

Application for a Planning Permit

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

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council planning department.

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

⚠ If the space provided on the form is insufficient, attach a separate sheet

i Click for further information.

The Land **i**

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

Street Address *

Unit No:	St. No.: 1	St. Name: Verdun Street
Suburb/Locality: MAIDSTONE		Post Code: 3012

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

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

A OR	Vol.: 8861	Folio.: 412	Suburb.: Maidstone
	Lot No.:	Type.: Lot/Lodged Plan	
B	Crown Allotment No.:	Section No.:	
	Parish/Township Name:		

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit? *

2 Double Storey Units

📎 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *


900000.00	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.	

Existing Conditions

Describe how the land is used and developed now *

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

Single Storey Residence

 Provide a plan of the existing conditions. Photos are also helpful.


Title Information

Encumbrances on title *

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

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

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Title: NA First Name: Annette Surname: Tamvakis

Organization (if applicable):

Unit No: 1 St. No: 32 St. Name: Cathcart Street

Suburb: MAIDSTONE State: VIC Postcode: 3012

Business phone: 0409864170 Email: info@tamvakisgroup.com.au

Mobile phone: Home: 9352 0732

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

Contact person's details*

Name:

Same as applicant ☒

Title: NA First Name: Annette Surname: Tamvakis

Organization (if applicable):

Unit No: 1 St. No: 32 St. Name: Cathcart Street

Suburb: MAIDSTONE State: VIC Postcode: 3012

Business phone: 0409864170 Email: info@tamvakisgroup.com.au

Mobile phone: Home: 9352 0732

Owner *

The person or organisation who owns the land

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

Name:

Same as applicant ☐

Title: MRS First Name: Helen Surname: Feijoo

Organization (if applicable):

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

Unit No: St. No: 19 St. Name: Verdun Street


Suburb: MAIDSTONE State: VIC Postcode: 3012

Business Phone: Email: helenfeijoo@hotmail.com


Mobile phone: 0408950222 Home:

Declaration

This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date

29 / 10 / 2024

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au
Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist.
Insufficient or unclear information may delay your application

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

☒ No ☐ Yes

Officer Name:

Date:

day / month / year


Checklist


Have you:

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☒ Filled in the form completely?

☒ Paid or included the application fee?

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



Provided all necessary supporting information and documents?

☒ A full, current copy of title information for each individual parcel of land forming the subject site

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal.

☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)

☐ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void

☒ Completed the relevant council planning permit checklist?

☒ Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier and Hyde Streets
Footscray VIC 3011

Contact information:
Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

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

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See [Example 1](#).

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Gol fields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See [Example 2](#).


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that are on it (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See [Example 3](#).

Title Information

What is an encumbrance?

An encumbrance is a formal obligation on the land, with the most common type being a mortgage. Other common examples of encumbrances include:

- **Restrictive Covenants:** A restrictive covenant is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A section 173 agreement is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An easement gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A building envelope defines the development boundaries for the land.
- signed the declaration on the last page of the application form

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header encumbrances, caveats and notices. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A caveat is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

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

Page 1 of 1

VOLUME 08861 FOLIO 412

Security no : 124119325891X
Produced 25/10/2024 12:19 PM

LAND DESCRIPTION

Lot 30 on Plan of Subdivision 007188.
PARENT TITLE Volume 08659 Folio 957
Created by instrument D910410 10/12/1970

**CITY OF MARIBYRNONG
RECEIVED
29/10/2024
URBAN PLANNING**

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOSE LUIS FEIJOO
HELEN HA THI FEIJOO both of 19 VERDUN STREET MAIDSTONE VIC 3012
AT272981B 25/05/2020

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ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP007188 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 19 VERDUN STREET MAIDSTONE VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 19259Y EASY LINK CONVEYANCING
Effective from 25/05/2020

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan	
Document Identification	LP007188	CITY OF MARIBYRNONG ADVERTISED PLAN
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LP 7188
EDITION 3
PLAN MAY BE LODGED 21/09/17

COLOUR CODE
E-1=BLUE
R1=BROWN

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APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

ENCUMBRANCES

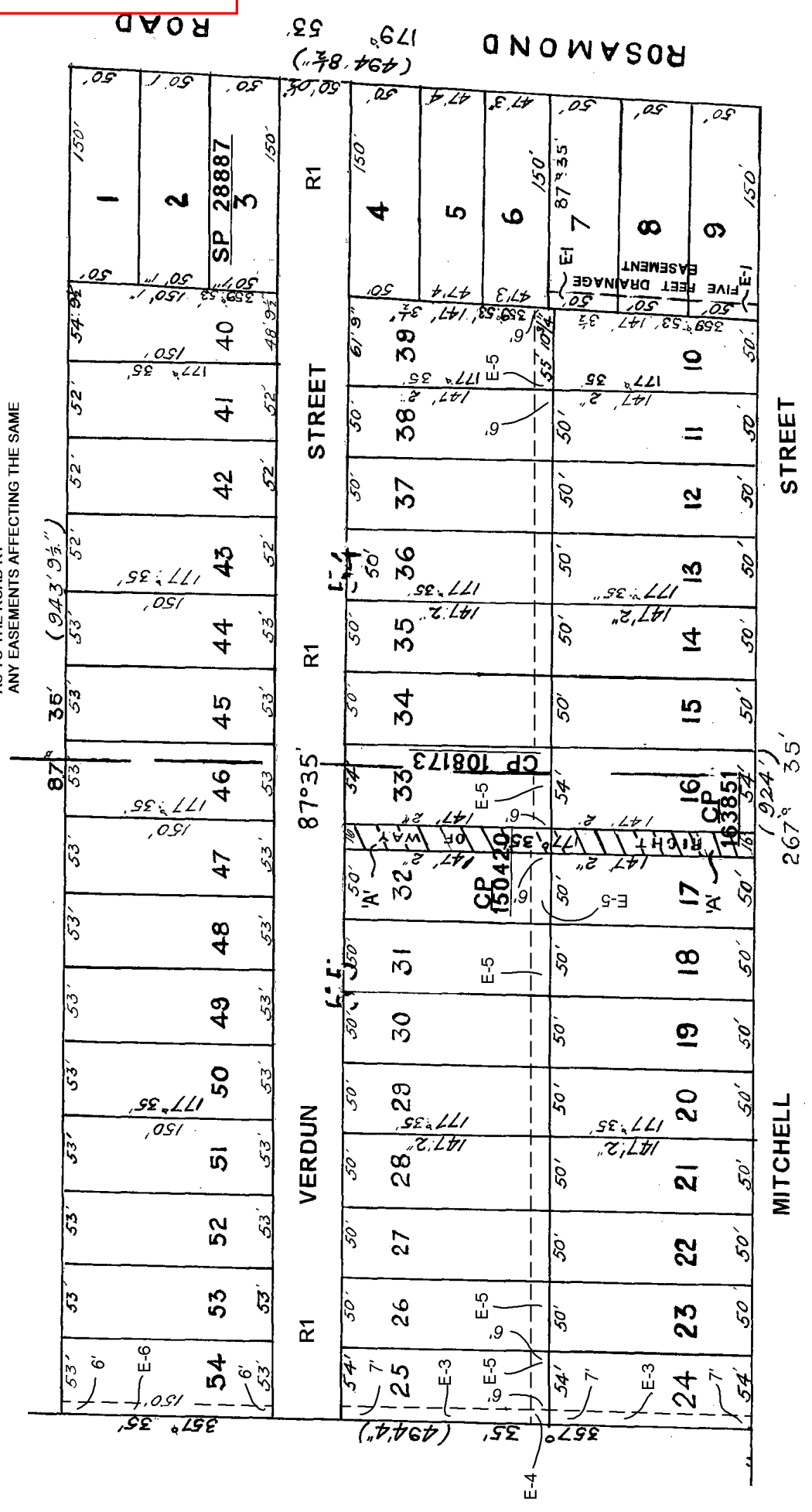
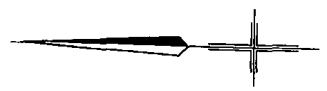
THE LAND MARKED E-3 & E-4 IS ENCUMBERED BY AN EASEMENT TO THE M.M.B.W. CREATED BY INST.2315329
THE LAND MARKED E-4 & E-5 IS ENCUMBERED BY AN EASEMENT TO THE M.M.B.W. CREATED BY INST.C623962

THE LAND MARKED E-6 IS ENCUMBERED BY AN EASEMENT TO THE M.M.B.W. CREATED BY INST.2275107

AS TO THE ROAD R1
ANY EASEMENTS AFFECTING THE SAME

PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 54 & 55
SECTION 20
PARISH OF CUT PAW PAW
COUNTY OF BOURKE
VOL.4062 FOL.344

Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

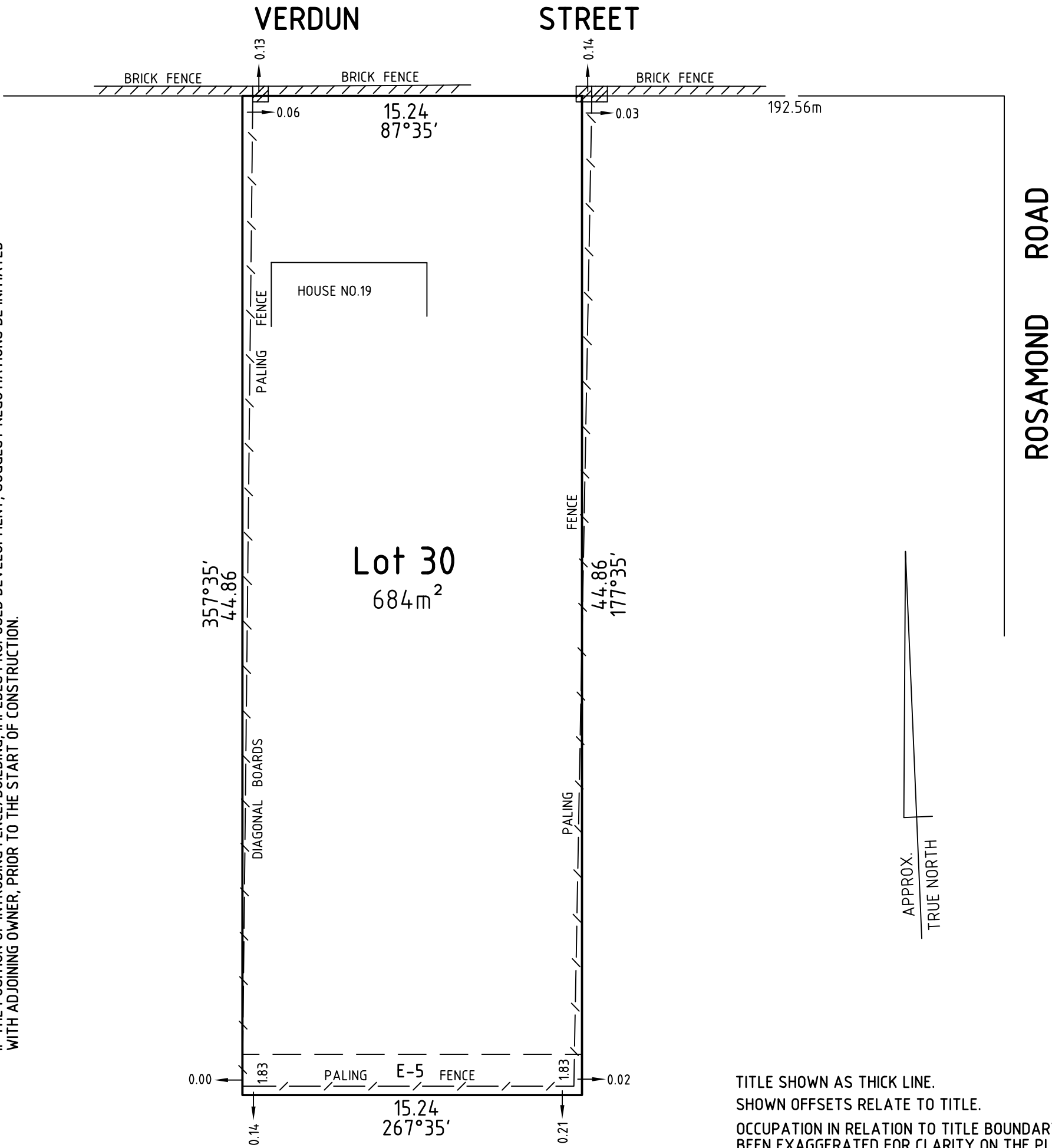
PLAN NUMBER

LP 7188

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN	'A'	ROAD DISCONTINUED	L.G.D.1715			1	AD
LOTS 5, 6, 24-31 (B.I.), 33-38 (B.I.)		EASEMENT EXCISED	CORR.42392			1	AD
		STREET NAME AMENDED FROM GOVERNMENT ROAD TO MITCHELL STREET				1	AD
		WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.					
LOTS 24 & 25	E-3 & E-4	CREATION OF EASEMENT	2315329			2	AD
LOTS 25 TO 39	E-4 & E-5	CREATION OF EASEMENT	C623962			2	AD
LOT 54	E-6	CREATION OF EASEMENT	2275107			2	AD
ROAD	R1	EASEMENTS ENHANCED				3	AD

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NOTE: WHERE FENCING OR BUILDINGS INTRUDE INTO THE PROPERTY, ADJOINING OWNERS MAY HAVE ACCRUED POSSESSORY RIGHTS.
IF THE POSITION OF INTRUDING FENCE/BUILDING IMPEDES PROPOSED DEVELOPMENT, SUGGEST NEGOTIATIONS BE INITIATED
WITH ADJOINING OWNER, PRIOR TO THE START OF CONSTRUCTION.



TITLE SHOWN AS THICK LINE.
SHOWN OFFSETS RELATE TO TITLE.
OCCUPATION IN RELATION TO TITLE BOUNDARY HAS
BEEN EXAGGERATED FOR CLARITY ON THE PLAN.

E-5 ... DRAINAGE & SEWERAGE EAESMENT 1.83m WIDE

TITLE RE-ESTABLISHMENT SURVEY				I, Martin Powell certify that this plan correctly represents the occupation on the 31st day of July, 2020. <i>Martin Powell</i> LICENSED SURVEYOR NO.1933 (S.R.B.V.)
REFERENCE: 7035R	SCALE 1 : 200	SHEET SIZE A3	19 VERDUN STREET, MAIDSTONE LOT 30 ON LP7188 COUNTY OF BOURKE PARISH OF CUT PAW PAW SECTION 20 CROWN ALLOTMENT 54 & 55 (Part)	
Phone: (03) 9465 9385 Mobile: 0449 924 249 Post: PO Box 1349, Bundoora, VIC 3083 Email: info@maplandsurveyors.com.au Website: www.maplandsurveyors.com.au	<div>20846</div> <div>LENGTHS ARE IN METRES</div>			

PHOTOGRAPH OF SURROUNDING PROPOERTIES

1- 19 Verdun Street, Maidstone



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2- 21 Verdun Street, Maidstone



3- 23 Verdun Street, Maidstone



4- 17 Verdun Street, Maidstone



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5- 15 Verdun Street, Maidstone



6- 13 Verdun Street, Maidstone



7- 12 Verdun Street, Maidstone



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8- 14 Verdun Street, Maidstone



9- 16 Verdun Street, Maidstone



10- 18 Verdun Street, Maidstone



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11- 20 Verdun Street, Maidstone



12- 22 Verdun Street, Maidstone



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

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CLAUSE 55.01

NEIGHBOURHOOD & SITE DESCRIPTION & DESIGN RESPONSE

CLAUSE 55.01-1

NEIGHBOURHOOD AND SITE DESCRIPTION

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- **In relation to the neighbourhood:**
 - The built form, scale and character of surrounding development including front fencing.
 - Architectural and roof styles.
 - Any other notable features or characteristics of the neighbourhood.
- **In relation to the site:**
 - Site shape, size, orientation and easements.
 - Levels of the site and the difference in levels between the site and surrounding properties.
 - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
 - The use of surrounding buildings.
 - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
 - Solar access to the site and to surrounding properties.
 - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
 - Any contaminated soils and filled areas, where known.
 - Views to and from the site.
 - Street frontage features such as poles, street trees and kerb crossovers.
 - Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Not Applicable
✓ **Complies**
Does Not Comply
Variation Required

Comments

See attached plans for neighbourhood site description and design response and assessment against neighbourhood character (refer to Town Planners Melbourne).
It is proposed to demolish existing residence.

CLAUSE 55.01-2

DESIGN RESPONSE

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 55.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.

If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

Not Applicable
✓ **Complies**
Does Not Comply
Variation Required

Comments

See attached design response plan (page 16/16).
The Proposed two double storey dwelling.

CLAUSE 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE	
CLAUSE 55.02-1 NEIGHBOURHOOD CHARACTER Objectives Respect the existing n'hood character or contribute to a preferred n'hood character. Respond to the features of the site & the surrounding area. Standard B1 <ul style="list-style-type: none"> • Response must be appropriate to the n'hood & the site. • Design must respect the existing/preferred n'hood character & respond to the features of the site. • Dwellings should be orientated to front streets • High fencing in front of dwellings should be avoided. • Dwellings should promote observation of streets & public open spaces. Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The neighbourhood and site description. • The design response. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments Wall & roof materials are acceptable in the context of the surrounding dwellings. The proposed first floor will be set back from the boundaries so it will not unreasonably impact on adjoining sites. It is therefore considered that the development responds well to the neighborhood character in terms of design, materials, setbacks (rhythm of dwelling spacing), setbacks to adjoining dwellings and rear yards. The development satisfies the objectives and standard</p>
CLAUSE 55.02-2 RESIDENTIAL POLICY Objectives Ensure that residential development accords with SPPF, LPPF & local planning policies; Support medium densities where it can take advantage of public transport & community infrastructure & services. An application must be accompanied by a written statement that explains how the policies are complied with. Standard B2 <ul style="list-style-type: none"> • Written Statement describing how the development is consistent with any relevant policy for housing in the SPPF, LPPF, Municipal Strategic Statement and local planning policies. Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i> <ul style="list-style-type: none"> • The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies. • The design response. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p>
CLAUSE 55.02-3 DWELLING DIVERSITY Objective Encourage a range of dwelling sizes & types in development of ten or more dwellings Standard B3	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p>

<p>Developments of 10+ dwellings <u>should</u> provide a range of dwelling sizes & types including dwellings with a different number of bedrooms; & at least one dwelling with a kitchen, bath or shower, & toilet & wash basin at ground floor level.</p> <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p>Comments</p> <div style="border: 2px solid red; padding: 5px; text-align: center;"> <p>CITY OF MARIBYRNONG ADVERTISED PLAN</p> </div>
<p>CLAUSE 55.02-4 INFRASTRUCTURE</p> <p>Objective Ensure provision of services & infrastructure and not unreasonably overload the capacity of utility services & infrastructure</p> <p>Standard B4</p> <ul style="list-style-type: none"> Development <u>should</u> connect to reticulated services. Developments <u>should</u> not unreasonably exceed the capacity of utility services & infrastructure. Where infrastructure has little or no spare capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The capacity of the existing infrastructure. In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970. If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Existing services available on site.</p>
<p>CLAUSE 55.02-5 INTEGRATION WITH THE STREET</p> <p>Objective To integrate the layout of development with the street.</p> <p>Standard B5</p> <ul style="list-style-type: none"> Adequate vehicle & pedestrian links. Orientated to front existing & proposed streets. Avoid high front fencing. Designed to promote observation of abutting streets and any abutting public open space. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Both Entrances oriented to the street and both are covered with own sense of identity.</p>
<p>CLAUSE 55.03 SITE LAYOUT AND BUILDING MASSING</p>	
<p>CLAUSE 55.03-1 STREET SETBACK</p> <p>Objective Respect existing/preferred neighbourhood character & make efficient use of the site</p>	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p>

Standard B6

Walls of buildings should be setback as follows:

- Where there are buildings on both abutting lots facing the same street, & the site is not on a corner, the average distance of their front walls facing the same street or 9m, whichever lesser.
- Where there is a building on one abutting lot facing the same street, & no building on the other abutting lot facing the same street & the site is not on a corner, the same distance as the front wall of the adjacent building or 9m, whichever lesser.
- Where there is no buildings on either abutting lot facing the same street & the site is not on a corner, 6m for streets in a Road Zone Category 1, & 4m for other streets.
- Where the site is on a corner, & there is a building on the abutting lot facing the front street, the same distance as the setback of the front wall of the abutting building facing the front street, or 9m, whichever lesser.
- Where the site is on a corner & there is no building on the abutting lot facing the front street, 6m for streets in a Road Zone Category 1, & 4m for other streets.
- Buildings should be setback from the side street of a corner site, the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street, or 2m, whichever is the lesser.

Note 1: for a corner lot, the frontage or front street is the smaller frontage. For lots with equal frontage to two streets, Council may nominate the frontage or front street.

Note 2: Porches, pergolas & verandahs that are less than 3.6m high & eaves may encroach <2.5m into the setbacks.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining vegetation within the front setback.

Comments

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**CLAUSE 55.03-2
BUILDING HEIGHT****Objective**

Building height to respect existing/preferred neighbourhood character.

Standard B7

- The max. building height should not exceed 9m, unless the slope of the n.g.l. at any cross section wider than 8m of the site of the building is 2.5° +, in which case the max building height should not exceed 10m.
- Change of building height between existing buildings & new buildings should be graduated.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

Not Applicable
✓ **Complies**
Does Not Comply
Variation Required

Comments

The proposed overall height of dwelling on site is 7.35m at its maximum and thus less than the standard 9m.

The proposal provides graduated heights throughout the site.

**CLAUSE 55.03-3
SITE COVERAGE**

<p>Objective Site coverage to respect existing/preferred n'hood character & respond to the features of the site</p> <p>Standard B8 Site cover <u>should</u> <60%.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The existing site coverage and any constraints imposed by existing developments or the features of the site. The site coverage of adjacent properties. The effect of the visual impact of the building and whether this is acceptable in the neighbourhood. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Proposed Site Coverage is 53.1%</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;">CITY OF MARIBYRNONG ADVERTISED PLAN</div>
<p>CLAUSE 55.03-4 PERMEABILITY</p> <p>Objectives Reduce impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration</p> <p>Standard B9 >20 % of the site <u>should</u> be pervious.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The existing site coverage and any constraints imposed by existing developments. The capacity of the drainage network to accommodate additional stormwater. The capacity of the site to absorb run-off. The practicality of achieving at least 20 per cent site coverage of pervious surfaces, particularly on lots of less than 300 square metres. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Proposed site permeability is 35.4 %</p>
<p>CLAUSE 55.03-5 ENERGY EFFICIENCY</p> <p>Objectives To achieve & protect energy efficient residences.</p> <p>Reduce fossil fuel energy use & make appropriate use of daylight & solar energy</p> <p>Standard B10 Buildings <u>should</u>: <ul style="list-style-type: none"> Be orientated to make appropriate use of solar energy. Ensure energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas & private open space <u>should</u> be located on the north side of the dwelling, if practicable. Developments <u>should</u> be designed so that solar access to north-facing windows is maximised. </p> <p>Decision Guidelines</p>	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Modern methods of insulation will be used in the proposal.</p> <p>The living areas will have improved access to daylight.</p> <p>The open space will maintain access to natural light.</p>

<p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • The design response. • The size, orientation and slope of the lot. • The existing amount of solar access to abutting properties. • The availability of solar access to north-facing windows on the site. 	<p>It will maximise energy efficiency.</p> <p>Neighbours energy efficiency will not be unreasonably compromised.</p>
<p>CLAUSE 55.03-6 OPEN SPACE</p> <p>Objective Integrate with any public or communal open space provided in or adjacent to the development</p> <p>Standard B11 Any public or communal open space <u>should</u>:</p> <ul style="list-style-type: none"> • be substantially fronted by dwellings, • provide outlook for as many dwellings as practicable • be designed to protect any natural features on the site; & be accessible & useable. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant plan or policy for open space in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • The design response. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Dwelling 1 & 2 private open space is 68.4 m²</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div>
<p>CLAUSE 55.03-7 SAFETY</p> <p>Objective Provide for the safety & security of residents & property</p> <p>Standard B12</p> <ul style="list-style-type: none"> • Entrances <u>should</u> not be obscured or isolated. • Avoid planting which creates unsafe spaces. • Good lighting, visibility & surveillance. • Protected from inappropriate public access. <p>Decision Guideline <i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>All entries have adequate surveillance.</p>
<p>CLAUSE 55.03-8 LANDSCAPING</p> <p>Objectives To respect the landscape character of the n'hood.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation.</p> <p>Standard B13</p> <ul style="list-style-type: none"> • Landscape layout & design <u>should</u>: <ul style="list-style-type: none"> - Protect any landscape features of the neighbourhood. - Take into account the soil type & drainage patterns. - Allow for intended vegetation growth & structural protection of buildings. - Provide a safe, attractive & functional environment. • Provide for retention/planting of trees, where these are part of the n'hood character. • Replace any significant trees removed in previous 12 months. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>The landscaping will be designed in accordance with council requirements.</p>

<ul style="list-style-type: none"> The landscape design <u>should</u> specify landscape themes, vegetation (location & species), paving & lighting. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. Any relevant plan or policy for landscape design in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. The design response. The location and design of gardens and the predominant plant types in the neighbourhood. The health of any trees to be removed. Whether a tree was removed to gain a development advantage. 	<div style="border: 2px solid red; padding: 10px; text-align: center;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div>
<p>CLAUSE 55.03-9 ACCESS</p> <p>Objectives Safe, manageable & convenient access.</p> <p>To ensure no. & design of crossovers respects the n'hood character</p> <p>Standard B14</p> <ul style="list-style-type: none"> Accessways <u>should</u>: <ul style="list-style-type: none"> Be convenient, safe & efficient & connect to street network. Ensure forward exit direction if the accessway serves 5+ spaces, 3+ dwellings, or connects to a Road Zone. Be at least 3m wide. Have internal radius at least 4m at changes of direction. Provide a passing area at entrance at least 5m wide & 7m long if accessway serves 10+ spaces & connects to Road zone. The width of accessways or car spaces <u>should</u> not exceed: <ul style="list-style-type: none"> 33% of frontage if the width of a frontage of >20m; or 40% of frontage if the width of the frontage is <20m. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider: The design response.</p> <ul style="list-style-type: none"> The impact on the neighbourhood character The practicality of providing car parking on the site, particularly for lots of less than 300 square metres. The reduction of on-street car parking spaces. Traffic flows in the street and the safety of motorists and pedestrians. The effect on any significant vegetation on the site and footpath. The efficient use of the site. <p>For developments with accessways longer than 60 metres or serving more than 40 dwellings, the relevant standards of Clause 56.</p>	<p style="color: red; text-align: center;"> Not Applicable ✓ Complies Does Not Comply Variation Required </p> <p>Comments</p>
<p>CLAUSE 55.03-10 PARKING LOCATION</p> <p>Objectives Provide convenient parking.</p> <p>Avoid parking & traffic difficulties on site & in the n'hood.</p> <p>To protect residents from vehicular noise.</p> <p>Standard B15</p> <ul style="list-style-type: none"> Car parking facilities <u>should</u>: <ul style="list-style-type: none"> Be reasonably close & convenient; Be secure; 	<p style="color: red; text-align: center;"> Not Applicable ✓ Complies Does Not Comply Variation Required </p> <p>Comments</p> <p>Each dwelling is provided with 2 car space on site.</p>

<ul style="list-style-type: none"> - Allow safe & efficient movements within the site. - Be well ventilated if enclosed. <ul style="list-style-type: none"> • Large parking areas <u>should</u> be broken up with trees, buildings or different surface treatments. • Shared accessways/car parks <u>should</u> be at least 1.5m from habitable room windows. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider the design response.</p>	<div style="border: 2px solid red; padding: 5px; text-align: center;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div>
<p>CLAUSE 55.03-11 PARKING PROVISION</p> <p>Objectives Parking appropriate to need.</p> <p>Practical & attractive design</p> <p>Standard B16</p> <ul style="list-style-type: none"> • Car parking for residents <u>should</u> be provided as follows: <ul style="list-style-type: none"> - One space for each 1 or 2 bedroom dwelling; - Two spaces for each 3 or 3+ bedroom dwelling, with one space under cover. • Separate studies/studios must be counted as bedrooms. • Developments of 5+ dwellings <u>should</u> provide: <ul style="list-style-type: none"> - One space clearly marked as visitor parking per 5 dwellings. - Bicycle parking spaces. • Car spaces & accessways <u>should</u> have the min. dimensions specified in Table B2. • A building may project into a car space if it is at least 2.1m above the space. • Car spaces constrained by walls, <u>should</u> be at least 6m long & have an internal width of 3.5m - single space, or 5.5m - double space. • Car parking facilities <u>should</u> be: <ul style="list-style-type: none"> - Be designed for efficient use & management; - Minimise the area of hard surface; - Be designed, surfaced & graded to reduce run-off & allow stormwater to drain into the site; & - Lit. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The reduction in the demand for on-site parking in rental housing, managed by not for profit organisations, intended for residents likely to have a low level of car ownership. • The number, type and size of dwellings. • The availability of public transport and on-street parking. • The practicality of providing car parking on the site, particularly for lots of less than 300 square metres. • The reduction of on-street car parking spaces resulting from the provision of car parking on the site, particularly for lots of less than 300 square metres. • Local traffic and parking management plans and safety considerations. • Any relevant local planning policy or parking precinct plans. 	<p style="color: red;">Not Applicable</p> <p style="color: red;">✓ Complies</p> <p style="color: red;">Does Not Comply</p> <p style="color: red;">Variation Required</p> <p>Comments</p> <p>Both dwelling 1 & 2 provided with single garage 6.0m x 3.5m, and a car spaces within drive way.</p>
<p>CLAUSE 55.04 AMENITY IMPACTS</p>	
<p>CLAUSE 55.04-1 SIDE & REAR SETBACKS</p>	

Objective

Ensure heights & setbacks from a boundary respects the existing/preferred n'hood character & limits the impact on the amenity of existing dwellings.

Standard B17

- New building not on, or within 150mm of boundary should be setback from side or rear boundaries:
 - 1m, + 0.3m per metre height over 3.6m up to 6.9m, plus 1m per metre height over 6.9m.
- Sunblinds, verandahs, porches, eaves, gutters etc may encroach not more than 0.5m.
- Landings of not more than 2m², & <1m high, stairways, ramps, pergolas, shade sails & carports may encroach into the setbacks

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.

Whether the wall abuts a side or rear lane.

Not Applicable

✓ **Complies**

Does Not Comply

Variation Required

Comments

All setbacks comply.

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CLAUSE 55.04-2

WALLS ON BOUNDARIES

Objective

Location, length & height of a wall on a boundary to respect the existing/preferred n'hood character & limit the impact on the amenity of existing dwellings.

Standard B18

- New wall on/within 150mm of a side or rear boundary of a lot, or a carport on or within 1m of a side/rear boundary should not abut the boundary for a length >:
 - 10m + 25% of the remaining length of the boundary of an adjoining lot; or
 - the length of an existing or simultaneously constructed wall or carport. whichever is greater.
- A new wall/carport may fully abut a side/rear boundary where the slope & retaining walls would result in the effective height of the wall/carport being <2m on the abutting property boundary.
- A building on a boundary includes a building up to 150mm from a boundary.
- New wall on/within 150mm of a side/rear boundary, or a carport on/within 1m of a side/rear boundary should not exceed an av. 3m height, with no part >3.6m, unless abutting a higher existing or simultaneously constructed wall.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on the boundary are part of the neighbourhood character.
- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.

Not Applicable

✓ **Complies**

Does Not Comply

Variation Required

Comments

3.2m max proposed wall on boundary

<ul style="list-style-type: none"> • The width of the lot. • The extent to which the slope and retaining walls or fences reduce the effective height of the wall. • Whether the wall abuts a side or rear lane. • The need to increase the wall height to screen a box gutter. 	<div style="border: 2px solid red; padding: 5px; text-align: center;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div>
<p>CLAUSE 55.04-3 DAYLIGHT TO EXISTING WINDOWS</p> <p>Objective Allow adequate daylight into existing habitable room windows.</p> <p>Standard B19</p> <ul style="list-style-type: none"> • Buildings opposite an existing habitable room window <u>should</u> provide for a light court to the existing window, of at least 3m² & 1m clear to the sky. The area may include land on the abutting lot. • Walls or carports >3m height opposite an existing habitable room window <u>should</u> be setback from the window at least 50% of the height of the new wall if the wall is within a 55° arc from the centre of the existing window. The arc may be swung to within 35° of the plane of the wall containing the window. <p>Note: Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows. • The impact on the amenity of existing dwellings. 	<p style="text-align: center;"> Not Applicable ✓ Complies Does Not Comply Variation Required </p> <p>Comments</p> <p>The proposal does not impact on adjoining habitable room windows.</p>
<p>CLAUSE 55.04-4 NORTH FACING WINDOWS</p> <p>Objective Allow adequate solar access to existing north facing habitable room windows.</p> <p>Standard B20</p> <ul style="list-style-type: none"> • If a north-facing habitable room window of an existing dwelling is within 3m of a boundary of an abutting lot, a building <u>should</u> be setback: 1m, + 0.6m per meter height over 3.6m up to 6.9m, plus 1m per meter height over 6.9m, for 3m from the edge of each side of the window. <p>Note: A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • Existing sunlight to the north-facing habitable room window of the existing dwelling. • The impact on the amenity of existing dwellings. 	<p style="text-align: center;"> Not Applicable ✓ Complies Does Not Comply Variation Required </p> <p>Comments</p> <p>The proposal does not impact on adjoining habitable room windows.</p> <p>Appropriate setbacks have been implemented.</p>
<p>CLAUSE 55.04-5 OVERSHADOWING OPEN SPACE</p> <p>Objective To ensure buildings do not unreasonably overshadow existing secluded private open space.</p> <p>Standard B21</p>	<p style="text-align: center;"> Not Applicable ✓ Complies Does Not Comply Variation Required </p>

<ul style="list-style-type: none"> Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m² with a min. dimension of 3m, whichever is lesser, or the secluded open space <u>should</u> receive a minimum of 5 hrs sunlight between 9am & 3pm at 22 Sept. If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this Standard, the amount of sunlight <u>should</u> not be further reduced. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The impact on the amenity of existing dwellings. Existing sunlight penetration to the secluded private open space of the existing dwelling. The time of day that sunlight will be available to the secluded private open space of the existing dwelling. <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p>	<p>Comments</p> <p>Refer to page 9/15 for overshadowing plans.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin-top: 100px;"> <p>CITY OF MARIBYRNONG ADVERTISED PLAN</p> </div>
<p>CLAUSE 55.04-6 OVERLOOKING</p> <p>Objective Limit views into existing secluded private open space & habitable room windows.</p> <p>Standard B22</p> <ul style="list-style-type: none"> Habitable room windows, balconies, terraces etc <u>should</u> avoid direct view to secluded private open space & habitable room windows of an existing dwelling within 9m, & a 45° arc from the window, balcony etc. The window, balcony etc may: <ul style="list-style-type: none"> Be offset at least 1.5m from the edge of one window to the edge of the other; or Have sill heights, obscure glazing or permanent screens of at least 1.7m above floor level. Obscure glazing may be openable provided it does not allow direct views. <p>Note: Does not apply to a new habitable room window, balcony, terrace etc which faces a property boundary where there is a visual barrier at least 1.8m high & the floor level of the habitable room, balcony, terrace etc is < 0.8m above ground level at the boundary.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The impact on the amenity of the secluded private open space or habitable room window. The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings. The internal daylight to and amenity of the proposed dwelling or residential building. 	<p style="color: red; text-align: center;">Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>No overlooking</p> <p>Proposed first floor windows have been provided with 1700mm sill height above finished floor level or 1700mm obscure glass above finish floor level.</p>
<p>CLAUSE 55.04-7 INTERNAL VIEWS</p> <p>Objective To limit overlooking within a development</p> <p>Standard B23</p> <ul style="list-style-type: none"> Windows & balconies <u>should</u> prevent overlooking of 50%+ of the secluded private open space of a lower-level dwelling directly below & in the same development. 	<p style="color: red; text-align: center;">Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p>

<p>Decision Guideline Before deciding on an application, the responsible authority must consider the design response.</p>	<div style="border: 2px solid red; padding: 5px; text-align: center;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div>
<p>CLAUSE 55.04-8 NOISE IMPACTS</p> <p>Objectives Contain noise sources.</p> <p>Protect residents from external noise</p> <p>Standard B24</p> <ul style="list-style-type: none"> Mechanical plant etc, <u>should</u> not be located near bedrooms or immediately adjacent to existing dwellings. Noise sensitive rooms & secluded private open spaces of new dwellings <u>should</u> take account of noise sources on immediately adjacent properties. Dwellings close to busy roads, railway lines or industry <u>should</u> limit noise levels in habitable rooms. <p>Decision Guideline Before deciding on an application, the responsible authority must consider the design response.</p>	<p style="text-align: center;"> Not Applicable ✓ Complies Does Not Comply Variation Required </p> <p>Comments</p> <p>No unreasonable noise generated.</p>
<p>CLAUSE 55.05 ON-SITE AMENITY AND FACILITIES</p>	
<p>CLAUSE 55.05-1 ACCESSIBILITY</p> <p>Objective Consider needs of people with limited mobility.</p> <p>Standard B25</p> <ul style="list-style-type: none"> Ground floor entries <u>should</u> be accessible to people with limited mobility. <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p style="text-align: center;"> Not Applicable ✓ Complies Does Not Comply Variation Required </p> <p>Comments</p> <p>All accessible to people with limited mobility.</p>
<p>CLAUSE 55.05-2 DWELLING ENTRY</p> <p>Objective To provide each dwelling with its own sense of identity.</p> <p>Standard B26</p> <ul style="list-style-type: none"> Entries <u>should</u> be visible & easily identifiable from streets & public areas; & provide shelter & a sense of personal address. <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p style="text-align: center;"> Not Applicable ✓ Complies Does Not Comply Variation Required </p> <p>Comments</p> <p>Individual entries are provided.</p>

<p>CLAUSE 55.05-3 DAYLIGHT TO NEW WINDOWS</p> <p>Objective Allow adequate daylight into new habitable room windows</p> <p>Standard B27</p> <ul style="list-style-type: none"> A window in a habitable room <u>should</u> face: <ul style="list-style-type: none"> an outdoor space clear to sky or a light court with 3m² + & min. dimension of 1m, not incl. land on an abutting lot, or a verandah if it is open for at least 1/3rd of its perimeter, or a carport if it has 2+ open sides & is open for at least 1/3rd of its perimeter. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> the design response. Whether there are other windows in the habitable room which have access to daylight. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>All windows received natural daylight.</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;">CITY OF MARIBYRNONG ADVERTISED PLAN</div>
<p>CLAUSE 55.05-4 PRIVATE OPEN SPACE</p> <p>Objective To provide open space for the reasonable needs of residents.</p> <p>Standard B28</p> <ul style="list-style-type: none"> A dwelling <u>should</u> have private open space of: <ul style="list-style-type: none"> 40m² with one part secluded & private at the side/rear with a min. 25m², or A balcony of 8m² with a min. width of 1.6m, or A roof top area of 10m² with a min. width of 2m all with convenient access from a living room. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> the design response. The useability of the private open space, including its size and accessibility. The availability of and access to public or communal open space. The orientation of the lot to the street and the sun. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Dwelling 1 & 2 private open space is 68.4 m²</p>
<p>CLAUSE 55.05-5 SOLAR ACCESS TO OPEN SPACE</p> <p>Objective Allow solar access into the secluded private open space.</p> <p>Standard B29</p> <ul style="list-style-type: none"> The private open space <u>should</u> be located on the north side. The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least (2 + 0.9h), where 'h' is the height of the wall. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p>
<p>CLAUSE 55.05-6 STORAGE</p>	

<p>Objective Provide adequate storage facilities for each dwelling</p> <p>Standard B30</p> <ul style="list-style-type: none"> Each dwelling <u>should</u> have convenient access to at least 6m³ of externally accessible, secure storage space. <p><i>Decision Guidelines</i> There are no decision guidelines for this objective and standard</p>	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>6.0m³ min storage provided for each dwelling.</p> <div style="border: 2px solid red; padding: 5px; text-align: center;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div>
<p>CLAUSE 55.06 DETAILED DESIGN</p>	
<p>CLAUSE 55.06-1 DETAIL DESIGN</p> <p>Objective Encourage design detail that respects the existing or preferred n'hood character.</p> <p>Standard B31</p> <ul style="list-style-type: none"> The design <u>should</u> respect the existing/preferred n'hood character, including: <ul style="list-style-type: none"> Facade articulation & detailing; Window & door proportions; Roof form; & Verandahs, eaves & parapets. Garages & carports should be visually compatible with the development & the existing/preferred n'hood character. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting. Whether the design is innovative and of a high architectural standard. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Modern approach to existing neighborhood character.</p>
<p>CLAUSE 55.06-2 FRONT FENCES</p> <p>Objective Front fences to respect the existing/preferred n'hood character</p> <p>Standard B32</p> <ul style="list-style-type: none"> Front fences <u>should</u> complement the design of the dwelling & any front fences on adjoining properties. A front fence within 3m of a street <u>should</u> not exceed: <ul style="list-style-type: none"> 2m height for streets in a Road Zone, Category 1; or 1.5m height for any other street. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The setback, height and appearance of front fences on adjacent properties. The extent to which slope and retaining walls reduce the effective height of the front fence. Whether the fence is needed to minimise noise intrusion. 	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>Proposed 900mm high metal slats front fence.</p>

<p>CLAUSE 55.06-3 COMMON PROPERTY</p> <p>Objectives Communal areas to be practical, attractive & easily maintained.</p> <p>Avoid future management difficulties in common areas.</p> <p>Standard B33</p> <ul style="list-style-type: none"> • Delineate public, communal & private areas. • Common property to be functional/capable of efficient management. <p><i>Decision Guidelines</i> <i>There are no decision guidelines for this objective and standard</i></p>	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div>
<p>CLAUSE 55.06-4 SITE SERVICES</p> <p>Objectives Ensure site services can be installed & easily maintained.</p> <p>Ensure site facilities are accessible, adequate & attractive</p> <p>Standard B34</p> <ul style="list-style-type: none"> • Dwellings should provide sufficient space & facilities for services to be installed & maintained efficiently & economically. • Bin & recycling enclosures, mailboxes & other site facilities should be adequate in size, durable, waterproof & blend in. • Bin & recycling enclosures should be located for convenient access by residents. • Mailboxes should be provided & located for convenient access as required by Australia Post. <p><i>Decision Guideline</i> <i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>Not Applicable ✓ Complies Does Not Comply Variation Required</p> <p>Comments</p> <p>All required services will be provided.</p>

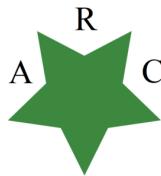
Water Sensitive Urban Design Stormwater Treatment Measures

Proposed New Units 19 Verdun Street, Maidstone

March 2025

Ref No 25-341

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ARC EnviroConcepts Pty Ltd

Sustainable Design Solutions

0407 344 587

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1.SUMMARY

Water Sensitive Urban Design (WSUD) is an approach which integrates the management of all onsite water resources in a more sustainable way.

The stormwater analysis for this site aims to:

1. Minimise Stormwater runoff and pollution reduction
2. Minimise wastes from entering the ecosystem

Project Summary

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Site area	684 sqm
Roof catchment area	365.0 sqm
Roof area to tanks	317.0 sqm
Roof area to LPoD	48.0 sqm
Untreated driveways/paving	72.0 sqm
STORM rating achieved	100 %

This rating can be achieved if rainwater capture and reuse is implemented on this site

2.0 DISCUSSION

2.1 GENERAL

Rainwater from roofs contains water pollution which will require treatment prior to discharging into the Council's stormwater system.

The proposed development at 19 Verdun Street, Maidstone will be designed to meet the Council guidelines and policies.

The objectives of the Council policy are as follows:

- Potable water reduction
- Stormwater re-use
- Protect surface and ground water entering waterways from stormwater pollution
- Reduce entry pollution into stormwater runoff
- Reduce effect of peak stormwater flows
- Integrate stormwater treatment measures into the landscape

The above measures have been considered and the following WSUD initiatives have been considered suitable for this development:

1. Rainwater capture and reuse
2. Water saving fixtures and fittings WELS Scheme
3. Site Stormwater Management

2.2 STORM RATING TOOL

Storm rating calculator sourced from Melbourne Water has been used to confirm that a 100% WSUD rating can be achieved by using rainwater capture for re-use.

2.2.1 STORM SCORE OCCUPANCY CALCULATION

The size of the rainwater tank(s) is based upon the amount of water re-used. The STORM calculator assumes the tank is connected to the toilets with a water use rate of 20 litres per bedroom per day.

For residential properties the number of bedrooms is used as an indicative estimation for the number of people who will be using tank water.

The number of occupants/bedrooms has been calculated as follows.

- Toilet flushing
Bedroom = 20L/day
- Washing machines
Two washes per week (Assumed 4 WELS rated washing machines are used)
x 70L/wash = 140L/week i.e equivalent 20L/day or one additional bedroom

Therefore, the STORM Tool calculation has allocated 5 bedrooms for Units 1 & 2 as the tank water demand for all units. Refer to Appendix C.

It should also be noted that the total combined water demand estimated for each unit does not consider the fact that tank water will also be used for garden irrigation and is therefore considered conservative

2.3 RAINWATER CAPTURE AND REUSE

A rainwater harvesting system will collect surfaces rainwater from each unit's roof and divert it to two in-ground rainwater storage tanks.

Two 2000L tanks (Total capacity of 4000L for each unit) will be inter-connected and located side by side in the private open space of each unit. Tanks will be reticulated to all toilets flushing system, connected to washing machines cold taps and used for garden irrigation.

The use of a charged rainwater harvesting system will be used to connect all downpipes into the rainwater tanks.

Charged stormwater pipes will be installed by a licensed plumber in accordance with *Plumbing Regulations 2018*, Roofing (stormwater) and shall not run under building slabs. A suitably qualified Civil Engineer shall be appointed to design the stormwater system and confirm the PSD and OSD requirements for this site.

The overflow system for the tanks will be gravity fed to the legal point of discharge and the connection of downpipes into the tank will be via a first flush diverter. First flush diverter will provide first point of stormwater pollution treatment.

Rainwater harvesting tanks are completely independent of any detention requirements. The required detention volume will be provided in below ground storage pipes or tanks in accordance with Council's design guidelines for On-Site Detention systems.

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Rainwater collection and re-use will reduce runoff and significantly reduce pressure on stormwater infrastructure

2.4 WELS SCHEME

Further 20% potable water will be reduced for this site by the use of water efficiency appliances and fittings. The recommended WELS rating for the various fittings and fixtures to be used in this development are as follows:

- Toilets minimum 4 stars WELS rated
- Taps minimum 5 stars WELS rated
- Showers minimum 4 stars WELS rated
- Dishwashers minimum 4 WELS rated

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3.0 STORMWATER MANAGEMENT

During the construction stage, measures will be put in place to minimise the likelihood of contaminating stormwater. This will include the installation of buffer strips around stormwater pits and ensuring that the site is kept clean from any loose rubbish at all times. The builder shall follow the guidelines outlined in the "Keeping Our Stormwater Clean – A Builder's Guide" by Melbourne Water.

Keeping our stormwater clean guide can be downloaded from the following site:
http://www.melbournewater.com.au/content/library/rivers_and_creeks/keeping_our_stormwater_clean-a_builders_guide.pdf

3.1 SITE MANAGEMENT PLAN

A site management plan is to be prepared by the contractor prior to construction commencing on site to control runoff to adjoining properties, to ensure that soil is not eroded, that dangerous chemicals and food waste cause damage to flora and fauna and that soil build up causes blockage to drains.

The site management plan is to implement the following measures:

1. Mesh Fabric positioned at the bottom of porous fences or gates for sediment control
2. Drain filters/sediment traps in front of side entry pits or over grated pits. Should it be necessary to pump out water from the site then the overflow should be contained with a sediment trap
3. Temporary down pipes should be connected to the stormwater mains to reduce on site flooding and erosion.
4. Crushed rock should be used around the site to allow clean access around the site and to reduce erosion
5. Mud left on the road as vehicles leave the site shall be immediately scrapped off and stock piled and the road swept clean
6. Acid cleaning of bricks shall be avoided. Brick layers shall clean as they
7. Erosion control blankets shall be installed over mounded earth
8. Bins or rubbish cages shall be provided for construction workers and staff particularly where food is consumed
9. Separate bins for paints and solvents shall be safely removed and disposed off

4.0 CONCLUSION

WSUD for this project will be achieved by the combined use of WELS rated fixtures, and rainwater tanks.

5.0 APPENDICES

- A. Roof and site plan showing WSUD strategies for this site
- B. STORM rating tool
- C. Rainwater tanks installation and maintenance guidelines
- D. Construction stage - Stormwater runoff management

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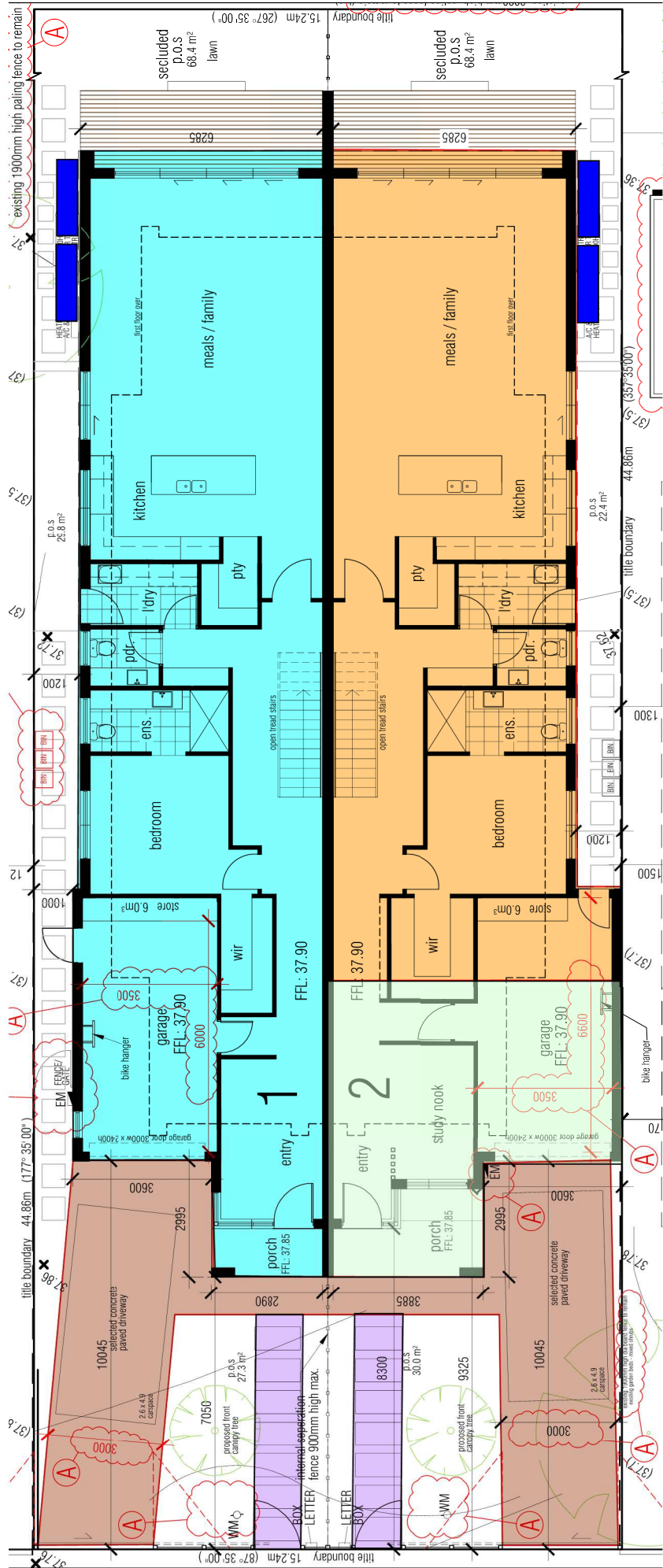
APPENDIX A- WSUD Strategies

NOTE
 A rainwater harvesting system will collect surfaces rainwater from Units 1 & 2 roofs and divert it to four 2000L above ground rain water storage tanks. Tank water will be reticulated to all toilets and washing machines cold taps. Rainwater harvesting tanks are completely independent of any detention requirements.

AREA ANALYSIS

- Site area 684 sqm
- U1 Roof area to tank 176 sqm
- U2 Roof area to tank 141 sqm
- U2 roof to LPoD 48 sqm
- Impervious driveway/paving 72 sqm

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LEGEND

- Unit 1 roof area draining into 2 x 2000L above ground tanks
- Unit 2 roof area draining into a 2 x 2000L above ground tanks
- Unit 2 roof area draining into LPoD
- Impermeable paving to driveway and entry paths
- Permeable paving
- 2 x 2000L above ground tanks for each unit connected to toilets & washing machines cold taps

**WSUD STRATEGIES
 19 Verdun Street,
 Maidstone**

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APPENDIX B- STORM Rating Tool



STORM Rating Report

TransactionID: 0
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 19 Verdun Street

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Maidstone
VIC 3012
Assessor: ARC EnviroConcepts P/L
Development Type: Residential - Multiunit
Allotment Site (m2): 684.00
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 Roof to tank	176.00	Rainwater Tank	4,000.00	5	131.00	89.50
U2 Roof to tank	141.00	Rainwater Tank	4,000.00	5	146.00	89.20
U2 Roof to LPoD	48.00	None	0.00	0	0.00	0.00
Driveways & Paving	72.00	None	0.00	0	0.00	0.00

Date Generated: 04-Mar-2025

Program Version: 1.0.0

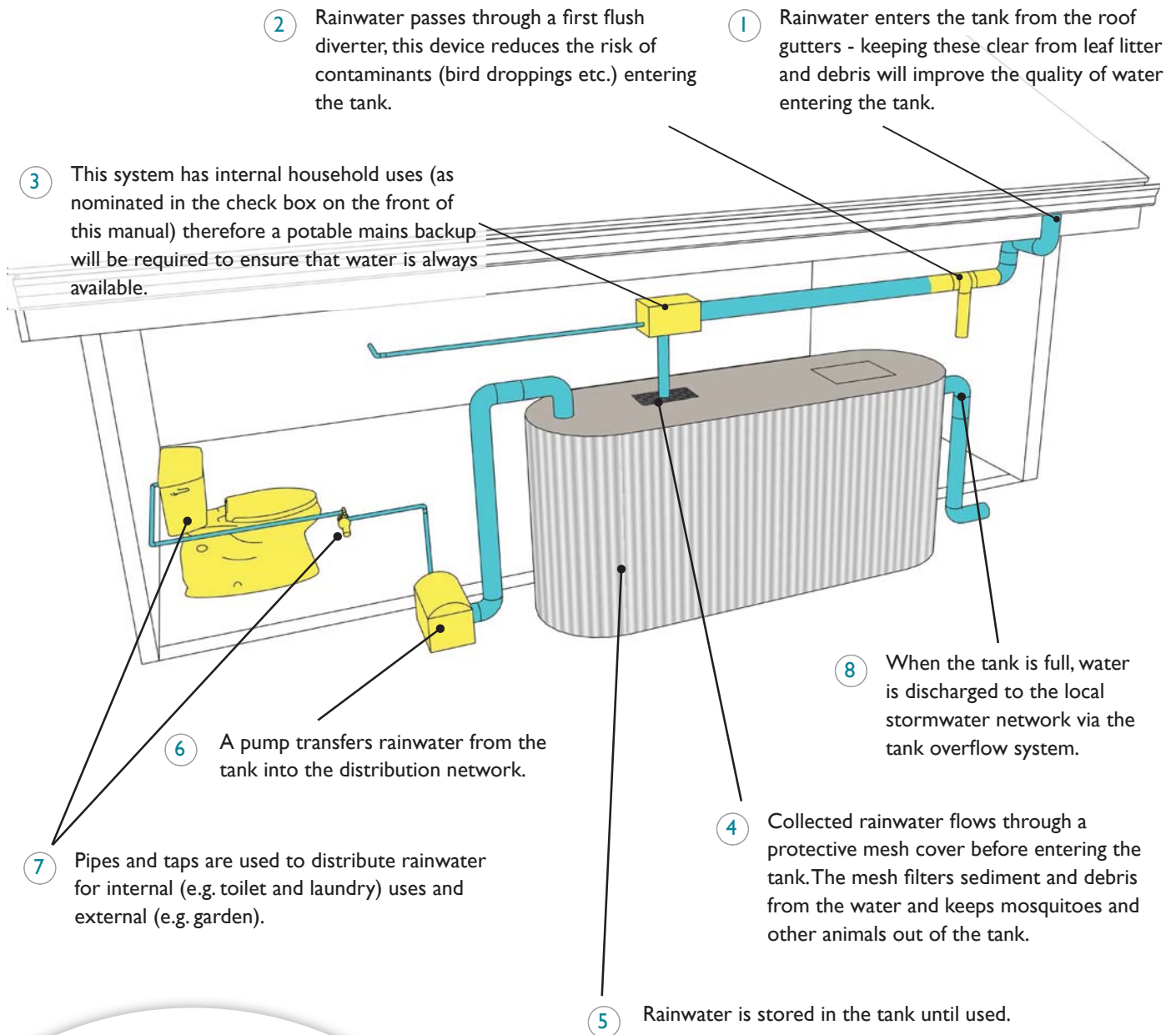
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APPENDIX C- Rainwater Tanks installation and Maintenance Guidelines

Maintenance Overview

Rainwater Tank Maintenance

The following diagram identifies the key items which are important for rainwater tanks and their maintenance.



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Maintenance Checklist

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task
1	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.
2	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.
3	Potable mains back up device	Is the potable mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.
4	Mesh cover	Has the mesh cover deteriorated or have any holes in it?		Replace mesh cover.
5	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.
6	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the potable mains back up is not permanently on. Repair or replace pump.
7	Pipes and taps	Are pipes and taps leaking?		Repair as needed.
8	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.
9	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.

Maintenance frequency

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x			x			x			x		

Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

Maintenance Log

Maintenance date	Maintenance undertaken

Tips for undertaking maintenance

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Things to look for and how to fix them.

Leaf litter / debris in gutters	Pump not working
Regularly clear your gutters. Make sure you cover the tank inlet if you're rinsing down the gutters to avoid debris entering the tank.	Check operating instructions for your pump. Check that pumps are kept clear of surface water (flooding), vegetation, and have adequate ventilation. Pumps should be serviced every few years to prolong the pump life.
Blocked downpipe	Mains backup or pump not working
If you see water spilling from the edge of the gutters check that the downpipe is not blocked, removing any debris.	Have you heard the pump operating? If the mains backup switching device fails many people do not notice for a long time. Consider a manual system if the switching device is problematic and you don't mind operating it manually.
First flush diverter clogging	Overflow
To clean out, unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water and the flow restrictor inside the cap.	Check that the overflow is not blocked and that there is a clear path for water to safely spill from the tank through the overflow pipe when full. Check that a clean mesh screen is safely in place to prevent mosquitoes entering the tank.
Debris on the mesh cover over inlets / outlets	Sediment / debris build-up in tank (more than 20mm thick)
The fine stainless steel mesh is similar to fly screen mesh. It should be cleaned regularly to ensure it does not become blocked with leaves and other material.	Over time a small amount of fine sediment will collect in the bottom of your tank and this is harmless and natural. It should not be disturbed until it is approx 20 mm thick which may take many years. To clean your tank out simply empty your tank and wash out with a high-pressure washer or hose.
Dirt and debris around the tank base or side.	Base area
Keep leaf build-up, sticks, pot plants and other items off the lid of your tank. Use a hose to remove dust and dirt from the outside of the rainwater tank and ensure there is no debris on the base, bottom lip and walls of your tank.	Tanks must be fully supported by a flat and level base. Check for any movement, cracks or damage to the slab or pavers. If damage is observed, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. There is no warranty from suppliers for damage to a rainwater tank if the base has failed.
Smelly water or mosquitos	Monitoring the water level
Rainwater tanks can smell if there is debris in the gutters. Check the gutters and leaf strainers are clean. Mosquitos or wrigglers can make their way into your tank if they are small enough to pass through the inlet strainer. A very small amount of chlorine (approx 4 parts per million) can be put in the tank to kill off mosquitos or the bacteria causing odours. The chlorine will disinfect the water and then evaporate. Chlorine tablets from a pool supplier can be used (but check the recommended dose based on your tank capacity).	A range of devices are available to monitor water level. Some simple float systems can be used effectively.

Acknowledgement: Information from PJT Green Plumbing's 'Maintenance Guide for Your Rainwater Tank' was used to develop this fact sheet.

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APPENDIX D- Construction stage Stormwater Run-off Management

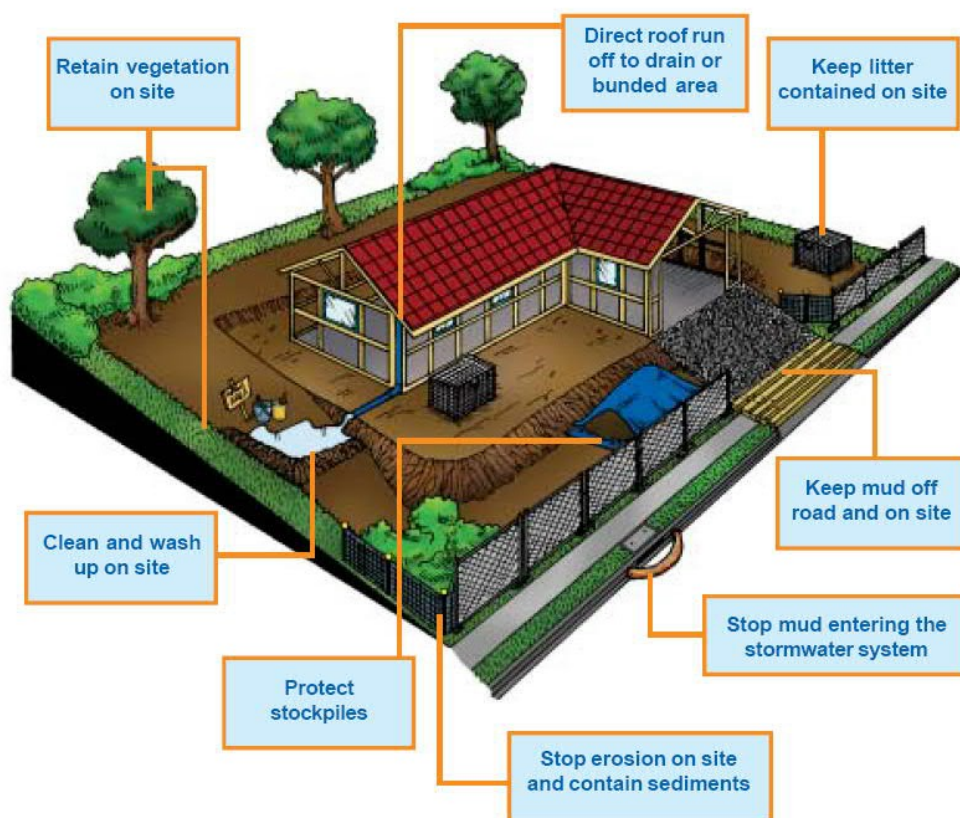
Stormwater Runoff Treatment during the Construction Stage

Stormwater management in the construction stage will include measures which will be put in place to minimise the likelihood of contaminating stormwater discharge from the site as well as reduce the velocity of the flows generated from the building as it is being constructed. This will mean ensuring buffer strips are in place, and the site will be kept clean from any loose rubbish. More information is available from "Keeping Our Stormwater Clean

– A Builder's Guide" by Melbourne Water³. The diagram below is an illustration of the various objectives which assist in minimising the impacts of stormwater runoff typical during the construction phase. Typical pollutants that are generated from a construction site during a rainfall event include:

- Dust
- Silt
- Mud
- Gravel
- Stockpiled materials
- Spills/oils
- Debris/litter

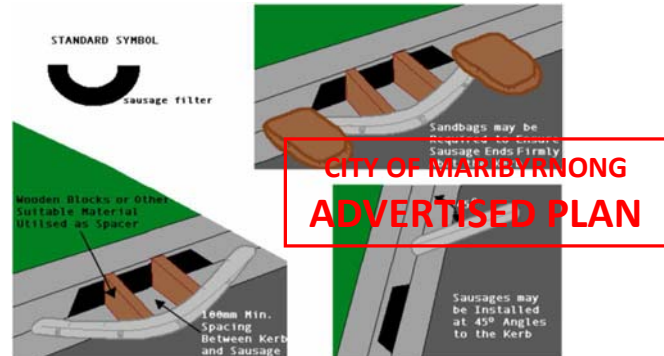
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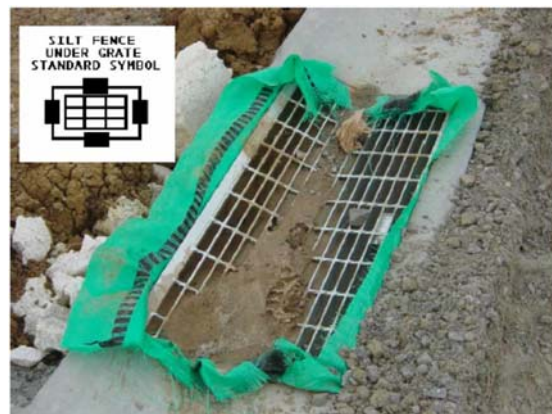
To reduce the impacts and minimise the generation of these pollutants the following measures are proposed. The symbols embedded within each image are typically used for Construction Environmental Management Plans.

To reduce the impacts and minimise the generation of these pollutants the following measures are proposed. The symbols embedded within each image are typically used for Construction Environmental Management Plans.

Gravel Sausage filters – to be placed at the entrance of pits/side stormwater inlets. These permeable sacks will filter the suspended soils and sediments and any other litter carried by the stormwater to prevent the pollutants entering the system.



Silt Fences Under Grates - Silt fence material may be placed under the grate of surface-entry inlets to prevent sediment from entering the stormwater system.



Temporary Rumble Grids – these are designed to open the tread on tires and vibrate mud and dirt off the vehicle (in particular the chassis). This will heavily minimise the amount of soil/dirt deposited on local roads where it can be washed (by rainfall or other means) into the stormwater drains.





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13/03/2025
URBAN PLANNING

ARBORICULTURAL IMPACT ASSESSMENT

REPORT COMMISSIONED BY:
Property owner

DATE OF ASSESSMENT:
Monday, February 24, 2025

SUBJECT SITE:
19 Verdun Street, Maidstone Vic 3012

DATE OF REPORT:
Wednesday, February 26, 2025

REPORT PREPARED BY:
Lachlan Wilson
Consulting Arborist
Diploma of Arboriculture (AQF 5)

VERSION 1



ARBORICULTURAL CONSULTING SERVICES

ABN

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1 Assignment

1.1 Author / Consulting Arborist

Name

Lachlan Wilson
Consulting Arborist
Dip. of Arb (AQF 5)

Company

TMC Reports

Phone

0401 442 604

Email

nick@tmcreports.com.au

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1.2 Client

Name

Property owner

Site Address

19 Verdun Street,
Maidstone Vic 3012

Intended Audience

- The property/tree owner(s)
- The development project manager and associated construction staff
- Council Planning Department

1.3 Brief

The purpose of this report is to provide an independent arboricultural assessment of prominent trees that are located within the subject site and within five metres of the site boundary lines.

Detail has been requested in relation to the following instructions:

- To assess the overall condition and retention value of the subject trees.
- To determine the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of the subject trees.
- To determine whether the subject trees are expected to remain viable following the proposed development.
- To propose recommendations that are expected to ensure that the subject trees would remain viable post construction.

1.4 Summary

- Two trees (Trees 4 & 5) belong to Maribyrnong Council.
- Three trees (Trees 1-3) are neighbouring trees.
- The assessed privately owned trees are not protected under a local law or overlay.
- Recommended construction measures (8.3).
- Tree protection measures (8.4).

2 Data collection

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2.1 Site visit

- Lachlan Wilson, of TMC Reports, visited the site for an arboricultural assessment on Monday the 24th of February 2025 at 11:30am.

2.2 Method of data collection

- The subject trees were assessed from observations made as viewed from ground level.
- Access to neighbouring properties was not permitted. Assessment was therefore limited only to parts of the trees that were visible from within the subject site.
- A digital camera was used at ground level to obtain photographs within this report.
- The spreads of the trees were estimated.
- The heights of the trees were measured by using a Nikon Forestry Pro 2 Laser Range Finder.
- A circumference tape measure was used to determine the trunk dimensions of Trees 4 & 5.
- Trunk dimensions of the neighbouring trees (Trees 1-3) were estimated due to restricted access.
- Encroachment percentages have been calculated via ArborCAD.

2.2.1 Documents viewed

- Proposed siting (12/2024)
- Site survey (12/2024)
- Maribyrnong Council Planning Scheme
- Australian Standard AS4970 – 2009 ‘Protection of Trees on Development Sites’
- Australian Standard AS4373 – 2007 ‘Pruning of Amenity Trees’

3 Site description

- The subject site is located in a General Residential Zone – Schedule 1 (GRZ1) within the Maribyrnong Council.
- An existing residential dwelling is located within the subject site.
- The terrain of the site appeared to be predominantly flat.
- The subject trees are all located within the subject site, the front nature strip, and adjoining properties (17 & 23 Verdun Street).
- No additional prominent vegetation (greater than 3m in height) was observed within five metres of the site boundary lines.

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4 Tree data

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread N-S E-W	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Comments
1	<i>Magnolia grandiflora</i>	Mature	Exotic	5.1 m	N-S 6.0 m	0.17 m	Good	Good	20+ years	Moderate	Neighbouring Tree	2.0 m	1.7 m	No	Neighbouring tree located within the eastern adjoining property (17 Verdun Street).
	Southern magnolia				E-W 4.0 m	0.63 m									
2	<i>Melia azedarach</i>	Mature	Native NSW NT QLD WA	10.2 m	N-S 14.0 m	0.41 m	Good	Good	20+ years	Moderate	Neighbouring Tree	4.9 m	2.5 m	No	Neighbouring tree located within the western adjoining property (21 Verdun Street). Existing path within TPZ. Slight overhang
	White cedar				E-W 14.0 m	1.45 m									
3	<i>Syzygium australe</i>	Mature	Native NSW QLD	7.8 m	N-S 9.0 m	0.37 m	Good	Good	20+ years	Moderate	Neighbouring Tree	4.4 m	2.4 m	No	Neighbouring tree located within the western adjoining property (#####). .55m from fence
	Brush cherry				E-W 8.0 m	1.35 m									
4	<i>Olea europaea</i>	Young	Exotic	1.0 m	N-S 1.0 m	0.05 m	Good	Good	10-20 years	Low	Council Owned Tree	2.0 m	1.5 m	Council Owned Tree	Council owned tree located within the front nature strip.
	Olive				E-W 1.0 m	0.16 m									
5	<i>Olea europaea</i>	Mature	Exotic	4.2 m	N-S 3.0 m	0.09 m 0.07 m 0.07 m 0.07 m 0.15 m	Fair/ good	Fair	10-20 years	Low	Council Owned Tree	2.0 m	1.8 m	Council Owned Tree	Council owned tree located within the front nature strip.
	Olive				E-W 8.0 m	0.31 m 0.22 m 0.22 m 0.13 m 0.88 m									

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4.1 Photographic evidence



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Subject site as viewed from Verdun Street



Front yard as viewed from east



Rear yard as viewed from north



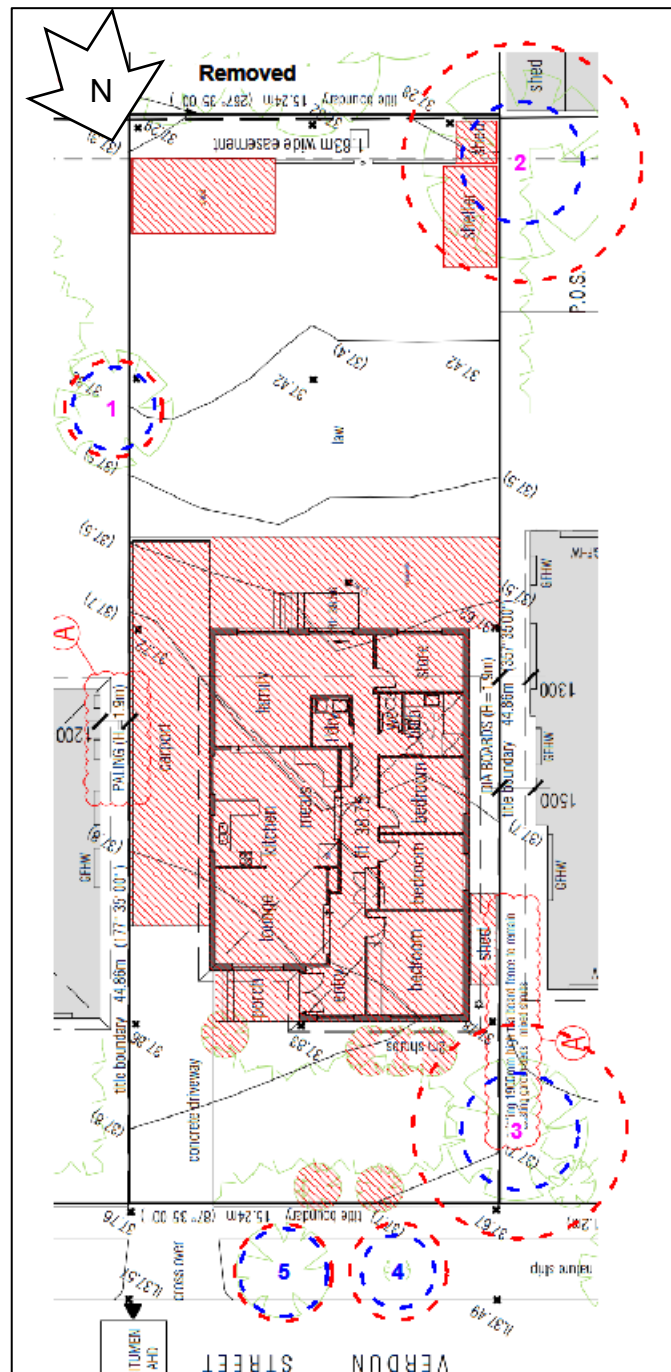
Rear yard viewed from south

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5 Site maps

5.1 Existing conditions

The following map indicates the approximate tree locations in relation to the existing conditions:

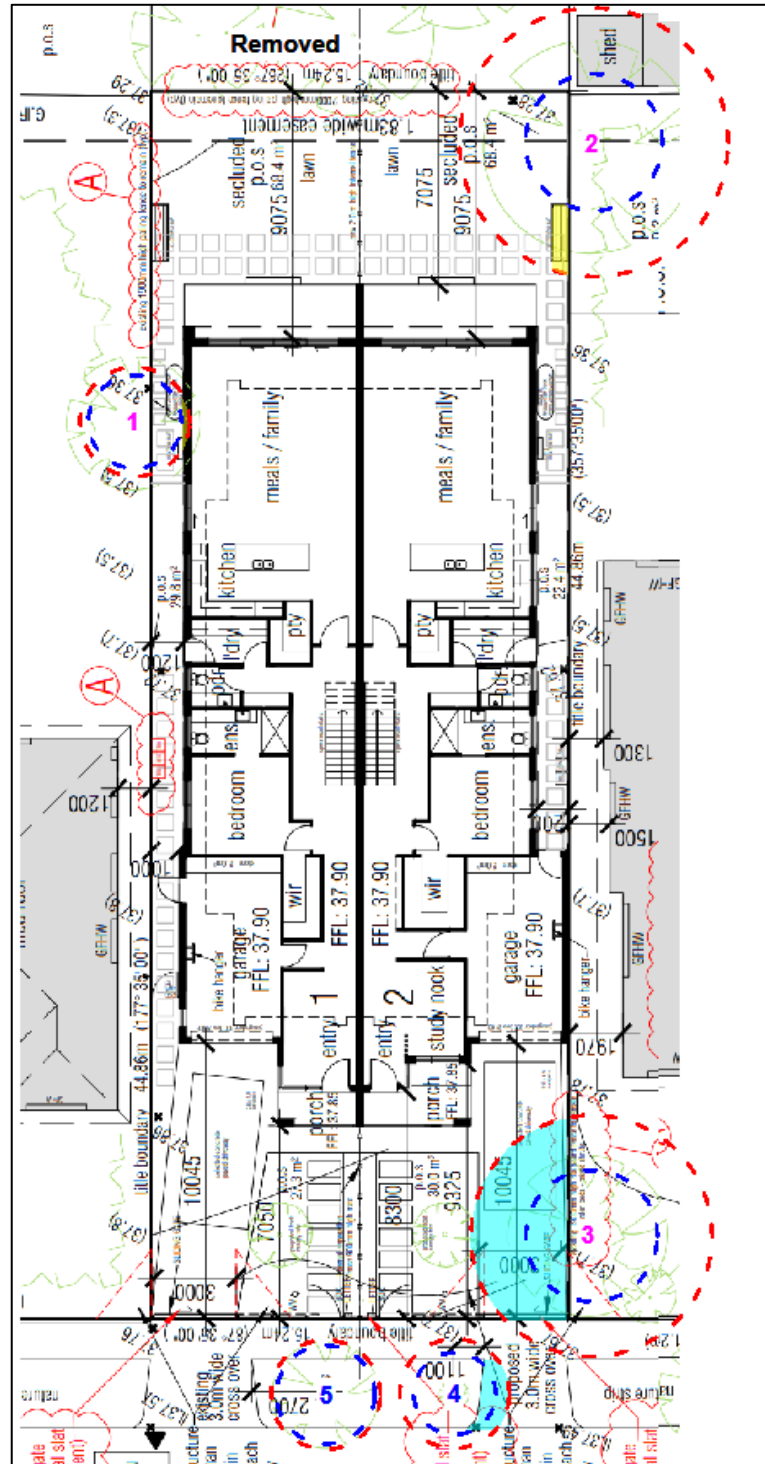


LEGEND

LOW RETENTION VALUE	COUNCIL OWNED TREE	MAJOR ENCROACHMENT
MODERATE RETENTION VALUE	NEIGHBOURING TREE	TREE PROTECTION ZONE
HIGH RETENTION VALUE	MINOR ENCROACHMENT	STRUCTURAL ROOT ZONE

5.2 Proposed plan

The following map indicates the approximate tree locations in relation to the proposed plans:



LEGEND

— LOW RETENTION VALUE	— COUNCIL OWNED TREE	■ MAJOR ENCROACHMENT
— MODERATE RETENTION VALUE	— NEIGHBOURING TREE	 TREE PROTECTION ZONE
— HIGH RETENTION VALUE	■ MINOR ENCROACHMENT	 STRUCTURAL ROOT ZONE

6.1 Tree protection zone

The tree protection zone (TPZ) is determined by multiplying the trunk diameter of the tree at breast height, 1.4m from ground level, by 12. A 10% encroachment on one side of this zone is acceptable without investigation into root distribution or offset of the lost area.

Section 3.2 of the Australian Standard AS4970 – 2009 Protection of Trees on Development Sites states that the TPZ of Palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

6.2 Structural root zone

The structural root zone (SRZ) is the setback required to avoid damage to stabilising structural roots. The loss of roots within the SRZ must be avoided. The SRZ is determined by applying the following formula: $(D \times 50) 0.42 \times 0.64$ where D = trunk diameter in metres.

6.3 Designing around trees

It may be possible to encroach into or make variations to the TPZ of the trees that must be retained. Encroachment includes excavation, compacted fill and machine trenching.

The following is referenced from section 3.3 of the Australian Standards AS4970 – 2009 Protection of Trees on Development Sites:

6.3.1 Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

6.3.2 Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ the project arborist must demonstrate that the trees would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods.

6.3.3 Root investigation

Where the proposed development is considered to be a major encroachment, a non-destructive root exploratory investigation may be required within the alignment of the proposed encroachment.

By undertaking a non-destructive root exploratory investigation, the extent of roots within that particular area may be determined. If a negligible amount of roots are required to be removed or damaged in order to construct the proposed development, the tree may remain viable. If a significant amount of roots are proposed to be removed or damaged in order to construct the proposed development, the tree may not remain viable.

Obstructions (paving, vegetation, structures) within the alignment of proposed encroachments may be required to be removed prior to the non-destructive root exploratory investigation occurring.

The non-destructive root exploratory investigation report should:

- Be undertaken by a suitably qualified Arborist (AQF Level 5 Arboriculture).
- Detail the total distance of each excavation line.
- Detail the closest distance from the trunk centre to the excavation line.
- The size (diameter) and number of roots discovered and the depth of roots (where relevant).
- Include photographs of the subject tree(s) trenches and roots.
- Include a discussion of the findings of the root investigation and the impact of the proposed works on the long-term health/structural stability of the tree(s).

7 Conclusion

7.1 Tree retention value

7.1.1 Council owned trees

The following trees belong to Maribyrnong City Council:

- Tree 4
- Tree 5

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7.1.2 Neighbouring trees

The following trees do not belong to the property owner:

- Tree 1
- Tree 2
- Tree 3

7.2 Permit requirements

7.2.1 Street trees

A tree may be considered to be affected if excavation will be beneath the tree canopy. Council's Technical Officer – Arboriculture must assess the tree prior to the issuing of a vehicle crossing permit and you may be required to pay a fee for the removal and/or replacement of the tree.

7.2.2 Trees subject to permit requirements

The assessed privately owned trees are not protected under a local law or overlay.

The following trees belong to Maribyrnong Council and must not be pruned or removed except by Council staff or contractors:

- Tree 4
- Tree 5

7.3 Impact assessment

The following table represents the encroachments of the proposed development:

Tree No.	Encroachment	TPZ encroachment	SRZ encroachment	Encroachment category	Proposed retention
1	Dwelling 1	2.9%	0%	Minor	Retain
2	Clothes line 2	2.0%	0%	Minor	Retain
3	Driveway 2	34.4%	27.3%	Major	Retain
4	Proposed crossover	18.9%	13.7%	Major	Retain
5	N/A	0%	0%	N/A	Retain

Note: encroachment calculations are approximate and do not consider over excavation

7.3.1 No encroachment

Development is not proposed to encroach into the TPZ or SRZ of the following tree:

- Tree 5

The proposed development is not expected to compromise the long-term viability of the above-mentioned tree.

Less invasive construction measures or development redesign are therefore not required to ensure that this tree remains viable post construction.

7.3.2 Minor encroachment

The proposed development is considered to be a minor encroachment according to section 3.3.2 of the Australian Standard AS4970 – 2009 'Protection of Trees on Development Sites' of the following trees:

- Tree 1
- Tree 2

The proposed development is not expected to compromise the health and/or structural integrity of the above-mentioned trees.

Less invasive construction measures or development redesign are therefore not required to ensure that these trees remain viable post construction.

7.3.3 Major encroachment

The proposed development is considered to be a major encroachment according to section 3.3.3 of the Australian Standard AS4970 – 2009 ‘Protection of Trees on Development Sites’ of the following trees:

- Tree 3
- Tree 4

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Tree 3

- The footprint of the proposed driveway 2 is considered to be a major encroachment (6.3.2) of 34.4% of the TPZ and 27.3% of the SRZ.
- The construction of the proposed development has the potential to compromise the tree’s long-term viability.
- This is a neighbouring tree that is proposed to be retained.
- This tree is not subject to any permit or overlay restrictions.
- Recommendations within section 8.3 and 8.4 of this report are required to ensure that this tree would remain viable post construction.

Tree 4

- The footprint of the proposed crossover is considered to be a major encroachment (6.3.2) of 18.9% of the TPZ and 13.7% of the SRZ.
- This is a Council owned tree and must only be maintained by Council staff or contractors.
- Although this is considered to be a major encroachment, the tree is expected to remain viable due to the following factors:
 - The tree is of a hardy species that generally tolerates root disturbance well.
 - This is a very small tree that is expected to have a small and vigorous root system.
- Less invasive construction measures are not required to ensure that this tree would remain viable post construction

8 Recommendations

8.1 Tree retention

The following Council owned trees are proposed to be retained:

- Tree 4
- Tree 5

The following neighbouring trees are proposed to be retained:

- Tree 1
- Tree 2
- Tree 3

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The following is recommended in order to ensure that trees that are proposed to be retained would remain viable post construction:

- Comply with less invasive construction measures (8.3)
- Comply with tree protection measures (8.4)

8.1.1 Permit requirements for trees that are proposed to be retained

Privately owned trees that are proposed to be retained are not protected under a local law or overlay.

8.2 Tree removal

None of the assessed trees are recommended for removal.

In the event of tree removal, the following is recommended:

- Tree removal should be undertaken prior to construction commencing or during demolition.
- Written consent from the responsible authority must be obtained prior to tree removal (if required).

8.3 Less invasive construction measures

8.3.1 Demolition (Tree 2)

- Demolition of the shelter and shed within the TPZ of tree 2 should be undertaken sensitively so that no roots are damaged and that demolition machinery does not compact freshly exposed soil

8.3.2 Driveway 2 (Tree 3)

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Option 1

- Engage suitably qualified Arborist (AQF Level 5) to perform a non-invasive root investigation (6.3.3) along the alignment of the proposed driveway encroachment within the TPZ of Tree 3.
- Adhere to the recommendations suggested in the accompanying root investigation report.

Option 2

- Construct driveway at or above grade within the TPZ of Tree 3.
- Construct driveway via permeable materials of pH neutral composition which allows water to penetrate through the surface and into the soil profile within the TPZ of Tree 3.

Option 3

- Engage with neighbouring owner to remove Tree 3 or accept consequences (tree mortality or instability) of the major encroachment.
- This tree is not subject to any permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

8.3.3 Underground services

In the event that any drains or services are included in a greater than 10% encroachment into the TPZ or encroach into the SRZ of trees that are proposed to be retained, the following should be undertaken:

- Install underground services via low pressure hydro-excavation under arborist supervision, unless a root investigation determines that the trees would remain viable.

Note: encroachment calculations must consider additional encroachments e.g. site cuts, retaining walls, building footprint.

8.4 Tree protection measures

8.4.1 Pruning

- Pruning of trees that are proposed to be retained (8.1) is not required for clearance purposes and should therefore not be undertaken.

8.4.2 Tree protection fencing

- Tree protection fencing (TPF) should be installed for Trees 2 - 5.
- TPF should be installed as close to the TPZ boundary as practically possible provided that it does not encroach onto the road, footpath, crossover or proposed works.
- The existing site perimeter fencing may be used as TPF for neighbouring tree Tree 1.
- TPF should be installed prior to machinery being brought onsite for the demolition of the existing dwelling.
- TPF should be a minimum 1.8m high and comprised of wire mesh (or similar) supported by concrete feet (or similar).
- TPF should remain intact for the duration of the project.
- TPF should only be removed or shifted with the approval of the Project Arborist and the Responsible Authority.

8.4.3 Tree protection signage

- The signage on the TPF should be placed at regular intervals so that it is visible from any angle outside the TPZ.
- Signage should state 'Tree Protection Zone, No Access' or similar.
- Signage should be greater than 600mm X 400mm in size.
- The contact details of the project arborist and site manager should be written clearly on the sign.



8.4.4 Scaffolding

- When scaffolding must be erected within Tree Protection Zones, cover the ground with a 10cm layer of mulch, and then cover this with boards and plywood to prevent soil compaction.

8.4.5 Site storage

- A designated storage area where building materials, chemicals etc. can be stored should be located outside the TPZ of retained trees.

8.4.6 Prohibitions within the TPZ

The following activities are prohibited within the TPZ:

- Machine excavation including trenching (unless approved by the Responsible Authority)
- Cultivation
- Storage
- Preparation of chemicals, including cement products
- Parking of vehicles
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Physical damage to the tree
- Pruning or damaging of roots greater than 30mm in diameter

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9 Limitation of liability

TMC Reports and their employees are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of this assessment and report.

Trees are living organisms that fail in ways the arboriculture industry does not fully understand. Conditions are often hidden within trees and below ground. Unless otherwise stated, observations have been made from ground level and limited to accessible components without dissection, excavation or probing. There is no guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of this report, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Such issues cannot be taken into account unless complete and accurate information is given prior to or at the time of site inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future. Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. The only way to eliminate all risks involved with a tree is to eliminate the tree.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

10 Definition of terms

The following descriptors are used as indicators only. Other factors may be used in assessing an individual tree's health, structure, ULE, retention value and amenity value.

10.1 Tree health

Category	Description
Good:	The tree is demonstrating good or exceptional growth for the species. The tree is exhibiting a full canopy of foliage and may have only minor pest or disease problems. Foliage colour, size and density is typical of a healthy specimen of that species.
Fair:	The tree is in reasonable condition and growing well for the species. The tree may exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size or density may be atypical for a healthy specimen of that species.
Poor:	The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.
Very poor:	The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.
Dead:	The tree is no longer alive.

10.2 Structure

Category	Description
Good:	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.
Fair:	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.
Poor:	The tree may have a poorly structured crown, the crown may be unbalanced, or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.
Very poor:	The tree has a poorly structured crown. The crown is unbalanced or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.
Failed:	A significant section of the tree or the whole tree has failed.

10.3 Useful life expectancy (ULE)

Category	Description
Unsafe:	The tree is considered dangerous in the location and should be addressed as a priority..
0 years:	The tree no longer provides any amenity value.
Less than 5 years:	The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years. The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is efficient space, or consideration should be given to the removal of the tree to facilitate replanting.
5 to 10 years:	The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.
10 to 20 years:	The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.
20 + years:	The tree under normal circumstances and without extra stress should be safe and of value of more than 20 years. During this period, regular inspections and maintenance will be required.

10.4 Tree retention value

Category	Description
High:	The tree may be significant in the landscape, offer shade and other amenities such as screening. The tree may assist with erosion control, offer a windbreak or perform a vital function in the location (e.g. habitat, shade, flowers or fruit). The tree is free from structural defects and is vigorous. Consider the retention of the tree and designing the development to accommodate the tree.
Moderate:	The tree may offer some screening in the landscape or serve a particular function in the location and have minor structural defects. The tree may be entering the mature stage of its life cycle. The tree may be retained if it does not hamper the design intent.
Low:	The tree offers very little in the way of screening or amenity and may have significant structural defects. The tree may also be mature and entering the senescent stage of its life cycle. The tree may be removed if necessary.
Neighbouring tree:	The tree is located within an adjoining private property/land. The tree is to be protected unless written consent from the tree owner(s) and/or responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.
Council owned tree:	The tree is located within Council owned land. The tree is to be protected unless written consent from the responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.

10.5 Age

Category	Description
Young:	Juvenile or recently planted approximately 1-7 years.
Semi Mature:	An established tree but one which has not reached its potential ultimate height and has significant growth potential. Tree is actively growing.
Mature:	Tree has reached expected size in its growing conditions.
Senescent:	Tree is over mature and has started to decline.
Dead:	The tree is no longer alive.

10.6 Amenity value

Category	Description
Very Low:	Tree makes little or no amenity value to the site or surrounding areas. In some cases, the tree might be detrimental to the area's amenity value (e.g. unsightly, risk of weed spread).
Low:	Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future.
Moderate:	The tree makes a moderate contribution to the amenity of the site and/or contributes to the amenity of the surrounding area.
High:	The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape.

10.7 Terms within the tree data table

Category	Description
DBH:	Diameter at breast height (1.4m from ground level). Combined DBH has been calculated according to the Australian Standard AS4970 – 2009 'Protection of Trees on Development Sites'.
DAB:	(Diameter above buttress) Diameter of the trunk measured immediately above the root buttress.
CA1 / CA1.5:	Circumference of trunk at either 1m or 1.5m from ground level. Combined circumference is the sum of individual stem circumferences.
TPZ:	(Tree protection zone) An area set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. Typically expressed as a radius in metres that defines a circle with the trunk/stem at its centre.
SRZ:	(Structural root zone) An area around the base of a tree required for the tree's stability in the ground. Woody root growth and soil cohesion in this area are necessary to hold the tree upright. Typically expressed as a radius in metres that defines a circle with the trunk/stem at its centre.