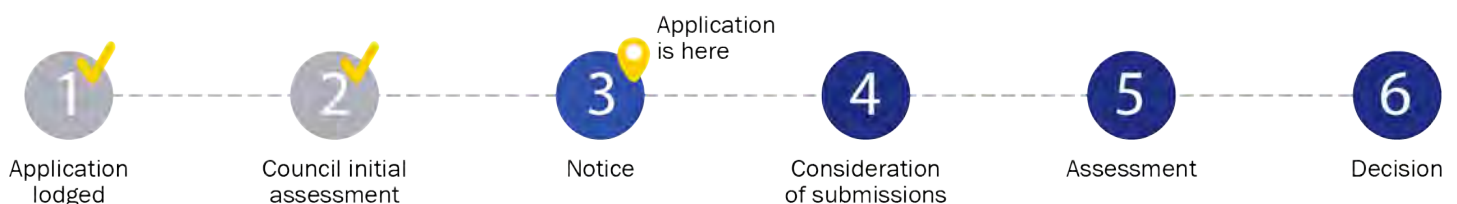


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP102646 2 Richards Road, Nar Nar Goon VIC 3812	
The application is for a permit to:	Construction of five dwellings on a lot	
A permit is required under the following clauses of the planning scheme:		
Clause 32.09-5	Neighbourhood Residential Zone a planning permit is required for construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings	
APPLICATION DETAILS		
The applicant for the permit is:	JJ Development Holdings Pty Ltd	
Application number:	T240119	
<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>		21 February 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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Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T240119PA
Address of the Land:	2 Richards Road, Nar Nar Goon

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	JJ Development Holdings Pty Ltd
Address:	68 Hilton Terrace, Tewantin QLD 4565
Phone:	0457810767
Email:	joe@completeframes.com.au

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
The proposal now seeks the development of the land for five (5) dwellings in lieu of the previously proposed six (6) dwelling development. All documentation associated with the proposed development has been amended to reflect a five (5) dwelling development.		
Please review submission enclosed by Toro Planning Pty Ltd for outline of amended proposal and summary of change made as part of this Section 50 Amendment.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input checked="" type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$

DECLARATION

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

Name:	
Signature:	
Date:	14/11/2024

LODGEMENT

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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

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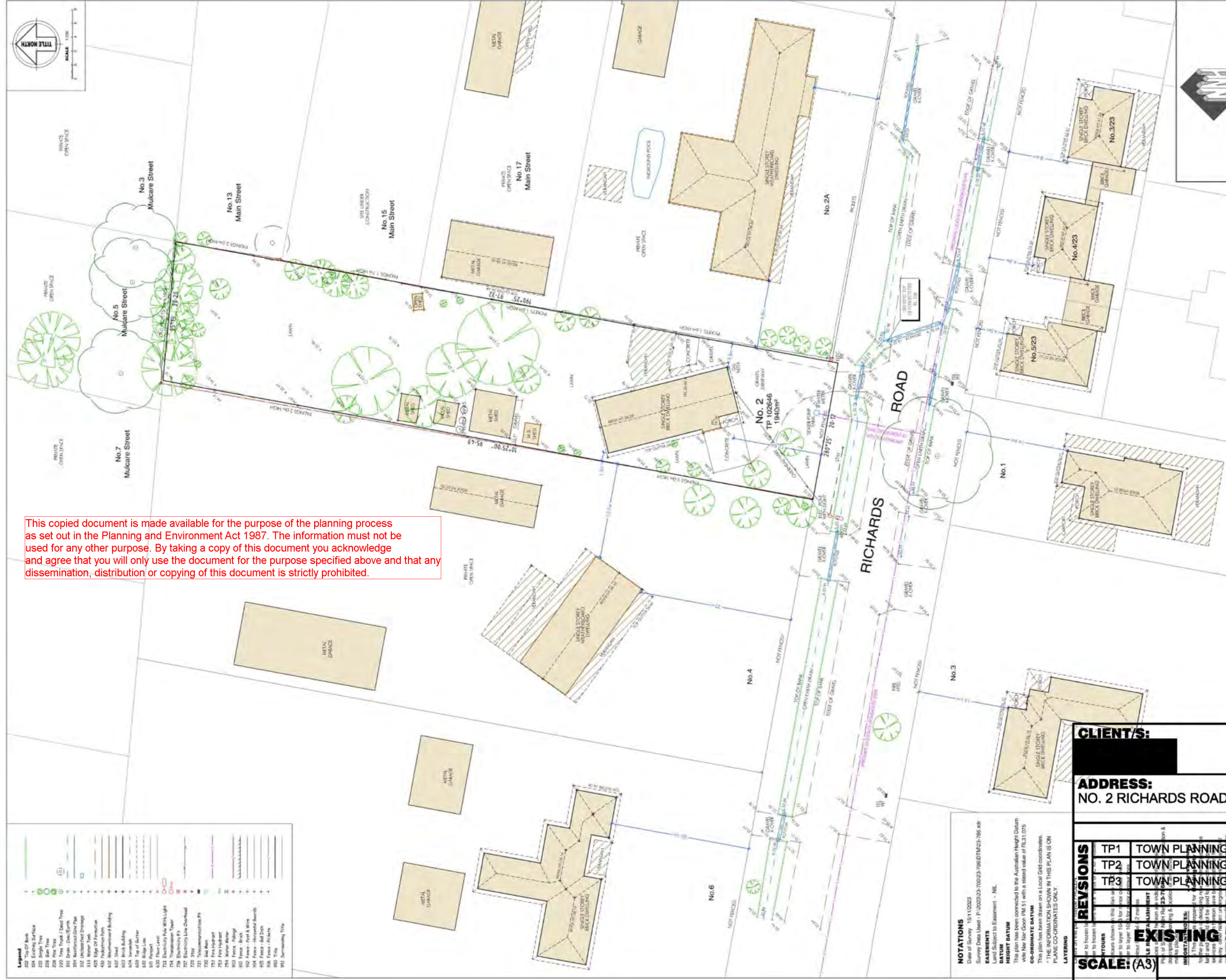
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PROPOSED UNIT DEVELOPMENT FOR JOE HACKETT. NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

SHEET LIST	
01	COVER PAGE
02	EXISTING SITE CONDITIONS
02A	NEIGHBOURHOOD & SITE DISCRPTION
02B	DESIGN RESPONSE PLAN
02C	EXISTING STREETScape
02D	STREETScape PLAN
03	SITE PLAN
03A	GARDEN AREA
03B	OVERSHADOWING - 9AM
03C	OVERSHADOWING - 12PM
03D	OVERSHADOWING - 3PM
03E	WASTE MANAGEMENT PLAN
04-06	UNIT 1
07-09	UNIT 2
10-12	UNIT 3
13-15	UNIT 4
16-18	UNIT 5
19	LANDSCAPE PLAN



CLIENT/S: [REDACTED]			
ADDRESS: NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812			
REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24
COVER PAGE			
SCALE: (A3)		PROJECT No:	
SHEET No:		JH01	
01 of 19			



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Legend

104	Electric Surface
203	Single Tree
208	Shrub Tree
300	Open Space
301	Open Space
304	Boundary Core Pine
312	Unclipped Grass
400	Edge of Footpath
401	Footpath
402	Footpath
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500	Footpath

NOTATIONS
Date of Survey: 15/11/2023
Survey Data Used: P-3002023-10023-786/DM23-786-005
EASEMENTS
Lined Subject to Easement - NE
DATUM
Height Datum: 1984 Mean Sea Level
Coordinate Datum: 1984 Mean Sea Level
CO-ORDINATE DATUM
This plan has been drawn on a Local Grid coordinate system.
* THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.

CLIENT/S:
[REDACTED]

ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON, VIC. 3812

REVISIONS	TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24	
TP3	TOWN PLANNING	13-11-24	

EXISTING SITE CONDITIONS

SCALE: (A3)
SHEET No: 02 of 19

PROJECT No: JH01



Nilsen, Noel & Holmes
(Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
8A Coorngation Street, Cranbourne, 3977
Phone (03) 5996 4133 Fax (03) 5995 6119
Email - mail@nhsurveyors.net.au

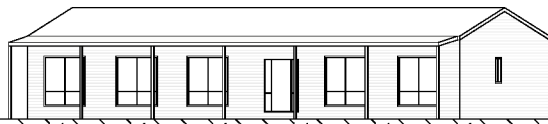
N.N.H. REF. NO.	23-786
SHEET	1 of 1
REV	
P-3002023-10023-786/DM23-786-005	
DRAWING NO.	23-786FL
AT	

JJ DEVELOPMENT HOLDINGS Pty Ltd
2 RICHARDS ROAD, NAR NAR GOON
PLAN OF EXISTING SITE FEATURES & LEVELS SURVEY

SURVEYED BY:	LU DC	DATUM:	AHD
DRAWN:	LU	DATE:	24/11/2023
CHECKED:	DN	SCALE:	1:250
APPROVED BY:	DN	MELWAY REF.:	319 D10

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NO. 4 RICHARDS ROAD



**NO. 2 RICHARDS ROAD
(PROPOSED DEVELOPMENT)**



FACE BRICKWORK

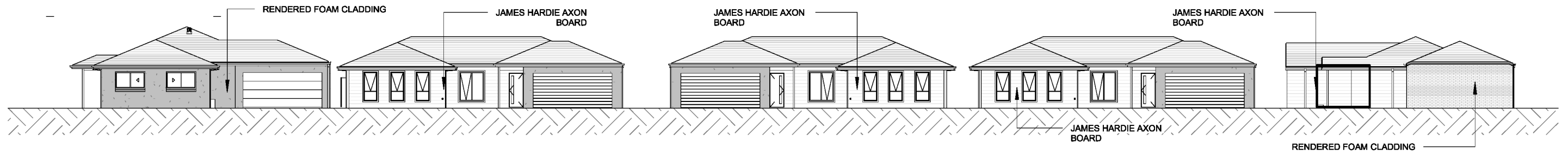
NO. 2A RICHARDS ROAD



RICHARDS ROAD

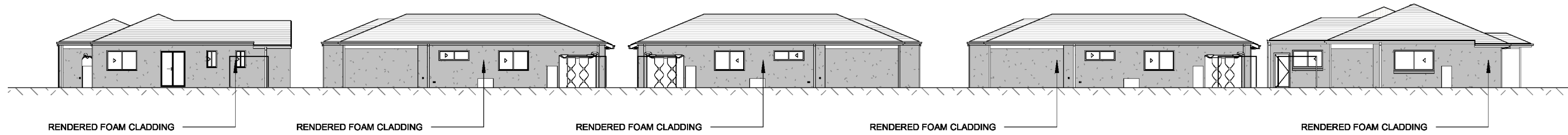
ADDRESS: NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812			
REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24
EXISTING STREETScape			
SCALE: (A3) 1 : 300		PROJECT No: JH01	
SHEET No: 02C of 19			

D:\Ryans External Hard Drive\MY PROJECTS\JOE - QUEENSLAND\Nar Nar Goon CBD - CURRENT\COMPLETED SET - TP3 PLANS\No. 2 Richards Road, Nar Nar Goon - SITE.V4

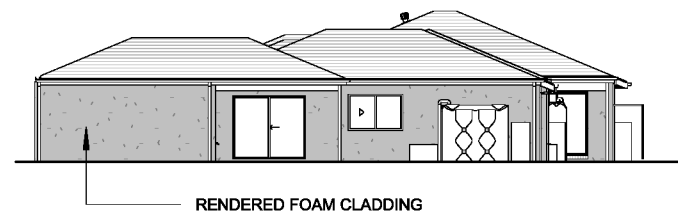


1 EAST ELEVATION
1 : 250

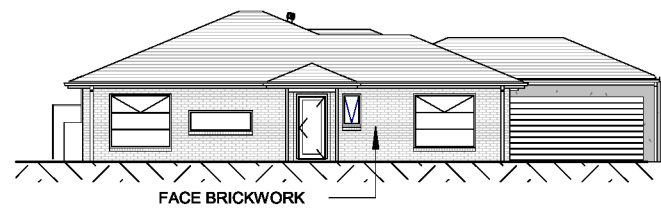
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4 WEST ELEVATION
1 : 250



2 NORTH ELEVATION
1 : 250



3 SOUTH ELEVATION
1 : 250



ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

STREETSCAPE PLAN

SCALE: (A3)
1 : 250

SHEET No:
02D of 19

PROJECT No:
JH01

6/12/2024 7:10:35 AM

STREET No. 2
LGA: CARDINIA
TP No. 102646T
SITE AREA: 1939m²

UNIT 1 PRIVATE OPEN SPACE: 43.03m²
 UNIT 2 PRIVATE OPEN SPACE: 79.96m²
 UNIT 3 PRIVATE OPEN SPACE: 80.29m²
 UNIT 4 PRIVATE OPEN SPACE: 73.29m²
 UNIT 5 PRIVATE OPEN SPACE: 77.18m²

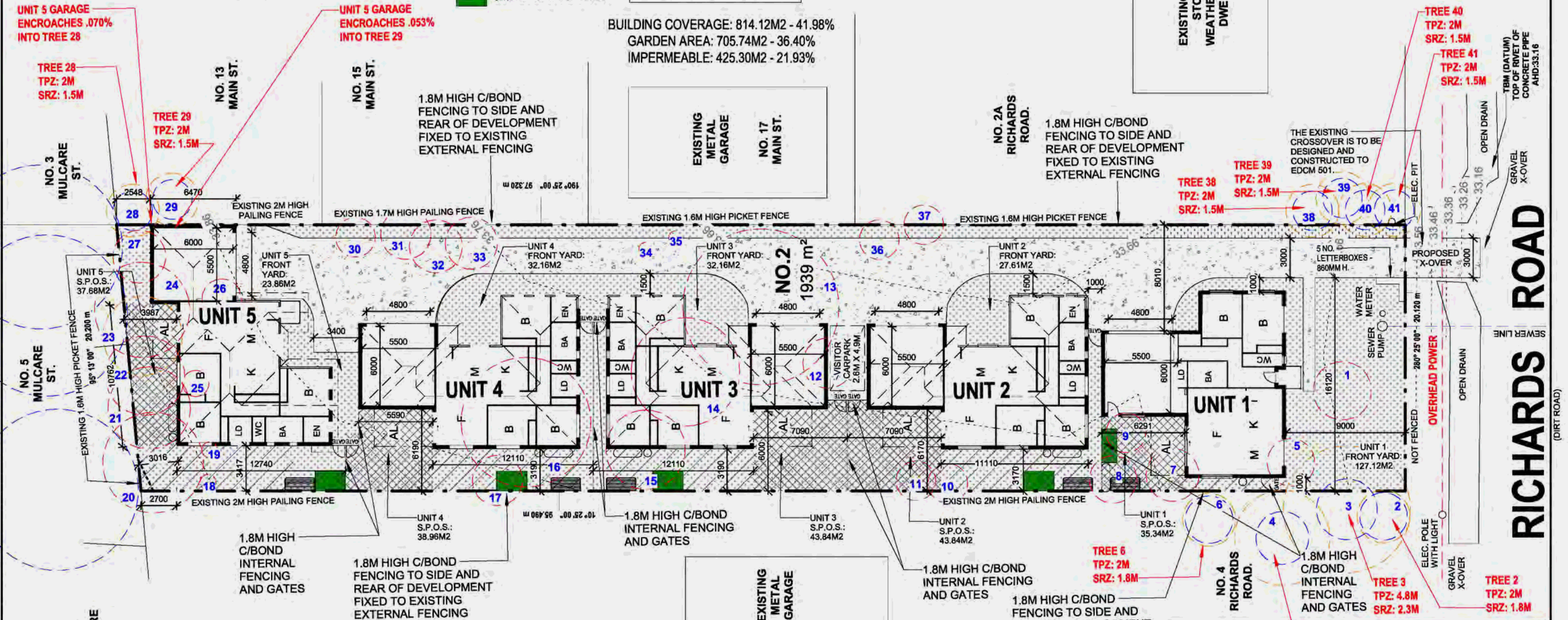
UNIT 1 SECLUDED PRIVATE OPEN SPACE: 35.41m²
 UNIT 2 SECLUDED PRIVATE OPEN SPACE: 43.74m²
 UNIT 3 SECLUDED PRIVATE OPEN SPACE: 43.74m²
 UNIT 4 SECLUDED PRIVATE OPEN SPACE: 38.96m²
 UNIT 5 SECLUDED PRIVATE OPEN SPACE: 37.68m²

SITE COVERAGE:

BUILDING COVERAGE: 814.12M² - 41.98%
 GARDEN AREA: 705.74M² - 36.40%
 IMPERMEABLE: 425.30M² - 21.93%

6M3 STORAGE SHED

EXISTING SINGLE STOREY WEATHERBOARD DWELLING



- DASHED ORANGE CIRCLES DENOTES THE TPZ & SRZ AFFECTED TREES
- DASHED BLUE CIRCLES DENOTES NEIGHBOURING TREES
- DASHED RED CIRCLES DENOTES EXISTING TREES TO BE REMOVED

NOTES

- ALL SERVICE LINES & PIPES ARE APPROXIMATE ONLY.
- CONNECTION POINT TO SERVICES TO BE DETERMINED ON SITE BY RELEVANT CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS
- CLOTHES LINE & LETTERBOX LOCATIONS ARE APPROXIMATE ONLY & ARE TO BE DETERMINED ON SITE
- ADEQUATE GRADING AND DRAINAGE OF FINISHED GROUND SURFACE IS TO BE PROVIDED TO PREVENT SURFACE STORMWATER COLLECTING ADJACENT TO THE BUILDING EDGE.
- ALL STORMWATER PIPES TO BE A MINIMUM OF 600mm AWAY FROM THE BUILDING
- TERMITE MANAGEMENT SYSTEM TO COMPLY WITH AS3660.1-2014.

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TREE 4
 TPZ: 3.6M
 SRZ: 2M

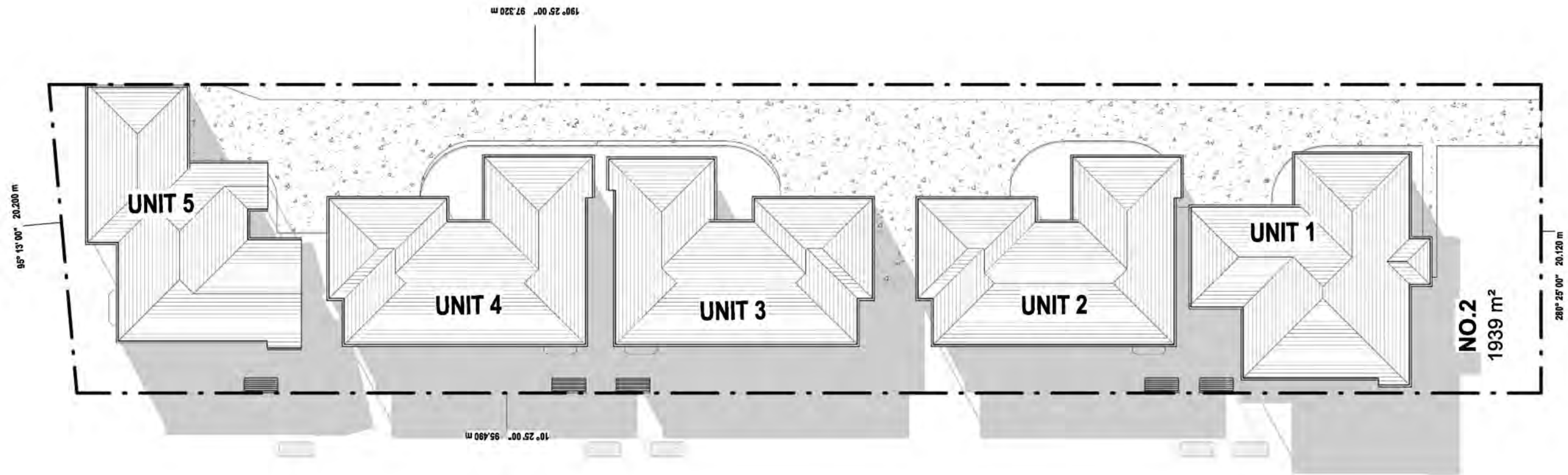
ADDRESS:
 NO. 2 RICHARDS ROAD, NAR NAR GOON, VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

SITE PLAN

SCALE: (A3)
 1 : 300
SHEET No:
 03 of 19

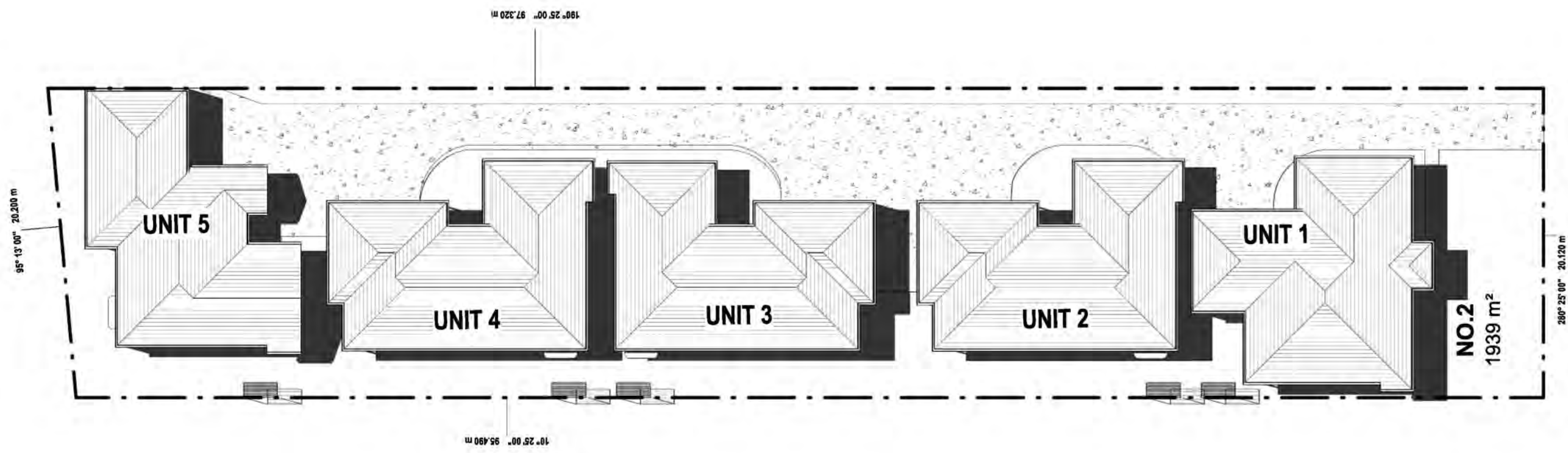
PROJECT No:
JH01



RICHARDS ROAD

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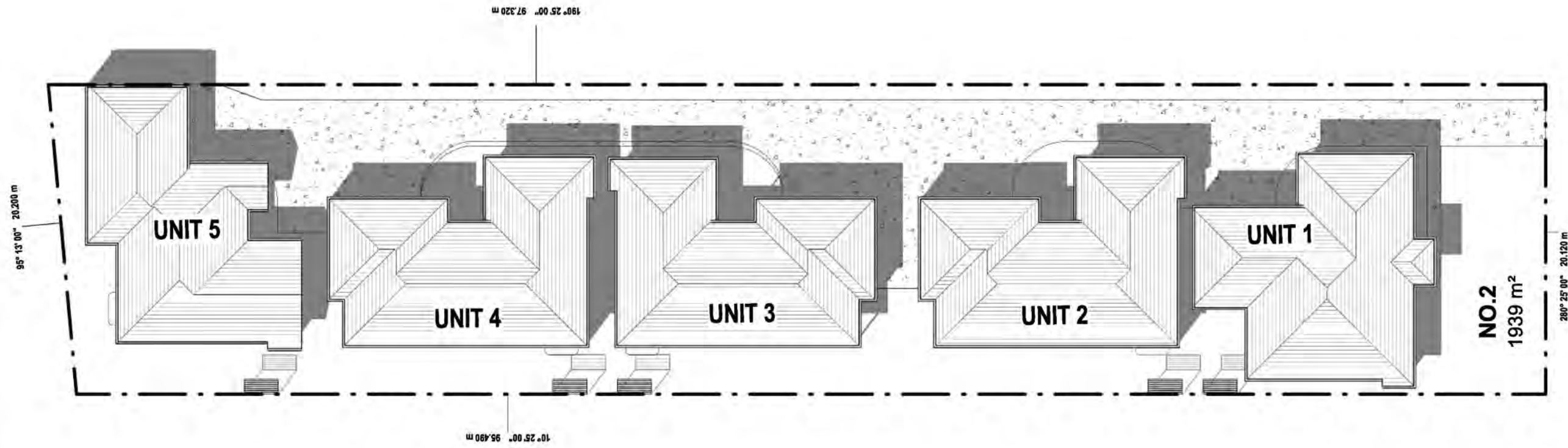
ADDRESS: NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812													
REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">TP1</td> <td style="width: 80%;">TOWN PLANNING</td> <td style="width: 15%;">18-01-24</td> </tr> <tr> <td>TP2</td> <td>TOWN PLANNING</td> <td>01-06-24</td> </tr> <tr> <td>TP3</td> <td>TOWN PLANNING</td> <td>13-11-24</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	TP1	TOWN PLANNING	18-01-24	TP2	TOWN PLANNING	01-06-24	TP3	TOWN PLANNING	13-11-24			
TP1	TOWN PLANNING	18-01-24											
TP2	TOWN PLANNING	01-06-24											
TP3	TOWN PLANNING	13-11-24											
OVERSHADOWING - 9AM													
SCALE: (A3) 1 : 300		PROJECT No: JH01											
SHEET No: 03B of 19													



RICHARDS ROAD

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[Redacted]			
ADDRESS: NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812			
REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24
OVERSHADOWING - 12PM			
SCALE: (A3) 1 : 300		PROJECT No: JH01	
SHEET No: 03C of 19			



RICHARDS ROAD

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CLIENT/S:
 [REDACTED]

ADDRESS:
 NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

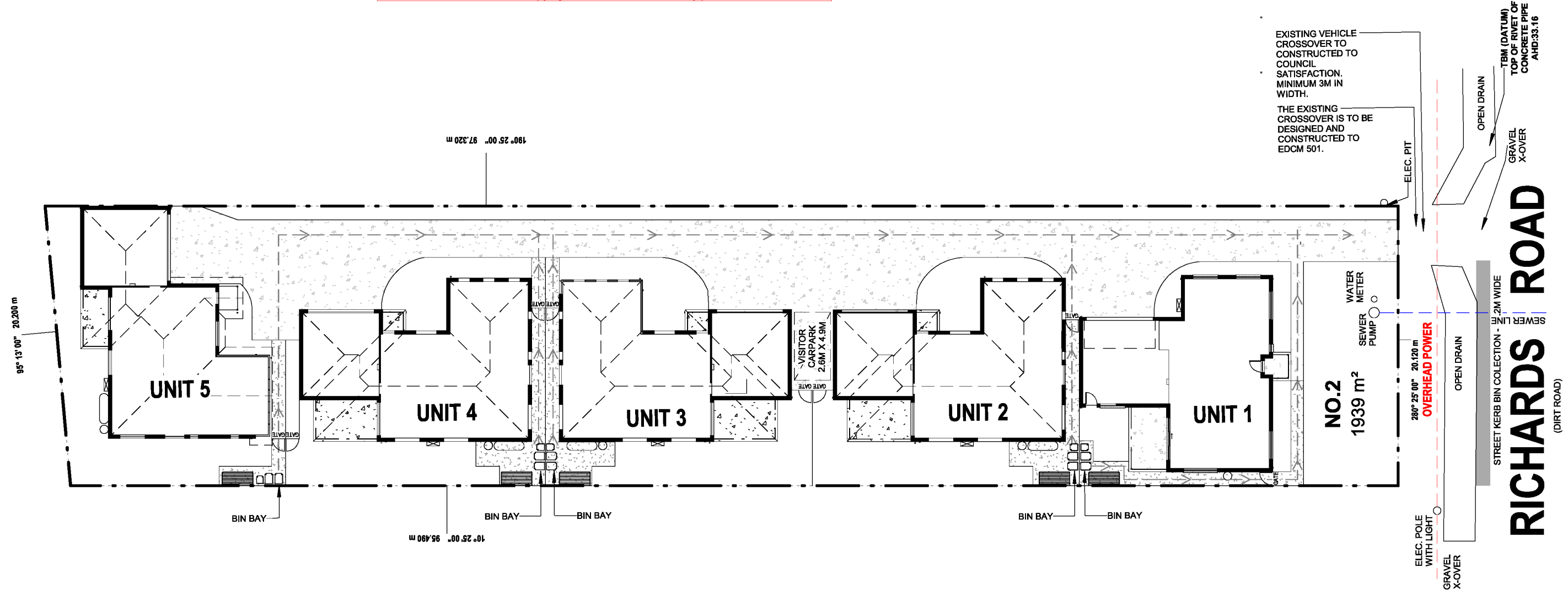
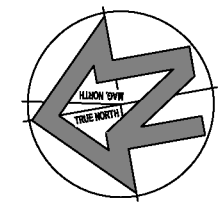
OVERSHADOWING - 3PM

SCALE: (A3)
 1 : 300

SHEET No:
 03D of 19

PROJECT No:
JH01

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---> LINE OF BIN PLACEMENT AND RETRIEVAL FROM STREET KERB BIN COLLECTION

EACH UNIT TO CONTAIN 3NO. BINS.
 120LT RED LID BIN - GENERAL WASTE.
 240LT YELLOW LID BIN - RECYCLING.
 240LT GREEN LID BIN - GREEN WASTE.
 360LT OF COMBINED WASTE PER WEEK FOR EACH UNIT.
 2160LT OF COMBINED WASTE PER WEEK FOR THE WHOLE UNIT DEVELOPMENT.

CLIENT/S:

ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24

WASTE MANAGEMENT PLAN

SCALE: (A3) 1 : 300	PROJECT No: JH01
SHEET No: 03E of 19	

RICHARDS ROAD
(DIRT ROAD)

EXISTING VEHICLE CROSSOVER TO CONSTRUCTED TO COUNCIL SATISFACTION. MINIMUM 3M IN WIDTH.
 THE EXISTING CROSSOVER IS TO BE DESIGNED AND CONSTRUCTED TO EDCM 501.
 TBM (DATUM) TOP OF RIVET OF CONCRETE PIPE AHD:33.16
 OPEN DRAIN
 GRAVEL X-OVER
 SEWER LINE
 STREET KERB BIN COLLECTION - 2.2M WIDE
 OPEN DRAIN
 OVERHEAD POWER
 280° 25' 00" 20.120 m
 WATER METER
 SEWER PUMP
 NO.2 1939 m²
 BIN BAY
 BIN BAY
 BIN BAY
 BIN BAY
 BIN BAY
 VISITOR CARPARK 2.6M X 4.9M
 GATE GATE
 GATE GATE
 GATE GATE
 GATE GATE
 GATE GATE
 190° 25' 00" 97.320 m
 10° 25' 00" 95.490 m
 95° 13' 00" 20.200 m
 ELEC. PIT
 ELEC. POLE WITH LIGHT
 GRAVEL X-OVER

WINDOW SCHEDULE

NUMBER	CODE	STYLE	HEIGHT	WIDTH	GLASS
W1	SL1018	SLIDING	1029	1810	
W2	SL1018	SLIDING	1029	1810	
W3	MT1821	AWNING	1800	2050	
W4	AW1006	AWNING	1029	610	OBS/SG
W5	FW2112	FIXED	700	2110	DG
W6	MT1821	AWNING	1800	2050	
W7	SL1224	SLIDING	1200	2410	
W8	DSD2130-3	SLIDING DOOR	2100	3084	SG
W9	SL1018	SLIDING	1029	1810	

DOOR SCHEDULE

NUMBER	HEIGHT	WIDTH	DESCRIPTION
D1	2040	820	ENTRY DOOR AS SPECIFIED
D2	2040	720	INTERNAL HINGED DOOR - AS SPECIFIED
D3	2040	820	INTERNAL HINGED DOOR - AS SPECIFIED
D4	2040	820	INTERNAL HINGED DOOR - AS SPECIFIED
D5	2040	720	INTERNAL HINGED DOOR - AS SPECIFIED
D6	2040	820	FLUSH PANEL
D7	2040	820	INTERNAL HINGED DOOR - AS SPECIFIED
GD1	2100	4800	SECTIONAL GARAGE DOOR
GD2	2040	820	EXTERNAL HINGED DOOR - AS SPECIFIED
R1	2150	1700	2 PANEL SLIDING DOORS
R2	2150	1700	2 PANEL SLIDING DOORS

SHEET LIST

04	SCHEDULES
05	FLOOR PLAN
06	ELEVATIONS

UNIT 1

3D VIEWS ARE SYMBOLIC ONLY
AND DO NOT REPRESENT
ACTUAL FITTINGS AND FIXTURES

WINDOW LEGEND:

- AW = AWNING WINDOW
- FW = FIXED WINDOW
- MT = MULTI TRANSOM WINDOW
- SW = SLIDING WINDOW
- DH = DOUBLE HUNG WINDOW
- BW = BI-FOLD WINDOW
- CW = CASEMENT WINDOW
- SL = SKYLIGHT WINDOW
- SD = SLIDING DOOR
- ST = STACKING DOOR / WINDOW
- HD = HINGED DOOR
- BD = BI-FOLD DOOR

GLAZING NOTE:
ALL GLAZING TO COMPLY WITH THE
REQUIREMENTS OF AS1288 & AS2047,
AND NCC CLAUSES IN PART 3.6.

GLAZING LEGEND:

- DG = DOUBLE GLAZED
- TB = THERMALLY BROKEN FRAME
- OBS = OBSCURE GLASS
- SG = SAFETY GLAZING IN ACCORDANCE WITH NCC
PART 3.6.4 FOR HUMAN IMPACT SAFETY REQUIREMENTS.



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ADDRESS:
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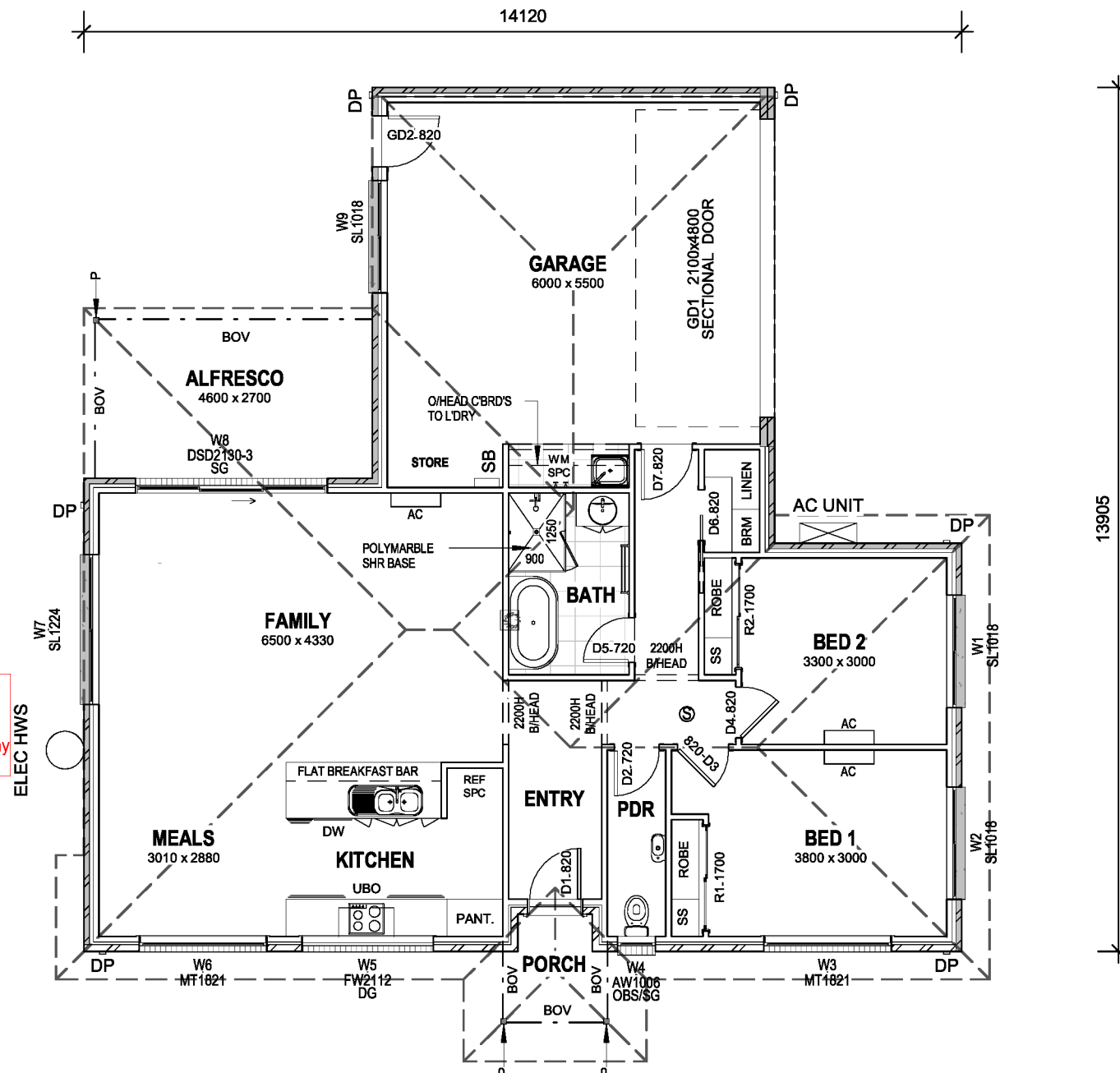
REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

SCHEDULES

SCALE: (A3)		PROJECT No:
SHEET No:		JH01
04 of 19		

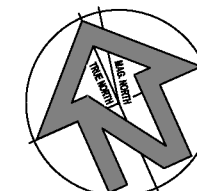
NAME	AREA	SQ.
RESIDENCE	105.75 m ²	11.38
GARAGE	38.61 m ²	4.16
ALFRESCO	12.70 m ²	1.37
PORCH	3.41 m ²	0.37
TOTAL	160.47 m ²	17.27

UNIT 1



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[REDACTED]

ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24

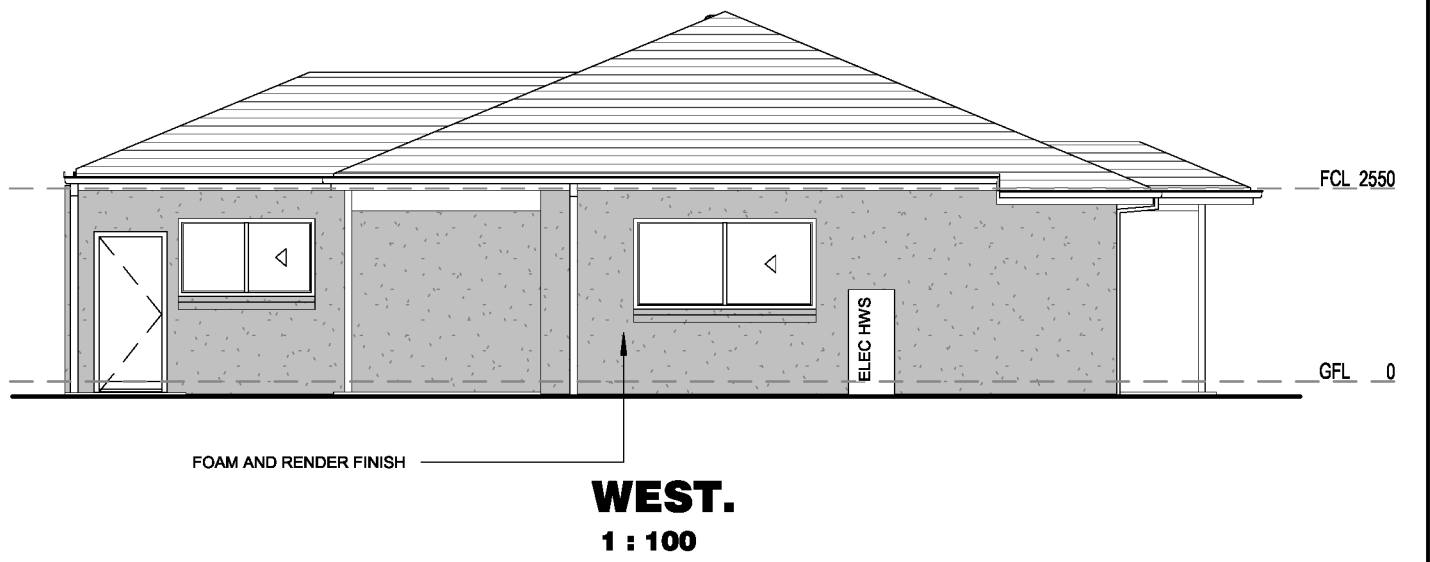
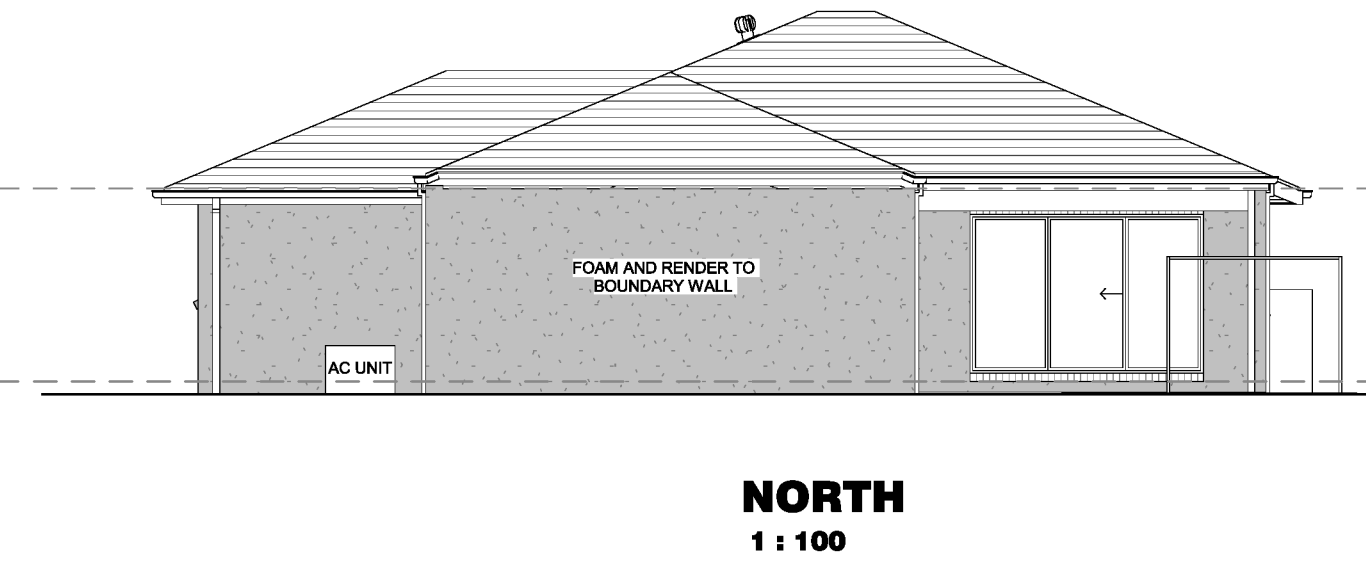
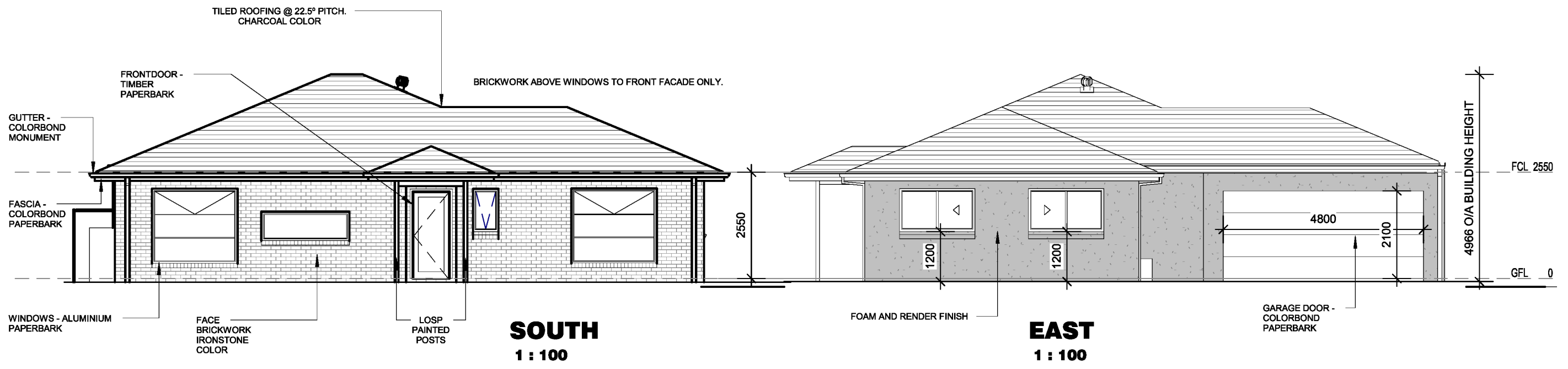
FLOOR PLAN

SCALE: (A3)
1 : 100

SHEET No:
05 of 19

PROJECT No:
JH01

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ADDRESS:
 NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

ELEVATIONS

SCALE: (A3) 1 : 100	PROJECT No: JH01
SHEET No: 06 of 19	

DOOR SCHEDULE

NUMBER	HEIGHT	WIDTH	DESCRIPTION	MODEL
D1	2040	820	HUME XN1	HINGED
D2	2040	820	FLUSH PANEL	HINGED
D3	2040	720	FLUSH PANEL	HINGED
D4	2040	820	FLUSH PANEL	HINGED
D5	2040	820	FLUSH PANEL	HINGED
D6	2040	820	FLUSH PANEL	HINGED
D7	2040	820	FLUSH PANEL	HINGED
D8	2040	820	FLUSH PANEL	HINGED
GD1	2200	4800	PANEL LIFT DOOR	PANEL LIFT DOOR
L1	2150	3100	3 PANEL SLIDING DOORS	2150mmH
R1	2150	1700	2 PANEL SLIDING DOORS	2150mmH
R2	2150	1770	2 PANEL SLIDING DOORS	2150mmH
R3	2150	2400	3 PANEL SLIDING DOORS	2150mmH

WINDOW SCHEDULE

NUMBER	CODE	STYLE	HEIGHT	WIDTH	GLASS
W1	AW1815	AWNING	1800	1510	SG
W2	AW1809	AWNING	1800	850	SG
W3	AW1809	AWNING	1800	850	SG
W4	AW1809	AWNING	1800	850	OBS/SG
W5	SW1006	SLIDING	1029	610	OBS/SG
W6	SW1006	SLIDING	1029	610	OBS/SG
W7	SD2115-2	SLIDING DOOR	2100	1450	SG
W8	SW1218	SLIDING	1200	1810	
W9	SW1218	SLIDING	1200	1810	
W10	SW0618	SLIDING	600	1810	
W11	SD2124-2	SLIDING DOOR	2100	2410	SG

07	SCHEDULES
08	FLOOR PLAN
09	ELEVATIONS

UNIT 2

3D VIEWS ARE SYMBOLIC ONLY
AND DO NOT REPRESENT
ACTUAL FITTINGS AND FIXTURES

WINDOW LEGEND:

AW	= AWNING WINDOW
FW	= FIXED WINDOW
MT	= MULTI TRANSOM WINDOW
SW	= SLIDING WINDOW
DH	= DOUBLE HUNG WINDOW
BW	= BI-FOLD WINDOW
CW	= CASEMENT WINDOW
SL	= SKYLIGHT WINDOW
SD	= SLIDING DOOR
ST	= STACKING DOOR / WINDOW
HD	= HINGED DOOR
BD	= BI-FOLD DOOR

GLAZING NOTE:
ALL GLAZING TO COMPLY WITH THE
REQUIREMENTS OF AS1288 & AS2047,
AND NCC CLAUSES IN PART 3.6.

GLAZING LEGEND:

DG	= DOUBLE GLAZED
TB	= THERMALLY BROKEN FRAME
OBS	= OBSCURE GLASS
SG	= SAFETY GLAZING IN ACCORDANCE WITH NCC PART 3.6.4 FOR HUMAN IMPACT SAFETY REQUIREMENTS.



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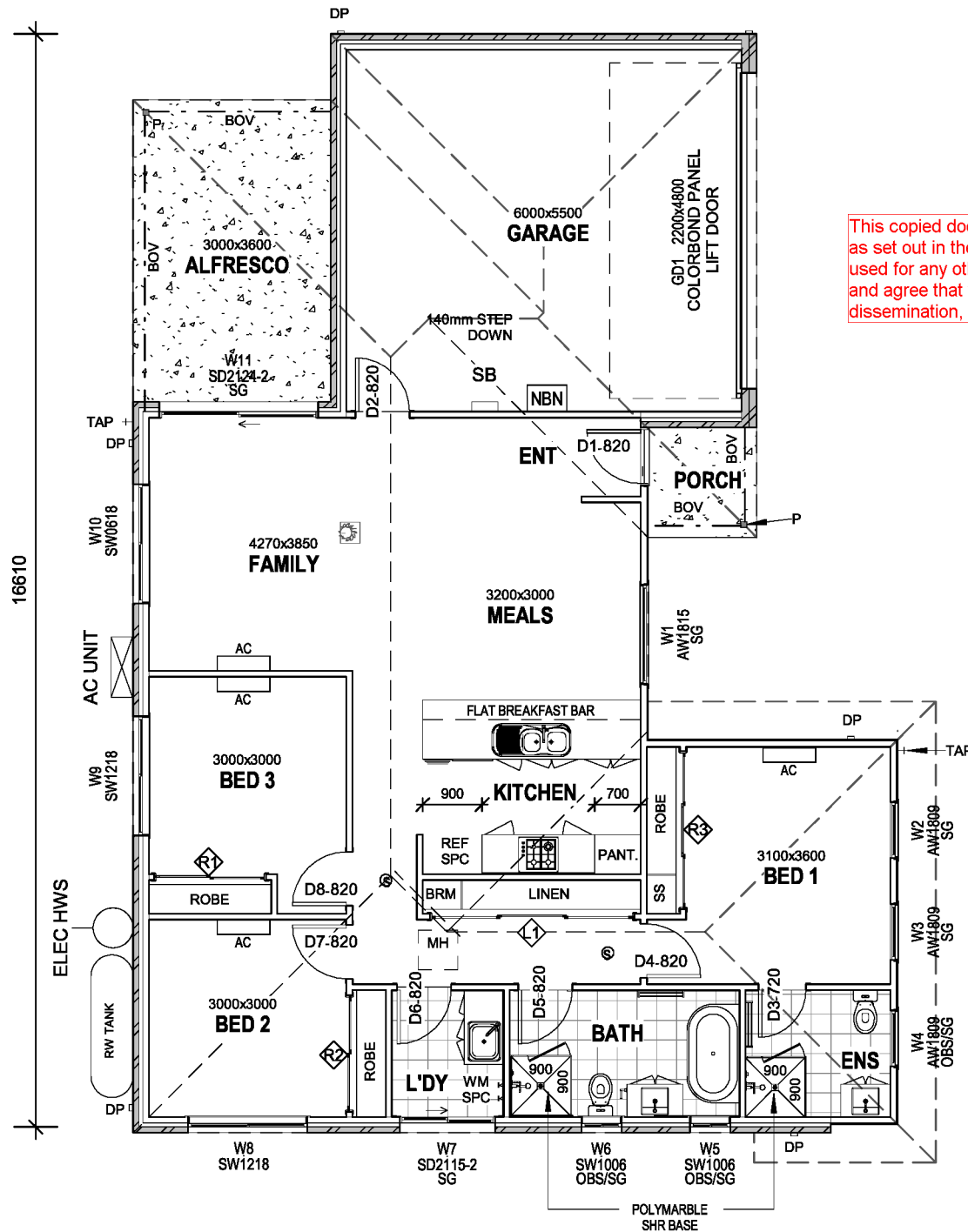
ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON, VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

SCHEDULES

SCALE: (A3)		PROJECT No:
SHEET No:		JH01
07 of 19		

AREA SCHEDULE		
NAME	AREA	SQUARES
TOWNHOUSE AREA	110.74 m ²	11.92
GARAGE	37.47 m ²	4.03
PORCH	2.54 m ²	0.27
ALFRESCO	13.77 m ²	1.48
Grand total	164.51 m²	17.71



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LEGEND

DP -	100 x 50mm COLORBOND DOWN PIPE
DP -	CHARGED PVC DOWN PIPE TO TANK
P -	90 X 90mm STEEL POST
BOV -	BEAM OVER
BBH -	BRICK BULKHEAD OVER
EVAP -	APPROX LOCATION OF EVAPORATIVE COOLER OVER
RRV -	APPROX LOCATION OF ROTARY ROOF VENTILATOR OVER
OHC -	OVER HEAD CABINET
M -	MIRROR ROBE DOOR PANEL
FW -	FLOOR WASTE
STFW -	SMART TILE FLOOR WASTE
MH -	APPROX LOCATION OF MANHOLE
RA -	RETURN AIR DUCT
SR -	STORMWATER RISER
NGL -	NATURAL GROUND LEVEL
HWS -	HOT WATER SERVICE
GAS -	GAS METER
MB -	BASE OF ELECTRICAL METERBOX TO BE 115MM (13 BRICK COURSES) ABOVE GFL.

WET AREA COMPLIANCE
- ALL WET AREAS TO COMPLY WITH AS 3740-2021

EXHAUST FAN VENTILATION
- EXHASUT FANS LOCATED WITHIN THE INTERNAL W/C'S ARE TO DISCHARGE AIR EITHER DIRECTLY TO OUTSIDE OF BUILDING BY WAY OF DUCTS, OR INTO A ROOF SPACE THAT IS ADEQUATELY VENTILATED BY ROOF VENTS.

UNIT 2

GENERAL NOTES

- MANHOLE LOCATION IS APPROXIMATE ONLY. EXACT POSITION WILL DEPEND ON TRUSS LAYOUT
- TILED SHOWER BASES, SLAB TO BE SETDOWN 35mm TO ENGINEER'S DETAIL
- ALL ADJOINING EXPOSED TIMBER BEAMS ARE TO BE OF THE SAME WITH & DEPTH
- WHERE POSSIBLE, ALL DOOR STUDS TO BE 120mm MIN. FROM CORNER JUNCTIONS
- STEEL POSTS TO BE INSTALLED IN ISOLATED PIERS
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2015, POSITIONED 300mm MIN. FROM ADJACENT WALL AND INTERCONNECTED TO PROVIDE A COMMON ALARM

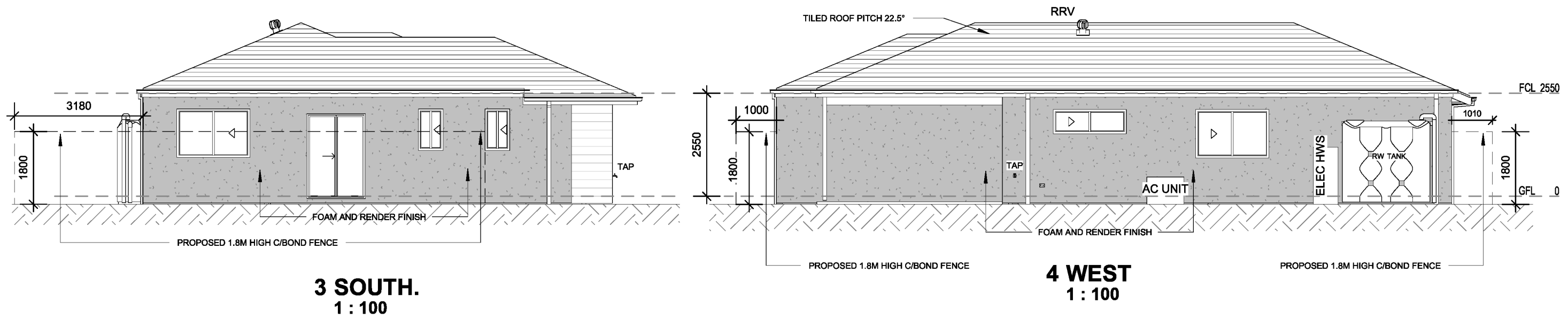
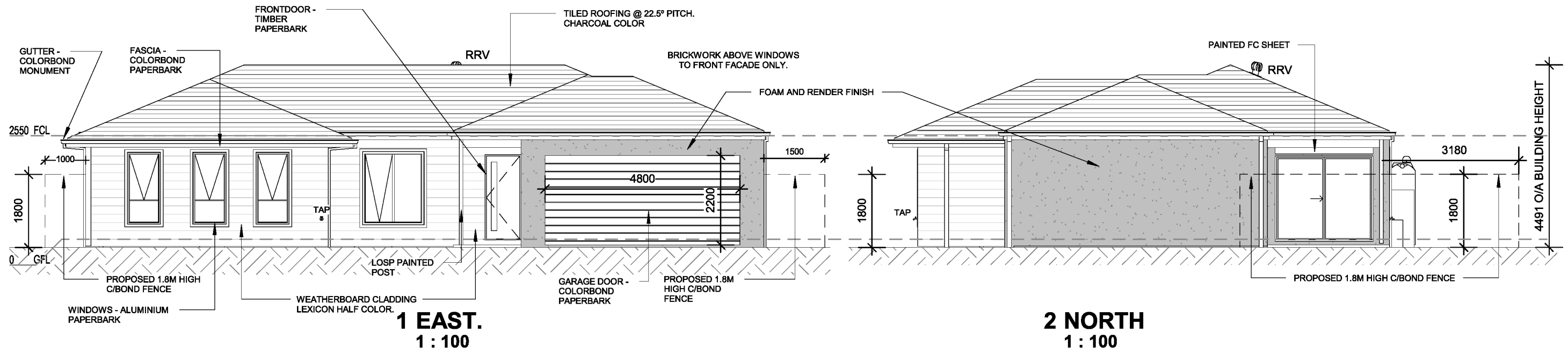
CLIENT'S:
[REDACTED]

ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

FLOOR PLAN

SCALE: (A3) 1 : 100	PROJECT No: JH01
SHEET No: 08 of 19	



UNIT 2

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ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

ELEVATIONS	
SCALE: (A3) 1 : 100	PROJECT No: JH01
SHEET No: 09 of 19	

DOOR SCHEDULE

NUMBER	HEIGHT	WIDTH	DESCRIPTION	MODEL
D1	2040	820	HUME XN1	HINGED
D2	2040	820	FLUSH PANEL	HINGED
D3	2040	720	FLUSH PANEL	HINGED
D4	2040	820	FLUSH PANEL	HINGED
D5	2040	820	FLUSH PANEL	HINGED
D6	2040	820	FLUSH PANEL	HINGED
D7	2040	820	FLUSH PANEL	HINGED
D8	2040	820	FLUSH PANEL	HINGED
GD1	2200	4800	PANEL LIFT DOOR	PANEL LIFT DOOR
L1	2150	3100	3 PANEL SLIDING DOORS	2150mmH
R1	2150	1700	2 PANEL SLIDING DOORS	2150mmH
R2	2150	1770	2 PANEL SLIDING DOORS	2150mmH
R3	2150	2400	3 PANEL SLIDING DOORS	2150mmH

WINDOW SCHEDULE

NUMBER	CODE	STYLE	HEIGHT	WIDTH	GLASS
W1	AW1815	AWNING	1800	1510	SG
W2	AW1809	AWNING	1800	850	SG
W3	AW1809	AWNING	1800	850	SG
W4	AW1809	AWNING	1800	850	OBS/SG
W5	SW1006	SLIDING	1029	610	OBS/SG
W6	SW1006	SLIDING	1029	610	OBS/SG
W7	SD2115-2	SLIDING DOOR	2100	1450	SG
W8	SW1218	SLIDING	1200	1810	
W9	SW1218	SLIDING	1200	1810	
W10	SW0618	SLIDING	600	1810	
W11	SD2124-2	SLIDING DOOR	2100	2410	SG

10	SCHEDULES
11	FLOOR PLAN
12	ELEVATIONS

UNIT 3

3D VIEWS ARE SYMBOLIC ONLY
AND DO NOT REPRESENT
ACTUAL FITTINGS AND FIXTURES



WINDOW LEGEND:

- AW = AWNING WINDOW
- FW = FIXED WINDOW
- MT = MULTI TRANSOM WINDOW
- SW = SLIDING WINDOW
- DH = DOUBLE HUNG WINDOW
- BW = BI-FOLD WINDOW
- CW = CASEMENT WINDOW
- SL = SKYLIGHT WINDOW
- SD = SLIDING DOOR
- ST = STACKING DOOR / WINDOW
- HD = HINGED DOOR
- BD = BI-FOLD DOOR

GLAZING NOTE:
ALL GLAZING TO COMPLY WITH THE
REQUIREMENTS OF AS1288 & AS2047,
AND NCC CLAUSES IN PART 3.6.

GLAZING LEGEND:

- DG = DOUBLE GLAZED
- TB = THERMALLY BROKEN FRAME
- OBS = OBSCURE GLASS
- SG = SAFETY GLAZING IN ACCORDANCE WITH NCC
PART 3.6.4 FOR HUMAN IMPACT SAFETY REQUIREMENTS.

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ADDRESS:
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REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

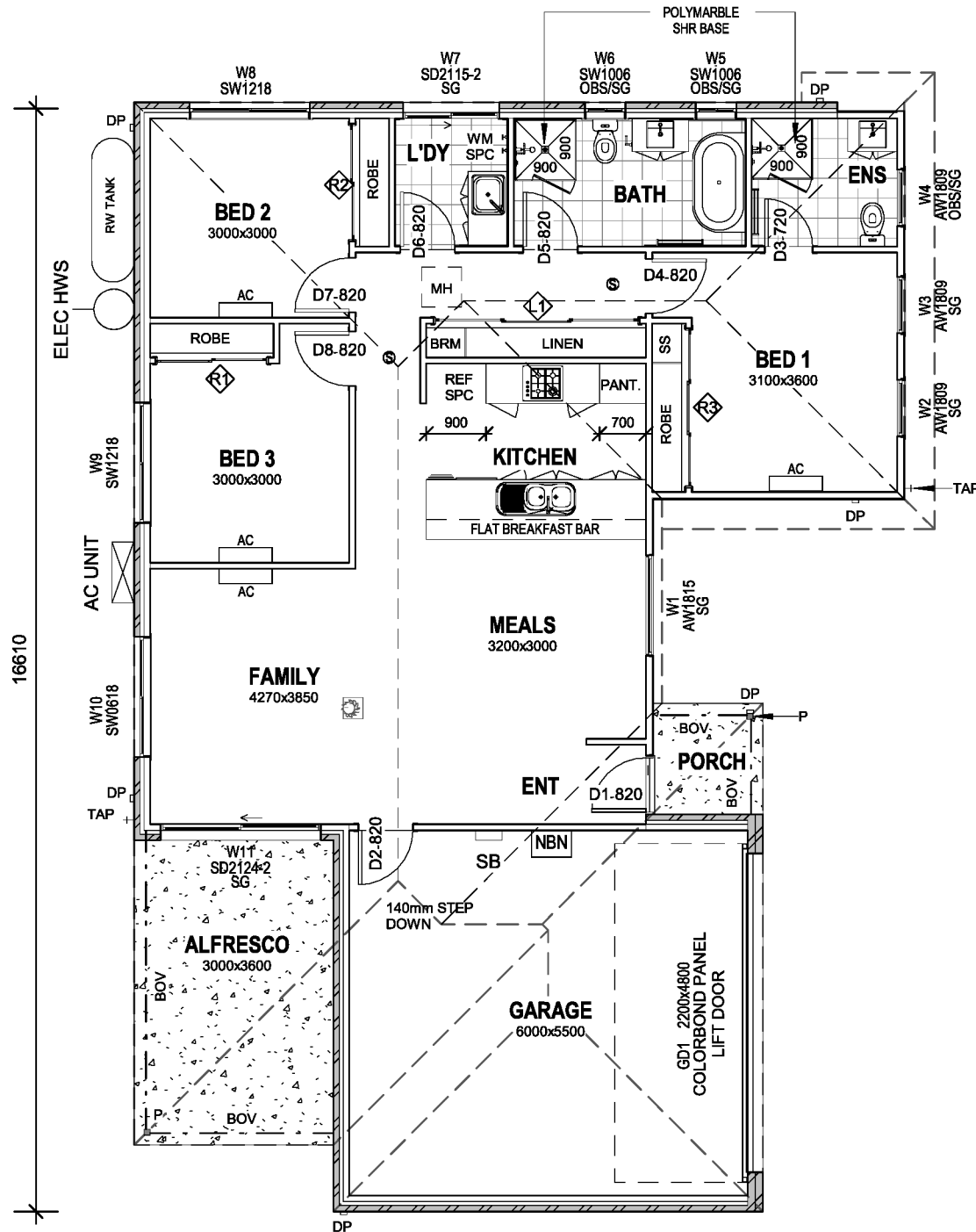
SCHEDULES

SCALE: (A3)		PROJECT No:
SHEET No:		JH01
10 of 19		

AREA SCHEDULE		
NAME	AREA	SQUARES
TOWNHOUSE AREA	110.74 m ²	11.92
GARAGE	37.47 m ²	4.03
PORCH	2.54 m ²	0.27
ALFRESCO	13.77 m ²	1.48
Grand total	164.51 m²	17.71

LEGEND

- DP - 100 x 50mm COLORBOND DOWN PIPE
- DP - CHARGED PVC DOWN PIPE TO TANK
- P - 90 X 90mm STEEL POST
- BOV - BEAM OVER
- BBH - BRICK BULKHEAD OVER
- EVAP - APPROX LOCATION OF EVAPORATIVE COOLER OVER
- RRV - APPROX LOCATION OF ROTARY ROOF VENTILATOR OVER
- OHC - OVER HEAD CABINET
- M - MIRROR ROBE DOOR PANEL
- FW - FLOOR WASTE
- STFW - SMART TILE FLOOR WASTE
- MH - APPROX LOCATION OF MANHOLE
- RA - RETURN AIR DUCT
- SR - STORMWATER RISER
- NGL - NATURAL GROUND LEVEL
- HWS - HOT WATER SERVICE
- GAS - GAS METER
- MB - BASE OF ELECTRICAL METERBOX TO BE 115MM (13 BRICK COURSES) ABOVE GFL.



WET AREA COMPLIANCE
- ALL WET AREAS TO COMPLY WITH AS 3740-2021

EXHAUST FAN VENTILATION
- EXHAUST FANS LOCATED WITHIN THE INTERNAL W/C'S ARE TO DISCHARGE AIR EITHER DIRECTLY TO OUTSIDE OF BUILDING BY WAY OF DUCTS, OR INTO A ROOF SPACE THAT IS ADEQUATELY VENTILATED BY ROOF VENTS.

UNIT 3

CLIENT/S:
[REDACTED]

ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24

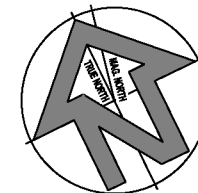
FLOOR PLAN

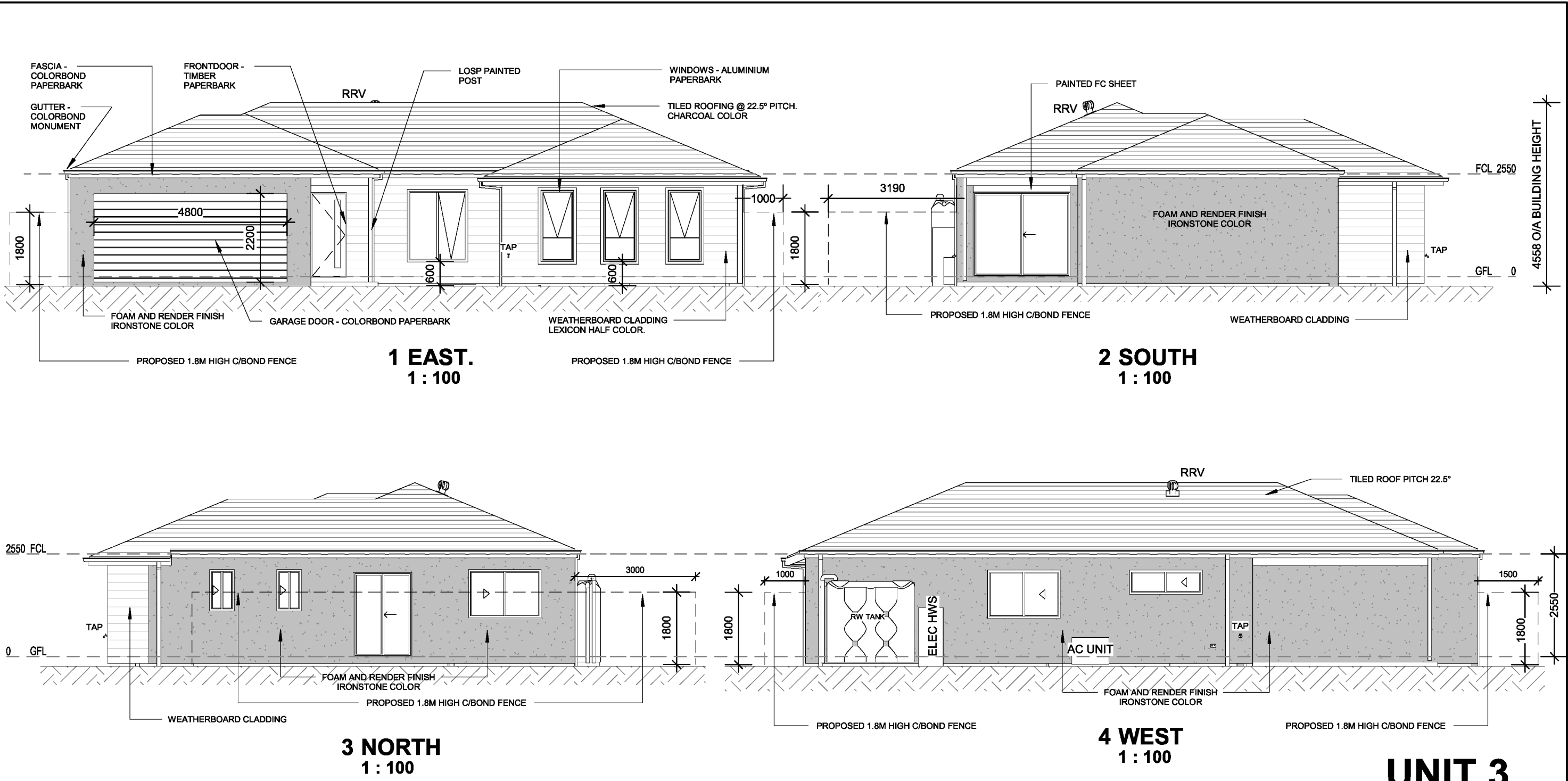
SCALE: (A3)
1 : 100
SHEET No:
11 of 19

PROJECT No:
JH01

- GENERAL NOTES**
- MANHOLE LOCATION IS APPROXIMATE ONLY. EXACT POSITION WILL DEPEND ON TRUSS LAYOUT
 - TILED SHOWER BASES, SLAB TO BE SETDOWN 35mm TO ENGINEER'S DETAIL
 - ALL ADJOINING EXPOSED TIMBER BEAMS ARE TO BE OF THE SAME WITH & DEPTH
 - WHERE POSSIBLE, ALL DOOR STUDS TO BE 120mm MIN. FROM CORNER JUNCTIONS
 - STEEL POSTS TO BE INSTALLED IN ISOLATED PIERS
 - SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2015, POSITIONED 300mm MIN. FROM ADJACENT WALL AND INTERCONNECTED TO PROVIDE A COMMON ALARM

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CLIENT/S:			
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ADDRESS:			
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812			
REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24
ELEVATIONS			
SCALE: (A3)	1 : 100		
SHEET No:	12 of 19		
PROJECT No:		JH01	

DOOR SCHEDULE

NUMBER	HEIGHT	WIDTH	DESCRIPTION	MODEL
D2	2040	820	FLUSH PANEL	HINGED
D3	2040	720	FLUSH PANEL	HINGED
D4	2040	820	FLUSH PANEL	HINGED
D5	2040	820	FLUSH PANEL	HINGED
D6	2040	820	FLUSH PANEL	HINGED
D7	2040	820	FLUSH PANEL	HINGED
D8	2040	820	FLUSH PANEL	HINGED
D9	2040	820	HUME XN1	HINGED
GD1	2200	4800	PANEL LIFT DOOR	PANEL LIFT DOOR
L1	2150	3100	3 PANEL SLIDING DOORS	2150mmH
R1	2150	1700	2 PANEL SLIDING DOORS	2150mmH
R2	2150	1770	2 PANEL SLIDING DOORS	2150mmH
R3	2150	2400	3 PANEL SLIDING DOORS	2150mmH

WINDOW SCHEDULE

NUMBER	CODE	STYLE	HEIGHT	WIDTH	GLASS
W1	AW1815	AWNING	1800	1510	SG
W2	AW1809	AWNING	1800	850	SG
W3	AW1809	AWNING	1800	850	SG
W4	AW1809	AWNING	1800	850	OBS/SG
W5	SW1006	SLIDING	1029	610	OBS/SG
W6	SW1006	SLIDING	1029	610	OBS/SG
W7	SD2115-2	SLIDING DOOR	2100	1450	SG
W8	SW1218	SLIDING	1200	1810	
W9	SW1218	SLIDING	1200	1810	
W10	SW0618	SLIDING	600	1810	
W11	SD2124-2	SLIDING DOOR	2100	2410	SG

13	SCHEDULES
14	FLOOR PLAN
15	ELEVATIONS

UNIT 4

3D VIEWS ARE SYMBOLIC ONLY
AND DO NOT REPRESENT
ACTUAL FITTINGS AND FIXTURES



WINDOW LEGEND:

- AW = AWNING WINDOW
- FW = FIXED WINDOW
- MT = MULTI TRANSOM WINDOW
- SW = SLIDING WINDOW
- DH = DOUBLE HUNG WINDOW
- BW = BI-FOLD WINDOW
- CW = CASEMENT WINDOW
- SL = SKYLIGHT WINDOW
- SD = SLIDING DOOR
- ST = STACKING DOOR / WINDOW
- HD = HINGED DOOR
- BD = BI-FOLD DOOR

GLAZING NOTE:
ALL GLAZING TO COMPLY WITH THE
REQUIREMENTS OF AS1288 & AS2047,
AND NCC CLAUSES IN PART 3.6.

GLAZING LEGEND:

- DG = DOUBLE GLAZED
- TB = THERMALLY BROKEN FRAME
- OBS = OBSCURE GLASS
- SG = SAFETY GLAZING IN ACCORDANCE WITH NCC
PART 3.6.4 FOR HUMAN IMPACT SAFETY REQUIREMENTS.

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CLIENT/S:

ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON, VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

SCHEDULES

SCALE: (A3)		PROJECT No:
SHEET No:		JH01
13 of 19		

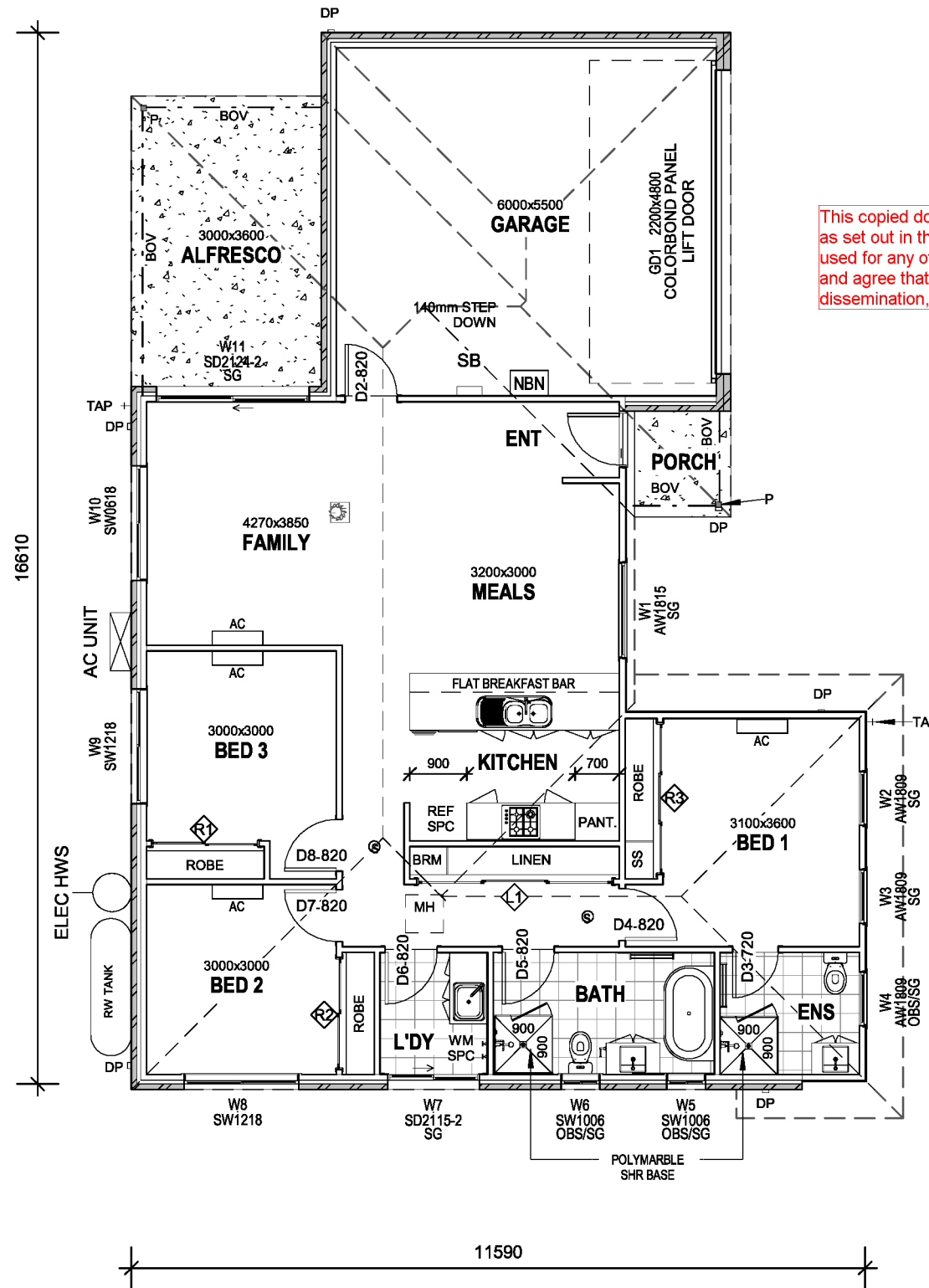
6/12/2024 8:14:08 AM

AREA SCHEDULE		
NAME	AREA	SQUARES
TOWNHOUSE AREA	110.74 m ²	11.92
GARAGE	37.47 m ²	4.03
PORCH	2.54 m ²	0.27
ALFRESCO	13.77 m ²	1.48
Grand total	164.51 m²	17.71

LEGEND

DP -	100 x 50mm COLORBOND DOWN PIPE
DP -	CHARGED PVC DOWN PIPE TO TANK
P -	90 X 90mm STEEL POST
BOV -	BEAM OVER
BBH -	BRICK BULKHEAD OVER
EVAP -	APPROX LOCATION OF EVAPORATIVE COOLER OVER
RRV -	APPROX LOCATION OF ROTARY ROOF VENTILATOR OVER
OHC -	OVER HEAD CABINET
M -	MIRROR ROBE DOOR PANEL
FW -	FLOOR WASTE
STFW -	SMART TILE FLOOR WASTE
MH -	APPROX LOCATION OF MANHOLE
RA -	RETURN AIR DUCT
SR -	STORMWATER RISER
NGL -	NATURAL GROUND LEVEL
HWS -	HOT WATER SERVICE
GAS -	GAS METER
MB -	BASE OF ELECTRICAL METERBOX TO BE 115MM (13 BRICK COURSES) ABOVE GFL.

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WET AREA COMPLIANCE
- ALL WET AREAS TO COMPLY WITH AS 3740-2021

EXHAUST FAN VENTILATION
- EXHASUT FANS LOCATED WITHIN THE INTERNAL W/C'S ARE TO DISCHARGE AIR EITHER DIRECTLY TO OUTSIDE OF BUILDING BY WAY OF DUCTS, OR INTO A ROOF SPACE THAT IS ADEQUATELY VENTILATED BY ROOF VENTS.

UNIT 4

GENERAL NOTES

- MANHOLE LOCATION IS APPROXIMATE ONLY. EXACT POSITION WILL DEPEND ON TRUSS LAYOUT
- TILED SHOWER BASES, SLAB TO BE SETDOWN 35mm TO ENGINEER'S DETAIL
- ALL ADJOINING EXPOSED TIMBER BEAMS ARE TO BE OF THE SAME WITH & DEPTH
- WHERE POSSIBLE, ALL DOOR STUDS TO BE 120mm MIN. FROM CORNER JUNCTIONS
- STEEL POSTS TO BE INSTALLED IN ISOLATED PIERS
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2015, POSITIONED 300mm MIN. FROM ADJACENT WALL AND INTERCONNECTED TO PROVIDE A COMMON ALARM

CLIENT/S:

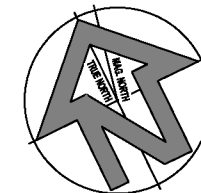
ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

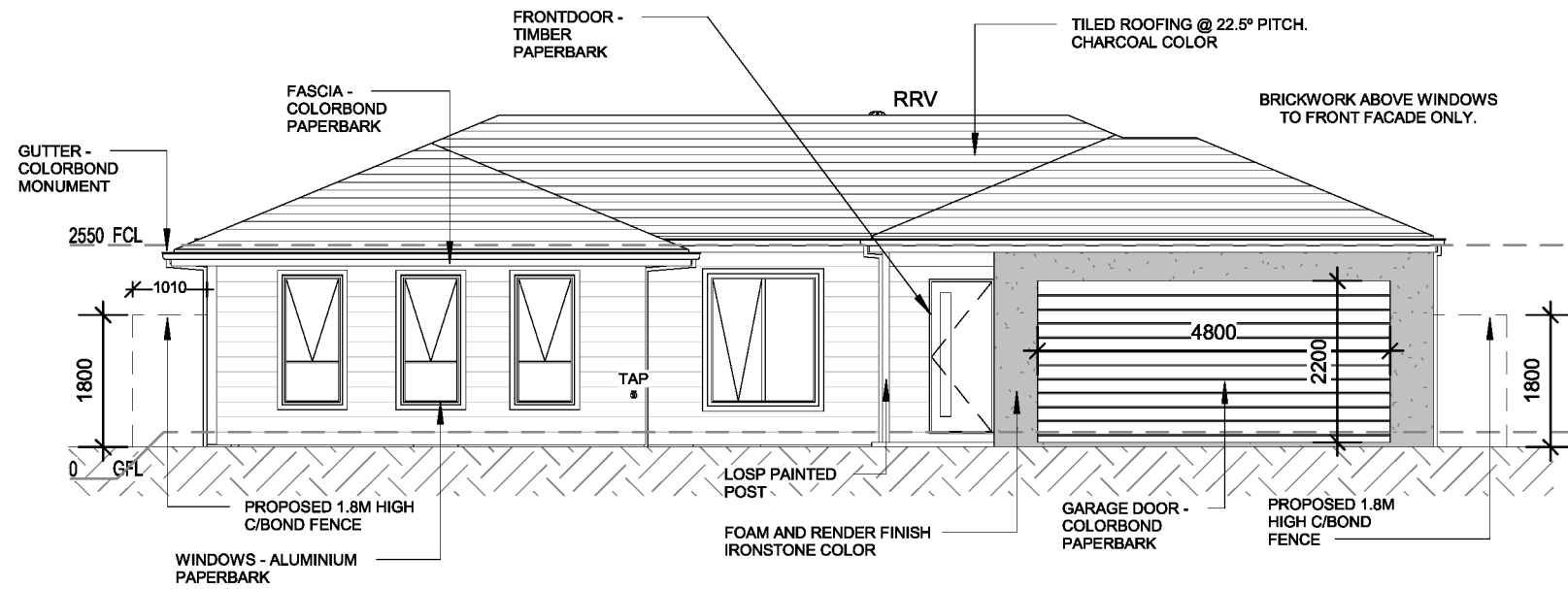
REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24

FLOOR PLAN

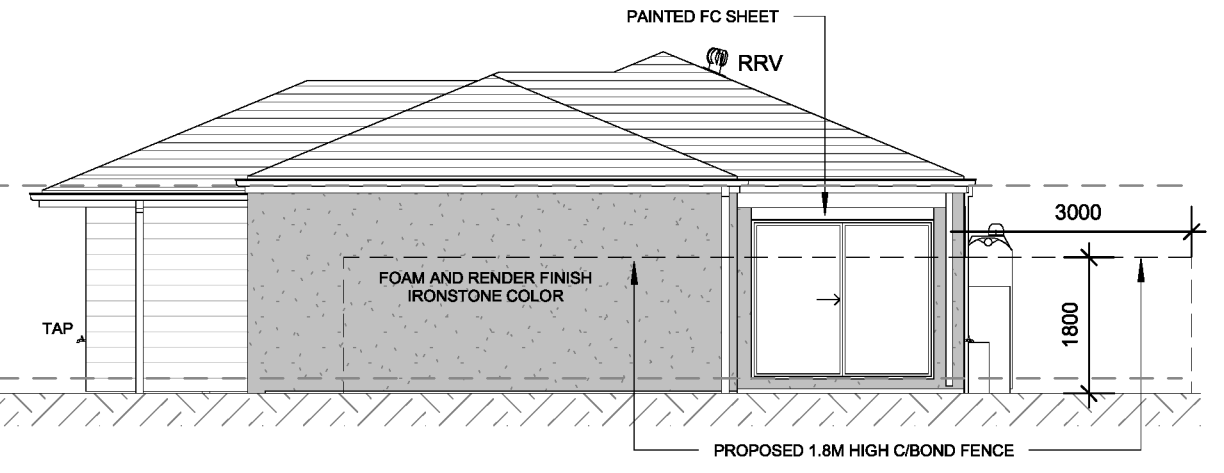
SCALE: (A3)
1 : 100
SHEET No:
14 of 19

PROJECT No:
JH01

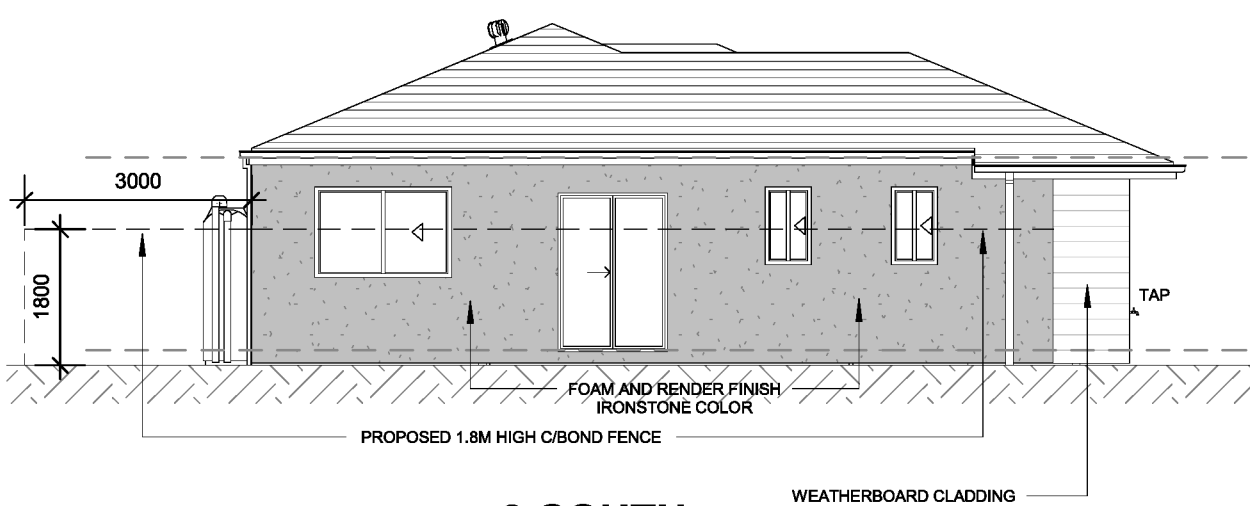




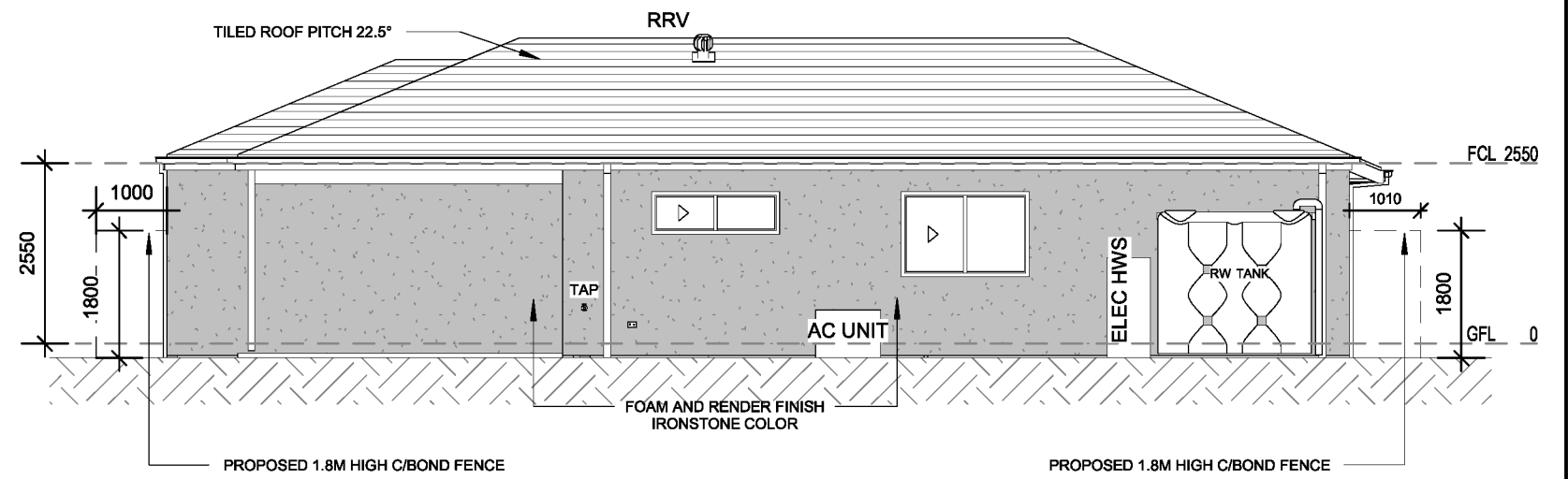
1 EAST.
1 : 100



2 NORTH
1 : 100



3 SOUTH.
1 : 100



4 WEST
1 : 100

UNIT 4

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[REDACTED]

ADDRESS:
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REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

ELEVATIONS

SCALE: (A3)
1 : 100

SHEET No:
15 of 19

PROJECT No:
JH01

DOOR SCHEDULE

NUMBER	HEIGHT	WIDTH	DESCRIPTION	MODEL
D1	2040	820	HUME XN1	HINGED
D2	2040	820	FLUSH PANEL	HINGED
D3	2040	720	FLUSH PANEL	HINGED
D4	2040	820	FLUSH PANEL	HINGED
D5	2040	820	FLUSH PANEL	HINGED
D6	2040	820	FLUSH PANEL	HINGED
D7	2040	820	FLUSH PANEL	HINGED
D8	2040	820	FLUSH PANEL	HINGED
GD1	2200	4800	PANEL LIFT DOOR	PANEL LIFT DOOR
L1	2150	3100	3 PANEL SLIDING DOORS	2150mmH
R1	2150	1700	2 PANEL SLIDING DOORS	2150mmH
R2	2150	1770	2 PANEL SLIDING DOORS	2150mmH
R3	2150	2400	3 PANEL SLIDING DOORS	2150mmH

WINDOW SCHEDULE

NUMBER	CODE	STYLE	HEIGHT	WIDTH	GLASS
W1	AW1818	AWNING	1800	1810	SG
W2	AW1809	AWNING	1800	850	SG
W3	AW1809	AWNING	1800	850	SG
W4	AW1809	AWNING	1800	850	OBS/SG
W5	SW1006	SLIDING	1029	610	OBS/SG
W6	SW1006	SLIDING	1029	610	OBS/SG
W7	SD2115-2	SLIDING DOOR	2100	1450	SG
W8	SW1218	SLIDING	1200	1810	
W9	SW1218	SLIDING	1200	1810	
W11	SD2124-2	SLIDING DOOR	2100	2410	SG

16	SCHEDULES
17	FLOOR PLAN
18	ELEVATIONS

UNIT 5

3D VIEWS ARE SYMBOLIC ONLY
AND DO NOT REPRESENT
ACTUAL FITTINGS AND FIXTURES

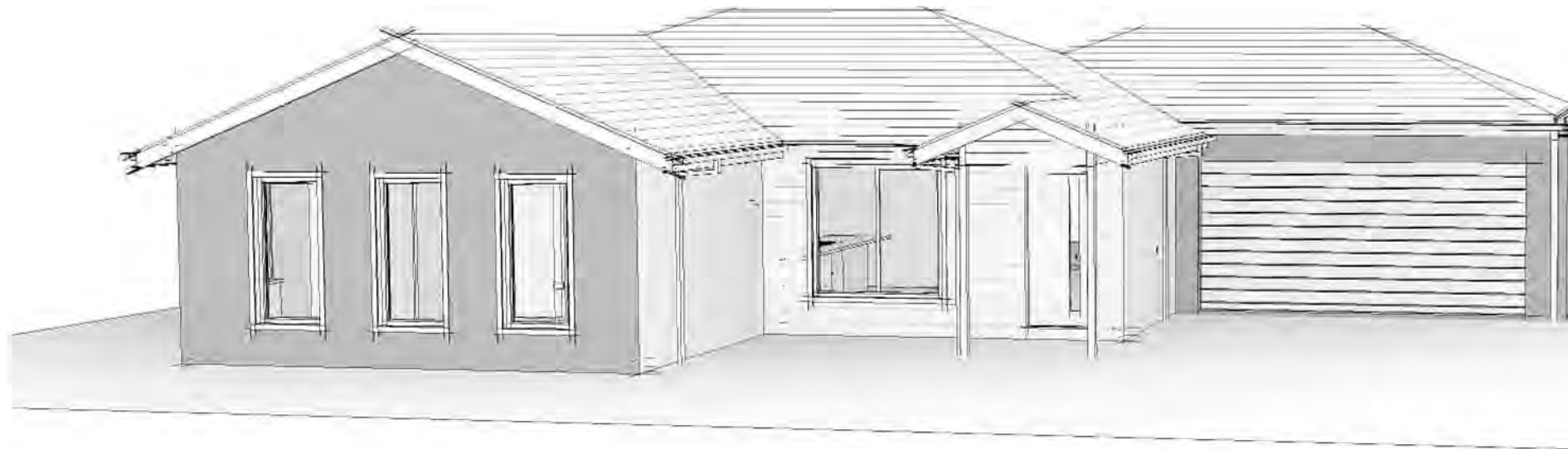
WINDOW LEGEND:

- AW = AWNING WINDOW
- FW = FIXED WINDOW
- MT = MULTI TRANSOM WINDOW
- SW = SLIDING WINDOW
- DH = DOUBLE HUNG WINDOW
- BW = BI-FOLD WINDOW
- CW = CASEMENT WINDOW
- SL = SKYLIGHT WINDOW
- SD = SLIDING DOOR
- ST = STACKING DOOR / WINDOW
- HD = HINGED DOOR
- BD = BI-FOLD DOOR

GLAZING NOTE:
ALL GLAZING TO COMPLY WITH THE
REQUIREMENTS OF AS1288 & AS2047,
AND NCC CLAUSES IN PART 3.6.

GLAZING LEGEND:

- DG = DOUBLE GLAZED
- TB = THERMALLY BROKEN FRAME
- OBS = OBSCURE GLASS
- SG = SAFETY GLAZING IN ACCORDANCE WITH NCC
PART 3.6.4 FOR HUMAN IMPACT SAFETY REQUIREMENTS.



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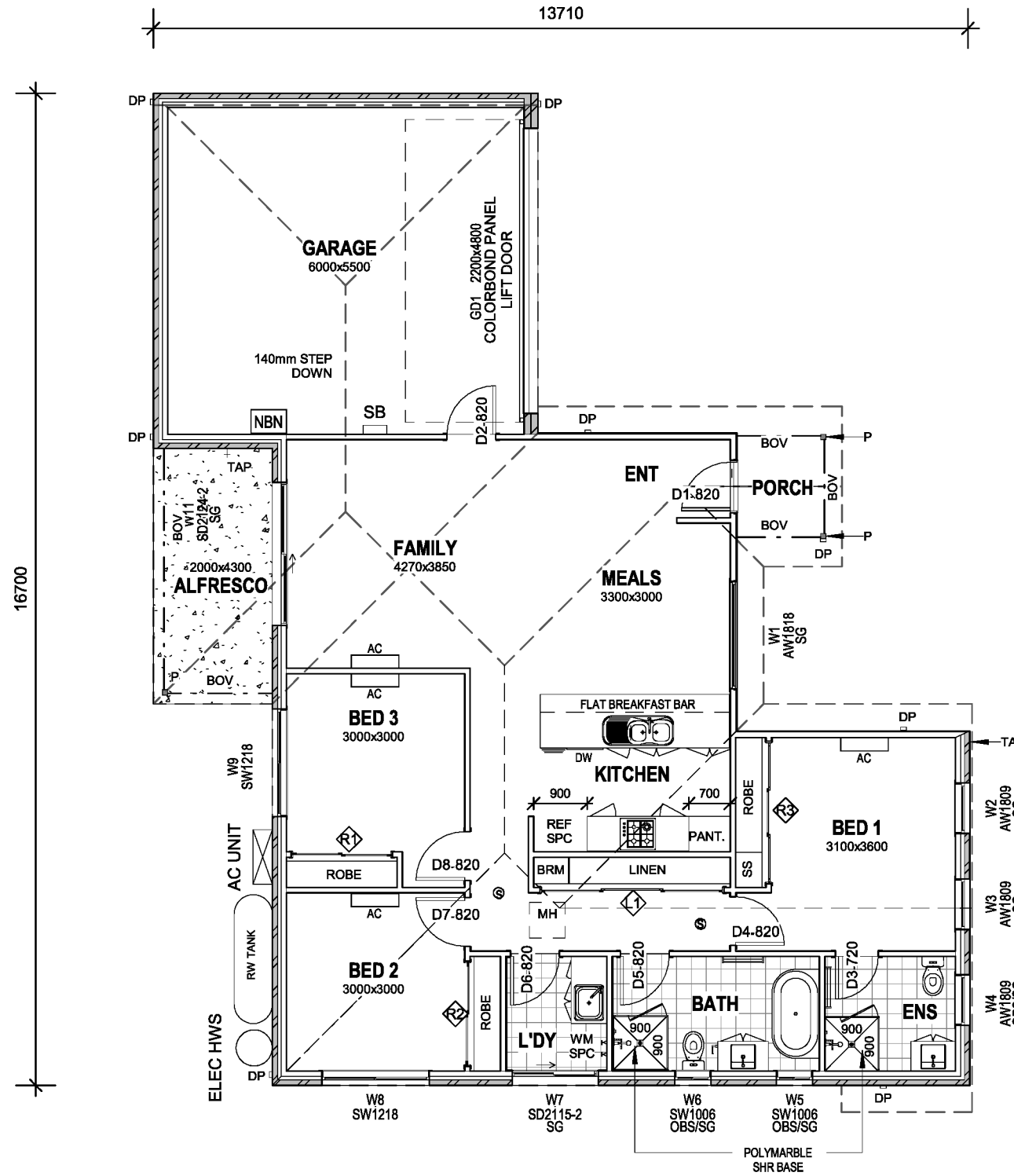
ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON, VIC. 3812

REVISIONS	DESCRIPTION	DATE
TP1	TOWN PLANNING	18-01-24
TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

SCHEDULES

SCALE: (A3)		PROJECT No: JH01
SHEET No: 16 of 19		

AREA SCHEDULE		
NAME	AREA	SQUARES
TOWNHOUSE AREA	110.77 m ²	11.92
GARAGE	37.62 m ²	4.05
PORCH	3.13 m ²	0.34
ALFRESCO	8.60 m ²	0.93
Grand total	160.12 m²	17.24



LEGEND

- DP - 100 x 50mm COLORBOND DOWN PIPE
- DP - CHARGED PVC DOWN PIPE TO TANK
- P - 90 X 90mm STEEL POST
- BOV - BEAM OVER
- BBH - BRICK BULKHEAD OVER
- EVAP - APPROX LOCATION OF EVAPORATIVE COOLER OVER
- RRV - APPROX LOCATION OF ROTARY ROOF VENTILATOR OVER
- OHC - OVER HEAD CABINET
- M - MIRROR ROBE DOOR PANEL
- FW - FLOOR WASTE
- STFW - SMART TILE FLOOR WASTE
- MH - APPROX LOCATION OF MANHOLE
- RA - RETURN AIR DUCT
- SR - STORMWATER RISER
- NGL - NATURAL GROUND LEVEL
- HWS - HOT WATER SERVICE
- GAS - GAS METER
- MB - BASE OF ELECTRICAL METERBOX TO BE 1115MM (13 BRICK COURSES) ABOVE GFL.

WET AREA COMPLIANCE
- ALL WET AREAS TO COMPLY WITH AS 3740-2021

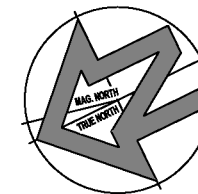
EXHAUST FAN VENTILATION
- EXHASUT FANS LOCATED WITHIN THE INTERNAL WC'S ARE TO DISCHARGE AIR EITHER DIRECTLY TO OUTSIDE OF BUILDING BY WAY OF DUCTS, OR INTO A ROOF SPACE THAT IS ADEQUATELY VENTILATED BY ROOF VENTS.

UNIT 5

GENERAL NOTES

- MANHOLE LOCATION IS APPROXIMATE ONLY. EXACT POSITION WILL DEPEND ON TRUSS LAYOUT
- TILED SHOWER BASES, SLAB TO BE SETDOWN 35mm TO ENGINEER'S DETAIL
- ALL ADJOINING EXPOSED TIMBER BEAMS ARE TO BE OF THE SAME WITH & DEPTH
- WHERE POSSIBLE, ALL DOOR STUDS TO BE 120mm MIN. FROM CORNER JUNCTIONS
- STEEL POSTS TO BE INSTALLED IN ISOLATED PIERS
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2015, POSITIONED 300mm MIN. FROM ADJACENT WALL AND INTERCONNECTED TO PROVIDE A COMMON ALARM

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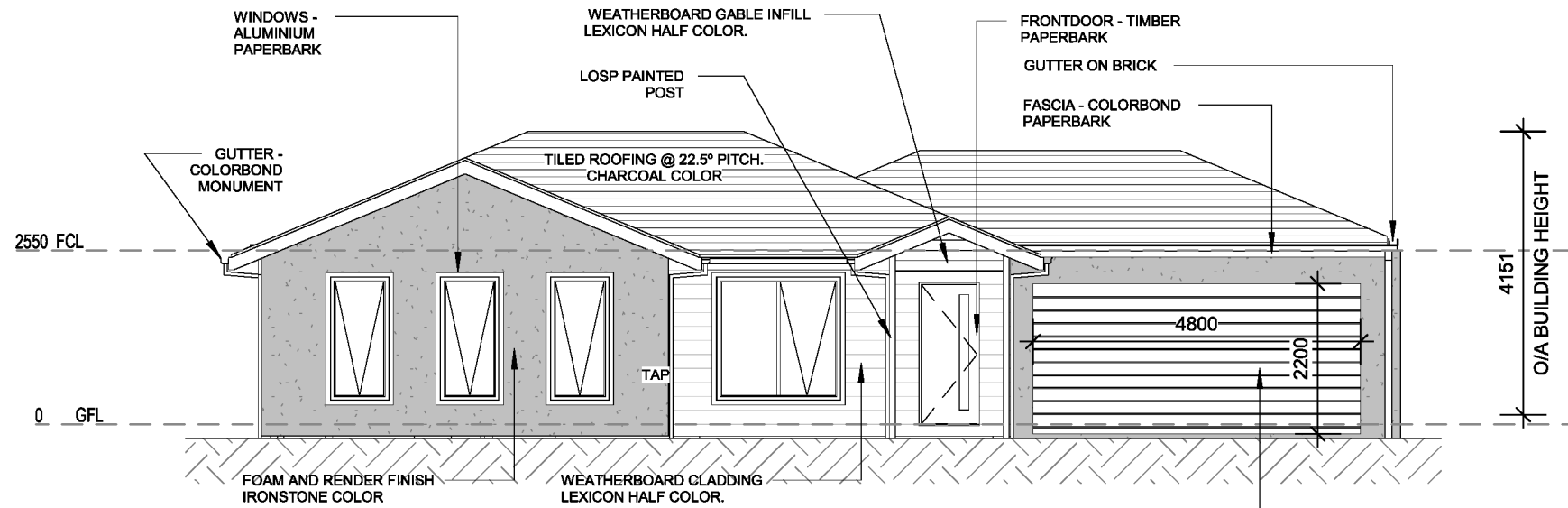
CLIENT'S:
[REDACTED]

ADDRESS:
NO. 2 RICHARDS ROAD, NAR NAR GOON. VIC. 3812

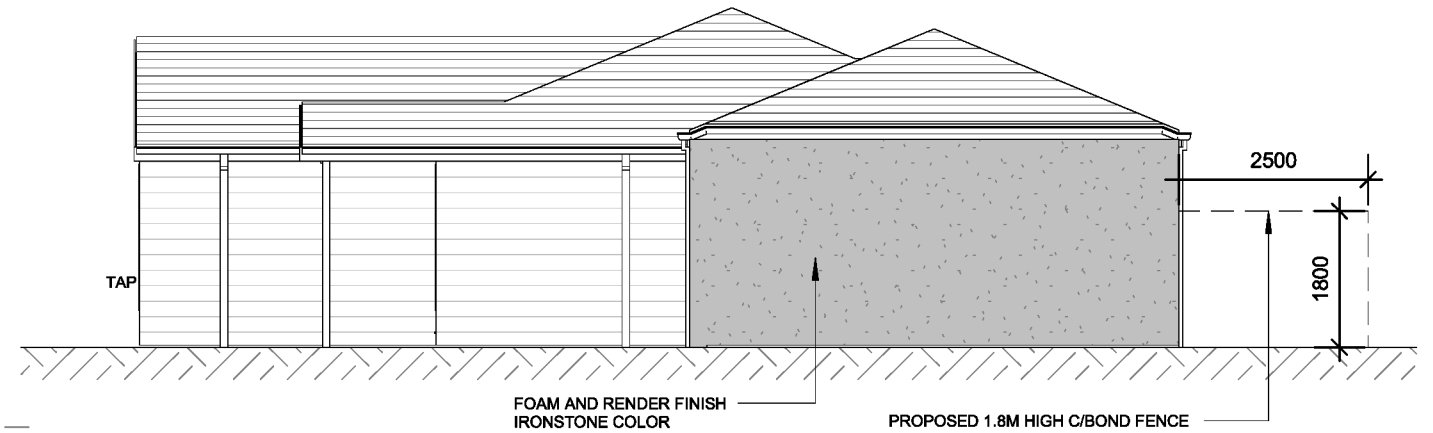
REVISIONS	DESCRIPTION	DATE
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TP2	TOWN PLANNING	01-06-24
TP3	TOWN PLANNING	13-11-24

FLOOR PLAN

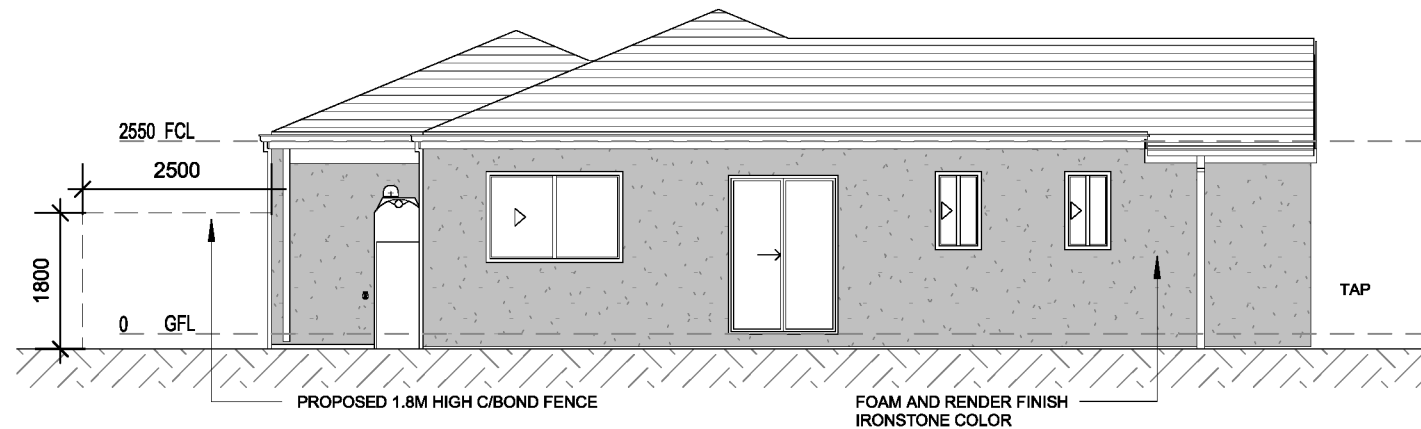
SCALE: (A3) 1 : 100	PROJECT No: JH01
SHEET No: 17 of 19	



1 SOUTH.
1 : 100

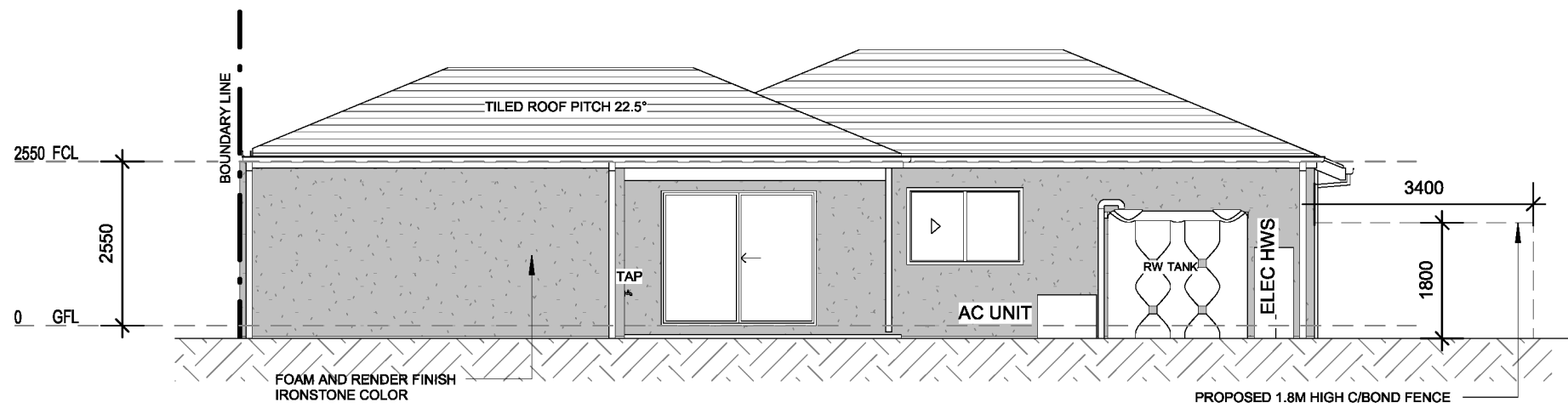


2 EAST.
1 : 100



3 WEST.
1 : 100

UNIT 5



4 NORTH.
1 : 100

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ADDRESS:

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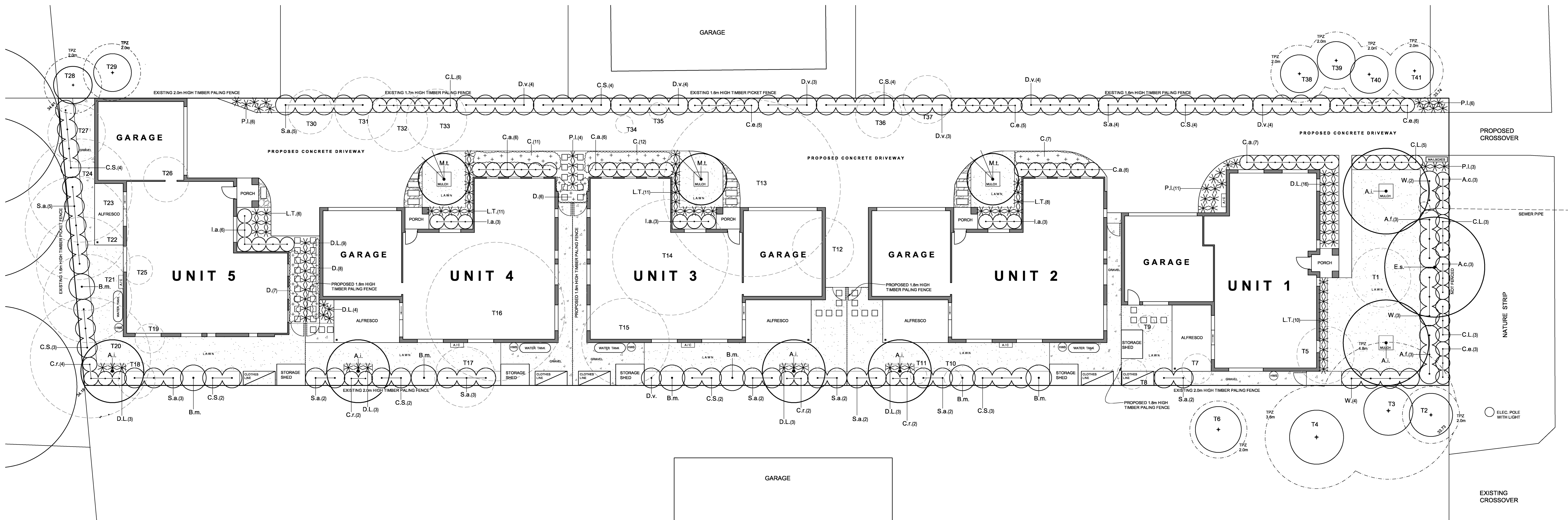
REVISIONS	TP1	TOWN PLANNING	18-01-24
	TP2	TOWN PLANNING	01-06-24
	TP3	TOWN PLANNING	13-11-24

ELEVATIONS

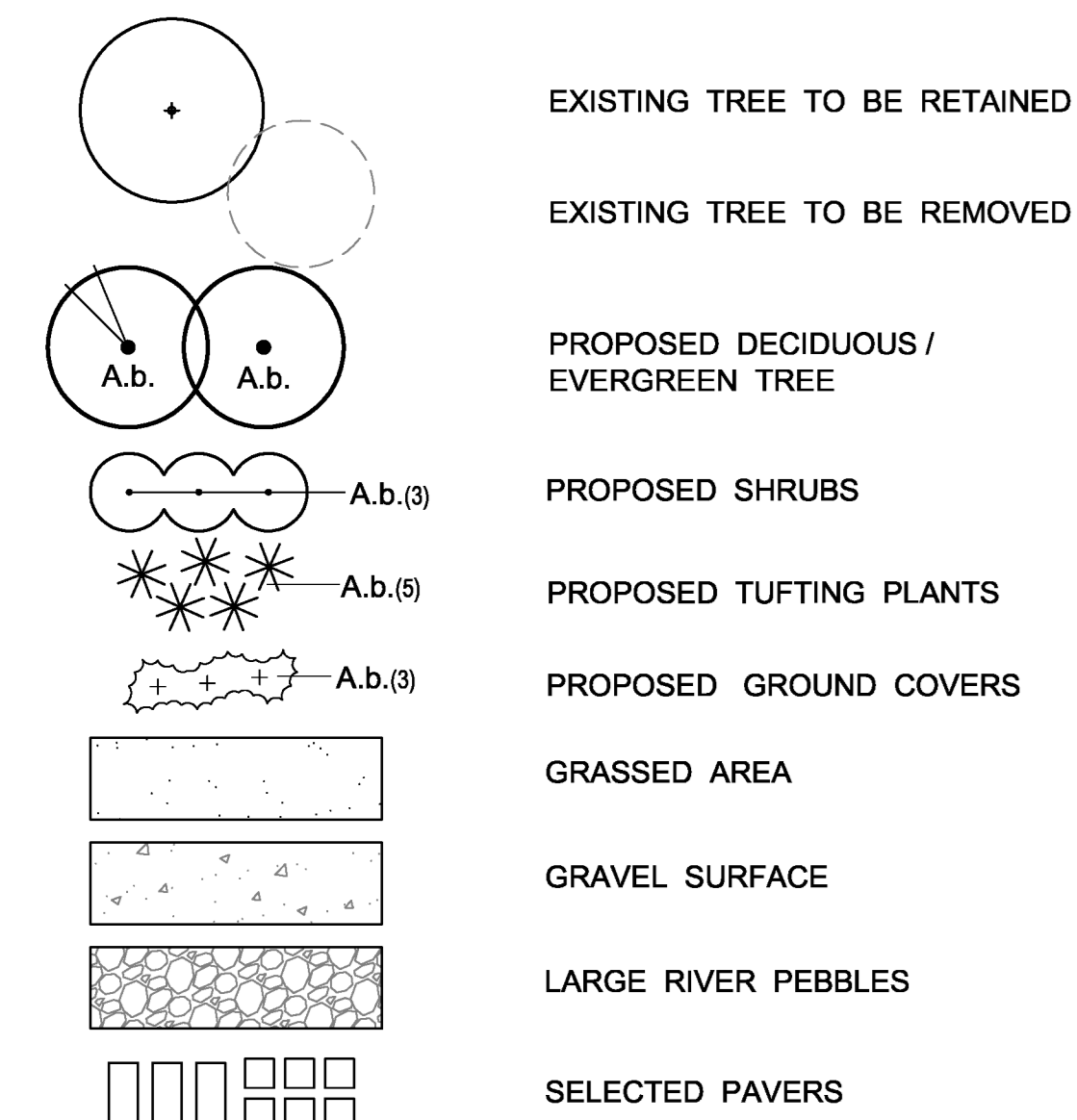
SCALE: (A3)
1 : 100

SHEET No:
18 of 19

PROJECT No:
JH01



LEGEND



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.

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.

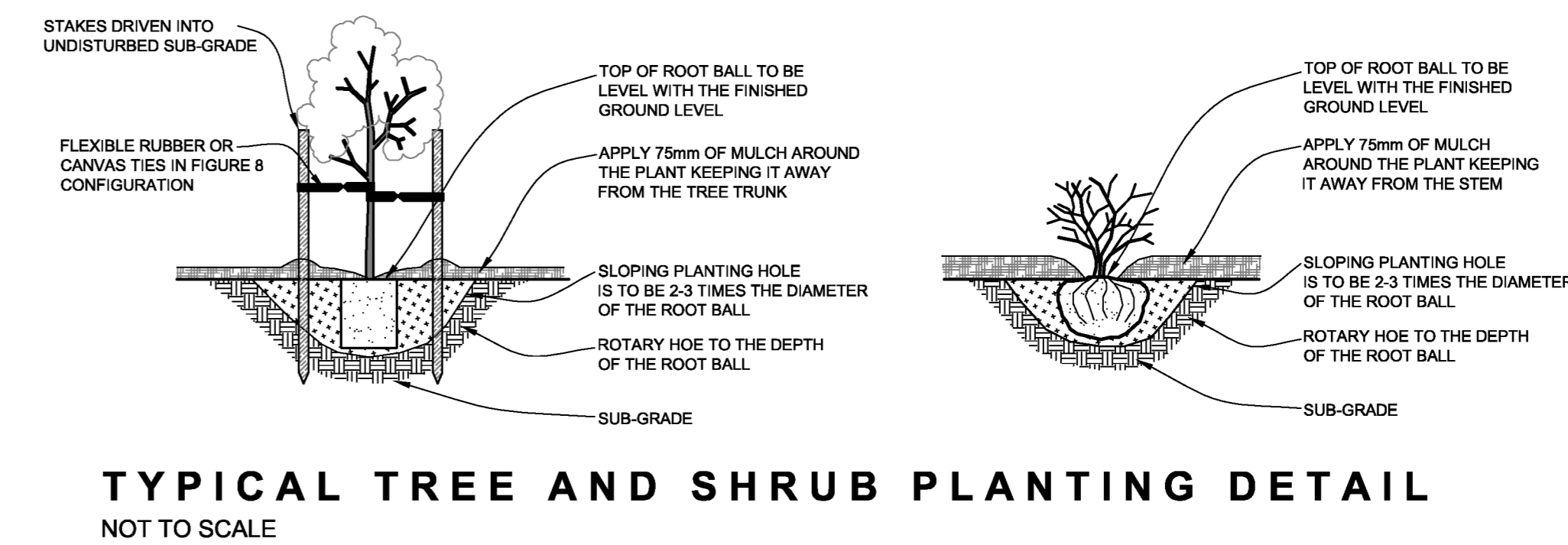
PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT*	WIDTH*	POT SIZE	QTY
EVERGREEN TREES						
A.i.	Acacia implexa	Lightwood	8m	4-5m	2m TALL	4
C.m.	Corymbia maculata 'Lowanna'	Compact Spotted Gum	10m	6-7m	2m TALL	2
E.s.	Eucalyptus scoparia	Wallangarra White Gum	10-12m	6-8m	2m TALL	1
DECIDUOUS TREES						
M.l.	Malus tschonoskii	Upright Crab Apple	7m	4m	2m TALL	3
SHRUBS						
A.c.	Acacia cognata 'Mini Cog'	Wattle 'Mini Cog'	0.8m	1.2m	150mm	6
A.f.	Acacia fimbriata 'Dwarf'	Dwarf Fringed Wattle	1.5m	1.5-2m	200mm	6
B.m.	Banksia marginalia	Silver Banksia	4-5m	2.5m	200mm	7
C.a.	Correa alba	White Correa	1.2m	1m	150mm	25
C.e.	Crowea exalata 'Festival'	Crowea 'Festival'	1m	0.8m	150mm	19
C.L.	Callistemon 'Little John'	Bottlebrush 'Little John'	1m	1m	150mm	17
C.r.	Correa reflexa	Common Correa	1.2m	1.2m	150mm	10
C.S.	Callistemon 'Slim'	Bottlebrush 'Slim'	3m	1.5m	200mm	22
D.v.	Dodonaea viscosa 'Purpurea'	Purple Sticky Hop-Bush	3m	1.5m	200mm	23
I.a.	Indigofera australis	Austral Indigo	1m	1m	150mm	15
S.a.	Syzygium australe 'Elite'	Lilly Pilly 'Elite'	3-4m	1.5-2m	200mm	32
W.	Westringia 'Wynyabbie Gem'	Native Rosemary	1.5m	1.5-2m	200mm	9
GROUNDCOVERS AND TUFTING PLANTS						
C.	Chrysocephalum apiculatum	Yellow Buttons	0.3m	1m	100mm	30
D.	Dichondra repens	Kidney Weed	0.2m	1m	100mm	21
D.L.	Dianella 'Little Jess'	Flax Lily 'Little Jess'	0.4m	0.5m	150mm	41
L.T.	Lomandra longifolia 'Tanika'	Mat-Rush 'Tanika'	0.6m	0.7m	150mm	46
P.I.	Poa labillardieri	Common Tussock Grass	0.7m	0.7m	150mm	30

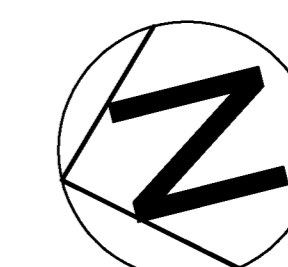
* Denotes height and width at maturity

EXISTING VEGETATION

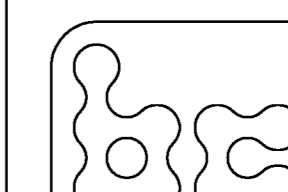
CODE	BOTANICAL NAME	SIZE (H x W)	STATUS
T1	Betula pendula	6x3m	Remove
T2	Syzygium paniculatum	5x3m	Retain
T3	Magnolia soulangeana	3x4m	Retain
T4	Syzygium paniculatum	4x4m	Retain
T5	Callistemon citrinus	3x3m	Remove
T6	Syzygium paniculatum	5x3m	Retain
T7	Malus domestica	3x3m	Remove
T8	Prunus cerasifera nigra	2x1m	Remove
T9	Camellia japonica	2x2m	Remove
T10	Camellia japonica	1x1m	Remove
T11	Camellia japonica	2x1m	Remove
T12	Triadica sebifera	4x4m	Remove
T13	Gleditsia triacanthos	10x14m	Remove
T14	Fraxinus excelsior	9x8m	Remove
T15	Gruillea robusta	10x4m	Remove
T16	Fraxinus angustifolia	9x10m	Remove
T17	Callistemon viminalis	5x4m	Remove
T18	Callistemon viminalis	2x2m	Remove
T19	Cotoneaster glaucophyllus	2x2m	Remove
T20	Cupressocyparis leylandii	6x4m	Remove
T21	Cupressocyparis leylandii	6x4m	Remove
T22	Cupressocyparis leylandii	6x4m	Remove
T23	Cupressocyparis leylandii	6x4m	Remove
T24	Cupressocyparis leylandii	6x4m	Remove
T25	Cotoneaster glaucophyllus	2x2m	Remove
T26	Malus domestica	2x3m	Remove
T27	Brachyichilum acarifolius	6x4m	Remove
T28	Acacia melanoxylon	5x1m	Retain
T29	Acacia melanoxylon	4x2m	Retain
T30	Callistemon viminalis	4x3m	Remove
T31	Cupressocyparis leylandii	5x3m	Remove
T32	Cupressocyparis leylandii	5x3m	Remove
T33	Cupressocyparis leylandii	5x3m	Remove
T34	Prunus cerasifera nigra	2x2m	Remove
T35	Prunus cerasifera nigra	2x1m	Remove
T36	Malus domestica	3x4m	Remove
T37	Fraxinus angustifolia	4x3m	Remove
T38	Callistemon citrinus	3x2m	Retain
T39	Callistemon citrinus	3x2m	Retain
T40	Callistemon citrinus	3x1m	Retain
T41	Acacia implexa	2x1m	Retain



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DESIGN BY:
S.C.
DRAWN BY:
S.C.

CLIENT:
2 Richards Road, Nar Nar Goon

DATE:
10 Dec. 2024

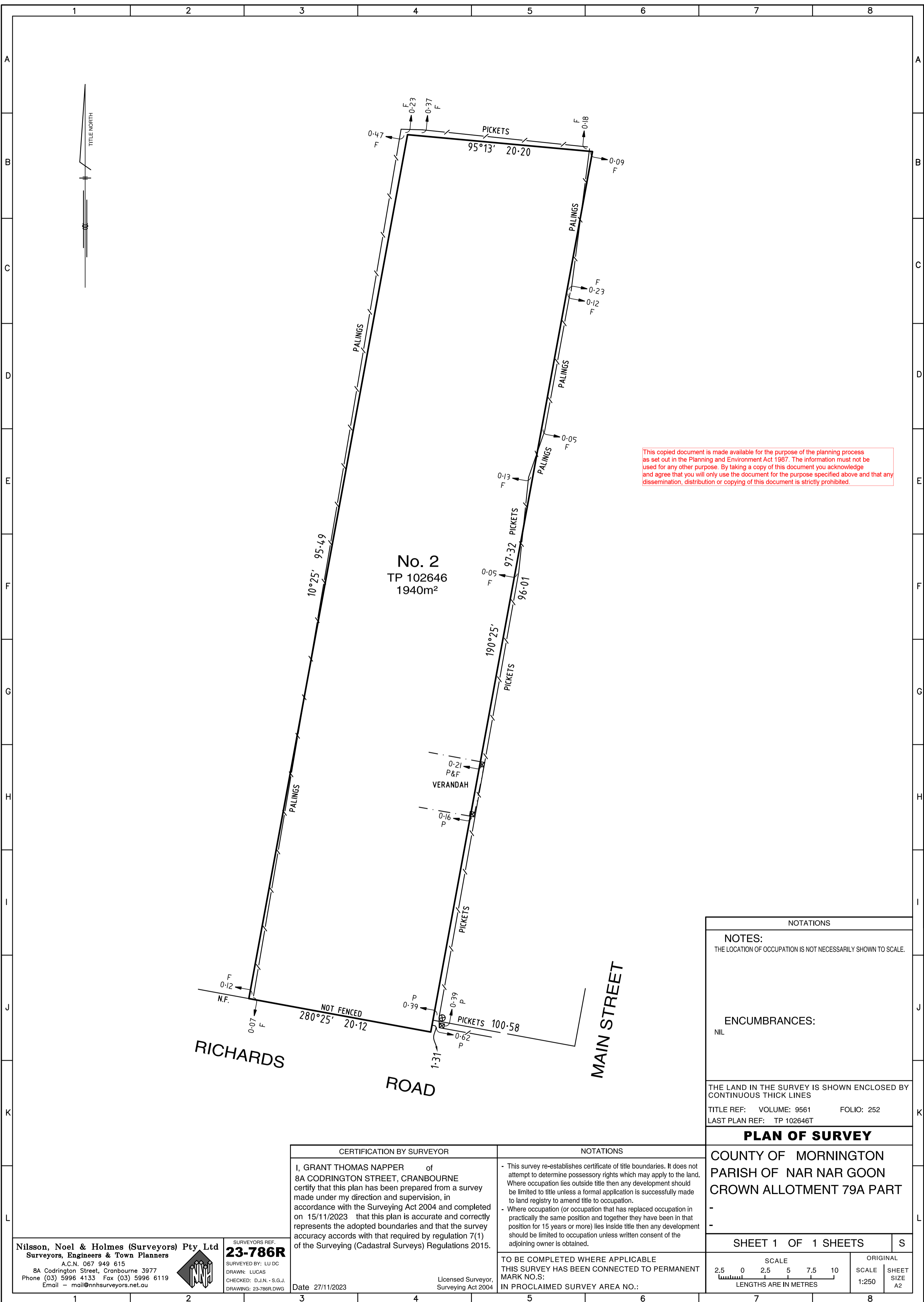
SCALE (BAY):
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DRAWING TITLE:
Landscape Plan

DRAWING NUMBER:
4582-A

FOR TOWN PLANNING:
SHEET:
1 / 1

RICHARDS ROAD



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No. 2
TP 102646
1940m²

0-21 P&F
VERANDAH
0-16 P

NOTATIONS	
NOTES: THE LOCATION OF OCCUPATION IS NOT NECESSARILY SHOWN TO SCALE.	
ENCUMBRANCES: NIL	
THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES	
TITLE REF:	VOLUME: 9561 FOLIO: 252
LAST PLAN REF: TP 102646T	

PLAN OF SURVEY	
COUNTY OF MORNINGTON PARISH OF NAR NAR GOON CROWN ALLOTMENT 79A PART	
SHEET 1 OF 1 SHEETS	
SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	
ORIGINAL SCALE 1:250	SHEET SIZE A2

CERTIFICATION BY SURVEYOR	NOTATIONS
I, GRANT THOMAS NAPPER of 8A CODRINGTON STREET, CRANBOURNE certify that this plan has been prepared from a survey made under my direction and supervision, in accordance with the Surveying Act 2004 and completed on 15/11/2023 that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.	- This survey re-establishes certificate of title boundaries. It does not attempt to determine possessory rights which may apply to the land. Where occupation lies outside title then any development should be limited to title unless a formal application is successfully made to land registry to amend title to occupation. - Where occupation (or occupation that has replaced occupation in practically the same position and together they have been in that position for 15 years or more) lies inside title then any development should be limited to occupation unless written consent of the adjoining owner is obtained.
Date 27/11/2023	TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK NO.S: IN PROCLAIMED SURVEY AREA NO.:

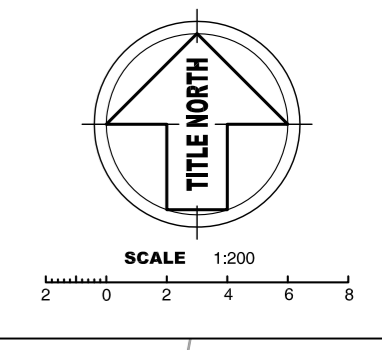
Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
A.C.N. 067 949 615
8A Codrington Street, Cranbourne 3977
Phone (03) 5996 4133 Fax (03) 5996 6119
Email - mail@nnhsurveyors.net.au

SURVEYORS REF.
23-786R
SURVEYED BY: LU DC
DRAWN: LUCAS
CHECKED: D.J.N. - S.G.J.
DRAWING: 23-786R.DWG

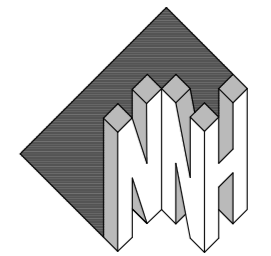
Licensed Surveyor,
Surveying Act 2004



Legend	
102 Top Of Bank	+
104 Existing Surface	+
201 Single Tree	○
206 Gum Tree	○
208 Pine Tree	○
220 Tree Trunk / Dead Tree	○
301 Drain - Conc/Earth	+
304 Reinforced Conc Pipe	+
312 Unclassified Drainage	+
333 Water Tank	+
405 Edge Of Formation	+
410 Pedestrian Path	+
601 Weatherboard Building	+
602 Shed	+
603 Brick Building	+
604 Verandah	+
609 Top of Gutter	+
610 Ridge Line	+
611 Rongpet	+
630 Floor Level	+
713 Electricity Pole With Light	+
714 Transmission Tower	+
716 Electricity Pit	+
717 Electricity Line Overhead	+
720 Stay	+
721 Telecommunications Pit	+
730 Gas Main	+
753 Fire Hydrant	+
753 Fire Hydrant	+
754 Water Meter	+
903 Fence - Palings	+
911 Fence - Brick	+
912 Fence - Post & Wire	+
914 Fence - Horizontal Boards	+
915 Fence - Gal Iron	+
916 Fence - Pickets	+
950 Title	+
951 Surrounding Title	+



NOTATIONS
 Date of Survey 15/11/2023
 Survey Data Used - P:2023\23-700\23-786\DTM\23-786.sdr
EASEMENTS
 Land Subject to Easement - NIL
DATUM
HEIGHT DATUM
 This plan has been connected to the Australian Height Datum vide Nar Nar Goon PM 51 with a stated value of RL31.075
CO-ORDINATE DATUM
 This plan has been drawn on a Local Grid coordinates.
 * THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.
LAYERING
 Layers on this plan may be FROZEN.
 Refer to frozen layers with a suffix of -L for levels
 Refer to frozen layers with a suffix of -C for crosses
CONTOURS
 Contours shown on this plan are in 3D
 Refer to layer 1043 for minor contour lines.
 Refer to layer 1053 for major contour lines.
 Contour Interval 0.2 metres
TITLE RE-ESTABLISHMENT
 Fences shown hereon are indicative only. Refer to Plan of Survey NNH Ref: 23-786R for accurate location & description of fencing & location of any survey marks placed.
IMPORTANT NOTES:
JJ Development Holdings Pty Ltd
 1) This plan is prepared for JJ Development Holdings Pty Ltd for the purpose of designing new constructions on the land and should not be used for any other purpose. Services shown hereon have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services
 2) This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapfiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.
 THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.



Nilsson, Noel & Holmes (Surveyors) Pty Ltd
 Surveyors, Engineers & Town Planners
 8A Codrington Street, Cranbourne 3977
 Phone (03) 5996 4133 Fax (03) 5996 6119
 Email - mail@nnhsurveyors.net.au

Date:	Rev.	Amendments:	SURVEYED BY: LU DC	DATUM: AHD	JJ DEVELOPMENT HOLDINGS Pty Ltd 2 RICHARDS ROAD, NAR NAR GOON PLAN OF EXISTING SITE FEATURES & LEVELS SURVEY	N.N.H. REF. NO. 23-786
			DRAWN: LU	DATE: 24/11/2023		SHEET 1 of 1
			CHECKED: DN	SCALE: 1:250		REV
			APPROVED BY: DN	MELWAY REF.: 319 D10		P:2023\23-700\23-786\DRAWINGS\23-786FL.DWG
						DRAWING NO. 23-786FL

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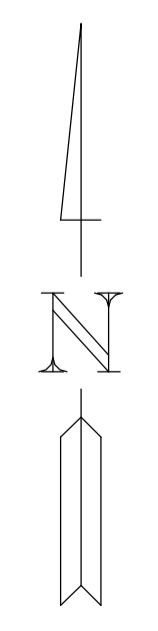
IMPORTANT NOTICE
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 This plan is not based on a re-establishment
 survey nor is it related to title.

IMPORTANT NOTICE
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 for which it was intended.
 Any uncertainty in this plan must be clarified
 with the author.

IMPORTANT NOTICE
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 possible location of further underground services and
 detailed location of all services.
 This note is an integral part of this plan.

IMPORTANT NOTICE
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WARNING
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NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

NOTATIONS		No. OF SHEETS IN PLAN 1	No. OF THIS SHEET 1
POSTAL ADDRESS: 2 Richards Road NAR NAR GOON 3182		SCALE	ORIGINAL
NOTE: See certificate of title for easement and Title details NOTE: This plan has been created from aerial photography and should be used for Town Planning purposes only		1:400	SCALE SHEET 1:400 A0
SURVEYORS REFERENCE 24-10-105 VERSION 1 FILE NAME: 008 02.1		LENGTHS ARE IN METRES M. J. Reddie Surveys Pty Ltd 1 Homer Street, Beaconsfield, 3807 P.O. Box 268, Berwick, 3806 Phone (03) 9707 4117 Fax (03) 9707 4428	



15th November, 2024

Planning Department
Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810

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Attention: [REDACTED]

Dear [REDACTED]

APPLICATION NO.: T240119PA
ADDRESS: NO.2 RICHARDS ROAD, NAR NAR GOON
PROPOSAL: DEVELOPMENT OF FIVE (5) DWELLINGS

We refer to the abovementioned proposed application for the development of five (5) dwellings at No. 2 Richards Road, Nar Nar Goon and confirm that we act on behalf of the permit applicant and land owner in this matter.

As requested in Council's correspondence dated 17th April, 2024, please find enclosed the following information and documentation:

- A Section 50 Amendment Form.
- A full and current copy of title.
- A written submission prepared by *Toro Planning Pty Ltd* including:
 - Outline of proposed amendments and response to Council's concerns initially raised;
 - Appendix A being a response to each of Council's Further Information requests; And
 - Appendix B being a planning assessment against the relevant provisions of the Cardinia Planning Scheme including a Clause 55 Assessment.
- An Arboricultural Report prepared by *Melbourne Arborist Reports*.
- A Neighbourhood & Site Description Plan prepared by *M. J. Reddie Surveys Pty Ltd*.
- Amended Development Plans for a five (5) dwelling development prepared by *Hadar*.
- A landscape plan in line with the amended proposal prepared by *Bradbury Culina*.
- A completed Cardinia Council template Waste Management Plan along with annotated photo of proposed pick up location and submitted Waste Management Site Plan prepared by *Hadar*.

E: storenzo@toroplanning.com.au
P: 0411 737 225



As illustrated in the enclosed amended development plans, we have sought to make a number of amendments to the plans and proposal. Specifically, the following amendments have been made:

- The development has been reduced from six (6) dwellings to five (5) dwellings.
- The proposal comprises one by two (2) bedroom dwelling (dwelling 1) and four by three (3) bedroom dwellings (dwellings 2-5).
- Dwelling 1 has been reduced from a double storey dwelling to a single storey built form and is now set back 9 metres from the site's front property boundary.
- All remaining dwellings are retained as single storey built form, albeit in a revised configuration and layout which provide improved internal and external amenity outcomes.
- The location of the driveway has been flipped with dwellings provided adjoining the western property boundary of the site and the common driveway accessway provided adjoining the eastern property boundary of the site.
- The number of vehicle access points have been reduced with only one (1) single access point provide in the south-east corner of the site (i.e. utilising the existing access location and providing an upgrade to the satisfaction of Council).
- Each dwelling is provided with a double garage with improved vehicle turning areas to the east of these garages to facilitate entry and exit by vehicles in a forwards direction.
- The proposal incorporates one (1) visitor car parking space located centrally on the site in between the garages of dwellings 2 and 3.
- Each dwelling is provided with increased rear secluded private open space inclusive of a covered alfresco area.
- The overall site coverage of the proposed development has been reduced from 44.92 % to 41.98% of the overall site.
- The permeability of the proposed development has been increased to 36.07% of the overall site.
- The garden area of the proposed development has been increased from 32.90% to 36.40% of the overall site.
- The elevations and shadow diagrams have been updated to reflect the amended site plans.
- All other documentation enclosed with this submission has been amended to reflect the revised development plans.

In addition to the abovementioned information submitted, we also provide a detailed response to the initial preliminary concerns raised by Council Officers noting these concerns were raised as part of the original six (6) dwelling development proposal and as such, a number of these have been addressed by virtue of the reduction of the development proposal to five (5) dwellings:

ITEM COUNCIL CONCERN & APPLICANT RESPONSE

1 The proposal fails to comply with the mandatory garden area requirements of Clause 32.09-4 of the Cardinia Planning Scheme.

Applicants Response:

- The amended development proposal now complies with the mandatory garden area provisions of Clause 32.09-4 with a minimum of 36.40% of the site set aside for garden area.
- This is clearly documented on the site plans enclosed with this submission with an extract of the amended garden area plan provided below for ease of reference:

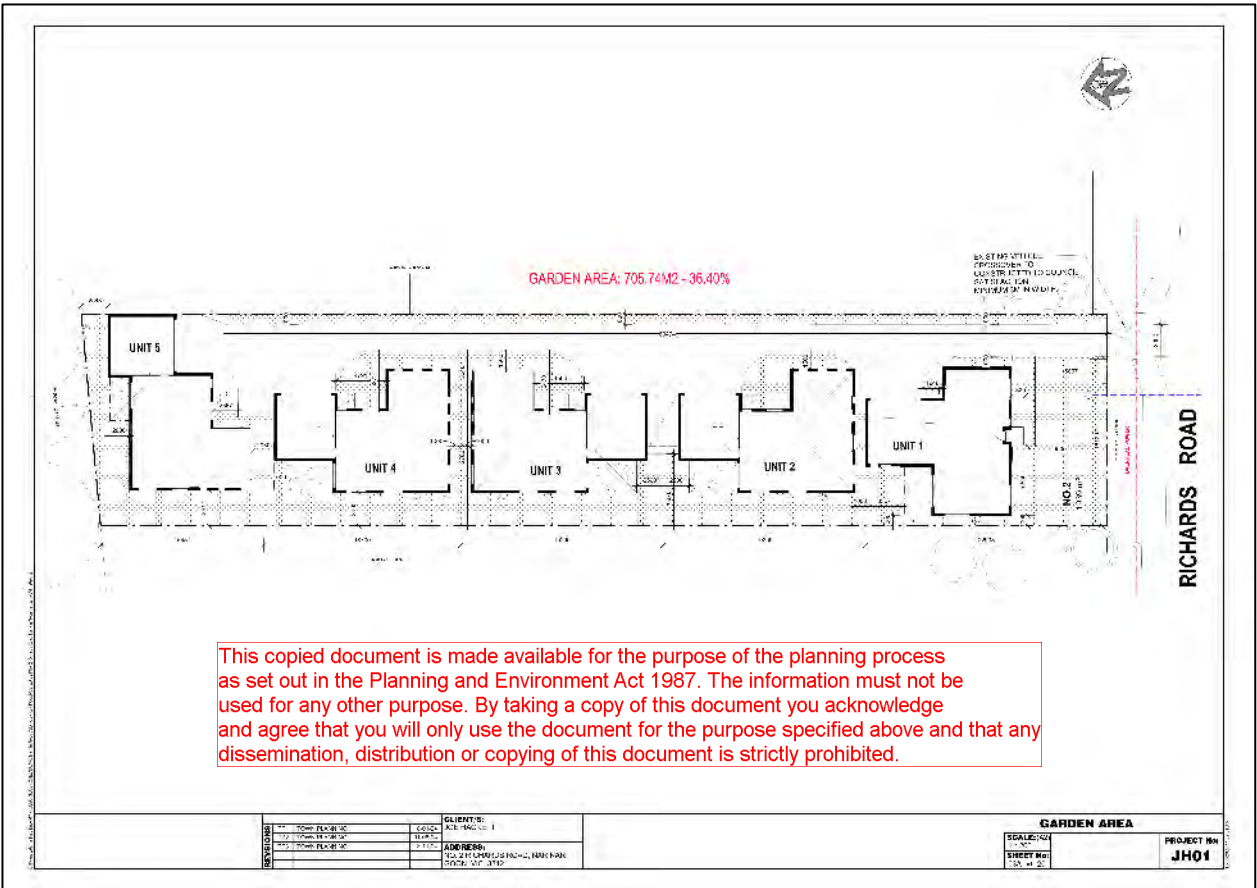


Figure 1: Extract of Amended Garden Area Plan.

2 The upper floor of the proposed Dwelling 1 is excessively large and presents a high level of visual bulk to the adjoining properties and within the streetscape. The double-storey built form includes sheer two storey walls and limited articulation. Upper levels should be well set back from ground floor footprints

Applicants Response:

- Dwelling 1 has been amended from a double storey built form to a single storey built form consistent with the balance of the proposed development as well as being consistent with the

ITEM	COUNCIL CONCERN & APPLICANT RESPONSE
	<p>scale of the immediate and surrounding dwellings in the area.</p> <ul style="list-style-type: none"> Accordingly, this concern has been adequately addressed through the amended plans.
3	<p>The continuous built form across the length and width of the site is excessive and does not allow for adequate planting opportunities.</p>
	<p>Applicants Response:</p> <ul style="list-style-type: none"> The reduction from six (6) dwellings to five (5) dwellings combined with the revised configuration of the individual dwellings has created additional space in between dwellings with all dwellings provided with a minimum of a 1 metre separation between built form. Furthermore, the amended proposal provides for additional rear private open space areas for each dwelling, increased setbacks throughout and maintains pockets of open space adjoining dwelling entry areas to create a sense of space and amenity for each of the proposed dwellings. Additionally, holistically in the context of the overall site, these additional areas of open space created by the reduction in the number of dwellings provides ample opportunities for new landscaping and vegetation including canopy trees. This is demonstrated in the submitted landscape plan which illustrates the extent of future landscaping to be provided as part of the proposed development. Accordingly, this concern has been addressed through the amended development plans and submission of a proposed landscape plan for the site.
4	<p>There appears to be overlooking opportunities from the Dwelling 1 to the adjoining property to the east.</p>
	<p>Applicants Response:</p> <ul style="list-style-type: none"> The amended development proposal maintains a single storey built form throughout and therefore there is no potential for overlooking from any of the proposed dwellings. Furthermore, as illustrated on the plans, new fencing to 1.8 metres in height will be provided along side and rear boundaries of the site ensuring no potential overlooking to adjoining properties.
5	<p>The secluded private open space area for all dwellings is minimal in size and considered insufficient to meet the likely recreational needs of future occupants given the number of bedrooms proposed. Furthermore, the minimal dimensions limit the usability of this space and opportunities for canopy tree planting and adequate landscaping.</p>
	<p>Applicants Response:</p> <ul style="list-style-type: none"> As a result of the reduction in the number of dwellings, additional rear secluded private open space is now provided for each dwelling. Each dwelling far exceeds the minimum requirements identified by Standard B28 of Clause 55 both with respect to dimensions and area requirements. This ensures that each of the open

ITEM COUNCIL CONCERN & APPLICANT RESPONSE

spaces are useable and functional and provide extensive amenity for future residents.

- Furthermore, as demonstrated in the enclosed landscape plan, the amended open space areas for each dwelling provides ample opportunities for extensive landscaping including the provision of canopy vegetation within the rear yards of each dwelling.

6 The turning area for all dwellings appears tight, requiring a number of vehicle turning movements to enable vehicles to exit the site in a forward direction, therefore failing to meet the design standards of Clause 52.06-9 – Design Standard 1.

Applicants Response:

- The amended development proposal has addressed this concern through the provision of double garages with a widened driveway width to ensure all vehicles can enter and exit the site in a forwards direction.
- A turning circles plan has been prepared (extract below) which demonstrates turning circles for vehicles exiting the site are suitable in nature to facilitate vehicles entering and exiting the site in a forwards direction.

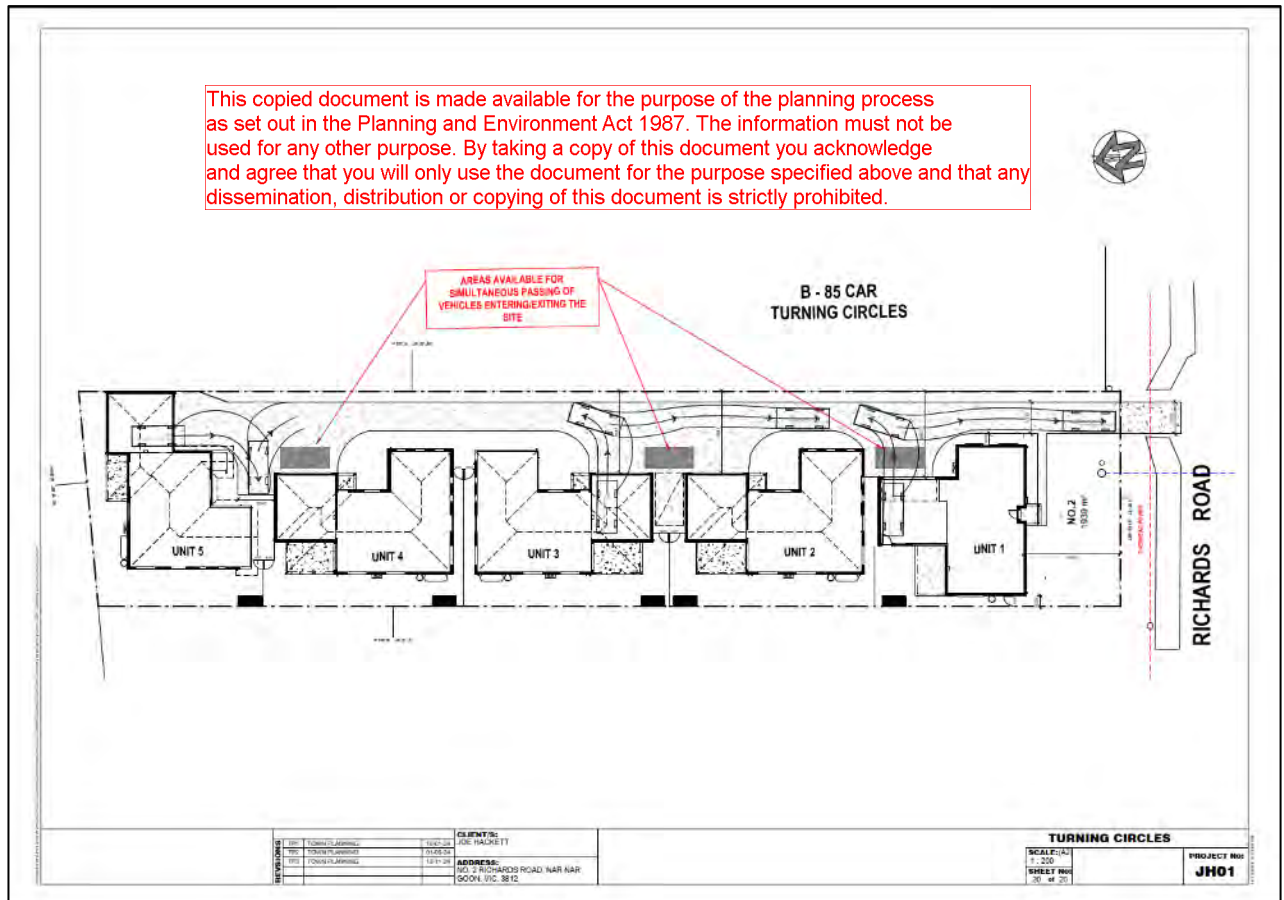


Figure 2: Extract of Turning Circle Plan Submitted.

ITEM COUNCIL CONCERN & APPLICANT RESPONSE

- The submitted turning circles plan demonstrates that vehicles from dwelling 5 have a suitable reversing area to allow for on-site manoeuvres which allow these vehicles to exit the site in a forwards direction.
- Furthermore, given the width of the accessway, particularly where adjoining the garages of dwelling 1, 2-3 and 4, these areas can suitably accommodate passing areas in the event that vehicles from different dwellings are simultaneously entering and exiting the subject site. This will avoid the need to reverse out of the site in such an event and is illustrated in the submitted plan.
- Accordingly, this concern has now been resolved.

7 The provision of two vehicle crossings is not supported and considered uncharacteristic of the area.

- Applicants Response:
- The proposed amended development seeks to utilise and upgrade the existing vehicle crossover located in the south-east corner of the subject site for access to all dwellings.
 - We confirm that the previously proposed second vehicle crossover has been removed and is no longer sought as part of the amended development plans.
 - Accordingly, this concern has been addressed via the amended development proposal.

8 The proposal fails to provide adequate opportunity for new tree planting with upper canopy landscape potential throughout the site owing to the extent of development proposed.

- Applicants Response:
- As a result of the abovementioned changes to the proposed plans, there is now greater space available for future landscaping and re-vegetation of the subject site as demonstrated in the extract of the landscape plan below:

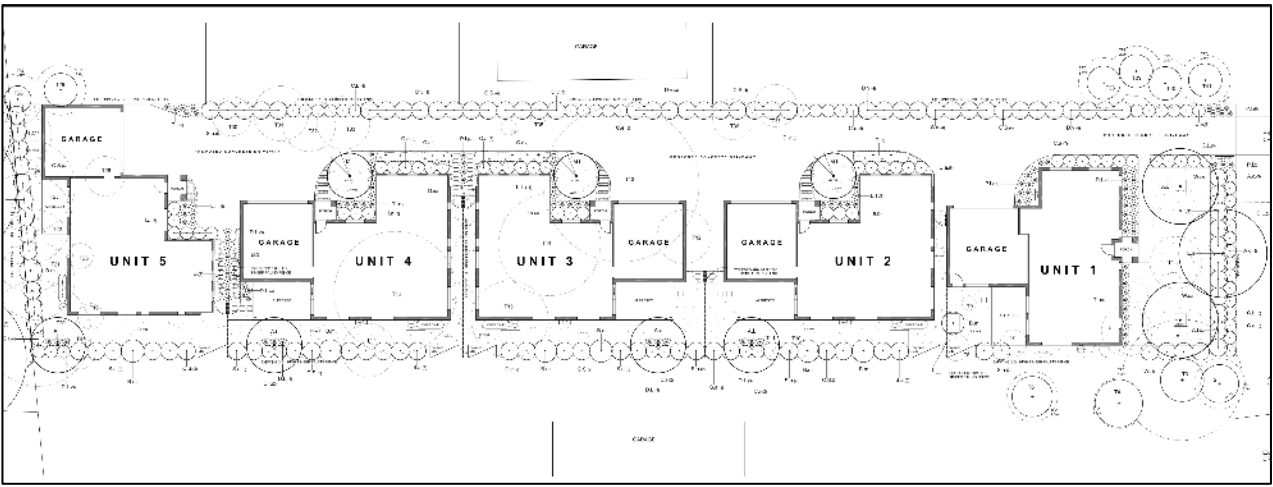


Figure 3: Extract of Proposed landscape Plan.

- The proposal provides for extensive areas for landscaping throughout the rear open space areas

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ITEM	COUNCIL CONCERN & APPLICANT RESPONSE
	<p>of each dwelling as well as the pockets of front yards and along the common driveway area. This includes the ability to provide for canopy vegetation as well as low level shrubs / ground covers and screen planting.</p> <ul style="list-style-type: none"> • Accordingly, this has addressed this concern.
9	<p>Minimal landscaping is provided along the driveway to soften the extent of hard surfacing.</p>
	<p>Applicants Response:</p> <ul style="list-style-type: none"> • The amended development plans now provide extensive landscaping either side of the proposed common driveway with a 1 metre landscape bed provided adjoining the eastern property boundary and the dwellings provided with a minimum 1.5 metre setback adjoining the proposed dwellings. • The landscaping along the eastern boundary is a mix of low shrubs and screen planting up to 3 metres in height whilst the landscaping adjoining the dwellings also incorporates medium size deciduous canopy vegetation(dwellings 2, 3 and 4) in addition to shrubs and ground covers. • Accordingly, it is submitted that the extent of landscaping adjoining the driveway is extensive and this matter is addressed through the amended plans and landscape plan provided.
10	<p>The provision of eaves or similar shading devices is recommended to improve energy efficiency by providing seasonal shading and be more representative of the character of the area.</p>
	<p>Applicants Response:</p> <ul style="list-style-type: none"> • Whilst the proposed development does not seek to incorporate eaves throughout the entirety of each dwelling, where appropriate, eaves have been incorporated to the front façade of each dwelling. • Where the main family rooms face north, dwellings are also provided with an outdoor alfresco creating suitable solar protection to these north facing windows. If deemed necessary by Council. Additional screening of windows can be provided to west facing windows and this can be addressed through conditions of permit should this be deemed necessary by Council. • Accordingly, it is submitted that this concern has been addressed through the amended plans enclosed with this submission.

Further to the above and as detailed in Appendix B below, the proposed development as amended is submitted to strike an appropriate balance between the provisions and controls contained within the Cardinia Planning Scheme which allow increased densities in areas close to town centres whilst balancing the neighbourhood character, built form and amenity considerations of Richards Road and the surrounding area. For the abovementioned reasons it is our submission that the proposed



development in its amended form is appropriate and warrants support.

We trust that the above and attached documentation satisfies Councils requests for further information and the amended plans address the comments raised by Council officers. We therefore request that the application proceed to advertising stage of the process. Should you require anything further in order to proceed with the application process, please take this letter as a formal request to extend the lapse date to allow for further submissions to occur accordingly.

We also wish to note that we make ourselves available to discuss any matters which may be raised as part of the formal advertising process and future assessment process including an ability to attend any additional meetings with Council Officers and / or local residents as necessary.

Should you require anything further, please do not hesitate to contact [REDACTED]

Kind regards,

Toro Planning
TORO PLANNING PTY LTD

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APPENDIX A: SPECIFIC RESPONSE TO COUNCIL'S INFORMATION REQUESTS

ITEM	INFORMATION	COMMENTS / ACTION
1	A current and full copy of title (including title plan) and details of any Restrictive Covenants or other restrictions on the title. This title must have been searched within the last three months. (This can be obtained from the Titles Office website at www.land.vic.gov.au)	Please see enclosed full and current copy of title for the subject site.
2	A written assessment outlining how the proposal satisfies the requirements of Clause 55, including the relevant housing policies of the State Planning Policy Framework (Clauses 11, 15 and 16) and the Local Planning Policy Framework (including Clauses 21.01 and 21.03).	Please see Appendix B below for a detailed response to the relevant provisions of the Cardinia Planning Scheme.
3	A neighbourhood and site description and design response (including a streetscape plan), in accordance with the requirements of Clause 55.01 of Cardinia Planning Scheme.	Please see enclosed Neighbourhood and Site Description Plan prepared by <i>M. J. Reddie Surveys Pty Ltd</i> in combination with the package of plans prepared by <i>Hadar</i> and the planning assessment contained within Appendix B of this submission.
4	A written arboricultural impact assessment prepared by a qualified experienced Arborist, once the proposed layout is complete.	Please see enclosed Arborist Report prepared by <i>Melbourne Arborist Reports</i> .
5	WASTE MANAGEMENT PLAN: A Waste Management Plan (WMP) in accordance with the requirements of Clause 55.06-4.	Please see enclosed a completed Cardinia Council template Waste Management Plan along with annotated photo of proposed pick up location and submitted Waste Management Plan prepared by <i>Hadar</i> .
6	SITE PLANS: Fully dimensioned plans drawn at a scale 1:100 and preferably at A1 size, clearly showing the following:	We note that the site plans submitted are at a scale of 1:200 in lieu of 1:100. Nevertheless,





ITEM	INFORMATION	COMMENTS / ACTION
	<p>a) Minimum dimensions of private open space areas (width and length).</p> <p>b) Location, width and detail of all crossovers and setback from any street trees or assets (power poles, fire hydrants, Telstra pits etc).</p> <p>c) Location of all vegetation to be removed (i.e.: to be shown with a dotted outline) and retained (i.e.: to be shown with solid lines) and numbered/labelled in accordance with arborist report to be submitted.</p> <p>d) Notations or details of any tree protection zones or similar recommended by an appropriately qualified arborist.</p> <p>e) Location, materials and height of all boundary and any internal fences (with a statement as to whether these are existing or proposed).</p> <p>f) Contours along the length of the site to AHD.</p> <p>g) Levels of the site through nominated spot levels at the corner of all proposed buildings and contours along the length of the site to AHD.</p> <p>h) Finished floor levels of buildings and garages (to AHD).</p> <p>i) Finished site levels (particularly in private open space areas to AHD).</p> <p>j) Location of any earthworks/retaining walls (if any).</p> <p>k) A plan reference name (eg site layout plan), reference number, version number, date of version and version update details including date and reason for update.</p>	<p>given the plans are in an electronic PDF format, each sheet of the submitted plans can be zoomed in to ensure suitable assessment by Council.</p> <p>Additionally, the information requested is illustrated on various sheets and the plan package is required to be read as a whole. Where the requested details are not illustrated on the site plan (i.e. Sheet 03), they will be illustrated on other sheets within the package of plans.</p> <p>Ultimately, all information required for assessment purposes by Council are provided in the package of amended development plans prepared by <i>Hadar</i>.</p>
7	<p>ELEVATION PLANS:</p> <p>Fully dimensioned plans drawn at a scale of 1:100 and preferably at A1 size clearly showing the following:</p> <p>a) Natural ground level and finished ground level (to AHD) clearly nominated on all elevations for the length of the boundaries.</p> <p>b) Wall height from natural and finished ground level (for each building elevation).</p>	<p>We note that the site plans submitted are at a scale of 1:200 in lieu of 1:100. Nevertheless, given the plans are in an electronic PDF format, each sheet of the submitted plans can be zoomed in to ensure suitable assessment by Council.</p>



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ITEM	INFORMATION	COMMENTS / ACTION
	<p>c) Overall building height from natural and finished ground level (for each building elevation).</p> <p>d) Dimensions from natural ground level to the proposed finished floor levels (for each building elevation).</p> <p>e) Boundary fencing height shown as a dotted line across each elevation.</p> <p>f) The depth of any proposed cut and/or fill (including retaining walls).</p> <p>g) The sill height of any proposed raised sill or highlight windows dimensioned from the relevant floor level.</p> <p>h) Minimum headroom of all garage entrances for each dwelling.</p> <p>i) A detailed schedule of construction materials/colours proposed to be used.</p> <p>j) A plan reference name, reference number, version number, date of version and version update details including date and reason for update.</p>	<p>Additionally, the information requested is illustrated on various sheets and the plan package is required to be read as a whole. Where the requested details are not illustrated on the streetscape plans (i.e. Sheets 02C & 02D), they will be illustrated on other sheets within the package of plans.</p> <p>Ultimately, all information required for assessment purposes by Council are provided in the package of amended development plans prepared by <i>Hadar</i>.</p>
8	<p>SHADOW DIAGRAMS:</p> <p>Fully dimensioned plans drawn at a scale of 1:100 and preferably at A1 size, clearly showing the following: The plans must clearly show the following:</p> <p>a) 9am shadow cast by all buildings (whether proposed or existing) at 22 September (equinox).</p> <p>b) 12 noon shadow cast by all buildings (whether proposed or existing) at 22 September (equinox).</p> <p>c) 3pm shadow cast by all buildings (whether proposed or existing) at 22 September (equinox).</p>	<p>We note that the site plans submitted are at a scale of 1:200 in lieu of 1:100. Nevertheless, given the plans are in an electronic PDF format, each sheet of the submitted plans can be zoomed in to ensure suitable assessment by Council. The amended shadow diagrams are illustrated on Sheets 03B, 03C and 03D of the enclosed plans.</p>
9	<p>LANDSCAPE PLAN:</p> <p>The plans must show the following:</p> <p>a) Species, height and canopy width of the vegetation to be removed and retained.</p> <p>b) Indication of the species, size and purpose of the proposed conceptual planting.</p>	<p>Please see enclosed landscape plan prepared by Bradbury Culina.</p>

ITEM	INFORMATION	COMMENTS / ACTION
	c) Proposed landscaping works, including decking, driveways and paving. d) Any tree protection zones or construction methods or similar required by an appropriately qualified arborist.	
10	NON-MANDATORY INFORMATION: It is also suggested that the application would benefit from the provision of the following non-mandatory information: 1. Coloured streetscape perspectives such as computer generated montages of the buildings and surrounding context.	Whilst coloured elevations have not been prepared in this instance, Sheet 02D nominates the proposed colours and materials for each dwelling. Additionally, the cover sheet of the package of plans provides a 3D perspective of the proposed development.

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APPENDIX B: PLANNING ASSESSMENT

1.0 SUBJECT SITE

The subject site is located on the north side of Richards Road, Nar Nar Goon within the Cardinia Shire Council.



Figure 1: Aerial Photograph of No. 2 Richards Road, Nar Nar Goon.

Further details of the existing conditions found on the subject site are provided below:

- The subject site is regular in shape and size which is a direct result of the broader road network and original subdivision pattern for this area.
- The subject site has a frontage of 20.12 metres to Richards Road, a maximum depth of 95.49 metres and an overall area of approximately 1940 square metres.
- The subject site currently contains a single storey brick and tile roof dwelling with associated out

buildings and car parking.

- Vehicle access to the site is provided via a single width vehicle crossover located in the south-east corner of the site. This crossover is gravel in construction with a small culvert under it connecting to the open channel drain located along the front of the site within the existing road reservation.
- The subject site contains a range of vegetation throughout although none is considered to be significant in nature.
- The subject site has a marginal slope of between 400-500mm from the front property boundary down to the rear boundary of the site.
- Richards Road is gravel in construction with an open channel drain running primarily along the northern side of the road reservation.
- An electricity pole is located adjoining the south-west corner of the site with a wire stay connecting to the ground centrally in the nature strip in front of the site.

A number of the abovementioned features of the site are illustrated in the extract of the site survey and the images below of the subject site.





Figures 2-4: Images of the Subject Site.



Figure 5: Extract of the Feature and Levels Survey for the Subject Site

2.0 SURROUNDING ENVIRONS

The subject site is located in an area which is predominately residential in nature although it is noted that there are a number of commercial and community land uses in close proximity to the subject site. The residential area primarily consists of single storey dwelling developments, as well as number of multi-dwelling developments in the immediately surrounding road network including adjoining the subject site to the east along Main Street and to the south-east of the site along Richards Road.



Figure 6: Aerial Photograph of the Broader Area and Built Form Surrounding the Subject.

The aerial photograph above confirms that the subject site is located in an area where multi-dwelling development and increased density has occurred over many years and is continuing to occur in the immediately surrounding area. This is a direct result of the amenities, facilities and infrastructure that the subject site is located in close proximity to as well as the local planning policies of the Cardinia Planning Scheme which seek to ensure urban consolidation occurs in areas which can accommodate such growth such as this which also has direct access to public transport infrastructure such as the Nar Nar Good Railway Station.



Figure 7: Image of Melways Map Illustrating Subject Site.

Additionally, as illustrated in the photographs below, it is clear that the character of the area is a mix of single dwellings on large allotments and more traditional single storey villa units in multi-dwelling developments. With respect to the immediate and surrounding built form the main characteristics which can be found include elements such as single storey built forms, front porches, extensive verandahs, gravel driveways, large front yards, variety of landscaping and front fence treatments, mix of crossovers, a mix of pitched / hipped / gable roof forms and a range of colours and materials amongst others character elements. These elements are clearly illustrated in the images below of the built form found along Richards Road as well as the immediately surrounding road network.





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Figures 8-27: Images of Existing Residential Built Form In the Immediate Surrounding Area.

3.0 PROPOSAL

It is proposed to demolish the existing dwelling and outbuildings and construct a total of five (5) dwellings on the subject site. The table below provides a snapshot of the proposed development, however, please review the enclosed development plans prepared by Hadar for further details and information:

TOTAL SITE AREA	1940 square metres.
NO. OF DWELLINGS	Five (5) single storey dwellings.
DWELLING DENSITY	1 dwelling per 388 square metres.
SITE COVERAGE	814.12 square metres or 41.98%.
PERMEABILITY	699.58 square metres or 36.07%.
GARDEN AREA	705.74 square metres or 36.40%.
DWELLING LAYOUT	<p>The proposed development is designed in a one-behind-the-other type development arrangement. Further details of each dwelling are noted as follows:</p> <ul style="list-style-type: none"> • Dwelling 1: This dwelling is located at the front of the site and comprises a double garage, two (2) bedrooms, bathroom, separate W.C. laundry and an open plan kitchen / dining / living area which leads to a rear alfresco area and secluded private open space. • Dwellings 2-4: These dwellings each have the same layout and are located in the middle section of the site. They comprise a double garage, three (3) bedrooms (including master with ensuite), bathroom, separate W.C. laundry and an open plan kitchen / dining / living area which leads to a rear alfresco area and secluded private open space. • Dwelling 5: This dwelling is located at the rear of the site and comprise a double garage, three (3) bedrooms (including master with ensuite), bathroom, separate W.C. laundry and an open plan kitchen / dining / living area which leads to a rear alfresco area and secluded private open space.
CAR PARKING & VEHICLE ACCESS	<ul style="list-style-type: none"> • Each dwelling is provided with a double garage with each garage provided with minimum internal dimensions of 5.5 metres in width by 6 metres in length clear of internal structures. • Vehicle access is to be provided via an upgrade to the existing vehicle crossover located in the south-east corner of the site to the satisfaction of Council.

	<ul style="list-style-type: none"> • All garages will be accessed via a common property driveway located adjacent to the eastern boundary of the site with all garages provided with suitable turning areas to ensure vehicles can enter and exit in a forwards direction. • One (1) visitor car parking space is also provided in between the garages of dwelling 2 and dwelling 3.
PRIVATE OPEN SPACE	<ul style="list-style-type: none"> • Each dwelling is provided with ground floor side / rear secluded private open space as well as additional service yards and pockets of front open space. • The total amount of secluded private open space and private open space provided for each dwelling is well in excess of the minimum requirements of Standard B28 of Clause 55.
LANDSCAPING	<ul style="list-style-type: none"> • The design of the proposed development provides a range of opportunities for landscaping within the communal areas as well as the front / side/ rear setback areas of the proposed development. • A detailed landscape plan has been provided as part of the amended submissions which demonstrates the extent of vegetation proposed to be planted as part of this development.
FRONT FENCE	<ul style="list-style-type: none"> • No front fence is proposed as part of this application.

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4.0 PLANNING CONTROLS

The following planning controls trigger the need for a planning permit:

Clause 32.09: Neighbourhood Residential Zone Schedule 1

- Pursuant to Clause 32.09-7 – Neighbourhood Residential Zone of the Cardinia Planning Scheme, a permit is required to construct two (2) or more dwellings on a lot.
- Schedule 1 to the Neighbourhood Residential Zone does not outline any local variations to the provisions of Clause 55.
- A development must meet the Garden Area calculation of Clause 32.09-4.
- A development must meet the requirements of Clause 55 as required by Clause 32.09-8.
- A development must meet the maximum building height requirement under Clause 32.09-11.

There are no other planning permit triggers that apply to the proposed development of the land for five (5) dwelling.

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5.0 PLANNING SCHEME ORDINANCE

The following policies are relevant in the assessment of this application.

Planning Policy Framework (PPF)

- Clause 11 – Settlement.
- Clause 15 – Built Environment and Heritage.
- Clause 16 – Housing.

Local Planning Policy Framework (LPPF)

- Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision.
- Clause 21.03 – Settlement and Housing.
- Clause 21.06 – Particular Uses and Development.

Zoning

- Clause 32.09 – Neighbourhood Residential Zone Schedule 1.

Overlays

- No Overlay Provisions apply to the subject site.

Particular Provisions

- Clause 52.06 – Car Parking.
- Clause 55 (ResCode) – Two or More Dwellings on a Lot.

General Provisions

- Clause 65 – Decision Guidelines.

Other Applicable Provisions

- Aboriginal Cultural Heritage.

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6.0 PLANNING ASSESSMENT

6.1 PLANNING POLICIES FRAMEWORK (PPF)

The following clauses identified within the Planning Policy Framework are applicable in the assessment of this application:

- Clause 11 – Settlement.
- Clause 15 – Built Environment and Heritage.
- Clause 16 – Housing.

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It is submitted that the proposed development is consistent with the Planning Policy Framework as the attributes of the subject site lend the property to an increase in density and a change in built form to that currently found on the subject site. This is consistent with the general principles and policy directions of the Clauses found within the Planning Policy Framework. Urban consolidation is a key theme within the policy directives as set out in Clauses 11, 15 and 16, as these policies seek to accommodate development which provides for a variety of living arrangements as well as responding to population growth, demand for housing, housing affordability, 20 minute neighbourhoods, housing diversity and sustainability.

It is clear that the site is in an area that can accommodate the level of change proposed and an increase in dwelling density as sought by urban consolidation principles whilst balancing the planning matters of neighbourhood character, built form outcomes and external amenity. It is submitted that the proposal achieves this balance within the locational attributes of the site whilst incorporating an appropriate design that will reflect built form within the area, whilst increasing dwelling density and diversity and also ensuring amenity is maintained to adjoining and surrounding properties. Furthermore, the site being located in a Large Rural Township with access to community services and facilities and within an area capable of accommodating this form of development outcome thereby creating diversity in dwelling typologies and increasing affordability for locals and new residents into the future.

It is for these reasons that we submit that the proposal is compatible and furthers the provisions of the PPF.

6.2 LOCAL PLANNING POLICY FRAMEWORK (LPPF):

The following clauses within the Local Planning Policy Framework are applicable in the assessment of

this application:

- Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision.
- Clause 21.03 – Settlement and Housing.
- Clause 21.06 – Particular Uses and Development.

As relevant to this proposal, a response against the Local Planning Policy Framework is provided below.

CLAUSE 21.01: CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION

Key issues identified under the “*Settlement and Housing*” component of this Clause as relevant to the assessment of this application include:

- The management of urban growth including urban pressures on the rural hinterland and the Western Port Green Wedge.
- The sustainable development of the Urban Established Areas, Urban Growth Area, and rural townships.
- The provision of appropriate rural residential and rural living development.
- The integration of health into planning communities to allow people to choose to be active in an environment that is convenient, safe and pleasant.

It is submitted that the proposed development adequately responds to the key issues identified above. The development is consistent with the specific land use outcomes sought by the Cardinia Shire Strategic Framework Plan as the site is located within a residential area in a Large Rural Township as identified in the in this framework plan. Further, the development of residential land within an identified residential area reduces development pressures on the rural hinterland and allows for the growth of such areas in a manageable and sustainable manner.

Given the above, it is submitted that the proposal accords with the policies contained within the Local planning Policy Framework, and overall makes a positive and respectful contribution to the level of social, economic and environmental sustainability of the local area and the wider Cardinia municipality.

CLAUSE 21.03 SETTLEMENT AND HOUSING

This clause gives local context to and builds upon the Settlement, Built Environment and Heritage and Housing Clauses of the Planning Policy Framework. There are two (2) components within this Clause

that are relevant in the assessment of this application. These being the general *Housing* objectives at Clause 21.03-1 and the more specific objectives at Clause 21.03-4 for *Rural Townships*. These are discussed individually below:

Clause 21.03-1 – Housing

This policy identifies the general issues and objectives in relation to housing throughout the Municipality. The key objectives of this policy are:

- To encourage a diversity in housing to meet the needs of existing and future residents.
- To encourage the provision of housing to cater for groups within the community with specific housing requirements.

Clause 21.03-4 – Rural Townships

This policy relates specifically to the Rural Townships within the municipality. The subject site is located within a Large Rural Township as identified in the table to the clause.

The key objectives of this policy are:

- To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.
- To maintain and enhance the distinct character and environmental qualities of each of the townships.
- To create sustainable and functional townships that support a range of commercial, retail, community and recreational facilities and services.

Strategies to achieve this objective (as relevant to this application) include:

- Provide sewage treatment and stormwater management systems to minimise the impact of existing township development on the environment, and to enable development to occur in townships in accordance with strategy plans.
- Ensure that the siting and design of new buildings and works complement the rural character of the township, and does not dominate the landscape or surrounding built form character.
- Maintain the current diverse range of lot sizes in the hills towns as an intrinsic part of their character.
- Protect the natural environment and character of the area, particularly areas of remnant vegetation in the hills townships.

- Maintain and promote the overall historic character within each township.
- Encourage new development to include works that enhance the environment including the protection of waterways and remnant vegetation, weed control and revegetation.

In general, it is submitted that the proposal adequately satisfies the objectives and strategies of this clause. The proposed development seeks to deliver a low scale residential development outcome on a large residentially zoned parcel of land that has access to service infrastructure as well as local community services and facilities. The height and scale of each of the proposed dwellings is consistent with the built form and scale of adjoining and surrounding developments also found within the Neighbourhood Residential Zone.

The proposal seeks to increase housing diversity and density while respecting the emerging and preferred neighbourhood character of the area by maintaining a single storey scale in built form. Further, the proposed development is consistent with the character of the area with extensive space between dwellings which will be suitably landscaped with new vegetation including canopy trees. Each individual dwelling will also provide for first-rate internal amenity for the future residents of these dwellings whilst contributing the urban fabric and built form of the Rural Township.

Therefore, it is submitted that the proposed development is consistent with the policy directions of this clause while providing a variety of housing types for current and future residents of the Shire.

CLAUSE 21.06: PARTICULAR USES AND DEVELOPMENT

This policy is of relevance in that it seeks new development to be site responsive and designing to take account of the character and constraints of the site. The key objective of this policy is “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.” In response we note:

- The site has considered the character of the area taking into consideration the built form of existing dwellings / multi-dwelling development whilst having regard to the lower scale rural nature of the broader area.
- The proposal is of a high design standard which creates a strong character for the area and provides for the evolving development of the Large Rural Township with particular regard to the **site's location** in close proximity to the available commercial and community services / facilities and the railway station.
- The location of dwelling entrances, living rooms and bedrooms provides for the passive surveillance

of the common driveway and Richards Road as necessary thereby ensuring safety for residents and the community alike.

- Internally, dwellings are provided with excellent amenity with excellent solar access to main living rooms and habitable rooms as well as large private open space areas which will satisfy the service and recreational needs of future residents.

Overall, it is submitted that the proposed development adequately satisfies the requirements of this clause.

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ZONING:

CLAUSE 32.09: NEIGHBOURHOOD RESIDENTIAL ZONE SCHEDULE 1

The subject site is located within a Neighbourhood Residential Zone Schedule 1 as illustrated in figure 28 below.

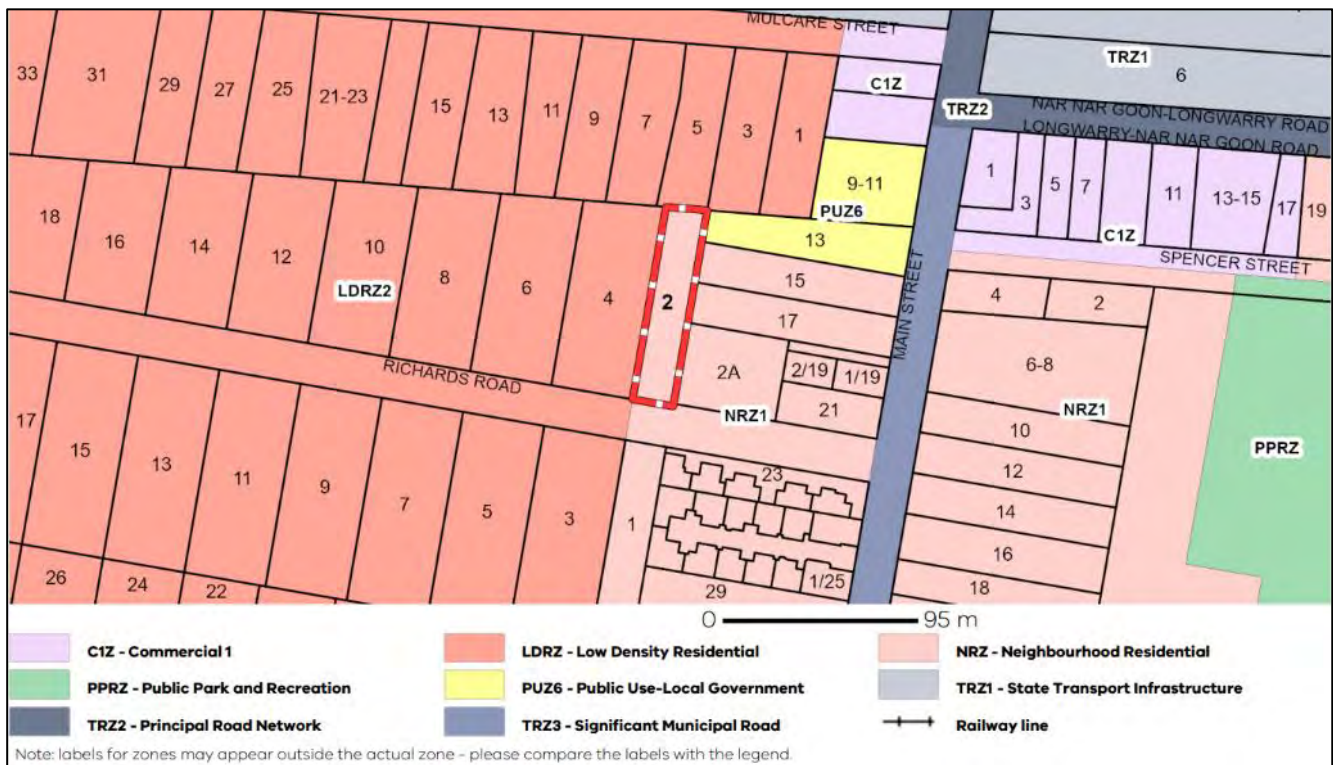


Figure 28: Zoning Map of Subject Site.

The purpose of the Neighbourhood Residential 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.

An application must be assessed using the provisions of Clause 55 of the Planning Scheme. A full assessment against the relevant provisions of Clause 55 (ResCode) are provided below in this submission. It is submitted that the proposed residential development is consistent with the purpose of the Neighbourhood Residential Zone for the following reasons:

- The proposed development complies with the relevant provisions contained within the Planning Policy Framework and Local Planning Policy Framework (as discussed above).
- The development contributes to the provision of a range of dwelling types and densities, catering for the changing demographic and associated living arrangements within the municipality as a whole.
- The proposal includes elements of the existing and emerging character of the neighbourhood which results in a high standard of site presentation within the immediate streetscape elevation and the broader surrounding area.
- The proposal provides a high level of amenity to future residents, offering generously sized dwellings with ample secluded private open space for each of the proposed dwellings.
- The proposed five (5) dwelling development is consistent with the density found in the immediate and broader surrounding area with the same applicable zoning.
- The proposed overall building height is consistent with that of existing built form surrounding the site and does not exceed the maximum building height allowable under the Neighbourhood Residential Zone or Schedule 1 to the zone.
- The proposed development provides minimises perceived visual bulk through maintaining a single storey built form and keeping the development off side and rear boundaries as much as possible.
- The proposal adopts a traditional one-behind-the-other development outcome utilising the width and length of the site and creating space throughout to limit amenity impacts to the adjoining properties.
- The design detailing provides visual features throughout the development which provide systematic breaks in the development thereby reducing any perceived visual bulk and dominance of the proposed built form.
- Extensive landscaping opportunities are provided throughout the subject site and proposed development to accommodate the provision of new canopy vegetation as well as under-canopy vegetation and screen planting along side boundaries.

- These feature elements (materials / porches / roof form / vertical articulation) have their grounding in the existing and emerging characteristics of the area whilst providing future residents with distinctive architecturally designed dwellings.

In addition to the above, Clause 32.09-4 sets out the minimum 'Garden Area' requirement applicable to the development of this site. Garden Area is defined as follows under Clause 73 of the Cardinia Planning Scheme:

- Garden Area: Any area on a lot with a minimum dimension of 1 metre that does not include:
 - a) a dwelling or residential building, except for: an eave, fascia or gutter that does not exceed a total width of 600mm; a pergola; unroofed terraces, patios, decks, steps or landings less than 800mm in height; a basement that does not project above ground level; any outbuilding that does not exceed a gross floor area of 10 square metres; and domestic services normal to a dwelling or residential building;
 - b) a driveway; or
 - c) an area set aside for car parking.

Specifically, this Clause requires a dwelling or residential building on a lot, a lot must provide the minimum garden area at ground level as set out in the following table:

LOT AREA	MINIMUM PERCENTAGE OF A LOT SET ASIDE AS GARDEN AREA
400 - 500 square metres.	25%.
501 – 650 square metres.	30%.
Above 650 square metres.	35%.

In this instance, as the subject site is 1940 square metres in size, the proposed development is required to set aside a minimum 35% of the site as Garden Area. The proposal is provided with a minimum of 705.74 square metres of Garden Area as defined by Clause 73 which equates to 36.40% of the subject site. This is confirmed in the enclosed development plans. Therefore, the proposed development complies with the 'Garden Area' requirement of this Clause.

Given the above, it is submitted that the proposal adequately satisfies the provisions of the Neighbourhood Residential Zone Schedule 1 of the Cardinia Planning Scheme.

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6.3 OVERLAYS:

CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY – SCHEDULE 2

The subject site is not affected by any overlay provisions as illustrated in figure 29 below.

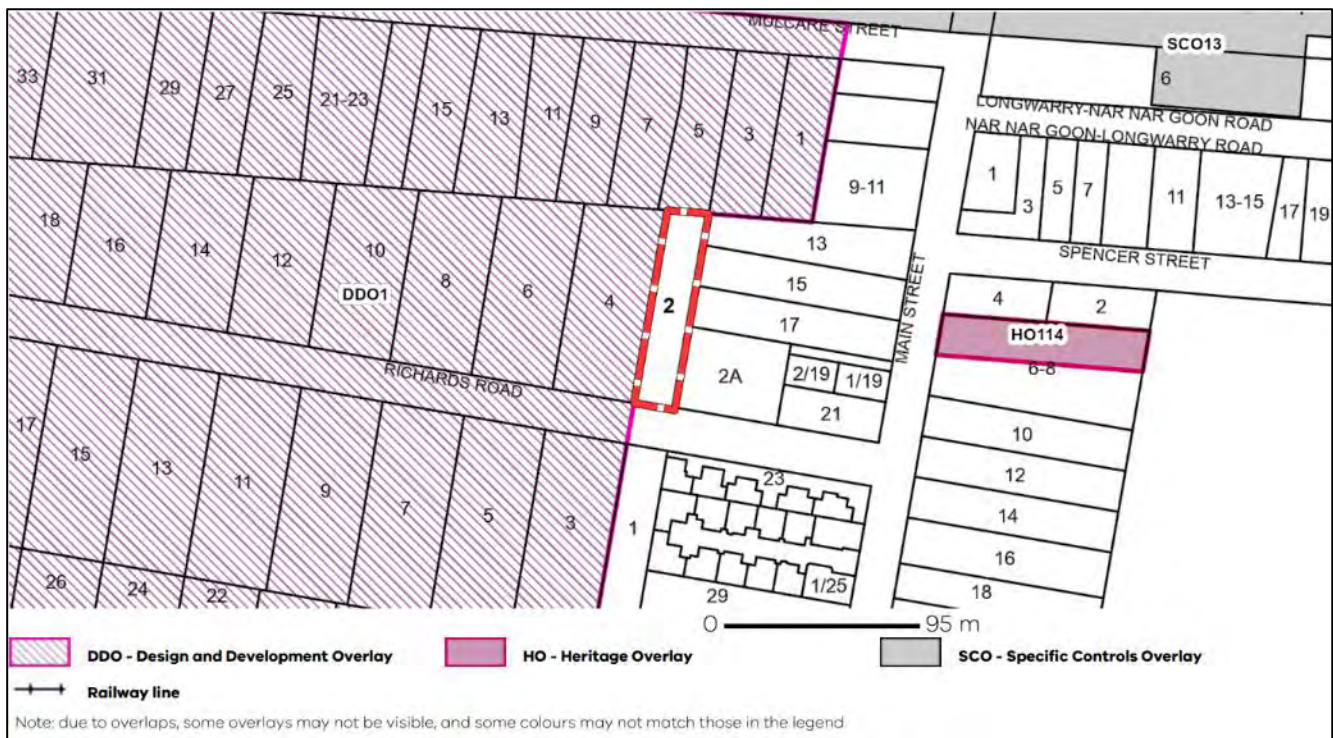


Figure 29: Image Confirming No Overlays Applicable to the Subject Site.

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6.4 PARTICULAR PROVISIONS:

CLAUSE 52.06: CAR PARKING:

Clause 52.06 – Car Parking provides the applicable design standards and requirements for car parking associated with new residential development with the following car parking provision applying to the proposed development:

USE	COLUMN A: RATE	COLUMN C: CAR PARKING MEASURE
DWELLING	1	To each one or two bedroom dwelling, plus
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	For visitors to every 5 dwellings for developments of 5

Based on the abovementioned provisions, dwelling 1 is required to be provided with one (1) car parking space whilst dwellings 2-5 are required to be provided with two (2) on-site car parking spaces with at least one space provided undercover. One (1) visitor car parking space is required as part of



this development application. We provide the following comments with respect the relevant provisions of this Clause:

- Each dwelling is provided with a minimum of two (2) on-site car parking spaces in the form of double garages for each dwelling.
- The proposed double garage of each dwelling are provided with minimum internal width of 5.5 metres by 6 metres in length clear of any structural elements with minimum 4.8 metre wide garage doors for vehicle access.
- The existing vehicle crossover will be used for vehicle access and updated to the satisfaction of Council.
- The common property driveway will be 3 metres in width for its entirety with landscaping beds either side of the common driveway to soften the hard surface areas of this driveway.
- The total length of all vehicle crossovers to the site will not exceed 33% of the sites frontage in line with the requirements of Standard B14 of Clause 55 (ResCode).
- Suitable sightlines are provided at the entrance to the common driveway ensure driver and pedestrian safety.
- Suitable turning areas are provided for the garages of each dwelling to allow all vehicles to enter and exit in a forwards directions.
- The width of the driveway adjoining the garages provides ample opportunity for passing areas in the event that vehicles from different dwellings are attempting to simultaneously enter and exit the site at the same time.
- A minimum 4 metre turning radius is provided at changes of direction.

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

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

A response 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



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TITLE	STANDARD	COMPLIANCE
<p>Assessment:</p> <ul style="list-style-type: none"> • It is submitted that the design of the proposed development is consistent with the existing and emerging neighbourhood character of the area. • The development is consistent with the emerging built forms found in the surrounding area having regard to the applicable planning policies as well as the recent development found in close proximity to the subject site. • Whilst it is proposed to develop the site for five (5) dwellings, it is submitted that there are numerous examples of multi-dwelling developments in the surrounding area at this and greater density. • Furthermore, the design of the proposed development incorporates a number of elements consistent with existing dwelling in the immediate area including, roof shape, building materials, door and window proportions and clearly defined entry areas. • As discussed in more detail in previous sections of this submission, it is submitted that the proposed development is consistent with and responds appropriately to the character of the area (existing, and emerging). • The proposed development also provides a high level of amenity to both future residents of the proposed development as well as adjoining property owners. • Therefore, it is submitted that the proposal is in accordance with the neighbourhood character provisions of this Standard. 		
<p>Standard B2: Residential Policy</p>	<p>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 Municipal Planning Strategy and the Planning Policy Framework.</p>	<p>Complies</p>
<p>Assessment:</p> <ul style="list-style-type: none"> • As discussed in detail within this submission, 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 Planning Policy Frameworks. • Please refer to the Planning Policy Framework sections of this report for further discussion and justification on this Clause. 		
<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>Not Applicable</p>



TITLE	STANDARD	COMPLIANCE
Assessment: <ul style="list-style-type: none"> This Clause is not applicable in the assessment of this application. 		
Standard B4: Infrastructure	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	Complies
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	Complies
	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.	Complies
Assessment: <ul style="list-style-type: none"> There is no evidence to suggest that the proposed development will have any adverse impact on existing infrastructure or that the proposed development will in anyway exceed the known infrastructure limits. Furthermore, as the subject site is currently used and developed for residential purposes, all the required services are in place for the subject site. Where necessary, new connections will be provided in accordance with Council and State Authorities regulations. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
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.	Complies
Assessment: <ul style="list-style-type: none"> Dwelling 1 has been designed and orientated towards Richards Road with this dwelling provided with a clearly visible and identifiable entry area, porch fronting the street at ground floor level with habitable rooms facing the front yard and street at ground floor level. The entry areas of dwellings 2-5 are orientated towards the common property driveway with entry areas fronting the common driveway with ground floor habitable rooms also providing surveillance of this common area at all times. Accordingly, the proposed development complies with the requirements of this Standard and 		



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TITLE	STANDARD	COMPLIANCE
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:

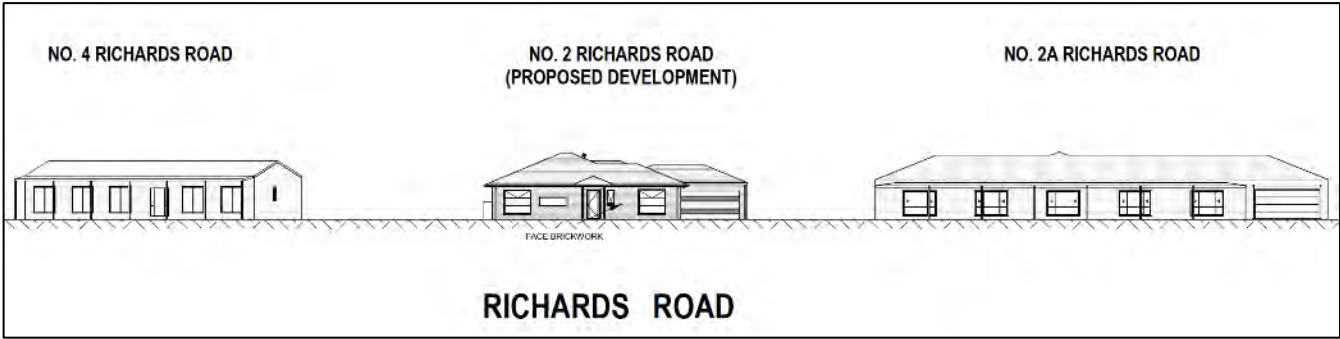
- This Standard requires dwellings to be set back from the front of the subject site the average of the 2 adjoining properties or 9 metres, whichever is lesser. The property to the west is set back 22 metres from its front property boundary whilst the dwelling to the east is set back 9.3 metres from its front property boundary. Accordingly as the average is greater than 9 metres, the proposed development is required to be setback 9 metres from the front property boundary in this instance.
- Dwelling 1 is set back a minimum of 9 metres from the site's front property boundary with the porch of this dwelling encroaching less than the allowable requirements available under the provisions of this clause.
- Accordingly, it is submitted that the proposed front setbacks are appropriate and achieves the building setback Standard and overarching Street Setback Objectives of this Clause.

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

Assessment:

- This Standard requires developments not to exceed 9 metres consistent with the provisions of the Neighbourhood Residential Zone.



TITLE	STANDARD	COMPLIANCE
<ul style="list-style-type: none"> Given each dwelling is single storey in nature, the proposed development will not exceed the maximum building height allowable under the provisions of this Standard. The proposed development will not exceed a building height of approximately 4.98 metres from Natural Ground Level at any point. Furthermore, it is submitted that the building height provides for a transition between the adjoining built forms either side of the subject site which are single storey dwellings on large allotments as illustrated in the extract of the streetscape below: <div data-bbox="165 562 1497 898" style="text-align: center;">  </div> <p style="text-align: center;">Figure 30: Extract of the Streetscape Elevation for the Proposed Development.</p> <ul style="list-style-type: none"> Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
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
<p>Assessment:</p> <ul style="list-style-type: none"> The site has an area of 1940m², with the proposed buildings covering approximately 814.12m² or approximately 41.98% of the site. This is within the maximum site coverage allowable under this Standard and accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
Standard B9: Permeability & Stormwater Management	At least 20 per cent of the site should not be covered by impervious surfaces.	Complies
	<p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian 	Complies



TITLE	STANDARD	COMPLIANCE
	Stormwater Committee, 1999). <ul style="list-style-type: none"> Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	
Assessment: <ul style="list-style-type: none"> The proposed development provides a site permeability of approximately 36.07%. This allows for adequate landscaping opportunities throughout the proposed development and adequately satisfies the requirements of this Standard. Furthermore, the provision of suitable stormwater treatment, retention and re-use initiatives such as rainwater tanks will ensure that the development achieves best practice urban stormwater management. A full and detailed drainage plan can be provided via a suitably worded condition consistent with standard practice. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
Standard B10: Energy Efficiency	Buildings should be: <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 or small second dwellings on adjoining lots is not unreasonably reduced. Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. 	Complies
	Living areas and private open space should be located on the north side of the development, if practicable.	Complies
	Developments should be designed so that solar access to north-facing windows is maximised.	Complies
Assessment: <ul style="list-style-type: none"> The development has been appropriate designed having regard to the orientation of the site to ensure a high standard of energy efficiency. The proposal maximises access to natural light to living areas and private open space areas as necessary having regard to the opportunities and constraints of the subject site. It is submitted that each dwelling is provided with suitable access to natural light and ventilation to 		



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TITLE	STANDARD	COMPLIANCE
<p>their main family / living / dining areas and bedrooms.</p> <ul style="list-style-type: none"> • Furthermore, the location of private open space for each dwelling has been considered in order to maximise the available solar exposure given the orientation of the site. • Additionally, we confirm that each dwelling will be required to a minimum 7 star energy rating as part of the Building Code of Australia at building permit stage / constructions stage. • Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
Standard B11: Open Space	If any public or communal open space is provided on site, it should: <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. 	Not Applicable
Assessment: <ul style="list-style-type: none"> • The provisions of this Clause are not applicable in the assessment of this application. 		
Standard B12: Safety	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	Complies
	Planting which creates unsafe spaces along streets and accessways should be avoided.	Complies
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	Complies
	Private spaces within developments should be protected from inappropriate use as public thoroughfares	Complies
Assessment: <ul style="list-style-type: none"> • The proposed development provides a high level of safety for future residents and visitors to the site. • Dwelling entrances are clearly visible and identifiable from the sites Richards Road property frontage or the common driveway (in the case of dwellings 2-5). • Furthermore, dwellings are orientated to provide surveillance of the driveways, front yard and public spaces through the location of habitable rooms, kitchen windows and dwelling entrances. • Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
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. 	Complies



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TITLE	STANDARD	COMPLIANCE
	<ul style="list-style-type: none"> • 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. 	
	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
<p>Assessment:</p> <ul style="list-style-type: none"> • We note that the proposed development has been designed to protect (where appropriate) existing vegetation on adjoining properties whilst allowing for sufficient areas surrounding the subject site and proposed built form for future landscaping opportunities. • The submitted landscape plan clearly demonstrates that the proposed development can suitably accommodate additional new canopy vegetation within the rear secluded private open space areas of each dwelling in addition to a range of screen planting, shrubs and ground covers throughout the proposed development. • Furthermore, additional canopy vegetation is proposed within the pockets of front open space adjoining the entry areas of dwellings 2-4 as well as canopy trees within the front yard of dwelling 1. • Accordingly, it is submitted that the proposed development adequately satisfies the requirements of this Standard and the Objectives of this Clause. 		
Standard B14: Access	<p>Accessways should:</p> <ul style="list-style-type: none"> • Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. • Be designed to ensure vehicles can exit a development in a forwards direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. • Be at least 3 metres wide. 	Complies





TITLE	STANDARD	COMPLIANCE
	<ul style="list-style-type: none"> • Have an internal radius of at least 4 metres at changes of direction. • Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone. 	
	The width of accessways 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 location of crossovers should maximise the retention of on-street car parking spaces.	Complies
	The number of access points to a road in a Road Zone should be minimised.	Not Applicable
	Developments must provide for access for service, emergency and delivery vehicles.	Complies

Assessment:

- The existing vehicle crossover will provide vehicle access for all dwellings via a common driveway with the existing vehicle crossover to be upgraded from a gravel crossover in line with Council's requirements.
- The overall width of the existing crossover along Richards Road is consistent with the requirements of this Standard.
- No more than one (1) vehicle crossover is provided to the site.
- The proposed location of car parking facilities of each dwelling have been designed to allow the safe and efficient movement of the vehicles.
- The proposed common driveway is a minimum 3 metres in width for its entirety with 4 metre turning radius at changes of direction for the common driveway providing for suitable turning circles for these garages.
- Furthermore, it is submitted that sufficient sightlines have been provided both within the development and near the sites vehicle access points to provide for safe ingress and egress of vehicles to and from the site.
- Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause.



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TITLE	STANDARD	COMPLIANCE
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 well ventilated if enclosed. 	Complies
	Shared accessways 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 accessway.	Complies
<p>Assessment:</p> <ul style="list-style-type: none"> • Car parking for each dwelling is conveniently located close to dwelling entries and have been located to provide safe and efficient reversing areas. • Each dwelling is provided with internal access from their respective garages into their dwellings as appropriate. • The location of garages and design of the common driveway provides for sufficient space for vehicles to manoeuvre on site and allows vehicles of each dwelling to enter and exit the site in a forward direction. • To this end, suitable sightlines in accordance with the requirements of Clause 52.06 have been provided to ensure safe reversing of vehicles from the subject site. • The driveway areas have been broken up with suitable landscaping on either side of the proposed common driveway. • Therefore it is submitted that the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		

AMENITY:

TITLE	STANDARD	COMPLIANCE
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
	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry	Complies



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TITLE	STANDARD	COMPLIANCE
	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.	
	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
<p>Assessment:</p> <ul style="list-style-type: none"> • The proposed development is set back from all side and rear property boundaries with the exception of the east facing garage wall of dwelling 5 located on the eastern property boundary. • With the exception of this wall on boundaries, all remaining walls are generally set back a minimum of 1 metre at ground floor level. • Based on the heights of the respective walls at these locations, the proposed development is provided with side and rear setbacks which are appropriate and warrant support. • Accordingly, the proposed development complies with the Objectives of this Clause. 		
Standard B18: Walls on Boundaries	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <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 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	Variation required



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TITLE	STANDARD	COMPLIANCE
	simultaneously constructed wall.	
<p>Assessment:</p> <ul style="list-style-type: none"> The following wall is proposed to be located on a side property boundary: <ul style="list-style-type: none"> The east facing garage wall of dwelling 5 is located on the eastern property boundary. This wall has a length of approximately 7.4 metres, a maximum height of under 3.2 metres and an average height of under 3.2 metres. The total length of the walls on the sites eastern property boundary have been designed to be in accordance with the maximum length allowable under the requirements of this Standard. Accordingly, the proposed development complies with the Objectives of this Clause. 		
Standard B19: Daylight to Existing Windows	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.	Complies
	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.	Complies
	Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	Complies
<p>Assessment:</p> <ul style="list-style-type: none"> The proposed development is generally set back from all side and rear property boundaries (with the exception of the abovementioned wall on the eastern boundary) as previously discussed in this submission. As such, all windows on adjoining properties are provided with adequate light courts that have a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky in accordance with the requirements of this Standard. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
Standard B20: North-Facing Windows	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	Complies



TITLE	STANDARD	COMPLIANCE
	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>Assessment:</p> <ul style="list-style-type: none"> Given the orientation of the site, the proposed setbacks and the location of built form on adjoining properties, the proposed development does not impact on any north facing windows of adjoining properties. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
Standard B21: Overshadowing Open Space	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.	Complies
	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.	Complies
<p>Assessment:</p> <ul style="list-style-type: none"> Given the orientation of the site and the setbacks provided for the proposed built form, it is submitted that the vast majority of shadowing will be generally contained within the subject site, therefore having minimal impact upon adjoining properties. As demonstrated by the overshadowing diagrams submitted as part of this application, the majority of shadow cast by the development is compliant with the overshadowing provisions of this clause with respect to solar access to directly abutting properties. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
Standard B22: Overlooking	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,	Complies





TITLE	STANDARD	COMPLIANCE
	deck or patio, and from a height of 1.7 metres above floor level.	
	<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. 	Complies
	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.	Complies
	<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. • Designed and coloured to blend in with the development. 	Complies
	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:</p> <ul style="list-style-type: none"> • As the proposed development is single storey in nature with minimal changes between the finished floor level of the proposed dwellings and the natural ground level, there is no potential for overlooking from the proposed development. • Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
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	Complies





TITLE	STANDARD	COMPLIANCE
	the same development.	
<p>Assessment:</p> <ul style="list-style-type: none"> As the proposed development is single storey in nature and internal boundary fencing if proposed, there is no potential for overlooking from the proposed development. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
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:</p> <ul style="list-style-type: none"> 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. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
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ON-SITE AMENITY AND FACILITIES:

TITLE	STANDARD	COMPLIANCE
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:</p> <ul style="list-style-type: none"> Each dwelling has been designed to ensure that accessibility is maintained for elderly and disabled persons, with wide accessways, minimal changes in floor levels between inside and outside and open plan living areas. Each dwelling is single storey in nature and therefore are provided with a ground floor bedroom which can be used for elderly or disabled persons or visitors with limited mobility for sleeping purposes. Additionally, it is important to note that the structural elements of the proposed development (width of 		
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TITLE	STANDARD	COMPLIANCE
<p>doors / hallways / entrances / levels between inside and outside) have been designed to allow for a suitable transition if necessary for such accessibility dependant residents.</p> <ul style="list-style-type: none"> As such, the proposed dwellings are suitable for a wide range of people including elderly, disabled and persons with limited mobility. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
<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:</p> <ul style="list-style-type: none"> Each dwelling entry area is clearly visible and identifiable from the sites Richards Road property frontage and / or the common driveway as appropriate. Dwelling entry areas are provided with a suitably size porch area which provides cover and protection from the elements while also clearly identifying the dwellings. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
<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:</p> <ul style="list-style-type: none"> Each dwelling 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. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
<p>Standard B28: Private Open</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no</p>	<p>Complies</p>

TITLE	STANDARD	COMPLIANCE
Space	<p>area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</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, or • 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. 	

Assessment:

- Each dwelling is provided with extensive private open space areas in excess of the requirements of this Clause. Each dwelling is provided with the following amounts of open spaces:
 - o Dwelling 1 is provided with over 150 square metres of private open space with front and rear open space areas at ground floor level. This includes a primary parcel of 35.41 square metres to the rear of the dwelling with a minimum dimension of 5.64 metres, a side service yard and over 100 square metres of private open space within front yard of this dwelling.
 - o Dwelling 2 is provided with over 80 square metres of private open space. This includes a primary parcel of 79.96 square metres to the side/rear of the dwelling with 43.74 square metres of this space provided at a minimum dimension of 6.18 metres. An additional side service and a small pocket of front open space is also provided for this dwelling.
 - o Dwelling 3 is provided with over 80 square metres of private open space. This includes a primary parcel of 80.29 square metres to the side/rear of the dwelling with 42.54 square metres of this space provided at a minimum dimension of 6 metres. An additional side service and a small pocket of front open space is also provided for this dwelling.
 - o Dwelling 4 is provided with over 80 square metres of private open space. This includes a primary parcel of 73.29 square metres to the side/rear of the dwelling with 38.96 square metres of this space provided at a minimum dimension of 5.59 metres. An additional side service and a small pocket of front open space is also provided for this dwelling.
 - o Dwelling 5 is provided with over 80 square metres of private open space. This includes a primary parcel of 77.18 square metres to the side/rear of the dwelling with 37.68 square metres of this space provided at a minimum dimension of 3.01 metres. An additional side service and a small pocket of



TITLE	STANDARD	COMPLIANCE
<p>front open space is also provided for this dwelling.</p> <ul style="list-style-type: none"> Accordingly, it is submitted that the proposed development is provided with extensive private open space in excess of the requirements of this Standard. As such, it is submitted that the proposed development complies with the overarching Objectives of this Clause and warrants support in its current format. 		
Standard B29: Solar access to open space	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.	Complies
<p>Assessment:</p> <ul style="list-style-type: none"> Each dwelling is provided with north / west facing open space to ensure suitable solar access to the private open space areas of each dwelling throughout the day. Each dwelling's main private open space is accessed from their respective main open plan kitchen / dining / living area. The location of private open space areas for each dwelling has been designed to achieve appropriate solar access for the entirety of the day. It is considered that the private open space areas of each dwelling will be provided with suitable solar access throughout the day and overshadowing of these areas will be minimal. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause.. 		
Standard B30: Storage	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Complies
<p>Assessment:</p> <ul style="list-style-type: none"> Each dwelling is provided with a minimum of 6 cubic metres of storage space in the form of separate storage shed within the rear private open space area of each dwelling. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		

DESIGN DETAIL:

TITLE	STANDARD	COMPLIANCE
Standard B31: Design Detail	The design of buildings, including: <ul style="list-style-type: none"> Facade articulation and detailing, Window and door proportions, 	Complies





TITLE	STANDARD	COMPLIANCE
	<ul style="list-style-type: none"> • Roof form, and • Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. 	
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	Complies
<p>Assessment:</p> <ul style="list-style-type: none"> • It is submitted that the proposed development adequately respects the existing and emerging neighbourhood character of the area for the following reasons: <ul style="list-style-type: none"> o The variety of materials and finishes including selected render, weatherboard cladding, aluminium framed windows and metal roofing suitably reflect those present on other dwellings within the immediate vicinity of the subject site. o The mix of materials proposed is expected to be visually interesting and will make a positive contribution to the area. o The height and scale of the proposed dwelling is consistent other dwellings / developments in the surrounding area. o The proposed setbacks are generally consistent with the relevant requirements of Clause 55 (as appropriate) and with the setbacks of other dwellings within the immediate vicinity of the site; o The design of the development is of a high architectural quality. o The window and door proportions are consistent with those in the surrounding area. And o The proposed entry area clearly identify the front of each dwelling and provide a good sense of address for each of the proposed dwellings. • Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
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.	Not Applicable
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> • The maximum height specified in the schedule to the zone, or • If no maximum height is specified in the schedule to the zone, the maximum height specified in Table B3. 	Not Applicable
<p>Assessment:</p> <ul style="list-style-type: none"> • No front fence is proposed as part of this application and therefore, the provisions of this Clause are not applicable in this instance. 		
Standard B33:	Developments should clearly delineate public, communal and	Complies



TITLE	STANDARD	COMPLIANCE
Common Property	private areas.	
	Common property, where provided, should be functional and capable of efficient management.	Complies
<p>Assessment:</p> <ul style="list-style-type: none"> The common property areas are clearly defined and capable of effective management by the future body corporate. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		
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:</p> <ul style="list-style-type: none"> It is considered that all relevant services such as bin, mail-boxes and service meters have been accommodated appropriately on site as illustrated in plans submitted with this application. As necessary, additional site services can be notated or shifted subject to the inclusion of conditions on any permit granted. Accordingly, the proposed development complies with the requirements of this Standard and Objectives of this Clause. 		

6.5 OTHER CONSIDERATIONS

ABORIGINAL CULTURAL HERITAGE.

The Cardinia Planning Scheme does not incorporate an Aboriginal Cultural Heritage Policy. Nevertheless, this matter is a relevant consideration given the provisions of the Aboriginal Heritage Act 2006. The subject site is not identified within an area of aboriginal cultural heritage sensitivity and therefore, a Cultural Heritage management plan is not required in this instance.

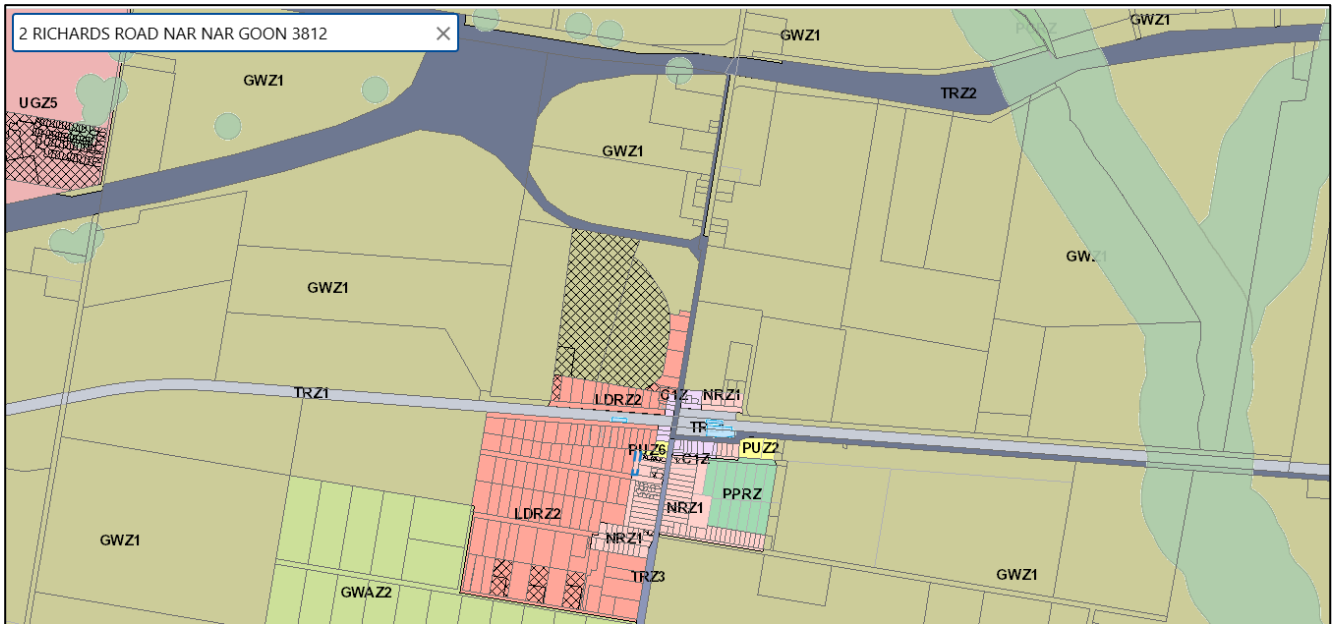


Figure 31: Areas of Cultural Heritage Sensitivity.

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MELBOURNE ARBORIST REPORTS

Arboricultural Impact Assessment

Site address: 2 Richards Road, Nar Nar Goon. VIC 3812

Date of assessment: 07 Feb 2024

Date of issue: 10 Dec 2024

Version: 3

Prepared by: [REDACTED]
Diploma of Arboriculture

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1 INTRODUCTION

1.1 SCOPE OF REPORT

This report has been prepared to accompany a planning permit application for the construction of five units at the subject site. The purpose of this report is to provide a detailed assessment of trees onsite and in proximity to the site and to outline the potential impacts proposed development will have on these trees.

Tree assessment data including tree species, health and structural condition, location, dimensions, age class, useful life expectancy (ULE), origin, retention value, tree protection zones (TPZ) and structural root zones (SRZ) was collected for each tree.

1.2 ASSESSMENT METHODOLOGIES AND LIMITATIONS

Melbourne Arborist Reports Pty Ltd and the author of this report consent to personal information in this report being public during the planning application advertising stage.

Tree assessment was conducted by Ben Machar using Visual Tree Assessment (VTA) principals described by Mattheck and Breloer (1994) and is limited to parts of the tree which are easily viewed from within the subject site, at ground level. No assessment was made of soil characteristics or below ground tree parts unless otherwise stated. Tree health and structure were assessed to record the condition of the trees and inform useful life expectancy (ULE) and retention value ratings only. The scope of this report does not include any tree risk assessment. The content provided within this report relates to information and observations available at the time of inspection only. All plans supplied by the client or third-party are assumed to be correct and accurate. Melbourne Arborist Reports or its representatives will not be held responsible for errors resulting from supplied documents or plans.

Diameter at Breast Height (DBH) = 1.4m above ground level, methods shown in appendix A of AS4970-2009 were used for low branching, multi-stemmed and leaning trees.

Diameter Above Base (DAB) = above root flare on main stem.

A diameter tape was used for DBH and DAB measurements, tree heights and canopy spreads are estimates only unless otherwise stated. DBH and DAB measurements of third-party trees or trees with inaccessible stems may have been estimated due to access restrictions. Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) have been calculated using the formulas provided in section 3 of AS4970-2009.

Descriptors were used to define tree health, tree structure, ULE, age class, origin and tree retention values. Descriptors are in the appendix section at the rear of the report and should be referred to for definitions of ratings assigned to trees within this report. All photos were taken by the author unless otherwise stated.

1.3 PLANNING INFORMATION

Responsible Authority: Cardinia Shire Council

Planning Zones: Neighbourhood Residential Zone – Schedule 1

Planning Overlays: Vegetation Protection Overlay – Schedule 1
(State Government of Victoria DTP 2024)

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2 FINDINGS

2.1 TREE ASSESSMENT DATA

Table 1 Tree assessment data. Descriptors supplied in the appendix section of this report should be referred to as part of the assessment provided in table 1.

Tree No	Botanical Name Common Name	Origin	DBH cm	DAB m	TPZ Radius m	SRZ Radius m	Height m	Spread Dia. m	Health	Structure	ULE	Age class	Retention value
1	<i>Betula pendula</i> Silver Birch	Exotic	17	0.37	2.0	2.2	6	3	Fair	Fair	5-15yrs	Semi-mature	Low
2	<i>Syzygium paniculatum</i> Lilly-Pilly	Native	16	0.22	2.0	1.8	5	3	Good	Fair	15-30yrs	Semi-mature	Third-party
3	<i>Magnolia x soulangeana</i> Saucer Magnolia	Exotic	40	0.40	4.8	2.3	3	4	Good	Fair	15-30yrs	Semi-mature	Third-party
4	<i>Syzygium paniculatum</i> Lilly Pilly	Native	30	0.30	3.6	2.0	4	4	Good	Fair	15-30yrs	Semi-mature	Third-party
5	<i>Callistemon citrinus</i> Crimson Bottlebrush	Vic native	8	0.17	2.0	1.6	3	3	Good	Good	5-15yrs	Mature	Low
6	<i>Syzygium paniculatum</i> Lilly Pilly	Vic native	16	0.22	2.0	1.8	5	3	Good	Fair	15-30yrs	Semi-mature	Low
7	<i>Malus x domestica</i> Apple	Exotic	20	0.30	2.4	2.0	3	3	Good	Fair	5-15yrs	Mature	Low
8	<i>Prunus cerasifera</i> 'Nigra' Purple-leaved Cherry Plum	Exotic	25	0.25	3.0	1.8	2	1	Fair	Poor	<5yrs	Mature	Low
9	<i>Camellia japonica</i> Camellia	Exotic	10	0.10	2.0	1.5	2	2	Good	Fair	N/A	Semi-mature	Low
10	<i>Camellia japonica</i> Camellia	Exotic	5	0.05	2.0	1.5	1	1	Good	Fair	N/A	Juvenile	Low
11	<i>Camellia japonica</i> Camellia	Exotic	5	0.05	2.0	1.5	2	1	Good	Fair	N/A	Juvenile	Low
12	<i>Triadica sebifera</i> Chinese Tallow	Exotic	27	0.31	3.2	2.0	4	4	Good	Fair	<5yrs	Mature	Low
13	<i>Gleditsia triacanthos</i> Honey Locust	Exotic	52	0.62	6.2	2.7	10	14	Good	Fair	5-15yrs	Mature	Low
14	<i>Fraxinus excelsior</i> European Ash	Exotic	33	0.45	4.0	2.4	9	8	Good	Fair	5-15yrs	Mature	Low
15	<i>Grevillea robusta</i> Silky Oak	Native	37	0.58	4.4	2.6	10	4	Good	Good	5-15yrs	Mature	Low
16	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i> Desert Ash	Exotic	58	0.68	7.0	2.8	9	10	Good	Fair	5-15yrs	Mature	Low

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Tree No	Botanical Name Common Name	Origin	DBH cm	DAB m	TPZ Radius m	SRZ Radius m	Height m	Spread Dia. m	Health	Structure	ULE	Age class	Retention value
17	<i>Callistemon viminalis</i> Bottlebrush	Native	29	0.46	3.5	2.4	5	4	Good	Poor	5-15yrs	Mature	Low
18	<i>Callistemon viminalis</i> Bottlebrush	Native	7	0.12	2.0	1.5	2	2	Good	Poor	<5yrs	Mature	Low
19	<i>Cotoneaster glaucophyllus</i> Cotoneaster	Exotic	7	0.07	2.0	1.5	2	1	Good	Fair	N/A	Semi-mature	Low
20	<i>×Cupressocyparis leylandii</i> Leyland Cypress	Exotic	27	0.30	3.2	2.0	6	4	Good	Fair	5-15yrs	Mature	Low
21	<i>×Cupressocyparis leylandii</i> Leyland Cypress	Exotic	28	0.30	3.4	2.0	6	4	Good	Fair	5-15yrs	Mature	Low
22	<i>×Cupressocyparis leylandii</i> Leyland Cypress	Exotic	25	0.30	3.0	2.0	6	4	Good	Fair	5-15yrs	Mature	Low
23	<i>×Cupressocyparis leylandii</i> Leyland Cypress	Exotic	25	0.30	3.0	2.0	6	4	Good	Fair	5-15yrs	Mature	Low
24	<i>×Cupressocyparis leylandii</i> Leyland Cypress	Exotic	22	0.30	2.6	2.0	6	4	Good	Fair	5-15yrs	Mature	Low
25	<i>Cotoneaster glaucophyllus</i> Cotoneaster	Exotic	7	0.07	2.0	1.5	2	2	Good	Fair	N/A	Semi-mature	Low
26	<i>Malus ×domestica</i> Apple	Exotic	16	0.16	2.0	1.5	2	3	Good	Fair	5-15yrs	Mature	Low
27	<i>Brachychiton acerifolius</i> Illawarra Flame Tree	Native	35	0.36	4.2	2.2	6	4	Good	Fair	15-30yrs	Mature	Moderate
28	<i>Acacia melanoxylon</i> Blackwood	Vic native	10	0.10	2.0	1.5	5	1	Good	Fair	5-15yrs	Semi-mature	Third-party
29	<i>Acacia melanoxylon</i> Blackwood	Vic native	12	0.15	2.0	1.5	4	2	Good	Fair	5-15yrs	Semi-mature	Third-party
30	<i>Callistemon viminalis</i> Bottlebrush	Native	19	0.27	2.3	1.9	4	3	Good	Hazardous	N/A	Mature	Low
31	<i>×Cupressocyparis leylandii</i> Leyland Cypress	Exotic	25	0.35	3.0	2.1	5	3	Good	Poor	5-15yrs	Mature	Low
32	<i>×Cupressocyparis leylandii</i> Leyland Cypress	Exotic	27	0.35	3.2	2.1	5	3	Good	Poor	5-15yrs	Mature	Low
33	<i>×Cupressocyparis leylandii</i> Leyland Cypress	Exotic	27	0.35	3.2	2.1	5	3	Good	Poor	5-15yrs	Mature	Low
34	<i>Prunus cerasifera</i> 'Nigra' Purple-leaved Cherry Plum	Exotic	15	0.15	2.0	1.5	2	2	Fair	Fair	<5yrs	Mature	Low
35	<i>Prunus cerasifera</i> 'Nigra' Purple-leaved Cherry Plum	Exotic	15	0.15	2.0	1.5	2	1	Fair	Fair	<5yrs	Mature	Low

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Tree No	Botanical Name Common Name	Origin	DBH cm	DAB m	TPZ Radius m	SRZ Radius m	Height m	Spread Dia. m	Health	Structure	ULE	Age class	Retention value
36	<i>Malus ×domestica</i> Apple	Exotic	20	0.20	2.4	1.7	3	3	Good	Fair	5-15yrs	Mature	Low
37	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i> Desert Ash	Exotic	10	0.20	2.0	1.7	4	3	Good	Poor	<5yrs	Mature	Low
38	<i>Callistemon citrinus</i> Crimson Bottlebrush	Vic native	15	0.15	2.0	1.5	3	2	Good	Fair	5-15yrs	Semi- mature	Third-party
39	<i>Callistemon citrinus</i> Crimson Bottlebrush	Vic native	10	0.10	2.0	1.5	3	2	Good	Fair	5-15yrs	Semi- mature	Third-party
40	<i>Callistemon citrinus</i> Crimson Bottlebrush	Vic native	10	0.10	2.0	1.5	3	1	Good	Fair	5-15yrs	Semi- mature	Third-party
41	<i>Acacia implexa</i> Lightwood	Vic native	7	0.07	2.0	1.5	2	1	Good	Good	5-15yrs	Semi- mature	Third-party

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2.2 EXISTING SITE PLAN

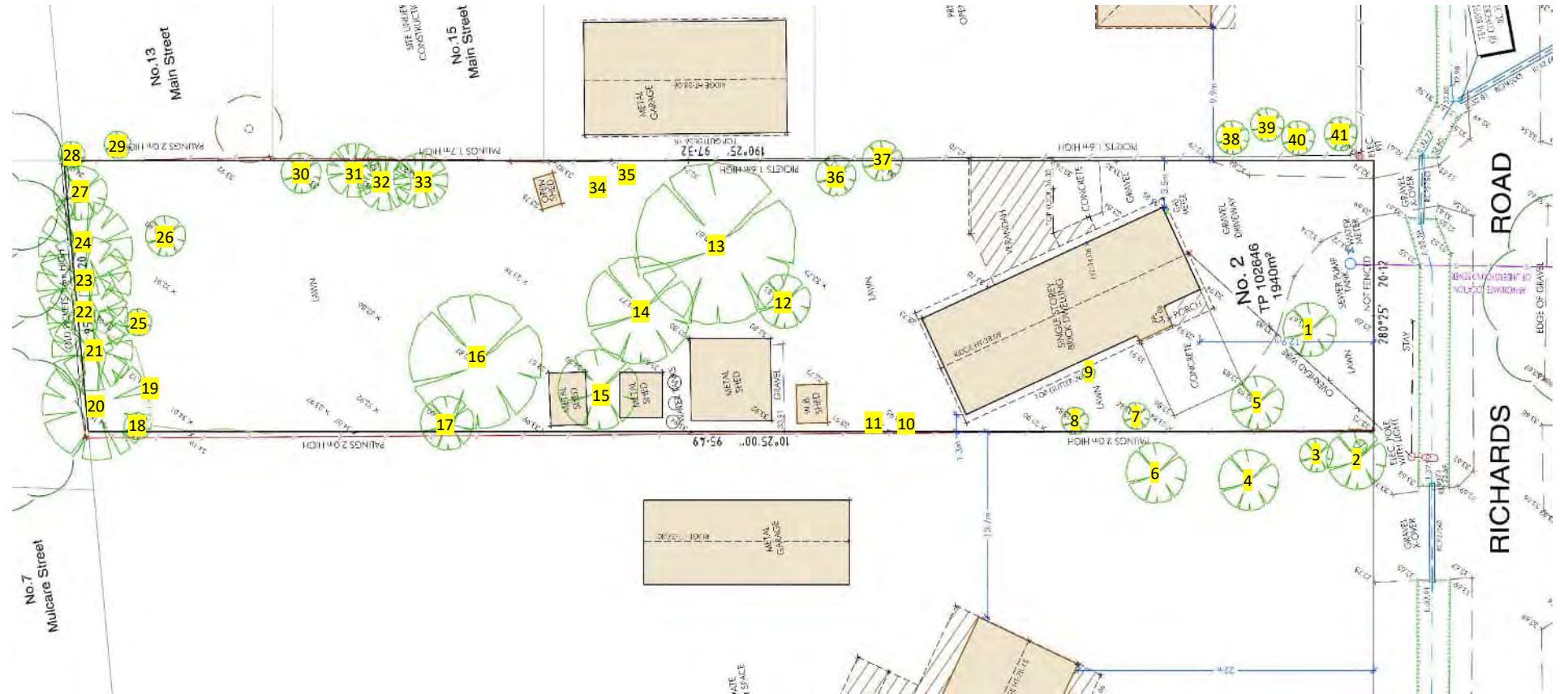


Figure 1 Existing site conditions plan, supplied by the client.

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2.3 PROPOSED SITE PLAN

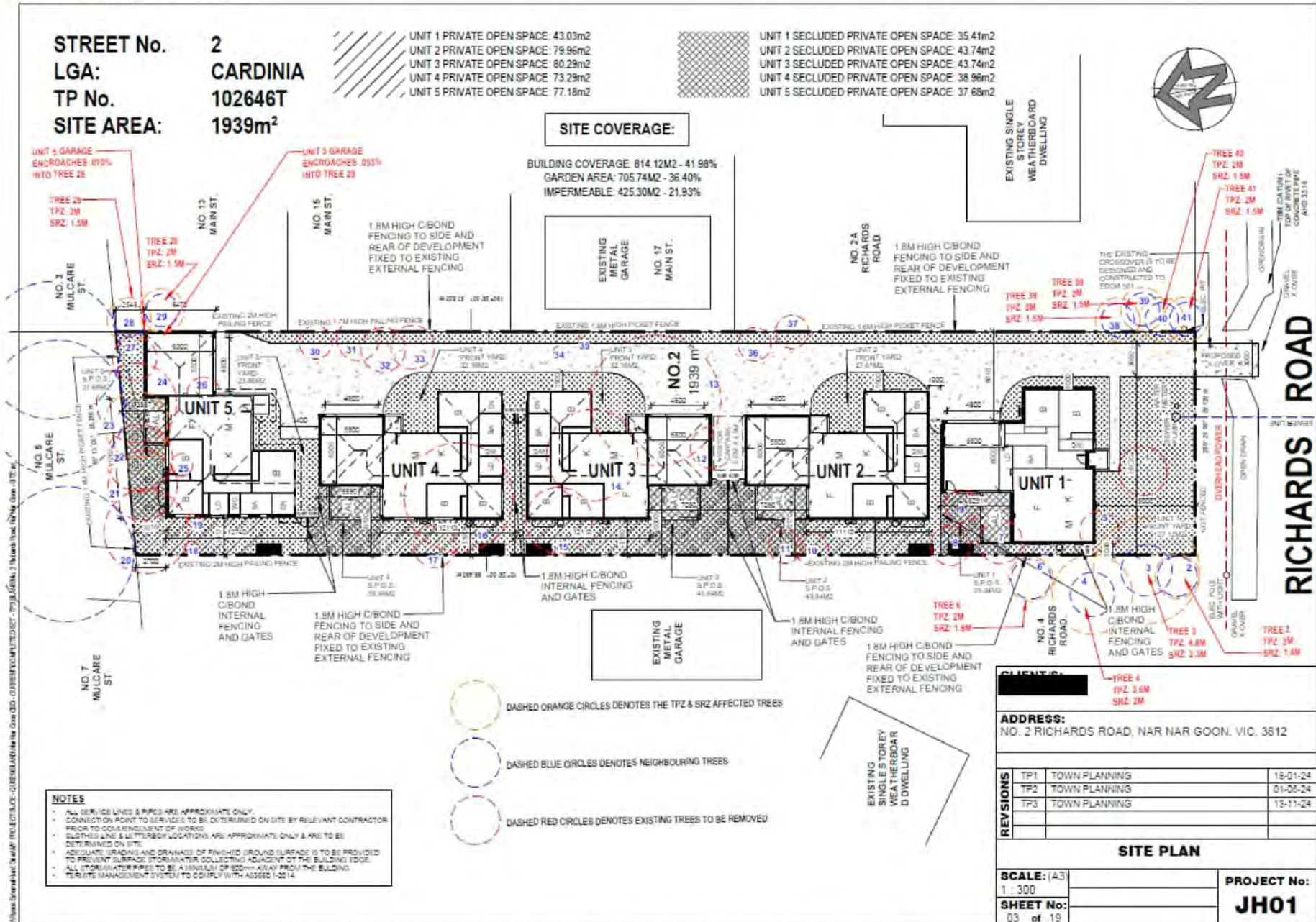


Figure 2 Proposed site plan supplied by the client showing proposed development layout, TPZs, SRZs and areas of TPZ encroachment

3 IMPACT TO TREES BY PROPOSED DEVELOPMENT

3.1 TREE PROTECTION ZONES AND ROOT SYSTEM OVERVIEW

Successful retention of trees on development sites requires development plans to allow suitable space for branches and roots. Roots are crucial for tree health, providing water and mineral nutrient uptake, hormone production and energy storage. Roots also provide anchorage, especially woody roots within the Structural Root Zone (SRZ). Typically, roots spread radially from the base of the tree. Large woody roots are found close to the tree inside the SRZ, these roots branch and form a network of smaller woody transporting roots and fine absorbing roots (Harris, Clark & Matheny 2004, Roberts, Jackson and Smith 2006). Tree species differ in root growth habit and tolerance to root disturbance. Urban soil environments also have an influence on root growth depth and spread (Matheny and Clark 1998).

Roots can be impacted by development in two ways, directly by being severed during excavation or by the soil environment becoming uninhabitable through soil compaction or the placement of structures or surfaces that restrict water and oxygen supply. The effects of root damage are not immediately visible, it may take several years for the tree canopy to decline following impacts to the root system (Matheny and Clark 1998).

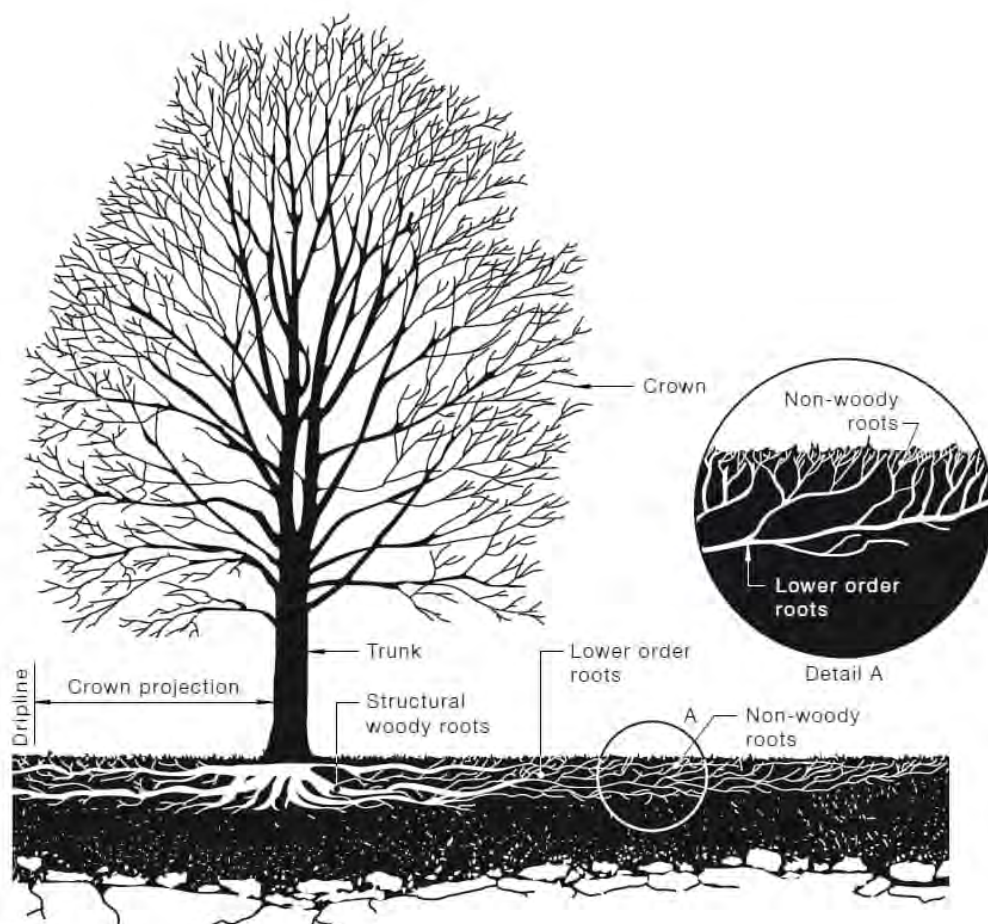


Figure 3 Example of typical root growth habits (AS4970-2009)

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Each tree is allocated a tree protection zone (TPZ) and structural root zone (SRZ) calculated using formulas provided in AS4970-2009 *Protection of Trees on Development Sites*. These zones are used to gain an understanding of the impact to trees by development activities.

Works which constitute as TPZ encroachments include, but are not limited to; all soil excavation, retaining walls, site cuts, placement of fill, new hard surface coverings, new buildings and underground drainage and services.

Minor encroachments up to 10% of the total TPZ area are generally considered acceptable. Encroachments that exceed 10% of the TPZ or enter the SRZ are considered major, and must either be justified by the Project Arborist, reduced to an acceptable level or allow for the tree to be removed and replaced.

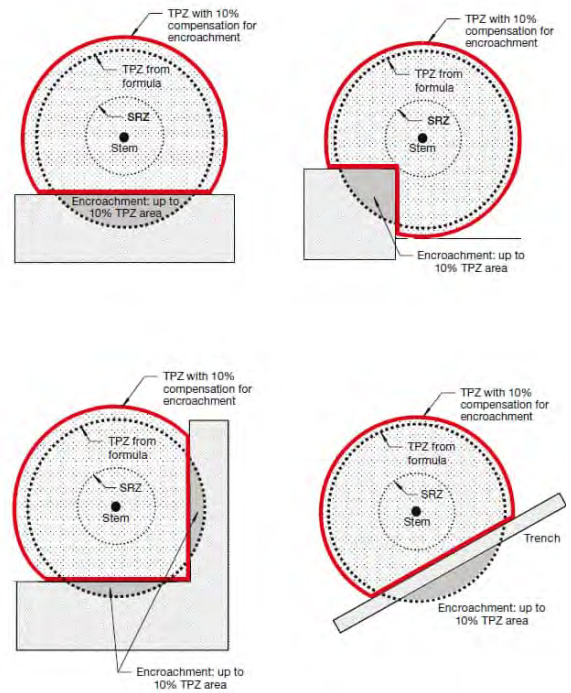


Figure 4 Example of TPZ encroachments (AS4970-2009)

3.2 TREES REQUIRING REMOVAL UNDER PROPOSAL

Proposed development plans shown in Figure 2 will require the removal of all trees onsite. In general, the majority of trees onsite were assessed as low retention value based on combinations of tree species, size, age, useful life expectancy, health and/or structural condition. The removal of site trees should not be a constraint on development designs and will not trigger a planning permit.

3.3 TREES MARKED FOR RETENTION

Proposed plans allow for the successful retention of all third-party trees in proximity to the site with no major TPZ encroachments.

Proposed plans show the TPZs of trees 2, 3, 4, 28, 29, 38, 40 and 41 enter the site.

There are no construction works shown within the TPZs of trees 2, 3, 4, 38, 40 and 41, with the dwellings and driveway set beyond the TPZs. These trees are expected to be retained without any health decline.

Trees 28 and 29 are shown to have very minor TPZ encroachments of <1% by the proposed unit 5 garage. These trees are expected to be retained and unaffected by the proposed development.

4 CONCLUSION AND RECOMMENDATIONS

Proposed plans to develop the subject site as shown in Figure 2 will require the removal of all trees onsite. In general, trees onsite were assessed as low retention value and should not be a constraint on the development design. One tree onsite (27) was assessed as moderate retention value. Tree 27 is located at the rear of the site at an area to be built upon. The practical retention of tree 27 is limited. Nine trees were found in proximity to the site. Proposed plans have limited potential to impact upon the condition of third-party trees, with zero or minor TPZ encroachments planned as discussed in section 3.3.

Third-party trees must be protected during all stages of site development in accordance with AS4970-2009 *Protection of Trees on Development Sites* and to the satisfaction of the Responsible Authority, which may include the requirement of a Tree Protection Management Plan (TPMP).

The following site-specific tree protection measures must be implemented for all trees surrounding the subject site:

- A. An AQF level 5 or higher arborist must be engaged as the project arborist for the duration of site works prior to any works commencing.
- B. Tree protection zones (TPZ) must be established within the site and nature strip around each retained tree prior to any works commencing. 1.8m high temporary fencing must be used to exclude works from within the TPZs.
- C. Signage stating the words '*Tree Protection Zone-No Access*' must be affixed to TPZ fencing and remain visible from within the development site.
- D. Areas of exposed soil within a TPZ radius that cannot be fenced off due to essential site access requirements must be covered by geotextile fabric, 100mm of mulch and be topped by wooden rumble boards or plastic tracker mats.
- E. All soil excavation within a TPZ must be supervised and documented by the project arborist. Excavation encroachments must be limited to those shown on endorsed plans. Any modification or additional excavation inside a TPZ must first be approved by the Responsible Authority.
- F. Underground utilities and services must be routed outside of TPZs or be installed using manual excavation, non-destructive digging (NDD) or directional boring at a depth greater than 1.0m. Boring pits must be positioned outside of TPZs.
- G. Roots inadvertently damaged during site works must be pruned back to undamaged wood using clean sharp tools. Root pruning must be conducted and documented by the project arborist and be in accordance with AS4373-2007 *Pruning of Amenity Trees*.
- H. Pruning of roots greater than 50mm in diameter must first be approved by the Responsible Authority.
- I. Material storage, waste disposal and site amenities must be located outside of TPZs.
- J. Any essential canopy pruning must be completed in accordance with AS4373-2007 *Pruning of Amenity Trees* and any other relevant law, policy or guidelines enforced by local authority.
- K. The project arborist must supply final documentation that all tree protection measures were implemented, comment on the post development health of the trees and make any further recommendations as required.

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5 REFERENCES AND APPENDICES

5.1 APPENDIX 1 SUPPORTIVE PHOTOGRAPHS



Figure 5 Tree 1



Figure 6 Tree 2



Figure 7 Tree 3



Figure 8 Tree 4



Figure 9 Tree 5

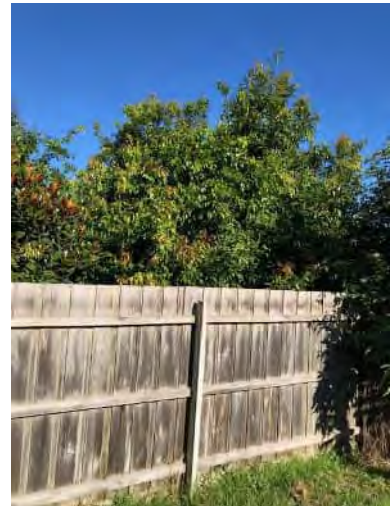


Figure 10 Tree 6



Figure 11 Tree 7



Figure 12 Tree 8



Figure 13 Tree 9

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Figure 14 Tree 10



Figure 15 Tree 11



Figure 16 Tree 12



Figure 17 Tree 13



Figure 18 Tree 14



Figure 19 Tree 15



Figure 20 Tree 16



Figure 21 Tree 17



Figure 22 Tree 18

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Figure 23 Tree 19



Figure 24 Trees 20-24



Figure 25 Tree 25



Figure 26 Tree 26



Figure 27 Tree 27

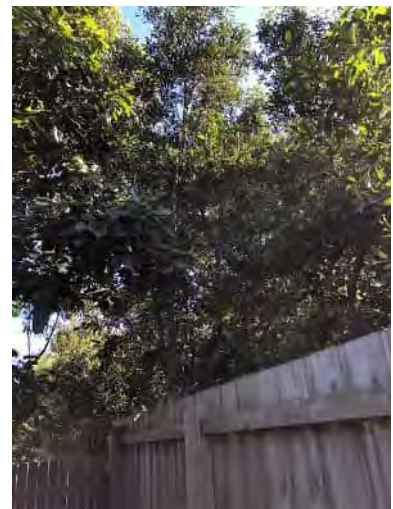


Figure 28 Tree 28



Figure 29 Tree 29



Figure 30 Tree 30



Figure 31 Trees 31-33

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Figure 32 Tree 34



Figure 33 Tree 35



Figure 34 Tree 36



Figure 35 Tree 37



Figure 36 Tree 38

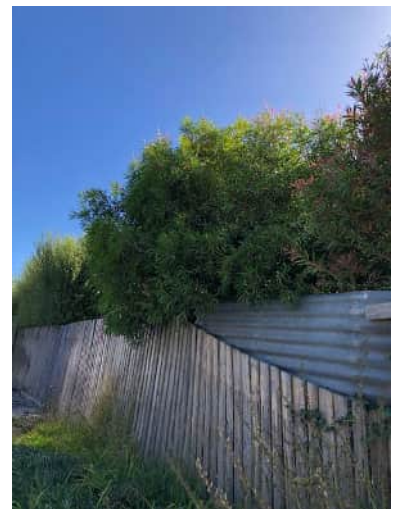


Figure 37 Tree 39



Figure 38 Tree 40



Figure 39 Tree 41

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5.2 APPENDIX 2 DATA DESCRIPTORS, DEFINITIONS AND CRITERIA

Origin

Indigenous – Known to occur naturally in the local area of the subject site.

Vic native – Species that occur naturally in Victoria (may include the subject site location).

Native – Species that occur naturally in other states of Australia, but not Victoria.

Exotic – Species that do not occur naturally in Australia.

Health ratings

Dead – Tree is completely dead, non-functional crown (no green leaves), stem cambium completely dead, no evidence of root suckers or sprouts.

Poor – Tree is presenting large quantities of crown dieback and/or major crown thinning. Persistent infections of pathogens, insect borers, fungal cankers and root disease may be present. Irreversible condition, any treatments may only be temporary to achieve hazard reduction prior to tree removal.

Fair – Tree is presenting symptoms of stress that may be due to seasonal biotic or abiotic conditions e.g. water stress or seasonal defoliators. The symptoms may include tip dieback, crown thinning, defoliation, leaf discoloration, reduced leaf and/or internode length. The condition may be reversible.

Good – Tree is generally free of pest and disease symptoms; any biotic or abiotic stress is not present over more than 10% of the tree parts concerned. Internode length may be variable but generally consistent in length for the last two annual increments.

Excellent – Tree is completely free from evidence of pest or disease organisms. Tree is exhibiting no signs of abiotic stress such as tip dieback or loss of foliage. Growth is of typical colouration, size and quantity for that species at that location. Internode length is consistent or increasing in length from previous two increments. The tree crown appears complete and balanced.

Structure ratings

Compromised – Tree has suffered mechanical damage and now presents a risk of partial or whole tree collapse.

Hazardous – Tree presents with one or more snapped branches caught in the crown of the tree. Removal of defective branch may then change structure rating.

Very poor – Tree has pronounced structural weakness that may be due to poor growth development, advanced fungal decay, multiple previous failures within crown, and/or mechanical damage. Tree is presenting signs of instability and possible imminent structural failure of major structural component(s).

Poor – Tree has structural weakness that may be due to poor growth development, fungal decay, mechanical damage including past pruning or a combination of these but is not at this time presenting signs of imminent structural failure of major structural components.

Fair – Tree has some structural weakness but failure of which is not a major structural component and does not present any signs of potential imminent failure. Fungal degradation was not observed in any structurally significant component.

Good – Tree does not appear to have any obvious, notable structural defects, signs of structural distress or indicators of fungal decay.

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Age classifications

Juvenile – Young trees that are yet to reach one third of their expected size, generally less than 10 years old.

Reformed – Trees which have previously been cut to a stump and allowed to regrow.

Semi-mature – Trees which have reached approximately half of their expected size and are less than one third of the way through their expected lifespan; species and location considered.

Mature – Trees which have reached two thirds of their expected size or more and are approximately two thirds or more of the way through their expected lifespan; species and location considered.

Senescent – Trees which have over matured within the surrounding landscape and present in a state of irreversible health and/or structural decline.

Dead – Trees with a non-functional crown (no green leaves), stem cambium completely dead, no evidence of root suckers or sprouts.

Retention value

Low retention value – Trees that offer little opportunity of contributing to the future site for reasons of health or structural condition, low horticultural value of the species, inaptness in relation to unacceptable growth habit, noxious or invasive weed species or a combination of these characteristics. Juvenile and semi-mature trees which could be readily replaced may also be placed in this category.

Low retention value trees should be considered for removal prior to development works proceeding. Trees of low retention value should place no restraints on proposed designs.

Moderate retention value – Trees offering some beneficial attributes that may enhance the site or local environment in relation to botanical, historical or local significance, but may be limited to some degree by their current health condition, structural condition, species traits or ULE.

Moderate retention value trees should be considered for retention where possible within the development design, but not necessarily to the detriment of the design. Arboricultural works or alternate construction techniques within practical limits may be utilized to allow construction to proceed with the retention of moderate retention value tree/s.

High retention value – Trees with potential to positively contribute to the future site or local environment due to their botanical, historical or local significance in combination with good characteristics of health and structure, ULE of >30 yrs. Significant remnant specimens may also be placed in this category regardless of health and structure.

High retention value trees should be considered for retention and be incorporated into the design layout. All avenues of tree protection and alternative construction techniques that will allow for tree retention should be investigated.

Third-party – Trees located within adjoining properties or Council owned land adjacent to the subject site. Third-party trees must be protected from major physical injury, or where appropriate permission may be sought to alter or replace the tree(s).

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Useful Life Expectancy – ULE
(Adapted from Barrell 2001)

30+ years/long: *Trees that appear to be retainable in the current landscape for more than 30 years.*

1. Structurally sound trees located in positions that can accommodate future growth.
2. Minimally defective trees that could be made suitable for retention in the long term by remedial arboricultural practices and maintenance.
3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

15-30 years/Medium: *Trees that appear to be retainable in the current landscape for 15 to 30 years.*

1. Trees that may only live between 15 and 30 years.
2. Trees that may live for more than 30 years but would be removed to allow for new plantings.
3. Trees that may live for more than 30 years but would be removed during the course of normal management for safety or nuisance reasons.
4. Minimally defective trees that can be made suitable for retention in the medium term by remedial arboricultural practices and maintenance.

5-15 years/Short: *Trees that appear to be retainable in the current landscape for 5 to 15 years.*

1. Trees that may only live for 5 to 15 years.
2. Trees that may live for more than 15 years but would be removed to allow for new plantings.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety or nuisance reasons.
4. Defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.

<5 years/Remove: *Trees requiring immediate removal or trees that should be removed within 5 years.*

1. Dead trees.
2. Declining trees through disease or inhospitable conditions.
3. Dangerous trees through instability or recent loss of adjacent trees.
4. Dangerous trees through advanced structural defects.
5. Damaged trees that are considered unsafe to retain.
6. Trees that are listed as invasive or noxious weeds in the local area.
7. Trees conflicting with structures, underground utilities or hard surfaces that cannot be remedied through arboricultural practices or engineering solutions.

N/A: *Small, young or regularly pruned trees of low retention value.*

1. Trees that can be reliably moved or replaced.
2. Small trees less than 5m in height.
3. Young trees less than 10 years old but over 5m in height.
4. Trees intended for regular pruning to artificially control growth and rated as low retention value.

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5.3 REFERENCES

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

VOLUME 09561 FOLIO 252

Security no : 124119860208T
Produced 15/11/2024 08:21 AM

LAND DESCRIPTION

Lot 1 on Title Plan 102646T.
PARENT TITLE Volume 09391 Folio 992
Created by instrument K741813 03/02/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JJ DEVELOPMENT HOLDINGS PTY LTD of 68 HILTON TERRACE TEWANTIN QLD 4565
AY385213B 09/09/2024

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 TP102646T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY385212D (E)	DISCHARGE OF MORTGAGE	Registered	09/09/2024
AY385213B (E)	TRANSFER	Registered	09/09/2024

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

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

Street Address: 2 RICHARDS ROAD NAR NAR GOON VIC 3812

ADMINISTRATIVE NOTICES

NIL

eCT Control 19312X LAWLAB
Effective from 09/09/2024

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 102646T
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<p>Location of Land</p> <p>Parish: NAR-NAR-GOON</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion:</p> <p>Last Plan Reference: LP 3574</p> <p>Derived From: VOL 9561 FOL 252</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;">Description of Land / Easement Information</p> <div style="border: 1px solid red; padding: 5px; margin: 10px 0;"> <p style="color: red; font-size: small;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div> <div style="text-align: center; margin: 20px 0;"> </div>	<p style="font-size: x-small;">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: 10/08/1999</p> <p>VERIFIED: C. LAM</p>
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TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 5 (PT) ON LP 3574