |
| <5 years | Medium | Low | None | None | Third Party Ownership |
| 0 years | Low | None | None | None | Third Party Ownership |

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

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14 Appendix 7: Tree Protection Zones and Encroachment

14.1 Structural Root Zones (SRZ)

SRZs are an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2009) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

14.2 Tree Protection Zone (TPZ)

A Tree Protection Zone (TPZ) is considered one of the most effective ways to ensure the retention of trees throughout development. The aim of a TPZ is to secure the space around the tree so that no above or below ground activities or developments can affect the integrity of the tree's root system or above ground parts.

AS 4970 (2009) provides a method for calculating the standard area of TPZ's. For all broadleaf trees, the radius of the TPZ is calculated as:

$$12 * DBH$$

For grass like trees such as palms or tree ferns; TPZs are calculated as:

$$\text{Radius of extent of canopy} + 1\text{m,}$$

Dead trees are attributed a TPZ of the same size as their SRZ as only their stability can now be protected and not their vigour

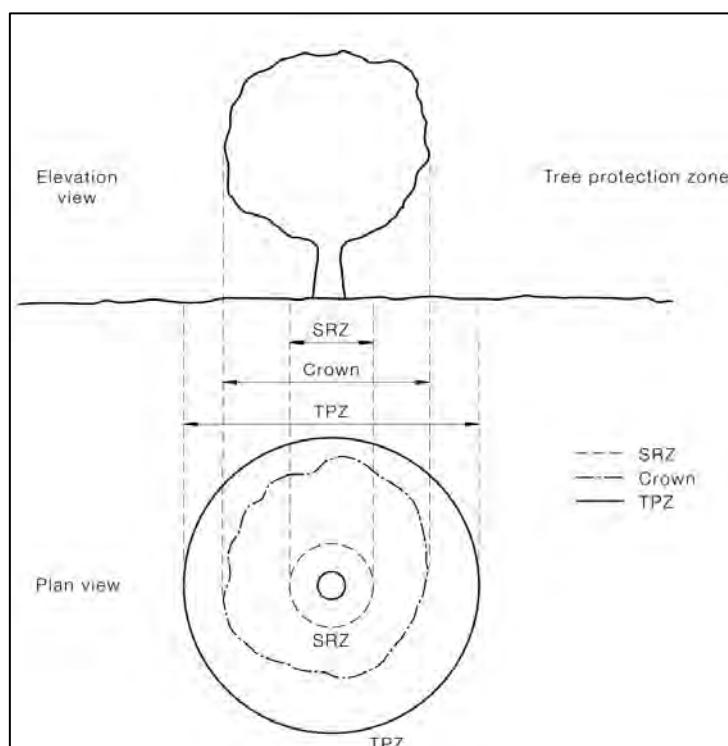


Figure 4: Diagram of TPZ and SRZ (AS 4970 2009)

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14.2.1 TPZ Encroachment:

AS 4970 (2009) allows the extents of 'calculated' TPZs to be varied, under certain conditions, to allow varying levels encroachment into TPZs. Encroachment is the term given to the level of impact of the footprint of a disturbance (such as a development or construction activity) on the calculated TPZ of a tree. Two levels of encroachment are classified within AS 4970:

14.2.1.1 Minor Encroachment

Where encroachment of a respective TPZ is limited to less than 10% of a TPZs area it is termed 'Minor Encroachment'. Minor encroachment and corresponding variations to a TPZ is considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ.

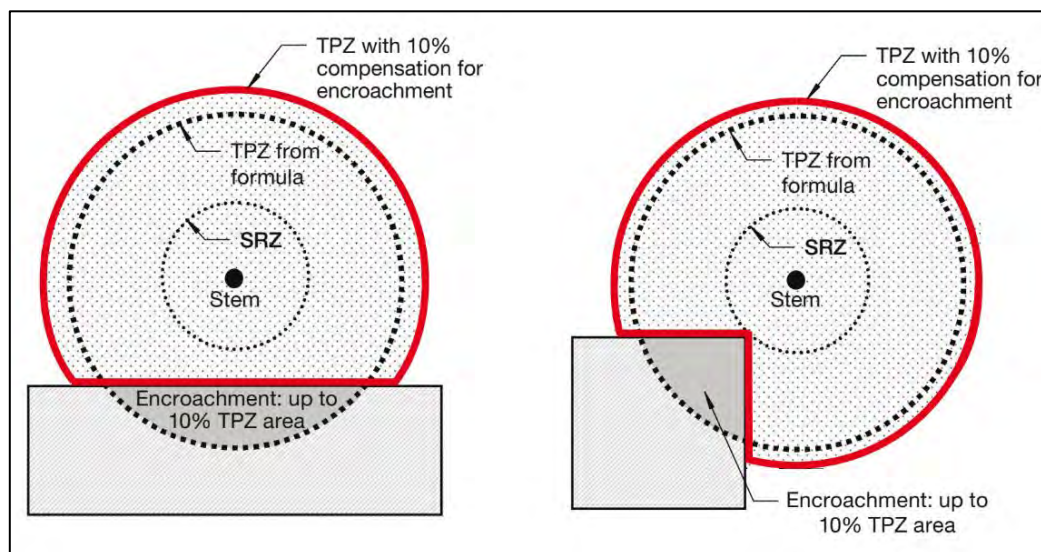


Figure 5: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

14.2.1.2 Major Encroachment

Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed 'Major Encroachment'. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Regardless of encroachment, final TPZs and tree protection requirements should be clear to all parties during the entire construction process. Ideally all tree protection requirements should be outlined within a Tree Protection Management Plan (TPMP), prepared by a suitably qualified arborist, prior to the commencement of any construction activities

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14.2.2 Tree Protection Fencing

Tree protection fencing should be installed around the final area of the TPZs of trees to be retained. Fencing should always be installed before the commencement of any construction activities and secured for the life of the construction. TPZ fencing should consist of chain mesh fencing of a minimum of 1.8m in height connected by temporary concrete footings. Where applicable, a finer mesh such as shade cloth should be applied to prevent airborne contaminants entering the TPZ. Warning signs should be erected at regular intervals along the entire length of any TPZ fencing.

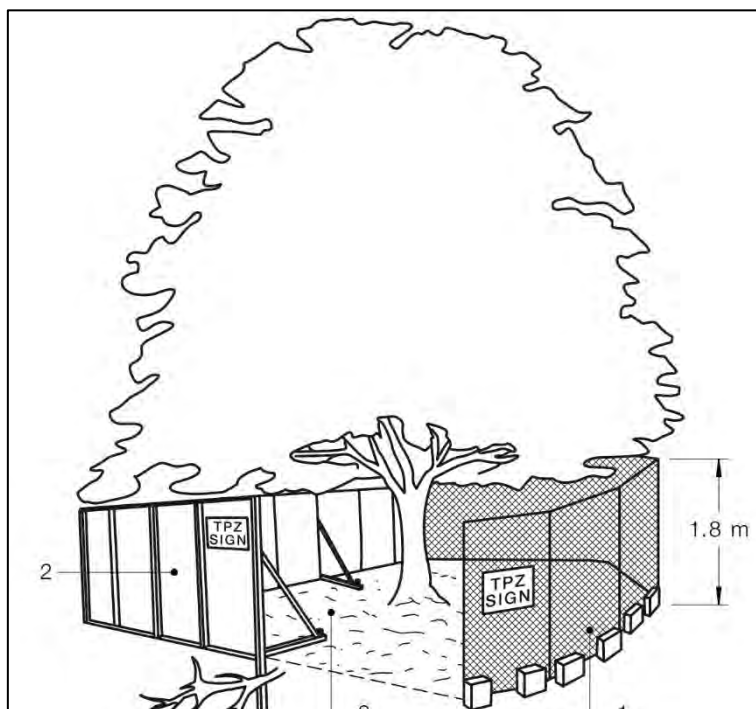


Figure 6: Examples of TPZ fencing (AS 4970 2009)

If the installation of tree protection fencing is not possible; alternative methods for protection of above and below grounds tree parts such a ground protection and physical barriers can be considered at the discretion of the project arborist.

14.2.2.1 General Tree Protection Guidelines

The following recommendations have been provided to as best practice guidelines to the establishment of a TPZ during the length of construction activities.

Exclude the following from taking place within any TPZ (adapted from AS 4970-2009):

- built structures or hard landscape features (i.e. paving, retaining walls)
- materials storage (i.e. equipment, fuel, building waste or rubble)
- soil disturbance (i.e. stripping or grade changes)
- excavation works including soil cultivation (specifically surface-dug trenches for underground utilities)
- placement of fill
- lighting of fires
- preparation of chemicals, including preparation of cement products
- pedestrian or vehicular access (i.e. pathways).

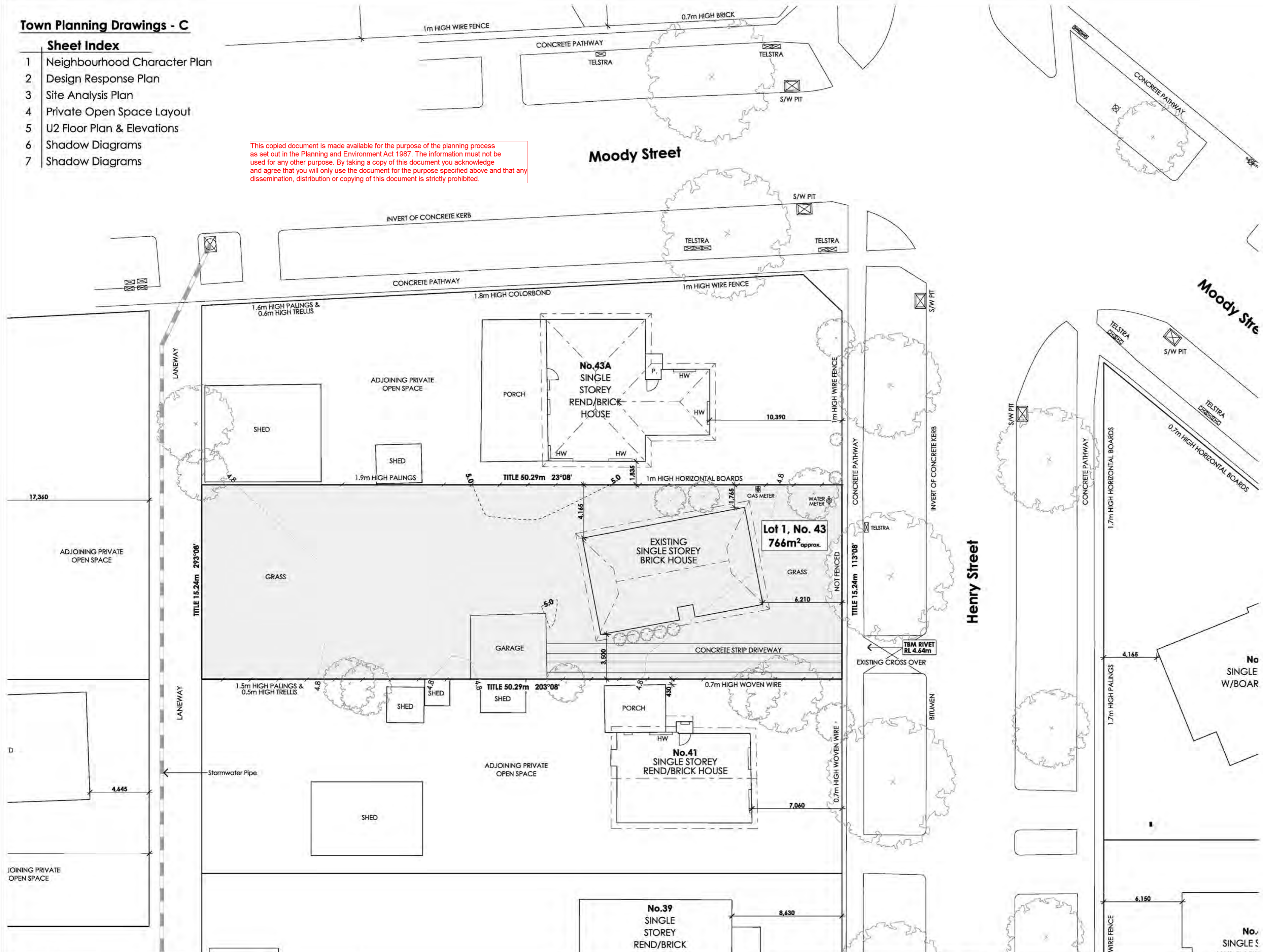
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Town Planning Drawings - C

Sheet Index

- 1 Neighbourhood Character Plan
- 2 Design Response Plan
- 3 Site Analysis Plan
- 4 Private Open Space Layout
- 5 U2 Floor Plan & Elevations
- 6 Shadow Diagrams
- 7 Shadow Diagrams

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Legend

| | |
|--------|---|
| P.S | PRIMARY SCHOOL: APPROX 400m TO KOO WEE RUP PRIMARY SCHOOL |
| S.S | SECONDARY SCHOOL: APPROX. 700m TO KOO WEE RUP SECONDARY SCHOOL |
| | PARKS: APPROX. 300m TO O'RIORDIAN PARK |
| | SHOPS: APPROX. 400m TO WOOLWORTHS SHOPPING CENTRE |
| | BUS STOP / RAILWAY STATION 650m TO BUS STOP KOO WEE RUP BUS INTERCHANGE/ROSSITER RD |
| | EXISTING TREES |
| | OVERHEAD POWERLINES |
| S/S | SINGLE STOREY RESIDENCE |
| D/S | DOUBLE STOREY RESIDENCE |
| B/V | BRICK VENEER CONSTRUCTION |
| W/B | WEATHERBOARD |
| L/C | LIGHTWEIGHT CLADDING |
| T/R | CONCRETE TILED ROOF |
| CB/R | COLORBOND / TIN ROOF |
| SHED | SHED |
| HAB. | HABITABLE ROOM WINDOW |
| N.HAB | NON - HABITABLE ROOM WINDOW |
| P.O.S. | PRIVATE OPEN SPACE |

SURVEYING LEGEND

| | | | | | |
|--|------------------|--|---------------|--|------------------|
| | - GRATE | | - PIT | | - LIGHT POLE |
| | - SEWER PIT | | - TELSTRA PIT | | - EXISTING TREES |
| | - SIDE ENTRY PIT | | - POWER POLE | | - DRAINAGE PIT |
| | - VALVE | | - SIGN | | - ELEC. PIT |
| | - HYDRANT | | | | |

NOTE:
 - LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED ON GPS (MELBpos) +0.1m
 - SURVEY PROVIDED BY NOBELIUS LAND SURVEYORS - DATE OF SURVEY : 02/03/2013 SURV. REF. NO. S11
 - TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES. USE QUOTED SETBACKS ONLY

DRAWING NAME:
Neighbourhood Character Plan

DESIGN TYPE:
Custom Design

PROJECT:
Proposed Second Dwelling

AT:
Lot 1, No. 43 Henry Street,
Koo Wee Rup 3981

| | | | |
|---------------|-------------------|--------------------|--|
| Areas | | | |
| U1 Residence: | 100.28 sqm | (10.79 sqs) | |
| U1 Garage: | 38.69 sqm | (4.16 sqs) | |
| Total: | 138.97 sqm | (14.95 sqs) | |

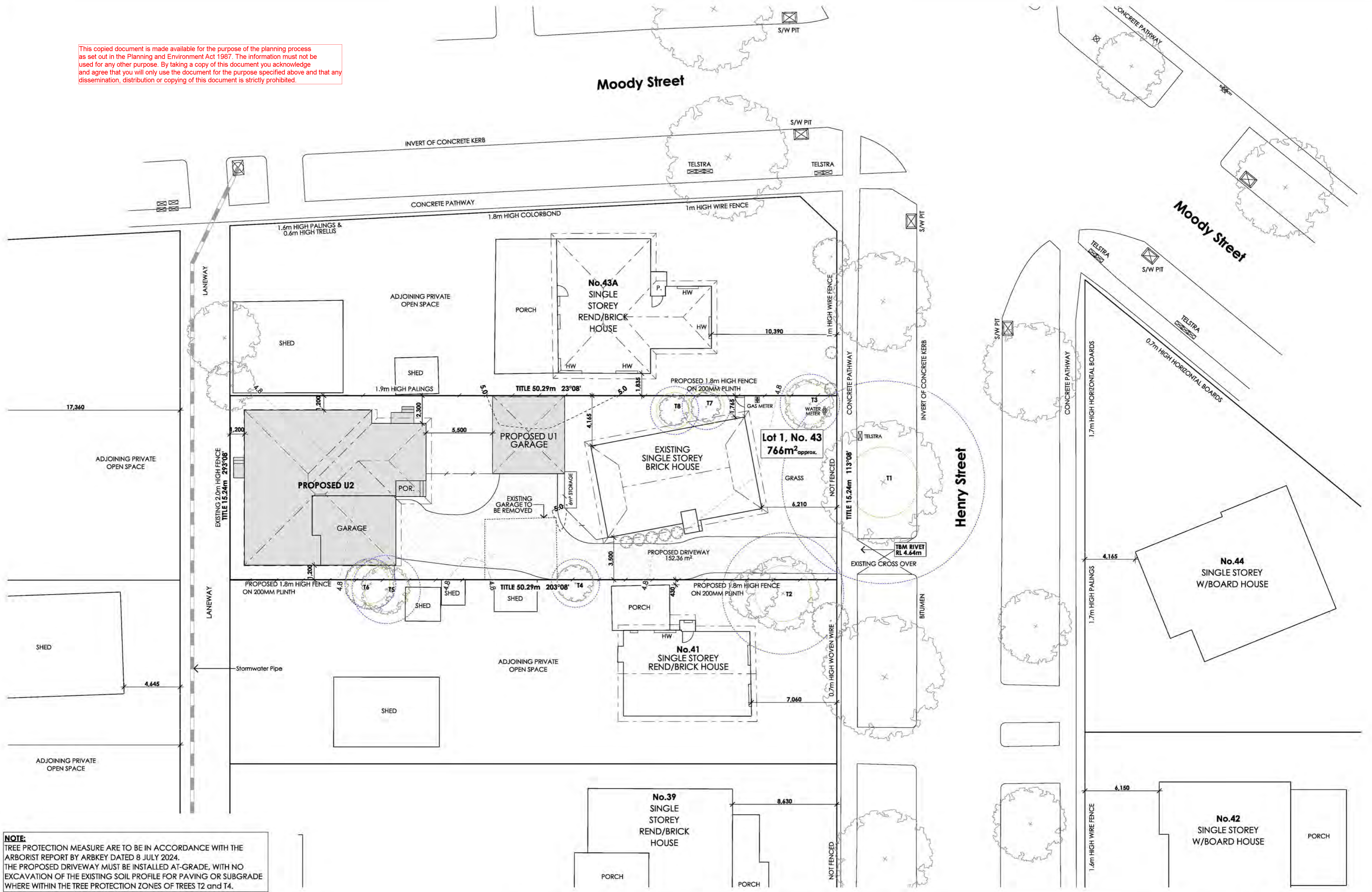
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|---------------|-------------------|--------------------|--|
| Areas | | | |
| U2 Residence: | 132.74 sqm | (14.29 sqs) | |
| U2 Garage: | 38.10 sqm | (4.10 sqs) | |
| U2 Porch: | 3.06 sqm | (0.33 sqs) | |
| Total: | 173.90 sqm | (18.72 sqs) | |

| | | |
|------|---------|---|
| C | Jan '25 | Town Planning Planning Changes - Add note as per planners request |
| B | Nov '24 | Town Planning Planning Changes- as per RFI |
| A | Jul '24 | Town Planning Submission |
| ISS: | DATE: | AMENDMENTS: |

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| SCALE | 1:200 |
| SIZE: | A2 |
| DRAWN: | LT |
| REV | TP_C |
| SHEET: | 1 of 7 |
| DATE: | January 2025 |

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NOTE:
 TREE PROTECTION MEASURE ARE TO BE IN ACCORDANCE WITH THE ARBORIST REPORT BY ARBKEY DATED 8 JULY 2024.
 THE PROPOSED DRIVEWAY MUST BE INSTALLED AT-GRADE, WITH NO EXCAVATION OF THE EXISTING SOIL PROFILE FOR PAVING OR SUBGRADE WHERE WITHIN THE TREE PROTECTION ZONES OF TREES T2 and T4.

| | |
|--|---|
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| DESIGN TYPE: Custom Design | ALL: Lot 1, No. 43 Henry Street, Koo Wee Rup 3981 |

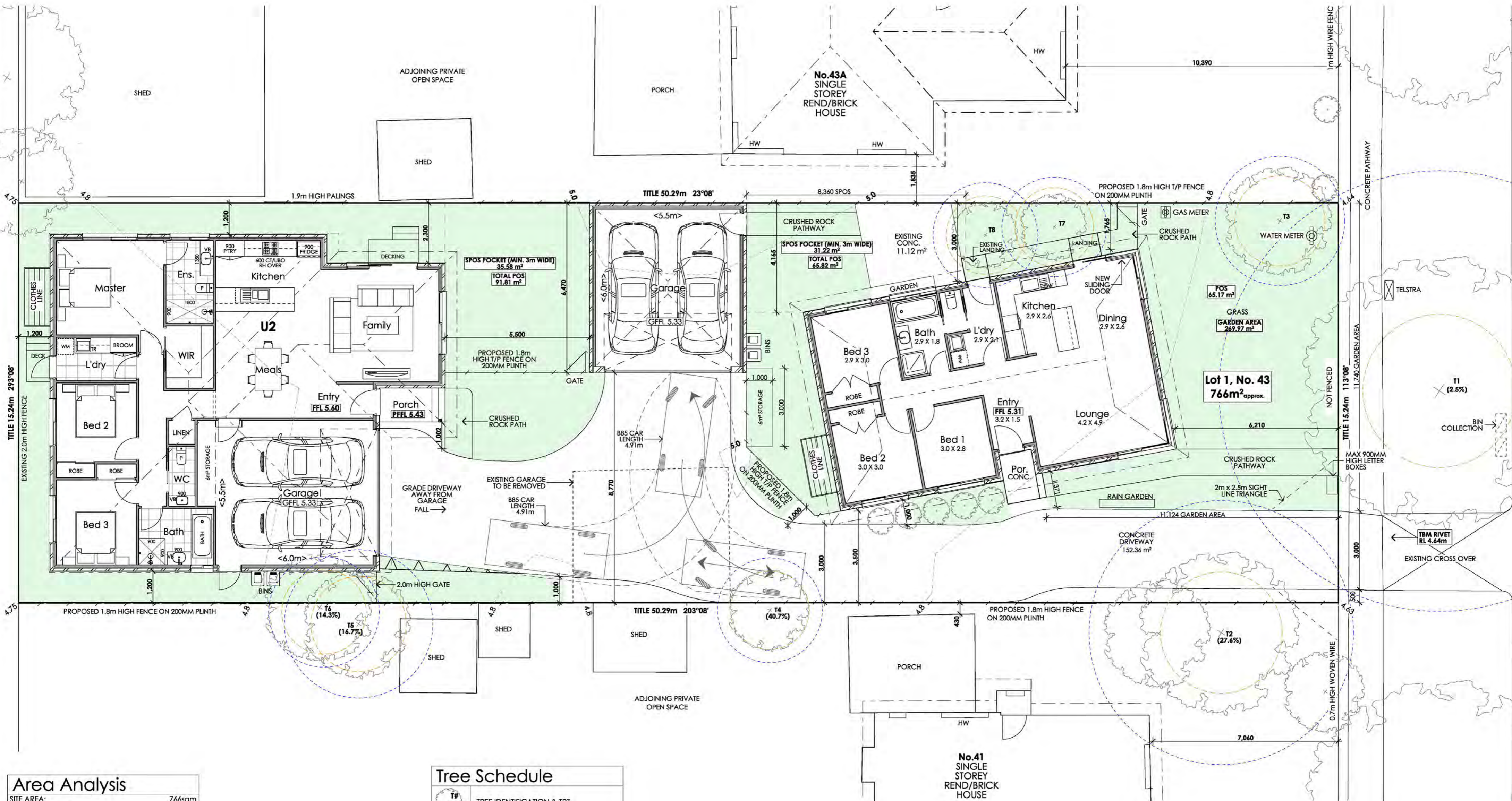
| Areas | |
|---------------|-------------------------------|
| U1 Residence: | 100.28 sqm (10.79 sqs) |
| U1 Garage: | 38.69 sqm (4.16 sqs) |
| Total: | 138.97 sqm (14.95 sqs) |

| Areas | |
|---------------|-------------------------------|
| U2 Residence: | 132.74 sqm (14.29 sqs) |
| U2 Garage: | 38.10 sqm (4.10 sqs) |
| U2 Porch: | 3.06 sqm (0.33 sqs) |
| Total: | 173.90 sqm (18.72 sqs) |

| | | |
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Area Analysis

| | |
|------------------------------|--------------|
| SITE AREA: | 766sqm |
| UNIT 1 TOTAL AREA | 139sqm |
| UNIT 2 TOTAL AREA | 174sqm |
| TOTAL BUILDING FOOTPRINT: | 313sqm |
| SITE COVERAGE: | 40.8% |
| TOTAL DRIVEWAY AREA: | 152sqm |
| TOTAL HARD SURFACE COVERAGE: | 465sqm (60%) |
| UNIT 1 TOTAL POS | 132sqm |
| UNIT 2 TOTAL POS | 92sqm |
| PERMEABLE SURFACE: | 300sqm (39%) |
| GARDEN AREA: | 270sqm (35%) |

GREEN DENOTES 'GARDEN AREA' = 270SQM (35%) MINIMUM 1.0M IN WIDTH

Tree Schedule

| | |
|---------|----------------------------|
| T# (XX) | TREE IDENTIFICATION & TPZ |
| (SRZ) | STRUCTURAL ROOT ZONE (SRZ) |
| (TPZ) | TREE PROTECTION ZONE (TPZ) |

REFER TO ARBORIST REPORT FOR FURTHER INFORMATION

NOTE:
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| | |
|---------------|--|
| DRAWING NAME: | Site Analysis Plan |
| PROJECT: | Proposed Second Dwelling |
| DESIGN TYPE: | Custom Design |
| AT: | Lot 1, No. 43 Henry Street, Koo Wee Rup 3981 |

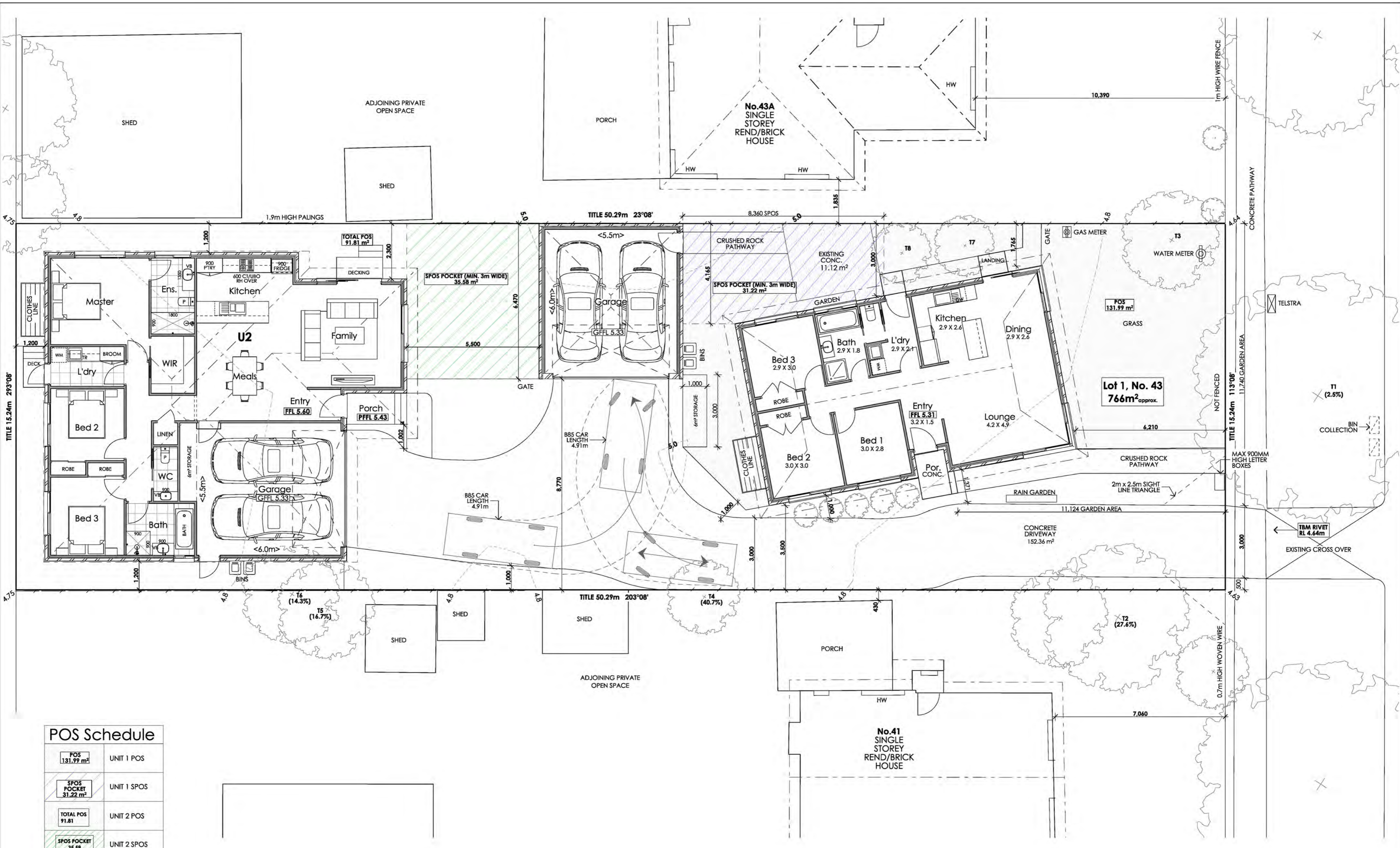
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|---------------|-------------------|--------------------|
| Areas | | |
| U1 Residence: | 100.28 sqm | (10.79 sqs) |
| U1 Garage: | 38.69 sqm | (4.16 sqs) |
| Total: | 138.97 sqm | (14.95 sqs) |

| | | |
|---------------|-------------------|--------------------|
| Areas | | |
| U2 Residence: | 132.74 sqm | (14.29 sqs) |
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| U2 Porch: | 3.06 sqm | (0.33 sqs) |
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| | | |
|------|---------|---|
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| A: | Jul '24 | Town Planning Submission |
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| SHEET: | 3 of 7 |
| DATE: | January 2025 |

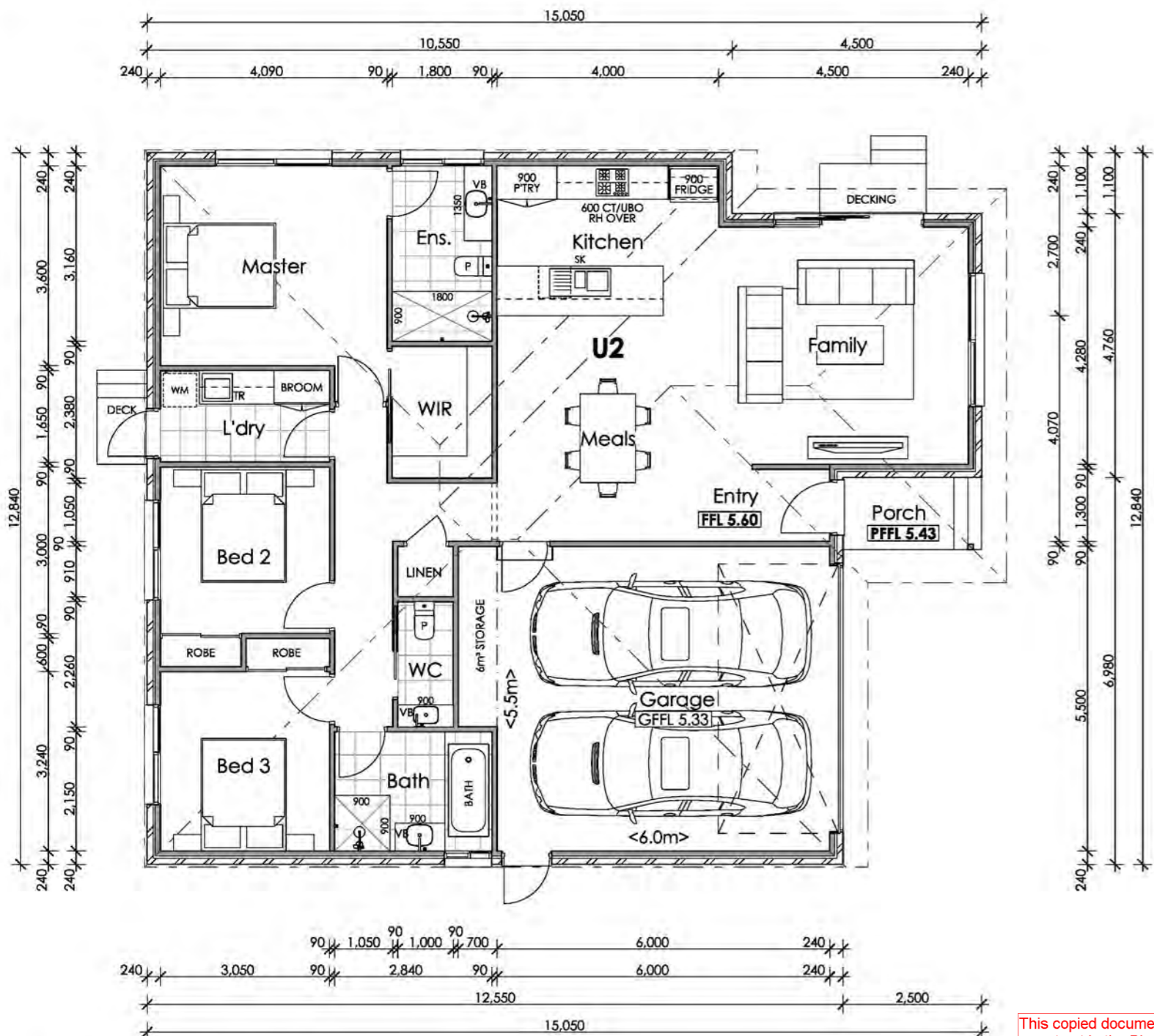
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POS Schedule

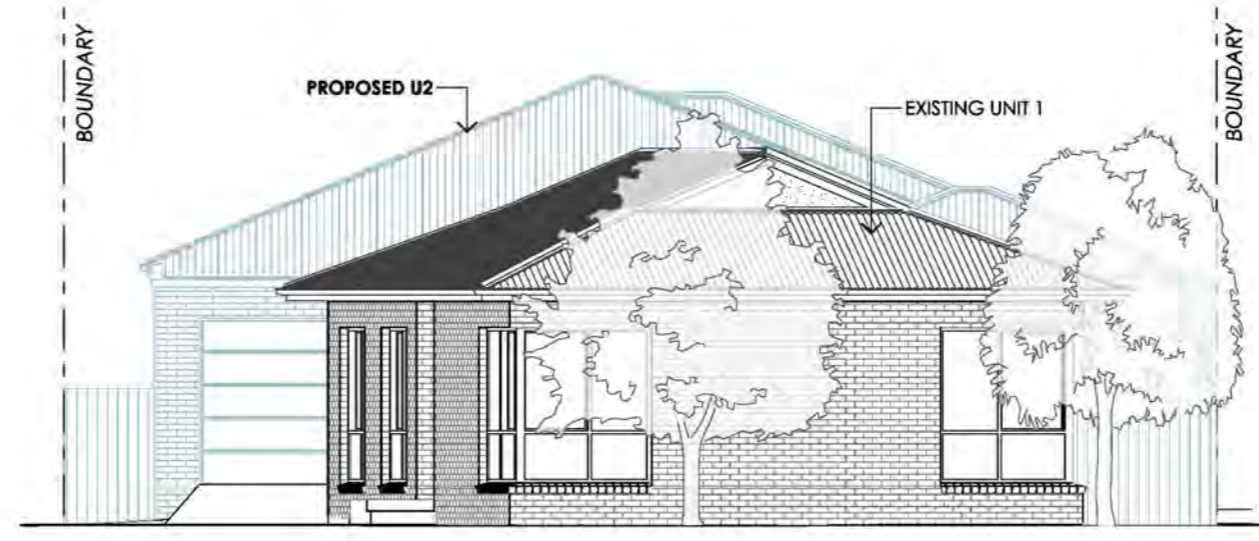
| | |
|-------------------------------------|-------------|
| POS 131.99 m ² | UNIT 1 POS |
| SPOS POCKET 31.22 m ² | UNIT 1 SPOS |
| TOTAL POS 91.81 | UNIT 2 POS |
| SPOS POCKET 35.58 | UNIT 2 SPOS |

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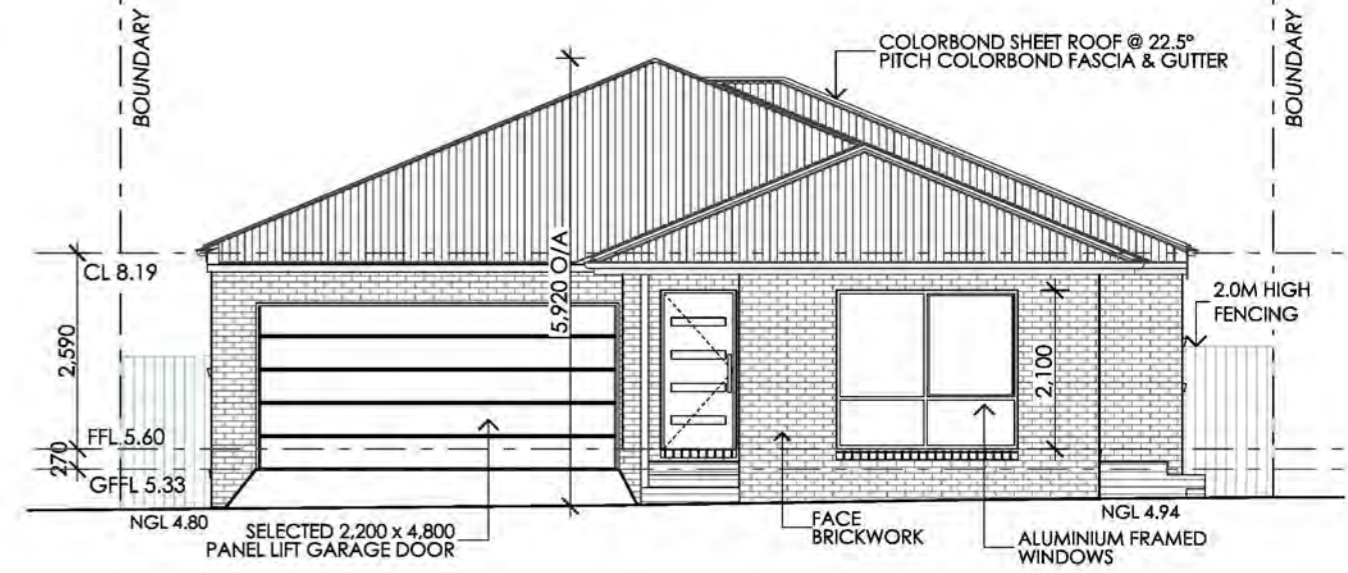


Floor Plan - Ground 1:100

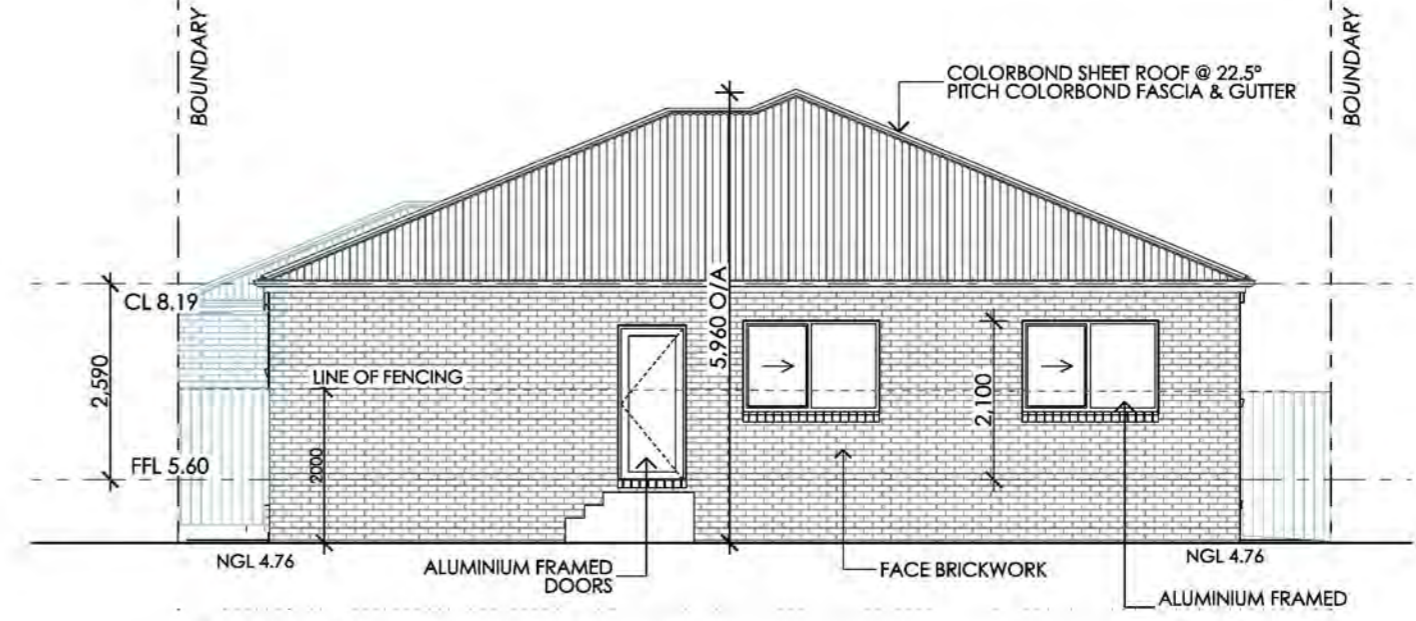
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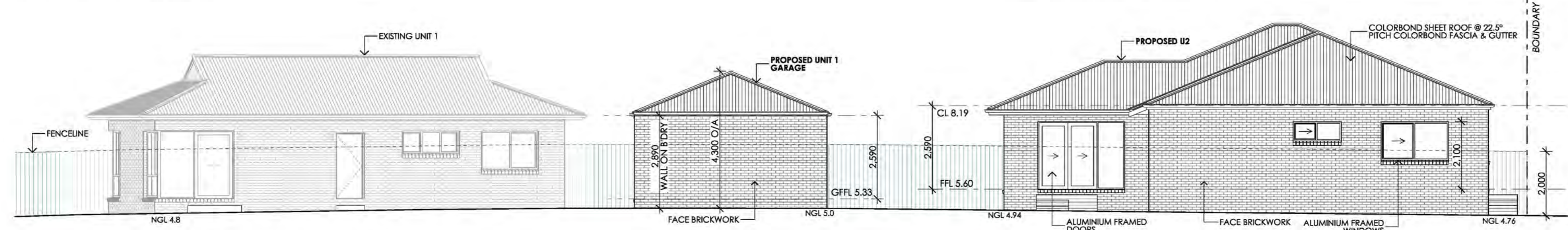
North - East U1 Elevation 1:100



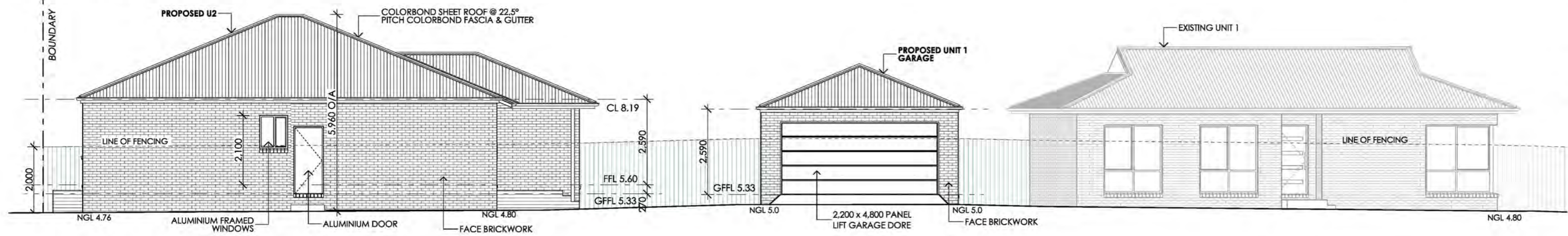
North - East Elevation 1:100



South - West Elevation 1:100



North - West Elevation 1:100



South - East Elevation 1:100

| Colour Schedule | |
|-----------------|-------------------------------------|
| | COLORBOND ROOF: 'MONUMENT' |
| | COLORBOND FASCIA/GUTTER: 'MONUMENT' |
| | FACE BRICKWORK: LIGHT GREY BRICKS |
| | GARAGE DOOR: 'SHALE GREY' |
| | WINDOW FRAMES: 'MONUMENT' |
| | DRIVEWAY: PLAIN CONCRETE |

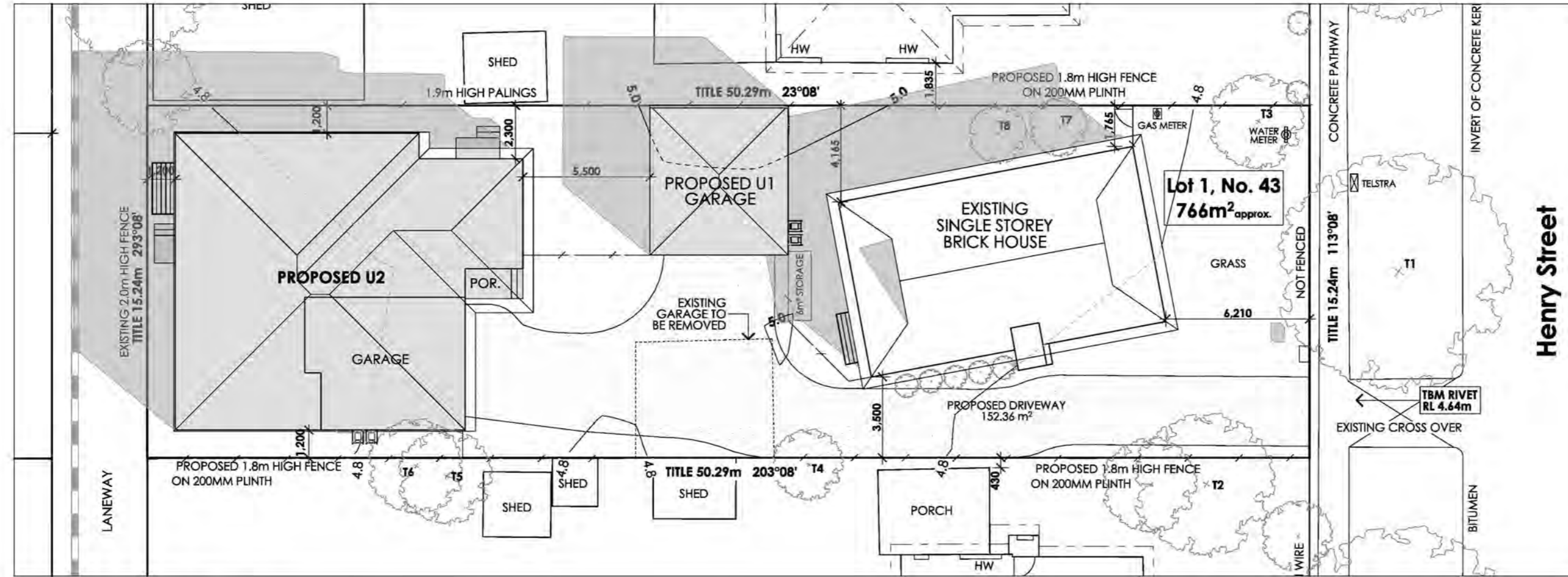
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| DRAWING NAME: U2 Floor Plan & Elevations | PROJECT: Proposed Second Dwelling |
| DESIGN TYPE: Custom Design | AT: Lot 1, No. 43 Henry Street, Koo Wee Rup 3981 |

| Areas | |
|---------------|-------------------------------|
| U1 Residence: | 100.28 sqm (10.79 sqs) |
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| Total: | 138.97 sqm (14.95 sqs) |

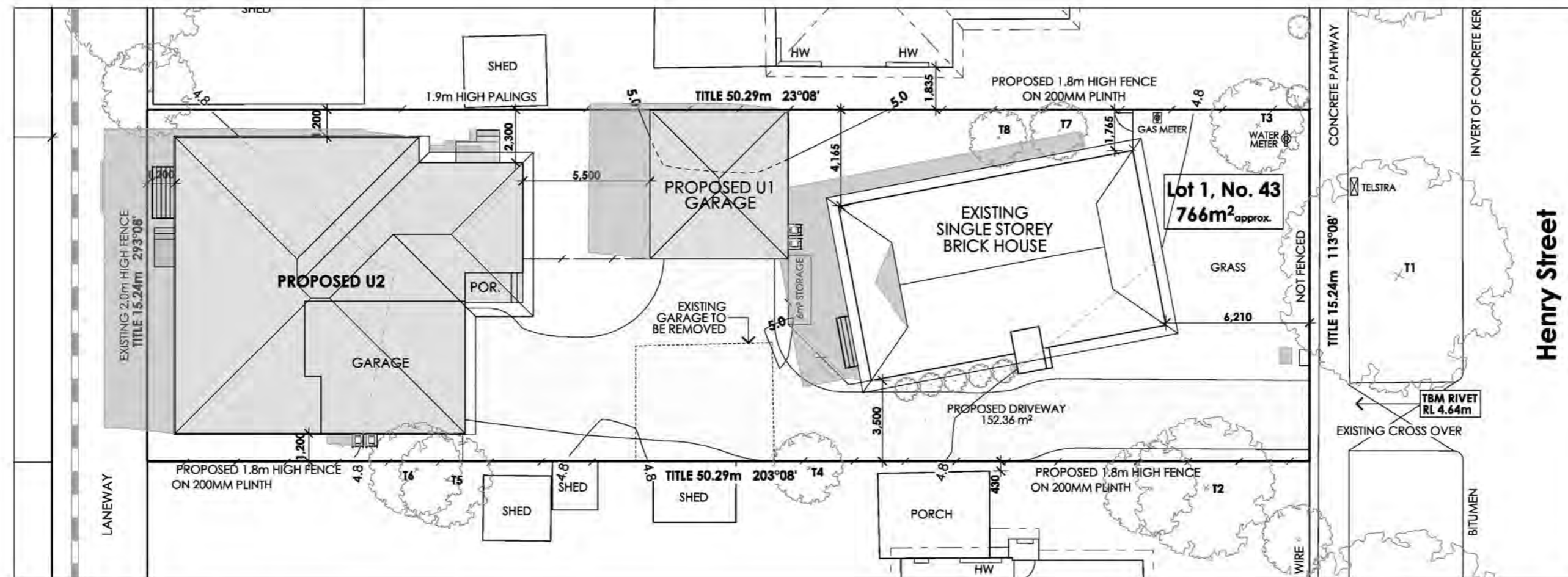
| Areas | |
|---------------|-------------------------------|
| U2 Residence: | 132.74 sqm (14.29 sqs) |
| U2 Garage: | 38.10 sqm (4.10 sqs) |
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| Total: | 173.90 sqm (18.72 sqs) |

| | | |
|------------------|-----------------------|--------------|
| SCALE: 1:100 | DRAWN: LT | REV: TP_C |
| SIZE: A2 | DATE: January 2025 | |
| SHEET: 5 of 7 | | |

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Sep 22 - 9am 1:200



Sep 22 - 11am 1:200

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DRAWING NAME:
Shadow Diagrams

DESIGN TYPE:
Custom Design

PROJECT:
Proposed Second Dwelling

Lot 1, No. 43 Henry Street,
Koo Wee Rup 3981

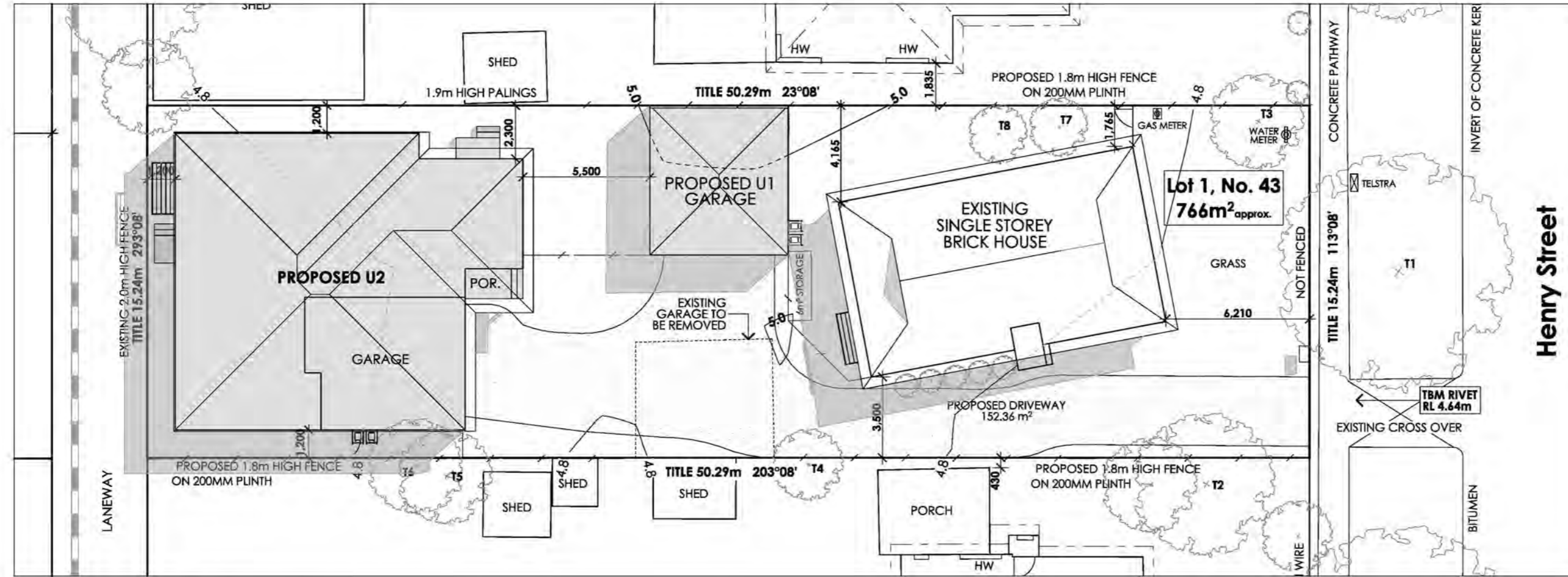
| Areas | | |
|---------------|-------------------|--------------------|
| U1 Residence: | 100.28 sqm | (10.79 sqs) |
| U1 Garage: | 38.69 sqm | (4.16 sqs) |
| Total: | 138.97 sqm | (14.95 sqs) |

| Areas | | |
|---------------|-------------------|--------------------|
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| U2 Porch: | 3.06 sqm | (0.33 sqs) |
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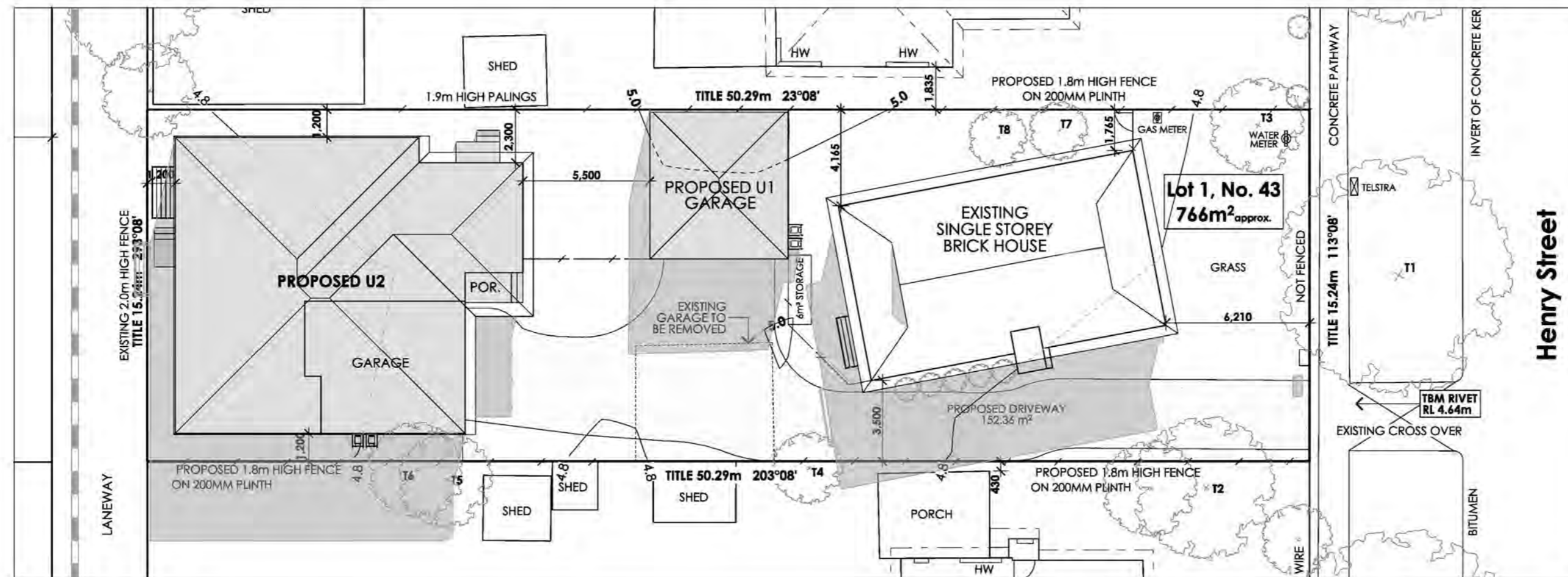
| REV | DATE | AMENDMENTS |
|------|---------|---|
| C | Jan '25 | Town Planning Planning Changes - Add note as per planners request |
| B | Nov '24 | Town Planning Planning Changes- as per RFI |
| A | Jul '24 | Town Planning Submission |
| ISS: | DATE: | AMENDMENTS: |

| | |
|--------|--------------|
| SCALE | 1:200 |
| SIZE: | A2 |
| SHEET: | 6 of 7 |
| DRAWN: | LT |
| DATE: | January 2025 |
| REV | TP_C |

JDESIGN Group
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A: 2 Hopetoun Street, Inverloch
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Registered Builder
CDBU-68240



Sep 22 - 1pm 1:200



Sep 22 - 3pm 1:200

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DRAWING NAME:
Shadow Diagrams

DESIGN TYPE:
Custom Design

PROJECT:
Proposed Second Dwelling

AT:
Lot 1, No. 43 Henry Street,
Koo Wee Rup 3981

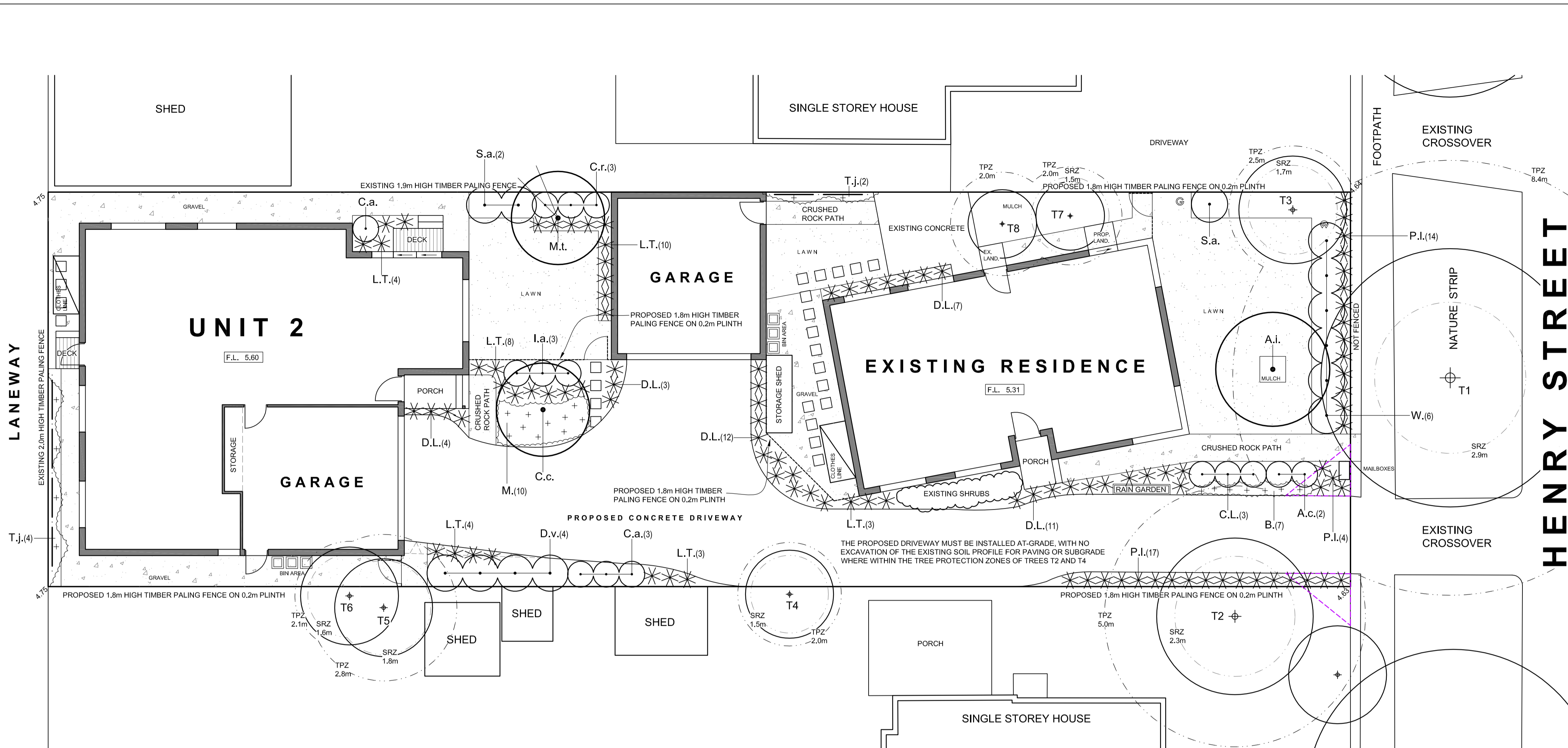
| Areas | | |
|---------------|-------------------|--------------------|
| U1 Residence: | 100.28 sqm | (10.79 sqs) |
| U1 Garage: | 38.69 sqm | (4.16 sqs) |
| Total: | 138.97 sqm | (14.95 sqs) |

| Areas | | |
|---------------|-------------------|--------------------|
| U2 Residence: | 132.74 sqm | (14.29 sqs) |
| U2 Garage: | 38.10 sqm | (4.10 sqs) |
| U2 Porch: | 3.06 sqm | (0.33 sqs) |
| Total: | 173.90 sqm | (18.72 sqs) |

| SCALE | |
|--------------|---|
| 1:200 | |
| SIZE: | |
| A2 | |
| SHEET: | |
| 7 of 7 | |
| DATE: | |
| January 2025 | |
| AMENDMENTS: | |
| C | Jan '25 Town Planning Planning Changes - Add note as per planners request |
| B | Nov '24 Town Planning Planning Changes- as per RFI |
| A | Jul '24 Town Planning Submission |
| ISS: | DATE: |

| SCALE | | |
|--------------|---------|---|
| 1:200 | | |
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| 7 of 7 | | |
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LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS / EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED TUFTING PLANTS
- PROPOSED GROUND COVERS
- PROPOSED CLIMBERS
- GRASSED AREA
- GRAVEL SURFACE
- SELECTED PAVERS
- 2.5m x 2.0m VISIBILITY SPLAY CONTAINING NO OBSTRUCTIONS HIGHER THAN 0.9m

NOTES

EXISTING TREES: Existing trees to remain are to be adequately protected during site works. Tree protection measures are to be in accordance with Australian Standard AS4970-2009 Protection of Trees on Development Sites.

TOPSOIL: Soil, if imported to the site is to be screened and free from perennial weeds. Cultivate existing site soil to 200mm depth. To garden areas spread imported topsoil to a lightly rolled depth of 150mm over cultivated site soil. To lawn areas spread imported topsoil to lightly rolled depth of 100mm. Imported topsoil to be a 70/30 mix of screened topsoil and organic compost, pH range 6-7. Apply gypsum where necessary.

TREES: All canopy trees to be a minimum 2.0 metres tall when planted.

PLANTS AND PLANTING: All plants to be healthy disease-free specimens. Over-excavate all plant holes by at least twice pot volume. Spread a slow release fertiliser to each plant hole at the manufacturers specifications. Stake and tie trees by two 2100x32x32 pointed stakes and large shrubs with one 1800x25x25 pointed stake. All ties to be flexible rubber or canvas ties in 'figure 8' configuration. Immediately after planting, water-in all plants and maintain regular follow-up watering during establishment period.

CLIMBERS: Where climbing plants have been located adjacent to fencing, the fencing is to be provided with 100x100x2mm galvanised garden-mesh or similar, stapled to the fence with galvanised staples.

LAWN: Soil to finish as a lightly rolled layer 8mm above adjacent paved surfaces, or plinth board. Spread lawn seed at the rate of 40gms/m squared. For instant turf grass finish top soil as lightly rolled layer flush to adjacent paved surfaces. Ensure seed bed and instant turf areas are kept moist during the establishment period.

EDGING: Separate garden bed, gravel and lawn areas by a 100x20 C.C.A. treated pine plinth board pegged at 1200mm centres, or similar hard edging.

MULCH: After planting spread shredded pinewood mulch to a depth of 75mm to all garden beds.

MAINTENANCE: Maintain all garden beds in a neat and tidy condition. Regularly water garden beds and lawn areas during establishment period and during dry spells. Eradicate any weed growth.

DISCLAIMER: Bradbury Culina shall not be liable for any damage caused to the existing vegetation retained on and surrounding the site, it is the sole responsibility of the owner or builder. It is the Landscape Contractor's responsibility to locate and prove all services prior to undertaking works and various authorities are to be notified. Should any existing services be damaged during construction works, the contractor shall make arrangement for repairs. All costs for this shall be borne by the contractor.

PLANTING SCHEDULE

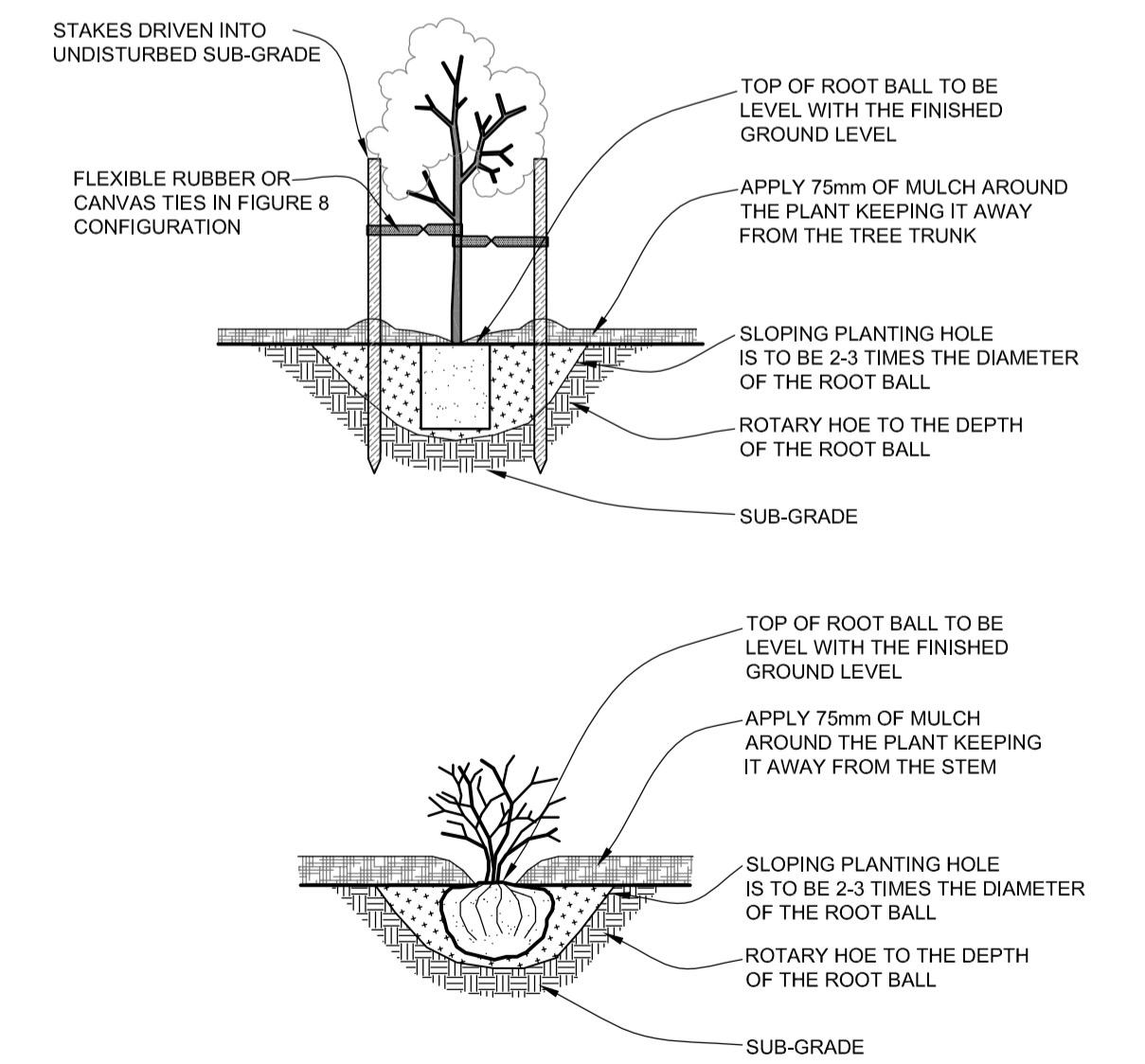
| CODE | BOTANICAL NAME | COMMON NAME | HEIGHT* | WIDTH* | POT SIZE | QTY |
|--|---------------------------------|---------------------------|---------|--------|----------|-----|
| EVERGREEN TREES | | | | | | |
| A.i. | Acacia implexa | Lightwood | 8m | 4-5m | 2m TALL | 1 |
| C.c. | Corymbia citriodora 'Scentuous' | Dwarf Lemon Scented Gum | 7m | 3-4m | 2m TALL | 1 |
| DECIDUOUS TREES | | | | | | |
| M.t. | Malus tschonoskii | Upright Crab Apple | 7m | 4m | 2m TALL | 1 |
| SHRUBS | | | | | | |
| A.c. | Acacia cognata 'Mini Cog' | Wattle 'Mini Cog' | 0.8m | 1.2m | 150mm | 2 |
| C.a. | Correa alba | White Correa | 1.2m | 1m | 150mm | 4 |
| C.L. | Callistemon 'Little John' | Bottlebrush 'Little John' | 1m | 1m | 150mm | 3 |
| C.r. | Correa reflexa | Common Correa | 1.2m | 1.2m | 150mm | 3 |
| D.v. | Dodonaea viscosa 'Purpurea' | Purple Sticky Hop-Bush | 3m | 1.5m | 200mm | 4 |
| I.a. | Indigofera australis | Austral Indigo | 1m | 1m | 150mm | 3 |
| S.a. | Syzygium australe 'Elite' | Lilly Pilly 'Elite' | 3m | 1.5m | 200mm | 3 |
| W. | Westringia 'Wynabbie Gem' | Native Rosemary | 1.5m | 1.5-2m | 200mm | 6 |
| GROUNDCOVERS AND TUFTING PLANTS | | | | | | |
| B. | Brachyscome multifida 'Purple' | Cut Leaf Daisy 'Purple' | 0.3m | 0.6m | 100mm | 7 |
| D.L. | Dianella 'Little Jess' | Flax Lily 'Little Jess' | 0.4m | 0.5m | 150mm | 37 |
| L.T. | Lomandra longifolia 'Tanika' | Mat-Rush 'Tanika' | 0.6m | 0.7m | 150mm | 32 |
| M. | Myoporum parvifolium | Creeping Boobialla | 0.1m | 1m | 100mm | 10 |
| P.I. | Poa labillardieri | Common Tussock Grass | 0.7m | 0.7m | 150mm | 35 |
| CLIMBERS | | | | | | |
| T.j. | Trachelospermum jasminoides | Star Jasmine | 2m | 2m | 150mm | 6 |

* Denotes height and width at maturity

EXISTING VEGETATION

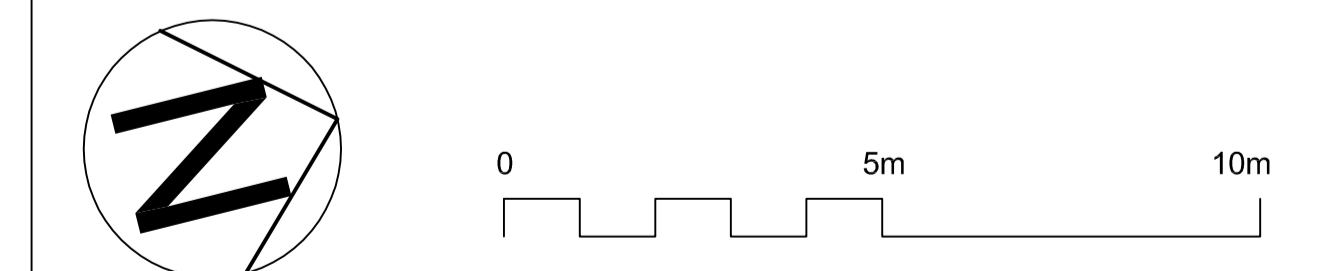
| CODE | BOTANICAL NAME | SIZE (H x W) | STATUS |
|------|-------------------------|--------------|--------|
| T1 | Melaleuca styphelioides | 11x8m | Retain |
| T2 | Melaleuca linarifolia | 7x6m | Retain |
| T3 | Pittosporum tenuifolium | 7x6m | Retain |
| T4 | Leptospermum petersonii | 4x3m | Retain |
| T5 | Callistemon viminalis | 5x5m | Retain |
| T6 | Metrosideros excelsa | 3x2m | Retain |
| T7 | Citrus limon | 4x2m | Retain |
| T8 | Yucca spp. | 3x1m | Retain |

Tree protection measures are to be in accordance with the arborist report by Arbkey dated 8 July 2024. The proposed driveway must be installed at-grade, with no excavation of the existing soil profile for paving or subgrade where within the tree protection zones of trees T2 and T4.



TYPICAL TREE AND SHRUB PLANTING DETAIL

NOT TO SCALE



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| | | | |
|--|--------------------|---|--------------------------|
| | DESIGN BY: S.C. | CLIENT: JDESIGN Group | DATE: 10 January 2025 |
| | DRAWN BY: S.C. | PROJECT ADDRESS: 43 Henry Street, Koo Wee Rup | SCALE (@A1): 1:100 |
| bradbury culina Phone: 0401 833 493 0413 345 570 www.bradburyculina.com ABN 96 045 663 757 | | DRAWING TITLE: <h2>Landscape Plan</h2> FOR TOWN PLANNING DRAWING NUMBER: 4602-A SHEET: 1 / 1 | |

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