

5.2 T200589 - Development of the land for six (6) dwellings at 48 James Street, Lang Lang VIC 3984

Responsible GM: Peter Benazic
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Recommendation(s)

That a Refusal to Grant Planning Permit T200589 be issued for the Development of the land for six (6) dwellings at 48 James Street, Lang Lang VIC 3984 on the following grounds:

- Inconsistent with the existing and preferred character of the area
- Inconsistent with the Neighbourhood Residential Zone
- Unreasonable amenity impacts to existing and future residents
- Inconsistency with State and Local Planning Policy, including Clause 55 (ResCode) and the Lang Lang Township Strategy

Attachments

1. Locality Map [5.2.1 - 1 page]
2. Development Plans & Reports [5.2.2 - 60 pages]
3. CONFIDENTIAL - T 200589 PA - Objection 1 [5.2.3 - 1 page]
4. CONFIDENTIAL - T 200589 PA - Objection 2 [5.2.4 - 2 pages]
5. CONFIDENTIAL - T 200589 PA - Objection 3 [5.2.5 - 1 page]
6. CONFIDENTIAL - T 200589 PA - Objection 4 [5.2.6 - 4 pages]

Executive Summary

APPLICATION NO.:	T200589
APPLICANT:	Southern Planning Consultants
LAND:	48 James Street, Lang Lang VIC 3984
PROPOSAL:	Development of the land for six (6) dwellings
PLANNING CONTROLS:	Neighbourhood Residential Zone Schedule 1
NOTIFICATION & OBJECTIONS:	<p>Pursuant to Section 55 of the <i>Planning and Environment Act 1989</i>, the application was advertised by the placing of a sign on site and notices in the mail to adjoining property owners.</p> <p>Four (4) objections have been received to date.</p>
KEY PLANNING CONSIDERATIONS:	<p>Clause 55 – Rescode</p> <p>Neighbourhood character</p> <p>Neighbourhood Residential Zone</p> <p>Side and rear setbacks</p>

	Dwelling density Integration with the street Amenity Lang Lang Township Strategy
RECOMMENDATION:	Refuse

Background

The subject site is located on the east side of James Street, approximately 600 metres from the Lang Lang shopping strip on Westernport Road to the northwest. The site is irregular in shape with a frontage to James Street of 15.0m and a depth ranging between 64.4m and 81.2m. It is 2,416sqm in size and currently contains a single storey brick residence, detached galvanised iron garage, and a small garden shed. The site is located in an established residential area of Lang Lang.

It is proposed to demolish the existing dwelling and remove several of the trees to develop the land with six dwellings.

There have been no recent previous planning permits on this site.

Subject Site



The site is located on the eastern side of James Street, Pakenham and is known as Lot 30 on Plan of Subdivision 210097B.

A crossover is located on the northern part of the frontage and there is a 3m wide drainage and sewerage easement in the north corner of the property.

The site currently contains a single storey brick residence, detached galvanised iron garage, and small garden shed.

The topography of the land is relatively flat with a cluster of trees located to the southeast corner and a few scattered trees elsewhere.

Due to the orientation and irregular shape of the lot, the boundaries will be referred to as follows throughout this report:



The main characteristics of the surrounding area are:

North/north-western (side):

- Directly north/northwest of the site is 46 James Street which is 1075sqm in size containing a single storey weatherboard dwelling with a detached galvanised iron garage to the rear of the dwelling. The dwelling is set back 9.0m from the street and is approximately 1.0m from the southern side boundary and a generous 8.3m from the northern side boundary. Secluded private open space is located in the southeast part of the allotment.

South/southwestern (side):

- 50 James Street is the immediate neighbour to the subject site facing the same street and is 1004sqm in size containing a single storey weatherboard dwelling with small garden shed. The dwelling is set back 7.0m from the street and is 4.7m from the northern side boundary and 5.9m from the secondary street (Langley Boulevard). Secluded private open space is located in the eastern part of the allotment.

North-eastern/south-eastern (rear):

- Directly northeast of the site is 22 and 24 Papley Avenue which are similarly sized residential allotments containing a single storey brick dwelling each. Their secluded private open space is located to the rear, to the west of the allotments.
- The properties on Alloway Street to the southeast (number 1, 3 and 5) are similarly sized residential allotments all containing a single storey brick dwelling with secluded private open space to the rear in the northern part of the allotments.
- Number 7 and 9 Alloway Street to the southeast are vacant residential allotments.

Western (front):

- Directly west of the site is the access road (James Street). Across the road are similarly sized residential allotments all containing single storey brick dwellings. Street setbacks for these dwellings range between approximately 7.8m and 10.5m.

More broadly in the area, dwellings are predominantly single storey and constructed of brick or weatherboard. Multi-dwelling allotments are uncommon in the area and are typically two to three dwellings on an allotment. Multi-dwelling allotments are typically designed such that they appear as a single dwelling from the street frontage by siting additional dwellings well behind the front dwelling.

Westernport Road is approximately 500m to the north with the Lang Lang shopping strip on Westernport Road approximately 600m away.

Further to the east of the site beyond the nearby residential development is rural/agricultural land zoned for Farming Zone, Rural Conservation Zone, and Green Wedge Zone. Lang Lang Sands (quarry) is located beyond these rural areas, approximately 950m from the subject site.

Relevance to Council Plan

2.1 Our Community - Our diverse community requirements met

2.1.2 Promote access to and encourage, a mix of housing types to cater for the varying needs of people in the Cardinia community.

3.3 Our Environment - Enhanced natural environment

3.3.2 Reduce Council's energy consumption and help the community to do likewise.

3.5 Our Environment - Balanced needs of development, the community and the environment

3.5.2 Plan for the development of the urban growth area with a mix of residential, commercial, employment, recreational and community activities to meet the needs of our growing community in a sustainable way.

3.5.3 Provide for the sustainable development of rural townships while taking into account their existing character and community needs.

Proposal

Approval is sought for the development of the land for six (6) single storey dwellings with low pitched tile roofs. Each dwelling includes three bedrooms, an open plan living/meals area and is provided with an attached double car garage.

Site Layout

The site is irregular in shape and access to all six (6) dwellings is proposed by a common driveway along the middle of the site and a common crossover to James Street. Dwelling 1 and Dwelling 2 will be located on the northern portion of the allotment and Dwellings 3, 4, 5 and 6 will be located on the southern portion of the allotment.

The development will be set back from the street 8.5m. The dwellings are orientated to face the common driveway between them (with the exception of Dwelling 1), with Dwelling 1 and Dwelling 6 being the most visible from the street frontage.

The development will have an overall height ranging from 4.6m (dwelling 1) and 4.9m (dwelling 2) with the other dwellings ranging in height between those values.

The proposed dwellings provide a design incorporating weatherboard cladding and render in light brown and black/grey palettes. Each dwelling is articulated with a visible covered entry to the dwelling and garage recessed behind the front line of the dwelling.

Visitor Parking and Access:

Each dwelling is provided with an attached enclosed double car garage and one visitor parking space is provided at the beginning of the common driveway. The existing crossover will be removed and relocated to the south of the frontage.

Site Coverage:

The details of the proposed dwellings are as follows:

Dwelling	Building footprint	Private Open Space
1	166.6	50.0sqm secluded private open space with a minimum dimension of 7.2m. The secluded private open space is south-facing with Dwelling 1 on the northern and western sides of the space.
2	166.4	122.0sqm secluded private open space with a minimum dimension of 11.4m. The secluded private open space is east and north-facing with Dwelling 2 on the western side of the space.
3	158.0	54.0sqm secluded private open space with a minimum dimension of 5.0m. The secluded private open space is south-facing with Dwelling 3 on the northern side of the space.
4	158.0	54.0sqm secluded private open space with a minimum dimension of 5.4m. The secluded private open space is south-facing with Dwelling 4 on the northern side of the space.
5	158.0	65.0sqm secluded private open space with a minimum dimension of 5.4m. The secluded private open space is south-facing with Dwelling 5 on the northern side of the space.
6	162.8	115.0sqm secluded private open space with a minimum dimension of 10.8m. The secluded private open space is south-facing with Dwelling 6 on the northern side of the space and the neighbouring garden shed on part of the western side of the space.

The overall site coverage of the development is 965.0sqm (39.9% of the site). The development provides 1061.0sqm of permeable space (43.9% of the site). The garden area provided is 1024.0sqm (42.4% of the site).

Setbacks

The development is set back 8.5m from the street, between 1.2m and 2.7m from the north/north-western side boundary, between 1.8m and 6.8m from the southern/western side boundary, between 4.0m and 9.8m from the south-eastern rear boundary and between 2.2m and 11.4m from the north-eastern rear boundary.

Landscaping and Vegetation

Thirteen (13) of the existing trees will be removed, primarily from the cluster of trees at the rear fence line, to accommodate the proposed development. The mature tree within the front setback of the existing dwelling will be retained and accommodated within the secluded private open space of Dwelling 1. Some of the trees within the cluster of trees at the rear fence line will be retained and accommodated within the secluded private open spaces of Dwellings 2, 3, 4, 5 and 6. No street trees will be impacted.

Approximately 118sqm of garden is provided within the front setback of the development. Smaller areas of landscaping are provided along the common accessway and front of the dwellings. Dwellings 1, 3, 4, 5 and 6 all have south-facing secluded private open space. Dwelling 2's secluded private open space is east-facing.

A landscape plan has not been provided but would form a condition should a permit issue.

There are no front fences proposed. Timber paling fences are provided to each boundary as follows: 1.85m to the northern and north-western boundary, 1.9m to the north-eastern boundary, 1.5m to the south-western boundary, and 1.6 to the southern boundary. The plans indicate that a "high chain wire mesh" is provided to the south-eastern boundary, with no exact height specified. Timber palings 1.8m high are provided between the secluded private open spaces of each dwelling.

Dwelling 1

Dwelling 1 will be located within the front of the allotment and has a building footprint of 166.6sqm. This dwelling contains three bedrooms, an open plan living/meals area and an attached double garage. It is provided with 50.0sqm of secluded private open space with a minimum dimension of 7.2m and is accessible from the living/meals area. The secluded private open space is south-facing and partially enclosed on its western, northern and eastern walls by the dwelling. A tree is provided in this space.

Each of the bedrooms and the living/meals areas accommodate northern sunlight.

Dwelling 2

Dwelling 2 will be attached to the garage of Dwelling 1 and has a building footprint of 166.4sqm. This dwelling contains three bedrooms, an open plan living/meals area and an attached double garage. It is provided with 122.0sqm of secluded private open space with a minimum dimension of 11.4m and is accessible from the living/meals area. The secluded private open space is east and north-facing and bordered on its western side by the dwelling. A tree is provided in this space.

Bed 2, Bed 3 and the living area will accommodate northern sunlight. The master bedroom and part of the meals area have south-facing windows.

Dwelling 3

Dwelling 3 is the fourth and rear-most of the dwellings located within the southern portion of the allotment and has a building footprint of 158.0sqm. This dwelling contains three bedrooms, an open plan/living meals area and an attached double garage. The dwelling is provided with 54.0sqm of secluded private open space with a minimum dimension of 5.0m and is accessible from the living/meals area. The secluded private open space is south-facing and is bordered on its northern side by the dwelling. Four trees are provided within this space.

It is noted on the plans that the bedroom labels are duplicated (there are two B3) which will need to be corrected if a permit should issue. The northern-most Bed 3 will accommodate northern sunlight. The second Bed 3 and part of the living/meals area have either east or west-facing windows, whilst the master bedroom and part of the living/meals areas have south-facing windows.

Dwelling 4

Dwelling 4 is the third of the dwellings located within the southern portion of the allotment and has a building footprint of 158.0sqm. This dwelling contains three bedrooms, an open plan/living meals area and an attached double garage. The dwelling is provided with 54.0sqm of secluded private open space with a minimum dimension of 5.4m and is accessible from the

living/meals area. The secluded private open space is south-facing and is bordered on its northern side by the dwelling. Two trees are provided within this space.

It is noted on the plans that the bedroom labels are duplicated (there are two B3) which will need to be corrected if a permit should issue. The northern-most Bed 3 will accommodate northern sunlight. The second Bed 3 and part of the living/meals area have either east or west-facing windows, whilst the master bedroom and part of the living/meals areas have south-facing windows.

Dwelling 5

Dwelling 5 is the second of the dwellings located within the southern portion of the allotment and has a building footprint of 158.0sqm. This dwelling contains three bedrooms, an open plan/living meals area and an attached double garage. The dwelling is provided with 65.0sqm of secluded private open space with a minimum dimension of 5.4m that is accessible from the living/meals area. The secluded private open space is south-facing and bordered on its northern side by the dwelling. Five trees are provided within this space.

It is noted on the plans that the bedroom labels are duplicated (there are two B3) which will need to be corrected if a permit should issue. The northern-most Bed 3 will accommodate northern sunlight. The second Bed 3 and part of the living/meals area have either east or west-facing windows, whilst the master bedroom and part of the living/meals areas have south-facing windows.

Dwelling 6

Dwelling 6 is the first and frontmost of the dwellings located within the southern portion of the allotment and has a building footprint of 162.8sqm. This dwelling contains three bedrooms, an open plan/living meals area and an attached double garage. The dwelling is provided with 115.0sqm of secluded private open space with a minimum dimension of 10.8m that is accessible from the living/meals area. The secluded private open space is south-facing and bordered on its northern side by the dwelling. Three trees are provided within this space.

It is noted on the plans that the bedroom labels are duplicated (there are two B3) which will need to be corrected if a permit should issue. The northern-most Bed 3 and master bedroom will accommodate northern sunlight. The second Bed 3 and the living/meals area have south-facing windows.

Planning Scheme Provisions

Planning Policy Framework (SPPF)

The relevant clauses of the PPF are:

- Clause 15.01-2S Building Design
- Clause 15.01-5S Neighbourhood Character
- Clause 16.01-1S Housing Supply
- Clause 16.01-2S Housing Affordability
- Clause 18.02-4S Car Parking
- Clause 18.01 Transport

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.03-1 Housing

- Clause 21.03-4 Rural townships
- Clause 21.08-1 Lang Lang

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.06 Car Parking
- Clause 55 Two or more dwellings on a Lot and Residential Buildings
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions

Lang Lang Township Strategy, July 2009

This proposal is affected by Cardinia Shire's Lang Lang Township Strategy, adopted by Council 20 July 2009, in particular:

- Provide for the staged growth of Lang Lang to accommodate a population of 2,083 people by the year 2016 and 2,409 people by the year 2021
- Protect and enhance the 'rural character' of the Lang Lang Township
- Ensure the long term sustainability of the community by providing residential housing for a range of household groups
- Ensure infill residential development is integrated with existing developments and respects the existing character of the township.

The subject site is identified in this strategy under Precinct 5 – New Residential Estates. The Lang Lang Township Strategy outlines a preferred character statement and character guidelines for new development within this precinct, which will be addressed and assessed later in the report.

Zone

The land is subject to the **Neighbourhood Residential Zone – Schedule 1**.

Overlays

The land is not subject to any overlays.

Planning Permit Triggers

The proposal for six dwellings requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.09-6 of the Neighbourhood Residential Zone, a planning permit is required to construct two or more dwellings on a lot. The proposal must also comply with relevant standards of Clause 55 of the Cardinia Planning Scheme. Schedule 1 of the Neighbourhood Residential Zone does not vary any of the requirements of Clause 55.

Public Notification

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site

Council has received four (4) objections to date.

The key issues that were raised in the objections are:

- Housing density
- Loss of privacy
- Devaluation of properties
- Increase number of vehicles in the area
- Visitor parking
- Noise
- Loss of trees as they contribute to shading and wildlife habitat

Referrals

External Referrals

No external referrals were required.

Internal Referrals

Traffic

The application was referred to Council's Traffic team for their comment. Traffic had no objection to the proposal and did not request any conditions.

Engineering

The application was *not* referred to Council's Engineering team. Standard engineering conditions would be applied on any permit issued ensuring appropriate drainage measures on site and connection to existing utility services in the area for each dwelling.

Landscape

The application was *not* referred to Council's Landscape team. Standard landscaping conditions would be applied on any permit issued ensuring the preparation of a landscape plan and the completion and maintenance of landscaping within the development.

Discussion

The application has been assessed against the decision guidelines of all relevant clauses of the Cardinia Planning Scheme and the proposed development is determined to be overall inconsistent with these requirements.

Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF)

A number of state and local policies are relevant to this application that aim to ensure dwelling design achieves attractive and diverse neighbourhoods, and to encourage a diversity in housing, close to activity centres, to meet the needs of future and existing residents.

Clause 15.01-2S (Building Design) seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Clause 15.01-5S (Neighbourhood Character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16.01-1S (Housing supply) seeks to facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.0-1-2S (Housing affordability) seeks to delivery more affordable housing closer to jobs, transport and services.

Clause 18.02-4S (Car Parking) seeks to ensure an adequate supply of car parking that is appropriately designed and located.

Clause 21.03-1 (Housing) provides local context to Clause 16, with an objective to encourage diversity in housing to meet the needs of existing and future residents.

Clause 21.03-4 (Rural townships) provides guidance on the development of Cardinia's rural townships, including Lang Lang, with objectives to provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints and maintaining and enhancing the distinct character and environmental qualities of each of the townships.

Clause 21.08-1 (Lang Lang) provides guidance on the development of the Lang Lang local area and incorporates the Lang Lang Township Strategy with the objective to ensure proposed uses and developments are generally consistent with the Lang Lang Township Strategy, including the Lang Lang Framework Plan.

Lang Lang Township Strategy

The proposal fails to have regard to key objectives in the Lang Lang Township Strategy, including:

- Provide for the staged growth of Lang Lang to accommodate a population of 2,083 people by the year 2016 and 2,409 people by the year 2021
- Protect and enhance the 'rural character' of the Lang Lang Township
- Ensure the long term sustainability of the community by providing residential housing for a range of household groups
- Ensure infill residential development is integrated with existing developments and respects the existing character of the township.

Within the immediate surrounds of the site are all single dwelling allotments with generous setbacks. A few multi-unit developments are located further north up James Street and nearby on Salisbury Street. However, these multi-unit developments consist of two to three dwellings maximum and still maintain generous spacing between the dwellings on site (average 3m approximately) and to neighbouring properties (approximately 3m minimum).

The proposal consists of six dwellings that are all within close spacing of each other (1 metre) or fully attached. Dwellings 1 and 2 are located close to the dwelling on the neighbouring property to the north, being set back between 2.2 and 3m from the dwelling on the abutting property.

The subject site is identified in the Lang Lang Township Strategy under Precinct 5 – New Residential Estates. The character guidelines *relevant* to this application are assessed below. Six of the nine guidelines outlined below are noncompliant.

Guideline	Assessment
Encourage diversity of development styles.	Does not comply. The development provides for six dwellings which are all three bedrooms in very similar layouts and identical colour/material palettes. Whilst this does provide some diversity in the overall area which consists predominantly of single dwelling

	<p>allotments, it is considered too far a departure from the existing character of the area.</p>
<p>Maintain a sense of spaciousness between allotments of the residential areas through:</p> <ul style="list-style-type: none"> • No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge • Providing sufficient open space or garden areas • Retain existing vegetation • Providing of new trees and garden spaces 	<p>Does not comply.</p> <p>A sense of spaciousness is not provided between allotments due to the close proximity of Dwellings 1 and 2 to the northern boundary (1.2m). This is further emphasised by their proximity to the dwelling on the northern property boundary, being set back only between 2.2 and 3m from this dwelling.</p> <p>No front fences are proposed, some existing vegetation is retained, and some new trees are provided. However, the development requires the removal of several large mature trees and five of the six private open spaces of the dwellings are south facing or otherwise partially enclosed by built form blocking northern light and are thus considered insufficient areas of open space.</p>
<p>Maintain a sense of spaciousness between buildings with:</p> <ul style="list-style-type: none"> • Minimum side setback of 2.5m • Providing a minimum front setback of 7m or no less than the average setback of the adjoining two dwellings • Maximum building site coverage of 40% of the lot size 	<p>Does not comply.</p> <p>A sense of spaciousness between buildings is not achieved due to the close proximity of Dwellings 1 and 2 to the northern boundary (1.2m). This is further emphasised by their proximity to the dwelling on the northern property boundary, being set back only between 2.2 and 3m from this dwelling. Furthermore, the dwellings on site are within close spacing of each other (1m) or fully attached.</p> <p>The minimum side setbacks are not achieved, as the development provides side setbacks of 1.2m and 1.9m.</p> <p>The minimum front setback and building site coverage is met.</p>
<p>Maintain continuity of building rhythm along streets with appropriate building frontages.</p>	<p>Does not comply.</p> <p>The streetscape consists predominantly of single dwelling allotments with some two or three dwelling allotments. Of those that are multi-dwelling allotments, the additional dwellings are sited behind the front dwelling and are predominantly hidden behind the built form of the front-most dwelling.</p> <p>The irregular shape of the lot for the subject site and the site layout of a common accessway with dwellings on either side of the accessway breaks up the streetscape rhythm of the appearance of single dwellings. From the streetscape and common accessway, at least three of the dwellings will be easily visible (Dwellings 1, 2 and 6).</p>
<p>Ensure protection and conservation of native vegetation including street trees and roadside vegetation.</p>	<p>Does not comply.</p> <p>The development requires the removal of 13 existing trees of varying values of retention, several of which are mature and healthy. Five other trees will require tree protection fencing to mitigate development impacts.</p> <p>An analysis of the surrounding area particularly within James Street and Salisbury Street indicates that mature vegetation is</p>

	<p>well retained and maintained in this area, contributing to an overall character of well-vegetated properties. This is in contrast to the newer properties developed to the southeast and northeast of the subject site, where allotments are fully cleared of vegetation and the dwelling takes up the majority of the allotment.</p> <p>No street trees are impacted.</p>
Encourage the inclusion of native vegetation and gardens in new developments.	<p>Complies.</p> <p>Of the trees that have been retained, they have been incorporated into the private open spaces of the development.</p>
Maintain a high level of quality in the design and construction of new buildings, as well as a continuity with the character of the areas existing built form.	<p>Complies.</p> <p>The built form of each individual dwelling is consistent with other building styles in the area. Dwellings are single storey and constructed of weatherboard and render with pitched tiled roofs, which complements the dwelling designs in the area which are single storey, brick or weatherboard, and have pitched tiled roofs.</p>
Ensure building height respects the existing character of the surrounding area.	<p>Complies.</p> <p>The building height is consistent with the single-storey nature of the surrounding area.</p>
Residential developments should not include gated street formats but should connect visually and physically to the surrounding areas.	<p>Does not comply.</p> <p>The development presents as predominantly built form that is non-engaging. From the street, the visual would be of driveway, car parking space, high timber palings (from the enclosed secluded private open space of Dwelling 1), garages, and the side of the building (Dwelling 6) with no windows engaging.</p> <p>Only Dwelling 1 engages with the street with its entry and master bedroom windows facing onto the street. Dwellings 2 and 6 would be visible from the street or common accessway but are side-facing.</p>

State and Local Planning Policy

The proposal is not compatible with the residential character of the area due to the number of dwellings, the removal of significant vegetation, the side setbacks, the lack of spacing between the dwellings, and the breaking of the rhythm of the appearance of single dwelling allotments from the street frontage. Furthermore, the site is not well located to shops and public transport where typically higher density developments are encouraged and supported by state and local planning policy.

The number of dwellings proposed is inconsistent with the character of the area. Within the immediate surrounds of the site are all single dwelling allotments with generous setbacks. A few multi-unit developments are located further north up James Street and nearby on Salisbury Street. However, these multi-unit developments consist of two to three dwellings maximum and still maintain generous spacing between the dwellings on site (average 3m approximately) and to neighbouring properties (approximately 3m minimum).

The proposal consists of six dwellings that are all within close spacing of each other (1 metre) or fully attached. Dwellings 1 and 2 are located close to the dwelling on the neighbouring property to the north, being set back between 2.2 and 3m.

The irregular shape of the lot for the subject site and the site layout of a common accessway with dwellings on either side of the accessway breaks up the streetscape rhythm of the appearance of single dwellings. From the streetscape and common accessway, at least three of the dwellings will be easily visible (Dwellings 1, 2 and 6).

The development does not provide greater housing diversity and affordability as each of the six dwellings are three bedrooms, which is typical of bulk standard residential housing. There is no variance in the number of bedrooms or dwellings sizes provided and each is designed with a nearly identical design and the same materials and colours.

Significant vegetation is to be removed, including several trees which are mature and healthy and contribute to a well-vegetated character of the area. An analysis of the surrounding area particularly within James Street and Salisbury Street indicates that mature vegetation is well retained and maintained in this area, contributing to an overall character of well-vegetated properties. This is in contrast to the newer properties developed to the southeast and northeast of the subject site, where allotments are fully cleared of vegetation and the dwelling takes up the majority of the allotment.

Additionally, several of the trees will require tree protection fencing to protect them from development impacts. The remaining trees that are retained are incorporated into the development and some new trees are provided, but this is not considered to be a sufficient replacement for the extensive loss of tree canopy. There is not sufficient replacement planting provided; nor is there room to provide sufficient replacement planting within the development.

Furthermore, the development fails to meet all the objectives of Clause 55 (ResCode). Specifically, the following eight (8) standards/objectives are failed or required to be addressed via condition, which is further discussed in the Clause 55 section below: Standard B1 (Neighbourhood character), Standard B2 (Residential policy), Standard B5 (Integration with the street), Standard B10 (Energy efficiency), Standard B13 (Landscaping), Standard B17 (Side and rear setbacks), Standard B22 (Overlooking), Standard B29 (Solar access to open space).

It also fails to appropriately address Council's local policy for rural townships, including not conforming to the Lang Lang Township Strategy, further discussed in the below sections.

It is considered that the proposal inadequately responds to the above and does not complement the existing or preferred neighbourhood character of the street and surrounding area. The extent of failed Standards under Clause 55 and noncompliance with the Lang Lang Township Strategy is indicative of an overdevelopment of the site.

Neighbourhood Residential Zone – Schedule 1

The purpose of the Neighbourhood Residential Zone is to recognise areas of predominantly single and double storey residential development and manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

Pursuant to Clause 32.09-6, a permit is required to construct two or more dwellings on a lot. The decision guidelines of this zone cover a number of matters such as the purpose of the zone, the requirements of Clause 55, the impact of overshadowing, and the spacing of buildings.

The proposed development does not provide for a diversity of housing types and is not well located to services and public transport. It does not respect the existing or preferred residential character of the area and is inconsistent with the purpose and decision guidelines of the Neighbourhood Residential Zone.

The surrounding area generally consists predominantly of single dwelling allotments that are single storey and constructed of brick or weatherboard. Multi-dwelling allotments are

uncommon in the area and are typically two to three dwellings on an allotment. Multi-dwelling allotments are typically designed such that they appear as a single dwelling from the street frontage by siting additional dwellings well behind the front dwelling. It is considered that the proposal for six dwellings will not fit within this range of development patterns and will be a significant break from the existing character of the area and the preferred character of the area (Lang Lang Township Strategy).

It fails to meet 6 of the 9 relevant character design guidelines for Precinct 5 in Council's Lang Lang Township Strategy including guidelines for dwelling diversity, sense of spaciousness between buildings and allotments, continuity of building rhythm, retention of vegetation, and integration with the street.

It also fails to meet the requirements of Clause 55, as discussed in the below sections. Furthermore, the subject site is considered to be located too far from shops (600m) and public transport (none anywhere nearby) for a development of this density. It is therefore not supported by state and local planning policy.

The Neighbourhood Residential Zone enforces requirements of maximum building height and minimum garden area provisions. The proposal meets these requirements as the building is single storey in height (max height 4.9m) and provides 42.4% of the site as garden area.

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The proposed development is considered inappropriate for the site and surrounds and does not comply with all the relevant objectives and standards of Clause 55. A summary of the assessment of the development against Clause 55 is listed below:

Clause 55.02 Neighbourhood character and infrastructure:

Standard B1 (Neighbourhood character) – Does not comply. The proposed development is not appropriate to the neighbourhood and does not respect the existing or preferred neighbourhood character of the area. The design response does not consider the existing lower-density character of the area where single dwelling allotments are predominant and any multi-unit developments are only two or three dwellings and provide the appearance of a single dwelling from the street frontage. The proposal also fails to address the preferred character of the area as outlined in the Lang Lang Township Strategy. This has been assessed above and found to be noncompliant and does not respect the preferred character of the New Residential Estate areas. The design response does not respect the existing or preferred character of the area.

Standard B2 (Residential policy) – Does not comply. As outlined above, the proposal is overall noncompliant with state and local housing policies as it does not respect the existing or preferred neighbourhood character. The development is located more than 500m from the nearest local shopping centre and does not have access to any public transport within the surrounding area and thus does not satisfy this standard.

Standard B3 (Dwelling diversity) – Not applicable as the development is for fewer than 10 dwellings.

Standard B4 (Infrastructure) – Complies. The development is located within an established residential with access to existing reticulated services. Should a permit issue, standard engineering conditions will ensure that the site is appropriately drained and connected to services to Council's satisfaction.

Standard B5 (Integration with the street) – Does not comply. The development is not integrated with the street as the development presents as predominantly built form that is non-engaging. From the street, the visual would be of driveway, car parking space, high timber palings (from the enclosed secluded private open space of Dwelling 1), garages, and the side of the building (Dwelling 6) with no windows engaging. Only Dwelling 1 engages with the street with its entry and master bedroom windows facing onto the street. Dwellings 2 and 6 would be visible from the street or common accessway but are side-facing.

Clause 55.03 Site layout and building massing:

Standard B6 (Street setback) – Complies. The required street setback is achieved as the development provides a street setback of 8.5m where the required minimum is 8.0m within ResCode and 8.5m within the Lang Lang Township Strategy.

Standard B7 (Building height) – Complies. The development does not exceed the maximum building height of 9 metres as the development is single storey with an overall height ranging between 4.6m (dwelling 1) and 4.9m (dwelling 2) with the other dwellings ranging in height between those values.

Standard B8 (Site coverage) – Complies. The development does not exceed the maximum site coverage of 60% within ResCode or the 40.0% maximum within the Lang Lang Township Strategy as the development has 39.9% site coverage.

Standard B9 (Permeability and stormwater management) – Complies. The development maintains 43.9% permeable space, well within the requirements of 20% of the site. The site is located within an established residential area with availability of connection to reticulated services. Standard engineering conditions would be placed on any permit issued to ensure the site is appropriately drained and serviced to Council's satisfaction.

Standard B10 (Energy efficiency) – Does not comply. The living areas and private open spaces of the dwellings do not have sufficient access to solar energy. Dwellings 3, 4, 5 and 6 all have south-facing secluded private open space and several south-facing windows within the bedrooms and living/meals areas. Dwelling 1 also has south-facing secluded private open space and furthermore has the built form of the dwelling enclosing it on its north-most facing boundary, further shadowing the area. Dwelling 2 is the only unit which would be considered to satisfy this standard fully as it has north-facing secluded private open space and has utilised several north-facing windows within its living areas and bedrooms.

Standard B11 (Open space) – Not applicable as there is no public or communal open space provided within or adjacent to the development.

Standard B12 (Safety) – Complies. The layout of the development sufficiently provides for the safety and security of residents and property. Entrances to dwellings are viewable and accessible from the internal accessway which has good passive surveillance internally from overlooking windows of the dwellings. Private spaces are protected through the use of built form or fencing.

Standard B13 (Landscaping) – Does not comply. The development requires the removal of 13 existing trees of varying values of retention, several of which are mature and healthy. Five other trees will require tree protection fencing to mitigate development impacts. Whilst no street trees are impacted and the remaining trees are incorporated into the new development, there is not sufficient replacement planting provided, nor enough space to incorporate replacement planting, to accommodate for the significant loss of mature vegetation which also contributes to the character of the area (as discussed under the Lang Lang Township Strategy).

Standard B14 (Access) – Complies. The design of the vehicle crossover respects the neighbourhood character as only one crossing is provided and its width does not exceed 40% of the street frontage.

Standard B15 (Parking location) – Complies. Parking facilities are conveniently located and residents are protected from vehicular noise within the development. Each dwelling has a garage that is located immediately adjacent to the dwelling entry or, in the case of Dwelling 1, provided with an internal door directly into the dwelling. All bedroom windows are located a minimum 1.5m from the accessway to minimise vehicular noise.

Clause 55.04 Amenity impacts

Standard B17 (Side and rear setbacks) – Does not comply. The development meets the standard requirement of B17 however does not satisfy the objective of this clause which is to respect the existing or preferred character in terms of side and rear setbacks. A development *should* meet the standards however *must* meet the objectives of Clause 55. It is considered

that the side setbacks are inconsistent with both the existing and preferred neighbourhood character. The existing character of side setbacks is an average of 3.0m within James Street and Salisbury Street, however the side setbacks of the development are a minimum 1.2m to the north-north-western boundary and 1.8 from the southern/western boundary. Furthermore, the development fails to meet the preferred character of side setbacks as outlined in the Lang Lang Township Strategy of a minimum 2.5m.

Standard B18 (Walls on boundaries) – Not applicable as there are no walls on or within 200mm of a side or rear boundary.

Standard B19 (Daylight to existing windows) – Complies. The development allows adequate daylight into existing habitable room windows as it is set back a minimum of 3.1m from the habitable room windows of the dwelling on the abutting allotment (46 James Street).

Standard B20 (North-facing windows) – Complies. The development allows adequate solar access to existing north-facing habitable room windows as it is set back a minimum of 15.4m from the north-facing habitable room windows of the dwelling on the abutting allotment (3 Alloway Street).

Standard B21 (Overshadowing open space) – Complies. The development does not significantly overshadow existing secluded private open space as it is single storey and significantly set back from areas of secluded private open space on abutting allotments.

Standard B22 (Overlooking) – Does not comply. Despite the development being single storey, boundary fencing is not appropriate to prevent overlooking. The southern and western side boundary fencing is only 1.6m and 1.5m high respectively, which is not a sufficient height to prevent overlooking to the abutting property's secluded private open space (50 James Street) once the development is completed with finished floor levels. The south-eastern rear boundary fence is nominated as "high chain wire mesh" which is not a sufficiently obscured material to prevent overlooking to the abutting properties' secluded private open space areas (3 and 5 Alloway Street). Should a permit issue, the boundary fencing should be modified in these areas to be of a sufficient height and material to prevent overlooking – fencing to a minimum height of 1.7m from the finished floor levels of the new dwellings.

Standard B23 (Internal views) – Complies. The development sufficiently limits views into the secluded private open space areas and habitable room windows within the development through the provision of 1.8m high timber paling internal fencing between the dwellings.

Standard B24 (Noise impacts) – Complies. The extent of noise expected is to be of a typical residential level and there are no significant noise impacts nearby the development.

Clause 55.05 On-site amenity and facilities

Standard B25 (Accessibility) – Complies. The dwelling entries are ground floor and are easily accessible for people with limited mobility.

Standard B26 (Dwelling entry) – Complies. Each dwelling is provided with its own sense of identity through the provision of a sheltered entryway that is easily identifiable from the street or shared accessway.

Standard B27 (Daylight to new windows) – Complies. New habitable room windows within the development are provided with sufficient daylight by virtue of their facing directly to the outdoors where there is a minimum area of 3 square meters and dimension of at least 1 metre clear to the sky.

Standard B28 (Private open space) – Complies. The areas of private open space are of sufficient size and minimum dimension to be useable and adequate. Specifically, each dwelling is provided with secluded private open space areas as follows (Dwelling x (area of private open space / minimum dimension) : Dwelling 1 (50.0sqm / 7.2m), Dwelling 2 (122.0sqm / 11.4m), Dwelling 3 (54.0sqm / 5.0m), Dwelling 4 (54.0sqm / 5.4m), Dwelling 5 (65.0sqm / 5.4m), Dwelling 6 (115.0sqm / 10.8m).

Standard B29 (Solar access to open space) – Does not comply. The development does not provide suitable solar access to areas of secluded private open space throughout the development. Specifically, Dwellings 3, 4, 5 and 6 all have south-facing secluded private open space. Dwelling 1 also has south-facing secluded private open space and furthermore has the built form of the dwelling enclosing it on its north-most facing boundary. Dwelling 2 is the only unit which would be considered to satisfy this standard fully as it has north-facing secluded private open space.

Standard B30 (Storage) – Complies. Each dwelling is provided with adequate storage space in the form of a minimum 6 cubic metres accessible within the garage areas.

Clause 55.06 Detailed design

Standard B31 (Design detail) – Complies. The design of each dwelling complements the existing built form in the area. The dwellings are single storey and constructed of weatherboard and render with pitched tiled roofs, which complements the dwelling designs in the area which are single storey, brick or weatherboard, and have pitched tiled roofs. The design of the dwellings also satisfies the requirements for design detail outlined within the Lang Lang Township Strategy.

Standard B32 (Front fences) – Not applicable as no front fences are proposed.

Standard B33 (Common property) – Complies. The site is designed such that car parking areas, the common accessway, and site facilities are practical, attractive and easily maintained and will avoid future management difficulties in areas of common ownership. Public and private areas within the development are clearly delineated through the use of built form and internal fencing to separate these areas. The common accessway is sufficiently wide enough to enable the residents of each dwelling to enter and exit in a forward direction, and the visitor parking area is easily identifiable from the entrance and accessible. Sufficient areas are available for planting and greenery in the common areas to make them attractive and practical to maintain.

Standard B34 (Site services) – Complies. The development is designed that site services can be easily installed and maintained and are accessible and adequate. Bin and recycling areas are set aside within the secluded private open space of each dwelling and mailboxes are located at the front of the property with easy access by Australia Post. Furthermore, each dwelling is provided with either a 2.5L or 3.0L water tank to ease the impact on water services by the development.

Clause 52.06 Car Parking

The proposed development includes two (2) car parking spaces within a double car garage for each of the three-bedroom dwellings which is consistent with this clause. The proposed design has incorporated internal dimensions for the garages and accessway width is consistent with minimum requirements. One visitor car park is provided that is easily identifiable from the street in accordance with requirements. Council's Traffic team have reviewed the plans and provided consent and requested no conditions. As such, the proposal is consistent with the car parking and access requirements of the Cardinia Planning Scheme.

Objector Concerns

Each objector concern is outlined and addressed below:

Housing density

The objectors at 46 James Street and 24 Papley Avenue are concerned about the density of housing within this development.

As has been previously discussed in State and Local Policy sections and under the Clause 55 assessment, it is considered that the density of this proposed development is inappropriate to the character of the area. The design response does not consider the lower-density character of

the area where single dwelling allotments are predominant and any multi-unit developments are only two or three dwellings and provide the appearance of a single dwelling from the street frontage. The proposal has been assessed against the Lang Lang Township Strategy above and found to be noncompliant and does not respect the preferred character of the New Residential Estate areas. The design response does not respect the existing or preferred character of the area.

Loss of privacy

The objectors at 50 James Street and 24 Papley Avenue are concerned about loss of privacy as a result of the development. The objectors at 50 James Street have specifically requested a new 1.95m fence be installed at the cost of the developer to secure their privacy.

As has been previously discussed in the Clause 55 assessment, the development fails Standard B22 (Overlooking). The southern and western side boundary fencing is only 1.6m and 1.5m high respectively, which is not a sufficient height to prevent overlooking to the abutting property's secluded private open space (50 James Street) once the development is completed with finished floor levels. The south-eastern rear boundary fence is nominated as "high chain wire mesh" which is not a sufficiently obscured material to prevent overlooking to the abutting properties' secluded private open space areas (3 and 5 Alloway Street).

In response to the objector at 24 Papley Avenue, the plans demonstrate a 1.9m high timber paling fence to this boundary which will be sufficient to prevent overlooking and loss of privacy.

Should a permit issue, the boundary fencing should be modified in these areas to be of a sufficient height and material to prevent overlooking – fencing to a minimum height of 1.7m from the finished floor levels of the new dwellings.

Devaluation of properties

The objectors at 46 James Street, 50 James Street, 3 Alloway Street and 24 Papley Avenue are concerned about the devaluation of their property.

Devaluation of properties is not a planning consideration.

Increase number of vehicles in the area

The objectors at 46 James Street are concerned about the increase in number of vehicles this development will bring to the area.

The proposed dwellings are three bedroom dwellings which require 2 car parking spaces each in accordance with the table to Clause 56.02 and the provision of 1 visitor car parking space as the development is six dwellings. These car parking areas have been provided on site and are designed such that vehicles can enter and exit in a forward motion and have sufficient dimensions and widths for parking in accordance with the design standards of Clause 56.02. Furthermore, Council's Traffic team have consented to the proposal. As the development meets the requirements and standards of Clause 56.02 (Car Parking) it would be unreasonable to ask for further parking to be provided.

Visitor parking

The objectors at 50 James Street are concerned about sufficient visitor parking for the six new dwellings and wishes to avoid vehicles needing to be parked on the nature strip.

As discussed above, the development provides sufficient and appropriate visitor parking. Property owners are entitled to have their own cars or guest's cars parked in the street. Although the concern is understood, it is unreasonable for this proposal to remedy this as the design meets the requirements for visitor parking under the Planning Scheme.

Noise

The objectors at 46 James Street are concerned about noise.

The level of noise generated by the development will not be different to normal residential noise. Furthermore, the shared accessway is located down the midline of the development and thus the level of vehicular noise to abutting properties will be minimised and sheltered by the built form of the development.

Loss of trees as they contribute to shading and wildlife habitat

The objectors at 46 James Street and 24 Papley Avenue are concerned about the loss of trees as a result of the development. In particular, these trees provide homes to local wildlife and birds and provide significant shading from the intensity of the sun.

As discussed in the Clause 55 assessment and State and Local Planning Policy sections, the extent of tree canopy removal is not acceptable and sufficient replacement planting is not provided. The development requires the removal of 13 existing trees of varying values of retention, several of which are mature and healthy. Five other trees will require tree protection fencing to mitigate development impacts. Whilst no street trees are impacted and the remaining trees are incorporated into the new development, there is not sufficient replacement planting provided, nor enough space to incorporate replacement planting, to accommodate for the significant loss of mature vegetation.

Whilst there are no specific tree or habitat controls applying to this property, the significant loss of tree canopy is considered to be too great in the context of the character of the area. An analysis of the surrounding area particularly within James Street and Salisbury Street indicates that mature vegetation is well retained and maintained in this area, contributing to an overall character of well-vegetated properties. This is in contrast to the newer properties developed to the southeast and northeast of the subject site, where allotments are fully cleared of vegetation and the dwelling takes up the majority of the allotment. There is not sufficient space to incorporate replacement planting without significant changes to the building footprints.

Clause 65 Decision Guidelines

The Application has been assessed against the Clause 65 Decision Guidelines, which requires Council to consider additional factors such as:

- The effect the proposal may have on the orderly planning of the area;
- The amenity of the area, proximity to public land;
- Factors likely to contribute to land degradation;
- The quality of stormwater within and exiting the site;
- Effects on native vegetation;
- Potential hazards;
- The suitability of the land for subdivision; and
- The existing use and possible future development of the land.

The application proposes six (6) single-storey dwellings, a development which is considered to be in an unsuitable location that is inconsistent with the orderly planning of the area as it is a significant increase in density in a location that is not close to amenities and public transportation. Whilst the proposal does not impact upon native vegetation, it does result in significant tree canopy loss reducing the landscape character of the area which is a dominant feature within James Street. Stormwater drainage impacts can be appropriately managed via permit conditions. The amenity of the existing residents in the area and future residents of the

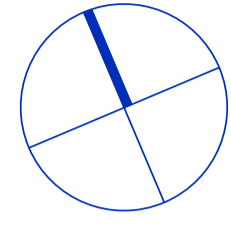
development is considered to be unreasonably impacted by the failure of the design to appropriately address Clause 55 (ResCode), the Lang Lang Township Strategy and State and Local Planning Policy. Therefore, it is considered that the application is inconsistent with the decision guidelines of the applicable planning controls.

Conclusion

The proposed development is inconsistent with the requirements of the Cardinia Planning Scheme and will cause unreasonable detriment to adjoining properties and to the future residents of the development. It is therefore recommended that a Refusal to Grant Planning Permit **T200589** be issued for the **Development of the land for six (6) dwellings at 48 James Street, Lang Lang VIC 3810** based on the following:

1. The proposal is inconsistent with the purpose and decision guidelines of the Neighbourhood Residential Zone in Clause 32.09.
2. The proposal is inconsistent with the existing and preferred character of the area sought by:
 - a. Clause 15.01-5S Neighbourhood Character
 - b. Clause 21.03-4 Rural townships
 - c. Clause 21.08-1 Lang Lang
 - d. Clause 55 (ResCode)
 - e. Lang Lang Township Strategy, July 2009
3. The proposal results in unreasonable amenity impacts to existing and future residents as protected by:
 - a. Clause 15.01-5S Neighbourhood Character
 - b. Clause 21.03-1 Housing
 - c. Clause 21.08-1 Lang Lang
 - d. Clause 55 (ResCode)
 - e. Lang Lang Township Strategy, July 2009
4. Inconsistency with State and Local Planning Policy, including Clause 55 (ResCode) and the Lang Lang Township Strategy as outlined in:
 - a. Clause 55 (Rescode)
 - b. Lang Lang Township Strategy





LEGEND

- PREVAILING WINDS
- PEDESTRIAN ACCESS
- NOISE AND TRAFFIC SOURCE
- DESIRABLE VIEWS FROM THE SITE
- VEHICLE ENTRY TO SITE
- LOCATION OF LOWEST & HIGHEST POINTS ON THE SITE
- SITE FALL

LOCATION TO C.B.D. 87.2 KM TO MELBOURNE

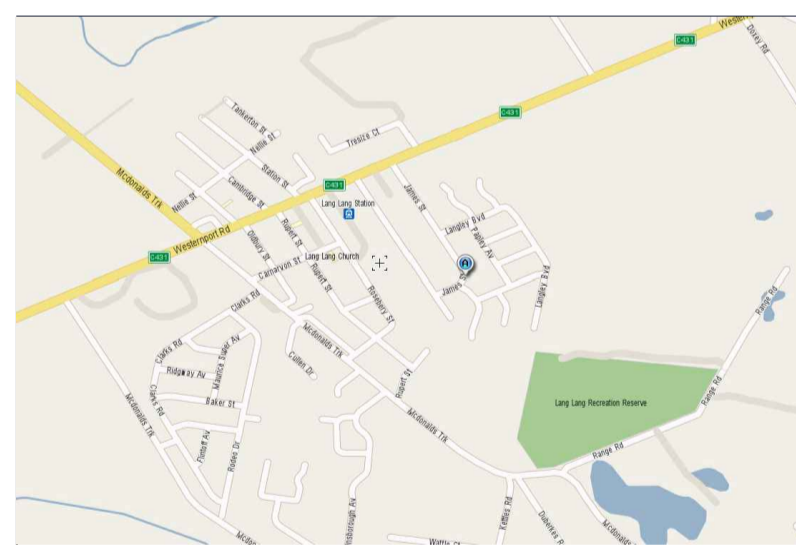
PROXIMITY TO

PARKS	RESERVE	540 M
PRIMARY SCHOOLS	SCHOOL	320 M
SECONDARY SCHOOLS	SCHOOL	11 KM
SHOPS		11 KM
PUBLIC TRANSPORT		
BUS STOP		
TRAIN STATION	STATION	600 M

SITE ANALYSIS PLAN CERTIFICATION

THIS SITE CONTEXT PLAN HAS BEEN PREPARED FROM SITE VISITS, LICENSED SURVEYORS SURVEY & STATUTORY AUTHORITY RECORDS & IS A FAIR REPRESENTATION OF EXISTING CONDITIONS & FEATURES OF THE PROPOSED SUBJECT SITE & SURROUNDING ENVIRONS. FOR THE PURPOSE OF MEDIUM DENSITY DEVELOPMENT AS REQUIRED BY 'RESCODE'. NEIGHBOURS DIMENSIONS AND PLANT SPECIES ARE AS ACCURATE AS POSSIBLE.

SIGNED: REF No: _____
ON BEHALF OF THOMAS ANDERSON DESIGN DATE: _____

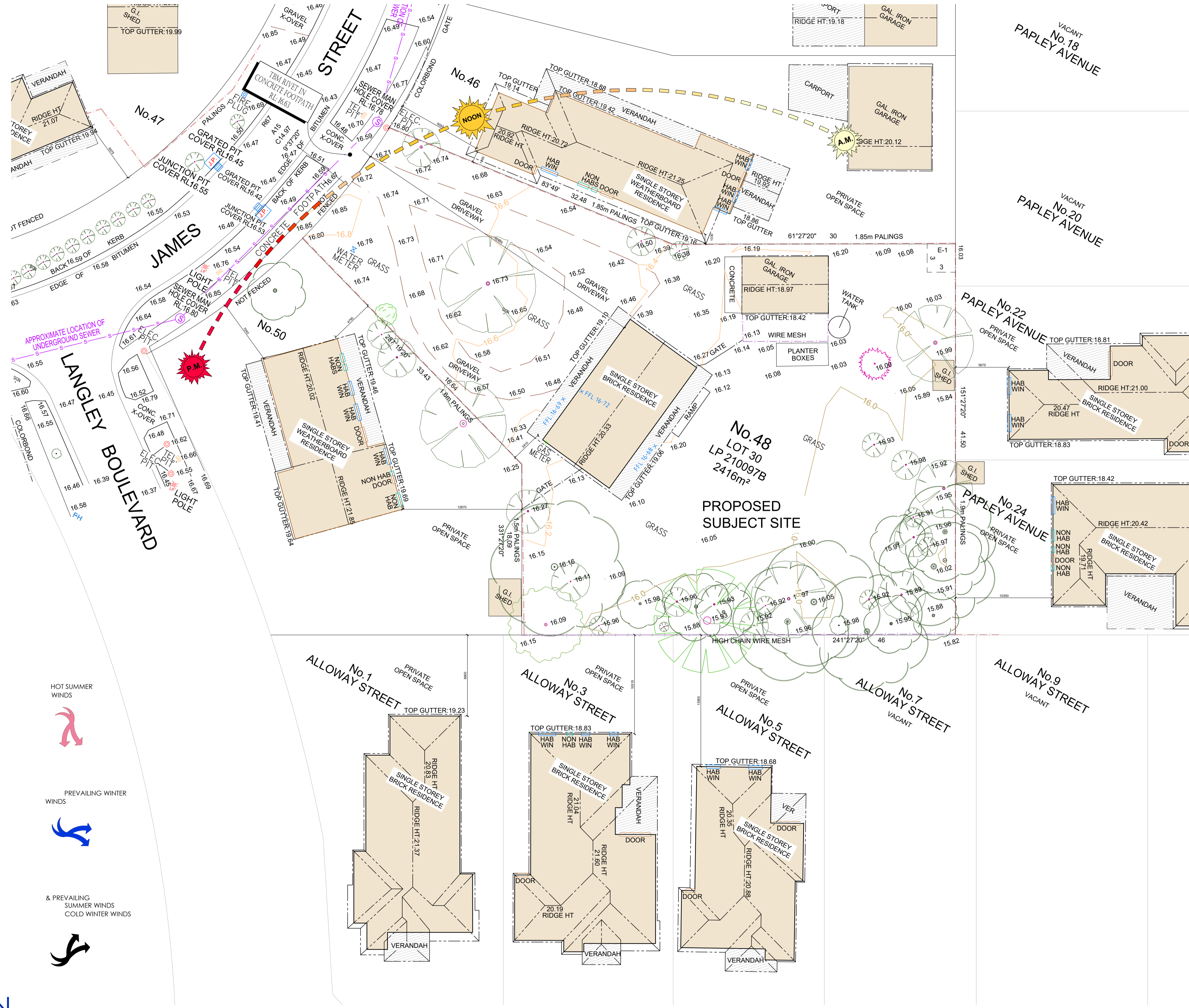


GOOGLE MAP



SITE CONTEXT PLAN

SCALE 1:200



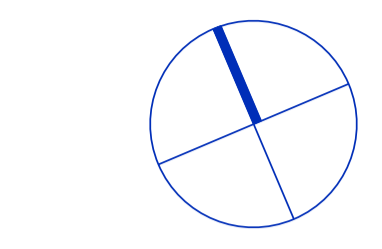
- HOT SUMMER WINDS
- PREVAILING WINTER WINDS
- & PREVAILING SUMMER WINDS COLD WINTER WINDS

PROPOSED RESIDENTIAL DEVELOPMENT

48 James Street, LANG LANG



20-0234
ISSUE TPC
DRAWN: FA
20/06/2020
SHEET SIZE: A1



LEGEND

- SPOS - DIMENSION OVER 3.0M
- POS - DIMENSION UNDER 3.0M POS
- COMMON PROPERTY
- ALL WEATHER SEAL COATING DRIVEWAY
- PERMEABLE PAVING
- PERMEABLE TIMBER DECKING
- NEW CONCRETE CROSSOVER
- EXISTING TREES TO BE RETAINED
- TREE TPZ
- 1.8M HIGH TIMBER PALING FENCE
- EXTENT OF 400MM HIGH LATTICE EXTENSION
- FINISHED FLOOR LEVEL
- FINISHED SURFACE LEVEL (CUT - FILL LEVEL)
- CLOTHES LINE
- SECURITY LIGHT: 'SENSOR LIGHT'
- BOLLARD LIGHT
- TAP
- LETTER BOX
- 2500 L WATER TANK FOR FIREFIGHTING PURPOSES
- REMOTE METER
- RUBBISH AND RECYCLE BIN LOCATION
- RETAINING WALLS
- RETAINING WALL AS PER PLAN TREATED PINE SLEEPER WITH AOC, DRAIN - OR REFER ENG. DESIGN
- COLLAPSABLE COLORBOND SHED IN MUTED TONES ON 100MM CONC. SLAB
- S.P.O.S.
- PROPOSED TREE
- BIN COLLECTION FOOTPRINT
- TREE PROTECTION FENCE

SITE STATISTICS

Total Site Area	2416.0 m2
Total Site Cover	965.0 m2
Total Site Cover Ratio	39.9 %
Driveway Area	390.0 m2
Total Hard Cover Area	1355 m2
Total Hard Cover Ratio	56.1 %
GARDEN AREA	1024.0 m2
Garden Area Ratio	42.4 %

SITE PLAN SCALE 1:200 @ A1



PROPOSED RESIDENCE 01	PROPOSED RESIDENCE 02	PROPOSED RESIDENCE 03, 04, 5	PROPOSED RESIDENCE 06								
STATISTICS		STATISTICS		STATISTICS		STATISTICS					
AREA	m2	sq's	AREA	m2	sq's	AREA	m2	sq's	AREA	m2	sq's
GROUND FLOOR:	124.0	13.3	GROUND FLOOR:	126.0	13.6	GROUND FLOOR:	118.0	12.7	GROUND FLOOR:	123.0	13.2
PORCH:	2.6	0.3	PORCH:	2.4	0.3	PORCH:	2.2	0.2	PORCH:	2.8	0.3
GARAGE:	40.0	4.3	GARAGE:	38.0	4.1	GARAGE:	37.8	4.1	GARAGE:	37.0	4.0
TOTAL:	166.6	17.9	TOTAL:	166.4	17.9	TOTAL:	158.0	17.0	TOTAL:	162.8	17.5

PROPOSED RESIDENTIAL DEVELOPMENT

48 James Street, LANG LANG



20-0234
ISSUE TPC
DRAWN: FA
20/06/2020
SHEET SIZE: A1



- LEGEND**
- S.P.O.S. - DIMENSION OVER 3.0M
 - P.O.S. - DIMENSION UNDER 3.0M/ P.O.S.
 - COMMON PROPERTY
 - ALL WEATHER SEAL COATING DRIVEWAY
 - PERMEABLE PAVING
 - PERMEABLE TIMBER DECKING
 - NEW CONCRETE CROSSOVER
 - EXISTING TREES TO BE RETAINED
 - TREE PIT
 - 1.8M HIGH TIMBER PALING FENCE
 - EXISTING OR REMOVED LATTICE EXTERIOR
 - FINISHED FLOOR LEVEL (ICF - FILL LEVEL)
 - CHORDS LINE
 - SECURITY LIGHT "SENSOR LIGHT"
 - BOLLARD LIGHT
 - SAP
 - LETTER BOX
 - 200L WATER TANK FOR FIRE FIGHTING PURPOSES
 - WASTE METER
 - RUBBISH AND RECYCLE BIN LOCATION
 - RETAINING WALLS
 - RETAINING WALL AS PER PLAN BEARING FIRE SEWER WITH AGCL DRAIN - OR REFER ENG. DESIGN
 - COLLAPSIBLE COLORBOND SHED IN MUTED TONES OR USWA CONC. SHAB
 - S.P.O.S.
 - PROPOSED TREE
 - BIN COLLECTION FOOTPRINT
 - TREE PROTECTION FENCE

PROPOSED RESIDENCE 01			PROPOSED RESIDENCE 02			PROPOSED RESIDENCE 03, 04, 5			PROPOSED RESIDENCE 06		
STATISTICS			STATISTICS			STATISTICS			STATISTICS		
AREA	m ²	sq's	AREA	m ²	sq's	AREA	m ²	sq's	AREA	m ²	sq's
GROUND FLOOR:	124.0	13.3	GROUND FLOOR:	126.0	13.6	GROUND FLOOR:	118.0	12.7	GROUND FLOOR:	123.0	13.2
PORCH:	2.6	0.3	PORCH:	2.4	0.3	PORCH:	2.2	0.2	PORCH:	2.8	0.3
GARAGE:	40.0	4.3	GARAGE:	38.0	4.1	GARAGE:	37.8	4.1	GARAGE:	37.0	4.0
TOTAL:	166.6	17.9	TOTAL:	166.4	17.9	TOTAL:	158.0	17.0	TOTAL:	162.8	17.5

GROUND FLOOR PLAN
SCALE 1:100 @ A0

SITE STATISTICS

Total Site Area	2416.0 m ²
Total Site Cover	965.0 m ²
Total Site Cover Ratio	39.9 %
Driveway Area	390.0 m ²
Total Hard Cover Area	1355 m ²
Total Hard Cover Ratio	56.1 %
GARDEN AREA	1024.0 m ²
Garden Area Ratio	42.4 %

PROPOSED RESIDENTIAL DEVELOPMENT

48 James Street, LANG LANG
LANG LANG

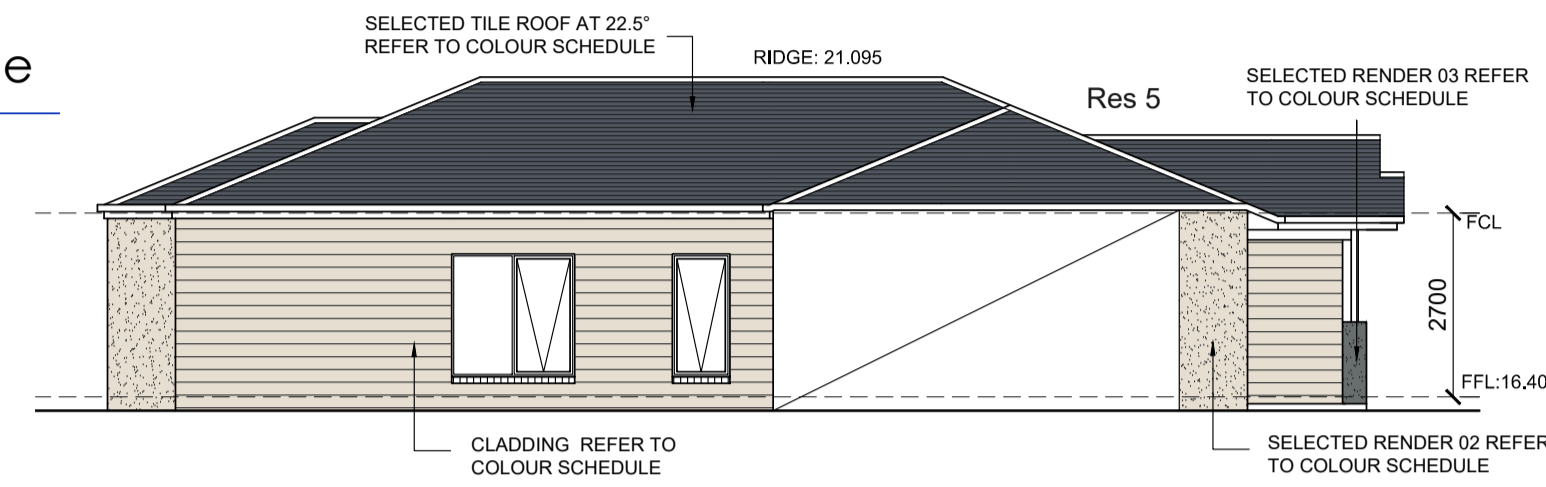
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thomasandersondesign
20-0234
ISSUE TPC
DRAWN: FA
20/04/2020
SHEET SIZE: A1

EAST ELEVATIONS

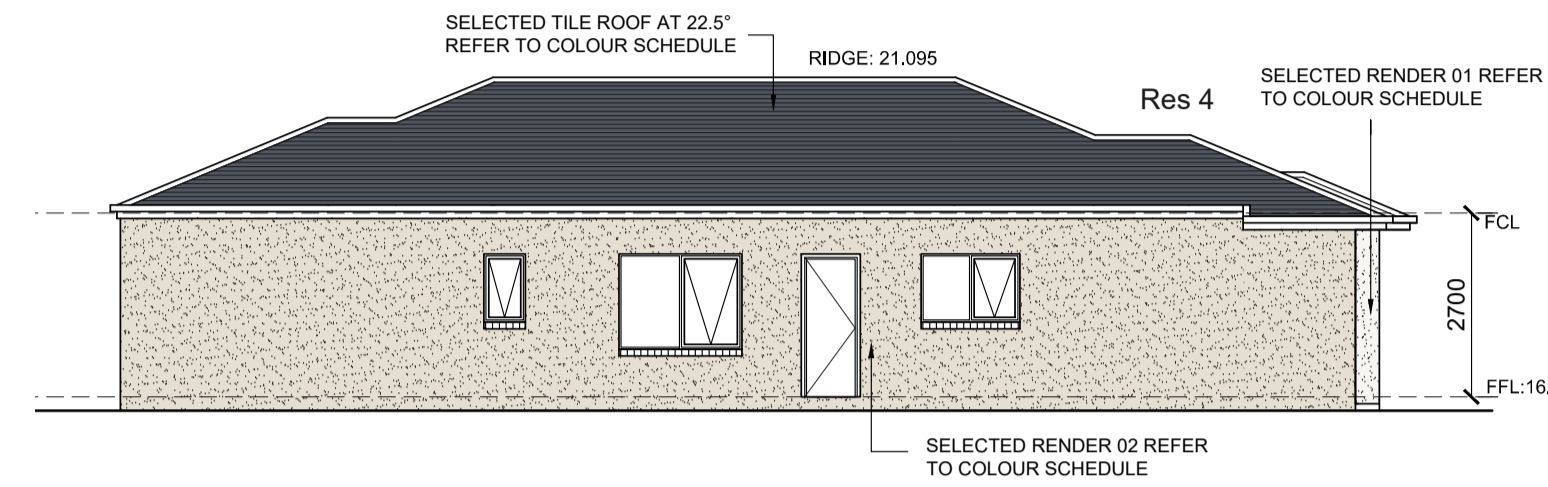
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Material & Colour schedule

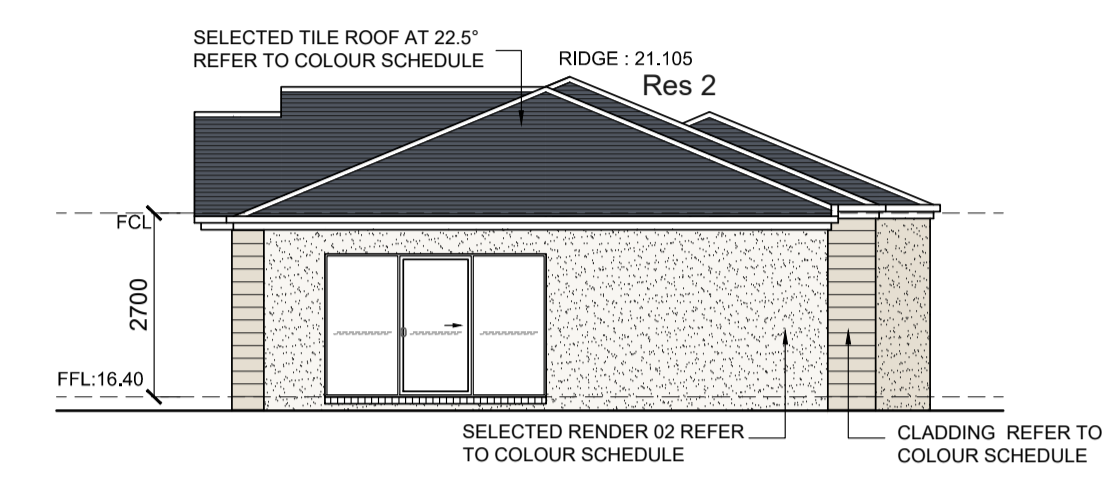
- ROOF COLOUR**
Colour: Charcoal
- RENDER 01**
Colour: EVENING HAZE
- RENDER 02**
Colour: PAPER BARK
- RENDER 03**
Colour: BASALT
- CLADDING**
Colour: DUNE



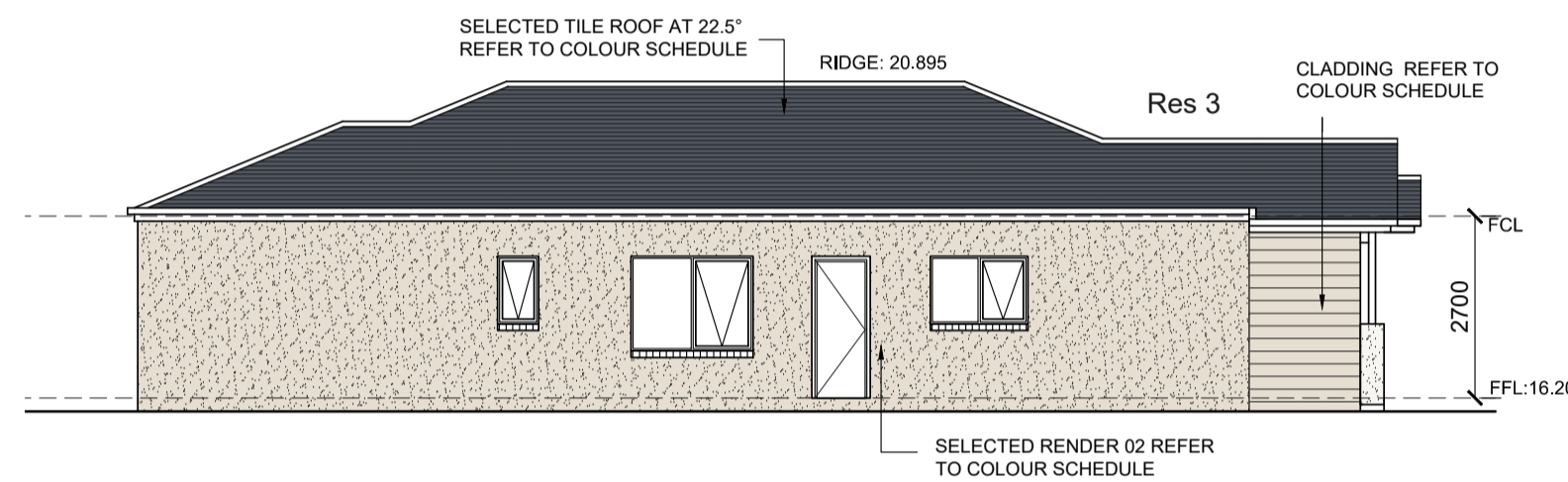
EAST ELEVATION PROPOSED RESIDENCE 05



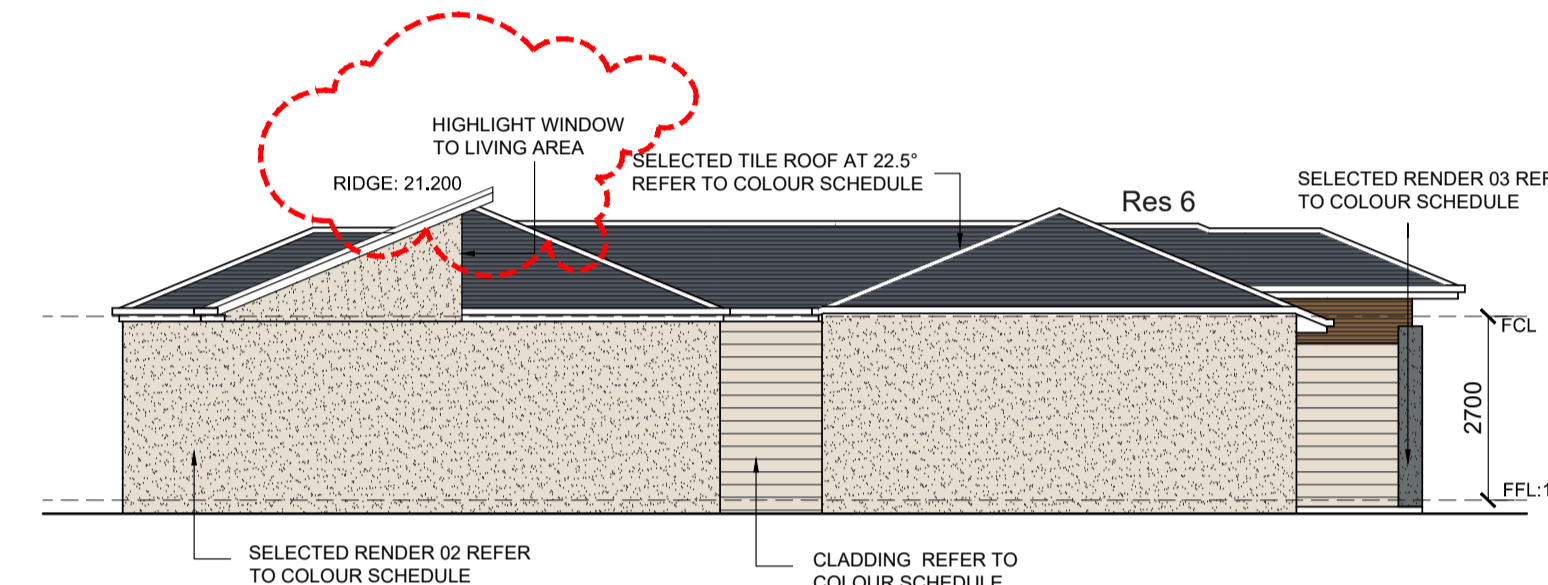
EAST ELEVATION PROPOSED RESIDENCE 04



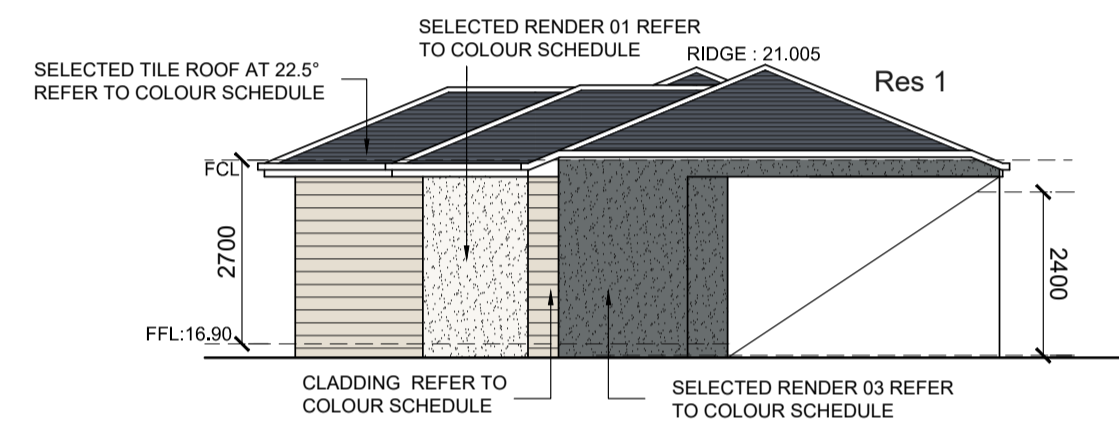
EAST ELEVATION PROPOSED RESIDENCE 02



EAST ELEVATION PROPOSED RESIDENCE 03



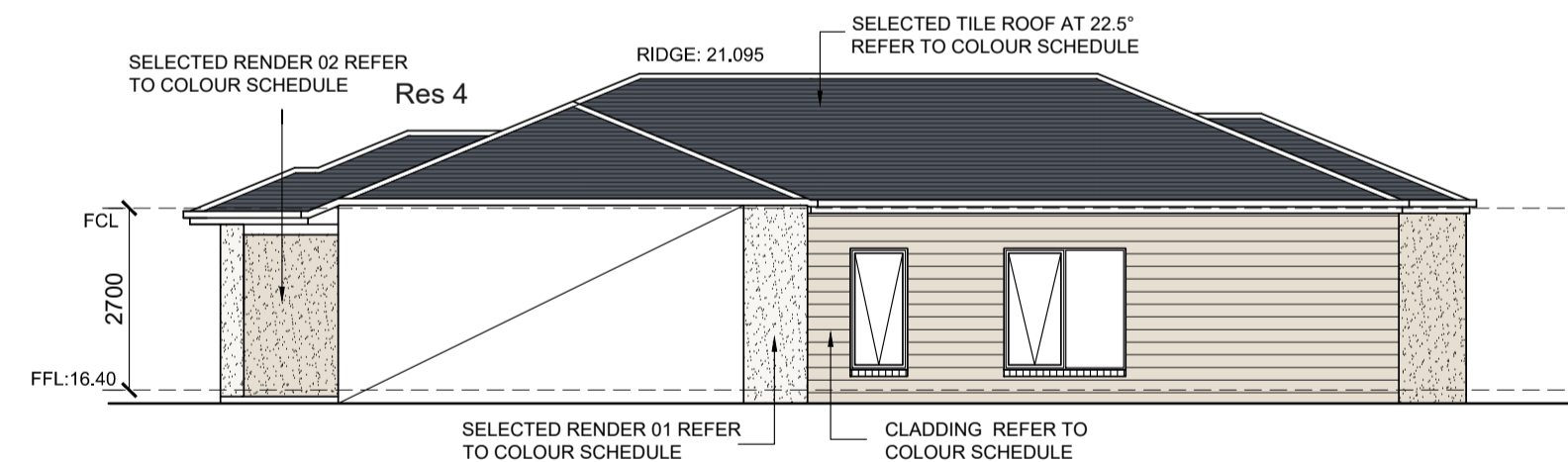
EAST ELEVATION PROPOSED RESIDENCE 06



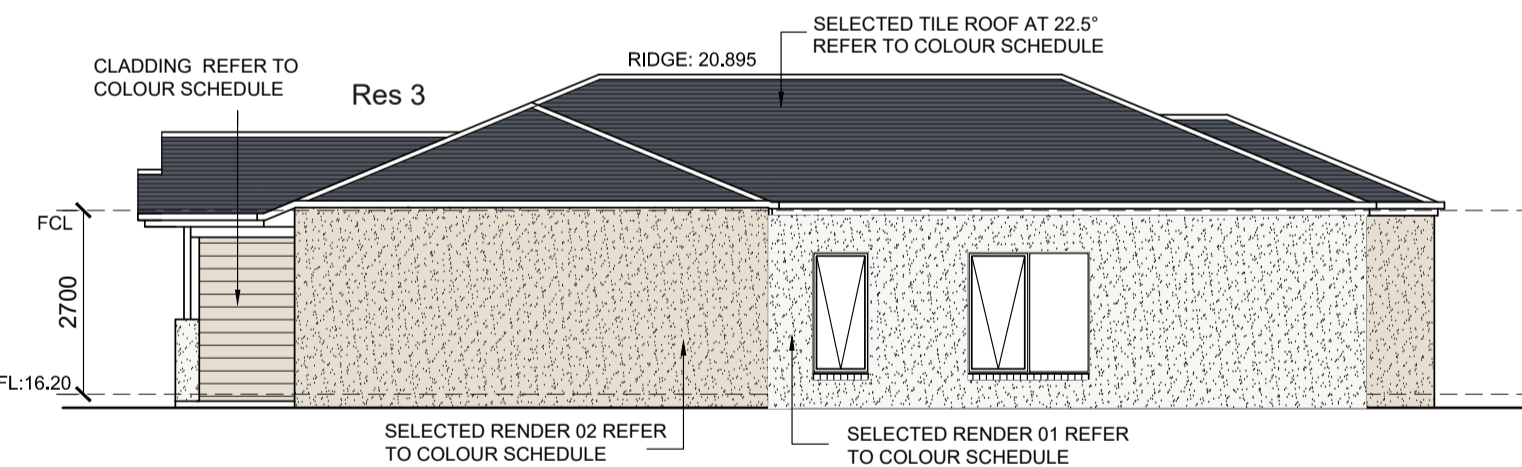
EAST ELEVATION PROPOSED RESIDENCE 01

WEST ELEVATIONS

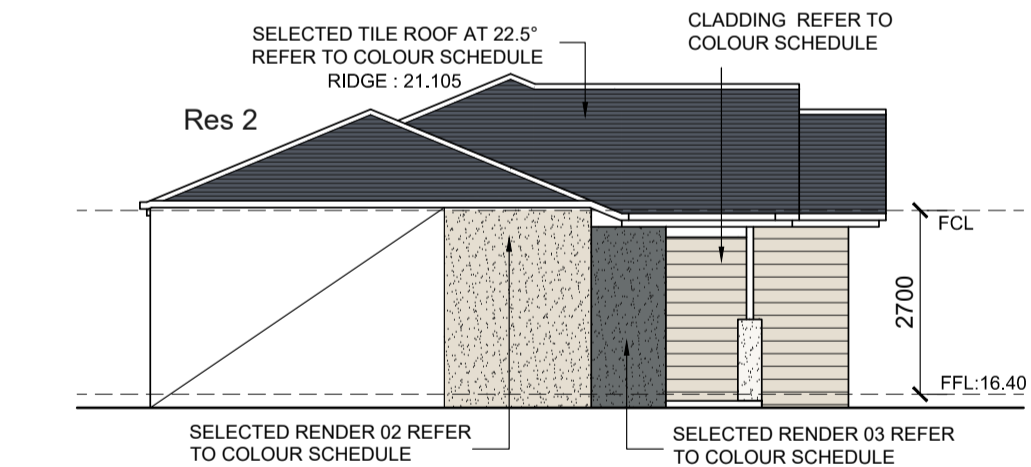
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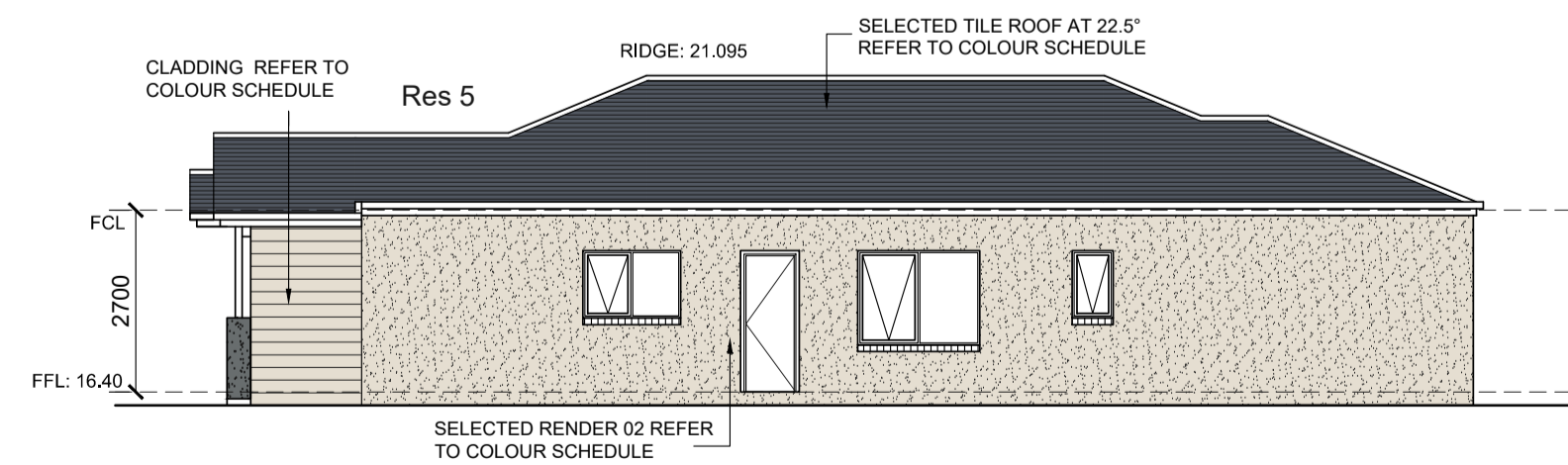
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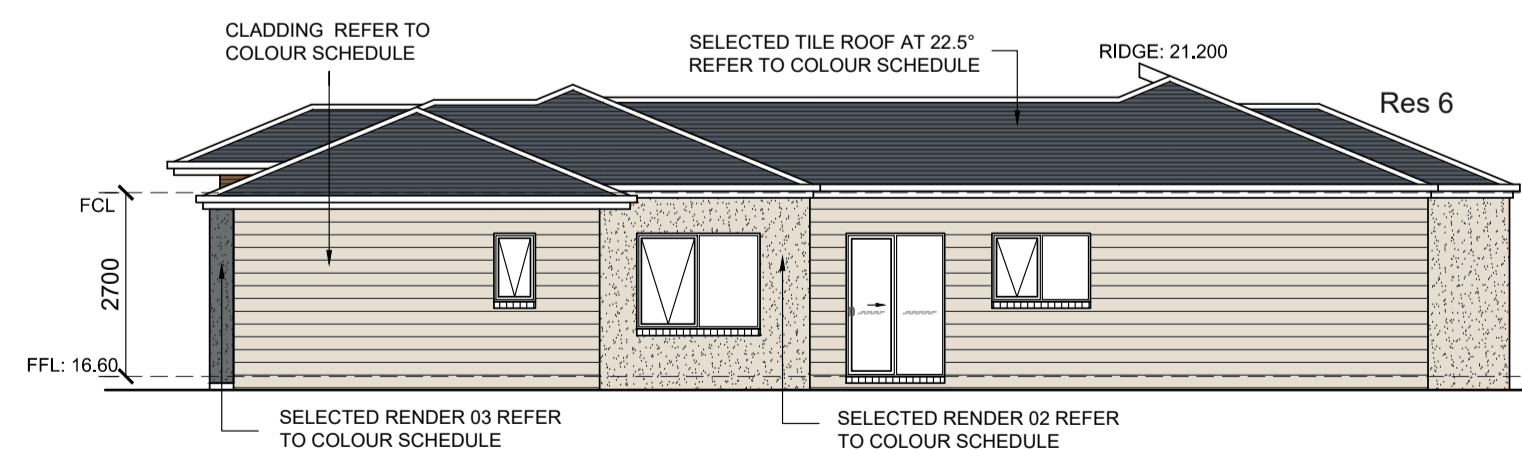
WEST ELEVATION PROPOSED RESIDENCE 03



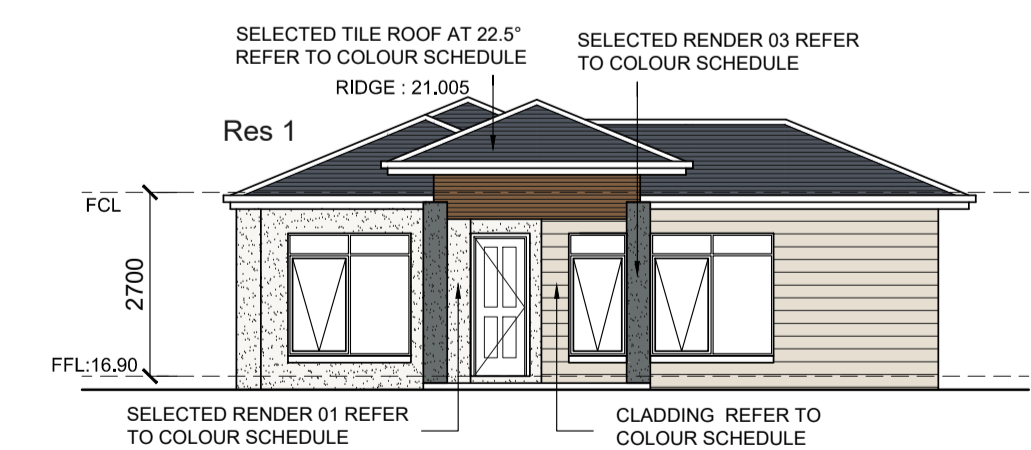
WEST ELEVATION PROPOSED RESIDENCE 02



WEST ELEVATION PROPOSED RESIDENCE 05



WEST ELEVATION PROPOSED RESIDENCE 06



WEST ELEVATION PROPOSED RESIDENCE 01

PROPOSED RESIDENTIAL DEVELOPMENT

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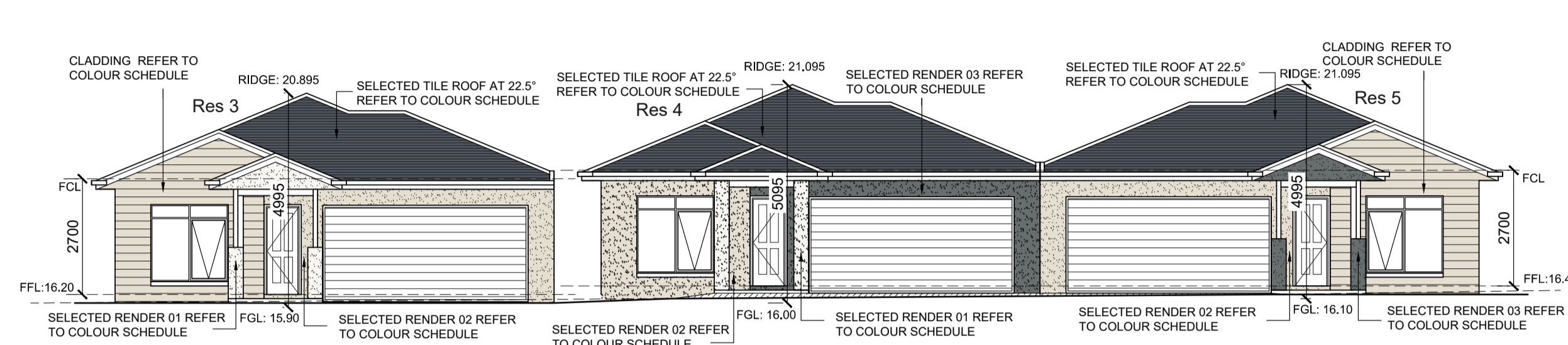
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NORTH ELEVATIONS

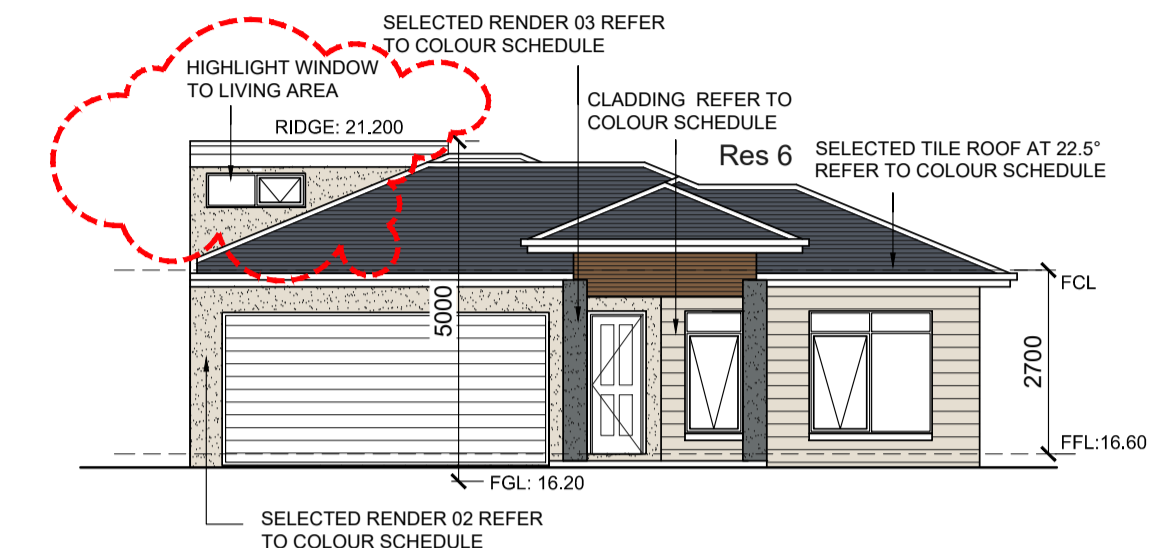
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Material & Colour schedule

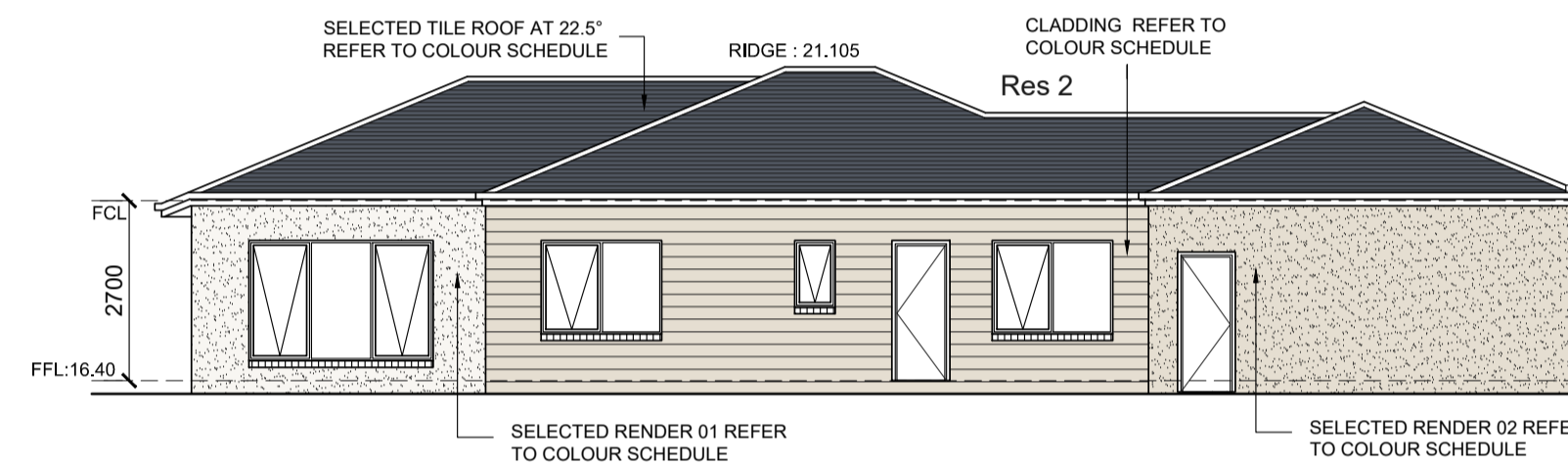
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Colour: Charcoal
- RENDER 01**
Colour: EVENING HAZE
- RENDER 02**
Colour: PAPER BARK
- RENDER 03**
Colour: BASALT
- CLADDING**
Colour: DUNE



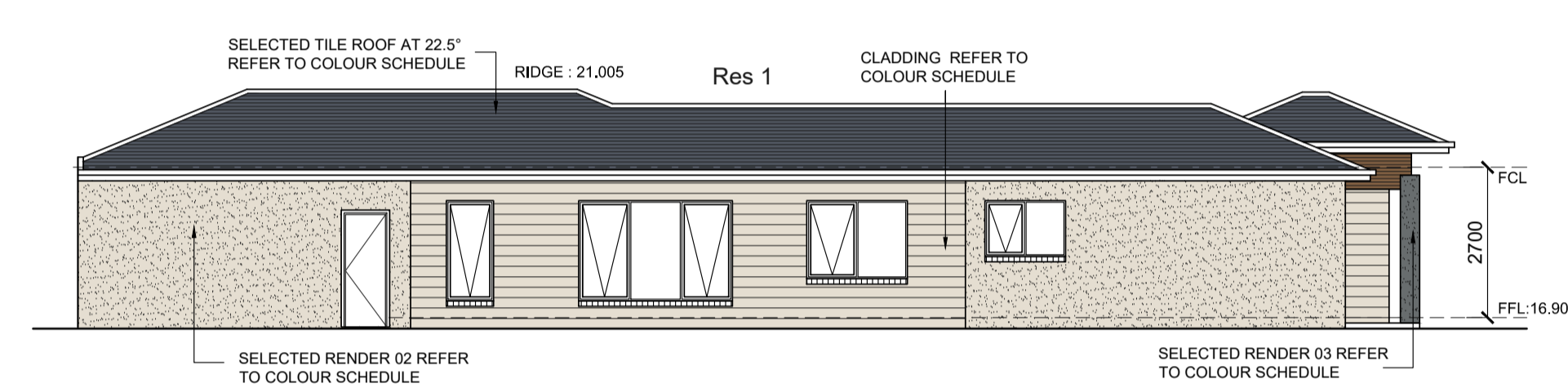
NORTH ELEVATION PROPOSED RESIDENCE 03, 04 & 05



NORTH ELEVATION PROPOSED RESIDENCE 06



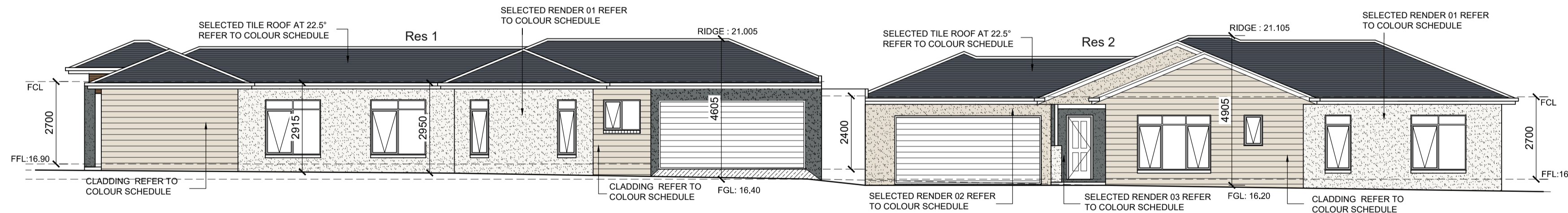
NORTH ELEVATION PROPOSED RESIDENCE 02



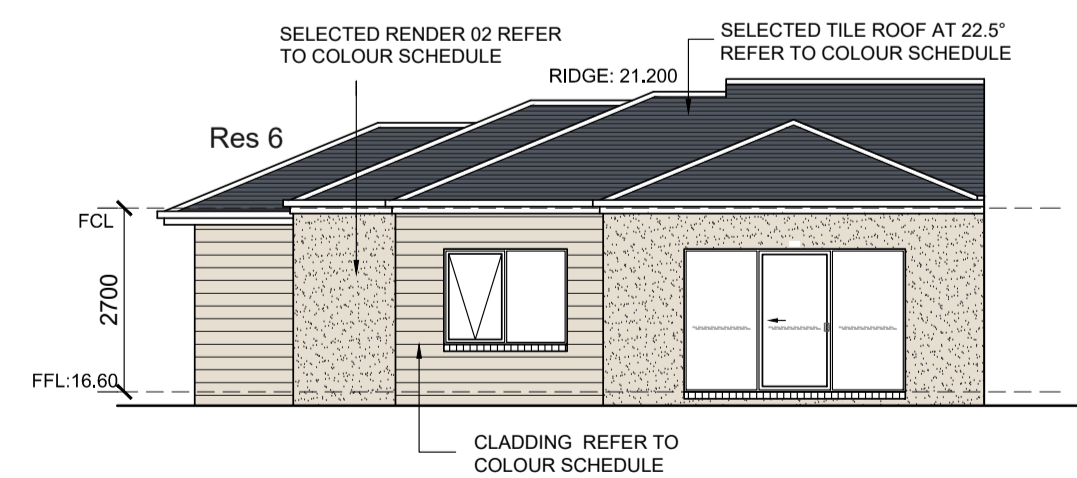
NORTH ELEVATION PROPOSED RESIDENCE 01

SOUTH ELEVATIONS

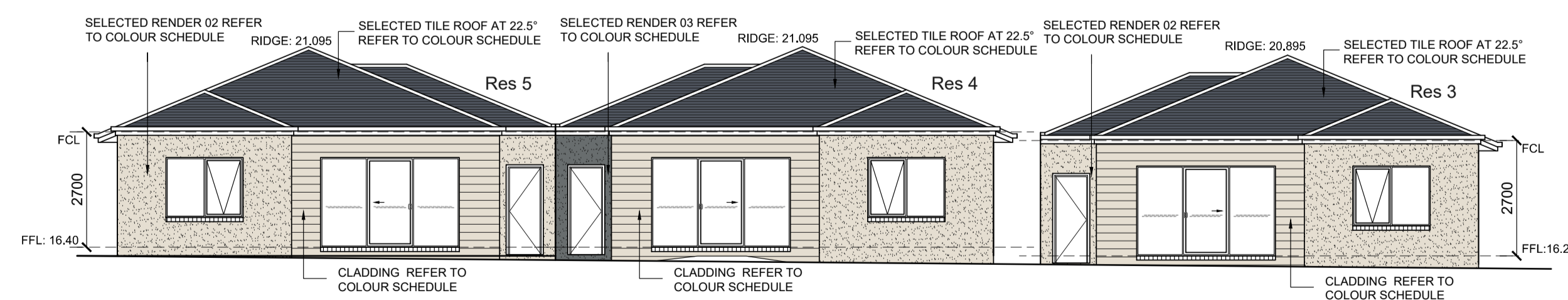
SCALE 1:100 @ A1



SOUTH ELEVATION PROPOSED RESIDENCE 01 & 02



SOUTH ELEVATION PROPOSED RESIDENCE 06



SOUTH ELEVATION PROPOSED RESIDENCE 05, 04 & 03

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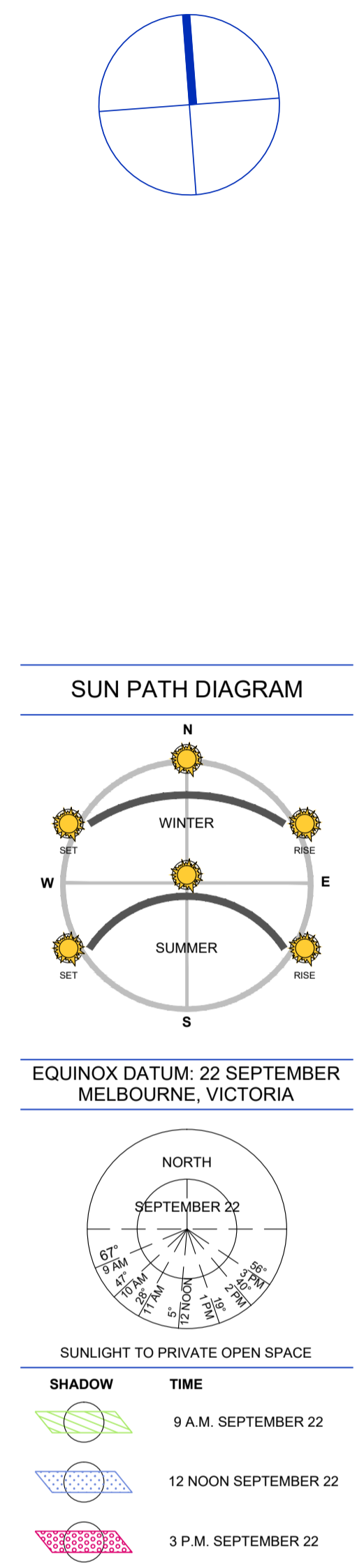


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SHADOW DIAGRAM FOR 12 P.M.
22 SEPTEMBER (EQUINOX)

SHADOW DIAGRAM

SCALE 1:200 @ A1

PROPOSED RESIDENTIAL DEVELOPMENT

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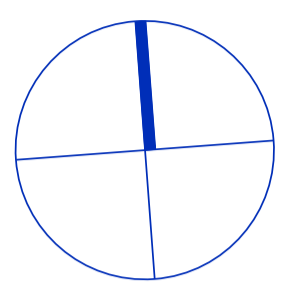


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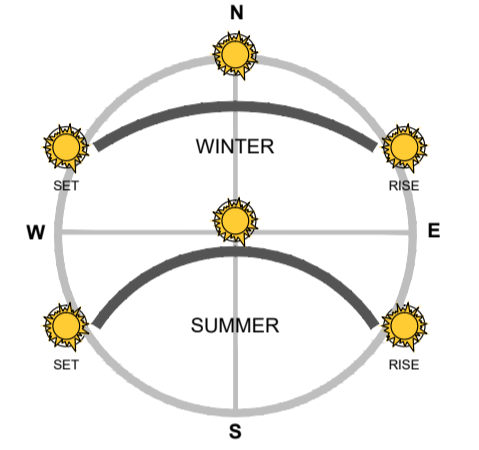
48 James Street, LANG LANG



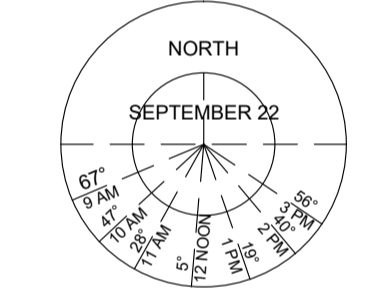
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 20/06/2020
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SUN PATH DIAGRAM



EQUINOX DATUM: 22 SEPTEMBER MELBOURNE, VICTORIA



SUNLIGHT TO PRIVATE OPEN SPACE

SHADOW	TIME
	9 A.M. SEPTEMBER 22
	12 NOON SEPTEMBER 22
	3 P.M. SEPTEMBER 22

SHADOW DIAGRAM FOR 3 P.M. 22 SEPTEMBER (EQUINOX)

SHADOW DIAGRAM

SCALE 1:200 @ A1



LEGEND

- GARDEN AREAS
- COMMON PROPERTY
- SEALED REINFORCED CONCRETE DRIVEWAY

SITE STATISTICS

Total Site Area	2416.0 m ²
Garden Area	1024
Garden Area Ratio	42.4

GARDEN AREA PLAN

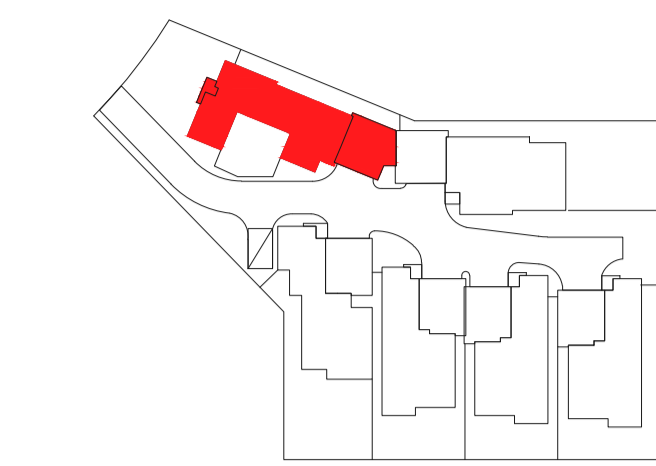
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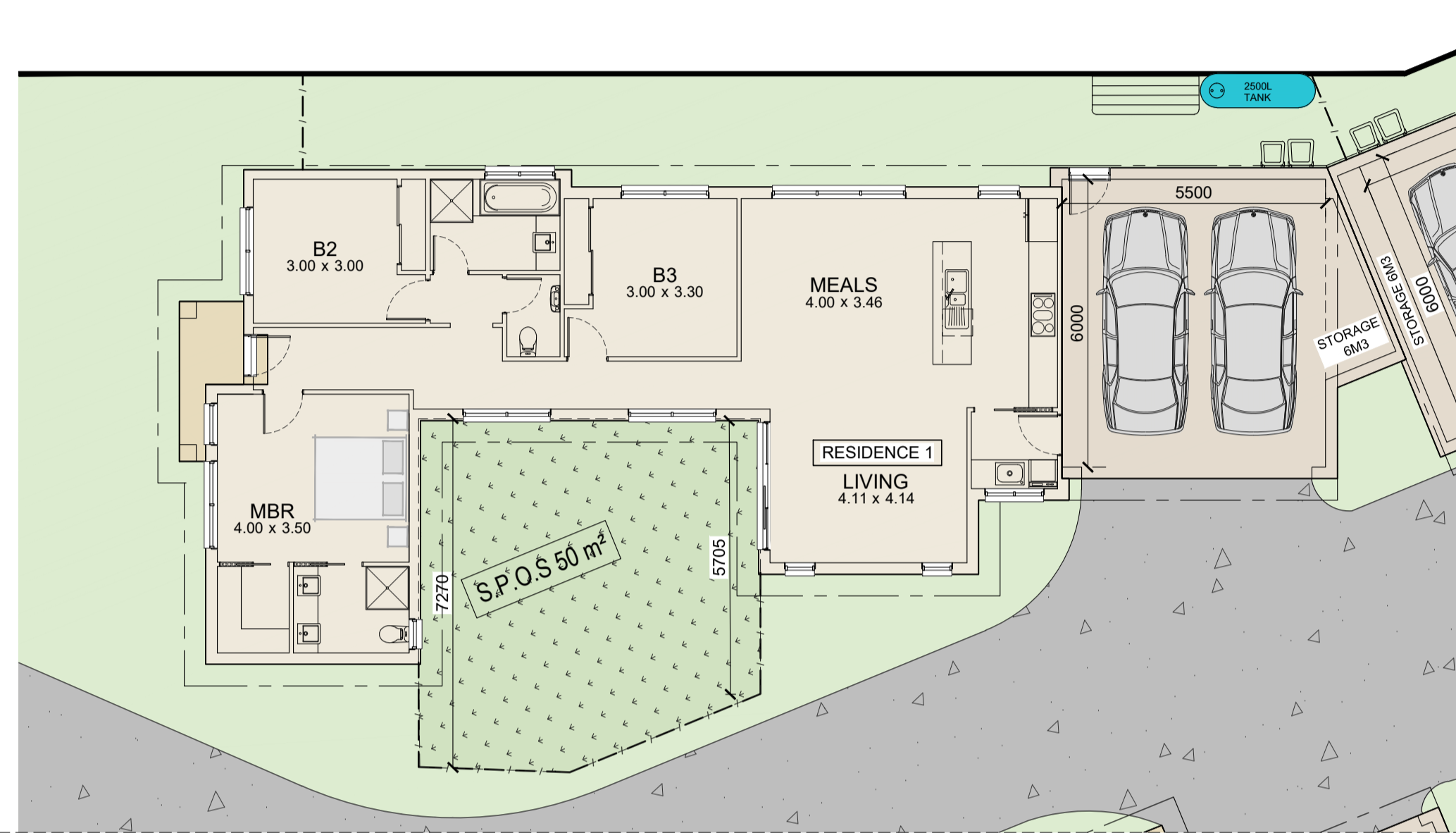


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KEY PLAN

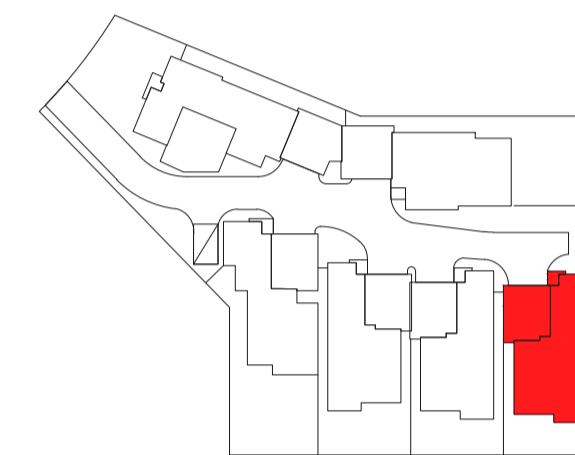
PROPOSED RESIDENCE 01			
STATISTICS			
AREA	m2	sq's	
GROUND FLOOR:	124.0	13.3	
PORCH:	2.6	0.3	
GARAGE:	40.0	4.3	
TOTAL:	166.6	17.9	



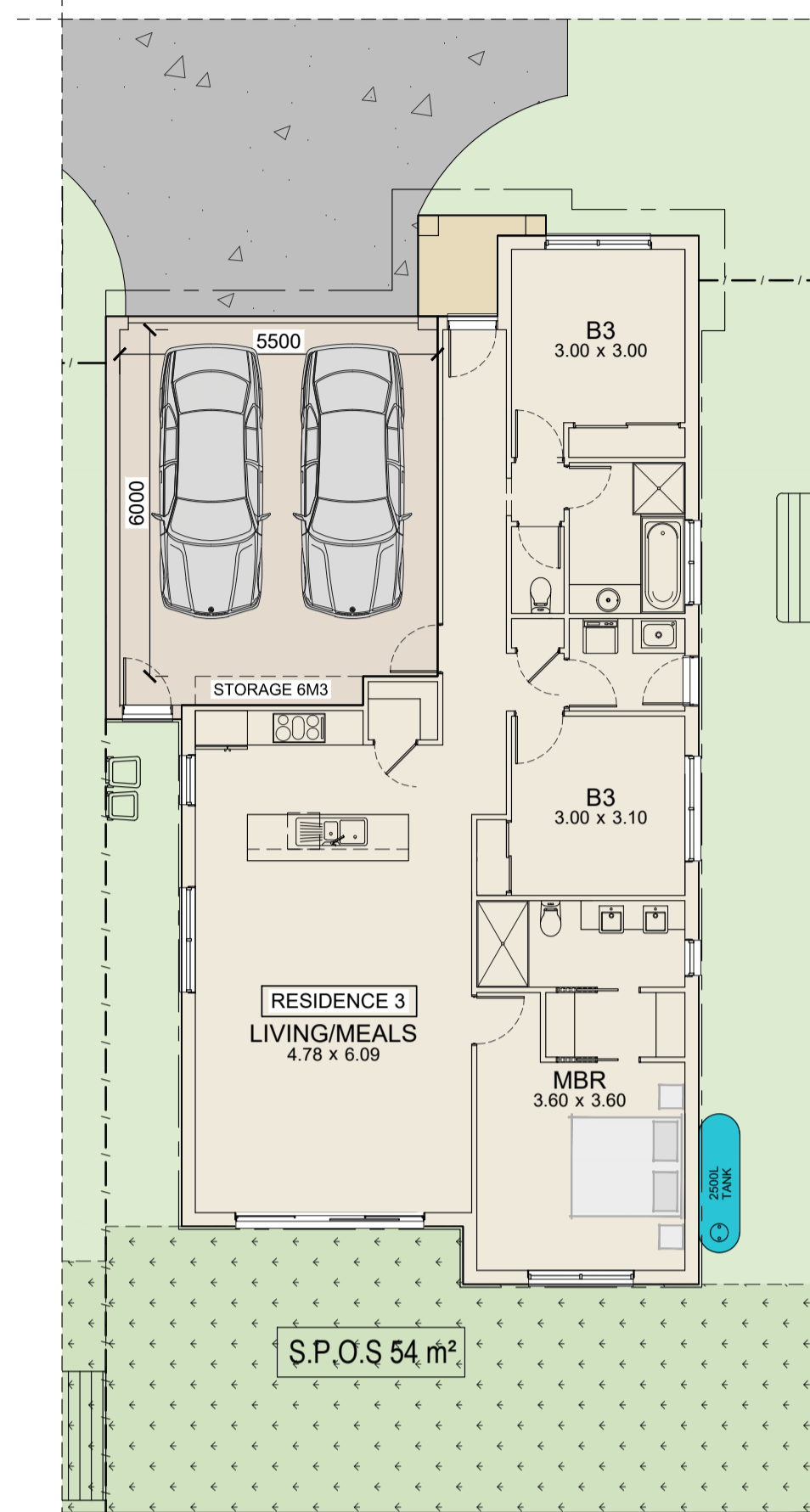
RESIDENCE 01

Sc1:100

PROPOSED RESIDENCE 03			
STATISTICS			
AREA	M2	sq's	
GROUND FLOOR:	118.0	12.7	
PORCH:	2.2	0.2	
GARAGE:	37.8	4.1	
TOTAL:	158.0	17.0	



KEY PLAN

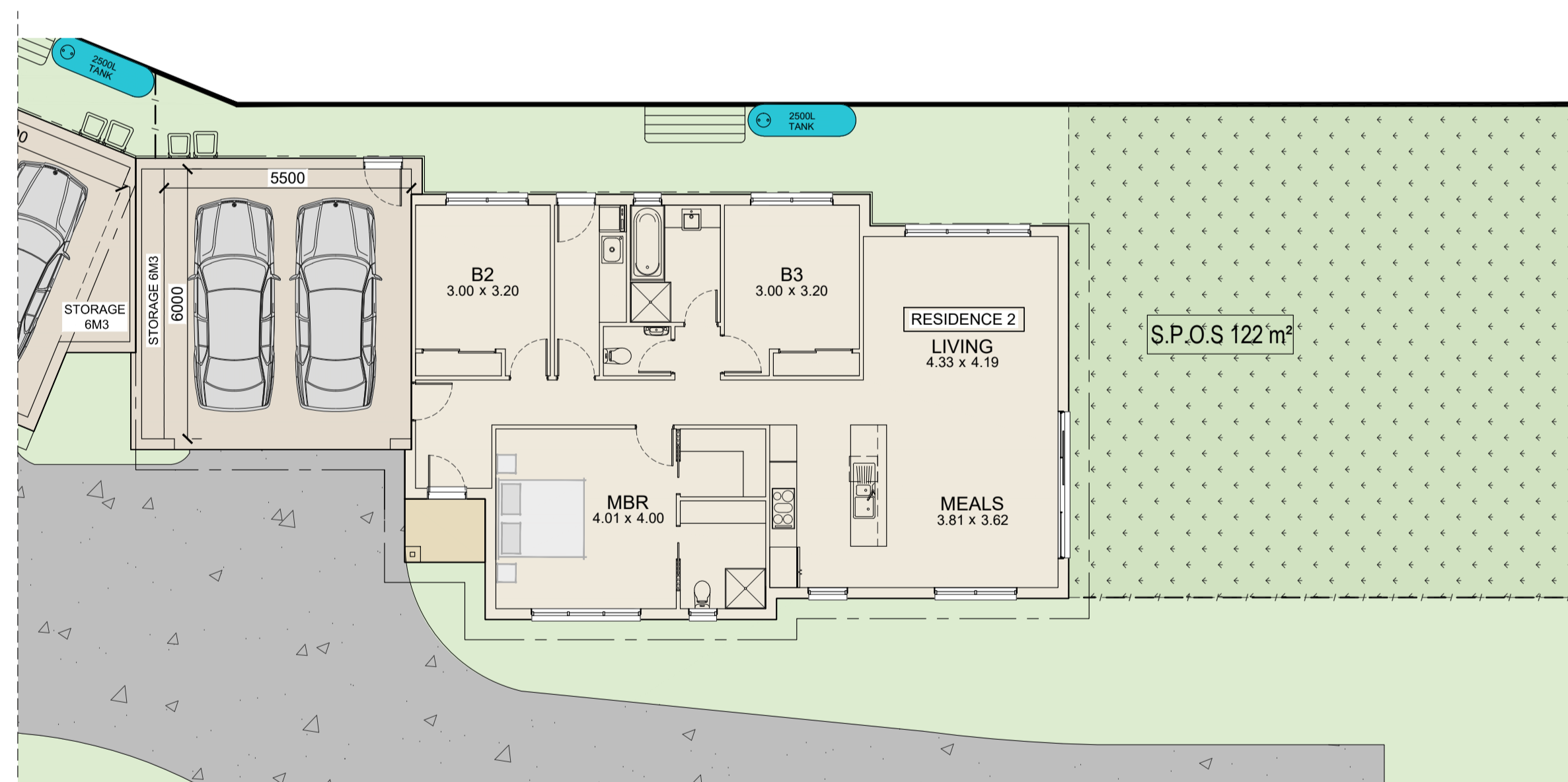


RESIDENCE 03

Sc1:100



MAIN ELEVATION



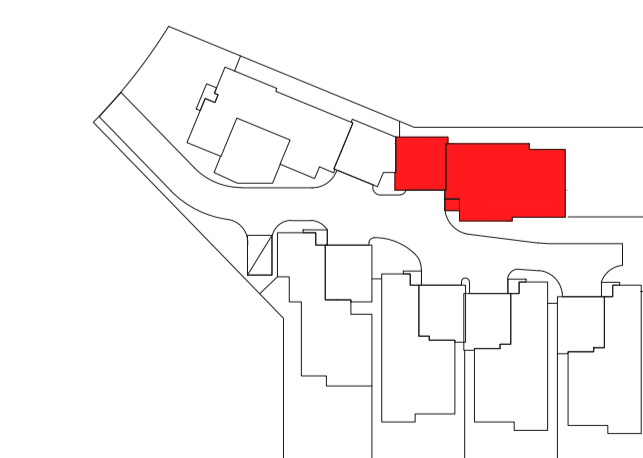
RESIDENCE 02

Sc1:100

Material & Colour schedule

- ROOF COLOUR**
Colour: Charcoal
- RENDER 01**
Colour: EVENING HAZE
- RENDER 02**
Colour: PAPER BARK
- RENDER 03**
Colour: BASALT
- CLADDING**
Colour: DUNE

TYPICAL FLOOR PLANS
SCALE 1:100 @ A1



KEY PLAN

PROPOSED RESIDENCE 01			
STATISTICS			
AREA	m2	sq's	
GROUND FLOOR:	124.0	13.3	
PORCH:	2.6	0.3	
GARAGE:	40.0	4.3	
TOTAL:	166.6	17.9	



MAIN ELEVATION

PROPOSED RESIDENTIAL DEVELOPMENT

CLIENT: -----

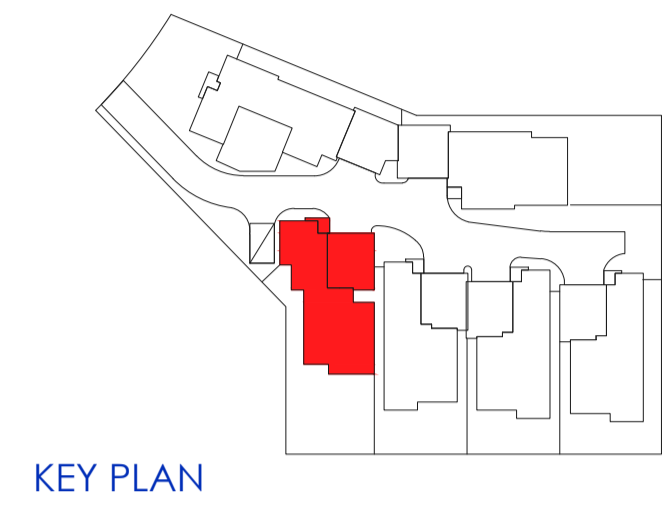
48 James Street, LANG LANG

LANG LANG

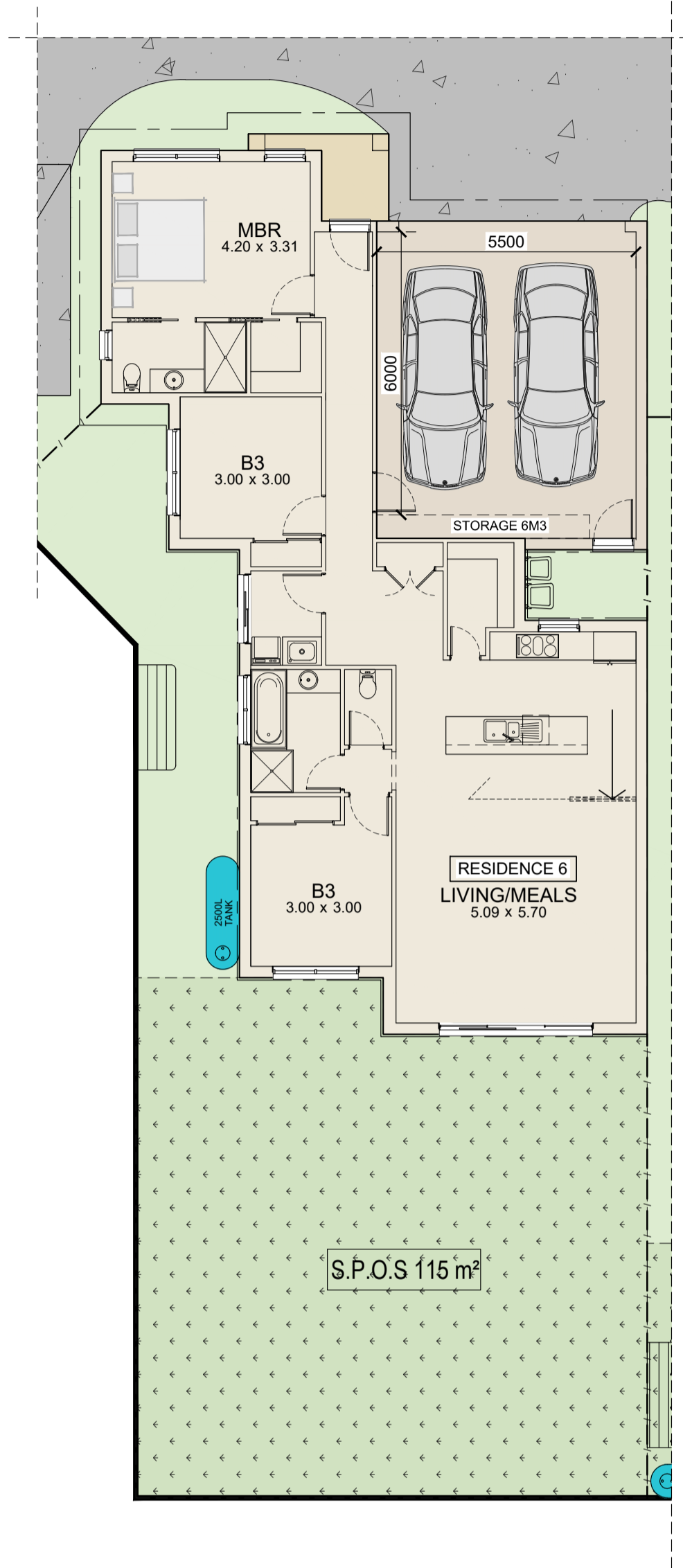
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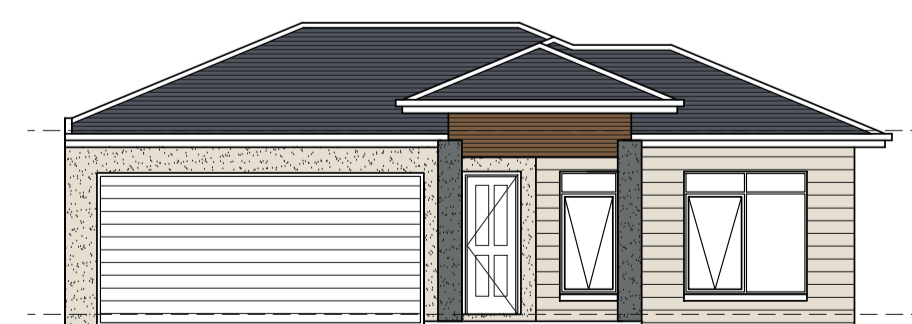
KEY PLAN



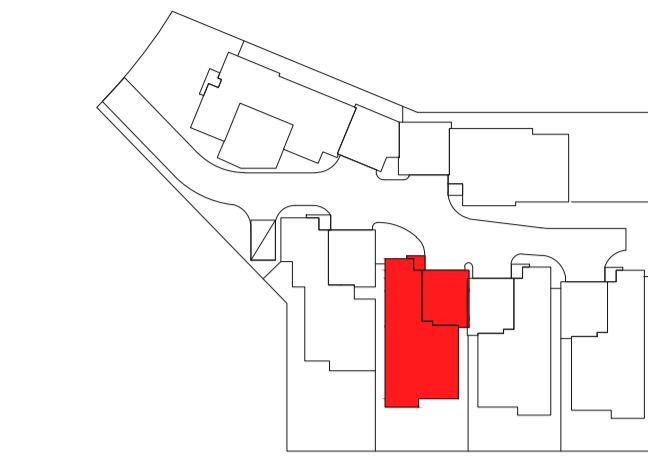
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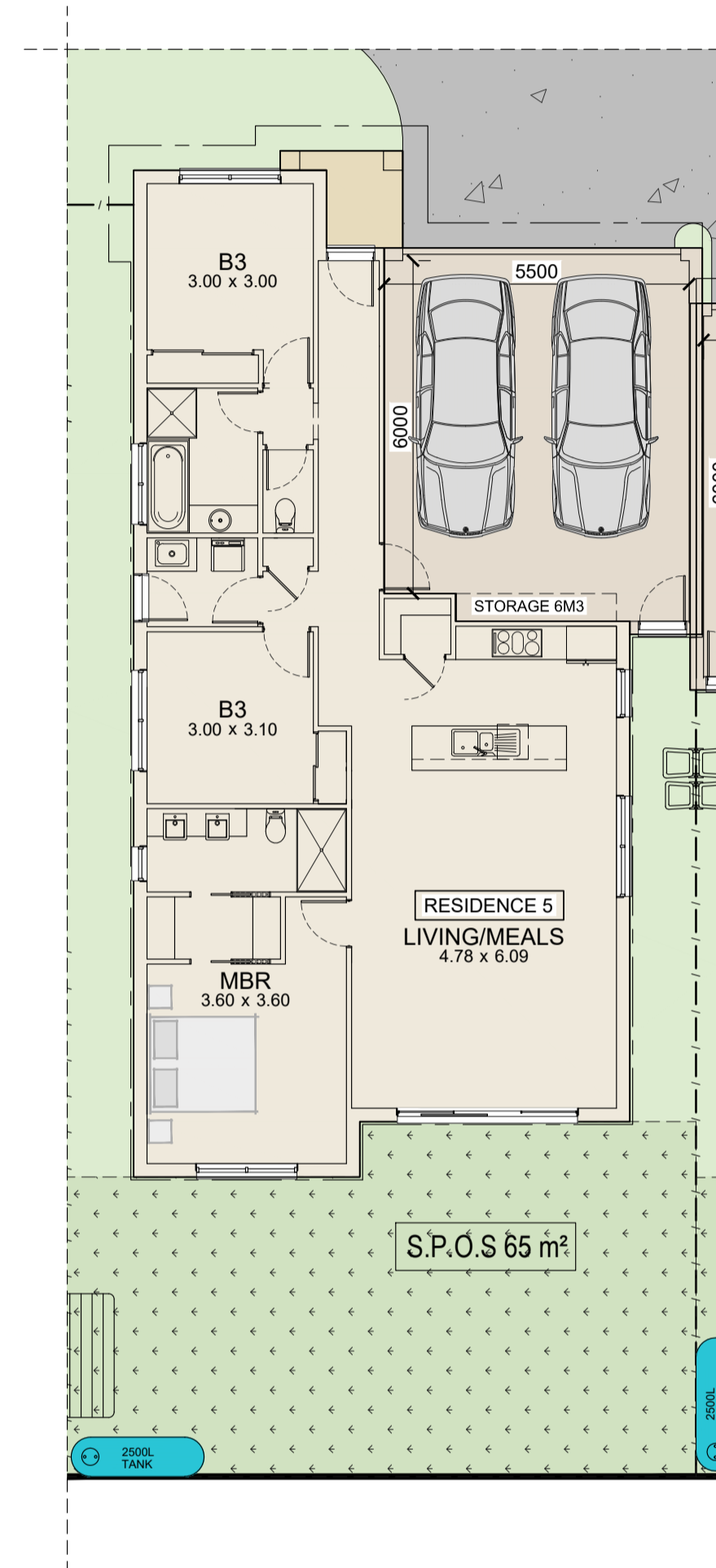
PROPOSED RESIDENCE 06			
STATISTICS			
AREA	m2	sq's	
GROUND FLOOR:	123.0	13.2	
PORCH:	2.8	0.3	
GARAGE:	37.0	4.0	
TOTAL:	162.8	17.5	



MAIN ELEVATION



KEY PLAN



RESIDENCE 05

Sc1:100

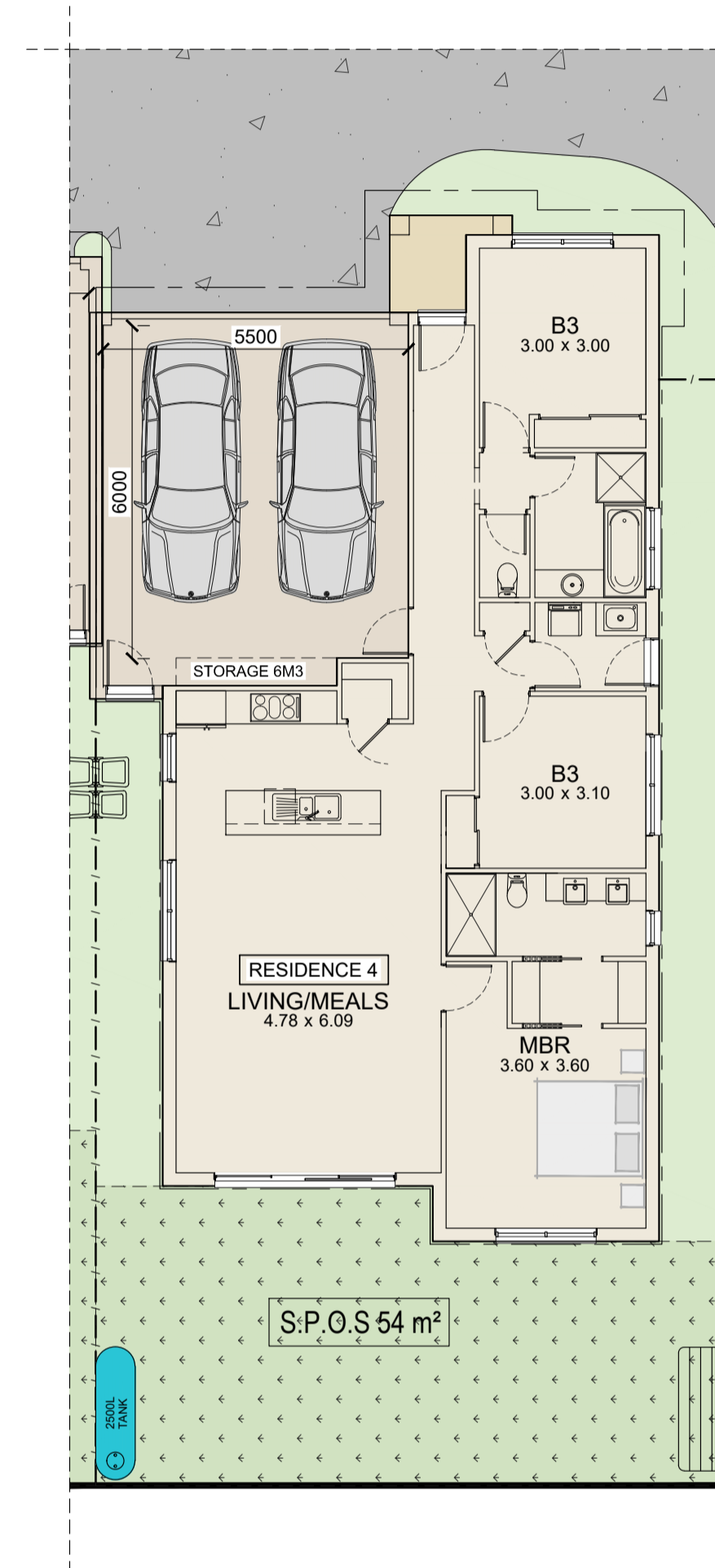
PROPOSED RESIDENCE 05			
STATISTICS			
AREA	M2	sq's	
GROUND FLOOR:	118.0	12.7	
PORCH:	2.2	0.2	
GARAGE:	37.8	4.1	
TOTAL:	158.0	17.0	



MAIN ELEVATION



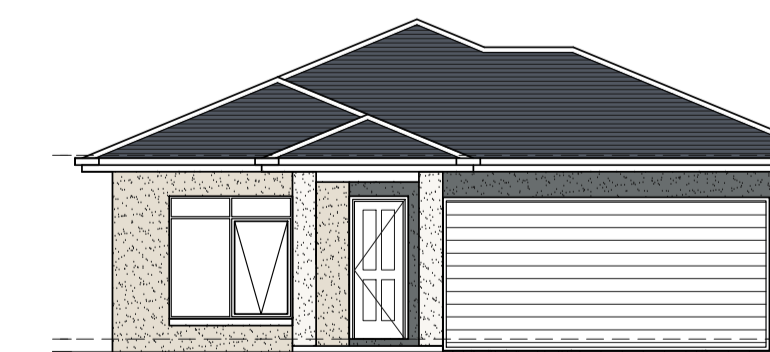
KEY PLAN



RESIDENCE 04

Sc1:100

PROPOSED RESIDENCE 04			
STATISTICS			
AREA	M2	sq's	
GROUND FLOOR:	118.0	12.7	
PORCH:	2.2	0.2	
GARAGE:	37.8	4.1	
TOTAL:	158.0	17.0	



MAIN ELEVATION

Material & Colour schedule

	ROOF COLOUR Colour: Charcoal
	RENDER 01 Colour: EVENING HAZE
	RENDER 02 Colour: PAPER BARK
	RENDER 03 Colour: BASALT
	CLADDING Colour: DUNE

TYPICAL FLOOR PLANS
SCALE 1:100 @ A1

PROPOSED RESIDENTIAL DEVELOPMENT

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29 October 2020

Thomas Anderson Design
1/415 McClelland Dr
Langwarrin VIC 3910

Response to Clauses 53.18 and 55.03-4 of Planning and Environment Act 1987 for the development @ 48 James St, Lang Lang

Thomas Anderson Design commissioned Chadwick Grimmond Consulting Engineers (CGCE) to respond to "Further information request letter" by Cardinia Shire council regarding application "T200589" in particular item 3: "3. A response to Clause 53.18 Stormwater Management and Clause 53.03-4"

Clause 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**

Given the design response, existing site conditions and residential nature of the development, additional stormwater run-off will be minimised. A drainage retention system will be proposed to further reduce the impact.

Site statistics:

- Total hard cover ratio: 56.1%
- Garden area ratio: 42.4%

The total impermeable coverage of the site is approximately 56.1%, well below the 80% limit, leaving enough space for garden area and increasing the run-off absorption.

Clause 53.18 - Stormwater management in Urban Development:

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

1. Any relevant water and stormwater management objective, policy or statement set out in this planning scheme

- Best Practice Environmental Management Guidelines (Victorian stormwater committee, 1999)
- Integrated water management framework – considering the whole water cycle at the time of planning

Adopting an integrated water management approach along with best practices outlined in the guideline will maximise environmental benefits improving local habitat and contributing to cooling as advised in the provision standards.

2. The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features

A stormwater retention system will be proposed and submitted to cater for a 1 in 10 year post-development storm event and limit the discharge to an equivalent pre-development 1 in 2 year storm event, or as directed in planning permit conditions.

Retention and reuse are to be included and managed in the system to minimise impacts of the stormwater on the environment and property and to provide cooling and community benefits.

3. Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design

Rainwater tanks to be incorporated into water supply to be used for garden irrigation, toilet flushing, or similar purposes as shown on plans. Tanks to be discharged to the drainage system with an overflow pipe.



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4. Whether stormwater discharge from the site will adversely affect water quality entering the drainage system

Due to the residential nature of the development, water quality of the drainage system will not be adversely affected. No contamination would be entered into the system, and the retention design and screening used in the baffling system will minimise the impact of erosion and sedimentation.

Litter, concrete, and other construction wastes will be managed by the builder to maintain water quality during construction.

5. The capacity of the drainage network to accommodate additional stormwater

The development is located in an established residential area. Existing drainage network is available in the region. The existing junction pit in front of the subject site can be used as a point of discharge. Furthermore, using a retention system, incorporating water tanks for reuse, and significant permeable coverage will minimise the additional stormwater discharge into the network.

6. Whether the stormwater treatment areas can be effectively maintained

Stormwater drainage system and all its components including pipes, downpipes, roof gutters, water tanks etc. are always accessible for maintenance purposes.

Amir Kazemian
Civil Engineer
CHADWICK GRIMMOND CONSULTING ENGINEERS
Date of issue 29 October 2020



STORM Rating Report

TransactionID: 1056035
 Municipality: CARDINIA
 Rainfall Station: CARDINIA
 Address: 48
 James street
 lang lang
 VIC 3984
 Assessor: Thomas Anderson Design and Consulting
 Development Type: Residential - Multiunit
 Allotment Site (m2): 2,416.00
 STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Residence 1	166.60	Rainwater Tank	3,000.00	3	88.90	95.50
Residence 2	166.40	Rainwater Tank	3,000.00	3	88.90	95.50
Residence 3	158.00	Rainwater Tank	2,500.00	3	86.60	95.00
Residence 4	158.00	Rainwater Tank	2,500.00	3	86.60	95.00
Residence 5	158.00	Rainwater Tank	2,500.00	3	86.60	95.00
Residence 6	162.80	Rainwater Tank	3,000.00	3	89.50	97.00
Driveway	337.50	Raingarden 300mm	9.00	0	133.00	0.00

Date Generated: 30-Oct-2020

Program Version: 1.0.0



Arboricultural Report

48 James Street Lang Lang



Professional Tree Services
ABN 95 399 020 616
Email david.bushell1959@gmail.com
Contact Number 0406 884 042



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Contact Number 0406 884 042



28th of April 2020

Dennis Anderson
Thomas Anderson Design
415 McClelland Drive
Langwarrin
VIC 3910

Dear Dennis,,

Arboricultural Report – 48 James Street Lang Lang Victoria

Key Objectives

To inspect the site in question, namely 48 James Street Lang Lang Victoria

- To provide an overview of the existing trees in question, in regard to their health, structure, safety and suitability for retention under any re-development of the site.

Methodology

A site inspection was carried out on Tuesday, 28th of April. The existing trees in question were inspected and observations made of the surrounding area and vegetation. No samples of tree or site soil were taken. All observations are from the ground only; no aerial inspection has been performed. Trees inspected were located on the plan provided.

Introduction

Demand for land and its development has never been greater. With changes in environmental planning and re-zoning of land use, property sizes are diminishing. Trees and landscapes are not sacrosanct from sub-division; however trees and their preservation play a significant role in maintaining the quality of that environment.

The removal and replacement on development or construction sites should not always be considered a negative issue. Hichmough (1994) states "Retention for retention's sake is a pointless activity if there is not a high possibility that the tree(s) will not only survive but also will be viable in the long term". Quite often removal of vegetation can create opportunities for more beneficial long term modern integrated garden design.

The problem is often not that some trees are going to be removed on a development site but that the wrong trees are being saved.

When consideration is given to the retention of trees on a development site one must first ascertain if the trees are worth retaining, that is they are of particular significance to the site. Secondly, that after the construction there is enough space left available to not only sustain the tree but also see it continue to grow.

Careful consideration must be given to the requirements for sustained tree survival and growth and this balanced with the site usage and building requirements.

This report will be concerned with choosing those trees that can be retained in viable health and condition long term and that have measurable aesthetic and amenity value

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**Full Report Summary Table**

Tree No.	Common Name	Condition	Age	Health	Risk	Ret Value	Useful Life Expectancy
1	Bottle Brush	Poor	Mature	Fair	Low	Low	5 > Years
2	Jacaranda	Good	Mature	Good	Medium	Medium	20 > Years
3	Kanooka	Fair	Semi Mature	Fair	Low	Medium	20 > Years
4	Silky Oak	Fair	Semi Mature	Fair	Medium	Medium	20 > Years
5	Camellia	Fair	Semi Mature	Fair	Low	Low	10 > Years
6	Silky Oak	Fair	Semi Mature	Fair	Medium	Medium	20 > Years
7	Eucalyptus	Fair	Mature	Fair	Medium	Medium	20 > Years
8	Wattle	Poor	Semi Mature	Poor	Low	Low	5 > Years
9	Bottle Brush	Poor	Semi Mature	Fair	Low	Low	5 > Years
10	Eucalyptus	Fair	Semi Mature	Fair	Low	Medium	20 > Years
11	Fruit Tree	Poor	Mature	Poor	Low	Low	0 > Years
12	Cup Gum	Fair	Semi Mature	Fair	Medium	Low	5 > Years
13	Aleppo Pine	Fair	Mature	Fair	Medium	Low	0 > Years
14	Paperbark	Poor	Semi Mature	Fair	Low	Low	5 > Years
15	Eucalyptus	Poor	Semi Mature	Poor	Medium	Low	0 > Years
16	Hakea	Fair	Mature	Fair	Low	Low	10 > Years
17	Paperbark	Poor	Mature	Fair	Medium	Low	5 > Years

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18	Spotted Gum	Fair	Semi Mature	Fair	Low	Medium	20 > Years
19	Spotted Gum	Fair	Mature	Fair	Medium	Low	10 > Years
20	Eucalyptus	Poor	Semi Mature	Fair	Medium	Low	10 > Years
21	Ironbark	Poor	Semi Mature	Fair	Medium	Low	10 > Years
22	Regrowth	Poor	Semi Mature	Poor	Low	Low	0 > Years
23	Ironbark	Fair	Semi Mature	Fair	Medium	Low	10 > Years
24	White Gum	Poor	Semi Mature	Fair	Medium	Low	10 > Years
25	White Gum	Fair	Semi Mature	Fair	Medium	Low	10 > Years
26	Bracelet Honey Myrtle	Poor	Mature	Poor	Low	Low	0 > Years
27	Bottle Brush	Poor	Mature	Poor	Low	Low	0 > Years
28	Fig	Poor	Semi Mature	Fair	Low	Low	0 > Years
29	Red Flowering Gum	Poor	Semi Mature	Fair	Low	Low	5 > Years
30	Paperbark	Fair	Mature	Fair	Medium	Medium	10 > Years
31	Lemon Tree	Fair	Mature	Fair	Low	Low	5 > Years

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**Trees with Low Retention Value**

Tree No.	Common Name	Condition	Age	Health	Risk	Ret Value	Useful Life Expectancy
1	Bottle Brush	Poor	Mature	Fair	Low	Low	5 > Years
5	Camellia	Fair	Semi Mature	Fair	Low	Low	10 > Years
8	Wattle	Poor	Semi Mature	Poor	Low	Low	5 > Years
9	Bottle Brush	Poor	Semi Mature	Fair	Low	Low	5 > Years
11	Fruit Tree	Poor	Mature	Poor	Low	Low	0 > Years
12	Cup Gum	Fair	Semi Mature	Fair	Medium	Low	5 > Years
13	Aleppo Pine	Fair	Mature	Fair	Medium	Low	0 > Years
14	Paperbark	Poor	Semi Mature	Fair	Low	Low	5 > Years
15	Eucalyptus	Poor	Semi Mature	Poor	Medium	Low	0 > Years
16	Hakea	Fair	Mature	Fair	Low	Low	10 > Years
17	Paperbark	Poor	Mature	Fair	Medium	Low	5 > Years
19	Spotted Gum	Fair	Mature	Fair	Medium	Low	10 > Years
20	Eucalyptus	Poor	Semi Mature	Fair	Medium	Low	10 > Years
21	Ironbark	Poor	Semi Mature	Fair	Medium	Low	10 > Years
22	Regrowth	Poor	Semi Mature	Poor	Low	Low	0 > Years
23	Ironbark	Fair	Semi Mature	Fair	Medium	Low	10 > Years
24	White Gum	Poor	Semi Mature	Fair	Medium	Low	10 > Years
25	White Gum	Fair	Semi Mature	Fair	Medium	Low	10 > Years

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26	Bracelet Honey Myrtle	Poor	Mature	Poor	Low	Low	0 > Years
27	Bottle Brush	Poor	Mature	Poor	Low	Low	0 > Years
28	Fig	Poor	Semi Mature	Fair	Low	Low	0 > Years
29	Reo Flowering Gum	Poor	Semi Mature	Fair	Low	Low	5 > Years
31	Lemon Tree	Fair	Mature	Fair	Low	Low	5 > Years

Trees with Medium Retention Value

Tree No.	Common Name	Condition	Age	Health	Risk	Ret Value	Useful Life Expectancy
2	Jacaranda	Good	Mature	Good	Medium	Medium	20 > Years
3	Kanooka	Fair	Semi Mature	Fair	Low	Medium	20 > Years
4	Silky Oak	Fair	Semi Mature	Fair	Medium	Medium	20 > Years
6	Silky Oak	Fair	Semi Mature	Fair	Medium	Medium	20 > Years
7	Eucalyptus	Fair	Mature	Fair	Medium	Medium	20 > Years
10	Eucalyptus	Fair	Semi Mature	Fair	Low	Medium	20 > Years
18	Spotted Gum	Fair	Semi Mature	Fair	Low	Medium	20 > Years
30	Paperbark	Fair	Mature	Fair	Medium	Medium	10 > Years

Trees with High Retention Value

No trees with high retention value

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Tree No.	1				
Botanical Name	Callistemon viminalis				
Common Name	Bottle Brush				
Age	Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	5 > Years				
DBH	200m				
Height & Width	4m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Mature example of a Bottle Brush in an overall poor structural condition exhibiting poor low trunk structure not considered significant amenity value.				
Recommendations	Due to the trees overall poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Low Trunk Structure

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Tree No.	2				
Botanical Name	Jacaranda mimosifolia				
Common Name	Jacaranda				
Age	Mature				
Health	Good				
Structure	Fair				
Risk Rating	Medium				
Retention Value	Medium				
Useful Life Expectancy	20 > Years				
DBH	400mm				
Height & Width	8m x 8m	TPZ	4.8m	SRZ	2.2m
Comments	Tree in an overall good condition suitable for retention as part of the proposed redevelopment of the site.				
Recommendations	Full tree protection measures as set out in AS 4970-2009. Driveway to be constructed at existing surface grade with permeable surface. To allow infiltration of water and nutrients.				



Tree in Question Showing Condition

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Tree No.	3				
Botanical Name	Tristanopsis laurina				
Common Name	Kanooka				
Age	Semi Mature				
Health	Fair				
Structure	Fair				
Risk Rating	Low				
Retention Value	20 > Years				
Useful Life Expectancy	Medium				
DBH	200mm				
Height & Width	8m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Semi mature example of a Kanooka Tree in an overall fair condition located on the boundary of the adjacent property.				
Recommendations	Full tree protection measures as set out in AS 4970-2009. Protection of Trees on Development Sites.				



Tree in Question Showing Location

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Tree No.	4				
Botanical Name	Grevillea robusta				
Common Name	Silky Oak				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Medium				
Useful Life Expectancy	20 > Years				
DBH	400mm				
Height & Width	12m x 6m	TPZ	4.8m	SRZ	2.2m
Comments	Semi mature example of a Silky Oak in an overall poor structural condition exhibiting major trunk co dominance tree is located on the boundary of the adjacent property.				
Recommendations	Full tree protection measures as set out in AS 4970-2009. Protection of Trees on Development Sites.				



Tree in Question Showing Trunk Co dominance

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Tree No.	5				
Botanical Name	Camellia japonica				
Common Name	Camellia				
Age	Semi Mature				
Health	Fair				
Structure	Fair				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	10 > Years				
DBH	100mm				
Height & Width	4m x 4m	TPZ	1.2m	SRZ	1.5m
Comments	Semi mature example of a Camellia in an overall fair condition not considered significant amenity value.				
Recommendations	Removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Plant in Question Showing Location					

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Tree No.	6				
Botanical Name	Grevillea robusta				
Common Name	Silky Oak				
Age	Semi Mature				
Health	Fair				
Structure	Fair				
Risk Rating	Medium				
Retention Value	Medium				
Useful Life Expectancy	20 > Years				
DBH	300mm				
Height & Width	10m x 4m	TPZ	3.6m	SRZ	2.0m
Comments	Semi mature example of a Silky Oak in an overall fair condition tree is located on the boundary of the adjacent property.				
Recommendations	Full tree protection measures as set out in AS 4970-2009 Protection of Trees on Development Sites.				



Tree in Question Showing Location

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Tree No.	7				
Botanical Name	Eucalyptus scoparia				
Common Name	Wallangarra White Gum				
Age	Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Medium				
Useful Life Expectancy	20 > Years				
DBH	400mm				
Height & Width	6m x 6m	TPZ	4.8m	SRZ	
Comments	Mature example of a White Gum in an overall poor structural condition exhibiting visible trunk decay not considered significant amenity value. 3.0m from fence.				
Recommendations	Due to the trees overall poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree In Question Showing Location of Trunk Decay

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Tree No.	8				
Botanical Name	Acacia baileyana				
Common Name	Cootamundra Wattle				
Age	Semi Mature				
Health	Poor				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	5 > Years				
DBH	300m				
Height & Width	6m x 6m	TPZ	3.6m	SRZ	2.0m
Comments	Semi mature example of Cootamundra Wattle in an overall poor condition not considered significant amenity value. Exhibiting Poor low trunk union. 0.5m from fence				
Recommendations	Removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Low Trunk Union

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Tree No.	9				
Botanical Name	Callistemon viminalis				
Common Name	Bottle Brush				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	5 > Years				
DBH	100mm				
Height & Width	2m x 2m	TPZ	1.2m	SRZ	1.5m
Comments	Semi mature example of a Bottle Brush in an overall poor structural condition not considered significant amenity value. 3.5m from fence.				
Recommendations	Due to the trees overall poor condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Condition

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Tree No.	10				
Botanical Name	Eucalyptus species				
Common Name	Eucalyptus				
Age	Semi Mature				
Health	Fair				
Structure	Fair				
Risk Rating	Low				
Retention Value	Medium				
Useful Life Expectancy	20 > Years				
DBH	200mm				
Height & Width	8m x 6m	TPZ	2.4m	SRZ	1.6m
Comments	Semi mature example of a Eucalyptus Species in an overall fair condition. 4.0m from fence				
Recommendations	Removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Condition

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Tree No.	11				
Botanical Name	Fruit Tree Species				
Common Name	Fruit Tree				
Age	Mature				
Health	Poor				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	0 > Years				
DBH	150mm				
Height & Width	3m x 3m	TPZ	1.8m	SRZ	1.5m
Comments	Mature fruit tree in an overall poor condition not considered significant amenity value. 3.5m from fence				
Recommendations	Due to the trees overall poor condition exhibiting poor low trunk union removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Poor Trunk Union

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Tree No.	12				
Botanical Name	Eucalyptus species				
Common Name	Eucalyptus Species				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	5 > Years				
DBH	300mm				
Height & Width	6m x 6m	TPZ	3.6m	SRZ	2.0m
Comments	Semi mature example of a Eucalyptus Species in an overall poor structural condition angled growing condition due to available light not considered significant amenity value. 3.0m from fence.				
Recommendations	Due to the trees poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Angled Condition


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Tree No.	13				
Botanical Name	Pinus halepensis				
Common Name	Aleppo Pine				
Age	Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	0 > Years				
DBH	800mm				
Height & Width	10m x 6m	TPZ	9.6m	SRZ	3.0m
Comments	Mature example of an Aleppo Pine in an overall poor structural condition exhibiting major low trunk co dominance not considered significant amenity value. 1.0 from fence				
Recommendations	Due to the trees poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Tree in Question Showing Low Trunk Condition					


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Tree No.	14				
Botanical Name	Melaleuca styphelioides				
Common Name	Prickly Paperbark				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	5 > Years				
DBH	200mm				
Height & Width	8m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Multi stemmed (regrowth from cut stump) Paperbark in a poor structural condition not considered significant amenity value. 4.0m from fence.				
Recommendations	Due to the trees overall poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Tree in Question Showing Poor Low Trunk Structure					

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Tree No.	15				
Botanical Name	Eucalyptus globulus				
Common Name	Bluegum				
Age	Semi Mature				
Health	Poor				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	0 > Years				
DBH	200mm				
Height & Width	8m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Semi mature example of a Bluegum in an overall poor condition exhibiting low trunk decay not considered significant amenity value. 3.0m from fence				
Recommendations	Due to the trees overall poor condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Tree in Question Showing Low Trunk Decay					

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Tree No.	16				
Botanical Name	Hakea laurina				
Common Name	Pinchusion Hakea				
Age	Mature				
Health	Fair				
Structure	Fair				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	10 > Years				
DBH	100mm				
Height & Width	4m x 4m	TPZ	1.2m	SRZ	1.5m
Comments	Mature example of a Hakea in an overall fair condition not considered significant amenity value. 1.0m from fence.				
Recommendations	Removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Location

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Tree No.	17				
Botanical Name	Melaleuca styphelioides				
Common Name	Prickly Paperbark				
Age	Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	5 > Years				
DBH	800mm				
Height & Width	6m x 6m	TPZ	9.6m	SRZ	3.0m
Comments	Mature example of a Prickly Paperbark in a poor structural condition not considered significant amenity value. 5.0m from fence				
Recommendations	Due to the trees poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Tree in Question Showing Poor Low Trunk Structure					

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Tree No.	18				
Botanical Name	Corymbia maculata				
Common Name	Spotted Gum				
Age	Semi Mature				
Health	Fair				
Structure	Fair				
Risk Rating	Low				
Retention Value	Medium				
Useful Life Expectancy	20 > Years				
DBH	250mm				
Height & Width	10m x 4m	TPZ	3m	SRZ	1.5m
Comments	Semi mature Spotted Gum in an overall good condition suitable for retention as part of the proposed redevelopment of the site. 1.5m from fence.				
Recommendations	Full tree protection measures as set out in AS 4970-2009 Protection of Trees on Development Sites required.				



Tree in Question Showing Location


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Tree No.	19				
Botanical Name	Corymbia maculata				
Common Name	Spotted Gum				
Age	Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	10 > Years				
DBH	600mm				
Height & Width	12m x 8m	TPZ	7.2m	SRZ	2.6m
Comments	Mature example of Spotted Gum in an overall poor structural condition exhibiting major co dominant low trunk union. 3.5m from fence.				
Recommendations	Due to the trees major low trunk co dominance removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Tree in Question Showing Major Low Trunk Co dominance					


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Tree No.	20				
Botanical Name	Eucalyptus species				
Common Name	Eucalyptus Species				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	10 > Years				
DBH	400mm				
Height & Width	6m x 8m	TPZ	4.8m	SRZ	2.2m
Comments	Semi mature example of a Eucalyptus Species in an overall poor condition. On fence line.				
Recommendations	Due to the trees poor condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
 <p>The photograph shows a close-up of a tree trunk with rough, textured bark. The tree is situated next to a fence made of vertical wooden slats. The ground around the tree is covered with mulch and some grass. A metal curb is visible in the foreground.</p>					
Tree in Question Showing Location					


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Tree No.	21				
Botanical Name	Eucalyptus sideroxylon				
Common Name	Ironbark				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	10 > Years				
DBH	200mm				
Height & Width	6m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Semi mature example of an Ironbark in a poor structural condition exhibiting decayed low trunk not considered significant amenity value. 1.0m from fence.				
Recommendations	Due to the trees poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Tree in Question Showing Decayed Low Trunk					

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Tree No.	22				
Botanical Name	Eucalyptus regrowth				
Common Name	Eucalyptus Regrowth				
Age	Semi Mature				
Health	Poor				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	0 > Years				
DBH	200mm				
Height & Width	4m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Regrowth from cut stump in poor structural condition not considered significant amenity value. 1.5m from fence.				
Recommendations	Due to the plants regrowth from cut stump removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Plant in Question Showing Regrowth Condition					

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Tree No.	23				
Botanical Name	Eucalyptus scoparia				
Common Name	Wallangarra White Gum				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	10 > Years				
DBH	300mm				
Height & Width	8m x 8m	TPZ	3.6m	SRZ	2.0m
Comments	Semi mature example of a White Gum in a poor structural condition exhibiting decayed low trunk union not considered significant amenity value. 3.0m from fence				
Recommendations	Due to the trees poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Decayed Low Trunk Union

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Tree No.	24				
Botanical Name	Eucalyptus scoparia				
Common Name	Wallangarra White Gum				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	10 > Years				
DBH	400mm				
Height & Width	8m x 8m	TPZ	4.8m	SRZ	2.2m
Comments	Semi mature example of a Wallangarra White Gum exhibiting low trunk decay not considered significant amenity value. 1.0m from fence.				
Recommendations	Due to the low trunk decay removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Low Trunk Decay

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Tree No.	25				
Botanical Name	Eucalyptus scoparia				
Common Name	Wallangarra White Gum				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Low				
Useful Life Expectancy	10 > Years				
DBH	200mm				
Height & Width	8m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Semi mature example of a White Gum in an overall poor structural condition exhibiting poor low trunk structure not considered significant amenity value. 1.0m from fence.				
Recommendations	Due to the trees poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Poor Structure

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Tree No.	26				
Botanical Name	Melaleuca armillaris				
Common Name	Bracelet Honey Myrtle				
Age	Mature				
Health	Poor				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	0 > Years				
DBH	200mm				
Height & Width	4m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Mature example of a Bracelet Honey Myrtle in an overall poor condition exhibiting decayed low trunk not considered significant amenity value. Poor low trunk union. 1.0m from fence.				
Recommendations	Due to the trees overall poor condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Low Trunk Condition

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Tree No.	27				
Botanical Name	Callistemon viminalis				
Common Name	Bottle Brush				
Age	Mature				
Health	Poor				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	0 > Years				
DBH	100mm				
Height & Width	2m x 2m	TPZ	1.2m	SRZ	1.5m
Comments	Mature example of a Bottle Brush in an overall poor condition not considered significant amenity value. 6.0m from fence.				
Recommendations	Due to the trees overall poor condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Overall Poor Condition

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Tree No.	28				
Botanical Name	Ficus carica				
Common Name	Common Fig				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	0 > Years				
DBH	150mm				
Height & Width	4m x 4m	TPZ	1.8m	SRZ	1.5m
Comments	Semi mature example of a Common Fig exhibiting a poor structural condition not considered significant amenity value. 4.0m from fence.				
Recommendations	Due to the trees poor structural condition removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				
					
Tree in Question Showing Condition					

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Tree No.	29				
Botanical Name	Corymbia ficifolia				
Common Name	Red Flowering Gum				
Age	Semi Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	5 > Years				
DBH	200mm				
Height & Width	6m x 4m	TPZ	2.4m	SRZ	1.6m
Comments	Semi mature example of a Red Flowering Gum in an overall poor condition not considered significant amenity value. Poor low trunk union. 8.0m from fence.				
Recommendations	Due to the trees overall poor structure removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Overall Poor Structure

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Tree No.	30				
Botanical Name	Melaleuca stypheliodes				
Common Name	Prickly Paperbark				
Age	Mature				
Health	Fair				
Structure	Poor				
Risk Rating	Medium				
Retention Value	Medium				
Useful Life Expectancy	10 > Years				
DBH	1000mm				
Height & Width	4m x 8m	TPZ	12m	SRZ	3.1m
Comments	Mature example of a Prickly Paperbark in an overall poor structural condition exhibiting significant multi stemmed low trunk unions. 2.0m from fence.				
Recommendations	Due to the trees poor low trunk structure removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Poor Low Trunk Structure

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Tree No.	31				
Botanical Name	Citrus limon				
Common Name	Lemon Tree				
Age	Mature				
Health	Fair				
Structure	Fair				
Risk Rating	Low				
Retention Value	Low				
Useful Life Expectancy	5 > Years				
DBH	100mm				
Height & Width	2m x 4m	TPZ	1.2m	SRZ	1.5m
Comments	Semi mature example of a Lemon Tree of modest size not considered significant amenity value. Poor low trunk union. 0.5m from fence				
Recommendations	Due to the trees modest size removal is considered reasonable in order to facilitate the proposed redevelopment of the site provided adequate compensatory replanting takes place.				



Tree in Question Showing Modest Size

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Arboricultural Impact Statement

Guidelines for determining the extent to which the proposed construction design can potentially impact site vegetation are taken from AS 4970-2009 Protection of Trees on Development Sites.

Provided in the individual tree assessment report are the required DBH measurements used to calculate the TPZ and SRZ requirements.

As the majority of the trees located within the proposed development site are in general poor and dilapidated conditions resulting in a low retention value and are a constraint on the design they should not be considered for retention. On this basis they have not been included in this Arboricultural impact statement.

Trees 2, 3,4,6,7,10,18,30 have a medium retention value. The proposed design is sensitive to the tree needs and does not encroach into the TPZ of these trees.



Tree Protection Management Plan

As stated in the **Arboricultural Impact Statement** only trees 2, 3,4,6,7,10,18,30 require protection measures as set out in AS 4970-2009 Protection of Trees on Development Sites. To provide this, open space at the rear of the dwelling provides sufficient space to allow tree root activity. No additional pruning of the trees is required.

Tree protection fencing for each individual tree on the development site as set out in AS4970-2009 Protection of Trees on Development Sites is required. In addition similar fencing on the tree root sections that extend from the adjacent property is also required trees 3, 4, 6,

This fence shall be constructed following the demolition of the existing dwellings on the site and prior to the commencement of any construction works.

It is important that no construction equipment or the stockpiling of material is to take place in the TPZ fenced of area AS 4970-2009 provides full details and is to be studied prior to works commencing. Additional mulching over the root systems is advised to provide additional protection.

On the completion of all construction works and prior the landscaping component commencing the **Tree Protection Fence** can be removed. This area can receive gentle de-compaction works to allow the infiltration of water and nutrients as part of the general landscaping works program process.

Regular inspections throughout the demolition, construction and landscaping process shall take place. This is to be by a suitably qualified person to monitor the effectiveness of the **Tree Protection Management Plan** and make any adjustments as required.



Assumptions and Limiting Conditions

- 1 Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good. No responsibility is assumed for matters legal in character.
- 2 It is assumed that any property/project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
- 3 Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible; however the consultant can neither guarantee nor be responsible for the accuracy of the information provided by others.
- 4 The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
- 5 Loss or alteration of any part of this report invalidates the entire report.
- 6 Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of the consultant.
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- 8 This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any findings to be reported.
- 9 Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10 Unless expressed otherwise:
 - 1) Information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and
 - 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee, expressed or implied, that the problems or deficiencies of the plants or property in question may not arise in the future.



Glossary of Arboricultural Terms

A brief description of the arboricultural terms highlighted in the report is outlined below.

Attachment	The way in which branches are attached to the trunk, taking into account the way wood is formed and laid around the limb union.
Bark	A protective covering over branches, stems (and some roots) that arises from the cork cambium.
Bifurcation	The attachment formed at the union of co-dominant stems, branches or limbs that emerge at an acute angle. The branch bark ridge is compacted inwards as the stem growth expands creating a growth fault or weakness.
Buttress Roots	The roots at the base of the trunk; trunk basal flare.
Canker	A localised diseased area, often shrunken and discoloured, on stems, branches and trunks. Caused by fungi or bacteria.
Canopy (Crown)	The total portion of the tree consisting of the limb, branches and the leaves.
Cavity	An open wound characterised by the presence of decay.
Chlorosis	Whitish or yellowish discolouration due to the lack of chlorophyll.
Co-dominant (Multi-stemming)	Acutely forked branches, stems or trunks of the same diameter size.
Crown Thinning	The removal of selected branches to increase light penetration and air movement through the tree crown. This practice stimulates interior foliage that improves branch taper and strength. Thinning also reduces the wind sail effect of the crown and weight on branches. Crown thinning also removes branches that are rubbing or crossing over other branches.
Crown Reduction	The reduction of branches to reduce the height and spread of a tree. This practice maintains the structural integrity of the tree and delays the time when the tree will require pruning. Crown reduction should not drastically alter the natural form of the tree.
DBH	Diameter at Breast Height; the diameter of the trunk measured at 1.4 to 1.5 meters above grade.
Deadwood	The dead branches that will be shed by the tree in future. These needs to be removed so as to make the tree safer i.e. no falling debris, improves the appearance of the tree and is a health practice, i.e. removal of food source for wood decay organisms.
Dieback	A condition where the ends of a tree's branches are dying.
Epicormic Growth	Shoots produced by dormant buds within the bark or stems of a tree in response to stress or lopping. These usually have weak forms of attachment.
Exudation	The oozing out of sap or other cellular contents.
Foliage	The leaves of a plant.
Foliar Health	This is determined by the shape, size and colour of the leaves compared to a normal healthy specimen.
Girdling Roots	Roots that encircle the base of the trunk and/or buttress roots, and which may prevent growth.
Included Bark	Bark that is pushed inside a developing crotch, causing weakened structure.

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Leader	The primary, terminal shoot(s) or trunk of a tree.
Lean	Departure of the trunk from the vertical.
Misshapen	Where the tree has poor shape and form when compared to a normal specimen of its species.
Over Extension	Accumulation of disproportionate mass at the end of branches. Departure of branch for main canopy. Usually scaffold branches (see below).
Pruning	Removal of unwanted parts of a tree. Always creates a wound.
Root Zone	The area around the base of the tree which encompasses all of the extension root growth and the feeding root system and provides the above ground portion of the tree with water and nutrients.
Scaffold Branches	The major structural support branches that attach to the trunk.
Shedding	The process of the tree dropping a limb due to natural processes other than during a storm.
Stress	A condition where a tree is in a condition less than optimal; or, an environmental factor that predisposes a tree to a condition less than optimal.
Stub	A small section of dead limb or branch which if left after pruning provides food and shelter for micro-organisms and insect that could spread into the tree. At no time should a stub be left.
Tree Protection Fence	The fences that delineate the Tree Protection Zone (see below) and which cannot be erected without permission of the arborist.
Tree Protection Zone	A zone around the tree (determined by an arborist) which requires protection from compaction, fill and root severance.
Uplifting	Removes designated lower branches to provide clearance for building, vehicles, pedestrians or vistas.
Vigour	A measure of the health of a tree indicated by its extension growth, foliage colour and ability to respond to wounds or stresses. Vigour is the ability to resist strain. Vigour is a genetic feature.
Vitality	The ability of a tree to grow under the condition the tree system finds itself.
Wound	The opening that is created any time the tree's protective bark covering is penetrated, cut or removed, injuring or otherwise damaging living tissue.

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Tree Data Descriptors

Age

Category	Description
Young	Juvenile tree and/or recently planted. Between one (1) and five (5) years.
Semi Mature	Tree is actively putting on extension growth.
Mature	Specimen has reached expected size in situation; no vigorous extension growth just re-leaving only.
Senescent	Tree is over mature and in decline or mortality spiral.

Health

Category	Description
Good	Crown full, with good density, foliage entire with good colour, minimal or no pathogen damage. Good growth indicators, eg. Extension growth. No or minimal canopy dieback. Good wound wood development.
Fair	Tree is exhibiting one or more of the following symptoms; Tree has < 30% dead wood, or can have minor dieback. Foliage generally with good colour, some discolouration may be present. Minor pathogen damage present. Typical growth indicators, eg. Extension growth, leaf size, canopy density for species in location.
Poor	Tree has > 30% dead wood. Canopy dieback present. Discoloured or distorted leaves, and/or excessive epicormic growth. Pathogen is present and/or stress symptoms that could lead or are leading to decline of tree.
Dead	Tree is dead.

Structure

Category	Description
Good	Good branch attachment and/or no or minor structural defects. Trunk and scaffold branches sound or minor damage. Good trunk and scaffold branch taper. No branch or extension. No damage to structural roots and/or good buttressing present. No obvious root pests or diseases.
Fair	Some minor structural defects and/or minor damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species.
Poor	Major structural defects and/or trunk damage and /or missing bark, large cavities, and/or girdling or damage roots that are problematic.
Hazardous	Trees pose immediate hazard potential that should be rectified as soon as possible.

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Risk Rating

Category	Description
Critical	1 – 3 months
High	3 – 6 months
Medium	12 – 18 months
Low	24 – 36 months

References

Australian Standard Protection of Trees on Development Sites AS 4970-2009
 Australian Standard Pruning of Amenity Trees AS 4373-2007

A handwritten signature in black ink, appearing to read 'David Bushell'.

David Bushell

Advanced Certificate in Arboriculture
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 Certificate IV work place training and assessment

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