

Application Summary

Portal Reference: A2244CT

Basic Information

Proposed Use: It is proposed to remove the existing dwelling and outbuildings and construct five new dwellings at the above address

Current Use: single dwelling with out buildings

Cost of Works: \$2,050,000

Site Address: 6-8 Salisbury Street Lang Lang 3984

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? **Not Applicable, no such encumbrances apply.**

Contacts

Type	Name	Address	Contact Details
Applicant	████████████████████ Philip Harvey and Associates	PO BOX 4303, LANGWARRIN VIC 3910	████████████████████ E: permits@philipharvey.com.au
Preferred Contact	████████████████████ Philip Harvey and Associates	PO BOX 4303, LANGWARRIN VIC 3910	████████████████████ E: permits@philipharvey.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 13 More than \$1,000,000 but not more than \$5,000,000	\$3,665.00	100%	\$3,665.00
Total			\$3,665.00

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20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
20-05-2024	A Copy of Title	Title Salisbury Lang Lang.pdf
20-05-2024	Site plans	SALISBURY STREET 6-8 LANG LANG 200524 FULL SET.pdf
20-05-2024	Neighbourhood and Site Description	PHA - Neighbourhood Character Site Analysis - 6 - 8 Salisbury Street Lang Lang.pdf
20-05-2024	Design response	Rescode analysis -No. 6 - 8 Salisbury Street Lang Lang.pdf
20-05-2024	Tree Removal Statement	Tree rep 6-8 Salisbury St Lang Lang.pdf
20-05-2024	Additional Document	No. 6 - 8 Salisbury St Lang Lang - photos.pdf
20-05-2024	Additional Document	Metro Planning Levy.pdf

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

Lodged By

Declaration



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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.:	T240227 PA
Address of the Land:	6-8 Salisbury Street, Lang Lang VIC 3984

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Philip Harvey & Associates
Address:	PO Box 4303 Langwarrin Vic 3910
Phone:	[REDACTED]
Email:	permits@philipharvey.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 checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input 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.		
Please refer to separate page		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$1,600,000.00

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[Redacted]
Signature:	[Redacted]
Date:	27/10/2024

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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Not applicable <input type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$1,600,000.00

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Name:	[Redacted]
Signature:	[Redacted]
Date:	27/10/2024

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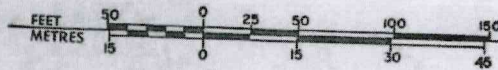
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27470

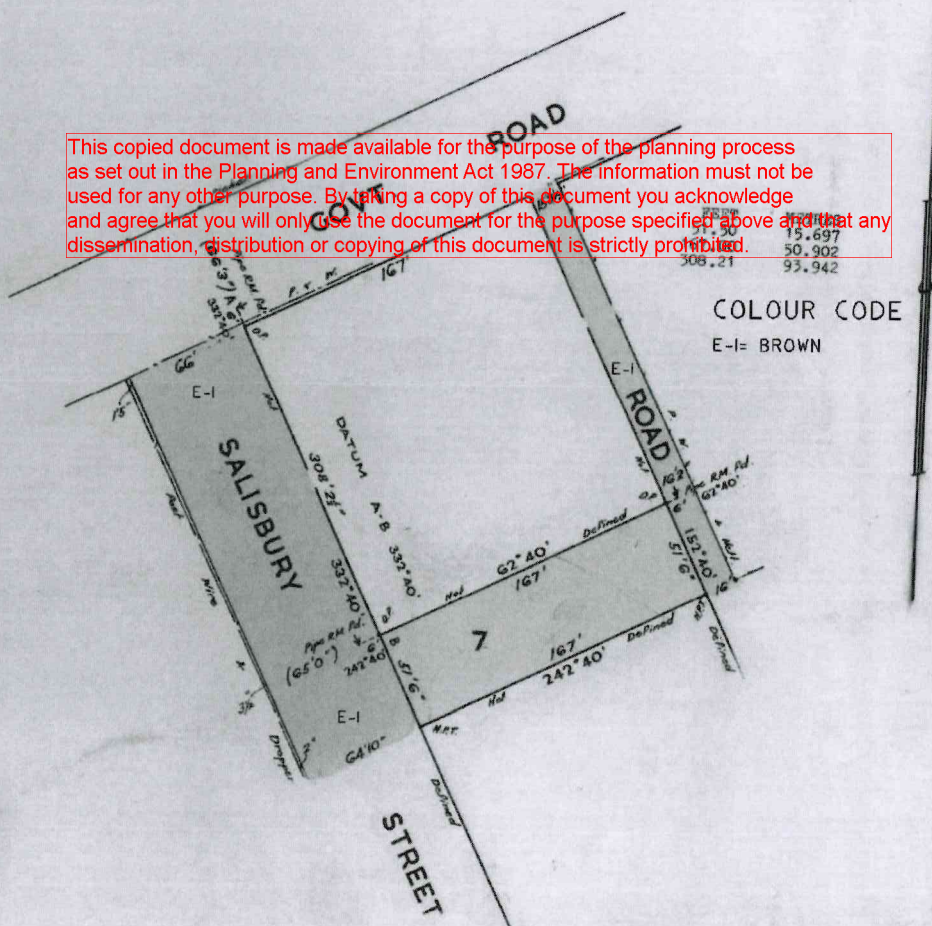


SCLP027470-1-0

PLAN OF SURVEY LP 27470
PART OF CROWN ALLOTMENT 13A EDITION 1
PARISH OF LANG LANG
COUNTY OF MORNINGTON



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FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

27470

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 6582 F. 343

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LODGED BY S. Misson

DEALING No. 537763 DATE 15 / 3 / 51

DECLARED BY L.R. Garner

ON 13 / 3 / 52

COUNCIL Shire of Cranbourne

DATE OF CONSENT 6 / 6 / 52

PLAN MAY BE LODGED 4 / 3 / 54

PLAN APPROVED. DATE / / TIME a.m. p.m.

THE LAND COL
APPROPRIATED
FOR EASEMENT

drainage.

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THIS IS THE BACK OF LP 27470

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE 1/2 plate DATE 29.6.55

COLOURED L.D. CHECKED *allred*

POSTED L.D. CHECKED *allred*



ABN: 45 600 833 289

**PHILIP HARVEY
AND ASSOCIATES**
DEVELOPMENT CONSULTANTS

P.O BOX 4303
LANGWARRIN, 3910
P: (03) 8790 0877
M: 0412 356 552
E: permits@philipharvey.com.au

Ref. TP 861

Date: 27 October, 2024

[REDACTED]
Principal Statutory Planner
Cardinia Shire Council
P O Box 7
Pakenham Vic 3810

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Email: mail@cardinia.vic.gov.au
[REDACTED]

Application No: T240227 PA
Property No: 4749700200
Address: L6 LP27469 V8603 F597, 6-8 Salisbury Street, Lang Lang VIC 3984
Proposal: Development of the land for four (4) dwellings

Summary of plan amendments:

- The proposed development has been redesigned from four double storey dwellings and one single storey dwellings (total of five dwellings) to two double storey dwellings and two single storey dwellings.
- The drawing sheets have been re-numbered to include additional plans
- The proposed front setback for Unit 1 has been increased from 7.5 metres to 10.0 metres
- Other setbacks to the side and rear boundaries have been amended as per the redesign.
- The native vegetation within the front setback of Unit 1 is to be retained.
- The existing crossover is to be removed and the road reserve is to be reinstated.
- Unit 5 is relabelled as Unit 4
- A detached double garage is provided for Unit 4 to the rear
- All dwellings are to be serviced by the proposed crossover to the middle of the frontage
- Additional plans showing swept path diagrams are provided to demonstrate that vehicles parked to the rear have space to turn and exit in a forward direction.
- The dimensions of the apron to the front of the garages are added to the Site/Floor plan.
- Additional Shadow Diagrams for 1pm and 2pm are provided to demonstrate the impact of overshadowing on adjoining properties between 12pm and 3pm.
- Shadow diagrams are hatched for clarity.
- Pedestrian paths are provided from the property frontage to the porch of Unit 1 and Unit 4.
- Elevation plans have been amended to include the dimension from finished floor levels to natural ground levels.
- Elevation plans are amended to show colours and material elements.



ABN: 45 600 833 289

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AND ASSOCIATES**
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Date: 27 October, 2024

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Principal Statutory Planner
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Dear Mr. Haeusler,

Application No: T240227 PA
Property No: 4749700200
Address: L6 LP27469 V8603 F597, 6-8 Salisbury Street, Lang Lang VIC 3984
Proposal: Development of the land for four (4) dwellings

Further to your letter of 23 July, 2024 and subsequent discussion, we provide a full set of amended plans and reports addressing the following issues raised:

FURTHER INFORMATION REQUIRED:

FEATURE SURVEY

1. *A feature survey prepared by a licensed land surveyor showing levels to Australian Height Datum (AHD). The feature survey should also identify all structures, vegetation, cross overs easements, service infrastructure and fences.*

During the phone discussion, the Planner confirmed that a feature survey plan has been received by Council and is not required as part of this response.

TOWN PLANNING REPORT

2. *A written assessment of how the proposal responds to all relevant state, regional and local planning policies, the purpose and decision guidelines of the Neighbourhood Residential Zone and relevant particular provisions including Clause 52.06 (Car Parking). A written assessment of how the proposal address the Character Guidelines and Statement for Precinct 4 of the Lang Lang Township Strategy is also requested.*

During the phone discussion, the Planner confirmed that a Town Planning report including assessment against Clause 55 has been received by Council and is not required as part of this response. However, the Town Planning Report / Clause 55 assessment has been amended in response to the redesign of the proposed development.

LANDSCAPE PLAN

3. *A landscape plan prepared by a suitably qualified professional that provides a selection of site-appropriate tree, shrub, grass and ground cover species throughout shared and private areas with an emphasis on native and indigenous species. The plan must specify*
 - a. *the common and scientific names,*
 - b. *mature size,*
 - c. *pot size, and;*
 - d. *planting quantities of each species.*

A detailed landscape plan and re-planting schedule is provided, which is appropriate for the site and the neighbourhood character. Ample space is provided for this purpose.

TURNING PATH ASSESSMENT

4. *Turning path assessment prepared by a suitably qualified professional to demonstrate that garages for units 3 and 4 can be accessed safely and efficiently. Movements should demonstrate both entry and egress from each space.*

Swept path diagrams have been added to the site/floor plan. The turning areas in front of the garages have been designed in accordance with Clause 52.06-9. The internal radius at the change of direction at any point along the accessway is 4m. The width of the accessway is 3.0 metres. The apron in front of the garages is at least 10.6m x 14.1m which should provide sufficient space for vehicles to turn and exit in a forward direction from each garage. It is considered that a 3-point turn should not be necessary, although it has traditionally been considered an acceptable solution with regard to vehicle movements.

It is considered that the services (and expense) of a Traffic Engineers should not be necessary.

ELEVATION PLANS

5. *Natural Ground Levels updated on all elevation drawings to reflect the levels determined within the Feature Survey.*

All elevations plans show the line of natural ground and line of finished floor level. The plans have been amended to include a dimension of the height of the finished floor level above natural ground. The plans also show the height of the side and rear boundary fences to demonstrate compliance with Clause 55.04-6 Standard B22. The plans demonstrate that fence heights are at least 1.7m above finished floor level to prevent overlooking into adjoining properties.

6. *Material and colours shown on the elevations of each building to provide a clearer representation of the development.*

A Colours and Material Schedule is provided on all elevation plans and is simple to follow. While our software does not allow is to provide colours, we have provided a separate sheet to provide a visual representation of the external colours and materials of the proposed development.

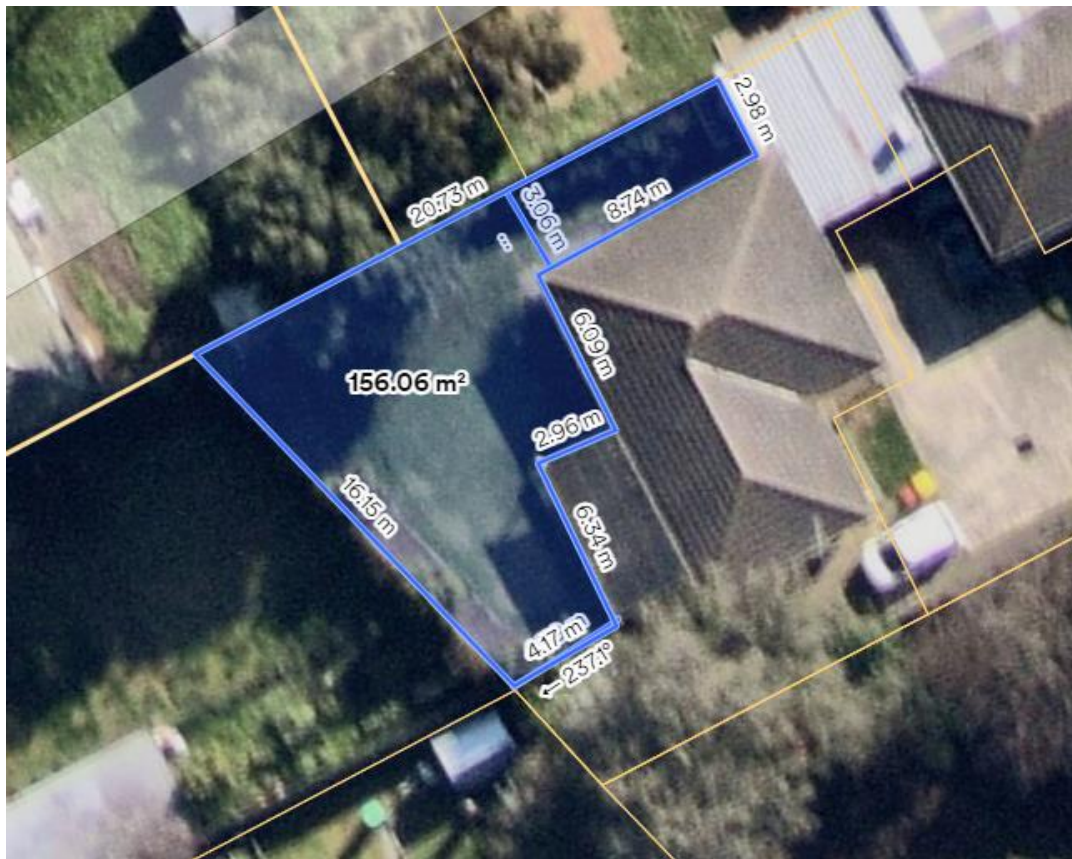
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SHADOW DIAGRAMS

7. Updated shadow diagrams of the development demonstrating the effect of shadowing within and on properties neighbouring the development, shown at hourly intervals between 9am to 3pm and calculated at equinox. Shadow diagrams must also depict the shadows cast by existing and proposed fence lines.

Shadow diagrams are provided for 9am, 12noon, 1pm, 2pm and 3pm and hatched for clarity to demonstrate the impact of overshadowing to the existing areas of secluded private open space of adjoining properties.

Adjoining properties to South-east (No. 10 Salisbury Street and Unit 3 No. 11 James Street) are affected however shadows cast by the proposed development have minimal impact to areas of existing secluded private open space. The proposed single storey designs to the rear of the development property assist in this regard. When the shadows are at the longest point (3pm) the existing private open space of Unit 3 No. 11 James Street is reduced by 14m² of the approximate total area of 156m².



Unit 3 No. 11 James Street: Indicative area of private open space

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PRELIMINARY ASSESSMENT COMMENTS:

NEIGHBOURHOOD CHARACTER

Built form

The site is subject to the Neighbourhood Residential Zone – Schedule 1, that includes the purpose to ‘recognise areas of predominately single and double storey residential development’ while the Precinct 4 (Established Residential) of the Lang Lang Township Strategy also highlights the importance of ensuring building height respects the existing character of the surrounding area and spaciousness between buildings is achieved.

While elements of the design respond to preferred character guidelines, the double storey height and comparatively dense development layout do not respond nor respect the prevailing character of the area that is identified by predominantly single storey development, will generous separation of built form.

The development has been redesigned to allow for 2 double storey dwellings and 2 single storey dwellings, a total of 4 dwellings rather than 5 dwellings. This will provide space around the dwellings for additional landscaping.

While we acknowledge Council's preference for double storey dwellings to the rear and single storey dwellings to the frontage, the proposed development for the double storey to the front is a pragmatic approach which provides the following advantages:

- The double storey dwellings screened from the public realm by the vegetation within the front setback
- Continuity of scale and height with surrounding properties is maintained with the use of minimum upper-level wall heights and low-pitched rooflines that presents a graduated scale to the streetscape and surrounding properties.
- The double storey components of the dwellings are recessed and articulated within the ground floor area and have significant setbacks from front and side boundaries.
- The proposed, overall building heights are less than 7.6 metres.
- The appearance of visual bulk when viewed from the private open space of adjoining properties is minimised by the use of single storey dwellings to the rear of the development.
- Overshadowing of adjoining private open space is minimised.

Vegetation

Furthermore, consideration should be given to the retention of established vegetation on-site, particularly trees within the frontage of unit 1 to assist in integrating the development and responding to the character guidelines of the Lang Lang Township Strategy.

The development has been resigned to increase front setback of Unit 1 from 7.5m to 10.0m to allow for the retention of the significant vegetation within the front setback. However, Trees 5 and 12 are to be removed in accordance with the Arborist's recommendations

Crossovers

A key consideration in the response to neighbourhood character for rural townships, including Lang Lang is the retention of wide nature strips and minimisation of crossovers. A review of access arrangements is encouraged to channel vehicle access through one crossover only (either existing or proposed).

On the basis of the above comments, it is unlikely the application will be supported in its current form and a review the proposed design response is strongly encouraged.

The plans have been amended to show that the existing 3.3m crossover is to be removed and the road reserve is to be reinstated.

A 3 metre crossover is proposed approximately to the middle of the frontage to service Dwellings 1 to 4, a total of 8 vehicles.

The proposed crossover represents approximately 9.6% of the street frontage.

Pathway access

Footpaths to each dwelling fronting Salisbury Street is strongly encouraged to improve accessibility and address to the street.

Pedestrian paths from the street frontage for both Dwelling 1 and Dwelling 4 have been added to all relevant plans. The Garden space plan has also been amended to deduct the area of the paths from the calculation and no concerns are raised in this regard.

In addition to the amended plans, we enclose the following additional documents with our response:

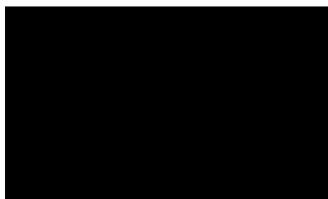
- An "application to amend an application" form
- An amended Landscape plan.
- An amended Arborist Report.
- An amended Planning Report/Clause 55 response Statement
- A colours and material schedule.

Summary of plan amendments:

- The proposed development has been redesigned from four double storey dwellings and one single storey dwellings (total of five dwellings) to two double storey dwellings and two single storey dwellings.
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- Pedestrian paths are provided from the property frontage to the porch of Unit 1 and Unit 4.
- Elevation plans have been amended to include the dimension from finished floor levels to natural ground levels.
- Elevation plans are amended to show colours and material elements.

Trusting that you find the amended plans and additional information we submitted is satisfactory, we would be pleased to proceed to the next stage at the earliest opportunity.

Should any additional information be required we request that Council provide an extension of time of 30 days (depending on the complexity of the information) to respond.



CONSTRUCTIVE ARBORICULTURE

TREE MANAGEMENT AND CONSULTANCY

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ARBORIST REPORT

**Pre-Development Vegetation Impact Assessment
6-8 Salisbury Street,
Lang Lang, VIC 3984**

Prepared for

Philip Harvey and Associates

October 2024

Prepared by

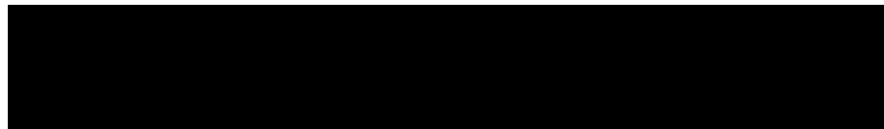


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Disclaimer

This information paper is provided to Philip Harvey and Associates on a confidential basis and is provided to the recipient strictly on the understanding that its contents will be kept confidential and will not be disclosed to any other party without Constructive Arboriculture giving prior permission in writing. In accepting the proposal, the recipient acknowledges that Constructive Arboriculture will suffer consequential loss or damage if the confidential information is disclosed whether directly or indirectly or used in any way by the recipient without the consent of Constructive Arboriculture.

This report paper contains recommendations made by Constructive Arboriculture, which are in relation to only those trees provided within this report.

Due to the nature of trees and the practical limitations in accurately assessing the limitations and structural integrity of all parts of a tree it is not possible to make a completely accurate assessment of the condition of a tree. The recommendations in this report are based on visual assessments and external indicators and there is also some degree of subjectivity. This report is intended to be used as a tool to assist the management of trees located within and surrounding the site. It should be noted that any tree near any structure or property or person(s) poses a risk.

To this extent, Constructive Arboriculture gives no warranty as to the reliability or accuracy of the information nor accepts any responsibility arising in any other way (including by reason of negligence) for errors or omissions herein nor accepts liability for any loss or damage suffered by any person or any other persons placing any reliance on, acting on the basis of, the contents hereof. No party shall be entitled to raise any claim or suit of action on the basis of the contents of this report.

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Introduction

1.1 Brief

The purpose of this report is to provide an assessment of significant trees located at and surrounding areas of proposed construction at 6-8 Salisbury Street, Lang Lang.

This report has been prepared by Constructive Arboriculture at the request of Philip Harvey and Associates and is based on the following instructions:

1. To inspect and document significant trees within and surrounding the proposed areas of construction.
2. To provide an objective appraisal of the trees regarding their health, structural stability and suitability for retention.
3. To provide methods of protection for trees, where necessary, in the event of their retention.
4. To provide a list of native and indigenous vegetation to assist with selecting species for proposed landscape plan.

2 Overview

The construction of four (4) dwellings is proposed 6-8 Salisbury Street, Lang Lang. The existing dwelling is to be demolished.

A total of twenty-five (25) trees/tree groups were assessed for the purpose of this report. They consist of eighteen (18) trees/tree groups, two (2) Council trees and five (5) neighbouring trees.

Tree protection measures have been provided for trees assessed, where necessary, in the event that they are retained.

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3 Vegetation survey

3.1 Site visit: Adam Hamilton of Constructive Arboriculture inspected the site on Tuesday the 14th of March 2023.

3.2 Methodology

- Each individually assessed tree has been allocated a unique number followed by an alphabetical reference which identifies ownership and responsibility. S = Tree within site boundaries, N = Tree on neighbouring property, C = Council tree.
- All trees are assessed by visual observations made from ground level only and limited to accessible components without dissection, excavation or probing. Height and canopy spreads are estimated.
- Trunk Diameter at Breast Height (DBH) is measured in metres at 1.4m above ground level; multi-stemmed trees are measured immediately above the root flare.
- Methodology of determining Health, Structure, Age, Retention Suitability and SULE has been provided as an appendix (*Appendix 2*).
- Photographs have been taken and are stored on file. They can be viewed upon request.

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3.3 Tree Survey Schedule: The following table is a summary of the data collected for the trees individually assessed.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
1-C	<i>Lagunaria patersonii</i> Norfolk Island Hibiscus	7	8	0.4	1.5	Fair	Poor	Mature	Exotic	Low	<15	<p>This tree is located in the road reserve at the front of the site.</p> <p>The tree is of fair health with poor structure. The tree has been heavily and poorly lopped due to its location beneath low and high voltage powerlines.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.</p>	Tree management considerations have been provided for this tree in the Tree Protection Schedule (<i>section 4.3</i>) in the event of its retention.
2-C	<i>Melaleuca linariifolia</i> Snow in Summer	7	7 x 8	0.68	2.8	Fair	Fair	Mature	Native	Medium	≥20	<p>This tree is located in the road reserve at the front of the site.</p> <p>The tree is of fair health and structure.</p> <p>The construction proposal (cross-over and common driveway), located at its closest point approximately 3m from the base of the tree, will encroach upon approximately 20% of the tree's TPZ (8.16m); an encroachment considered significant (>10% AS 4970-2009).</p> <p>However, due to its small and compact rooting habit and robust hardy nature, the tree can be retained without detriment if appropriate preparation (root pruning), care and protection are provided throughout all stages of the construction proposals facilitation.</p> <p>Furthermore, due to the location of the heavily founded masonry fence (along the front boundary of the site, minimal (if any) roots from the tree are expected to be present within the site.</p>	Tree management considerations have been provided for this tree in the Tree Protection Schedule (<i>section 4.3</i>) in the event of its retention.
3-S	<i>Duranta repens</i> Pigeonberry X 5	4 Av	4 x 2 Av	0.2 Av	0.8 Av	Fair	Poor	Mature	Exotic	Low	<10	<p>This small tree group is located in the front set-back of the site close to the north-western boundary.</p> <p>The trees are of fair health with poor structure. They are coppiced in formation.</p>	The tree group is to be removed to provide for proposed landscaping.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
4-S	<i>Coprosma repens</i> Mirror Bush	4	4	0.16	0.6	Fair	Below average	Mature	Exotic	Low	Ex	<p>This tree is located within the front set-back of the site close to the north-western boundary.</p> <p>The tree is of fair health with below average structure but is not considered suitable for retention.</p> <p>Due to the invasive habit of this species, the tree's removal should be considered regardless of the progression of construction.</p> <p><i>Coprosma repens</i> is not a highly regarded species and is often considered an invasive weed. Its removal is encouraged by many municipalities, including the Bass Coast Shire (Common Weeds of Gippsland).</p>	<p>Removal recommended.</p> <p>The tree is to be removed to provide for proposed landscaping.</p>
5-S	<i>Callistemon citrinus</i> Scarlet Bottlebrush	3	3 x 2	0.1	0.4	Below average	Below average	Young	Native	Low	<10	<p>This small tree is located within the front yard of the site. It is within close proximity to areas of proposed construction and its retention cannot be facilitated.</p> <p>The tree is of below average declining health and structure and possesses limited retention viability.</p> <p>The tree is poorly bifurcated at 0.5m above ground level. Its canopy is significantly sparse.</p> <p>Removal and suitable replacement of this tree would be considered prudent regardless of the progression of construction.</p>	<p>Removal and replacement recommended.</p> <p>The tree is to be removed to provide for proposed landscaping.</p>
6-S	<i>Polygala myrtifolia</i> Milkwort	3	3	0.16	0.6	Fair	Below average	Mature	Exotic	Low	Ex	<p>This small tree/shrub is located within the front set-back of the site close to the street front.</p> <p>The tree is of fair health with below average structure but is not considered suitable for retention.</p> <p>Due to the invasive habit of this species, the tree's removal should be considered regardless of the progression of construction.</p> <p><i>Polygala myrtifolia</i> is not a highly regarded species and is often considered an invasive weed. Its removal is encouraged by many municipalities, including the Bass Coast Shire (Common Weeds of Gippsland).</p> <p>Removal and suitable replacement of this tree would be considered prudent regardless of the progression of construction.</p>	<p>Removal recommended.</p> <p>The tree is to be removed to provide for proposed landscaping.</p>

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
7-S	<i>Lophostemon confertus</i> QLD Box	12	9 x 8	0.5	1.9	Fair	Below average	Mature	Native	Medium	≤20	This tree is located within the front yard of the site. The tree is of fair health with below average structure. The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.	Tree management considerations have been provided for this tree in the Tree Protection Schedule (<i>section 4.3</i>) in the event of its retention.
8-S	<i>Allocasuarina torulosa</i> Forest She-oak	13	9	0.45	1.6	Fair	Below average	Mature	Native	Medium	<20	This tree is located within the front yard of the site. The tree is of fair health with below average structure. The construction proposal (common driveway), located at its closest point approximately 2.2m from the base of the tree, will encroach upon approximately 20% of the tree's TPZ (5.4m); an encroachment considered significant (>10% AS 4970-2009). In order to negate impact to the tree, the proposed driveway (where within the tree's TPZ) must be root sensitive in configuration (above-grade and permeable).	Tree management considerations have been provided for this tree in the Tree Protection Schedule (<i>sections 4.3 & 4.4</i>) in the event of its retention.
9-S	<i>Cotoneaster</i> sp. Cotoneaster	4	4	0.2	0.8	Below average	Below average	Mature	Exotic	Low	5*	This small tree/shrub is located within the front set-back of the site close to the street front. It is within areas of proposed construction and its retention cannot be facilitated. The tree is of below average health and structure but is not considered suitable for retention. Due to the invasive habit of this species, the tree's removal should be considered regardless of the progression of construction. <i>Cotoneaster</i> is not a highly regarded species and is often considered an invasive weed. Its removal is encouraged by many municipalities, including the Bass Coast Shire (Common Weeds of Gippsland).	Removal recommended. The tree's removal is required to facilitate the construction proposal.
10-S	<i>Viburnum tinus</i> Viburnum	2	4 x 2	0.16	0.6	Fair	Fair	Mature	Exotic	Low	<15	This small tree/shrub is located within the front set-back of the site close to the street front. The tree is of fair health and structure. The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.	Tree management considerations have been provided for this tree in the Tree Protection Schedule (<i>section 4.3</i>) in the event of its retention.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
11-S	<i>Callistemon sp.</i> Bottlebrush	7	7 x 4	0.3	1.5	Poor	Poor	Mature	Native	Low	Ex	This small tree is located within the front yard of the site. It is within areas of proposed construction and its retention cannot be facilitated. The tree is of poor declining health and structure and is not suitable for retention. The tree has died-back extensively (>98%). Removal and suitable replacement of this tree would be considered prudent regardless of the progression of construction.	Removal and replacement recommended. The tree's removal is required to facilitate the construction proposal.
12-S	<i>Callistemon sp.</i> Bottlebrush	7	4 x 2	0.15	0.6	Fair	Below average	Mature	Native	Low	<15	This small tree is located within the front yard of the site close to the south-eastern boundary. It is within areas of proposed construction and its retention cannot be facilitated. The tree is of fair health with below average structure. Epicormic development is present at the tree's base.	The tree's removal is required to facilitate the construction proposal.
13-S	<i>Pittosporum crassifolium</i> Karo	6	2	0.16	0.6	Poor	Poor	Mature	Exotic	Low	Ex	This small tree is located within the front yard of the site close to the south-eastern boundary. It is within areas of proposed construction and its retention cannot be facilitated. The tree is of poor declining health and structure. The tree has died-back significantly (>80%).	Removal recommended. The tree's removal is required to facilitate the construction proposal.
14-S	<i>Juniperus sp.</i> Juniper	6	3 x 2	0.16	0.6	Below average	Below average	Mature	Exotic	Low	<10	This small tree is located within the front yard of the site close to the south-eastern boundary. It is within areas of proposed construction and its retention cannot be facilitated. The tree is of below average health and structure.	The tree's removal is required to facilitate the construction proposal.
15-S	Mixed shrubs X 5	2 Av	2 Av	<0.1 6	<0.6	Below average	Below average	Mature	Exotic	Low	<10	This small group of shrubs is located within the front yard of the site close to the south-eastern boundary. It is within areas of proposed construction and its retention cannot be facilitated. The shrubs are of below average health and structure.	The removal of these shrubs is required to facilitate the construction proposal.
16-N	<i>Magnolia sp.</i> Magnolia	7	5	0.16	0.7	Fair	Fair	Mature	Exotic	Medium	≤20	This small tree is located in the front yard of the south-eastern adjoining neighbouring property (10 Salisbury Street) approximately 1.2m from the shared boundary with the site. The tree is of fair health and structure.	Tree management considerations have been provided for this tree in the Tree Protection Schedule (<i>section 4.3</i>) in the event of its retention.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
												<p>The tree's TPZ (2m) extends approximately 0.69m beyond the shared boundary into the site but not within areas of proposed construction.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.</p>	
17-N	<i>Ginkgo biloba</i> Maidenhair Tree	8	5	0.12	0.6	Fair	Fair	Semi mature	Exotic	Low	≤20	<p>This small tree is located in the front yard of the south-eastern adjoining neighbouring property (10 Salisbury Street) approximately 1.2m from the shared boundary with the site.</p> <p>The tree is of fair health and structure.</p> <p>The tree's TPZ (2m) extends approximately 0.7m beyond the shared boundary into the site but not within areas of proposed construction.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.</p>	Tree management considerations have been provided for this tree in the Tree Protection Schedule (section 4.3) in the event of its retention.
18-N	<i>Koelreuteria paniculata</i> Golden Rain Tree	5	4	0.16	0.6	Fair	Fair	Mature	Exotic	Low	≤20	<p>This small tree is located in the rear yard of the south-eastern adjoining neighbouring property (10 Salisbury Street) approximately 0.6m from the shared boundary with the site.</p> <p>The tree is of fair health and structure.</p> <p>The tree's TPZ (2m) extends approximately 1.3m beyond the shared boundary into the site but not within areas of proposed construction .</p> <p>The tree is suitably distanced from areas of proposed construction will not be adversely impacted upon in the event that it is retained.</p>	Tree management considerations have been provided for this tree in the Tree Protection Schedule (section 4.3) in the event of its retention.
19-S	<i>Syzygium paniculatum</i> Lilly Pilly	14	12 x 8	0.6	2.3	Fair	Poor	Mature	Native	Low	<10	<p>This tree is located within the rear yard of the site close to the north-eastern boundary. It is within close proximity to areas of proposed construction and its retention cannot be facilitated.</p> <p>The tree is of fair health with poor declining structure and possesses limited retention viability.</p> <p>The tree's trunk is poorly trifurcated at 1.2m above ground level. The tree is heavily suppressed by Ivy. Numerous canopy failures and partial canopy failures are evident.</p>	Removal recommended. The tree's removal is required to facilitate the construction proposal.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
20-N	<i>Eucalyptus radiata</i> Narrow-leaved Peppermint	14	12	0.5	2.0	Below average	Below average	Mature	Indigenous	Medium	≤20	<p>This tree is located in the rear yard of the north-eastern adjoining neighbouring property (46 Westernport Road) approximately 5m from the shared boundary with the site.</p> <p>The tree is of below average health and structure.</p> <p>The tree's TPZ (6m) extends approximately 0.68m beyond the shared boundary into the site but not within areas of proposed construction .</p> <p>The tree is suitably distanced from areas of proposed construction will not be adversely impacted upon in the event that it is retained.</p> <p>The tree is considered suitably protected by the existing shared boundary fence-line and will not require the establishment of additional protection measures.</p>	Tree management considerations will not be required for this tree in the event of its retention.
21-S	<i>Liquidambar styraciflua</i> Sweet Gum	10	6 x 7	0.27	1.3	Fair	Fair	Semi mature	Exotic	Medium	<20	<p>This tree is located within the rear set-back of the site. It is within areas of proposed construction and its retention cannot be facilitated.</p> <p>The tree is of fair health and structure.</p> <p>Due to its location at the rear of the site, the tree's removal will not impact upon the streetscape.</p>	The tree's removal is required to facilitate the construction proposal.
22-N	<i>Prunus persica</i> Nectarine	4	3 x 4	0.16	0.6	Fair	Fair	Semi mature	Exotic	Low	≤15	<p>This small fruit tree is located in the rear yard of a north-western adjoining neighbouring property (2/2Salisbury Street) approximately 0.6m from the shared boundary with the site.</p> <p>The tree is of fair health and structure.</p> <p>The tree's TPZ (2m) extends approximately 1.3m beyond the shared boundary into the site but not within areas of proposed construction.</p> <p>The tree is suitably distanced from areas of proposed construction will not be adversely impacted upon in the event that it is retained.</p>	Tree management considerations have been provided for this tree in the Tree Protection Schedule (<i>section 4.3</i>) in the event of its retention.
23-S	<i>Agonis flexuosa</i> Willow Myrtle	5	6	0.2	0.8	Poor	Below average	Semi mature	Native	Low	<10	<p>This tree is located within the rear set-back of the site. It is within areas of proposed construction and its retention cannot be facilitated.</p> <p>The tree is of poor health with below average structure.</p> <p>The tree's canopy is significantly sparse.</p> <p>Due to its location at the rear of the site, the tree's removal will not impact upon the streetscape.</p>	The tree's removal is required to facilitate the construction proposal.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
24-S	<i>Melaleuca armillaris</i> Bracelet Honey Myrtle	9	10	0.33	1.4	Below average	Fair	Mature	Native	Low	Ex	<p>This tree is located within the rear set-back of the site. It is within areas of proposed construction and its retention cannot be facilitated.</p> <p>The tree is of below average health with fair structure.</p> <p>The tree's canopy is significantly sparse.</p> <p><i>Melaleuca armillaris</i> is not a highly regarded species and is often considered an invasive weed. Its removal is encouraged by many municipalities.</p> <p>Due to its location at the rear of the site, the tree's removal will not impact upon the streetscape.</p>	<p>Removal recommended.</p> <p>The tree's removal is required to facilitate the construction proposal.</p>
25-S	<i>Agonis flexuosa</i> Willow Myrtle	8	8	0.33	1.3	Below average	Below average	Mature	Native	Low	<10	<p>This tree is located within the rear set-back of the site. It is within areas of proposed construction and its retention cannot be facilitated.</p> <p>The tree is of below average declining health and structure.</p> <p>The tree's canopy is significantly sparse.</p> <p>The tree's trunk is poorly bifurcated at 1.2m above ground level.</p> <p>Due to its location at the rear of the site, the tree's removal will not impact upon the streetscape.</p>	<p>The tree's removal is required to facilitate the construction proposal.</p>

CAB=Circumference At Base; DBH=Diameter at Breast Height; SULE=Safe Useful Life Expectancy; Est=Estimated

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4 Vegetation protection survey

4.1 Overview

The survey includes trees assessed and provide tree protection measures, where necessary, in the event of their retention.

4.2 Protection zone determination

4.2.1 Structural Root Zone (SRZ): The SRZ is the critical area around a tree's trunk required for tree stability. The measurement is given in metres as a radius from the centre of a tree's trunk and is calculated with reference to the Australian Standard – Protection of trees on development sites AS 4970-2009.

4.2.2 Tree Protection Zone (TPZ): The Tree Protection Zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. The measurement is given in metres as a radius from the centre of a tree's stem at ground level and is calculated with reference to the Australian Standard – Protection of trees on development sites AS 4970-2009.

4.3 Tree Protection Zone Schedule:

Tree no.	Botanical name Common Name	Single or Multi-stemmed	Species Tolerance	Diameter Above Root Flare (m)	Structural Root Zone radius AS4970-2009 (m)	DBH (m)	Tree Protection Zone AS4970-2009 (m)	Arborist's recommended placement of TPZs	Comments and recommendations
1-C	<i>Lagunaria patersonii</i> Norfolk Island Hibiscus	M	Good	0.4	2.25	0.4	4.8	Establish tree protection fencing at the edge of the tree's defined TPZ, where extending within the road reserve.	TPZ fencing must be established prior to the commencement of any demolition and construction and be maintained until the completion of construction.
2-C	<i>Melaleuca linariifolia</i> Snow in Summer	S	Good	0.8	3.01	0.68	8.16	Establish tree protection fencing at the edge of the tree's defined TPZ, where extending within the road reserve, and modify to the edge of the construction proposal.	TPZ fencing must be established immediately after 'gentle demolition' of the existing driveway (where within the tree's TPZ) and be maintained until the completion of construction. Prior to the commencement of construction, 'gentle excavation' by hand, air-spade or hydro-extraction is to be undertake along the edge of the proposed cross-over where intersecting with the tree's TPZ. Roots, if present, are to be cleanly severed.
3-S	<i>Duranta repens</i> Pigeonberry X 5	M	Good	0.2 Av	1.68 Av	0.2 Av	2.4 Av	N/A	Tree to be removed.

Tree no.	Botanical name Common Name	Single or Multi-stemmed	Species Tolerance	Diameter Above Root Flare (m)	Structural Root Zone radius AS4970-2009 (m)	DBH (m)	Tree Protection Zone AS4970-2009 (m)	Arborist's recommended placement of TPZs	Comments and recommendations
4-S	<i>Coprosma repens</i> Mirror Bush	M	Good	0.16	1.53	0.16	2.0	N/A	Tree to be removed.
5-S	<i>Callistemon citrinus</i> Scarlet Bottlebrush	M	Good	0.1	1.5	0.1	2.0	N/A	Tree to be removed.
6-S	<i>Polygala myrtifolia</i> Milkwort	M	Good	0.16	1.53	0.16	2.0	N/A	Tree to be removed.
7-S	<i>Lophostemon confertus</i> QLD Box	M	Good	0.5	2.47	0.5	6.0	Establish tree protection fencing at the edge of the tree's defined TPZ, where extending within the site.	TPZ fencing must be established prior to the commencement of any demolition and construction and be maintained until the completion of construction.
8-S	<i>Allocasuarina torulosa</i> Forest She-oak	S	Good	0.5	2.47	0.45	5.4	Establish tree protection fencing at the edge of the tree's defined TPZ, where extending within the site and modify to the edge of the construction proposal. Establish ground protection the tree's TPZ overlaps the proposed driveway construction 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 of dissemination, distribution or copying of this document is strictly prohibited. Discontinuation of ground protection will be required immediately prior to the commencement of the proposed driveway construction.	TPZ fencing and ground must be established prior to the commencement of any demolition and construction. Ground protection must be maintained until immediately prior to the commencement of the driveway construction. TPZ fencing must be maintained until the completion of construction. In order to provide for the retention of this tree, the proposed driveway (where within the tree's TPZ) must be constructed in a root sensitive manner (above-grade and permeable).
9-S	<i>Cotoneaster sp.</i> Cotoneaster	M	Good	0.2	1.68	0.2	2.4	N/A	Tree to be removed.
10-S	<i>Viburnum tinus</i> Viburnum	M	Good	0.16	1.53	0.16	2.0	Establish tree protection fencing at the edge of the tree's defined TPZ, where extending within the site.	TPZ fencing must be established prior to the commencement of any demolition and construction and be maintained until the completion of construction.
11-S	<i>Callistemon sp.</i> Bottlebrush	S	Good	0.42	2.3	0.3	3.6	N/A	Tree to be removed.
12-S	<i>Callistemon sp.</i> Bottlebrush	S	Good	0.18	1.61	0.15	2.0	N/A	Tree to be removed.
13-S	<i>Pittosporum crassifolium</i> Karo	M	Good	0.16	1.53	0.16	2.0	N/A	Tree to be removed.

Tree no.	Botanical name Common Name	Single or Multi-stemmed	Species Tolerance	Diameter Above Root Flare (m)	Structural Root Zone radius AS4970-2009 (m)	DBH (m)	Tree Protection Zone AS4970-2009 (m)	Arborist's recommended placement of TPZs	Comments and recommendations
14-S	<i>Juniperus sp.</i> Juniper	M	Good	0.16	1.53	0.16	2.0	N/A	Tree to be removed.
15-S	Mixed shrubs X 5	M	Good	<0.16	1.53	<0.16	2.0	N/A	Shrubs to be removed.
16-N	<i>Magnolia sp.</i> Magnolia	S	Moderate	0.2	1.68	0.16	2.0	Establish tree ground protection at the edge of the tree's defined TPZ, where extending within the site.	TPZ ground protection must be established prior to the commencement of any demolition and construction and be maintained until the completion of construction.
17-N	<i>Ginkgo biloba</i> Maidenhair Tree	S	Good	0.14	1.5	0.12	2.0	Establish tree ground protection at the edge of the tree's defined TPZ, where extending within the site.	TPZ ground protection must be established prior to the commencement of any demolition and construction and be maintained until the completion of construction.
18-N	<i>Koelreuteria paniculata</i> Golden Rain Tree	M	Good	0.16	1.53	0.16	2.0	Establish tree protection fencing at the edge of the tree's defined TPZ, where extending within the site.	TPZ fencing must be established prior to the commencement of any demolition and construction and be maintained until the completion of construction.
19-S	<i>Syzygium paniculatum</i> Lilly Pilly	M	Good	0.6	2.67	0.6	7.2	N/A	Tree to be removed.
20-N	<i>Eucalyptus radiata</i> Narrow-leaved Peppermint	S	Moderate	0.6	2.67	0.5	6.0	N/A	The tree is suitably protected by the existing shared boundary fence-line.
21-S	<i>Liquidambar styraciflua</i> Sweet Gum	S	Moderate	0.38	2.2	0.27	3.24	N/A	Tree to be removed.
22-N	<i>Prunus persica</i> Nectarine	M	Good	0.16	1.53	0.16	2.0	Establish tree protection fencing at the edge of the tree's defined TPZ, where extending within the site.	TPZ fencing must be established prior to the commencement of any demolition and construction and be maintained until the completion of construction.
23-S	<i>Agonis flexuosa</i> Willow Myrtle	S	Good	0.24	1.82	0.2	2.4	N/A	Tree to be removed.

Tree no.	Botanical name Common Name	Single or Multi-stemmed	Species Tolerance	Diameter Above Root Flare (m)	Structural Root Zone radius AS4970-2009 (m)	DBH (m)	Tree Protection Zone AS4970-2009 (m)	Arborist's recommended placement of TPZs	Comments and recommendations
24-S	<i>Melaleuca armillaris</i> Bracelet Honey Myrtle	S	Good	0.4	2.25	0.33	3.96	N/A	Tree to be removed.
25-S	<i>Agonis flexuosa</i> Willow Myrtle	M	Good	0.33	2.08	0.33	3.96	N/A	Tree to be removed.

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4.4 Recommendations for methods of construction within TPZs

Proposed foundations (if encroaching upon greater than 10%) within the defined TPZs must consist of pier and beam construction or other root sensitive construction methods, such as suspended slab or bridged footings. Floor levels are to be elevated on piers to allow for oxygenation of the soil profile. Strip footings are to be avoided within a tree's defined TPZ.

Piers and/or supports must be selectively placed with consideration for any significant tree roots that may be present within the soil profile. Minor excavation by hand to 0.5m deep should be undertaken at the points of pier placements to determine if any significant roots are present. Roots greater than 40mm in diameter are deemed significant. If such roots are encountered the positioning of the foundations supports must be altered to provide at least 0.3m of clearance from the roots. An arborist is to be present when any excavation is undertaken within the TPZs, or if any tree roots are uncovered. Any root pruning must be undertaken by a qualified and experienced arborist.

Below-grade construction should not be undertaken within the defined SRZs of trees to be retained and must not encroach upon more than 10% of a tree's TPZ unless pre-existing site conditions negate the spread of a tree's root system.

Any underground services must be diverted around the trees' TPZs where possible, suspended from the undercarriage of the construction or laid beneath the root profile by method of directional boring.

Internal paths and driveways must be constructed above grade where located within a tree's defined TPZ, and must consist of permeable materials of a pH neutral composition.

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5 Tree Protection Plan

5.1 Site meeting: It is recommended that a pre development site meeting takes place for the purpose of tree protection awareness, which should be attended by the following people:

- Arboricultural Consultant
- Clients (Developers) Site Manager/Foreman
- Clients Architect and Landscape Architect
- Local Authority Tree Officer
- Local Authority Planning Officer

5.2 Establishment of Tree Protection Zones (TPZs):

5.2.1 The protective fencing barriers must be established prior to any site clearance, soil grading or demolition work taking place and before the following:

- Contractor's site occupancy
- Plant and materials delivery
- Demolition of any existing structures
- Construction phase of works
- Utility services installation
- Recommended tree removal and pruning

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5.2.2 The area within the TPZs is to be regarded of high importance and tree protection fencing shall not be taken down or relocated at any time without the prior documented approval of the arboricultural consultant or local authority arborist, unless this has already been agreed as part of the planning application consent process and is documented. A layer of organic mulch 10 – 15cm thick should be spread over tree protection zones.

5.2.3 The fencing shall comprise of interlocked wire mesh panels, well braced by attachment to a scaffolding framework by means of wires or scaffold clamps. It should have top and bottom horizontal bars, with uprights set into the ground or concrete supports at no greater interval than 3m spacing. For larger lengths of tree protection fencing angled bars should be located behind the fencing to act as braces and should be firmly clamped to the top rail and set into the ground, braced as necessary; these shall be spaced at intervals no greater than 6m. All-weather notices should be erected on tree protection fencing with words such as **“Tree Protection Zone Keep Out”**.

5.2.4 Inside the TPZs which are defined by the line of protective fencing, the following should NOT occur:

- Mechanical digging or grading
- Storage of plant equipment and materials
- Vehicular or plant access
- Fire lighting or burning off (should be maintained at more than 20m from any canopy edge)
- Refuelling of machinery, discharge or spillage of any chemical substance
- Construction of hard surfaces

5.2.5 In accordance with water restrictions supplementary watering should be provided to the trees through any dry periods during and after the construction process on a weekly basis when required.

5.2.6 Consideration should be given for appropriate cultural operations. These may include irrigation, or measures to enhance the soil structure and organic nitrogen levels. This should be made the responsibility of landscape contractors and supervised by a qualified horticulturalist.

6 Post development vegetation management

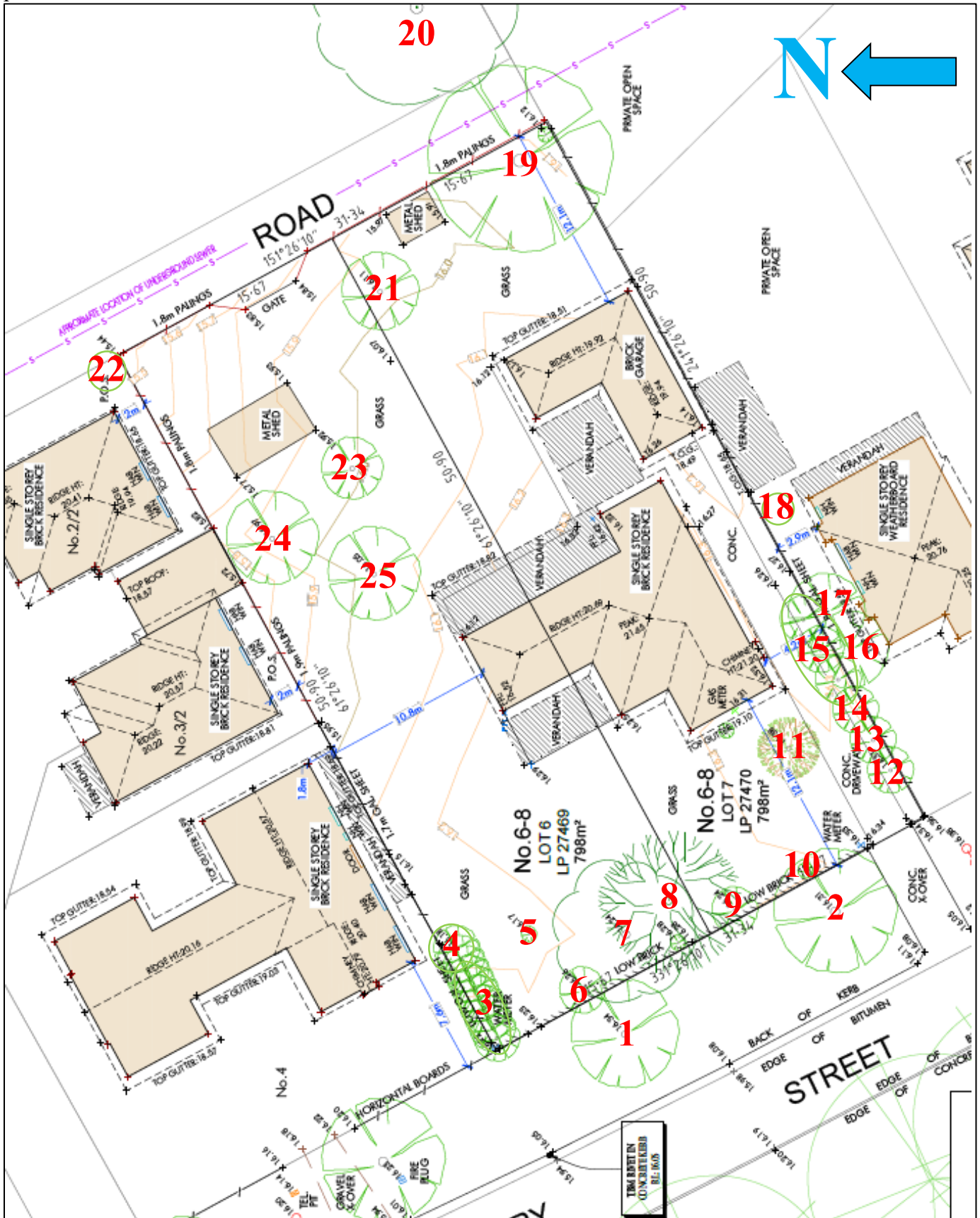
6.1 Existing trees

6.1.1 Trees growing on a site before development takes place may, if adversely affected, be in decline over a period of several years before they die. This varies greatly depending on the age, species and condition of individual tree, soil conditions, climate and the extent of damage incurred during construction. A program of inspections and necessary work for the treatment of symptoms as they develop should be undertaken in conjunction with an arborist. This program may include recommendations for frequency of inspection and beneficial tree work.

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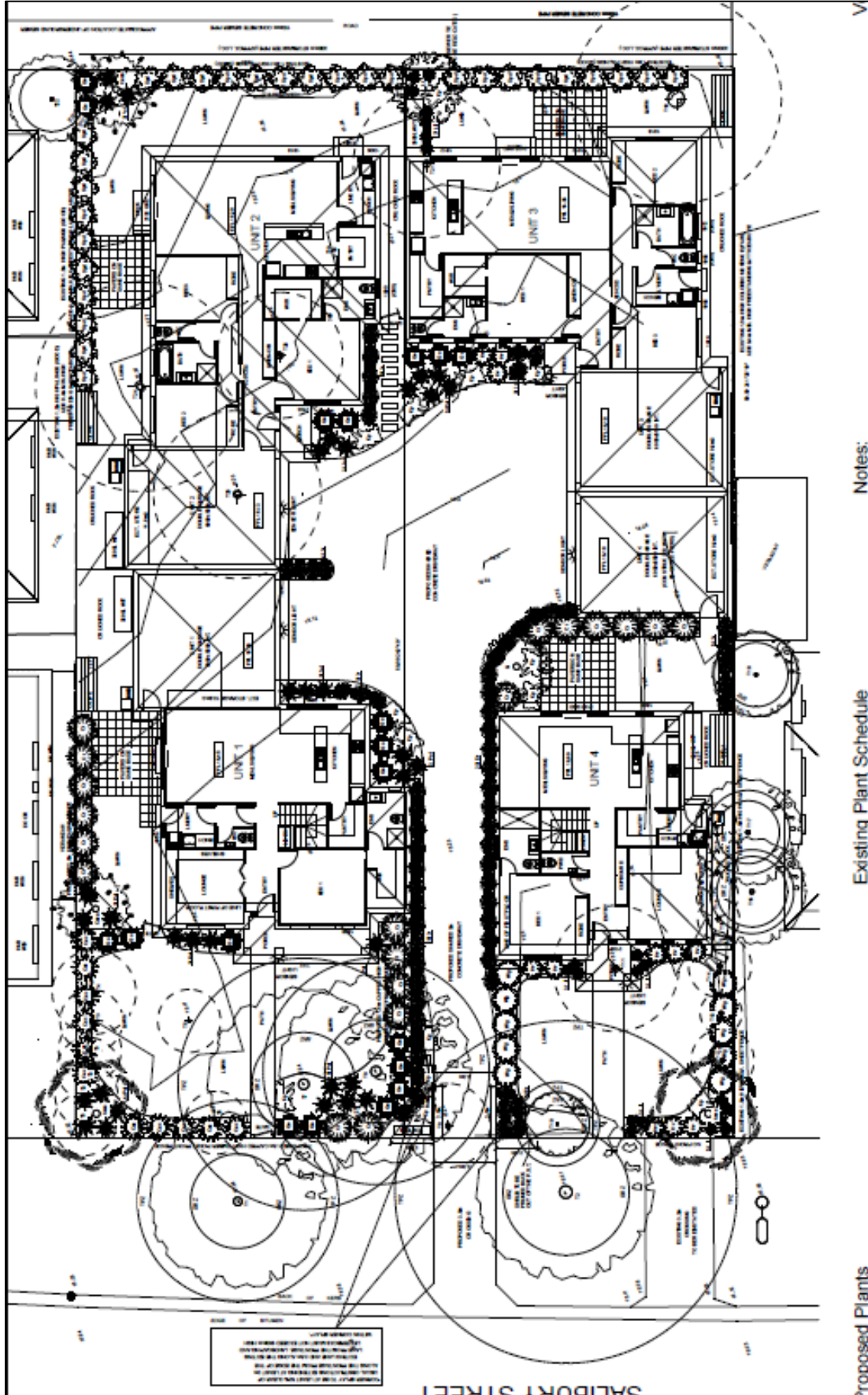
Appendix 1 – Tree location map

Map not to scale. Location of the trees assessed.



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Appendix 2 - Provided plan.



Notes:
Existing Plant Schedule
Proposed Plants

Appendix 3 - Tree Descriptor

AGE

<u>Category</u>	<u>Description</u>
Young	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.

HEALTH

<u>Category</u>	<u>Description</u>
Excellent	Foliage of tree is entire, with good colour, no sign of pathogens and of good density. Growth indicators are excellent ie. Extension growth of twigs and wound wood development. No canopy die back (deadwood) is evident.
Fair /Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good ie. Extension growth of twigs and wound wood development. Minimal die back (deadwood).
Below average	Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Poor	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; > 55% deadwood, very little foliage, possibly epicormic shoots, minimal extension growth.

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STRUCTURE

<u>Category</u>	<u>Description</u>
Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk eg. bark missing. There could be cavities present and/or minimal damage to structural roots. Tree could be seen as typical for this species.
Below average	Tree shows many minor or several moderate structural defects, or damage to trunk eg. bark missing, heartwood exposed and newly established decay present, there could be cavities present and/or moderate damage to structural roots.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged to major roots obvious. Tree is structurally problematic.
Hazardous	Tree is an immediate hazard with potential to fail, this should be rectified as soon as possible.

RETENTION SUITABILITY

Significance is rated into three levels; **LOW**, **MEDIUM** and **HIGH**.

LOW	The tree is recommended for removal.
MEDIUM	The tree may be retained if it does not hamper the design intent.
HIGH	The tree must be retained and the design must accommodate its long term retention.

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SAFE USEFUL LIFE EXPECTANCY - SULE.

LONG SULE: Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

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

MEDIUM SULE: Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

1. Trees that may only live between 15 and 40 years.
2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damage or defective trees that can be made suitable for retention in the medium term by remedial work.

SHORT SULE: Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

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

EXCEEDED: Trees with a high level of risk that would need removal within the next 5 years.

1. Dead trees.
2. Dying or suppressed and declining trees through disease or inhospitable conditions.
3. Dangerous trees through instability or recent loss of adjacent trees.
4. Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
5. Damaged trees that are considered unsafe to retain.
6. Trees that will become dangerous after removal of other trees for the above reasons.
7. Invasive or environmental weed species.

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Appendix 4 – Native and Indigenous species list

<u>Common Name</u>	<u>Scientific name</u>
<i>Acacia melanoxylon</i>	Blackwood
<i>Allocasuarina littoralis</i>	Black She-oak
<i>Allocasuarina verticillata</i>	Drooping She-oak
<i>Banksia marginata</i>	Silver Banksia
<i>Eucalyptus viminalis</i>	Manna Gum
<i>Eucalyptus pryoriana</i>	Coastal Manna Gum
<i>Eucalyptus ovata</i>	Swamp Gum
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint
<i>Eucalyptus cephalocarpa</i>	Silver-leaf Stringybark
<i>Eucalyptus pauciflora</i>	Snow Gum
<i>Indigofera australis</i>	Austral Indigo
<i>Daviesia latifolia</i>	Bitter-Pea Hop
<i>Bossiaea cineria</i>	Showy Bossiaea
<i>Kunzea ericoides</i>	Burgan
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Correa reflexa</i>	Common Correa
<i>Correa alba</i>	White Correa
<i>Leucophyta brownii</i>	Cushion Bush
<i>Platyloium obtusangulum</i>	Common Flat Pea
<i>Viminaria juncea</i>	Golden Spray
<i>Hibbertia prostrata</i>	Bundled Guinea-flower
<i>Hibbertia stricta</i>	Erect Guinea-flower
<i>Epacris impressa</i>	Common Heath
<i>Allocasuarina pusilla</i>	Dwarf She-oak
<i>Leptospermum myrsinoides</i>	Silky Tea-tree

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Appendix 5 – Common Terms

Canopy: The part of the crown composed of leaves and small twigs.

Central leader: The main stem or bole of the tree.

Co-dominant: Equal in size and relative importance, usually associated with either trunks or scaffold branches in the crown.

Crown: The leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.

Decay: Process of degradation of wood tissue by fungi and bacteria through the decomposition of cellulose and lignin.

Diameter at Breast Height (DBH): The DBH of a tree is measured at 1.5m above ground level or in the case of multi-stemmed trees, measured at ground level or above a root flare if present. This measurement assists with establishing Tree Protection Zones (TPZs) for vegetation to be retained.

Dieback: Progressive death of twigs and small branches, generally from tip to base.

Drip line: The width of the crown, as measured by the lateral extent of the foliage.

Epicormic growth: Branch development that arises from latent or adventitious buds that occur on stems and branches and as suckers produced at the base of the tree.

Grading: Altering natural terrain and elevation of land, usually through the action of large equipment.

Included Bark: Pattern of development at branch junction where bark is turned inward rather than pushed out.

SULE: Safe Useful Life Expectancy.

TPZ: Tree Protection Zone

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1. Tree Protection Zone. The Australian Standard AS 4970-2009 – *Protection of trees on construction sites*.
2. R. W. Harris, J. R. Clark & N. P. Matheny., (2004) *Arboriculture – Integrated Management of Landscape Trees, Shrubs and Vines*.
3. J. Coombes., (2000) *Trees*.
4. *Botanica's Pocket* (1999) *Trees and Shrubs*.

End of report



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NEIGHBOURHOOD CHARACTER & SITE ANALYSIS

Project: Proposed Unit Development Five (5)
Job Address: No. 6 – 8 Salisbury Street Lang Lang
Zoning: Neighbourhood Residential zone – Schedule 1 (NRZ1)
Overlays: None
Neighbourhood Character Precinct: None specified
Victorian Aboriginal Heritage Register: No

The subject property is located on the North-east side of Salisbury Street approximately 80m South-east of Westernport Road. Current improvements include a single storey, brick veneer dwelling from the 1950's – 1960's with low pitch, tiled roof. There is a single brick garage at the end of a concrete driveway adjacent to the South-east boundary with several outbuildings attached. Architectural styles in the area are predominately single storey brick veneer or lightweight clad dwellings with low pitched tiled or sheet roof.

Medium density development is present in the local area and include a four-unit development on the adjoining property at No. 4 consisting of 3 single storey dwellings constructed at the rear of the original dwelling. Further developments are found at No's 16, 18 and 26 Salisbury Street and No's 11, 35 and 39 James Street. The developments consist of 2 – 3 single storey dwellings where some of which were constructed prior to 2019. Recent developments in new subdivisions to the South-east include a number of double storey dwellings.

Front setbacks range from 7.5m to 12 metres with the average being approx. 9m. Side setbacks are approximately 1.0m – 2.0m on the narrow side and 4m -10 metres on the driveway side. The dwellings are uniformly sited and the subdivision is a grid pattern with a few curvilinear streets in the mix.

Topography of Salisbury Street and the subject property is generally flat with no significant variation between properties. There is very little fall from South-east to North-west, approx. 150mm and approx. 0.9m from South-west to North-east across the subject property. Refer RL's.

There is no particular character or style to front gardens. Vegetation is well established and is mostly expansive lawn area with medium to large native trees of Gum and Melaleuca varieties. Street trees are well planted and consist of medium to large native varieties.

Front fences are mostly absent however, where present consist of low brick or wire or medium height timber pickets or slats that provide good views to front gardens.

There is a disused road adjacent to the rear boundary which is utilised by the near by property owners to park heavy vehicles.

All surrounding properties are residential.
All services are available and reticulated.
There is no apparent fill or contamination on the site.

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The subject property is in close proximity to:

- Schools – Lang Lang Primary School approx. 290m
- Shops – IGA supermarket approx. 350m
- Recreation Reserve – Lang Lang Skate Park approx. 240m
- Bus Stop – Bus interchange Westernport Road approx. 550m.



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RESCODE, SITE ANALYSIS & RESPONSE STATEMENT

(Amended 13/10/2024)

PROJECT: Proposed Unit Development Four (4)

JOB ADDRESS: No. 6 – 8 Salisbury Street Lang Lang

INTRODUCTION:

It is proposed to remove the existing dwelling and outbuildings and construct four new dwellings at the above address, as per the attached plans and related documentation. The subject property is located in a well-established area on the North-east side of Salisbury Street approximately 80m South-east of Westernport Road. VicRoads ref. 718 C10.

A survey of the site and surrounding area was carried out on the 9th February, 2023.

The resulting statement is to ensure that the proposal considers and reflects the standards and provisions of Rescode and is sympathetic to the neighbourhood character and the relevant local planning scheme.

SITE ANALYSIS

55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

55.01-1 Neighbourhood and Site Description

The subject property consists of two lots on one title and is rectangular in shape. The combined frontage is 31.34 metres and has a depth of 50.90 metres. Total area is approximately 1596m² with each separate lot being 798m². A detailed description of the site and surrounding properties is contained in the accompanying Site Feature & Level Survey Plan (Ref. 23-038FL, Sheet 1 of 1), the attached Neighbourhood Character & Site Analysis and photographs.

55.01-2 Design Response

- **Site Description**
- **Design Response**
- **Meets the Objectives of Clause 55**

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The State & Local Planning Policy Frameworks have been met by following the guidelines as stipulated in 'ResCode' maps indicating zoning and overlays and local policies covered in the Cardinia Shire Council written planning scheme.

- **Local Provisions**
Zoning: Neighbourhood Residential Zone, Schedule 1 (NRZ1)
Overlays: None
Neighbourhood Character Precinct: None

- **Municipal Planning Scheme:**

There are no specific clauses or schedules applicable to this site.

Response to Local Planning Policy or Neighbourhood Character Overlay

As stated above the guidelines have been followed. The design has considered the requisite reasonable standards of amenity for both existing and new residents in both its form and function, and it does contribute through continuation, to what is apparent as a preferred neighbourhood character.

Refer to Design Response Plan.

Proposed density 1:399

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

55.02-1 Neighbourhood Character objectives

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

Standard B1

- **Refer to clauses 55.01 –01 & 55.01-02 and to architectural documentation showing plans and elevations.**

55.02-2 Residential Policy Objectives

To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Standard B2

As stated above, this proposal considers the objectives in the Municipal Planning Strategy and Planning Policy Framework, particularly in regard to the following:

Clause 11 SETTLEMENT

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- *Health, wellbeing and safety.*
- *Diversity of choice.*
- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of environmental sustainability, urban design and amenity.*
- *Climate change adaptation and mitigation.*
- *Prevention of land, water, air and noise pollution.*
- *Protecting, conserving and improving biodiversity, waterways and other natural resources.*
- *Accessibility.*
- *Land use and transport integration.*
- *Waste minimisation and resource recovery.*

Planning is to prevent environmental, human health and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

Response:

The proposed development offers economic, energy efficient, in-fill housing opportunities within existing residential areas taking advantage of existing infrastructure and transport provisions and is close to social, community and commercial infrastructure and services.

Clause 15.01 BUILT ENVIRONMENT

Clause 15.01-2S Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
 - *Passive design responses that minimise the need for heating, cooling and lighting.*
 - *On-site renewable energy generation and storage technology.*
 - *Use of low embodied energy materials.*
- *Restrict the provision of reticulated natural gas in new dwelling development.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

The development provides a choice of energy efficient housing, in close proximity to the public transport and existing infrastructure, while respecting the character of the neighbourhood. A high level of amenity and passive solar efficiency is incorporated in the design of this development. Rain water tanks are provided to each dwelling to ensure Stormwater management efficiency and are annotated for toilet flushing and irrigation reuse.

The proposed development is designed to minimise construction costs by providing pragmatic first floor support and avoiding the use of steel sub-floor beams.

Sustainability initiative notes have been added to plans and will be incorporate in the Energy Rating reports necessary for a Building Permit application.

Clause 15.01-5S Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- *Pattern of local urban structure and subdivision.*
- *Underlying natural landscape character and significant vegetation.*
- *Neighbourhood character values and built form that reflect community identity.*

There are no Neighbourhood Character guidelines referenced in the Local Planning Scheme however reference has been made to the Lang Lang Township Strategy 2009. The strategic documents refer to the property being in Precinct 4 – Established area where further development is encouraged. It is unclear if the guidelines specified in Table 9 are currently applicable with many recent developments in Salisbury Street and James Street not strictly complying with preferred character statement guidelines.

The development presented in this proposal maintains a sense of spaciousness between dwellings to provide ample space for planting canopy trees and underscore vegetation. The development is setback from most boundaries except for the garages of dwellings 3 & 4. The site coverage is limited to 43.8% of the allowed 60% and permeable land is just under 42%, well over the minimum 20% minimum requirement.

Clause 16 HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 16.01 RESIDENTIAL DEVELOPMENT

Clause 16.01-1S Housing supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Increase the proportion of housing in designated locations in established urban areas (including underutilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- *Provides a high level of internal and external amenity.*
- *Incorporates universal design and adaptable internal dwelling design.*

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Response:

The development provides a choice of energy efficient housing, in close proximity to public transport and existing infrastructure, while respecting the character of the neighbourhood. A high level of amenity is incorporated in the design of this development.

Livability, diversity, amenity, safety and attractiveness are all integral elements of this development plan. A comprehensive site analysis has been undertaken and consideration given to the key elements, particularly height, scale and massing, in the context of the location. Innovative housing diversity is presented in this proposal, which is sensitive to the local area, close to public transport and all services and provides adequate car-parking facilities, energy efficiency, access, amenity and safety; without prejudice to the character and amenity of the neighbourhood.

Clause 16.01-2S Housing affordability

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- *Ensuring land supply continues to be sufficient to meet demand.*
- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*
- *Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.*

Increase the supply of well-located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*

Response:

The proposed development is designed to minimise construction costs by providing pragmatic first floor support and avoiding the use of steel sub-floor beams. It offers a diverse, energy efficient housing choice for families ranging from single or double storey dwellings in 3 or 4 bed designs with zoned living while respecting the existing character of established development.

Clause 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Purpose

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.

Clause 32.09-1 Neighbourhood Character Objectives

A schedule to this zone must contain the neighbourhood, heritage, environment or landscape character objectives to be achieved for the area.

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ1.

1.0 Neighbourhood character objectives

None specified

There are no other variations to the Standards under Clause 55.

Please see responses further down in this report.

The maximum height of the proposed dwelling does not exceed 2 storey or 9m.

Clause 32.08-2 Table of Uses

In accordance with the table of uses A single dwelling is a Section 1 use and does not require a permit. However, a permit is required for two dwellings or more under Section 2.

Clause 32.09-4 Minimum Garden Area Requirement

Site Area – 1596m²

Garden space required – (35%) 558.6m²

Garden space provided – (39.3%) 627m²

Clause 32.09-7 Construction and extension of two or more dwellings on a lot.

Permit requirement

A permit is required to:

- *Construct a dwelling if there is at least one dwelling existing on the lot.*
- *Construct two or more dwellings on a lot.*
- *Extend a dwelling if there are two or more dwellings on the lot.*
- *Construct or extend a dwelling if it is on common property.*
- *Construct or extend a residential building.*

It is proposed to remove the existing single storey dwelling and outbuildings and construct two new double storey dwellings and two single storey dwellings with compact footprints on the property therefore a permit is required.

A development must meet the requirements of Clause 55.

An assessment against Clause 55 is contained further down in this report.

Clause 52.06 CAR PARKING

Clause 52.06-5 Number of car parking spaces required under Table 1

Table 1 of this clause sets out the car parking requirements that applies to a use listed in the Table.

Dwelling:

1 space to each one or two bedroom dwelling.

2 spaces to each three or more bedroom dwelling (one under cover).

1 visitor space to every 5 dwellings

Car parking for residents is provided as follows:

- Each (three - four bedroom) dwelling is provided with a double garage, either under roofline or detached as per the attached plans.
- Car spaces and accessways comply with the dimensions specified in Table B2.
- External lighting is provided for security.
- On-street parking is available and unrestricted.

Clause 52.06-9 Design standards for car parking

Design standard 1 – Accessways

- The existing 3.3m crossover is to be removed and the road reserve is to be reinstated.
- A 3m crossover is proposed approximately to the middle of the frontage to service Dwellings 1 to 4, a total of 8 vehicles.
- Accessways are least 3 metres wide
- Ample space is provided for vehicles parked at the rear to turn and exist in a forward direction.
- Accessways have internal radius of at least 4 metres at changes of direction.
- There are no overhead structures. Ceiling height of all garages exceeds 2.1m.
- A corner splay which is at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road is provided.

Design standard 2 – Car parking spaces

- The proposed double garages of dwellings 1 – 4 are a minimum of 6.0m long x 5.5m wide internally,

Design standard 3: Gradients

- The gradient of both accessway is reasonably flat therefore no concerns are raised in this regard. The natural topography of the site assists in this regard.

Design standard 5: Urban design

- The proposed double garages for Dwellings 1 – 4 are located to the rear of the site.
- Safe vehicle movements are provided to and from the site.

Design standard 6: Safety

- All parking spaces are conveniently located to the accessway.
- Are conveniently located to dwellings.
- All are well ventilated.
- All are provided with sensor lighting

55.02-3 Dwelling Diversity Objective

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard B3

The requirements of this standard are not applicable in this proposal.

55.02-4 Infrastructure Objectives

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard B4

The development site is connected to reticulated sewerage and all services.

In addressing the criteria for drainage systems, it is acknowledged that the property may require a drainage levy to be paid by the developer, or to contribute to the mitigation or upgrading of the local drainage system. However, it is intended to reduce the hard surface cover with un-paved landscape areas and porous paving wherever possible in order to minimise storm water run-off. (Refer site plan).

55.02-5 Integration with the Street Objective

To integrate the layout of development with the street.

Standard B5

Integration with the street is achieved by:

- Accessible vehicle provisions
- Orientation to the street
- No solid high fencing to the front

Development next to existing public open space is not applicable.

55.03 SITE LAYOUT AND BUILDING MASSING

55.03-1 Street Setback Objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6

The average setback of the front walls of the existing buildings on abutting allotments is 8.35m. The proposed setback for Unit 1 is 10.0m and Unit 4 is 8.5m.

The front setbacks for the proposed development demonstrate compliance with the Standard and allow for the retention of the trees to the front of the site.

55.03-2 Building Height Objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard B7

Continuity of scale and height with surrounding properties is maintained with the use of minimum upper level wall heights and low pitched rooflines that presents a graduated scale to the streetscape and surrounding properties. The double storey component of the dwellings are recessed and articulated within the ground floor area and have significant setbacks from front and side boundaries. The proposed, overall building heights are less than 7.6 metres.

55.03-3 Site Coverage Objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard B8

The area of site coverage in this proposal is approx. 43.8% (maximum allowed 60%).

55.03-4 Permeability and stormwater management objectives

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

Standard B9

Permeable area in this development proposal is approx. 41.8% (minimum req. 20%). A drainage plan will be prepared prior to the commencement of works which will demonstrate compliance with best practice storm water management principles (STORM rating and WSUD guidelines). All dwellings are to be provided with 3500K water tanks with water to be reused for toilet flushing and irrigation. It is intended to reduce the hard surface cover with un-paved landscape areas and porous paving wherever possible in order to minimise storm water run-off which will assist in providing efficient stormwater management.

55.03-5 Energy Efficiency Objectives

To achieve and protect energy efficient dwellings, residential buildings and small second dwellings.

To ensure the orientation and layout of development reduce fossil fuel energy and make appropriate use of daylight and solar energy.

Standard B10

The proposed dwelling has been sited for optimum energy efficiency, having regard to the natural orientation of the site. Solar access to adjoining properties has been considered and the proposal presents no significant change. North facing windows have been maximised. Siting, orientation, window placement and construction specifications will assist in achieving a seven star energy rating.

55.03-6 Open Space Objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Standard B11

This standard does not apply in this proposal.

55.03-7 Safety Objective

To ensure the layout of development provides for the safety and security of residents and property.

Standard B12

The development design provides each dwelling with surveillance of the street approach, outdoor lighting and entrances that are clearly identifiable. Private areas are clearly delineated.

55.03-8 Landscaping Objectives

To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

Standard B13

The majority of native trees within the front setback are to be retained. Some native trees are to be removed either to facilitate construction or in accordance with the arborist's recommendations. Street trees and trees on neighbouring properties will be protected in accordance with the arborist's recommendations. Refer to the enclosed Arborist's report. A detailed landscape plan and re-planting schedule is provided which is appropriate for the

site and the neighbourhood character. Ample space is provided for this purpose particularly within the front and rear setbacks.

55.03-9 Access Objectives

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Standard B14

The accessways in this development:

- The existing access point is to be removed and the road reserve is to be reinstated.
- An 3m crossover is proposed towards the middle of the site to service dwellings 1 – 4.
- All vehicles parked at the rear have space to turn and exit the property in a forward direction.
- The proposed crossover represents approximately 9.6% of the street frontage.
- Accessways provide safe and efficient vehicle movements connecting to the street network and are a minimum 3 metres wide.
- Connection to a Road Zone is not applicable.

55.03-10 Parking Location Objectives

To provide convenient parking for resident and visitor vehicles.
To protect residents from vehicular noise within developments.

Standard B15

Car parking facilities in this development:

- Are conveniently located to dwellings.
- Provide safe vehicle movements to and from the site.
- Are well ventilated.
- One habitable room window is within 1.1m of the shared driveway and has a sill height exceeding 1.4m above natural ground.
- There are no habitable room windows within 1.5m of the shared accessway.

55.04 AMENITY IMPACTS

55.04-1 Side and Rear Setbacks Objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

Standard B17

Height, side and rear setbacks all comply with or exceed the standards in this objective. (Refer plans).

55.04-2 Walls on Boundaries Objective

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

Standard B18

The garage walls of dwelling 3 & 4 will abut the South-east boundary for approximately 11.9m at maximum height not exceeding 3.0 metres. There are no other walls on boundaries in this development.

The total length of walls abutting the South-east boundary must not exceed 20.22m
 $50.90\text{m} - 10\text{m} = 40.90\text{m} \times 25\% = 10.22\text{m}$
total length of walls on boundaries allowed $10\text{m} + 10.22\text{m} = 20.22\text{m}$

55.04-3 Daylight to Existing Windows Objective

To allow adequate daylight into existing habitable room windows.

Standard B19

Light courts to all habitable room windows comply with this standard. There are no walls greater than 3 metres high facing habitable room windows on adjoining properties.

55.04-4 North-facing Windows Objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard B20

There are no North facing habitable room windows adjacent to this development.

55.04-5 Overshadowing Open Space Objective

To ensure buildings do not significantly overshadow existing secluded private open space

Standard B21

There is no significant reduction in sunlight caused by this development.
A minimum of five hours sunlight is provided to the adjoining properties during the prescribed times. (Refer shadow diagrams).

55.04-6 Overlooking Objective

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

Standard B22

Habitable room windows have been carefully placed to avoid overlooking. Existing and proposed fencing and screen planting will ensure privacy for all residents. (Refer plans)

55.04-7 Internal Views Objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within the development.

Standard B23

There are no habitable room windows within 9m which are facing others within the development. (Refer Site plan).

55.04-8 Noise Impacts Objectives

To contain noise sources in developments that may affect existing dwellings or small second dwellings.

To protect residents from external noise

Standard B24

Noise factors and sources have been considered and present no concerns in this proposal. Split system air conditioning with low dBA output, will be located for minimal impact. It is considered that noise emissions from the development will be consistent with normal residential activities.

55.05 ON-SITE AMENITY AND FACILITIES

55.05-1 Accessibility Objective

To encourage the consideration of the needs of people with limited mobility in the design of developments.

Standard B25

Access to the proposed dwelling has been located as near to ground level as possible to assist people with limited mobility.

Note: The plans were significantly designed prior to the introduction of the accessibility requirements recently introduced into the Building Regulations.

55.05-2 Dwelling Entry Objective

To provide each dwelling or residential building with its own sense of identity.

Standard B26

Entries to the dwellings are visible, identifiable, sheltered and accessible, and provide a sense of private and individual address.

55.05-3 Daylight to New Windows Objective

To allow adequate daylight into new habitable room windows.

Standard B27

All habitable room windows in this development are provided with a light court, as prescribed in this standard.

55.05-4 Private Open Space Objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B28

Each dwelling is provided with an area of secluded, private open space that meets or exceeds the standard requirements for location, area, dimension and accessibility with a direct connection to living areas. (Refer Site plan).

55.05-5 Solar Access to Open Space Objective

To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard B29

The private open space generally has access to the North sun for all dwellings. The setbacks to the Southern boundaries of the secluded private open space comply with the standard for this objective. (Refer Site plan).

55.05-6 Storage Objective

To provide adequate storage facilities for each dwelling.

Standard B30

Each dwelling has convenient access to an external storage facility of 6m³ minimum. (Refer Site plan).

55.06 DETAILED DESIGN

55.06-1 Design Detail Objective

To encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31

The proposed development is consistent with the predominant style of housing in the neighbourhood, in terms of scale, built form and design elements. It is considered that the outcome of this development proposal meets this objective. Double storey designs are emerging in the area and make efficient use of the site.

55.06-2 Front Fences Objective

To encourage front fence design that respects the existing or preferred neighbourhood.

Standard B32

The existing low brick fence is to be removed and a new 1.5m high timber picket fence is proposed to the front of dwelling 1, clear of the areas of visual splay. The open style construction will provide glimpses of landscaping within the front setback while providing additional usable, secure private open space for the occupants. No front fence proposed for dwelling 5. This will maintain the open-fronted appearance of the streetscape and assist with integration.

55.06-3 Common Property Objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard B33

Private areas are clearly delineated. The only common land is the shared driveway.

55.06-4 Site Services Objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Standard B34

The proposed development has been sited to facilitate the installation and maintenance of all services, with significant setbacks from all boundaries.

There are no easements registered on the property.

Drainage will be in accordance with the approved engineer's design.

Sufficient space is provided for rubbish and recycling bins in discreet locations.

Mailboxes are to be provided in accordance with Australia Post requirements.

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DESIGN RESPONSE STATEMENT

It is proposed to remove the existing dwelling and outbuildings and construct four (4) new dwellings as per the attached plans. The subject property is located in a well established area, on the North-east side of Salisbury Street, approximately 80m South-east of Westernport Road. The site is rectangular in shape, consisting of two lots on the same title. They have a combined frontage of 31.34m and a depth of 50.90m. The total area of the site is approx. 1598m² with each lot being approximately 798m² each. A detailed description of the site and surrounding area is contained in the accompanying site features and levels survey (Ref: Z3-038FL), the attached neighbourhood character and site analysis and photographs. Zoning is Neighbourhood Residential, Schedule 1 (NRZ1) and there are no Overlays.

OPPORTUNITIES:

- Site dimensions provide ample scope for medium density development.
- The block is reasonably level.
- Orientation of the site allows good solar access for multi-dwellings.
- There are no easements on the title and service mains are located outside the property boundaries.

CONSTRAINTS:

- Some significant vegetation to be removed.
- The proposed crossover encroaches into the TPZ of street trees.
- Potential for overlooking adjoining properties.

DESIGN RESPONSE:

- The proposal is for two, double storey dwellings, and two single storey dwellings, all with compact footprints, to maximise site use and allow ample space for setbacks, tree planting, space between and around buildings, solar access and areas of private open space.
- The existing 3.3m wide crossing in the southern corner of the site is to be removed and the road reserve is to be re-instated.
- A new 3m wide crossing is to be provided to the middle of the frontage for access and egress for dwellings 1 to 4.
- An arborist's report has been obtained to ensure the protection of street trees on neighbouring properties.
- Substantial garden areas have been provided for significant landscaping.
- Proposed dwellings are consistent with the scale of surrounding properties, and emerging double storey dwellings in addition to single storey.
- Buildings are mostly brick veneer or weatherboard clad with Colorbond roofs.
- Siting takes advantage of the northerly aspect, with solar access maximised for living room windows and areas of private open space, for all dwellings.
- The buildings are sited clear of all boundaries, except for the garages of Units 3 & 4.
- Finished floor levels have been set as close to natural ground as possible.
- The site is not within an area of Cultural Heritage Sensitivity.

DESIGN FEATURES:

- Each double storey dwelling provides at least three bedrooms, two bathrooms, with at least one of each on the ground floor. Functional open-plan and zoned living areas and a double garage either attached or detached according to location.
- Each single storey dwelling provides three bedrooms, and two bathroom, functional open-plan living area and a double garage is attached under roofline.
- External colours and finishes will complement the surroundings and the design outcome will make a positive contribution to the streetscape.

SETBACKS:

- The proposed 10.0m front setback for Unit 1 allows for the retention of significant vegetation within the front setback.
- The proposed 8.5m front setback for Unit 4 presents a graduated streetscape and makes efficient use of the site.
- Side and rear setbacks respect neighbouring properties and ensure privacy and amenity for all residents.

ACCESS & EGRESS:

- The existing 3.3m wide crossing in the southern corner of the site is to be removed and the road reserve is to be re-instated.
- A new 3m wide crossing is to be provided to the middle of the frontage for access and egress for dwellings 1 to 4.
- All vehicles serviced by the central crossover will have space to turn and exit in a forward direction.
- The proposed crossing represents approximately 9.6% of the street frontage.
- The habitable room window of Unit 1 within 1.1m of the shared driveway has a sill height exceeding 1.4m above NGL. There are no other habitable room windows within 1.5m of the shared driveway.

CAR PARKING:

- Units 1, 2 & 3 are provided with a double garage attached under roofline.
- Unit 4 is provided with a detached, double lock-up, garage.
- No additional on-site visitor parking are required for 4 lot development.
- On-street parking is available and unrestricted.

PRIVATE OPEN SPACE:

- Each dwelling is provided with an area of secluded private open space which is:
 - Adequate in size and dimension. (Meets or exceeds standards and local policy.)
 - Adjacent to main living area.
 - Generally North facing. (South boundary setbacks are observed.)

OVERLOOKING & OVERSHADOWING:

- There are no habitable room windows facing others with the potential for overlooking that do not have appropriate screening.
- Habitable room windows have been carefully placed and there are none that face others either internally or on adjoining properties, without screening.
- Existing & proposed fencing & screen planting will ensure privacy for all residents at ground level.
- Overshadowing is minimised by the use of minimum first floor wall heights, with low-pitched rooflines. Side and rear boundary setbacks assist in this regard.
- There is no significant change to existing conditions. (Refer Shadow diagrams).

LANDSCAPING & VEGETATION:

- As previously stated, a number of trees will be required to be removed, some of which are considered weed species and removal is recommended.
- The majority of trees within the front setback will be retained, particularly to the front of Unit 1.
- An arborist has been provided with this application.
- Street trees and trees on neighbouring properties are provided with Tree Protection Zones, in accordance with the recommendations in the enclosed Arborist's report.
- The site layout provides ample opportunity for trees and subordinate plantings.
- An appropriate landscaping plan will be provided upon request showing planting semi-mature natives and extensive landscaping throughout the site from Council's preferred list.

SUMMARY:

The proposed development is carefully planned to make efficient use of the site, with a sensible approach to the opportunities and constraints that emphasises space. The proposal offers a diversity of energy efficient housing in close proximity to schools, shops, public transport and recreation facilities. The proposal considers and reflects the objectives in the Municipal Planning Strategy and the Planning Policy Framework along with the requirements of the neighbourhood character of the area. No particular concerns are raised in that assessment. It is considered that the low scale of the development will integrate well with the surroundings and when completed and landscaped, the development will make a positive contribution to the streetscape.

SUSTAINABILITY NOTES:

- UTILITY METERS WILL BE PROVIDED FOR ALL DWELLINGS.
- ALL EXTERNAL AREA LIGHTING WILL BE CONTROLLED THROUGH MOTION/DAYLIGHT SENSOR.

WATER:

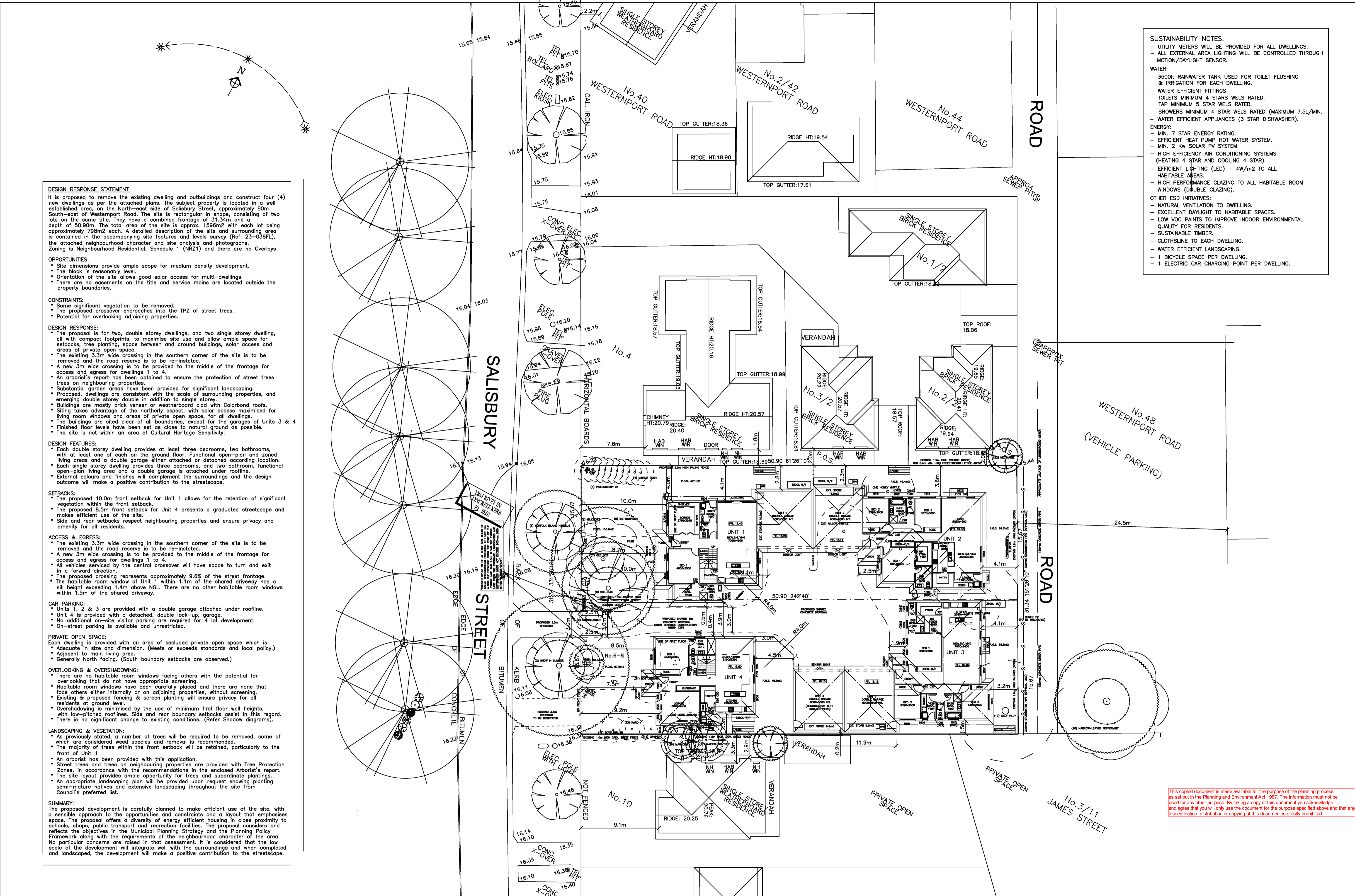
- 3500L RAINWATER TANK USED FOR TOILET FLUSHING & IRRIGATION FOR EACH DWELLING.
- WATER EFFICIENT FITTINGS
- TOILETS MINIMUM 4 STAR WELS RATED.
- TAP MINIMUM 5 STAR WELS RATED.
- SHOWERS MINIMUM 4 STAR WELS RATED (MAXIMUM 7.5L/MIN.
- WATER EFFICIENT APPLIANCES (3 STAR DISHWASHER).

ENERGY:

- MIN. 7 STAR ENERGY RATING.
- EFFICIENT HEAT PUMP HOT WATER SYSTEM.
- MIN. 2 Kw SOLAR PV SYSTEM
- HIGH EFFICIENCY AIR CONDITIONING SYSTEMS (HEATING 4 STAR AND COOLING 4 STAR).
- EFFICIENT LIGHTING (LED) - 4W/m² TO ALL HABITABLE AREAS.
- HIGH PERFORMANCE GLAZING TO ALL HABITABLE ROOM WINDOWS (DOUBLE GLAZING).

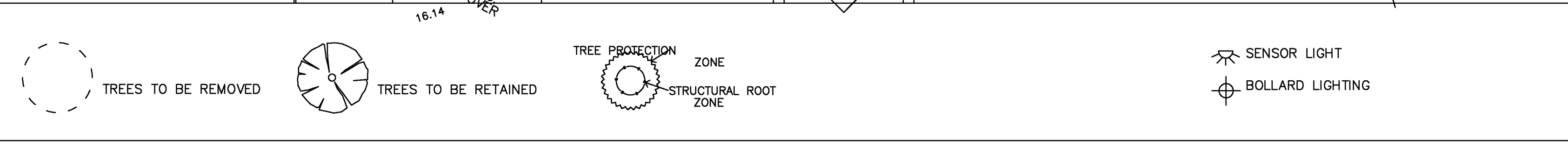
OTHER ESD INITIATIVES:

- NATURAL VENTILATION TO DWELLING.
- EXCELLENT DAYLIGHT TO HABITABLE SPACES.
- LOW VOC PAINTS TO IMPROVE INDOOR ENVIRONMENTAL QUALITY FOR RESIDENTS.
- SUSTAINABLE TIMBER.
- CLOTHESLINE TO EACH DWELLING.
- WATER EFFICIENT LANDSCAPING.
- 1 BICYCLE SPACE PER DWELLING.
- 1 ELECTRIC CAR CHARGING POINT PER DWELLING.



PHILIP HARVEY & ASSOCIATES
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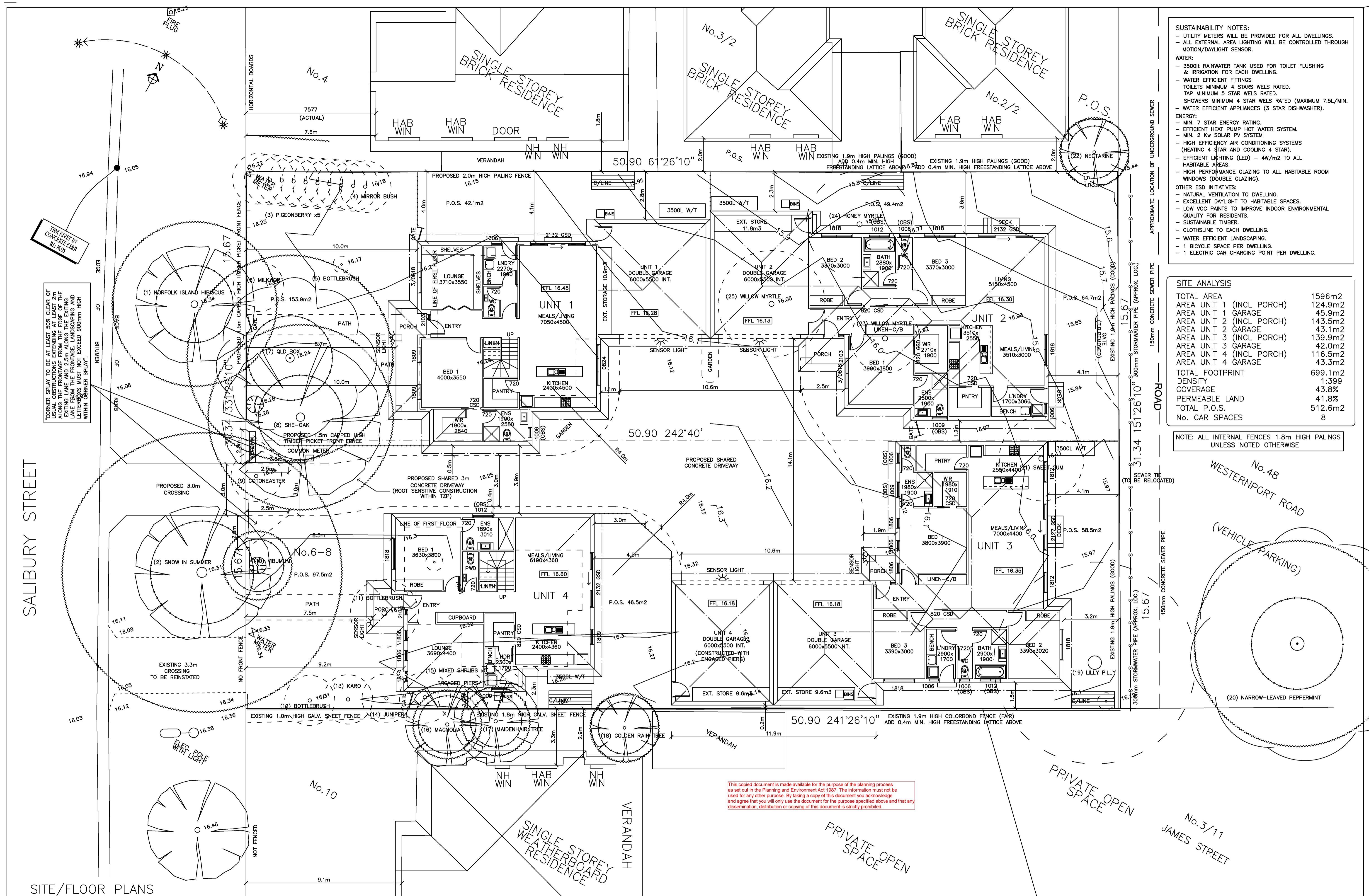
AMENDMENT		DATE	REASON	DRAWN
		20/09/24	RFI AMENDMENTS	AE



PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)			A1
CLIENT:		DRAWN	AE	TP-861
		DATE	29/05/23	ISSUE: []
		SCALE	1:200	
		CHECKED		SHEET 1 OF 16
ADDRESS:	6-8 SALISBURY STREET LANG LANG			

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SUSTAINABILITY NOTES:

- UTILITY METERS WILL BE PROVIDED FOR ALL DWELLINGS.
- ALL EXTERNAL AREA LIGHTING WILL BE CONTROLLED THROUGH MOTION/DAYLIGHT SENSOR.

WATER:

- 3500L RAINWATER TANK USED FOR TOILET FLUSHING & IRRIGATION FOR EACH DWELLING.
- WATER EFFICIENT FITTINGS.
- TOILETS MINIMUM 4 STAR WELS RATED.
- TAP MINIMUM 5 STAR WELS RATED.
- SHOWERS MINIMUM 4 STAR WELS RATED (MAXIMUM 7.5L/MIN).
- WATER EFFICIENT APPLIANCES (3 STAR DISHWASHER).

ENERGY:

- MIN. 7 STAR ENERGY RATING.
- EFFICIENT HEAT PUMP HOT WATER SYSTEM.
- MIN. 2 Kw SOLAR PV SYSTEM
- HIGH EFFICIENCY AIR CONDITIONING SYSTEMS (HEATING 4 STAR AND COOLING 4 STAR).
- EFFICIENT LIGHTING (LED) - 4W/m2 TO ALL HABITABLE AREAS.
- HIGH PERFORMANCE GLAZING TO ALL HABITABLE ROOM WINDOWS (DOUBLE GLAZING).

OTHER ESD INITIATIVES:

- NATURAL VENTILATION TO DWELLING.
- EXCELLENT DAYLIGHT TO HABITABLE SPACES.
- LOW VOC PAINTS TO IMPROVE INDOOR ENVIRONMENTAL QUALITY FOR RESIDENTS.
- SUSTAINABLE TIMBER.
- CLOTHESLINE TO EACH DWELLING.
- WATER EFFICIENT LANDSCAPING.
- 1 BICYCLE SPACE PER DWELLING.
- 1 ELECTRIC CAR CHARGING POINT PER DWELLING.

SITE ANALYSIS

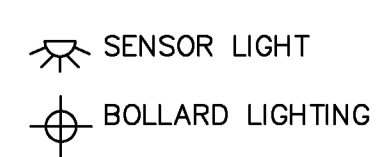
TOTAL AREA	1596m2
AREA UNIT 1 (INCL PORCH)	124.9m2
AREA UNIT 1 GARAGE	45.9m2
AREA UNIT 2 (INCL PORCH)	143.5m2
AREA UNIT 2 GARAGE	43.1m2
AREA UNIT 3 (INCL PORCH)	139.9m2
AREA UNIT 3 GARAGE	42.0m2
AREA UNIT 4 (INCL PORCH)	116.5m2
AREA UNIT 4 GARAGE	43.3m2
TOTAL FOOTPRINT	699.1m2
DENSITY	1:399
COVERAGE	43.8%
PERMEABLE LAND	41.8%
TOTAL P.O.S.	512.6m2
No. CAR SPACES	8

NOTE: ALL INTERNAL FENCES 1.8m HIGH PALINGS UNLESS NOTED OTHERWISE

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AMENDMENT		DATE	REASON	DRAWN
20/09/24	RFL AMENDMENTS			AE
			16.35	

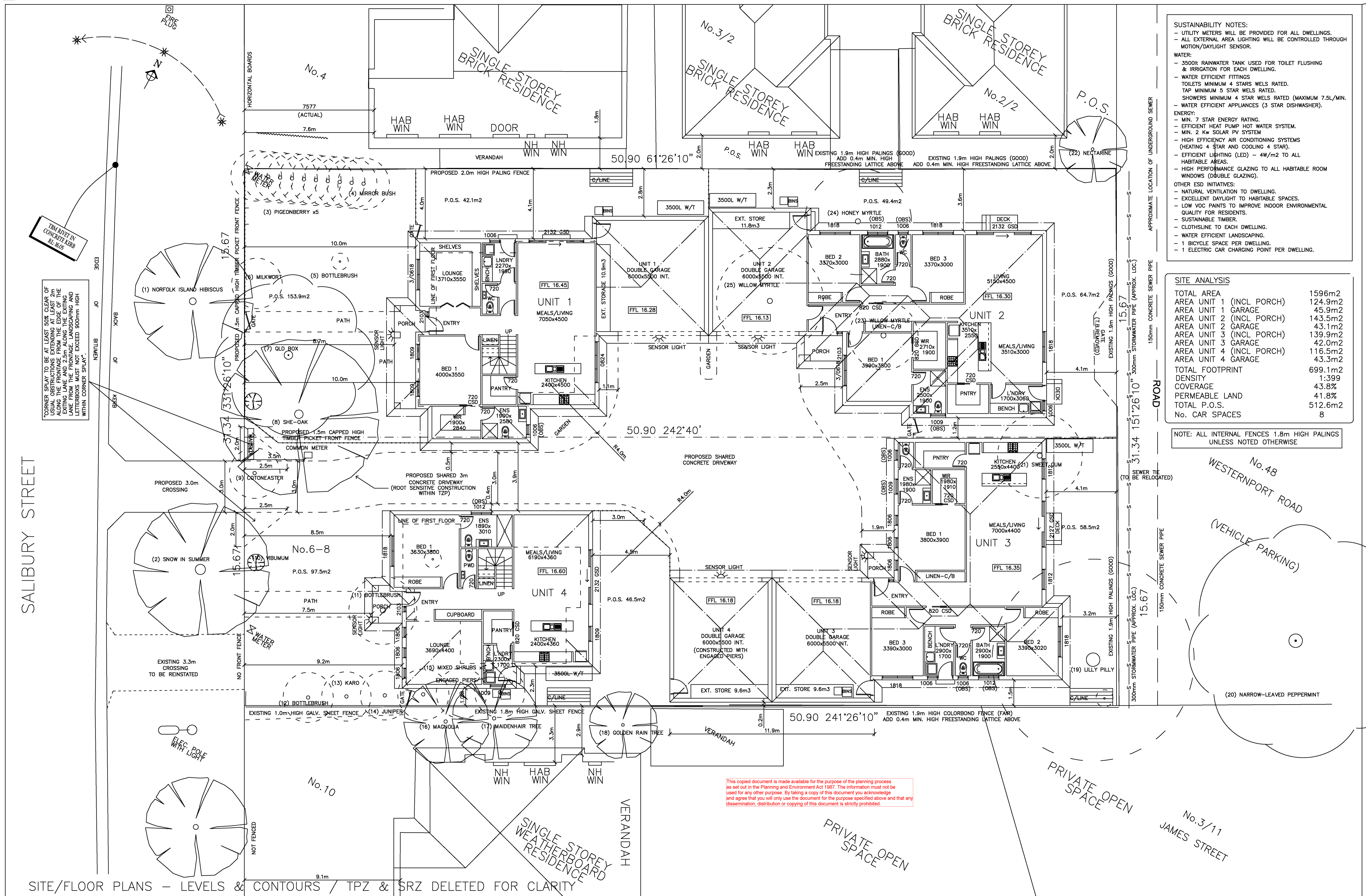


PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)	A1
CLIENT:	[REDACTED]	
ADDRESS:	6-8 SALISBURY STREET LANG LANG	
DRAWN	AE	TP-861
DATE	29/05/23	ISSUE: []
SCALE	1:100	
CHECKED		SHEET 2 OF 16

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SITE/FLOOR PLANS



SUSTAINABILITY NOTES:

- UTILITY METERS WILL BE PROVIDED FOR ALL DWELLINGS.
- ALL EXTERNAL AREA LIGHTING WILL BE CONTROLLED THROUGH MOTION/DAYLIGHT SENSOR.

WATER:

- 3500L RAINWATER TANK USED FOR TOILET FLUSHING & IRRIGATION FOR EACH DWELLING.
- WATER EFFICIENT FITTINGS.
- TOILETS MINIMUM 4 STAR WELS RATED.
- TAP MINIMUM 5 STAR WELS RATED.
- SHOWERS MINIMUM 4 STAR WELS RATED (MAXIMUM 7.5L/MIN).
- WATER EFFICIENT APPLIANCES (3 STAR DISHWASHER).

ENERGY:

- MIN. 7 STAR ENERGY RATING.
- EFFICIENT HEAT PUMP HOT WATER SYSTEM.
- MIN. 2 Kw SOLAR PV SYSTEM
- HIGH EFFICIENCY AIR CONDITIONING SYSTEMS (HEATING 4 STAR AND COOLING 4 STAR).
- EFFICIENT LIGHTING (LED) - 4W/m2 TO ALL HABITABLE AREAS.
- HIGH PERFORMANCE GLAZING TO ALL HABITABLE ROOM WINDOWS (DOUBLE GLAZING).

OTHER ESD INITIATIVES:

- NATURAL VENTILATION TO DWELLING.
- EXCELLENT DAYLIGHT TO HABITABLE SPACES.
- LOW VOC PAINTS TO IMPROVE INDOOR ENVIRONMENTAL QUALITY FOR RESIDENTS.
- SUSTAINABLE TIMBER.
- CLOTHSLINE TO EACH DWELLING.
- WATER EFFICIENT LANDSCAPING.
- 1 BICYCLE SPACE PER DWELLING.
- 1 ELECTRIC CAR CHARGING POINT PER DWELLING.

SITE ANALYSIS

TOTAL AREA	1596m2
AREA UNIT 1 (INCL PORCH)	124.9m2
AREA UNIT 1 GARAGE	45.9m2
AREA UNIT 2 (INCL PORCH)	143.5m2
AREA UNIT 2 GARAGE	43.1m2
AREA UNIT 3 (INCL PORCH)	139.9m2
AREA UNIT 3 GARAGE	42.0m2
AREA UNIT 4 (INCL PORCH)	116.5m2
AREA UNIT 4 GARAGE	43.3m2
TOTAL FOOTPRINT	699.1m2
DENSITY COVERAGE	43.8%
PERMEABLE LAND	41.8%
TOTAL P.O.S.	512.6m2
No. CAR SPACES	8

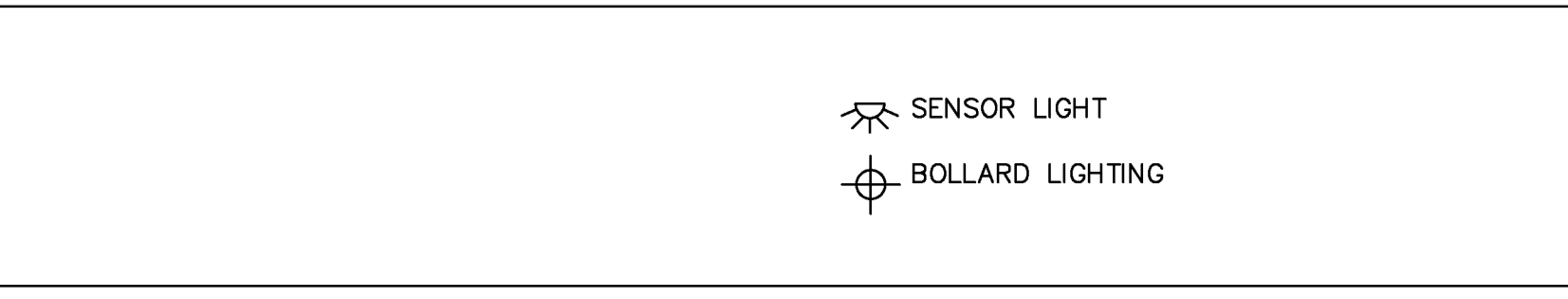
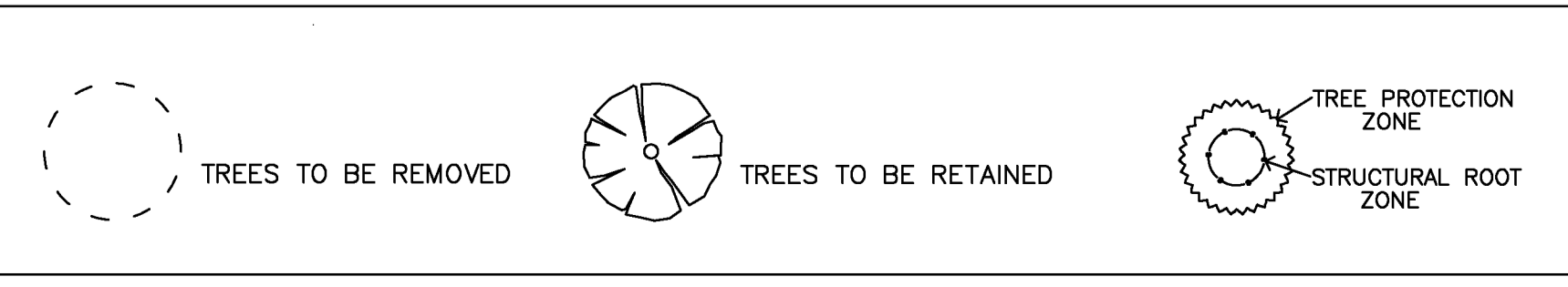
NOTE: ALL INTERNAL FENCES 1.8m HIGH PALINGS UNLESS NOTED OTHERWISE

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SITE/FLOOR PLANS - LEVELS & CONTOURS / TPZ & SRZ DELETED FOR CLARITY

PHILIP HARVEY & ASSOCIATES
 P.O BOX 4303, LANGWARRIN 3910
 P: 8790 0877 M: 0412 356 552

AMENDMENT		DATE	REASON	DRAWN
		20/09/24	RFI AMENDMENTS	AE



PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)			A1
CLIENT:		DRAWN	AE	TP-861
		DATE	29/05/23	ISSUE: []
		SCALE	1:100	
ADDRESS:	6-8 SALISBURY STREET LANG LANG			SHEET 3 OF 16

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- SUSTAINABILITY NOTES:**
- UTILITY METERS WILL BE PROVIDED FOR ALL DWELLINGS.
 - ALL EXTERNAL AREA LIGHTING WILL BE CONTROLLED THROUGH MOTION/DAYLIGHT SENSOR.
- WATER:**
- 3500L RAINWATER TANK USED FOR TOILET FLUSHING & IRRIGATION FOR EACH DWELLING.
 - WATER EFFICIENT FITTINGS
 - TOILETS MINIMUM 4 STAR WELS RATED.
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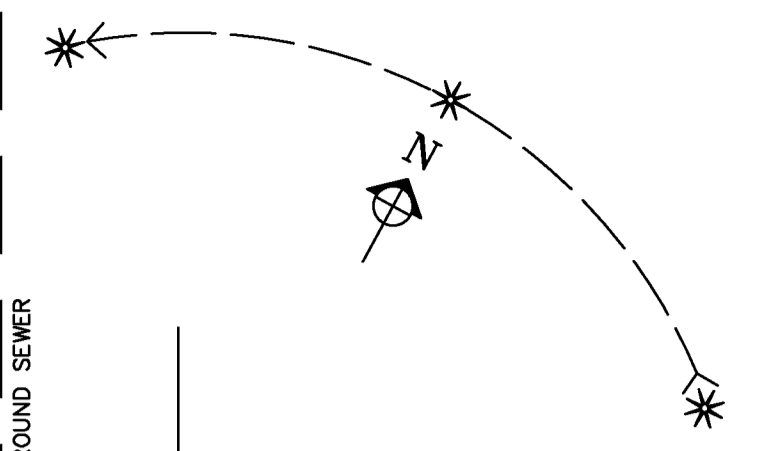
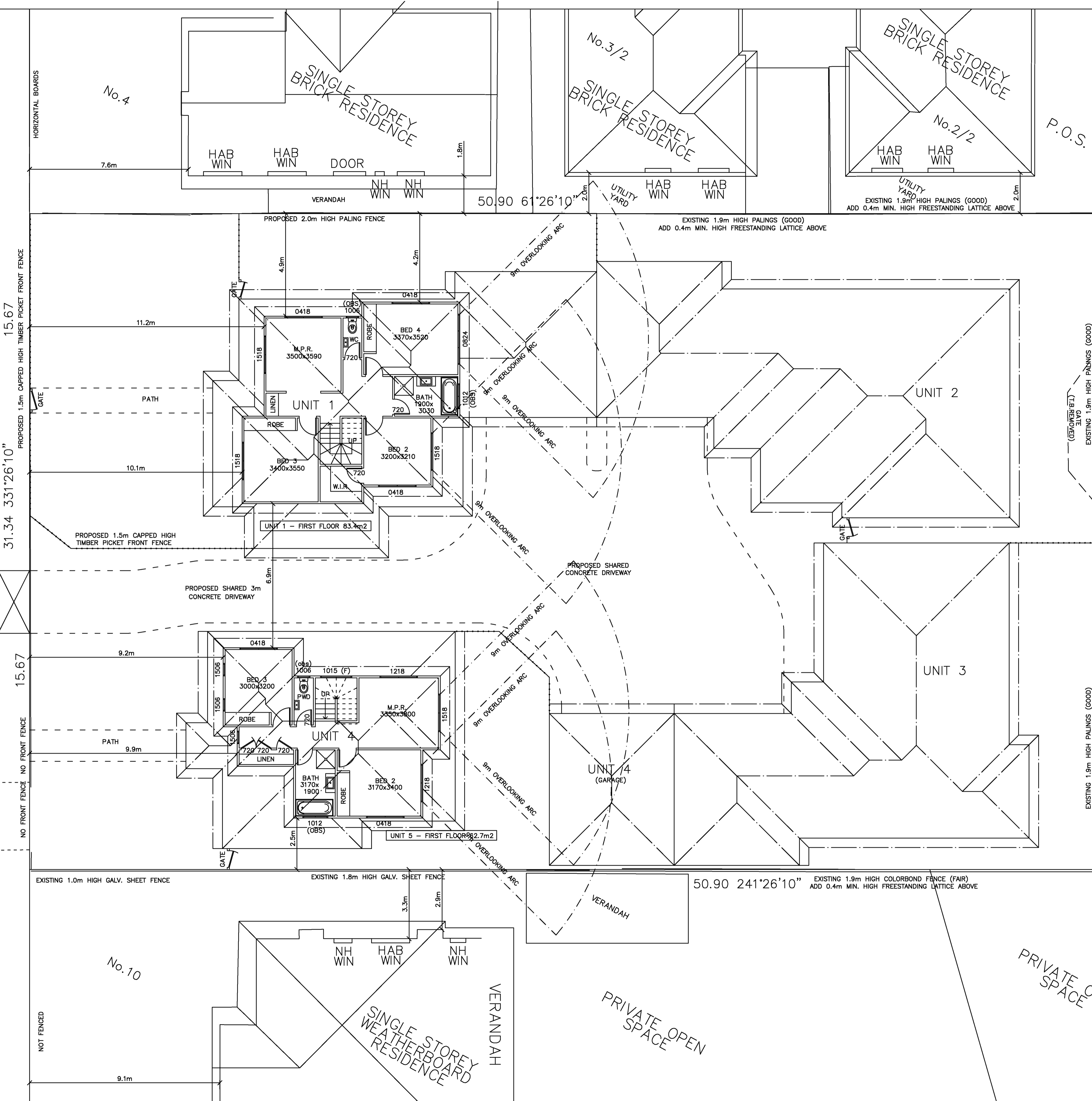
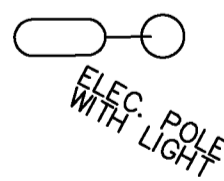
NOTE: ALL INTERNAL FENCES 1.8m HIGH PALINGS UNLESS NOTED OTHERWISE

SALIBURY STREET

EDGE OF NEWBURN OF KERB

PROPOSED 3.3m CROSSING

EXISTING 3.3m CROSSING TO BE REINSTATED



SITE/FIRST FLOOR PLANS

PHILIP HARVEY & ASSOCIATES

P.O BOX 4303, LANGWARRIN 3910
P: 8790 0877 M: 0412 356 552

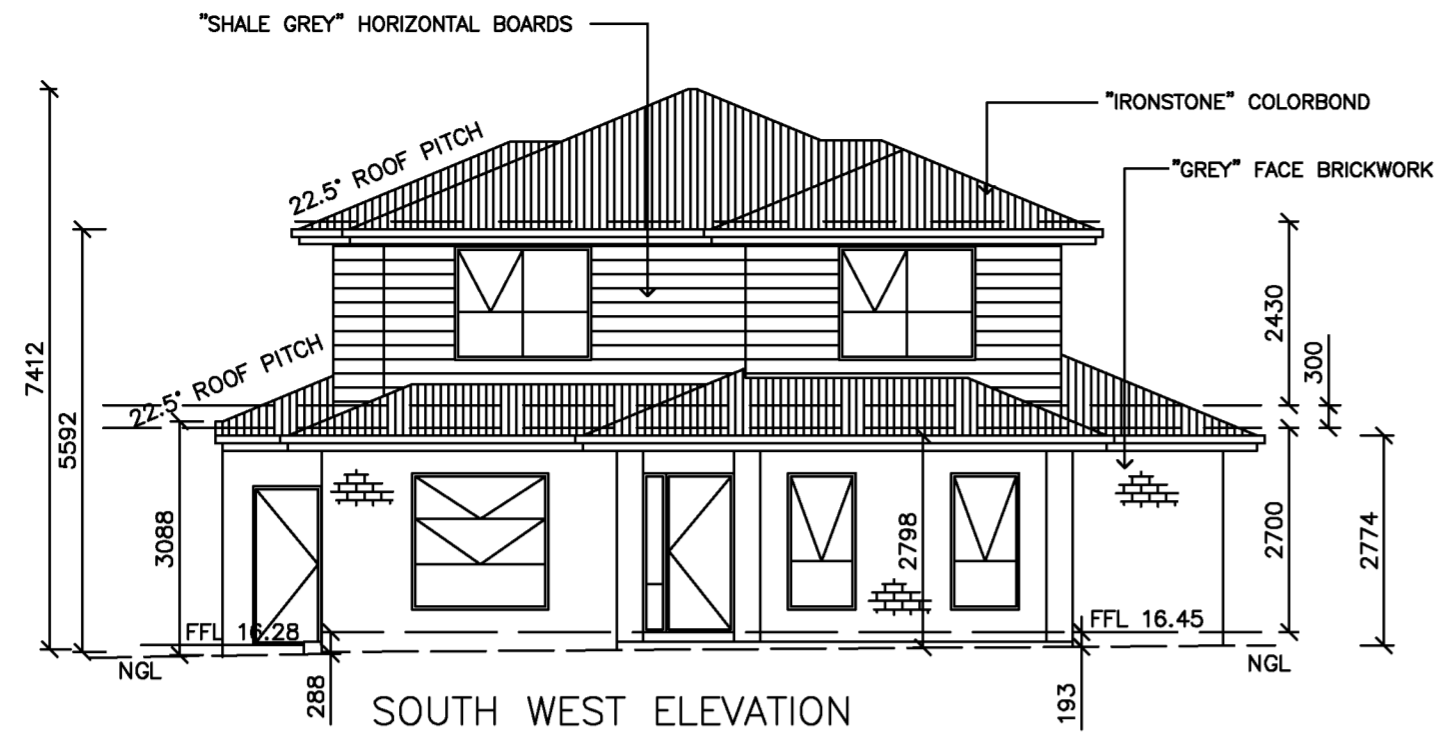
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AMENDMENT		DRAWN
DATE	REASON	
20/09/24	RFI AMENDMENTS	AE

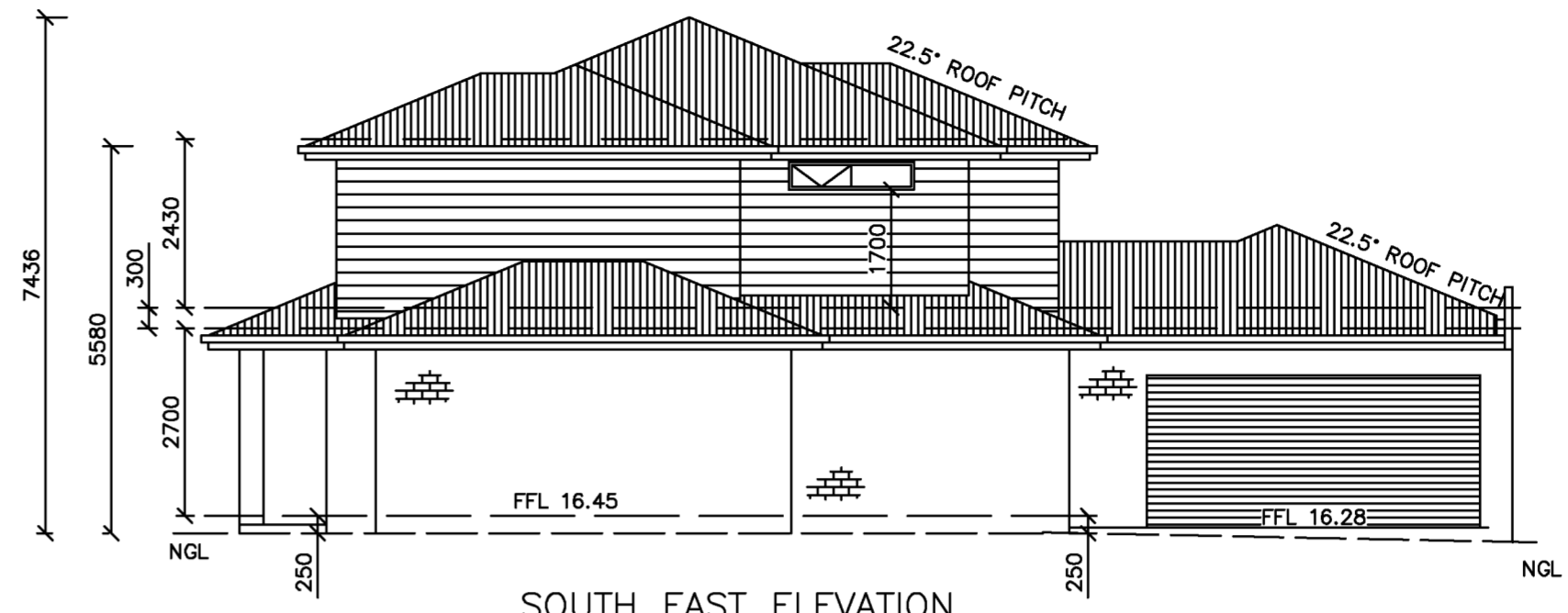
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PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)	AE	TP-861
CLIENT:	[REDACTED]	DATE	29/05/23
ADDRESS:	6-8 SALISBURY STREET LANG LANG	SCALE	1:100
		CHECKED	SHEET 4 OF 16

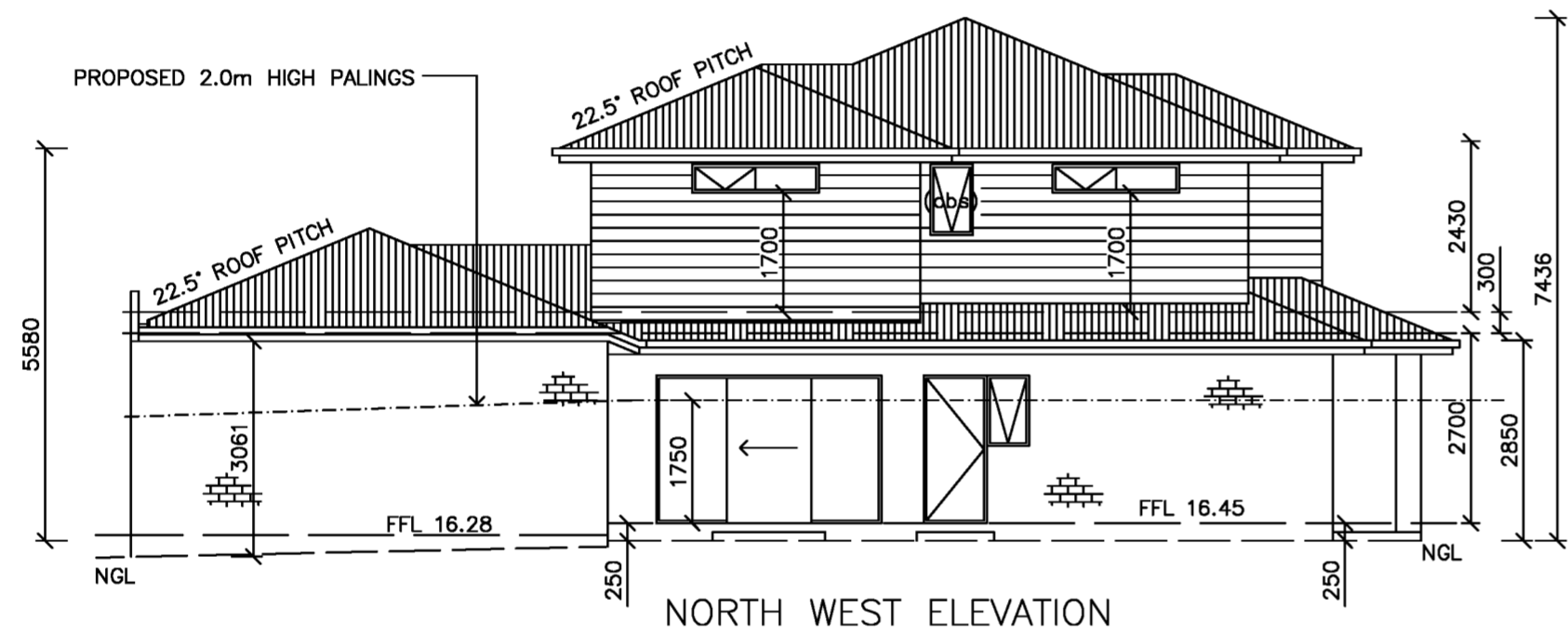
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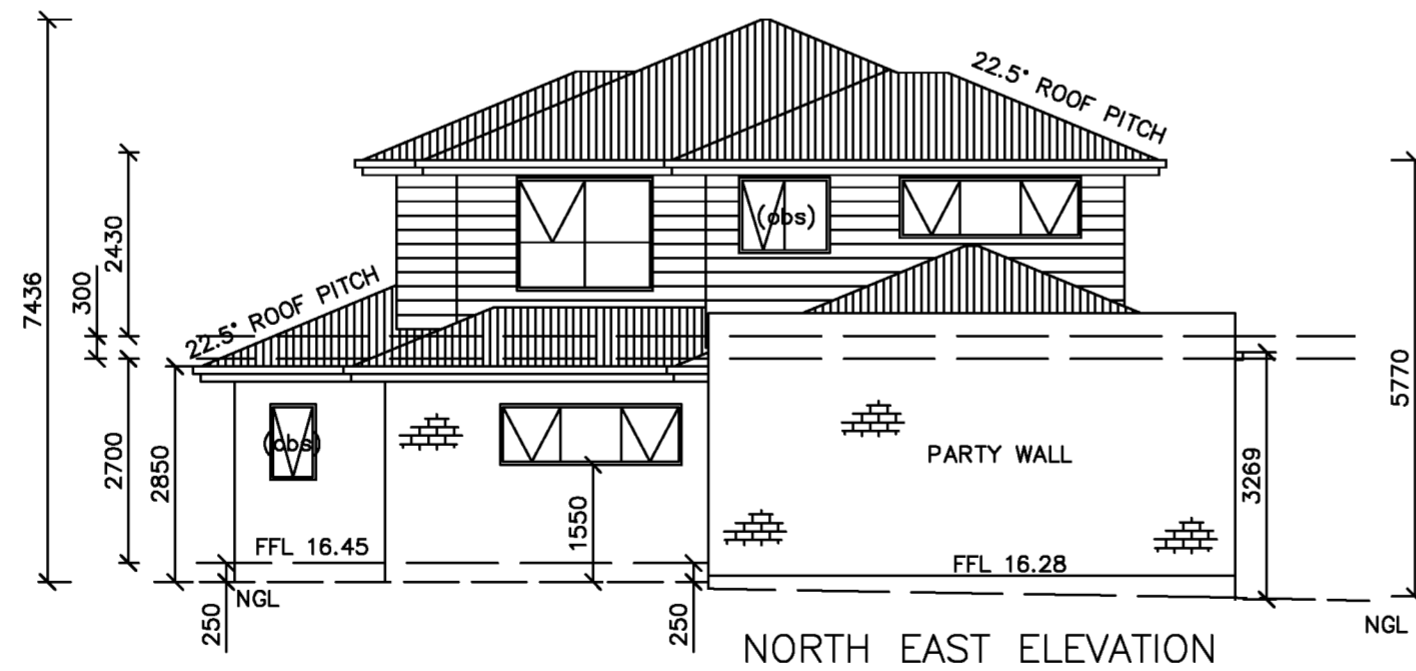
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

COLOURS & MATERIALS SCHEDULE	
ROOF	"IRONSTONE" COLORBOND
FASCIAS & GUTTERS	"IRONSTONE" COLORBOND
GROUND FLOOR WALLS	"GREY" FACE BRICKWORK
FIRST FLOOR WALLS	"SHALE GREY" HORIZONTAL BOARDS
WINDOW FRAMES	"OFF-WHITE" COLORBOND
GARAGE DOORS	"IRONSTONE" COLORBOND

- SUSTAINABILITY NOTES:**
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- WATER:**
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ELEVATIONS - UNIT 1

PHILIP HARVEY & ASSOCIATES

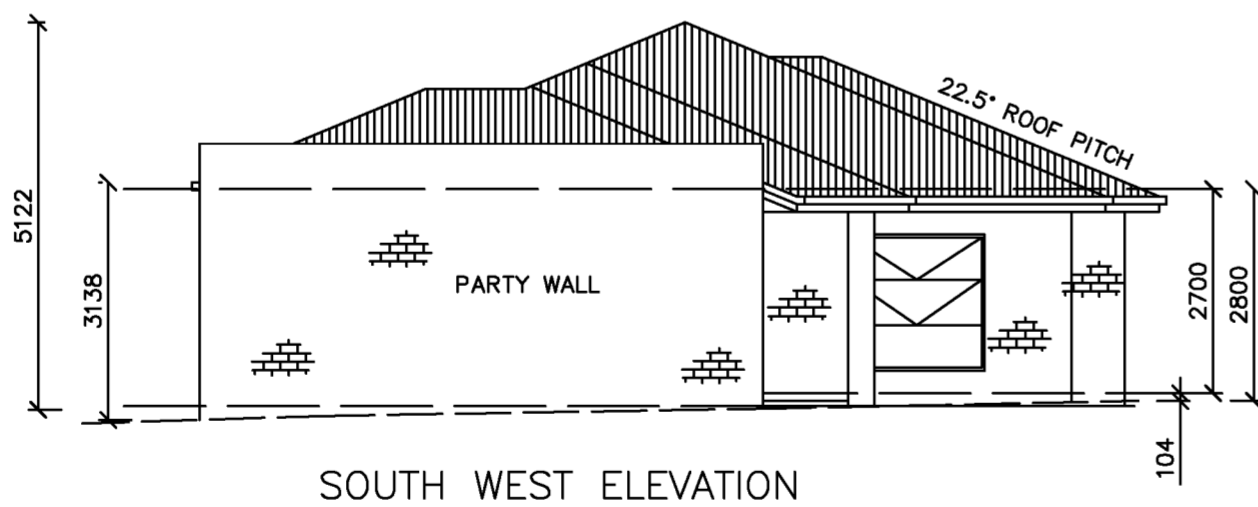
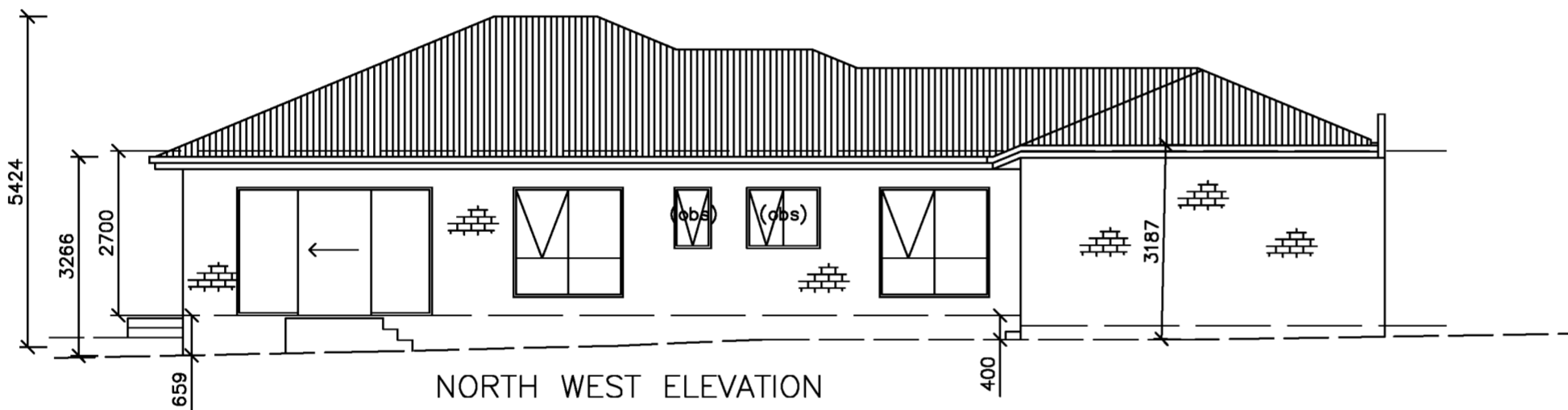
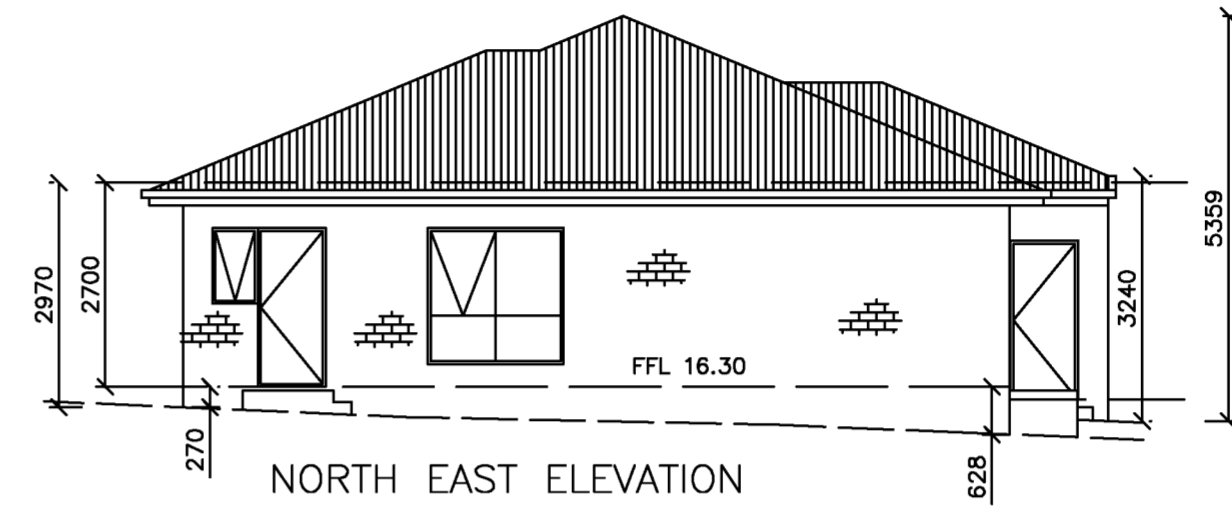
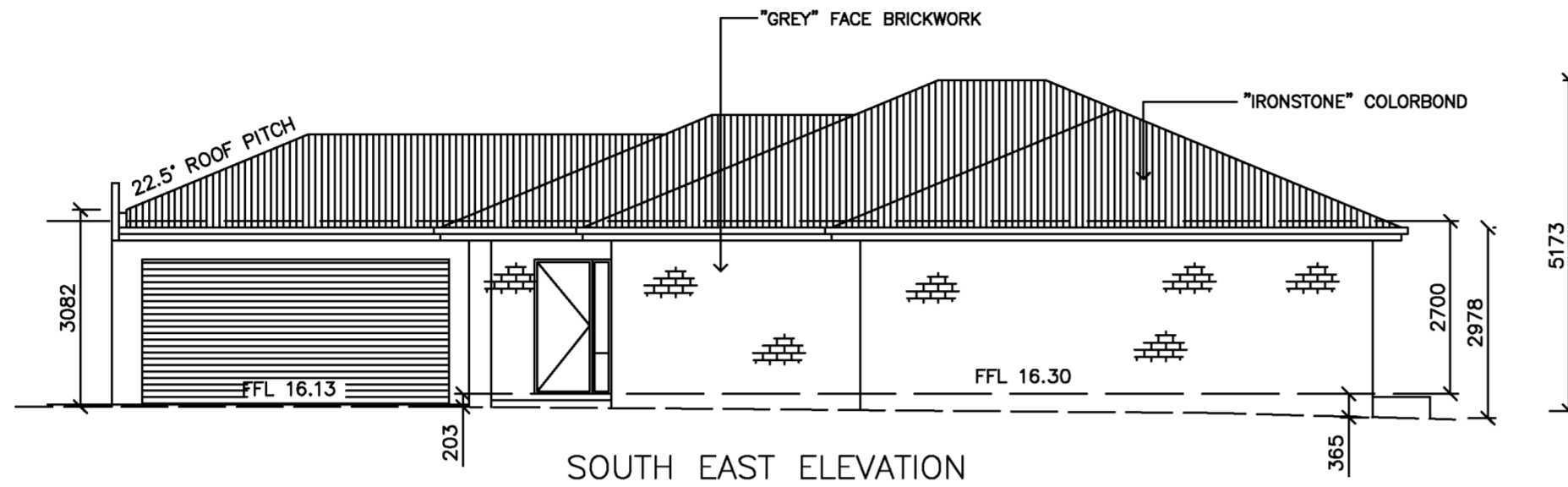
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AMENDMENT		
DATE	REASON	DRAWN
20/09/24	RFI AMENDMENTS	AE

PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)			A2
CLIENT:		DRAWN	PEHJ	TP-861
		DATE	29/05/23	ISSUE: <input type="checkbox"/> B
		SCALE	1:100	SHEET 5 OF 16
ADDRESS:	6-8 SALISBURY STREET LANG LANG			
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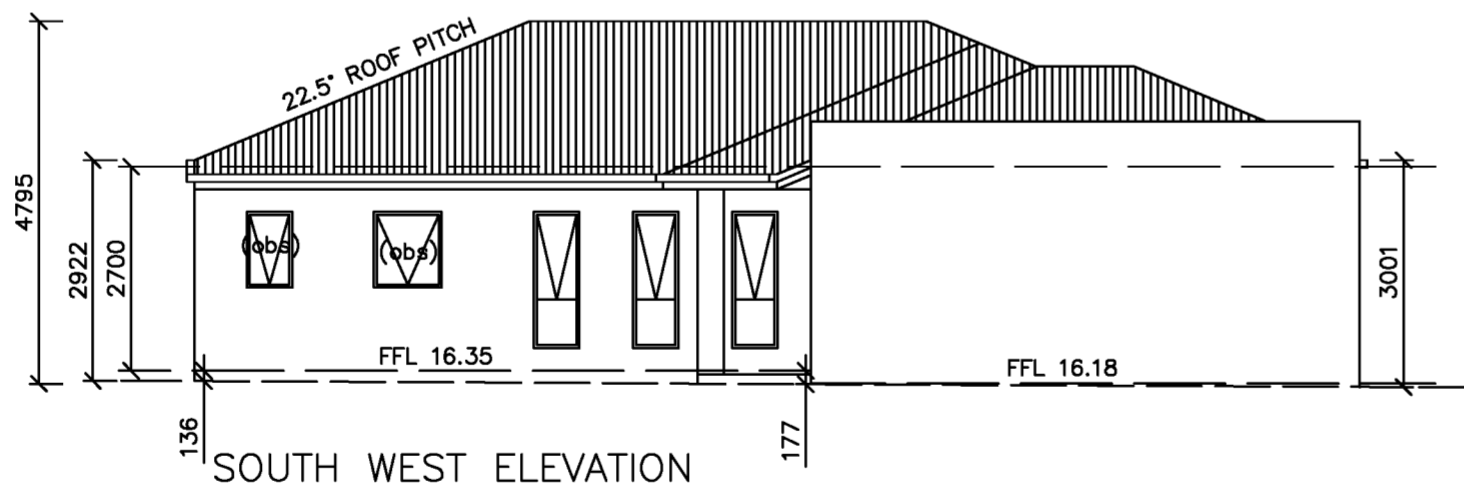
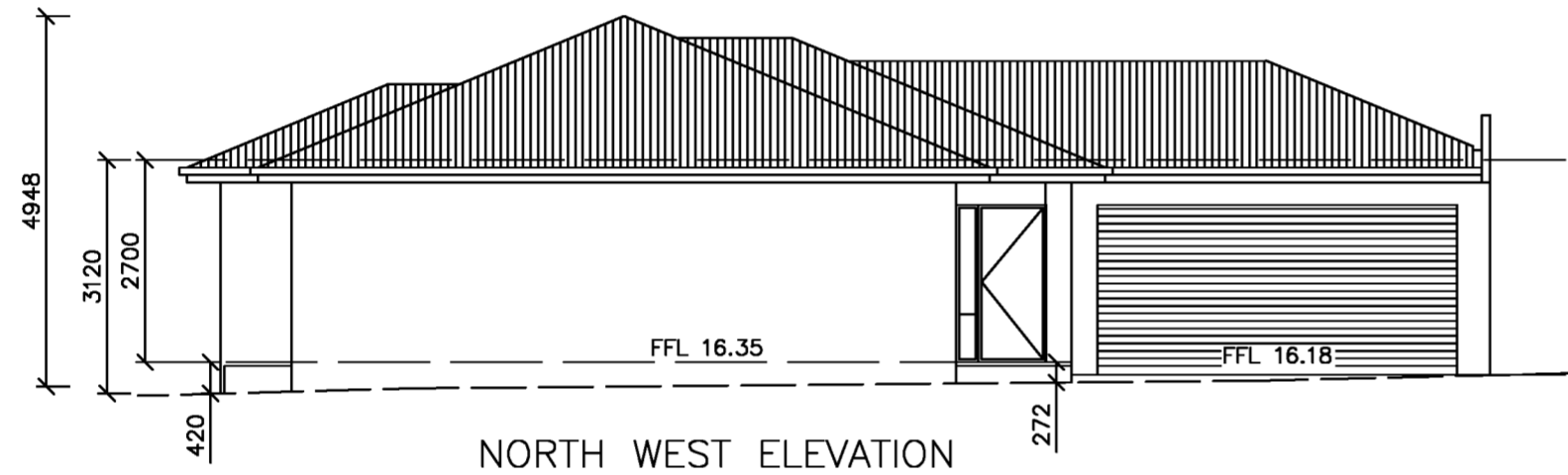
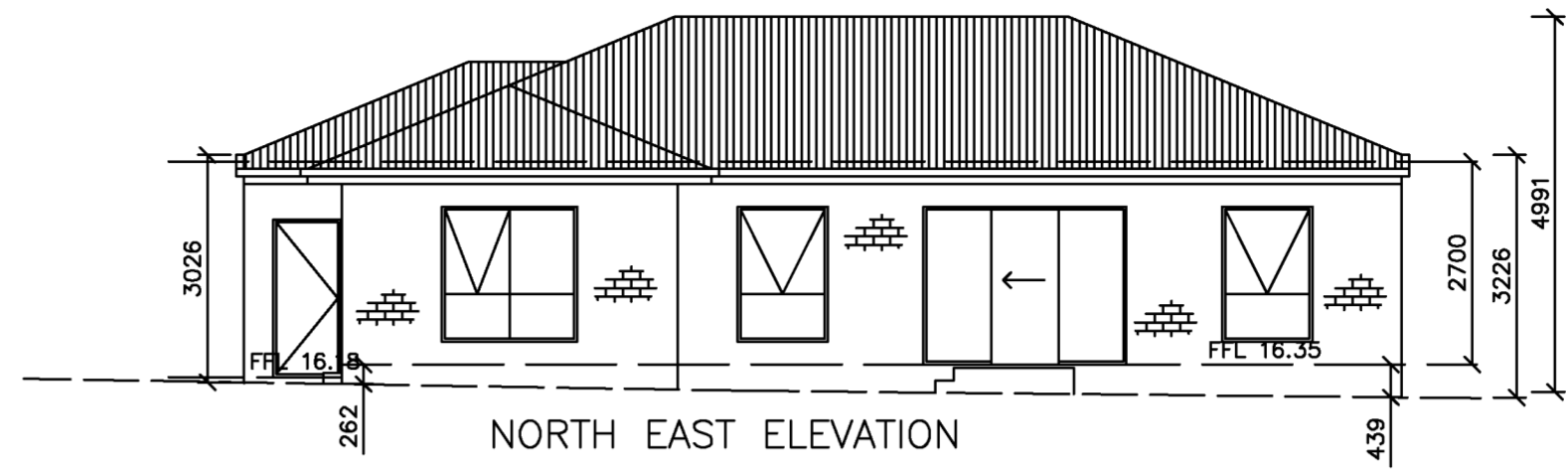
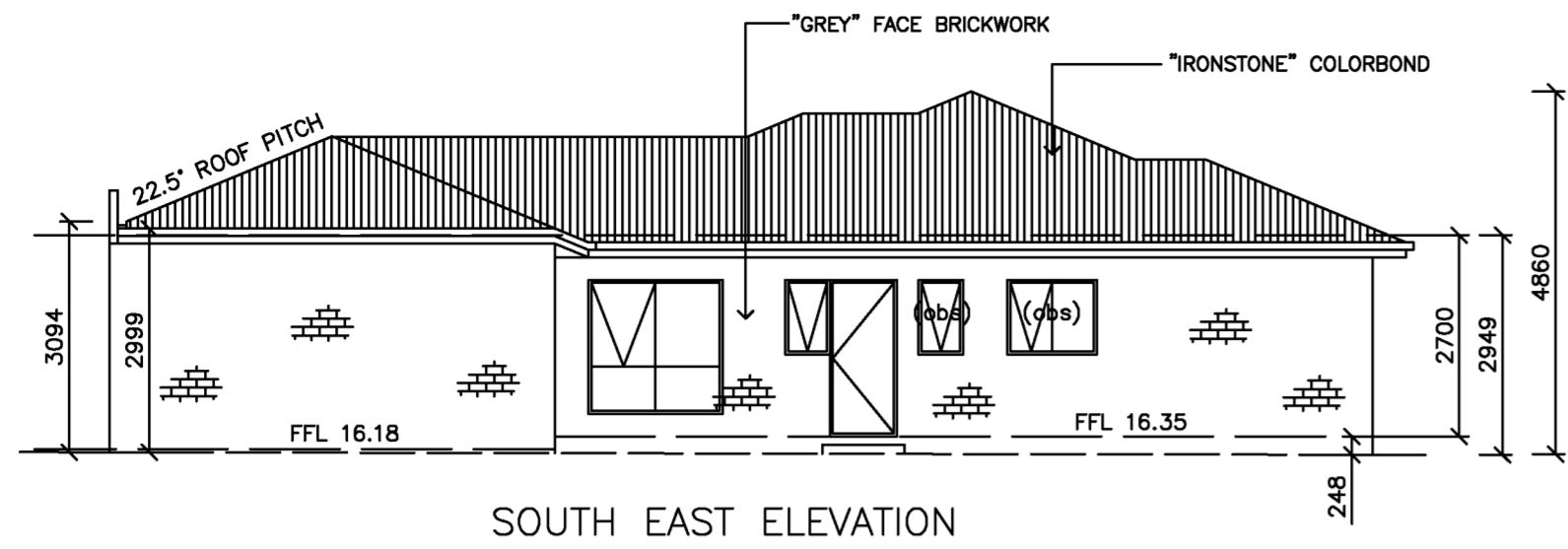


COLOURS & MATERIALS SCHEDULE	
ROOF	"IRONSTONE" COLORBOND
FASCIAS & GUTTERS	"IRONSTONE" COLORBOND
GROUND FLOOR WALLS	"GREY" FACE BRICKWORK
WINDOW FRAMES	"OFF-WHITE" COLORBOND
GARAGE DOORS	"IRONSTONE" COLORBOND

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ELEVATIONS – UNIT 2

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	DATE	REASON	DRAWN												
	20/09/24	RFI AMENDMENTS	AE												
<p>CLIENT: [REDACTED]</p>	<table border="1"> <tr> <td>DRAWN</td> <td>PEHJ</td> <td rowspan="3">TP-861</td> </tr> <tr> <td>DATE</td> <td>29/05/23</td> <td>ISSUE: B</td> </tr> <tr> <td>SCALE</td> <td>1:100</td> <td rowspan="2">SHEET 6 OF 16</td> </tr> <tr> <td>CHECKED</td> <td> </td> </tr> </table>	DRAWN	PEHJ	TP-861	DATE	29/05/23	ISSUE: B	SCALE	1:100	SHEET 6 OF 16	CHECKED				
DRAWN	PEHJ	TP-861													
DATE	29/05/23		ISSUE: B												
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<p>ADDRESS: 6-8 SALISBURY STREET LANG LANG</p>	<p>THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE.</p>														



COLOURS & MATERIALS SCHEDULE

ROOF	"IRONSTONE" COLORBOND
FASCIAS & GUTTERS	"IRONSTONE" COLORBOND
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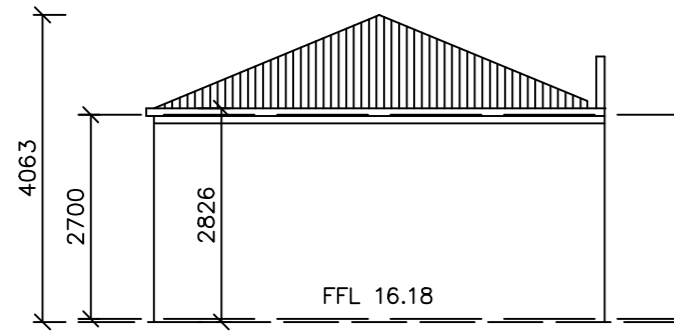
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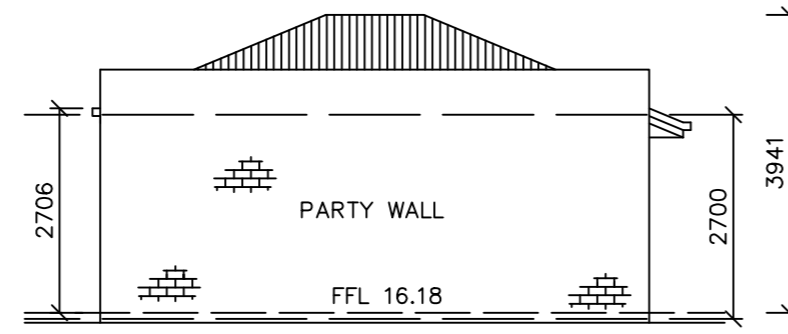
ELEVATIONS - UNIT 3

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	DATE	REASON	DRAWN	DRAWN PEHJ DATE 29/05/23 SCALE 1:100 CHECKED
	20/09/24	RFI AMENDMENTS	AE	
				TP-861 ISSUE: B SHEET 7 OF 16
			ADDRESS: 6-8 SALISBURY STREET LANG LANG <small>THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE.</small>	

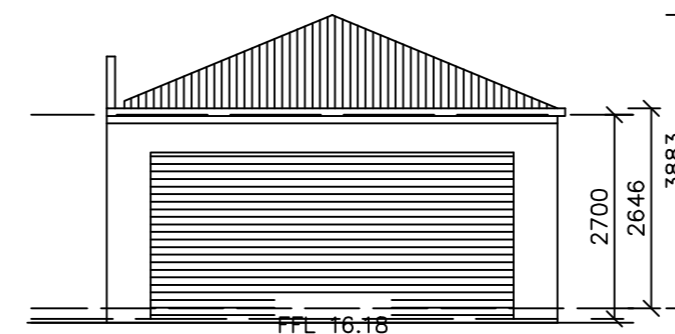
ELEVATIONS – DOUBLE GARAGE (UNIT 4)



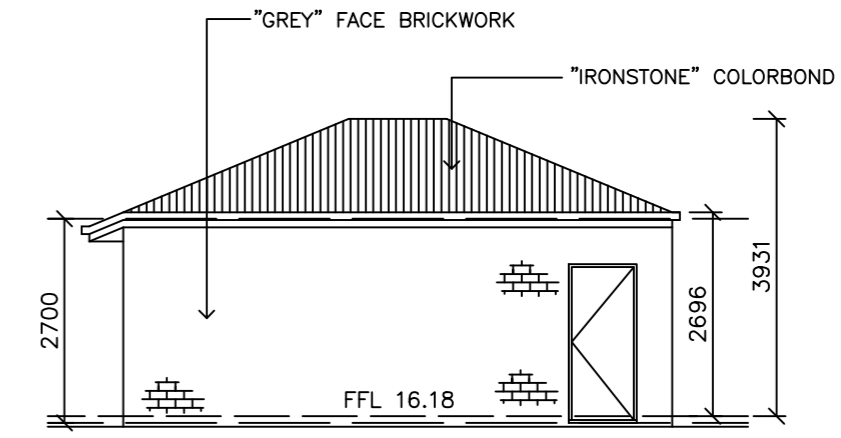
SOUTH EAST ELEVATION



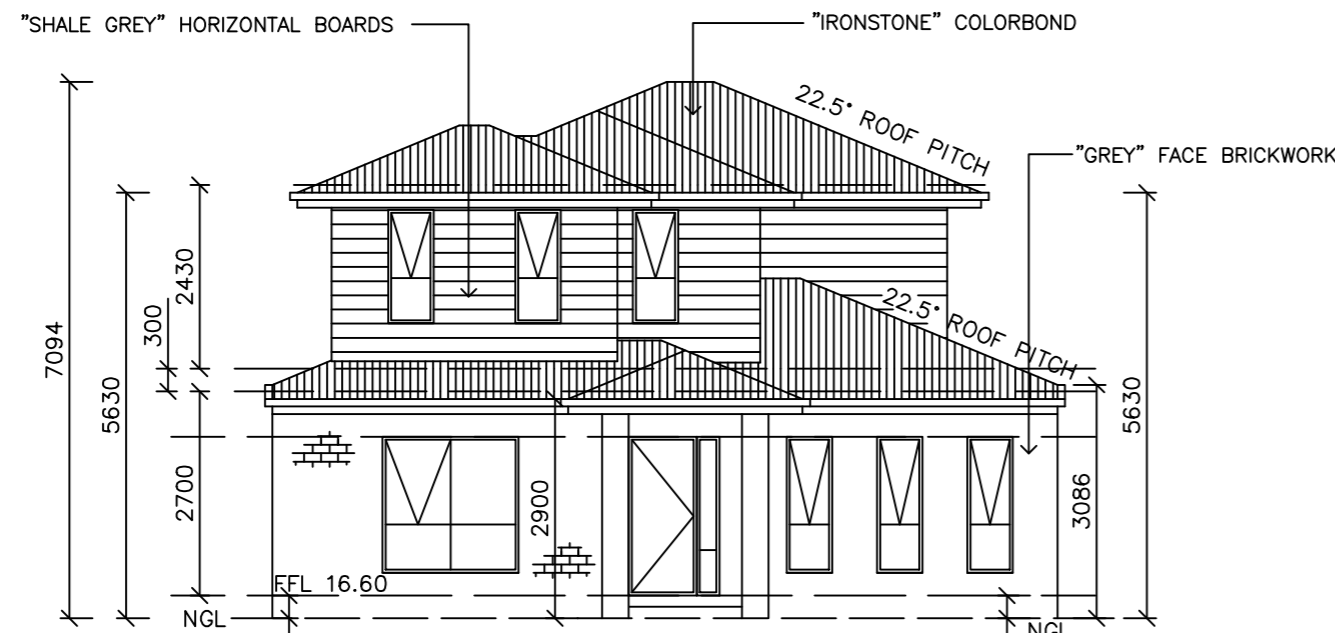
NORTH EAST ELEVATION



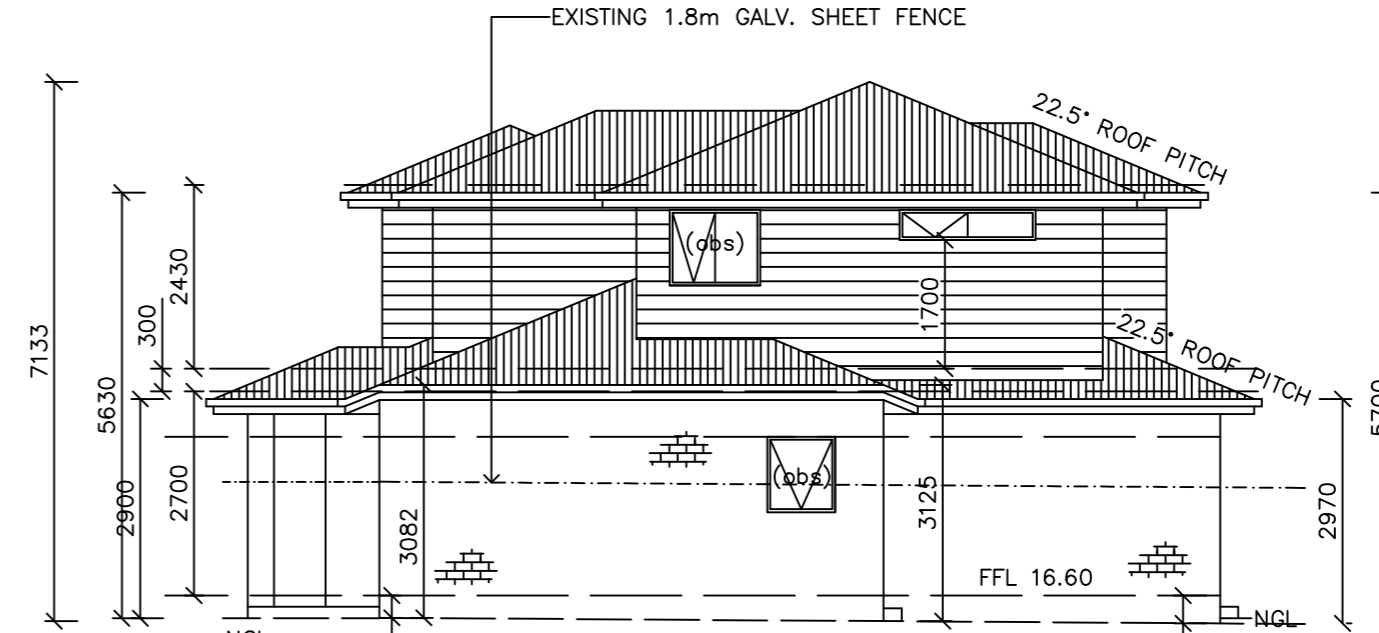
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



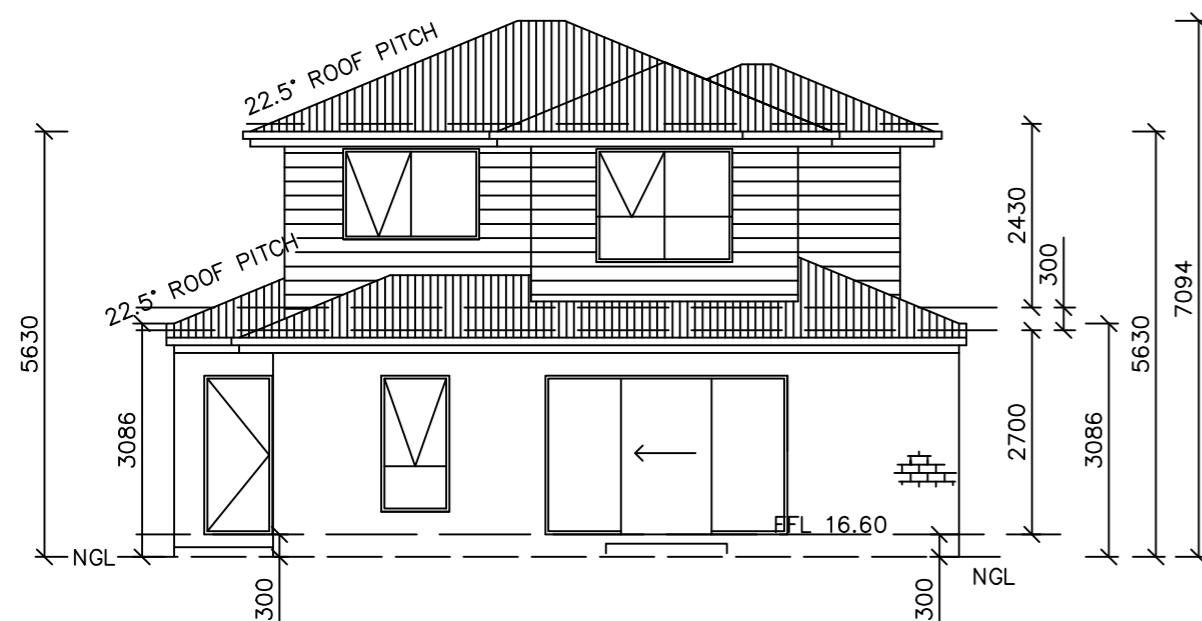
SOUTH WEST ELEVATION



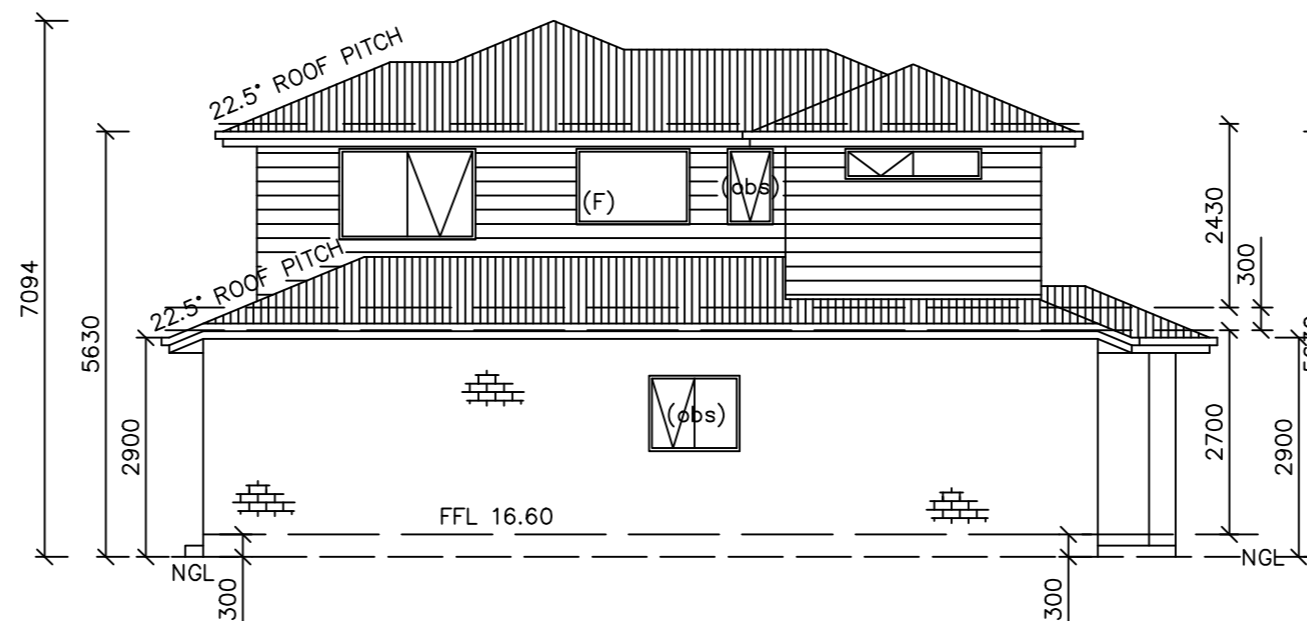
SOUTH EAST ELEVATION

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NORTH EAST ELEVATION



NORTH WEST ELEVATION

COLOURS & MATERIALS SCHEDULE

ROOF	"IRONSTONE" COLORBOND
FASCIAS & GUTTERS	"IRONSTONE" COLORBOND
GROUND FLOOR WALLS	"GREY" FACE BRICKWORK
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WINDOW FRAMES	"OFF-WHITE" COLORBOND
GARAGE DOORS	"IRONSTONE" COLORBOND

ELEVATIONS – UNIT 4

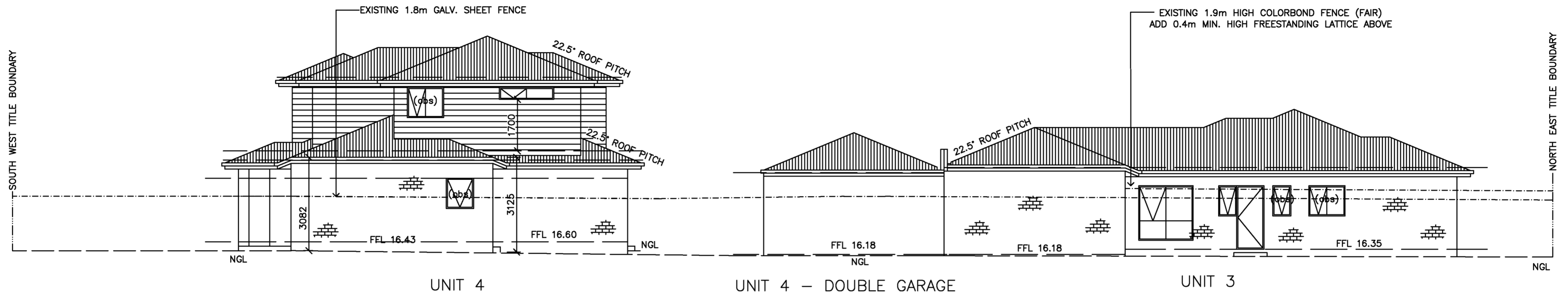
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AMENDMENT		
DATE	REASON	DRAWN
20/09/24	RFI AMENDMENTS	AE

PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)			A2
CLIENT:	ROSA OSCURO	DRAWN	PEHJ	TP-861 ISSUE: B
		DATE	29/05/23	
		SCALE	1:100	
ADDRESS:	6-8 SALISBURY STREET LANG LANG	CHECKED		SHEET 8 OF 16
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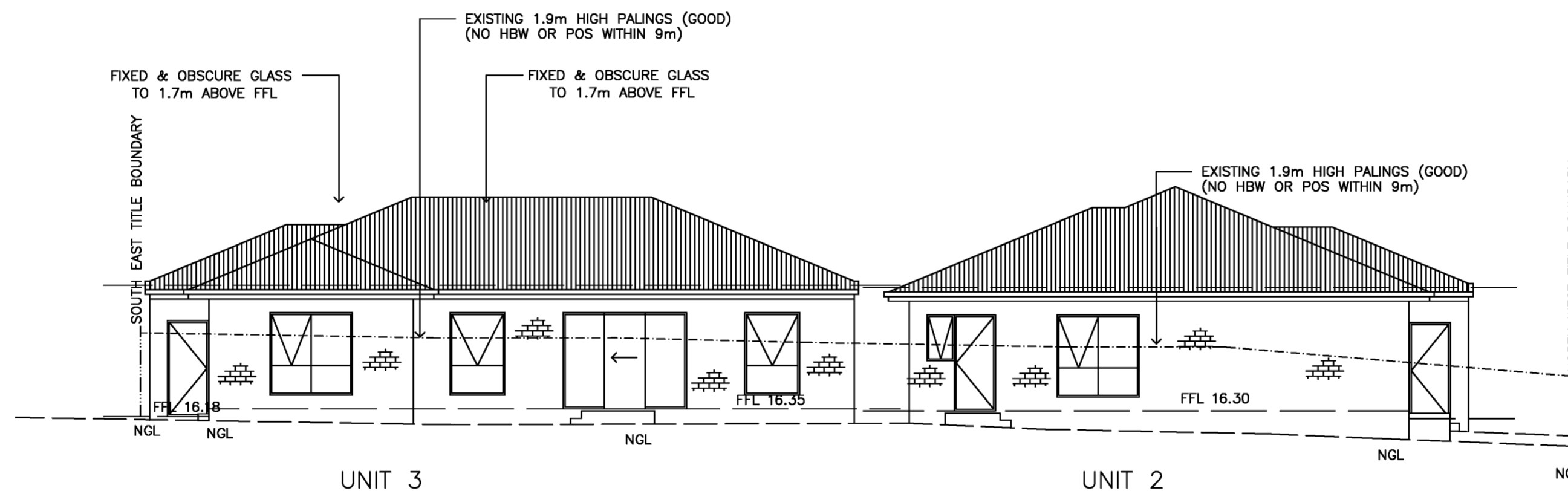


UNIT 4

UNIT 4 – DOUBLE GARAGE

UNIT 3

FULL SOUTH-EAST ELEVATIONS



UNIT 3

UNIT 2

FULL NORTH-EAST ELEVATIONS

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FULL SOUTH-EAST AND NORTH-EAST ELEVATIONS

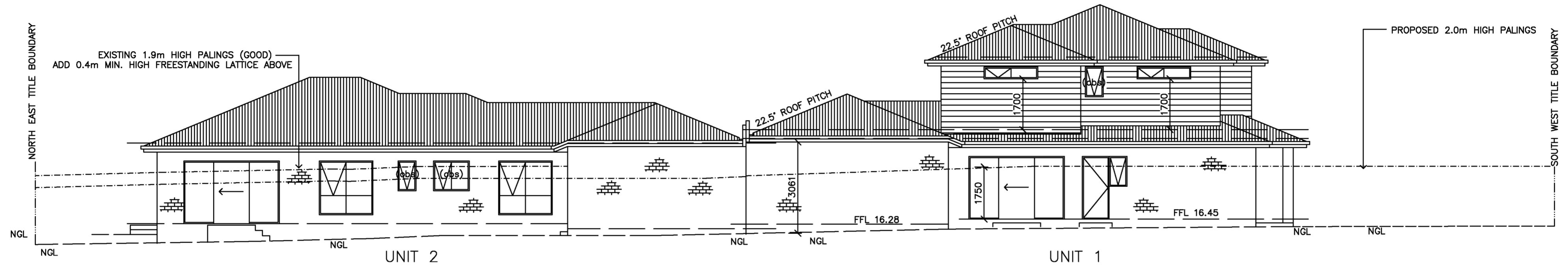
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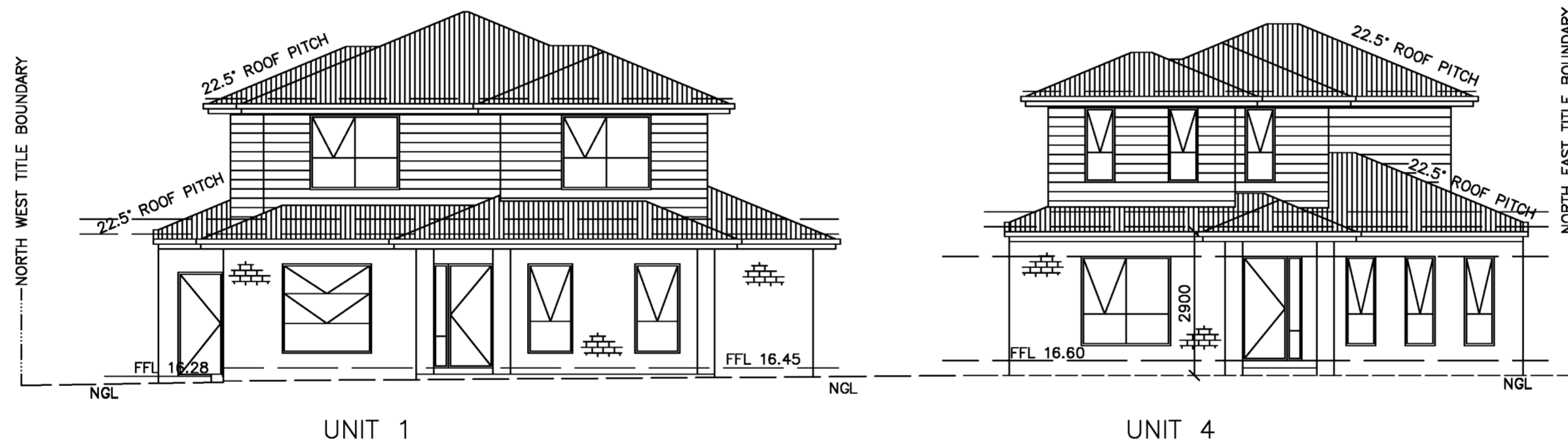
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20/09/24	RFI AMENDMENTS	AE

PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)			A2
CLIENT:	[REDACTED]	DRAWN	PEHJ	TP-861
		DATE	29/05/23	ISSUE: <input type="checkbox"/> B
		SCALE	1:100	SHEET 9 OF 16
ADDRESS:	6-8 SALISBURY STREET LANG LANG		CHECKED	
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FULL NORTH-WEST ELEVATIONS



FULL SOUTH-WEST ELEVATIONS

FULL SOUTH-WEST AND NORTH-WEST ELEVATIONS

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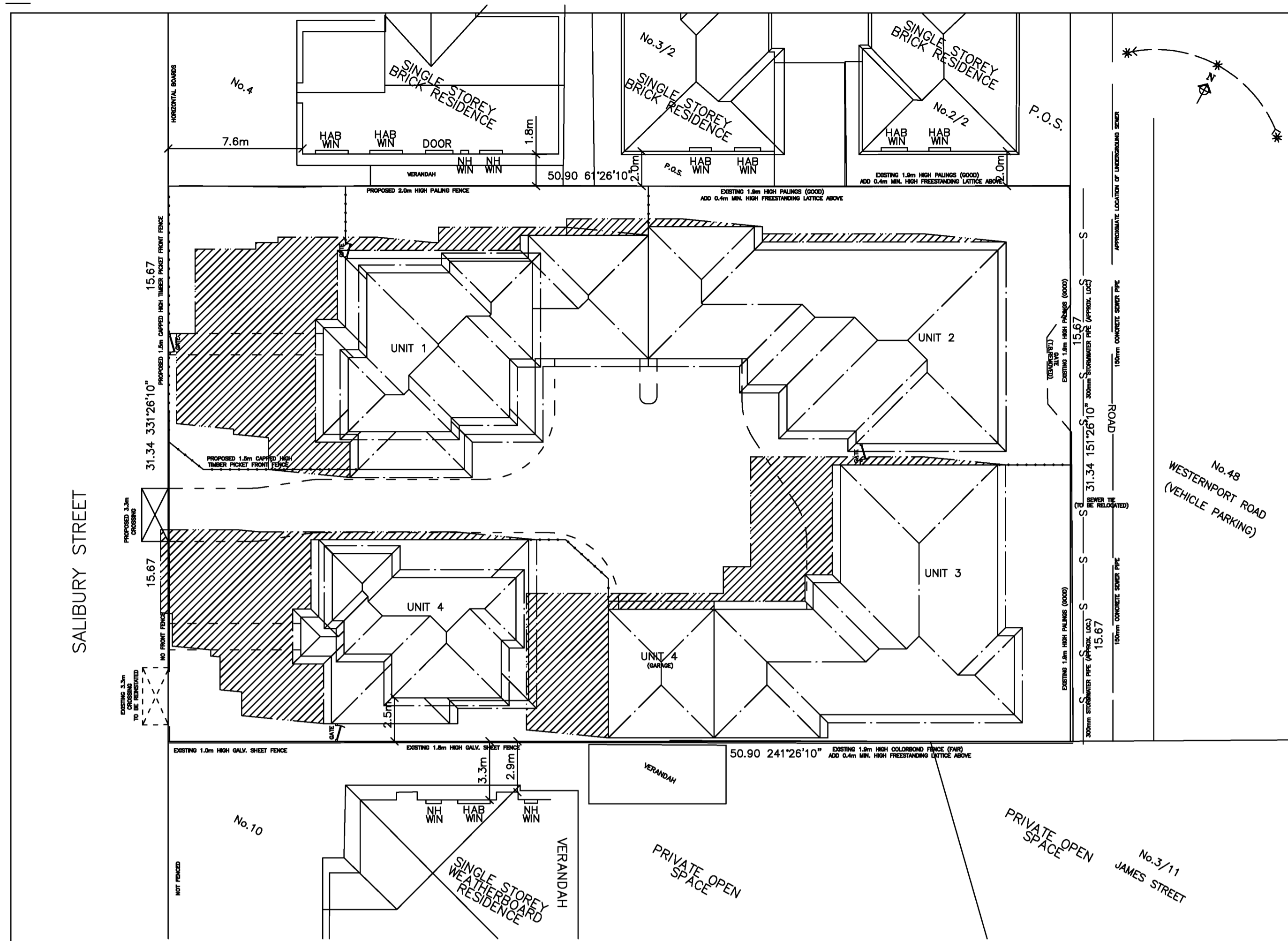
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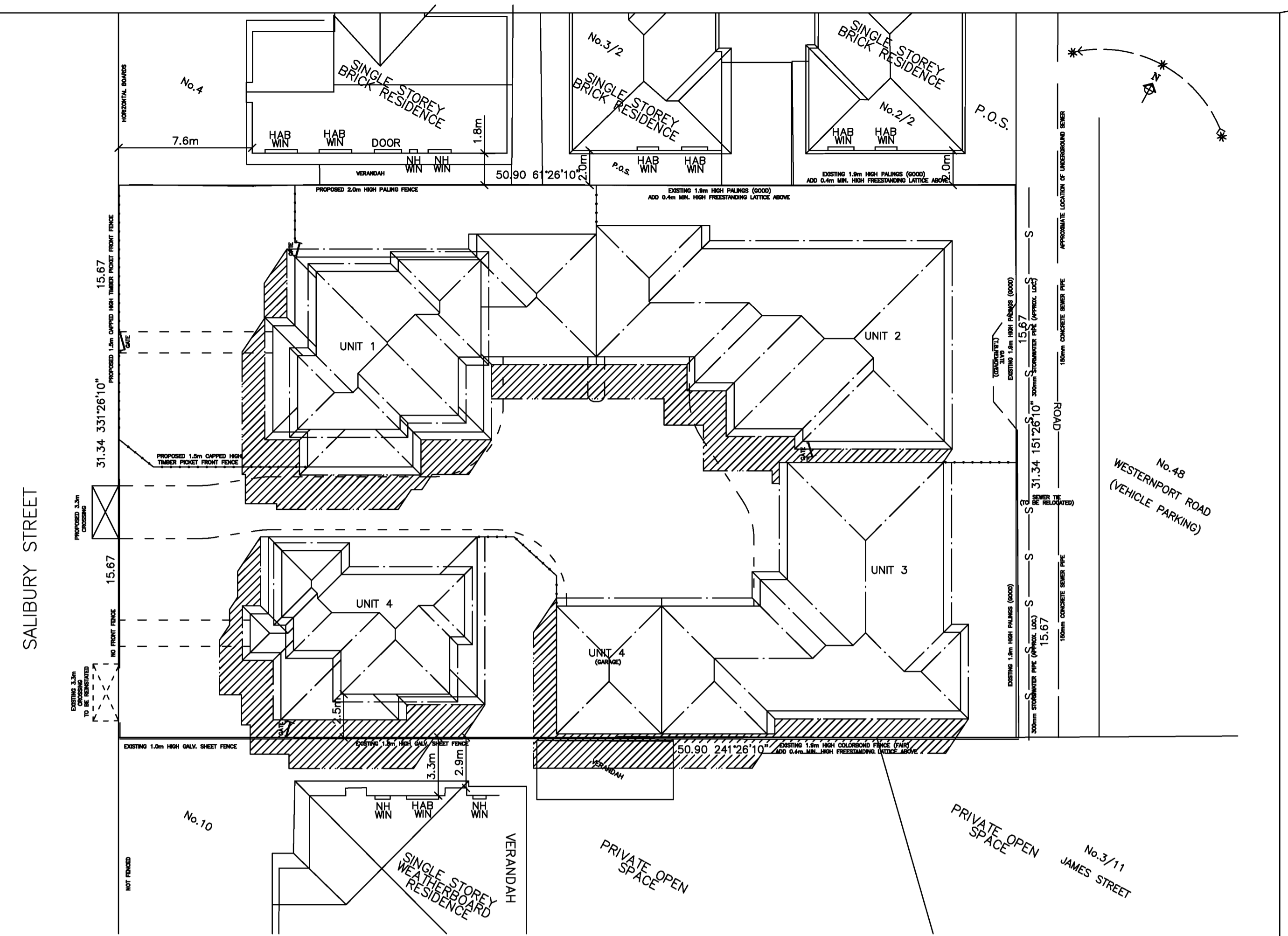
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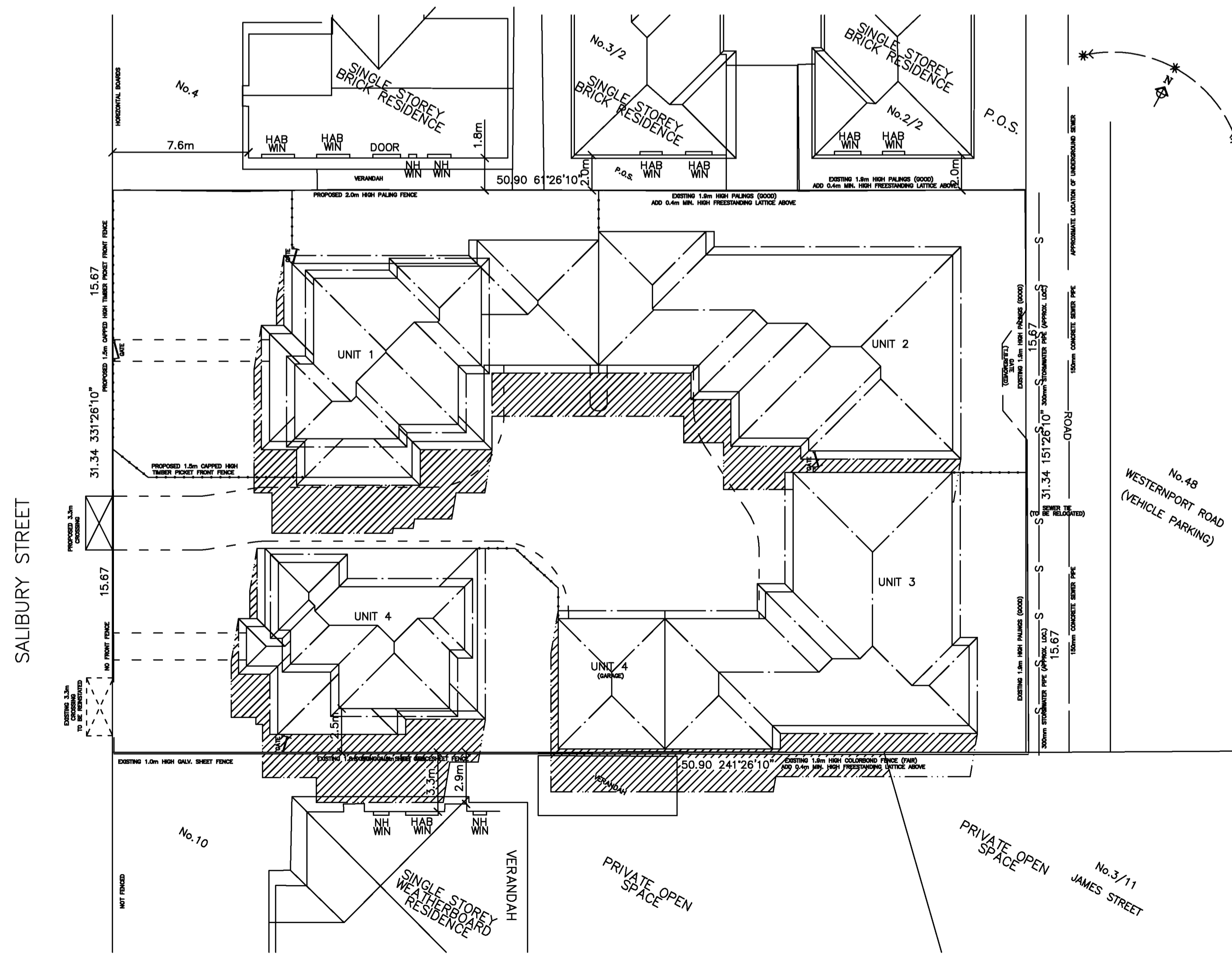
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		DATE	29/05/23	ISSUE: <input type="checkbox"/> B
		SCALE	1:100	SHEET 10 OF 16
ADDRESS:	6-8 SALISBURY STREET LANG LANG		CHECKED	
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9am 22 SEPT.



12noon 22 SEPT.



1pm 22 SEPT.

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SHADOW DIAGRAMS

PHILIP HARVEY & ASSOCIATES

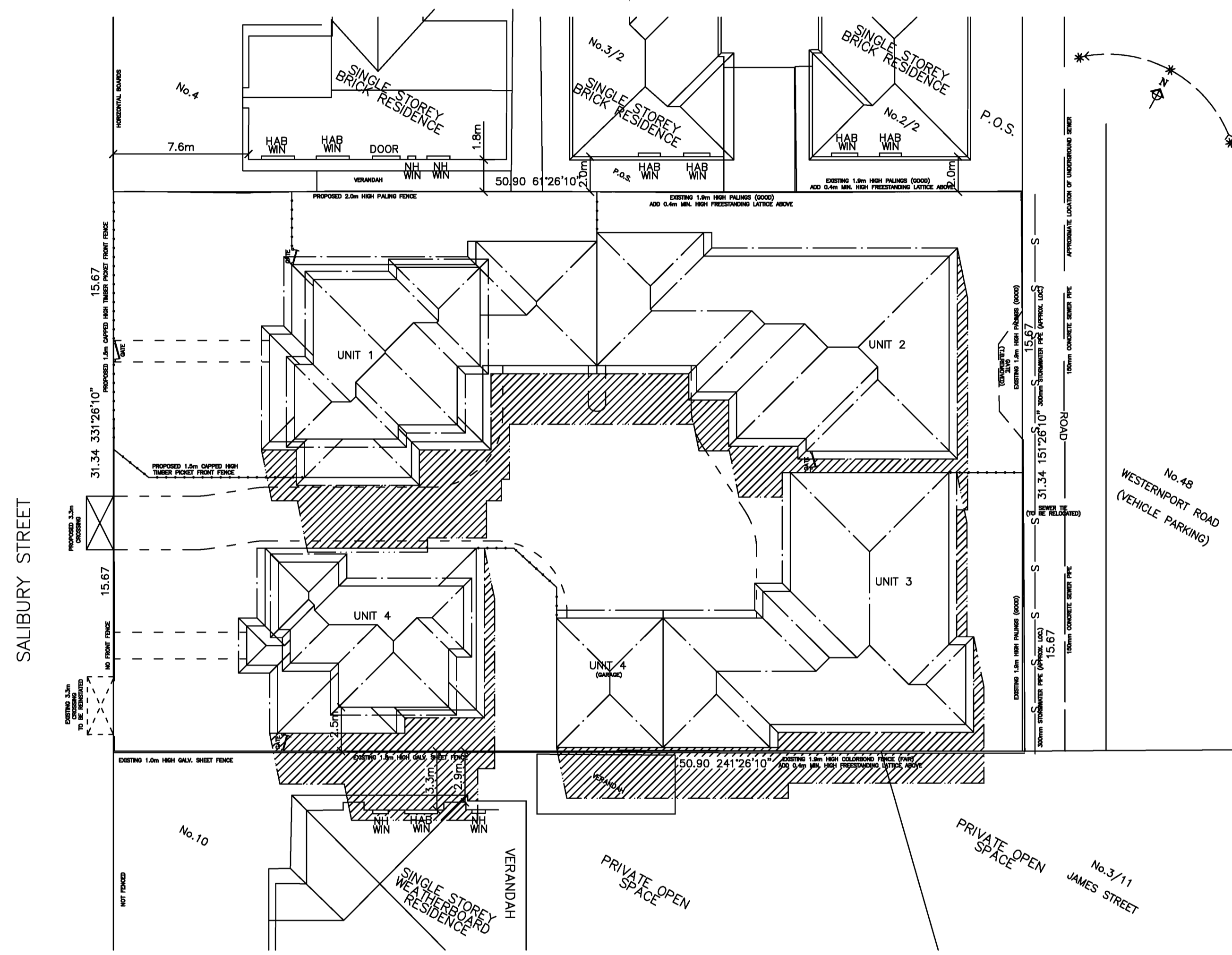
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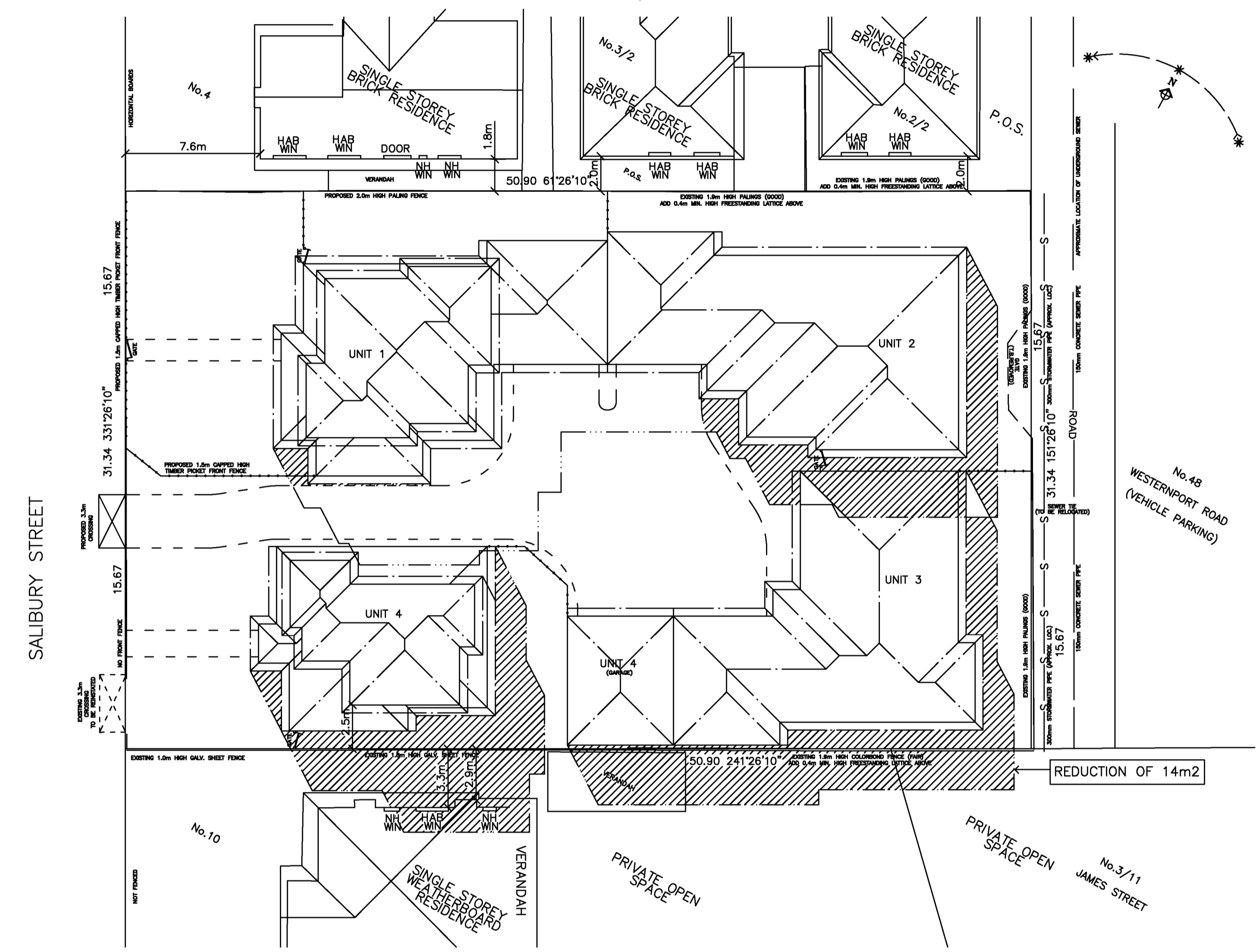
AMENDMENT		
DATE	REASON	DRAWN
20/09/24	RFI AMENDMENTS	AE

PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)	A1
CLIENT:		
ADDRESS:	6-8 SALISBURY STREET LANG LANG	
DRAWN	PEHJ	TP-861
DATE	29/05/23	ISSUE: <input type="checkbox"/>
SCALE	1:200	SHEET 11 OF 16
CHECKED		

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2pm 22 SEPT.



3pm 22 SEPT.

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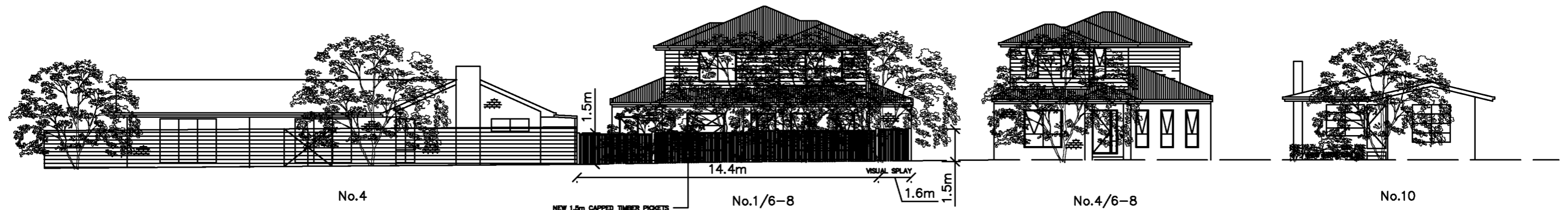
SHADOW DIAGRAMS

PHILIP HARVEY & ASSOCIATES
 P.O BOX 4303, LANGWARRIN 3910
 P: 8790 0877 M: 0412 356 552

AMENDMENT		
DATE	REASON	DRAWN
20/09/24	RFI AMENDMENTS	AE

PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)			A1
CLIENT:		DRAWN	PEHJ	TP-861
		DATE	29/05/23	ISSUE: <input type="checkbox"/>
		SCALE	1:200	SHEET 12 OF 16
ADDRESS:	6-8 SALISBURY STREET LANG LANG		CHECKED	
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SALIBURY STREET

STREETSCAPE

**PHILIP HARVEY &
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AMENDMENT

DATE	REASON	DRAWN
20/09/24	RFI AMENDMENTS	AE

PROJECT: PROPOSED UNIT DEVELOPMENT FOUR (4) A3

CLIENT: [REDACTED]

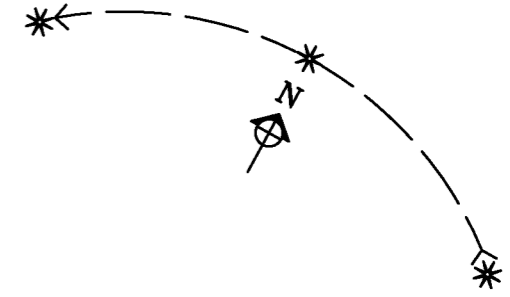
DRAWN	PEHJ
DATE	29/05/23
SCALE	1:200

TP-861
ISSUE: **B**
SHEET 13 OF 16

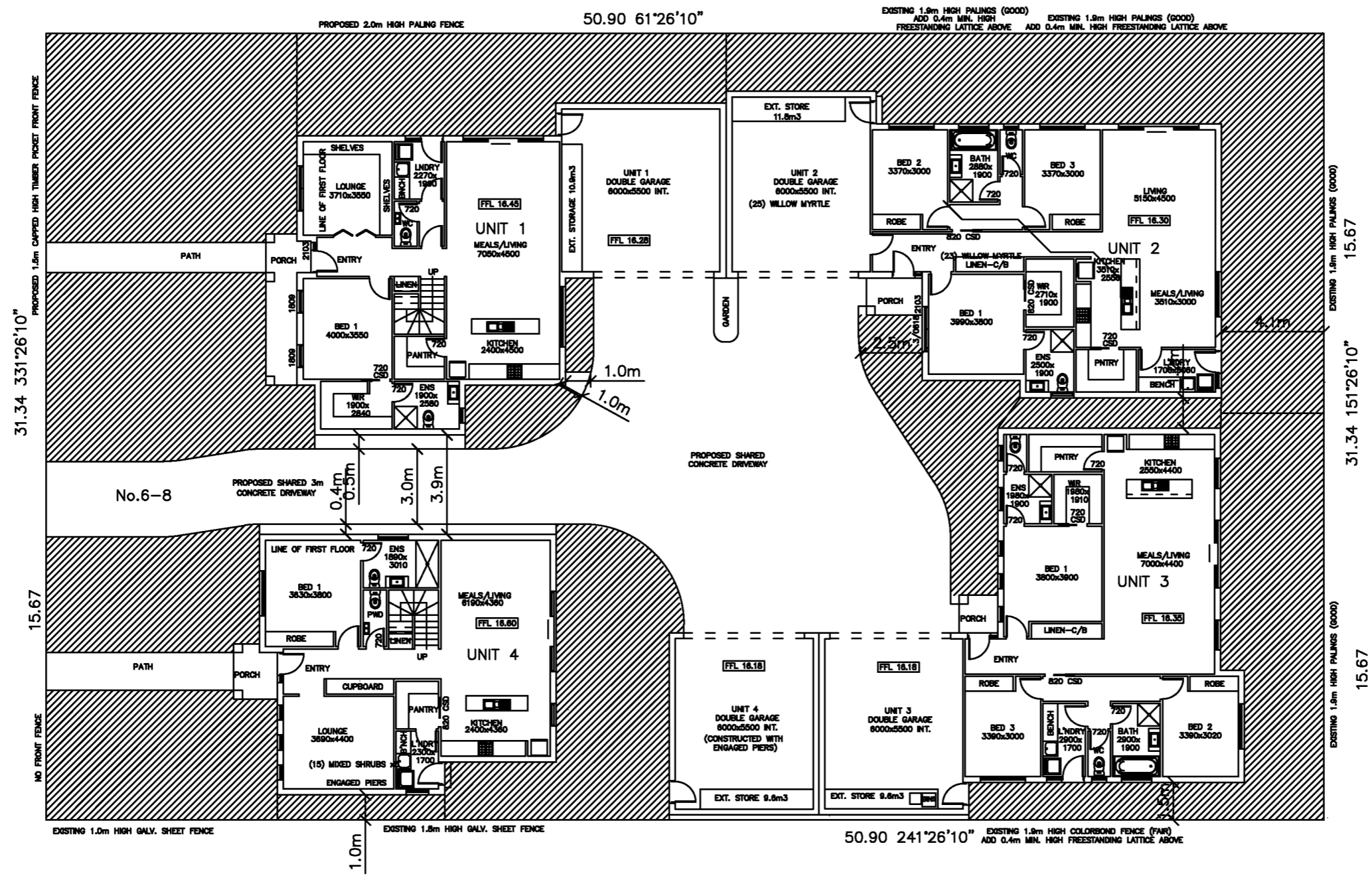
ADDRESS: 6-8 SALISBURY STREET
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SALISBURY STREET



GARDEN SPACE

SITE AREA 1596m2 (APPROX.)
 GARDEN SPACE REQUIRED (35%) 558.6m2
 GARDEN SPACE PROVIDED (39.3%) 627m2

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PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)			A3		
CLIENT:	[REDACTED]			DRAWN	PEHJ	TP-861 ISSUE: B
ADDRESS:				DATE	29/05/23	
				SCALE	1:200	
CHECKED				SHEET 14 OF 16		
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ABN: 45 600 833 289

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LANGWARRIN, 3910
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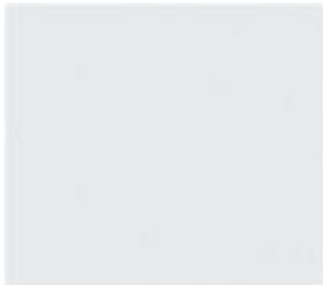
No. 6-8 SALISBURY STREET, LANG LANG

COLOURS AND MATERIALS SCHEDULE:



COLORBOND – “IRONSTONE”

ROOF
FASCIA & GUTTER
GARAGE DOORS



PAINT COLOUR – “OFF-WHITE”

ALUMINUM - WINDOW FRAMES



COLORBOND – “SHALEGREY”

FIRST FLOOR WALLS – HORIZONTAL BOARDS

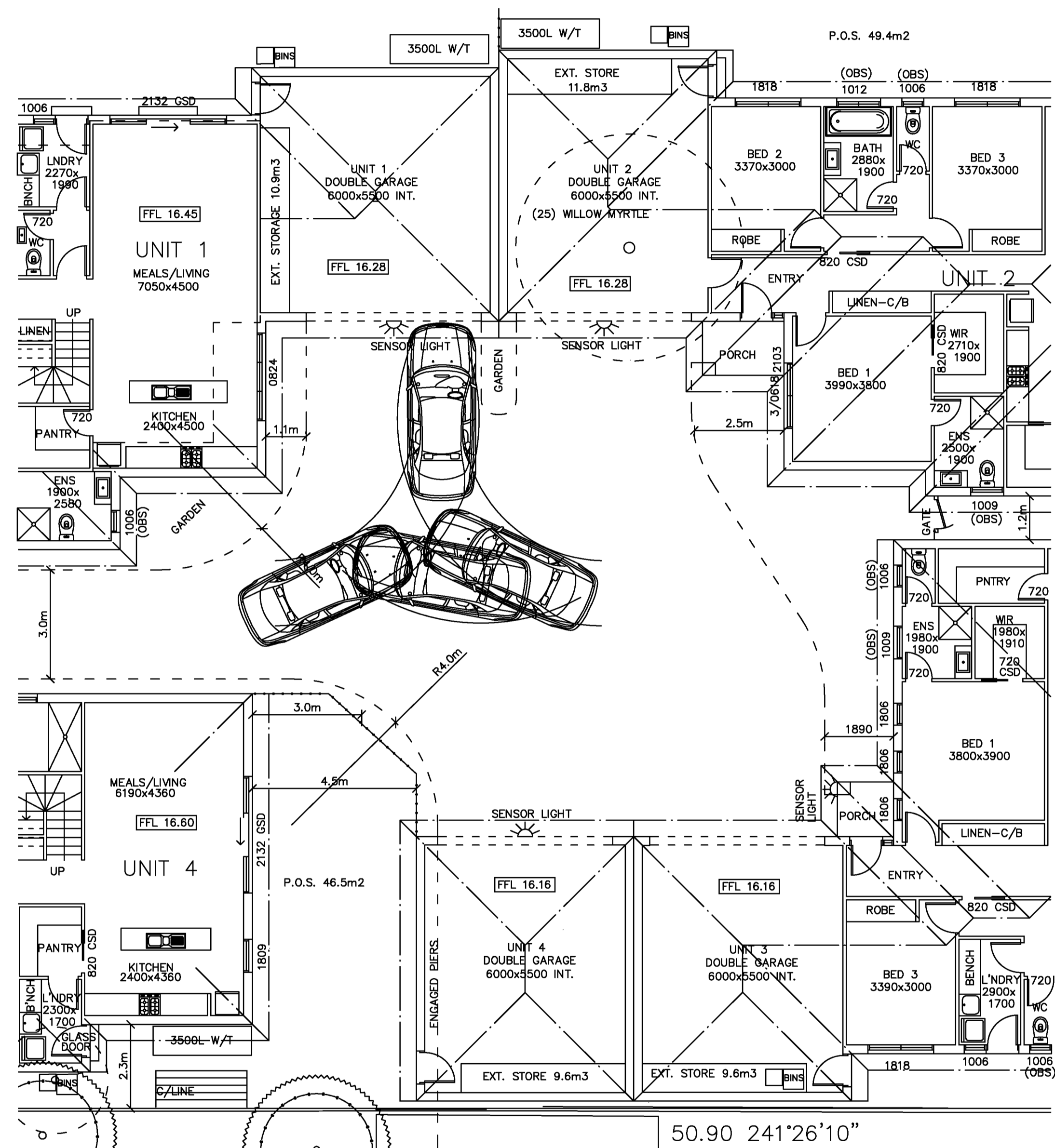


BRICK-VENEER – “GREY”

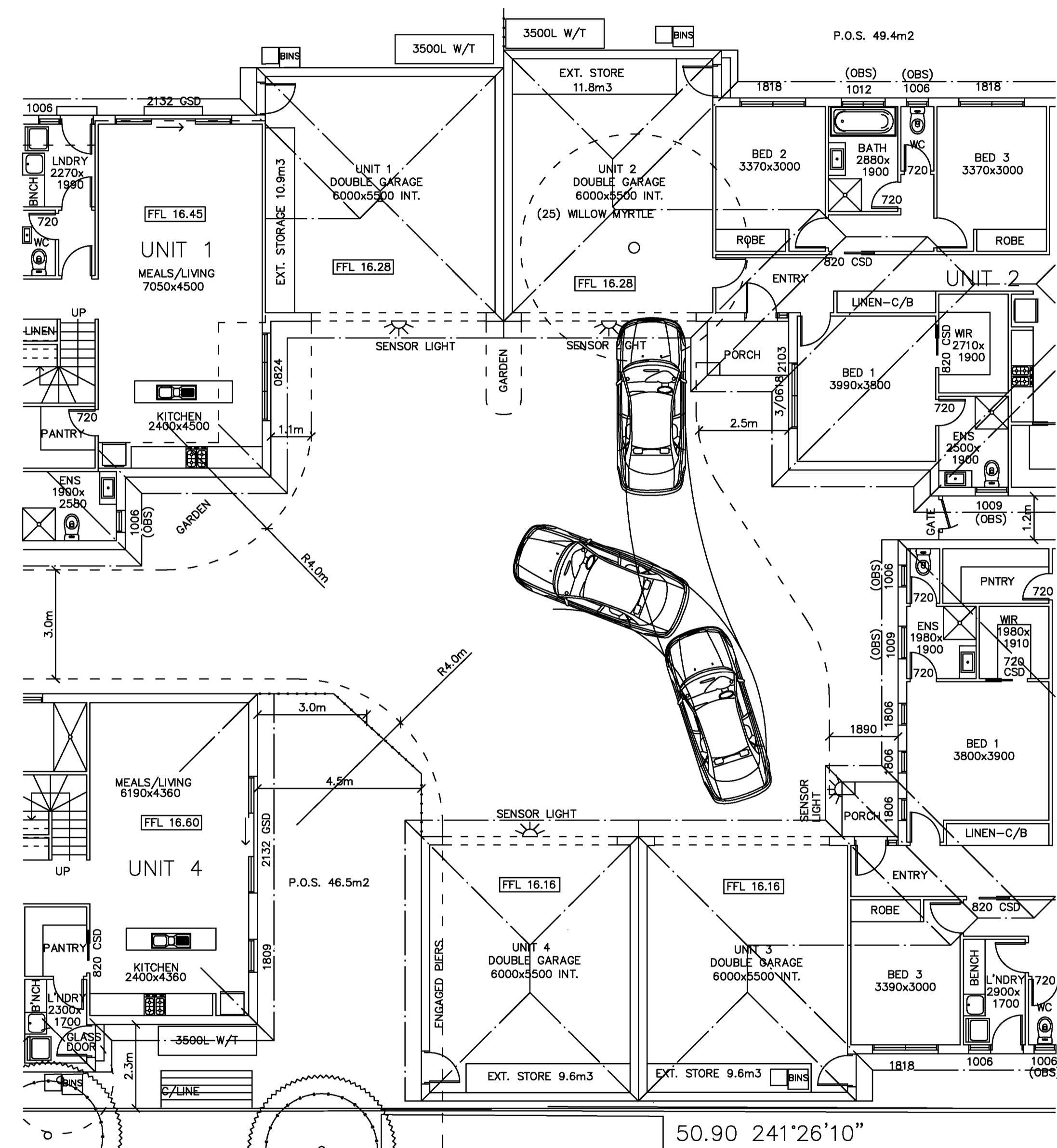
GROUND FLOOR WALLS

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SITE/VEHICLE MOVEMENT – UNIT 1



SITE/VEHICLE MOVEMENT – UNIT 2

SITE/SWEPT PATH DIAGRAMS

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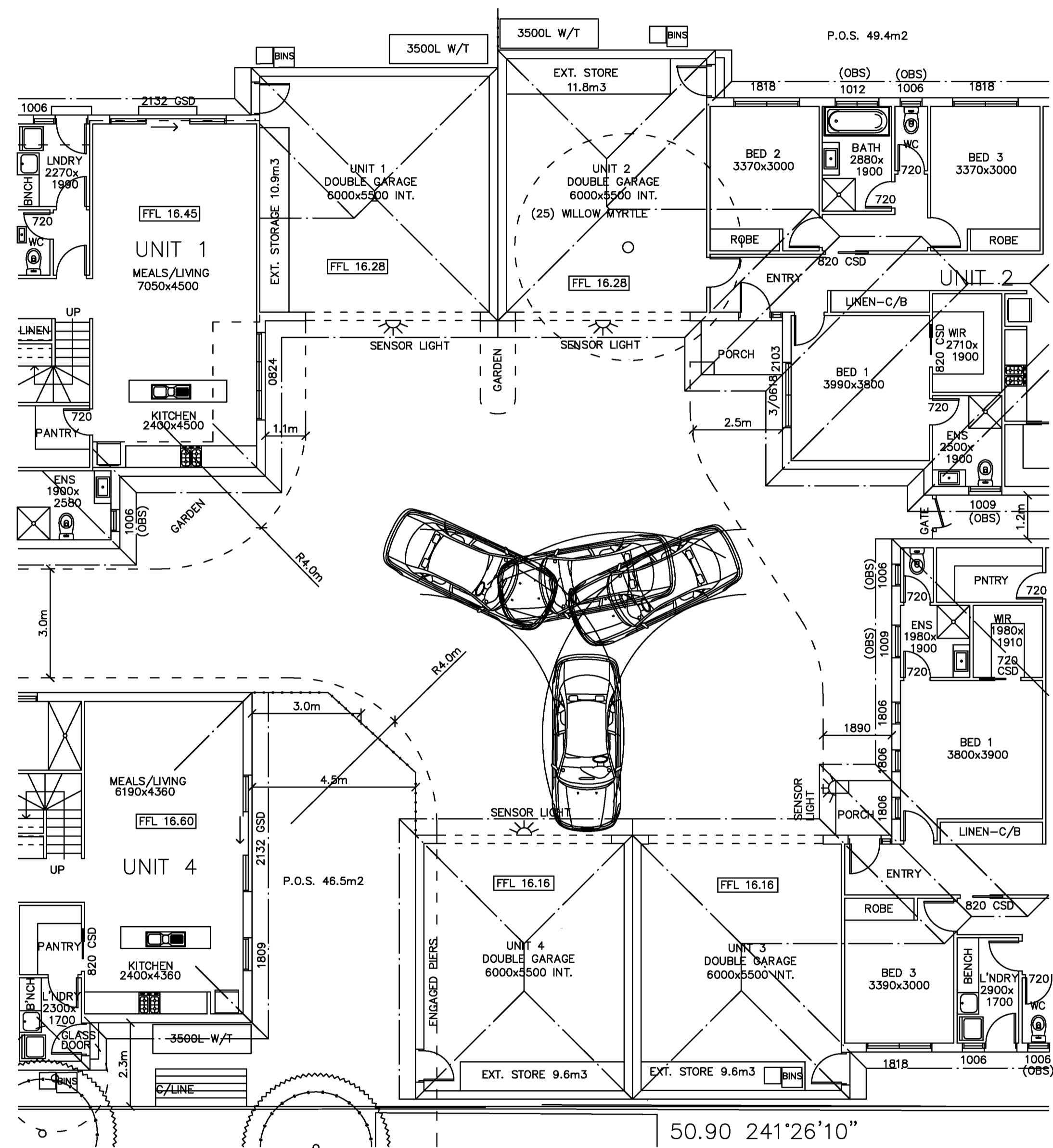
AMENDMENT		DRAWN
DATE	REASON	
20/09/24	RFI AMENDMENTS	AE

PROJECT:	PROPOSED UNIT DEVELOPMENT FOUR (4)	A1
CLIENT:		DRAWN AE DATE 29/05/23 SCALE 1:100 ISSUE: []
ADDRESS:	6-8 SALISBURY STREET LANG LANG	CHECKED SHEET 15 OF 16

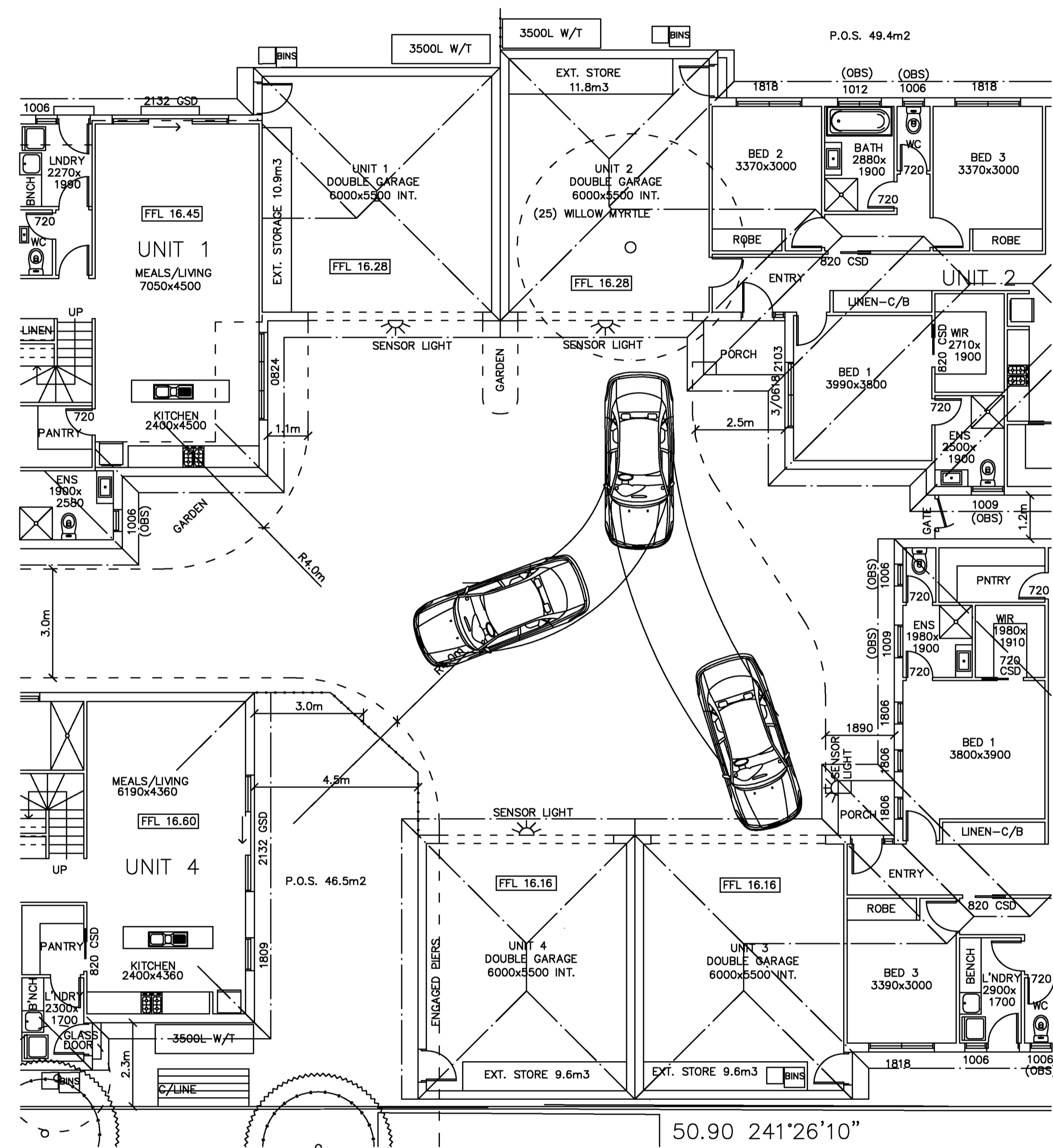
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SITE/VEHICLE MOVEMENT – UNIT 4



SITE/VEHICLE MOVEMENT – UNIT 3

SITE/SWEPT PATH DIAGRAMS

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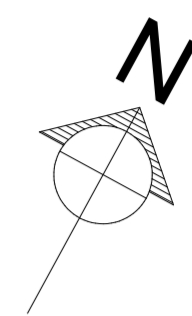
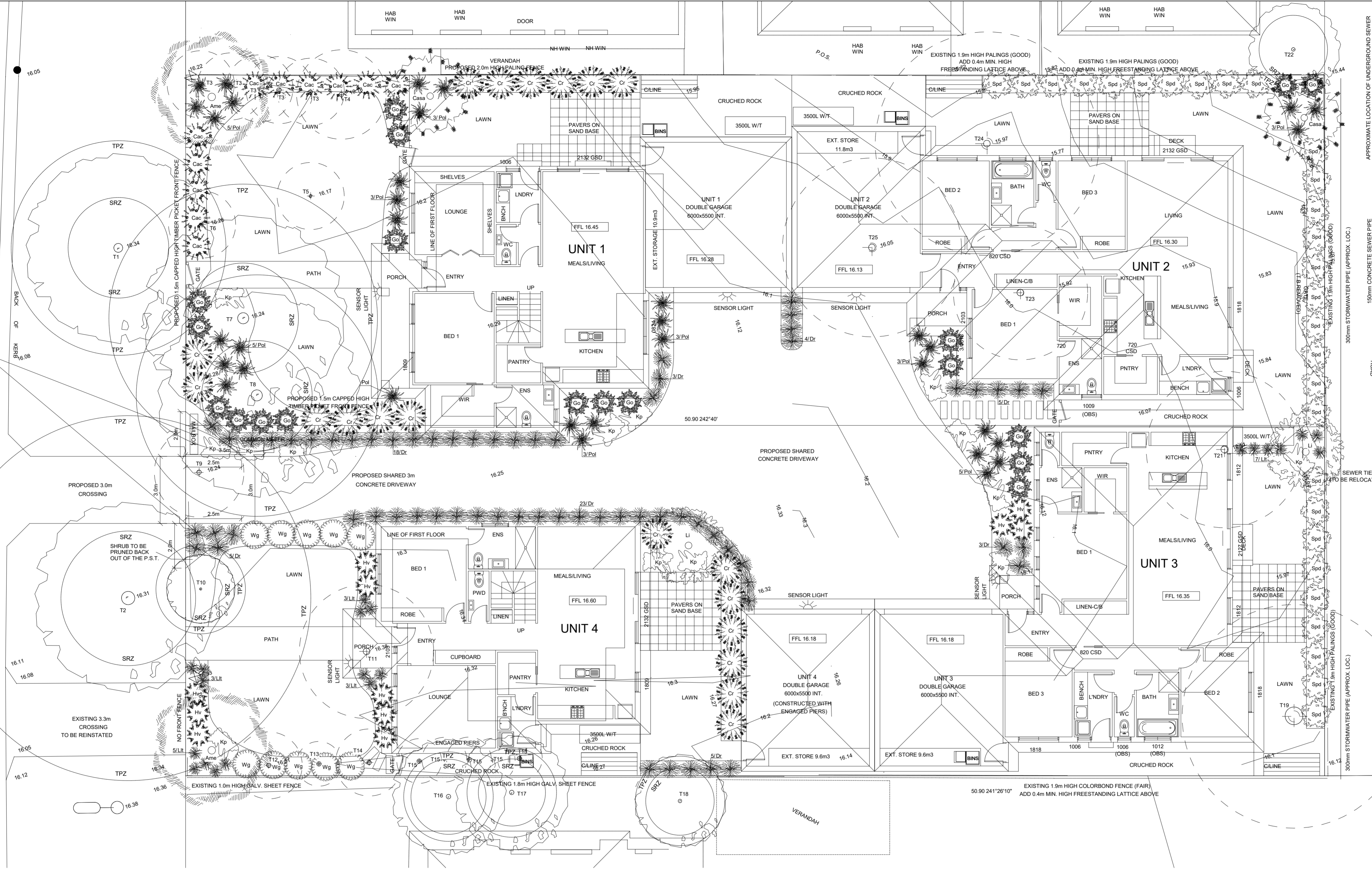
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CLIENT:	[REDACTED]	DRAWN AE DATE 29/05/23 SCALE 1:100 ISSUE: [B]
ADDRESS:	6-8 SALISBURY STREET LANG LANG	CHECKED SHEET 16 OF 16

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SALIBURY STREET

"CORNER SPAY TO BE AT LEAST 50% CLEAR OF USUAL OBSTRUCTIONS EXTENDING AT LEAST 2m ALONG THE FRONTAGE FROM THE EDGE OF THE LANE FROM THE FRONTAGE. LANDSCAPING AND TREE BOXES MUST NOT EXCEED 600mm HIGH WITHIN CORNER SPAY."

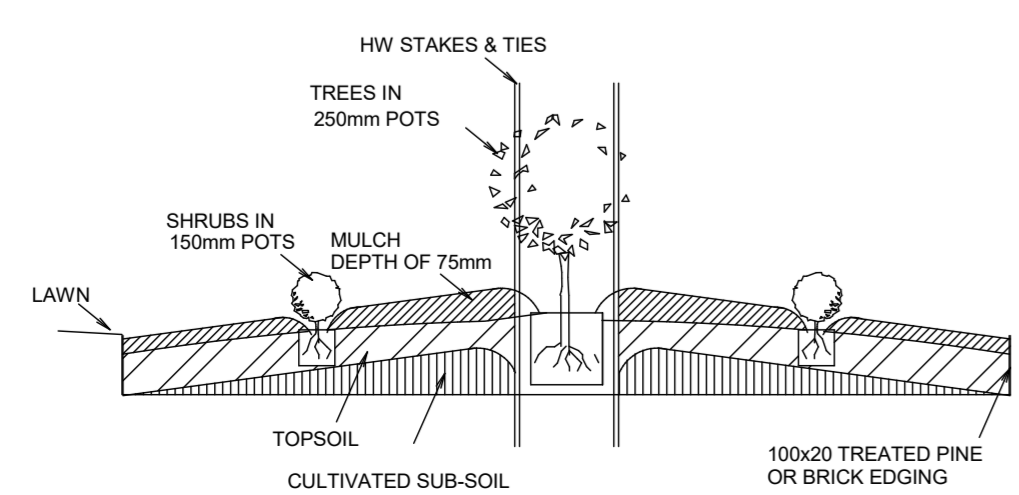
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Proposed Plants

Abbreviation	Botanical Name	Common Name	Height	Width	Pot Size/Height	Qty
Arne	Acacia melanoxylon	Blackwood	12-15m	5-7m	1.0m in height	2
Cac	Callistemon Captain Cook	Bottlebrush	2.0m	1-1.5m	150mm	11
Casa	Callistemon salignus	Willow Bottlebrush	7-8m	3-4m	1.0m in height	2
Cor	Correa reflexa	Native Fuchsia	1.5-2m	1-1.5m	150mm	19
Dr	Dianella revoluta	Black-anther Flax Lily	0.8m	0.8m	75mm	66
Go	Goodenia ovata	Hop Goodenia	1.0m	1.0m	150mm	19
Hv	Hardenbergia violacea	Mini Ha Ha	0.5m	1.0m	150mm	11
Kp	Kennedia prostrata	Running Postman	0.1m	1.0m	150mm	14
Li	Lagerstroemia indica Natchez	Crape Myrtle	8.0m	4-6m	1.0m in height	2
Lit	Lomandra longifolia Tanika	Mat Rush	0.6m	0.6m	75mm	21
Pol	Poa labillardiera	Tussock Grass	0.8m	1.0m	75mm	34
Spd	Syzygium paniculatum Dwarf	Aussie Compact Lilly Pilly	3.0m	1-1.5m	150mm	29
Wg	Westringia Glabra Cadabra	Westringia	2.0m	1-1.5m	150mm	10

All canopy trees to be a minimum of 1.0m in height at planting.



TYPICAL GARDEN BED

Existing Plant Schedule

No	Name	Height	Spread	Status
T1	Lagunaria patersonii	7.0m	8.0m	Retain
T2	Melaleuca linarifolia	7.0m	8.0m	Retain
T7	Lophostemon confertus	12.0m	9.0m	Retain
T8	Allocasuarina torulosa	13.0m	9.0m	Retain
T10	Viburnum tinus	2.0m	3.0m	Retain
T16	Magnolia sp	7.0m	5.0m	Retain
T17	Ginkgo biloba	8.0m	5.0m	Retain
T18	Koeleruteria paniculata	5.0m	4.0m	Retain
T20	Eucalyptus radiata	14.0m	12.0m	Retain
T22	Prunus persica	4.0m	4.0m	Retain
T3	Duranta repens	4.0m	3.0m	Remove
T4	Coprosma repens	4.0m	4.0m	Remove
T5	Callistemon citrinus	3.0m	3.0m	Remove
T6	Polygala myrtifolia	3.0m	3.0m	Remove
T9	Cotoneaster sp	4.0m	4.0m	Remove
T11	Callistemon sp	7.0m	6.0m	Remove
T12	Callistemon sp	7.0m	3.0m	Remove
T13	Pittosporum crassifolium	6.0m	2.0m	Remove
T14	Juniperus sp	6.0m	3.0m	Remove
T15	Mixed Shrubs	2.0m	2.0m	Remove
T19	Syzygium paniculatum	14.0m	10.0m	Remove
T21	Liquidambar styraciflua	10.0m	7.0m	Remove
T23	Agonis flexuosa	5.0m	6.0m	Remove
T24	Melaleuca armillaris	9.0m	10.0m	Remove
T25	Agonis flexuosa	8.0m	8.0m	Remove

Vegetation to be removed due to poor health, environmental weed or location to the proposed development.

Notes:

- Cleaning:** Clean the site of debris and weeds.
- All weeds to be removed** prior to subgrade preparation, topsoiling and planting works.
- Grading and Drainage:** In areas with existing topsoil that are going to be paths or paved areas the topsoil can be excavated (unless in tree protection areas) and stockpiled - to be later used on garden beds.
- Grade the area into garden beds and lawn or gravel areas. Garden beds should be edged with sustainably sourced materials eg treated plantation pine.
- Check the drainage of the area by running a sprinkler for 5 - 10 minutes (check water restrictions) and look where the water flows, noting any water tracks or ponding in areas. Adjust grading accordingly. Paths, lawn or gravel areas and garden beds should all drain towards a drainage grate, pit, trench or raingarden.
- Improving soils:** Hard clay sub soils can be fractured or ripped to break them up without destroying their structure. This can be done in small areas with vertical action by a garden fork or spade and subsequent placement of organic material into the vertical spaces. This should be topdressed with topsoil and organic mulch added over the top. Heavy clay soils may need the addition of gypsum to manufacturer's specifications.
- Garden beds with existing soil can be prepared with the addition of organic material such as well rotted manures or materials from plant and animal sources that are sold as soil improvers or compost and prepared to AS 4454 - 2003. These can just be top dressed (placed over the top of the soil) and then covered with mulch. If there is no existing topsoil left then imported topsoil that complies with AS 4419 - 2003 should be used as well as organic mulch.
- Soil excavation should not be carried out in Tree Protection Zones.
- Clay based soils should never be cultivated in any way when they are wet.
- Use of plastic weed mats, either solid or woven are inappropriate as they deprive soil of oxygen.
- Garden beds should be mulched to a depth of 75 - 100mm with a sustainably sourced material with a particle size of 10-50mm.
- Planting holes to be of sufficient depth and to accommodate the rootball.
- Stakes and ties to be provided where needed.
- Plants to be watered to alleviate air pockets and to consolidate soil around rootball.
- A 9 month slow release fertilizer to be applied at planting at the manufacturer's specification.
- Lawns and edges to be mowed and trimmed regularly.
- Trees and shrubs to be trimmed and pruned as required.
- The contractor shall establish and maintain the landscaping works through watering, fertilizing, cultivation, top dressing, weeding, pest & disease control, pruning, re-mulching and maintaining a neat and tidy site to Responsible Authorities Requirements.
- Owner & Builder:** Rosewood Horticultural Services shall not be liable for any damage caused by the existing vegetation retained on and surrounding the site, it is the sole responsibility of the owner or builder.

Landscape Contractor's
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 arrangements for repairs. All costs for this shall be borne by the contractor.

Vegetation Protection

- Tree Protection Zones must be established in accordance with Constructive Arboriculture, Pre-Development Vegetation Impact Assessment, prepared by Adam Hamilton, dated March 2023, to the satisfaction of the Responsible Authority:
- No vehicular or pedestrian access
 - The existing soil level must not be altered either by fill or excavation;
 - The soil must not be compacted or the soil's drainage changed;
 - No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored;
 - No storage of equipment, machinery or material is to occur;
 - Erection of solid chain mesh or similar type fencing at a minimum height of 1.8 metres in height held in place with concrete feet.
 - Nothing what so ever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.
 - Tree roots greater than 40mm must not be severed or injured;
 - Signage placed around the perimeter of the fencing identifying the area as a Tree Protection Zone. The signage should be visible from within the development, with the lettering complying with Australian Standard AS 1319.
 - Mulching across the surface of the Tree Protection Zone to a depth of 100mm.
 - No trenching is allowed within the TPZ for the installation of utility services unless tree sensitive installation methods such as boring have been approved by the Responsible Authority.
 - Where construction is approved within the Tree Protection Zone, fencing and mulching should be placed at the outer point of the construction area.

Tree protection must be carried out in accordance with the Australian Standard AS 4970-2009 Protection of trees on development sites.

All tree pruning is to be carried out by a qualified and experienced arborist who has a thorough knowledge of tree physiology and pruning methods. Pruning must be carried out in accordance with Australian Standard AS4373-2007 Pruning of Amenity Trees.

ROSEWOOD HORTICULTURAL SERVICES 4 GOLDTHORP CRT FRANKSTON SOUTH 3199 PHONE 5971 2627	ADDRESS 6-8 Salisbury Street Lang Lang	DATE Oct '24
	DRAWING TITLE Landscaping Plan	SCALE 1 : 100