

# 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.: 22	St. Name: Showers Street
Suburb/Locality: BRAYBROOK		Post Code: 3019

### 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.

<b>A</b>	Vol.: 9233	Folio.: 894	Suburb.: Braybrook
<b>OR</b>	Lot No.: 73	Type.: Lot/Lodged Plan	
<b>B</b>	Crown Allotment No.:		Section No.:
	Parish/Township Name:		

## 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? \*

Double-storey dual occupancy development

**📎** 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 \*


980000.00	<b>⚠</b> You may be required to verify this estimate. Insert '0' if no development is proposed.
If the application is for land within <b>metropolitan Melbourne</b> (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 <b>must</b> be submitted with the application. Visit <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> 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.

Current use is single-storey weatherboard dwelling and galvanized iron carport


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

## Title Information

### Encumbrances on title \*

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: MS First Name: Kiki Surname: Bam

Organization (if applicable):

Unit No: St. No: 22 St. Name: Showers Street

Suburb: BRAYBROOK State: VIC Postcode: 3019

Business phone: 0421326590 Email: kiki.bam.w@gmail.com

Mobile phone: Home:

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: MS First Name: Kiki Surname: Bam

Organization (if applicable):

Unit No: St. No: 22 St. Name: Showers Street

Suburb: BRAYBROOK State: VIC Postcode: 3019

Business phone: 0421326590 Email: kiki.bam.w@gmail.com

Mobile phone: Home:

### 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: MR First Name: Champesh Surname: Sandhu

Organization (if applicable):

Postal Address:

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

Unit No: St. No: 118 St. Name: Drysdale Avenue


Suburb: NARRE WARREN NORTH State: VIC Postcode: 3804

Business Phone: Email: champesh@gmail.com

Mobile phone: 0412234457 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:

*Kiki Bam*

Date

28 / 02 / 2025

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://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: Sara Abusidou

28 / 10 / 2024

day / month / year

## Checklist

Have you:



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](mailto: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](http://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](http://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](http://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](http://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 exist (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 09233 FOLIO 894

Security no : 124122451835H  
Produced 28/02/2025 03:20 PM

### LAND DESCRIPTION

Lot 73 on Plan of Subdivision 044101.  
PARENT TITLE Volume 08165 Folio 956  
Created by instrument G729919 14/06/1977

**CITY OF MARIBYRNONG**  
**RECEIVED**  
**28/02/2025**  
**URBAN PLANNING**

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
CHAMPESH SINGH SANDHU of 22 SHOWERS STREET BRAYBROOK VIC 3019  
AF412289K 18/10/2007

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR232096U 11/07/2018  
MACQUARIE BANK LTD

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 LP044101 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: 22 SHOWERS STREET BRAYBROOK VIC 3019

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 11/07/2018

DOCUMENT END

# Imaged Document Cover Sheet

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION OF  
PART OF CROWN PORTION 17  
PARISH OF CUT PAW PAW  
COUNTY OF BOURKE

8 SHEETS  
SHEET 1

LP 44101

EDITION 6

PLAN MAY BE LODGED

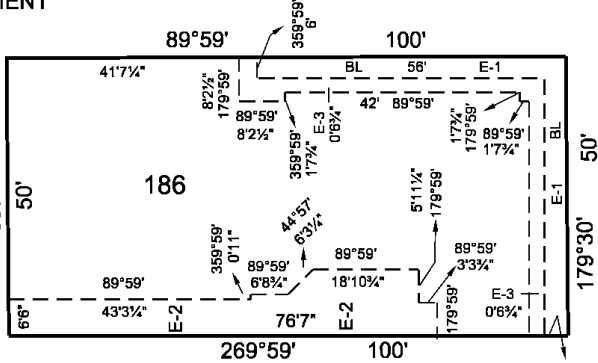
1-12-1958

VOL 8165 FOL 956

Measurements are in Feet & Inches

Conversion Factor  
FEET X 0.3048 = METRES

ENLARGEMENT  
LOT 186



**APPURTENANCIES**

THE LAND COLOURED GREEN  
IS AN APPURTENANT EASEMENT  
SEE C/E A 648354

**NOTATIONS**

PART OF THE ROADS R1 ON  
THIS PLAN ARE ALSO  
APPROPRIATED OR SET APART  
FOR EASEMENTS OF WAY &  
DRAINAGE ON LP 44102

AS TO THE LAND MARKED E-2  
CARRIAGEWAY EASEMENT  
CREATED IN AT254986S IN FAVOUR  
OF LOT 185 ON THIS PLAN

AS TO THE LAND MARKED E-1 & E-3  
SEWERAGE EASEMENT CREATED IN  
AT254986S IN FAVOUR OF CITY  
WEST WATER CORPORATION

**COLOUR CODE**

BL=BLUE G=GREEN  
R1=BROWN P=PURPLE  
Y=YELLOW R=RED  
H=HATCH CH=CROSS HATCH

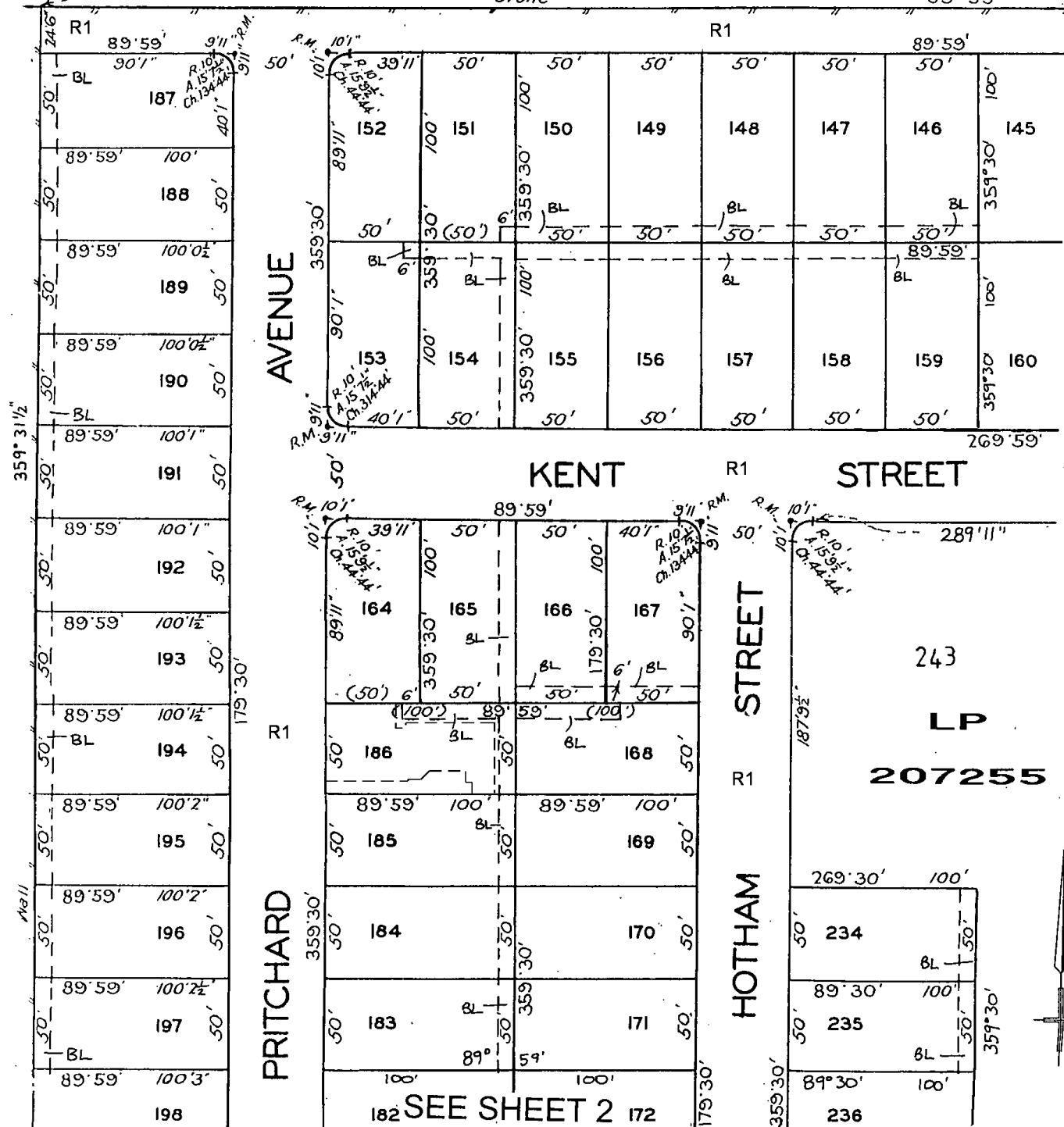
**APPROPRIATIONS**

THE LAND COLOURED BROWN  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
WAY AND DRAINAGE

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE AND SEWERAGE  
AND IS 6 FEET WIDE  
UNLESS OTHERWISE SHOWN

SOUTH

ROAD



SEE SHEET 3

243  
LP  
207255





SEE SHEET 1

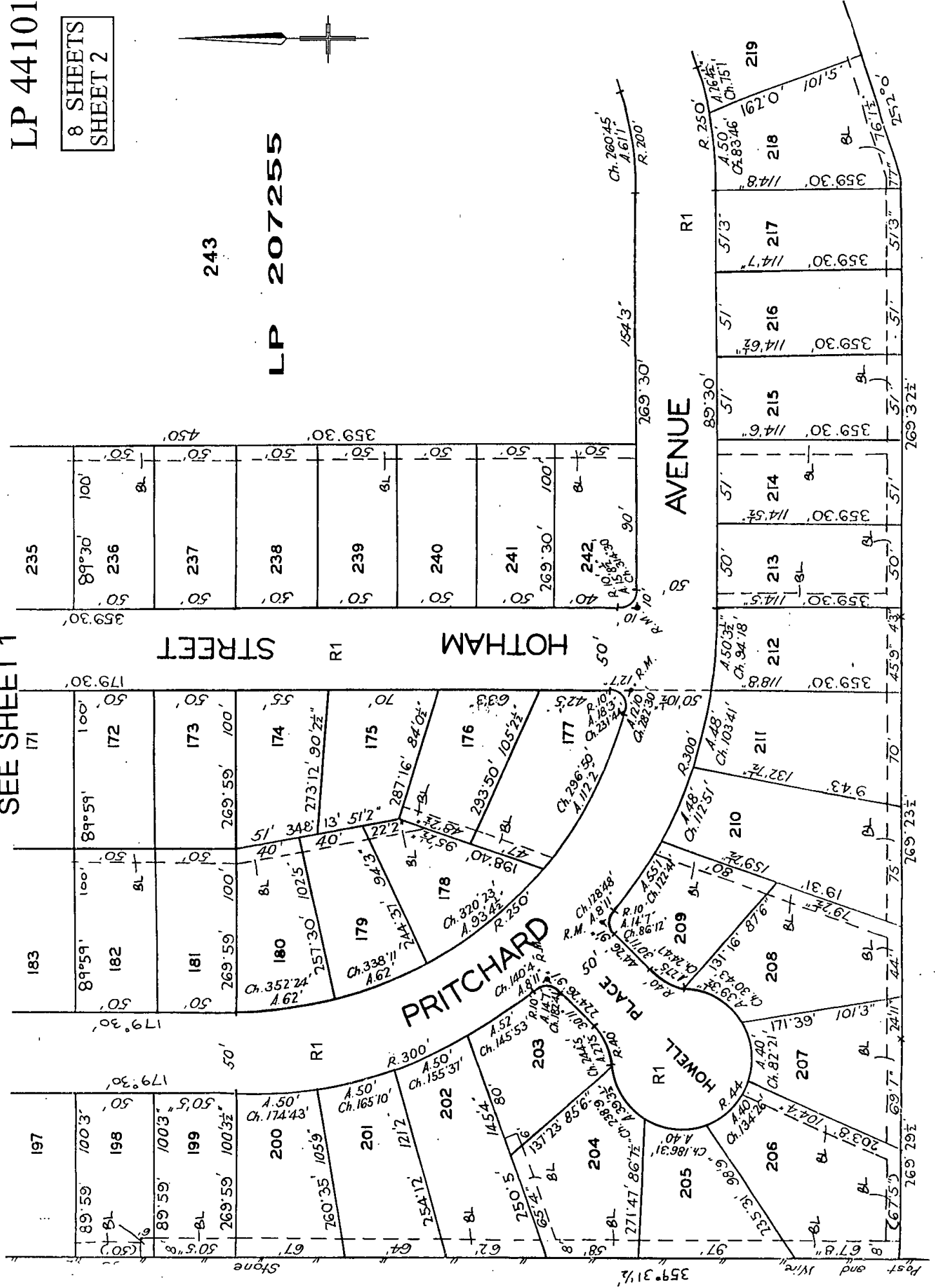
LP 44101

8 SHEETS  
SHEET 2

243

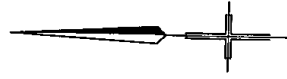
LP 207255

SEE SHEET 4





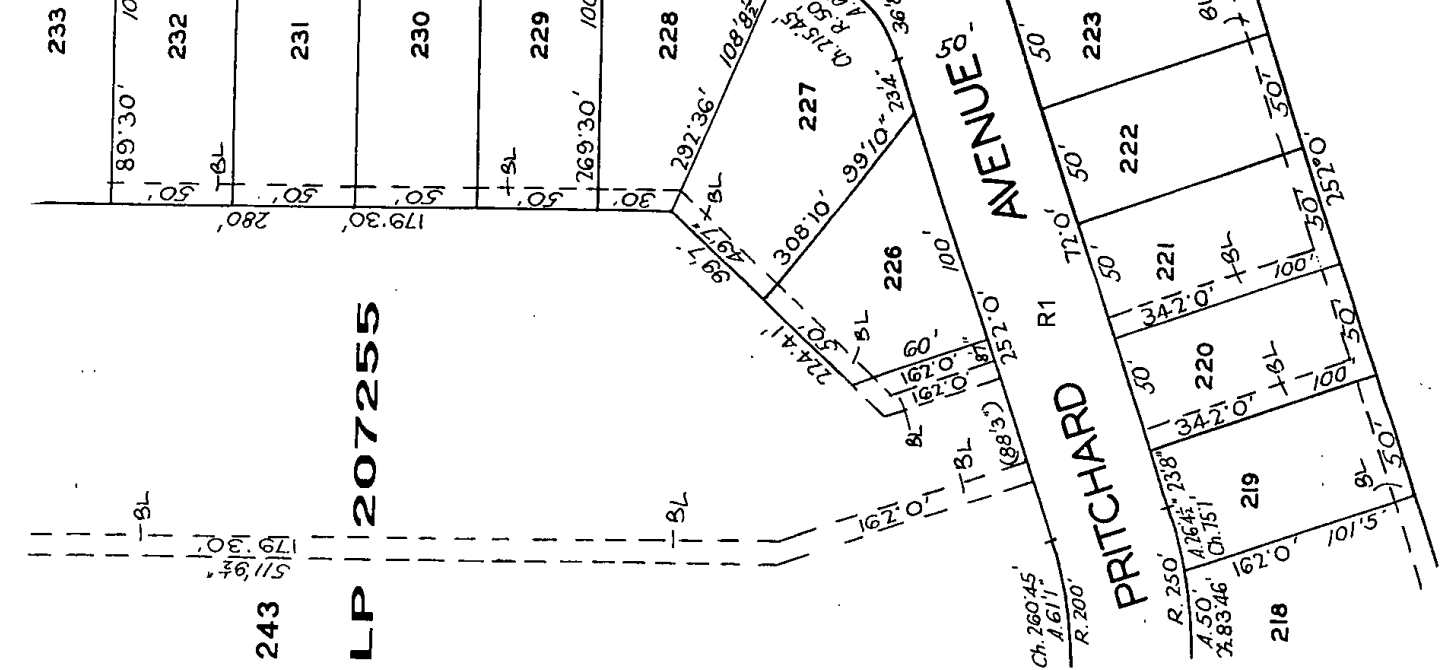
SEE SHEET 6



SEE SHEET 3

STREET

BEACHLEY



SEE SHEET 2

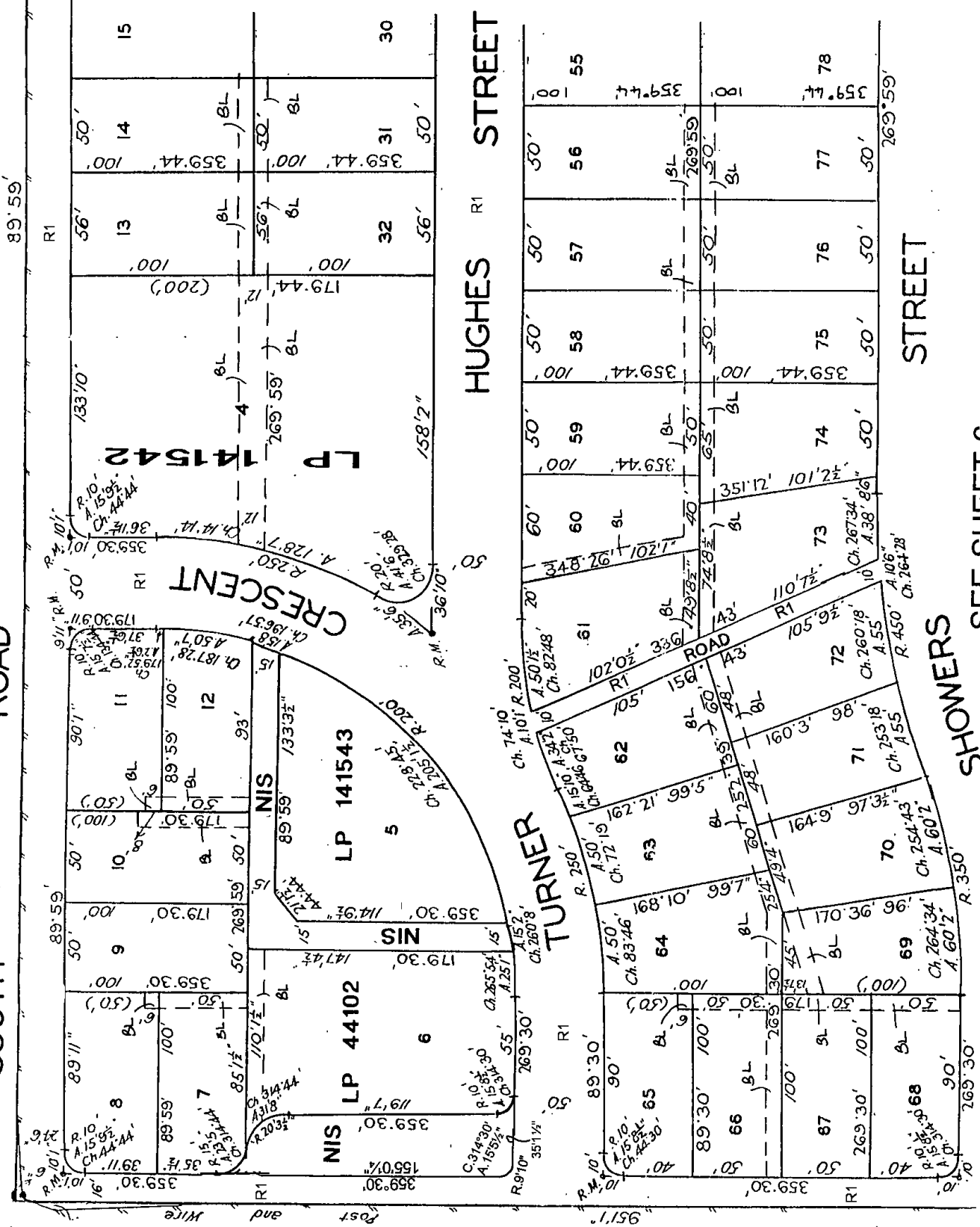


LP 44101

8 SHEETS  
SHEET 5

ROAD

SOUTH



SEE SHEET 3

TURNER CRESCENT

BEACHLEY STREET

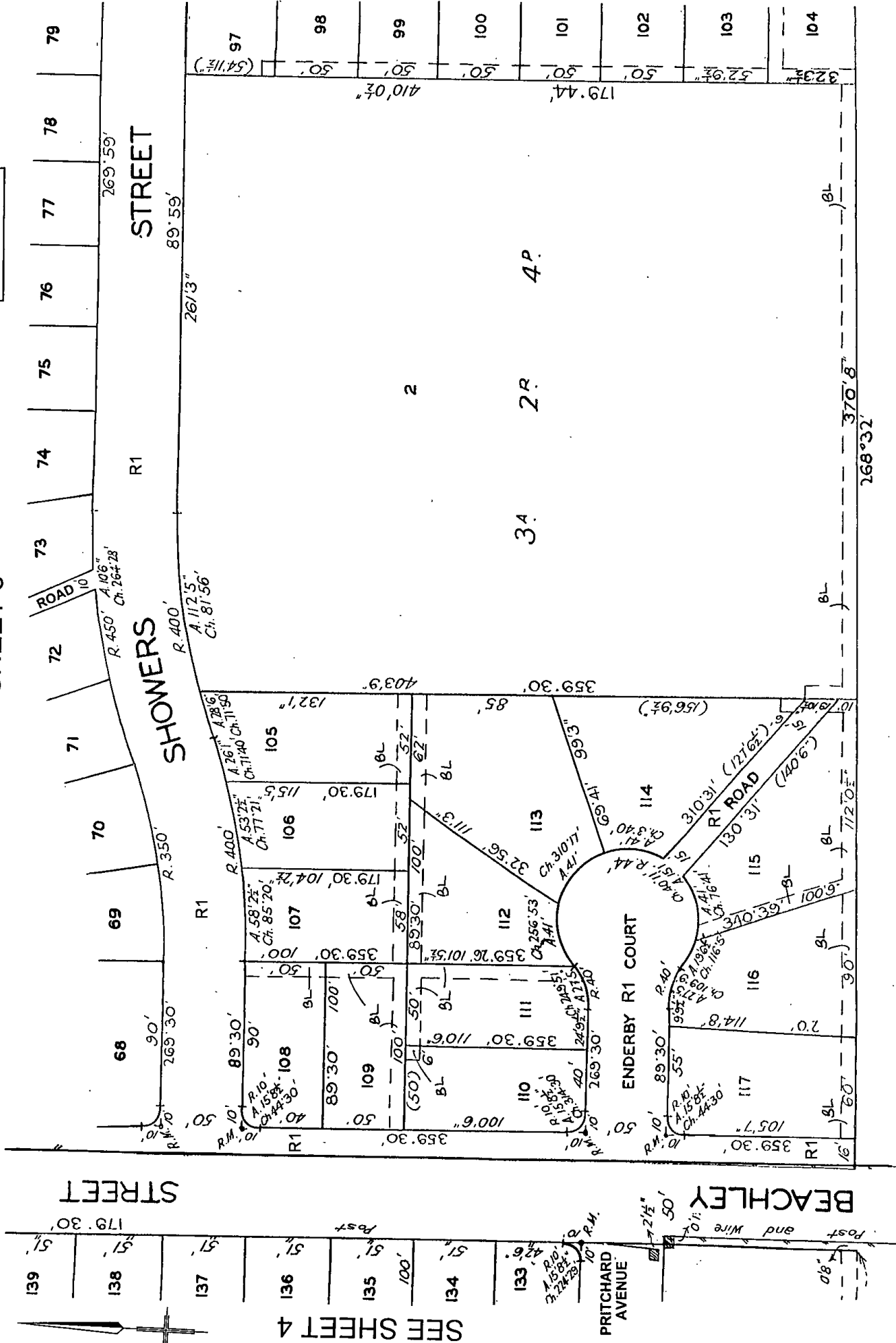
SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE SHEET 6

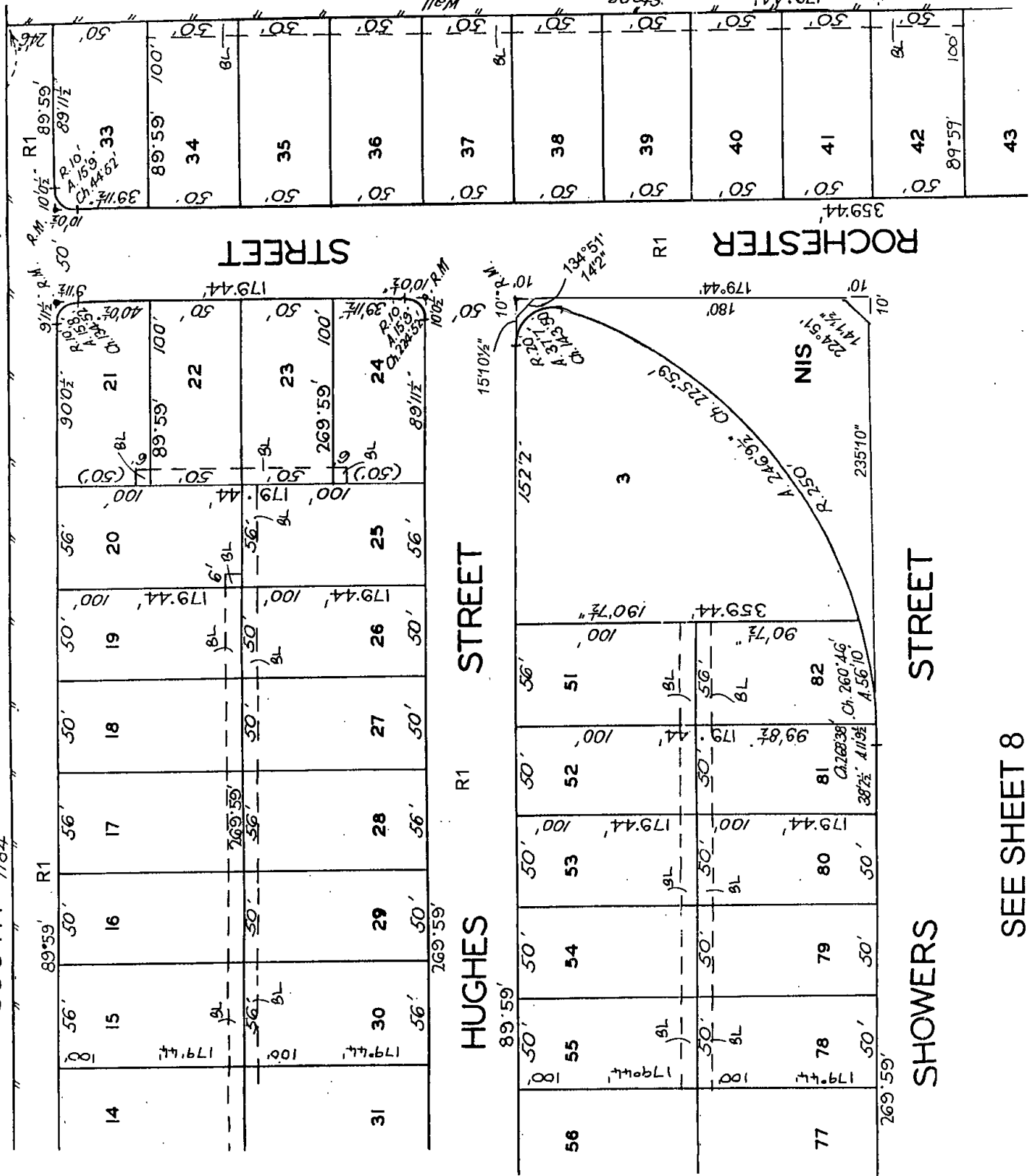


SOUTH 1184'

ROAD

LP 44101

8 SHEETS  
SHEET 7



SEE SHEET 5

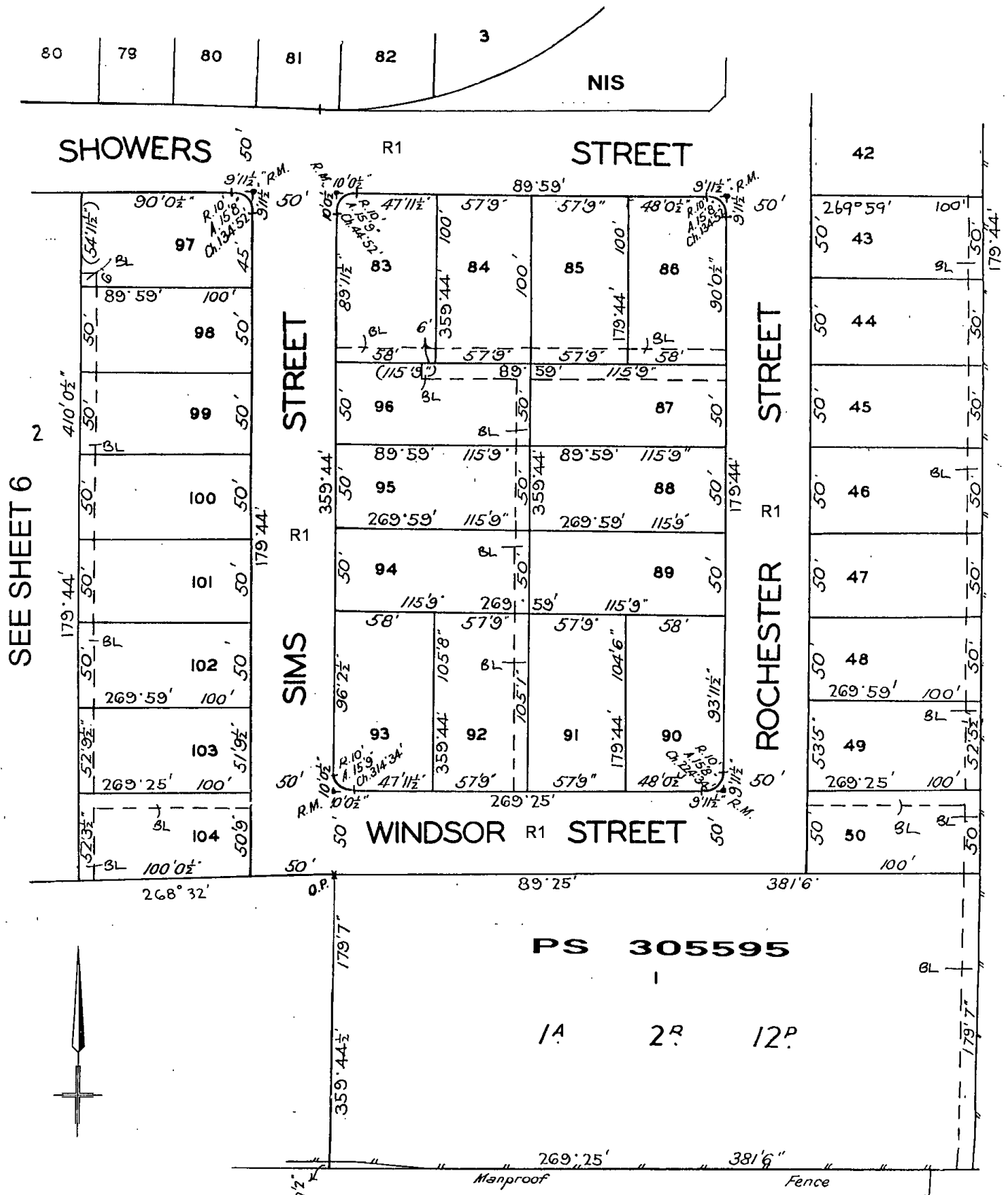
SEE SHEET 8



LP 44101

8 SHEETS  
SHEET 8

SEE SHEET 7







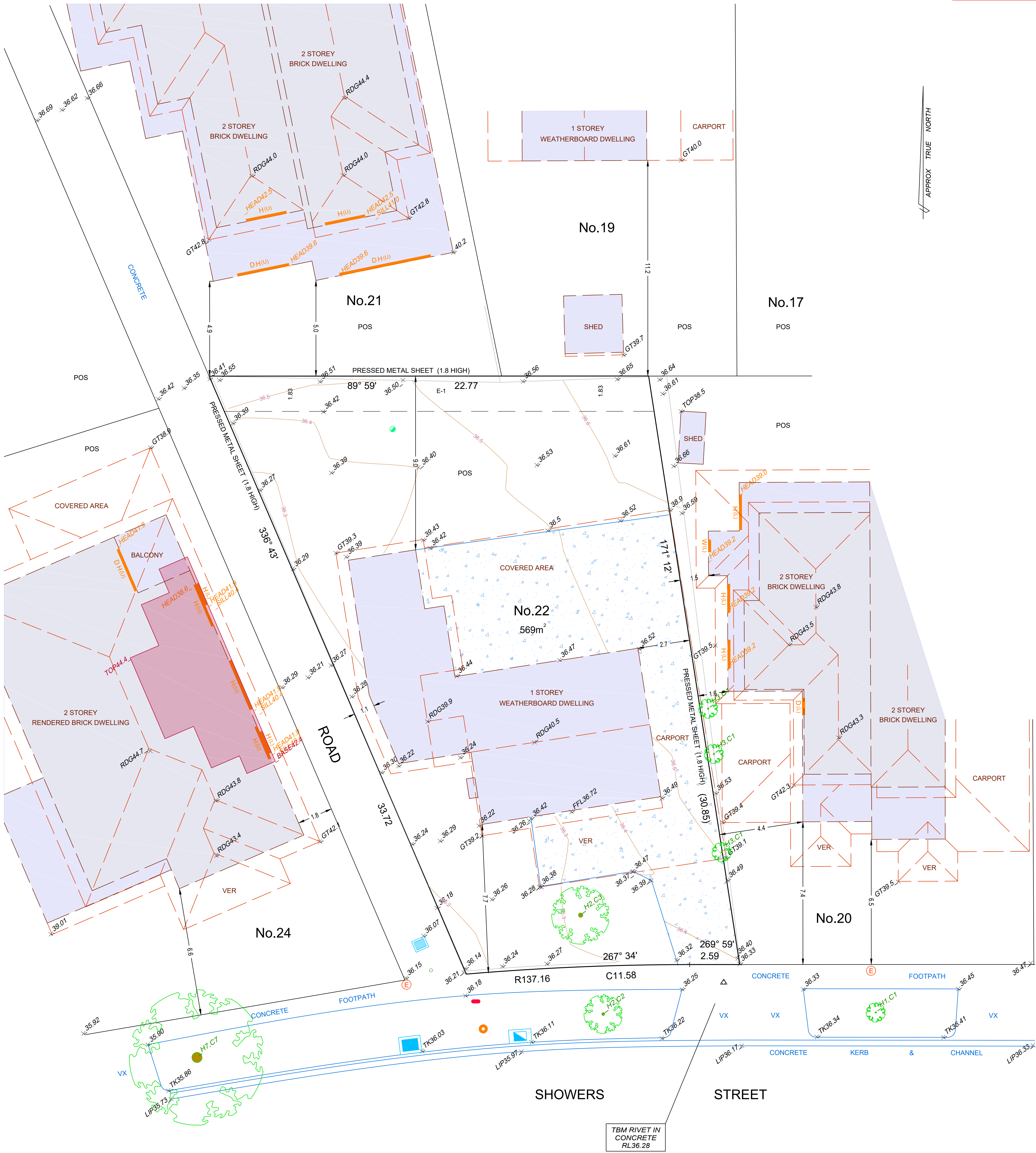
# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

**L.P.44101**

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
		ROAD DISCONTINUED	VIDE AO IN LGD 5062			1	
LOT 244		EASEMENT EXCISED	VIDE AP L840293 SEC 106C			1	
		ROAD DISCONTINUED	VIDE AO IN LGD 5148 & 5168			1	
		ROAD DISCONTINUED	VIDE AO IN LGD 3450			1	
LOT56		RECTIFICATION	AD113429F	14/09/2004		2	IRM
		WARNING: THE IMAGE OF THIS PLAN / DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN / DOCUMENT.					
LOT33		REMOVAL OF EASEMENT	PS722584T	02/01/18		3	E.K
LOT 185 & 186	E-2 & E-3	CREATION OF EASEMENT	AT295486S	02/07/2020		4	L.H
LOT 243		REMOVAL OF EASEMENT - PART OF EASEMENT COLOURED BLUE IN LOT 243	PS811089J	4/3/21		5	RH
LOT 186		RECTIFICATION	AU199378N	01/04/21		6	L.H



NOTATIONS

THIS SHEET IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS SHEET BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

THIS PLAN HAS BEEN PREPARED FOR USE BY THE CURRENT OWNER, AND IS ONLY CURRENT AT THE DATE OF THE PRODUCTION OF THE PLAN. THE INFORMATION IS BASED ON A COMBINATION OF FIELD WORK AND EXISTING GOVERNMENT AND SERVICE AUTHORITY RECORDS THAT MAY HAVE LIMITED TOLERANCES AND PURPOSES AS SPECIFIED BY THEM AND NO INFORMATION IS TO BE USED FOR ANY OTHER PURPOSE.

THIS PLAN IS NOT A RE-ESTABLISHMENT SURVEY.

THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARIES, OR TO PRESCRIBED SET-BACKS. THE SUBJECT PROPERTY IS SHOWN ENCLOSED BY THICK CONTINUOUS LINES.

SERVICES SHOWN HEREON WERE LOCATED BY A COMBINATION OF FIELD WORK AND SERVICE AUTHORITY RECORDS AND DOES NOT PURPORT TO BE EXHAUSTIVE AND INDICATE ALL SERVICES.

BEFORE STARTING ANY WORK, THE RELEVANT PERSON SHOULD MAKE INDEPENDANT AND UPDATED ENQUIRY OF THE EXISTANCE AND LOCATION OF ALL SERVICES. NO RESPONSIBILITY CAN BE ACCEPTED BY SMC LAND SURVEYORS FOR ANY DAMAGES CAUSED IF ENQUIRY AND VERIFICATION HAVE NOT BEEN COMPLETED IN ACCORDANCE WITH THIS NOTE.

LEVELS ARE TO AHD BASED ON CUT-PAW-PAW PM 487 WITH STATED RL 32.67 AS ON 06 SEP 24

CONTOUR INTERVAL IS 0.1m

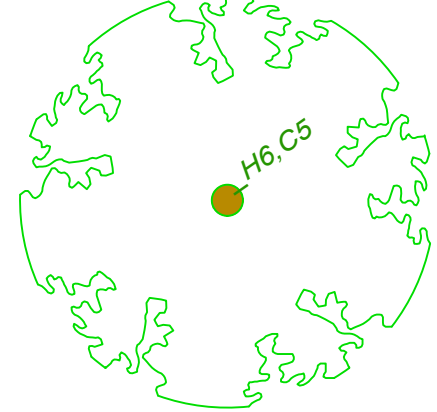
LAND SUBJECT TO EASEMENT

E-1 DRAINAGE & SEWERAGE EASEMENT, 1.83 WIDE

- △ SURVEY MARK/TBM
- × LEVEL LOCATION
- H (L) HABITABLE WINDOW (L): LOWER; (U): UPPER
- W (L) NON-HABITABLE WINDOW (L): LOWER; (U): UPPER
- D DOOR
- SIDE ENTRY PIT
- JUNCTION PIT
- GRATED PIT
- COMMUNICATION PIT
- (E) ELECTRICITY PIT
- ELECTRICITY POLE
- SEWERAGE INLET/OUTLET
- BOLLARD

LEGEND

- VX VEHICLE CROSSING
- POS PRIVATE OPEN SPACE
- VER VERANDAH
- GT TOP OF GUTTER
- RDG HEIGHT OF RIDGE
- FFL FINISHED FLOOR LEVEL
- TOP TOP OF FEATURE
- LIP LIP OF KERB
- TK TOP OF KERB



SIGNIFICANT TREE  
(H: HEIGHT ; C: CANOPY)

- EDGE OF CONCRETE
- CONCRETE

1 0 1 2 3 4	SCALE	SHEET	SHEET
LENGTHS ARE IN METRES	1:100	SIZE	1
		A1	OF 1
	SMC LAND SURVEYORS	SURVEY REF:	
	1534 ANDERSON RD SUNSHINE, 3020	24172	
	PO BOX 337, SUNSHINE, 3020		
	Tele : 9312 2247		
DATE OF	06 SEP 24	VERSION:	1
VERSION 1			

PLAN OF FEATURES

ADDRESS: 22 SHOWERS STREET  
BRAYBROOK, 3019  
TITLE REF: LOT 73 LP44101



# PLANNING ASSESSMENT REPORT

**22 SHOWERS STREET  
BRAYBROOK VIC 3019**

PROPOSAL FOR  
DOUBLE-STOREY DUAL OCCUPANCY DEVELOPMENT  
ON A SINGLE LOT  
DATE: 28.02.25

## **INTRODUCTION**

This report supports a planning permit application for constructing two new dwellings at 22 Showers Street, Braybrook (the subject site). The assessment includes a site inspection, a site context plan, and an analysis of existing conditions, opportunities, and constraints.

The proposal is evaluated against Victorian planning provisions, including the State Planning Policy Framework, Municipal Strategic Statement, Local Planning Policy Framework, and RESCODE Clause 55.

This application is made with the landowner's consent.

## **DEVELOPMENT SUMMARY**

Address:	22 Showers St Braybrook, Vic 3019
Current land use:	Single Dwelling
Site Area:	569 sqm
Zone:	General Residential Zone - Schedule 1
Planning Overlay:	Development Contributions Plan Overlay – Schedule 2

## **THE SUBJECT SITE / SITE ANALYSIS**

The subject site is located at 22 Showers Street Braybrook and has a frontage of 14.17m, with a total site area of 569 m<sup>2</sup>. The site allows for the construction of two dwellings in a tandem arrangement.

The existing single-storey weatherboard house and galvanized iron carport on the site will be demolished to make way for two new double-storey dwellings. The property is adjacent to three residential lots along its northern and eastern boundaries. The site has a gradual slope, with an elevation drop of approximately 400mm from the northeast corner to the southwest corner.

A vehicle access path, approximately 3.0 meters wide or more, is conveniently located along Showers Street.

The existing dwelling is set back approximately 7.7m from the Showers Street frontage, 2.7m from the eastern boundary, and 1.1m from the western boundary. The front yard is well-maintained, featuring a lawn, defined garden beds, and small, mature decorative trees. Several trees along the eastern boundary contribute to the overall landscape of the neighbourhood.

Secluded Private Open Space (SPOS) areas are located at the rear of the dwelling. Existing vegetation will be retained wherever possible.



Figure 1: Broad aerial map, showing the subject site highlighted in yellow



Figure 2: Closer aerial map, showing the subject site highlighted in yellow





Figure 3: The subject site from Showers Street.

#### **SITE CONTEXT AND SURROUNDING AREA DESCRIPTION**

To the rear, the subject site adjoins No. 21 Hughes Street, which consists of double-storey brick dwellings developed as attached side-by-side residences with a gable roof form. It also adjoins No. 19 Hughes Street, a single-storey weatherboard dwelling. There is scattered vegetation around the site.

To the east, the subject site adjoins No. 20 Showers Street, which features attached double-storey brick veneer dwellings with hip roof forms.

To the west, a 3-meter-wide pedestrian walkway runs along the site. Directly across this walkway, No. 24 Showers Street is under construction, a double-storey development. Adjacent to No. 24 Showers Street is No. 26 Showers Street, a recently developed double-storey development consisting of two housing units on a single lot.

#### **SHOWER STREET CHARACTERISTICS**

- The street setbacks on Shower Street range from 5.0 to 7.5m, with an average of 6.0m. Side setbacks vary from 0 to 1m.
- The neighborhood consists of single- and double-storey houses, as well as double-storey townhouses. The streetscape is characterised by hip roof forms made of either conventional tiles or metal sheets.
- A variety of materials, finishes, and colors are present, including brick, rendered masonry, weatherboard, and lightweight cladding.
- Front fences are either absent or range up to 1.8m in height.
- Nature strips are 1 to 2 m wide, with footpaths on both sides of the street.
- The street features concrete footpaths and wide grassy strips with a mix of medium to mature evergreen and deciduous trees, contributing to the neighborhood's visual appeal.
- Parking is available on both sides of Shower Street without restrictions.



Figure 4: No. 20 Showers Street



Figure 5: No. 18 Showers Street



Figure 6: No. 26 Showers Street



Figure 7: No. 24 Showers Street



Figure 8: No. 21 Hughes Street

## **LOCAL SHOPS**

Neighborhood Shops – 950m northwest along South Road  
Sunshine Marketplace – 3.3km northwest  
Braybrook Shopping Centre – 1.9km north

This location provides access to a diverse selection of products, ranging from everyday necessities to specialty goods, with ample parking available. It is ideally positioned for convenient access to both small local shops and larger shopping centers, catering to a variety of needs.

## **PUBLIC TRANSPORT**

Bus Route 120 – Runs along South Road to the north  
Tottenham Train Station – 1.9km southeast  
Sunshine Train Station – 2.4km west

With major bus and train routes nearby, the site is well-connected to public transportation, ensuring seamless travel options.

## **PARKS & RECREATION**

Pritchard Reserve Playground – 500m southwest; features a playground, BBQ areas, an oval, a pavilion, and walking/bike trails  
Skinner Reserve & Braybrook Community Hub – 800m north; offers football and tennis courts, a playground, a library, and a community garden  
Dobson Reserve – 1.8km northeast  
Kinder Smith Reserve & Paul Sadler Swimland – 1.0km northwest  
Hansen Reserve – 2.9km south

The site is within close reach of multiple green spaces, providing opportunities for outdoor activities and leisure.

## **SCHOOLS & EDUCATIONAL FACILITIES**

Christ The King Primary School – 1.4km northeast  
Caroline Chisholm Catholic College – 900m northeast  
Dinjerra Primary School – 400m east  
East Sunshine Kindergarten – 1.0km northwest  
Victoria University – 2.7km northwest  
Sunshine Harvester Primary School – 1.7km northwest  
Braybrook College – 2.2km north

The property enjoys a prime location near a variety of educational institutions, including schools, colleges, and universities.



## THE PROPOSAL

This proposal involves constructing two double-storey brick veneer dwellings, each with four bedrooms, attached garages, and associated fencing and landscaping. The existing crossover along Showers Street will be retained for shared access.

The streetscape features double-storey brick veneer and lightweight dwellings with tiled or metal roofs, along with single-storey weatherboard homes. The proposed design responds to this character by incorporating a mix of brick and lightweight cladding, ensuring harmony with the surroundings. The front dwelling's low-pitched metal roof adds a contemporary touch while remaining compatible with the streetscape.

The dwellings align with the average front setback of Showers Street to maintain streetscape rhythm, while side setbacks preserve characteristic gaps for openness. To reduce the visual impact of car parking, garages are set back behind the front line. The front garden will be retained with minimal paving to maximize green space, and a single vehicular crossover will serve both dwellings to reduce hardscape intrusion.

In line with the Maribyrnong Neighbourhood Character Guidelines, the proposal prioritizes a strong garden setting with space for new plantings to enhance the green streetscape. A low, transparent front fence will be introduced to maintain garden visibility while enhancing security.

This modern yet contextually sensitive design integrates landscaping, contemporary materials, and sustainable practices. It aligns with the precinct's Urban Contemporary character, ensuring the development complements the evolving streetscape while contributing to a greener, well-integrated neighborhood.

## SITE INFORMATION

Total Site Area = 569m<sup>2</sup>

Total Built Up Area = 268.8m<sup>2</sup>

Total Site Coverage = 47%

Total Site Permeability Area = 190.0 m<sup>2</sup>

Total Site Permeability = 33%

Total Garden Area Requirement = 170.7 m<sup>2</sup>

Total Proposed Garden Area = 190.0 m<sup>2</sup>



## DWELLING ANALYSIS

### Dwelling 1

Total Area = 248m<sup>2</sup>

Total Secluded Private Open Space = 25.0m<sup>2</sup>

Total Open Space = 111.8m<sup>2</sup>

Dwelling is positioned at front and faces Showers Street

Access to garage is via an existing shared vehicle crossover from Showers Street

Dwelling is serviced by a double-vehicle garage

Internal amenities include:

- 4 bedrooms and 3 bathrooms/WC
- Kitchen/living/dining at ground-floor and separate first-floor retreat and study area
- Spacious rear yard

### Dwelling 2

Total Area = 211m<sup>2</sup>

Total Secluded Private Open Space = 28.0m<sup>2</sup>

Total Open Space = 70.4m<sup>2</sup>

Dwelling is positioned at the rear and faces Showers Street

Access to the entrance and garage is via an existing shared vehicle crossover from Showers Street

Dwelling is serviced by a double-vehicle garage

Internal amenities include:

- 4 bedrooms and 3 bathrooms/WC
- Kitchen/living/dining at ground-floor and separate first-floor retreat and study area
- Spacious side yard

## Materials & Finishes

We propose using the following materials:

- Colorbond roofing
- Face brickwork
- Rendered finishes
- Feature cladding

This selection aligns with the existing streetscape and complements the character and charm of Showers Street and the surrounding neighborhood.

## PLANNING SCHEME PROVISIONS

The proposed site and surrounding land are zoned General Residential Zone\_GRZ1 (Schedule 1) under the Maribyrnong Planning Scheme.

### The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide high-density housing, allowing building up to and including four-storey buildings.
- To encourage various housing types in areas that provide reasonable access to services and transportation, including activity and town centres.
- To encourage appropriate transition between intensive development areas and other residential areas.
- To ensure the design objectives' achievement, which is specified in the schedule of this zone.
- In appropriate locations, to allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs.

## **STATE PLANNING POLICY FRAMEWORK**

### **Clause 15 Built Environment and Heritage**

#### **15.01 Urban Environment**

##### **Objective**

- To create urban environments that are safe, functional, and provide good quality environments with a sense of place and cultural identity.
- To achieve architectural and urban design outcomes that contribute positively to the local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

##### **Response**

- The subject site is well-serviced, with essential amenities nearby. It is also within walking distance of major bus routes, shopping centers, local restaurants, retail shops, schools, and parks.
- This proposal supports urban consolidation within an established area, optimizing the use of existing infrastructure and community facilities.
- The design is in harmony with the scale and built form of surrounding dwellings. It includes generous landscaping, creating a natural and informal buffer between the new and existing structures.
- Careful consideration has been given to minimizing the visual impact of car parking and ensuring garages do not dominate the streetscape.
- The proposed building height and form are in keeping with other developments in the area, while the design enhances the streetscape and adds value to the neighbourhood.

#### **15.02 Sustainable development**

##### **Objective**

- To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

##### **Response**

- Architecturally responsive to orientation; maximum northern winter sunlight into living spaces while minimising hot summer sun.
- The design ensures sufficient cross ventilation for cooling and fresh air.
- A min. 6-star energy rating reduces energy consumption via construction methods such as concrete slabs, double-glazed windows & bulk insulation.
- Provision of a water tank connected to the toilet, reducing water consumption; and solar hot water to utilise solar energy.

## **Clause 16: Housing**

### **16.01 Residential Development**

#### **Objective**

- To promote a housing market that meets community needs.
- To locate new housing near activity centers, employment corridors, and strategic redevelopment sites with good access to services and transport.
- To provide a range of housing types to meet diverse community needs.
- To deliver more affordable housing closer to jobs, transport, and services.

#### **Response**

- The proposed double-storey dwellings enhance the existing neighborhood character while incorporating a contemporary architectural style. The layout provides diverse housing options to suit various lifestyles and needs.
- The development optimises the use of existing infrastructure, including the retained crossover.
- With a focus on energy efficiency, the project promotes sustainable urban living.
- The construction of two dwellings aligns with projected population growth and the increasing demand for housing suitable for smaller households and families.

## **Clause 18: Transport**

#### **Objective**

- To create a safe and sustainable transport system by integrating land use and transport.

#### **Response**

- The proposal offers convenient access to public transportation, including nearby bus routes.
- The site is strategically located within walking distance of shopping centers, schools, and parks, improving accessibility.
- Sufficient on-site parking is incorporated into the design, minimizing dependence on street parking.

## **Clause 52.06: Car Parking**

#### **Objective**

- To ensure compliance with the State and Local Planning Policy Framework regarding car parking provisions.
- To provide an appropriate number of parking spaces based on expected demand and the nature of the locality.
- To support sustainable transport alternatives and promote the efficient use of car parking facilities.
- To ensure that car parking does not negatively impact local amenity.
- To maintain a high standard of car parking design, ensuring safety and ease of use.

#### **Response**

- The proposal meets regulatory requirements by allocating at least one car space per two-bedroom dwelling and two car spaces per three-bedroom dwelling, all with covered parking.
- The local amenity is maintained by preserving one on-street parking space for visitors.
- Pedestrian safety is a key consideration, with the design adhering to visibility standards to ensure secure and convenient access throughout the development.

## CLAUSE 55 ASSESSMENT - 22 showers Street Braybrook

SHADOW55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE				
<b>55.02-1 Neighbourhood Character</b>	<b>Met?</b>	<b>Standard B1</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To ensure that the design respects the existing neighbourhood character or contributes to neighbourhood character.</i></p> <p><i>To ensure that development responds to the features of the site and the surrounding area</i></p>	Yes	<i>The design response must be appropriate to the neighbourhood and the site.</i>	Yes	Please refer to the Planning Assessment Report for an assessment of how the proposed development respects and integrates with the existing 'URBAN CONTEMPORARY-UC' neighbourhood character.
		<i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site</i>	Yes	
<b>55.02-2 Residential Policy</b>	<b>Met?</b>	<b>Standard B3</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p> <p><i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services</i></p>	Yes	<i>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	Yes	Please refer the Planning Assessment Report for an assessment of how the proposed development complies with the policy contained within the PPF and LPPF.
<b>55.02-3 Dwelling Diversity</b>	<b>Met?</b>	<b>Standard B3</b>	<b>Met?</b>	<b>Comments</b>
<i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings</i>	N/A	<p><i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</i></p> <ul style="list-style-type: none"> <li><i>Dwellings with a different number of bedrooms.</i></li> <li><i>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</i></li> </ul>	NA	The proposal does not include ten or more dwellings and therefore, this standard is not a relevant consideration for the assessment of this application.

## CLAUSE 55 ASSESSMENT - 22 showers Street Braybrook

<b>55.02-4 Infrastructure</b>	<b>Met?</b>	<b>Standard B4</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To ensure development is provided with appropriate utility services and infrastructure.</i></p> <p><i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i></p>	Yes	<i>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</i>	Yes	The dwellings will be provided with appropriate utility services and infrastructure as required by the respective authorities.
		<i>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</i>	Yes	The proposed development will result in the construction of two dwellings on the subject site. It is not expected that this will unreasonably exceed the capacity of utility services and infrastructure.
		<i>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</i>	Yes	The development will not exceed the utility infrastructure capacity
<b>55.02-4 Integration With The Street</b>	<b>Met?</b>	<b>Standard B5</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To integrate the layout of development with the street</i></p>	Yes	<i>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</i>	Yes	The proposed development allows for appropriate vehicle access and does not impact on any existing adjacent paths. Existing crossover is maintained for both Dwelling 1 & 2
		<i>Development should be oriented to front existing and proposed streets</i>	Yes	The development is oriented to Showers Street with a shared crossover to maintain adequate vehicular and pedestrian connections to the main road.
		<i>High fencing in front of dwellings should be avoided if practicable</i>	Yes	Provide 1.2m high frontfencing with proposed vertical aluminium battens with spacing to provide transparency and will reinforce the proposal's integration with the street without compromising existing urban character.
		<i>Development next to existing public open space should be laid out to complement the open space.</i>	NA	<i>The site is not next to existing public open space</i>

## CLAUSE 55 ASSESSMENT - 22 showers Street Braybrook

55.03 SITE LAYOUT AND BUILDING MASSING				
55.03-1 Street Setback	Met?	Standard B6	Met?	Comments
To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site	Yes	<p><i>Walls of buildings should be set back from streets the distance specified below:</i></p> <p><i>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</i></p> <p><i>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</i></p>	Yes	The proposed front setback of 6 meters is slightly less than the guideline recommendation of approximately 6.2 meters. However, it aligns with the existing streetscape along Showers Street, ensuring a cohesive streetscape appearance. To further enhance the streetscape and minimize the visual impact of car parking, the garage is positioned behind the dwelling, reducing its dominance and maintaining an open, pedestrian-friendly frontage.
		<i>Porches, pergolas and verandahs that are &lt; 3.6m high and eaves may encroach ≤2.5m into the setbacks of this standard</i>	Yes	
55.03-2 Building Height	Met?	Standard B7	Met?	Comments
To ensure that the height of buildings respects the existing or preferred neighbourhood character	Yes	<i>The maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</i>	Yes	The maximum height of the development does not exceed the maximum height of 9m.
55.03-3 Site Coverage	Met?	Standard B8	Met?	Comments
To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site	Yes	<i>The site area covered by buildings should not exceed 60 per cent</i>	Yes	The total site coverage has been calculated at 47% this is below the typical standard as outlined in Clause 55. The proposal meets the site coverage objectives
55.03-4 Permeability	Met?	Standard B9	Met?	Comments
<p>To reduce the impact of increased stormwater run-off on the drainage system</p> <p>To facilitate on-site stormwater infiltration</p>	Yes	<i>The site area covered by the pervious surfaces should be at least 20% of the site</i>	Yes	<p>Permeability for:</p> <ul style="list-style-type: none"> <li>• Total Site Area: 569M2</li> <li>• Permeable Area: 190M2</li> <li>• % permeability: 33%</li> </ul> <p>The proposal meets the permeability objectives.</p>

## CLAUSE 55 ASSESSMENT - 22 showers Street Braybrook

		<p><i>The stormwater management system should be designed to:</i></p> <ul style="list-style-type: none"> <li><i>Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</i></li> <li><i>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i></li> </ul>	Yes	<p>Stormwater management will meet best practice objectives and address the requirements of the local drainage authority.</p> <p>The recommended rainwater tanks have been integrated into the design response for each dwelling.</p>
<b>55.03-5 Energy Efficiency</b>	Met?	<b>Standard B10</b>	Met?	Comments
<p><i>To achieve and protect energy efficient dwellings and residential buildings</i></p> <p><i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</i></p>	Yes	<p><i>Buildings should be:</i></p> <ul style="list-style-type: none"> <li><i>Orientated to make appropriate use of solar energy</i></li> <li><i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced</i></li> </ul>	Yes	The development will not compromise the solar efficiency of adjoining residential buildings
		<i>Living areas and private open space should be located on the north side of the development if practicable</i>	Yes	Both dwellings will have north facing living areas and SPOS
		<i>Developments should be designed so that solar access to north-facing windows is maximised</i>	Yes	The ground floor living area and first floor habitable rooms of both dwelling will receive ample solar access and will benefit from through ventilation
<b>55.03-6 Open Space</b>	Met?	<b>Standard B11</b>	Met?	Comments
<i>To integrate the layout of the development with any public and communal open space provided in or adjacent to the development</i>	N/A	<p><i>If any public or communal open space is provided on site, it should:</i></p> <ul style="list-style-type: none"> <li><i>Be substantially fronted by dwellings, where appropriate</i></li> <li><i>Provide outlook for as many dwellings as practicable</i></li> <li><i>Be designed to protect any natural features on the site</i></li> <li><i>Be accessible and useable</i></li> </ul>	NA	No public or communal open space is proposed



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<b>55.03-7 Safety</b>	Met?	<b>Standard B12</b>	Met?	Comments
<i>To ensure the layout of development provides for the safety and security of residents and property</i>	Yes	<i>Entrances to dwellings should not be obscured or isolated from the street and internal accessways</i>	Yes	The entrance to Dwelling 1 is visible from Showers Street. Additionally, the proposed landscaping and fencing will enhance the safety and security of the residents of Dwelling 1.  The main facade of Dwelling 2 is also visible from Showers Street, and the entrance to Dwelling 2 will be clearly visible from the internal driveway, ensuring the safety and security of its residents.
		<i>Planting which creates unsafe spaces along streets and accessways should be avoided</i>	Yes	Appropriate planting and lighting will be utilised to avoid creating unsafe or hidden spaces within the development. A landscape is provided as part of the architectural plans.
		<i>Developments should be designed to provided good lighting, visibility and surveillance of car parks and internal accessways</i>	Yes	The development has been designed to ensure appropriate lighting and visibility of car parking spaces. The onsite car parking for both dwellings is clearly visible from the street and driveway.
		<i>Private spaces within developments should be protected from inappropriate use as public thoroughfares</i>	Yes	There are no public thoroughfares throughout the development and private spaces are appropriately located.
<b>55.03-8 Landscaping</b>	Met?	<b>Standard B13</b>	Met?	Comments
<i>To encourage development that respects the landscape character of the neighbourhood</i>  <i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance</i>  <i>To provide appropriate landscaping</i>  <i>To encourage the retention of mature vegetation on the site</i>	Yes No N/A	<i>The landscape layout and design should:</i> <ul style="list-style-type: none"> <li>• <i>Protect any predominant landscape features of the neighbourhood</i></li> <li>• <i>Take into account the soil type and drainage patterns of the site</i></li> <li>• <i>Allow for intended vegetation growth and structural protection of buildings</i></li> <li>• <i>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals</i></li> <li>• <i>Provide a safe, attractive and functional environment for residents</i></li> </ul>	Yes	Suitable landscaping opportunities are provided within the front setback, courtyard, and rear gardens. A landscape plan is provided as part of the architectural plans.
		<i>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood</i>	NA	
		<i>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</i>	NA	There is no significant tree on the subject site
		<i>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting</i>	Yes	

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<b>55.03-9 Access</b>	<b>Met?</b>	<b>Standard B14</b>	<b>Met?</b>	<b>Comments</b>
<i>To ensure the number and design of vehicle crossovers respects the neighbourhood character</i>	Yes	<i>The width of accessways or car spaces should not exceed:</i> <ul style="list-style-type: none"> <li>• 33% of the street frontage, or</li> <li>• if the width of the street frontage is less than 20m, 40% of the street frontage</li> </ul>	Yes	
		<i>No more than one single-width crossover should be provided for each dwelling fronting a street</i>	Yes	
		<i>The location of crossovers should maximize the retention of on-street car parking spaces</i>	Yes	
		<i>The number of access point to a road in a Road Zone should be minimised</i>	Yes	
		<i>Developments must provide access for service, emergency and delivery vehicles</i>	Yes	
<b>55.03-10 Parking Location</b>	<b>Met?</b>	<b>Standard B15</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide convenient parking for resident and visitor vehicles</i>  <i>To protect residents from vehicular noise within developments</i>	Yes	<i>Car parking facilities should:</i> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings</li> <li>• Be secure</li> <li>• Be well ventilated if enclosed</li> </ul>	Yes	Both dwellings are provided with a adequate on-site parking to meet the statutory requirements.
		<i>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5m from the windows of habitable rooms. 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</i>	Yes	The proposal complies with this standard.

## CLAUSE 55 ASSESSMENT - 22 showers Street Braybrook

55.04 AMENITY IMPACTS				
55.04-1 Side And Rear Setback	Met ?	Standard B17	Met ?	Comments
To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings	Yes			
		A new building not on or within 200mm of a boundary should be setback from side or rear boundaries 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m	Yes	Adequate side and rear setbacks are provided to adjoining dwellings.
		Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5m into the setbacks of this standard	Yes	The proposal complies with this standard.
		Landings having an area of not more than 2sqm and less than 1m high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard	Yes	The proposal complies with this standard.
55.04-2 Wall On Boundaries	Met ?	Standard B18	Met ?	Comments
To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings	Yes			
		A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than: 10m plus 25% of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.	Yes	West Boundary length: 33.72m. Maximum permissible wall length along the western boundary: 15.9m. Dwelling 1: Length of wall within 200mm of the western boundary is 10.87m. Dwelling 2: Length of wall within 200mm of the western boundary is 4.53m. Total: 15.4m.  East Boundary length: 30.85m. Maximum permissible wall length on the southern boundary: 15.2m. Dwelling 2: Length of carport along the eastern boundary is 6.33m.  The proposal complies with this standard.
		A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.	NA	
		The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	Yes	

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<b>55.04-3 Daylight To Existing Windows</b>	<b>Met ?</b>	<b>Standard B19</b>	<b>Met ?</b>	<b>Comments</b>
To allow adequate daylight into existing habitable room windows	Yes	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3sqm and minimum dimensions of 1m clear to the sky. The calculation of the area may include land on the abutting lot	Yes	
		Walls or carports more than 3m in height opposite an existing habitable room window should be set back 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 existing window Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window Refer to Diagram B2	Yes	
<b>55.04-4 North Facing Windows</b>	<b>Met ?</b>	<b>Standard B20</b>	<b>Met ?</b>	<b>Comments</b>
To allow adequate solar access to existing north-facing habitable room windows	N/A	If a north-facing habitable window of an existing dwelling is within 3m of a boundary on an abutting lot, a building should be setback from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m, for a distance of 3m from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east. Refer to Diagram B3	NA	
<b>55.04-5 Overshadow Open Space</b>	<b>Met ?</b>	<b>Standard B21</b>	<b>Met ?</b>	<b>Comments</b>
To ensure buildings do not significantly overshadow existing secluded private open space	Yes	Where sunlight to secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with minimum dimension of 3m, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September	Yes	
		If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced	Yes	The proposed development complies with the standard as it does not add any additional shadow to the existing secluded private open space (SPOS).

## CLAUSE 55 ASSESSMENT - 22 showers Street Braybrook

<b>55.04-6 Overlooking</b>	<b>Met ?</b>	<b>Standard B22</b>	<b>Met ?</b>	<b>Comments</b>
To limit views into existing secluded private open space and habitable room windows	Yes	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45° angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above the floor level	Yes	The dwellings have been designed to provide obscure glazing, highlight windowsills and privacy screens to address potential overlooking.
		A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either: <ul style="list-style-type: none"> <li>• offset a minimum of 1.5m from the edge of one window to the edge of the other</li> <li>• have sill heights of at least 1.7m above floor level</li> <li>• have fixed, obscure glazing in any part of the window below 1.7m above floor level</li> <li>• have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent</li> </ul>	Yes	
		Obscure glazing in any part of the window below 1.7m above floor level may be openable provided that there are no direct views as specified in this standard	Yes	
		Screens used to obscure a view should be: <ul style="list-style-type: none"> <li>• perforated panels or trellis with a maximum of 25% openings or solid translucent panels</li> <li>• permanent, fixed and durable</li> <li>• designed and coloured to blend with the development</li> </ul>	NA	
<b>55.04-7 Internal Views</b>	<b>Met ?</b>	<b>Standard B23</b>	<b>Met ?</b>	<b>Comments</b>
To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development	Yes	Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development	Yes	

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<b>55.04-8 Noise Impacts Objective</b>	<b>Met ?</b>	<b>Standard B24</b>	<b>Met ?</b>	<b>Comments</b>
<p><i>To contain noise sources in developments that may affect existing dwellings</i></p> <p><i>To protect residents from external noise</i></p>	Yes	<i>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings</i>	Yes	There is no significant noisesources, such as hot water systemsand air-conditioning units, that will belocated near habitable rooms of existing dwellings on adjoining lots
		<i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties</i>	Yes	The location of habitable rooms within the proposed developmenthave also taken into consideration noise sources on immediately adjacent properties
		<i>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms</i>	NA	There are no significant noise sourcesto impact the proposed development.

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55.05 ON-SITE AMENITY AND FACILITIES				
55.05-1 Accessibility	Met?	Standard B25	Met?	Comments
To encourage the consideration of the needs of people with limited mobility in the design of developments	Yes	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	Yes	Each dwelling has an identifiable ground floor entry provided which is easily accessible.
55.05-2 Dwelling Entry	Met?	Standard B26	Met?	Comments
To provide each dwelling or residential building with its own sense of identity	Yes	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> <li>be visible and easily identifiable from streets and other public areas</li> <li>provide shelter, a sense of personal address and a transitional space around the entry</li> </ul>	Yes	The dwellings each have their own sense of identity and address to the street and are clearly identifiable by using different forms and materials and recessive architectural language. The entrances also provide shelter and incorporate features to enable passive surveillance of visitors.
55.05-3 Daylight To New Windows	Met?	Standard B27	Met?	Comments
To allow adequate daylight into new habitable room windows	Yes	A window in a habitable room should be located to face: <ul style="list-style-type: none"> <li>an outdoor space or a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot, or</li> <li>a verandah provided it is open for at least one third its perimeter, or</li> <li>a carport provided it has two or more open sides and is open for at least one third of its perimeter</li> </ul>	Yes	All windows for habitable rooms for both dwelling 1 and dwelling 2 provide an outdoor space clear to the sky, allowing daylight into the habitable rooms.
55.05-4 Private Open Space	Met?	Standard B28	Met?	Comments
To provide adequate private open space for the reasonable recreation and service needs of residents	Yes	A dwelling or residential building should have private open space: <ul style="list-style-type: none"> <li>an area of 40sqm, with one part secluded at the side or rear with a min area of 25sqm, a min dimension of 3m and convenient access from a living room, or</li> <li>a balcony of 8sqm with a min width of 1.6m and convenient access from a living room, or</li> <li>a roof-top area of 10sqm with a min width of 2m and convenient access from a living room</li> </ul>	Yes	The proposed development adheres to private open space objective as the following schedule: <ul style="list-style-type: none"> <li>Dwelling 1 Private Open Space: 18 sqm Seclude Private Open Space: 25 sqm <b>Total 43 sqm</b></li> <li>Dwelling 2 Private Open Space: 36 sqm Seclude Private Open Space: 28 sqm <b>Total 64 sqm</b></li> </ul>
55.05-5 Solar Access To Open Space	Met?	Standard B29	Met?	Comments
	Yes	The private open space should be located on the north side of the dwelling or residential buildings	Yes	The proposal complies with this standard.



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<i>To allow solar access into the secluded private open space of new dwellings and residential buildings</i>		<i>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall</i> Refer to Diagram B29	NA	
<b>55.05-6 Storage</b>	<b>Met?</b>	<b>Standard B30</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide adequate storage facilities for each dwelling</i>	Yes	<i>Each dwelling should have convenient access to at least 6m<sup>3</sup> of externally accessible, secure storage space</i>	Yes	Each dwelling has been provided opportunity for the provision of a minimum of 6 m <sup>3</sup> of accessible storage space within the garage.

<b>55.06 DETAILED DESIGN</b>				
<b>55.06-1 Design Detail</b>	<b>Met?</b>	<b>Standard B31</b>	<b>Met?</b>	<b>Comments</b>
<i>To encourage design detail that respects the existing or preferred neighbourhood character</i>	Yes	<i>The design of buildings, including:</i> <ul style="list-style-type: none"> <li>• <i>Facade articulation and detailing,</i></li> <li>• <i>Window and door proportions,</i></li> <li>• <i>Roof form, and</i></li> <li>• <i>Verandahs, eaves and parapets,</i></li> </ul> <i>should respect the existing or preferred neighbourhood character.</i>	Yes	The proposal is respectful of the Neighbourhood Character of the area proposes two detached dwellings on the allotment. The design of the dwellings seeks to provide a high-quality contemporary finish to activate the streetscape.
		<i>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character</i>	Yes	The colour and material palette for the proposed garages integrate into the façade of the building
<b>55.06-2 Front Fences</b>	<b>Met?</b>	<b>Standard B32</b>	<b>Met?</b>	<b>Comments</b>
<i>To encourage front fence design that respects the existing or preferred neighbourhood character</i>	Yes	<i>A front fence within 3m of a street should not exceed:</i> <ul style="list-style-type: none"> <li>• <i>Streets in a Road Zone – 2m</i></li> <li>• <i>Other Streets – 1.5m</i></li> </ul>	Yes	The development proposes a 1.2m vertical aluminium batten front fence with transparency and a 1.5m timber side fence.
<b>55.06-3 Common Property</b>	<b>Met?</b>	<b>Standard B33</b>	<b>Met?</b>	<b>Comments</b>
<i>To ensure that communal open space, car parking, access lanes and site facilities are practical, attractive and easily maintained</i>  <i>To avoid future management difficulties in areas of common ownership</i>	N/A	<i>Developments should clearly delineate public, communal and private areas</i>	NA	The proposal does not include any communal spaces.
		<i>Common property, should be functional and capable of efficient management</i>	NA	
<b>55.06-4 Site Service</b>	<b>Met?</b>	<b>Standard B34</b>	<b>Met?</b>	<b>Comments</b>
<i>To ensure that site services can be installed and easily maintained</i>	Yes	<i>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically</i>	Yes	The development will ensure site services and facilities can be installed, are accessible and easily maintained

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<i>To ensure that site facilities are accessible, adequate and attractive</i>	<i>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development</i>	Yes	The design of mailboxes and on-site facilities will integrate with the development and neighbourhood character.
	<i>Bin and recycling enclosures should be located for convenient access</i>	Yes	Bins can be simply manoeuvred to the street from the designated storage spaces within garage
	<i>Mailboxes should be provided and located for convenient access</i>	Yes	Letter boxes will be easily accessible to Australia Post along the frontage to Shower St.

**Date:** 29.04.05

Joshua Seager  
Urban Planner – City Planning  
Maribyrnong City Council

Dear Joshua,

**RE: Response to Request for Further Information (RFI)**

**Application No:** TP46/2025(1)

**Address:** 22 Showers Street, Braybrook

**Proposal:** Construction of 2 dwellings on a lot in GRZ1

We refer to Council's Request for Further Information dated 26 March 2025.

Please find our response addressing each item below:

**1. Updated Site Plans (Drawing TP03)**

**a. Title Boundary Works**

The site plans have been amended to remove any proposed works, including landscaping, located outside of the eastern title boundary.

**b. Vehicle Crossover**

- i. The plans now show the existing crossover, including dimensions, width, and splays to the kerb.
- ii. The setback distance from the adjoining street tree is also shown, with reference to the existing crossover and trees.

**c. Visibility Splays**

Visibility splays have been provided, and a notation added stating that all vegetation and structures within 2.5 metres of the front boundary and for 2 metres along the boundary will be less than 1 metre in height.

**d. Tree Protection Zone (TPZ)**

The plans will be updated with TPZs following receipt of the Tree Impact Assessment report .

**e. Storage Areas**

Storage areas have been shown with volumes noted in cubic metres to demonstrate compliance with Standard B30 (Storage).

**f. Water Meters**

Locations of water meters are now shown on the site plans.

**g. Electrical Meters**

Electrical meters have been relocated outside the front setback and integrated into the development in accordance with Standard B34.

## **2. Amended Elevations (Drawings TP05 and TP11)**

- a. A streetscape elevation has been included. (Drawing TP11)
- b. The front fence has been shown with dimensions and materials. (Drawing TP11)
- c. The elevations reference the material schedule provided. (Drawings TP05 and TP11)
- d. Mailbox design and dimensions have been depicted on the streetscape elevations. (Drawing TP11)

**Note: Minor changes have been made to the front (south) elevation of Dwelling 1, including adjustments to the type and height of the front/side fence and to the design of the front windows to improve the overall streetscape appearance.**

## **3. Schedule of Materials and Finishes (Drawings TP05 and TP11)**

A schedule of all external materials, colours, and finishes (including for walls, roof, window frames and the front fence) has been submitted.

## **4. Updated Shadow Diagrams (Drawings TP06, TP07, TP07.2, and TP07.3)**

Shadow diagrams have been updated for 9am, 10am, 11am, 12pm, 1pm, 2pm and 3pm on 22 September.

The diagrams show:

- Title boundaries and private open spaces on neighbouring properties
- Footprint of existing and proposed buildings
- Existing and proposed shadowing, including shadows cast by fences
- Private open space dimensions and areas

A table has also been completed showing the sunlight to the secluded private open space (SPOS) of the adjoining property at each hour, including analysis of any overall change and compliance with ResCode standards.

## **5. Landscape Plan(Drawing TP10)**

A detailed landscape plan at a scale of 1:100 has been prepared showing:

- Existing vegetation to be removed or retained (including full botanical names and heights)
- Existing trees on adjoining properties that influence the design
- A schedule of new planting with mature heights and spreads
- Inclusion of canopy trees to the front and rear setbacks.

## **6. Arboricultural Tree Impact Assessment (Refer to Arboricultural Impact Assessment Prepared by Mr. Daniel Tigges)**

A comprehensive Arboricultural Impact Assessment has been prepared by a qualified AQF Level 5 Arborist. The report includes:

- A detailed survey and assessment of all trees within 10 metres of the property boundary
- Tree species, height, canopy size, trunk diameter, health, structure and safe useful life expectancy (SULE)
- TPZs and SRZs for all trees
- Assessment of encroachments associated with the existing crossover
- Recommendations for protection measures
- Identification of native vegetation where relevant

The report has been prepared in accordance with AS-4970-2009.

### **Extension of Time**

We have provided all requested information to the best of our ability. If any additional information is still required, we kindly request an extension of time until **30 May 2025** to allow us to submit any further updates and to avoid the application lapsing.

Thank you for your consideration. Should you have any queries, please do not hesitate to contact us.

Kind Regards,

Kiki  
KDM Studio



## Arboricultural Impact Assessment

### Assessment address:

22 Showers Street,  
Braybrook Vic 3019

### Prepared for:

Mr Champesh Sandhu  
The Property Owner

### Date:

Sunday, 6 April 2025

### Prepared by:

Mr. Daniel Tigges (Diploma of Arboriculture)

Cockatoo, Victoria

Ph: 0433687830

Email: [danieltigges@hotmail.com](mailto:danieltigges@hotmail.com)

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## Executive Summary

Mr. Daniel Tigges was engaged by Mr Champesh Sandhu, the property owner, to undertake an Arboricultural Impact Assessment (AIA) with regard to a proposed residential redevelopment within the subject site of 22 Showers Street, Braybrook Vic 3019.

The purpose of the Arboricultural Impact Assessment (AIA) is to assesses the vegetation within the subject site, within neighbouring properties and the council owned nature strip as detailed in AS4970-2009 Protection of Trees on Development Sites, including a calculation of any encroachment into Tree Protection Zones.

- Subsequently on Saturday 5<sup>th</sup> of April 2025, **five (5)** trees were examined and assessed by Consulting Arborist, Mr. Daniel Tigges (Dip. Arb).
- The site lies within the Maribyrnong City Council.
- There are no known Local Laws or State Planning overlays that affect the site.
- **One (1)** council owned street tree (**Tree 1**) located within the Showers Street road reserve, was assessed. This tree is not indicated to be directly impacted by the proposed development. This tree will require the implementation of tree protection measures, as per AS4970 – 2009, for the duration of the development process.
- There were **four (4)** trees located within the subject site, that were assessed and included within this report (**Trees 2, 3, 4 and 5**).
  - **Trees 3, 4 and 5** – Are indicated to be directly impacted by the proposed development. These trees will require removal for the development to proceed as proposed. These trees are proposed to be removed. These trees can be removed without further permission.
  - **Tree 2** – Is not indicated to be directly impacted by the proposed development. Although this tree is not directly impacted it is not considered worthy of retention or protection throughout the development process. This tree is recommended to be removed. This tree can be removed without further permission.
- There were no privately owned neighbouring trees or vegetation of significance, located within 5.0m of the subject site boundaries.
- **Tree protection measures as per AS4970-2009 Protection of Trees on Development Sites should be implemented to all TPZs of trees designated for retention, including neighbouring and street trees, for the duration of the development process to ensure inadvertent impact to trees, is avoided.**

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## 1. Introduction

This report is undertaken at the request of Mr Champesh Sandhu, the property owner. The report contents should not be made available to any other parties, other than those affected.

The arborist report will determine any proposed development impacts to trees examined and assessed as required, regarding the proposed residential redevelopment, including associated construction activities that have the potential to cause impact to Tree Protection Zones (TPZs) for example driveways, excavation for drainage, footing installation or future landscaping works.

Trees assessed are located within the subject site at 22 Showers Street, Braybrook Vic 3019 and the council owned Showers Street road reserve.

This report examines the arboricultural matters associated with this vegetation and identifies potential development conflict with possible solutions recommended.

## 2. Key Objectives

Key objectives include:

- To undertake a general assessment of trees located on and within 5.0m of the subject site boundary.
- To provide an assessment of the subject trees with respect to their overall health, structure and condition and suitability for retention and subsequent protection.
- To provide recommendations on the suitability of the trees for protection and provide approved methods of tree protection.
- To provide commentary on the potential impact of any vegetation on the potential for redevelopment of the site and provides guidelines and management techniques to address any potential issues.

## 3. Methodology

A site inspection was undertaken on the Saturday 5<sup>th</sup> of April 2025, by Mr. Daniel Tigges (Dip. Arb). The nominated trees were inspected from the ground only and observations made of the growing environment and surrounding area. The trees were not climbed, and no samples of the trees or site soil were taken.

Data collected includes:

- |                                   |                                |
|-----------------------------------|--------------------------------|
| • Botanical Name                  | • Tree Height                  |
| • Common Name                     | • Canopy Spread                |
| • Origins                         | • Health                       |
| • Maturity                        | • Structure                    |
| • Diameter at Breast Height (DBH) | • Condition                    |
| • Basal diameter                  | • Useful Life Expectancy (ULE) |

Tree Protection Zones (TPZs) were calculated using the Australian Standard – Protection of Trees on Development Sites (AS 4970 – 2009).

Tree Protection Zone encroachments were calculated using ArborCAD software

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.

Each tree has been appointed an individual Tree Id. No. and marked accordingly on the attached site plan/s.

Trees or shrubs under 3.0 metres in height are not generally assessed as they do not meet the criteria for a 'tree' under the Australian Standard AS 4970-2009 Protection of trees on development sites.

## 4. Observations

### 4.1 Regulatory observations

- The property is located within the Maribyrnong City Council, where it is classified as a General Residential Zone - Schedule 1 (GRZ1).
- There are no know Local Laws of State Planning Overlays that affect vegetation within the subject site.
- **Street tree**  
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 permit and you may be required to pay a fee for the removal and/or replacement of the tree.

### 4.2 Supplementary Information

The following information was used in preparation of this report:

- Australian Standard – Pruning of Amenity Trees (AS 4373 – 2007)
- Australian Standard – Protection of Trees on Development Sites (AS 4970 – 2009)
- Maribyrnong City Council Planning Scheme
- Maribyrnong City Council – Request for Further Information – TP46/2025 (1)– Issued 26/03/2025
- KDM Studio – (Proposed) Ground Floor Plan – 28/02/2025
- SMC Land Surveyors – Plan of Features – 06/09/2024

### 4.3 Subject Site

At the time of inspection the subject site was generally a flat, residential block located north of Showers Street. One (1) tree was located within the council owned road reserve, with an existing crossover located to the east of the tree. There were no additional privately owned trees or vegetation of significance, located within 5.0m of the site boundaries. A single dwelling was located within the site with a concrete driveway and carport along the eastern boundary.

## 5. Discussion

### 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.

### 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:  $(D \times 50)$

### 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 3.3.3 of the Australian Standards AS4970 – 2009 Protection of Trees on Development Sites:**

- **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.

- **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.

## TPZ Considerations

When determining the potential impacts of encroachment into the TPZ, an Arborist should consider the following:

- Location and distribution of the roots to be determined through non-destructive investigation methods (hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a root zone map prepared. *(Regardless of the method, roots **must** not be cut, bruised or frayed during the process.*
- The potential loss of root mass resulting from the encroachment: number and size of roots.
- Tree species and tolerance to root disturbance.
- Age, vigour and size of the tree.
- Lean and stability of the tree. *(Roots on the tension side are likely to be most important for supporting the tree and are likely to extend for a greater distance.)*
- Soil characteristics and volume, topography and drainage.
- The presence of existing or past structures or obstacles affecting or hindering root growth at a proposed location of encroachment.
- Design factors – Tree sensitive construction measures such as pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment.

## 5.1 TREE IMPACTS TABLE

Tree No.	Genus & Species	Common Name	Origin	D.B.H (mm)	Basal Diam. (mm)	T.P.Z (m)	S.R.Z (m)	T.P.Z Impact %	S.R.Z Impact %	Major/ Minor	Encroachment	Permit Req.	Recommendations
1	<i>Melia azedarach</i>	White cedar	Aus. Native	80,70 (110)	170	2.0	1.6	N/A	N/A	N/A	None	Yes (Council owned)	<b>Retain</b> - Implement tree protection measures.
2	<i>Citrus x limon</i>	Lemon	Exotic	N/A	190	2.0	1.6	0.1%	0.0%	Minor	Metal fence (Dwelling 1)	No	<b>Remove</b> - Permission not required.
3	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	80,40,60 (110)	290	2.0	2.0	Entire tree	Entire tree	Major	Common driveway	No	<b>Remove</b> - Permission not required.
4	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	90	140	2.0	1.5	Entire tree	Entire tree	Major	Common driveway	No	<b>Remove</b> - Permission not required.
5	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	120	160	2.0	1.5	Entire tree	Entire tree	Major	Common driveway	No	<b>Remove</b> - Permission not required.

## 5.2 NO INDICATED ENCROACHMENT

There are no encroachments into the TPZ or SRZ of the following trees indicated by the proposed development:

- **Council Owned Street Tree – 1.**

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

Less invasive construction measures or development redesign is not required, as these trees are expected to remain viable post construction (provided the implementation of recommended tree protection measures are installed in accordance with AS4970 – 2009 Protection of Trees on Development Sites).

## 5.3 MINOR ENCROACHMENT

The following trees are indicated to have minor encroachments (AS4970 – 2009) by to the proposed development:

- **Subject Site Tree – 2.**

The proposed development is not expected to compromise the health and structural integrity or long term viability of the above trees.

Less invasive construction measures or development redesign is not required, as these trees are expected to remain viable post construction (provided the implementation of recommended tree protection measures are installed in accordance with AS4970 – 2009 Protection of Trees on Development Sites).

## 5.4 MAJOR ENCROACHMENT

The following trees are proposed to have major encroachments (AS4970 – 2009) due to the proposed development:

### Tree 3

- This tree is located within the proposed footprint of the common driveway.
- This tree will required removal for the development to proceed as proposed.
- This tree is of low retention value.
- There are no local laws or state planning overlays applicable to this tree.
- This tree is proposed to be removed.
- This tree can be removed without further permission.
- In the event of removal development redesign or the implementation of tree protection measures are not required.

### Tree 4

- This tree is located within the proposed footprint of the common driveway.
- This tree will required removal for the development to proceed as proposed.
- This tree is of low retention value.
- There are no local laws or state planning overlays applicable to this tree.
- This tree is proposed to be removed.
- This tree can be removed without further permission.
- In the event of removal development redesign or the implementation of tree protection measures are not required.

### Tree 5

- This tree is located within the proposed footprint of the common driveway.
- This tree will required removal for the development to proceed as proposed.
- This tree is of low retention value.
- There are no local laws or state planning overlays applicable to this tree.
- This tree is proposed to be removed.
- This tree can be removed without further permission.
- In the event of removal development redesign or the implementation of tree protection measures are not required.

## 6. Conclusion and Recommendations

- **Tree 1** – Is not indicated to be directly impacted by the proposed development.  
This tree will require the implementation of tree protection measures, as per AS4970 – 2009, for the duration of the development process.
- **Trees 3, 4 and 5** – Are indicated to be directly impacted by the proposed development. These trees will require removal for the development to proceed as proposed. These trees are proposed to be removed. These trees can be removed without further permission.
- **Tree 2** – Is not indicated to be directly impacted by the proposed development. Although this tree is not directly impacted it is not considered worthy of retention or protection throughout the development process. This tree is recommended to be removed. This tree can be removed without further permission.

### Tree Protection Measures

#### Pruning

- There are no pruning requirements for trees proposed to be retained.

#### Tree protection fencing

- Tree protection fencing (TPF) should be installed for **Tree 1**.
- Tree protection fencing (TPF) should be installed for retained trees not specified, where works are proposed for an extended period of time.
- TPF should be installed as close to the TPZ as practically possible provided that it does not encroach onto the road, footpath, crossover or proposed works.
- 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.

#### Tree protection signage

- The signage on the TPF should be placed on TPZ fencing 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.



### **Ground protection**

- There are no ground protection requirements for trees proposed to be retained.

### **Site Demolition and Construction Preparation**

- There are no specific requirements for individual tree protection throughout the demolition stage.

### **Drains and 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:**

- Any underground services should be re-routed or diverted around the TPZ, to avoid conflict with this trees root system. If this is unavoidable, non-destructive techniques such as directional boring at a minimum depth of 800mm or hydro-excavation should be considered under suitable Arboricultural supervision.

### **Prohibitions within the TPZ**

**The following activities are prohibited within the TPZ:**

- Machine excavation including trenching (unless approved by the Project Arborist, Arborist supervision may be required)
- 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 40mm in diameter

## 7. Existing Site Plan



8. Proposed Site Plan





## 9. Tree Data Details

Tree No.	Genus & Species	Common Name	Origin	D.B.H (mm)	Basal Diam. (mm)	T.P.Z (m)	S.R.Z (m)	Height (m)	Canopy Spread (m)	Health	Structure	Condition	Age	U.L.E (years)	Retention Value	Amenity Value	Permit Req.	Observations	Recommendations
1	<i>Melia azedarach</i>	White cedar	Aus. Native	80,70 (110)	170	2.0	1.6	3.2	2.5	Good	Good	Good	Semi mature	>20	Council Tree	Low	Yes (Council owned)	Council owned street tree. Young, established specimen. Recent formative pruning.	<b>Retain</b> - Implement tree protection measures.
2	<i>Citrus x limon</i>	Lemon	Exotic	N/A	190	2.0	1.6	2.5	2.0	Good	Fair	Fair	Semi mature	5 - 20	Low	Low	No	Multi-stemmed at ground level. Too many stems to practically measure or estimate. TPZ has therefore been estimated. Low site significance fruit tree.	<b>Remove</b> - Permission not required.
3	<i>Fraxinus angustifolia</i> subsp. <i>Angustifolia</i>	Desert ash	Exotic	80,40,60 (110)	290	2.0	2.0	5.0	3.0	Fair	Fair	Fair	Semi mature	5 - 20	Low	Low	No	Multi-stemmed at ground level. Likely self sown weed species. Existing concrete driveway within TPZ. Impacting carport.	<b>Remove</b> - Permission not required.
4	<i>Fraxinus angustifolia</i> subsp. <i>Angustifolia</i>	Desert ash	Exotic	90	140	2.0	1.5	4.0	2.0	Fair	Fair	Fair	Semi mature	5 - 20	Low	Low	No	Likely self sown weed species. Existing concrete driveway within TPZ.	<b>Remove</b> - Permission not required.
5	<i>Fraxinus angustifolia</i> subsp. <i>Angustifolia</i>	Desert ash	Exotic	120	160	2.0	1.5	4.0	2.0	Fair	Fair	Fair	Semi mature	5 - 20	Low	Low	No	Likely self sown weed species. Existing concrete driveway within TPZ.	<b>Remove</b> - Permission not required.

## 9. Photographs



Tree 1



Tree 2



Tree 3



Tree 4 (group)



Tree 5



Subject site as viewed from Showers Street to the south



Western boundary as viewed from the south



Existing crossover, driveway and eastern boundary viewed from the south



Front yard as viewed to the east





Rear yard as viewed to the west



Rear yard as viewed to the east



## 11. Descriptors

### ORIGIN:

Aust. Native	Tree is an Australian native tree
Vic. Native	Tree is native to the state of Victoria
Exotic	Tree is non-native to Australia
Exotic Conifer	Tree is non-native to Australia and is classed as an evergreen conifer

### AGE (Maturity):

Recent Planting	Tree is juvenile and recently planted, generally not yet established.
Juvenile	Young tree. Less than 10% of life expectancy.
Semi-mature	Young maturing tree. Between 10-30% of life expectancy.
Mature	Mature tree between 30-90% of life expectancy.
Senescent	Tree is over mature and nearing the end of its life expectancy. Tree likely in decline.
Dead	Tree is dead.

### Diameter at breast height (D.B.H.):

The diameter, in centimetres, of the stem or stems, measured at 1.4 meters high. This measurement is critical when calculating accurate Tree Protection Zones, in accordance with AS 4970-2009 Protection of Trees on Development Sites.

**Tree Protection Zone (TPZ)** - The Tree Protection Zone is a specified area above and below ground and at a given distance from the trunk set aside for the protection of the trees' 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.

The TPZ is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The TPZ is calculated using the formula as outlined in the Australian Standard (AS 4970 – 2009).

**Structural Root Zone (SRZ)** – The Structural Root Zone is the area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

The SRZ is calculated using the formula as outlined in the Australian Standard (AS 4970 – 2009).

### HEIGHT:

The height of the tree, measured in meters, with a Nikon Forestry Pro Laser Rangefinder/Clinometer.

### SPREAD:

The canopy measurement, in meters (average), measured in a North/South+East/West direction.

### HEALTH:

Good	Tree presents with full canopy. There is little or no sign of insect or pests. There is no epicormic growth and little or no deadwood within the canopy. No obvious sign of root damage.
Fair	Tree exhibits less than a full canopy. Presence of deadwood. Maybe minor insect or pest activity. Minor epicormic development.
Poor	Canopy depletion. Exhibits extensive branch dieback. Excessive epicormic growth. Active and major insect or pest activity. Obvious fungal decay or fruiting bodies present. Extensive and significant deadwood within the canopy.
Dead	Tree is dead. Removal or habitat creation recommended.

## STRUCTURE:

Good	Trunk has good taper, obvious basal flare, appears stable in the ground, branch unions are well formed, attached and well-spaced, with no observed signs of previous failure, canopy symmetric.
Fair	May have minor root plate damage, trunk may show signs of damage or decay, acute branch unions, previous failures evident, minor branch over-extension, minor canopy asymmetry.
Poor	Major root plate damage or lifting, fungal fruiting bodies present, bulges or poor trunk taper, acute branch unions with included bark and swelling, cavities, major branch failure evident, poor branch taper and over-extension, excessive trunk lean, asymmetric canopy, congested unions.
Collapsing	Tree is heaving, major branch failure evident, large cavities or hollows, significant cracks visible, failure imminent.

## RETENTION VALUE:

High	High quality tree in good health and with good structure. Prominent specimen with high amenity value. Tree may have significant cultural or conservation value. Has the potential to be a long-term landscape component with minimal maintenance. Tree retention and management is recommended.
Moderate	Tree shows signs of fair health and structure. Tree requiring minimal maintenance. Tree has conservation value. Tree has reasonable useful life expectancy. Tree has good amenity value and is of good size for species.
Low	Unremarkable tree with little or no amenity value. Weed species. Tree may have poor structure or exhibit signs of poor health. Tree maybe easily replaceable. Retention of tree not recommended if management required.
Neighbour's Tree	Tree is located within a neighbouring property.
Council Tree	Tree is council owned, either street or park/reserve tree.

**Low, Low (size) and None rated trees should not be considered a restraint on a proposed development.**

## AMENITY VALUE:

High	A large or eye-catching specimen often in a prominent location that represents significant visibility, promoting constant awareness throughout the entire subject site.
Moderate	A tree with positive amenity value resulting in a valuable contribution to the subject site vegetation and overall character, usually viewed only from certain aspects of the subject site.
Low	Unremarkable, generally small, out of site and insignificant tree with little or no amenity value. Tree maybe easily replaceable. Retention of tree usually not recommended if management required.

## U.L.E. (Useful Life Expectancy)

U.L.E. expressed in [<number of years].

Is the length of time that an Arborist has estimated an individual tree is worthy of useful retention for various reasons including;

- tree species expected lifespan
- tree planted in an inappropriate location in close proximity to essential infrastructure
- weed species unwanted within the Local Government Area (LGA)
- inappropriate species selection
- identified tree defect/hazard

The estimated (S.)U.L.E. is based on the information available at the time of the inspection (Barrel, J 2009)

## V.T.A. (Visual Tree Assessment)

V.T.A is the tree assessment method recognised throughout the world by professional arborists. The V.T.A. system is based on the theory of tree biology, physiology and tree architecture and structure, and is a method used by arborists to identify visible signs on trees that indicate good health or potential problems.

## 12. References

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- Shigo, A (1991), Modern Arboriculture; A Systems Approach to the Care of Trees and their Associates, (U.S.A.)
- Australian Standard AS4970-2009, Protection of Trees on Development Sites
- Australian Standard AS4373-2007, Pruning of Amenity Trees

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