



Office Use Onl

Application No.:

Date Lodged: / /

# 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's 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.

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

Planning Enquiries  
Phone: (03) 9688 0200  
Web: [www.maribyrnong.vic.gov.au](http://www.maribyrnong.vic.gov.au)

Clear Form

## The Land **i**

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

### Street Address \*

Unit No.:	St. No.: 44	St. Name: Sanderson Street
Suburb/Locality: YARRAVILLE		Postcode: 3013

### Formal Land Description \*

Complete either A or B.

**⚠** This information can be found on the certificate of title.

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

A  Lot No.:  Lodged Plan  Title Plan  Plan of Subdivision  No.:

OR

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? \*

Construction of two double storey dwellings

**☑** 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.

Cost \$900,000

**⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

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

## 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.

Existing single storey weatherboard house

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).

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: Mr	First Name: Mohamed	Surname: Mohamed
Organisation (if applicable): Ultimate Design & Drafting		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 8	St. No.: 323-325	St. Name: Pascoe Vale Road
Suburb/Locality: ESSENDON	State: VIC	Postcode: 3040

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>	
Business phone: 03 9008 0253	Email: mohamed@ultimatedesign.com.au
Mobile phone:	Fax:

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

<b>Contact person's details*</b>	Same as applicant <input checked="" type="checkbox"/>	
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

### Owner \*


The person or organisation who owns the land

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

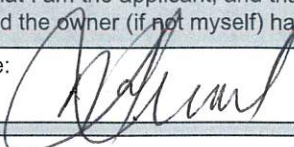
		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name: Cecille Jessica	Surname: David
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 1	St. No.: 15	St. Name: Wilkinson Street
Suburb/Locality: RESERVOIR	State: VIC	Postcode: 3073
Owner's Signature (Optional):	Date:	
	day / month / year	

## Declaration

This form must be signed by the applicant \*

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

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

Signature: 

Date: 16/04/2026

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

If 'Yes', with whom?:

Date:


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 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 & 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.

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

Page 1 of 1

VOLUME 07918 FOLIO 181

Security no : 124135321412M  
Produced 05/06/2026 02:29 PM

**LAND DESCRIPTION**

Lot 215 on Plan of Subdivision 010950.  
PARENT TITLE Volume 07785 Folio 164  
Created by instrument 2426794 10/08/1951

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CECILLE JESSICA DAVID of UNIT 1 15 WILKINSON STREET RESERVOIR VIC 3073  
AT443257C 20/07/2020

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT 2303544

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 LP010950 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: 44 SANDERSON STREET YARRAVILLE VIC 3013

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18532N HARRIS CARLSON LAWYERS  
Effective from 20/07/2020

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>2303544</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>05/06/2026 14:29</b>

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**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

74/150  
The Registrar of Titles  
has registered this transfer  
of the above parcel of land  
to Phyllis Dorothy Woods  
of Bourke Street  
Melbourne  
J.H. 16.0  
R

4879060

2303544  
MICROFILMED

RECEIVED  
22 MAY 1950  
FEE  
CONTROLLER OF STAMPS

BROCKET & WOODS  
VIC. GOVERNMENT  
TRANSFER OF LAND  
RECEIVED  
22 MAY 1950  
FEE  
CONTROLLER OF STAMPS

Keep  
REGISTERED  
22 MAY 1950  
D.O.T.



AM  
AM

I WILLIAM CHARLES ANGLISS formerly of Bourke Street Melbourne Wholesale Butcher but now of 524 Collins Street, Melbourne Member Legislative Council being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of FIVE HUNDRED AND EIGHTY POUNDS paid to me by PHYLLIS DOROTHY WOODS of 10 Fehon Street Yarraville Married Woman DO HEREBY TRANSFER to the said PHYLLIS DOROTHY WOODS All my estate and interest in ALL THAT piece of land being Lots 213, 214, 215 and 216 on Plan of Subdivision Number 10950 lodged in the Office of Titles and being part of Crown Allotment 6 Portion H Section Nine Parish of Cut Paw Paw County of Bourke and being part of the land described in Certificate of Title Volume 3103 Folio 620480 And the said Phyllis Dorothy Woods for herself her heirs executors the registered proprietor or proprietors for the time being of the administrators and transferees/~~DO HEREBY COVENANT~~ with the said William Charles Angliss his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title (other than the land hereby transferred) that She the said Phyllis Dorothy Woods her heirs executors administrators and transferees

shall not erect any building of less value than Four Hundred pounds on the said land and that she the said Phyllis Dorothy Woods her heirs executors administrators and transferees/~~shall not at any~~ time excavate carry away or remove or permit to be excavated carried away or removed any earth clay stone gravel or sand from the said land hereby transferred except for the purpose of excavation for the foundations of any building to be erected thereon and it is intended that the above Covenant shall be set out as an encumbrance at the foot of the Certificate of Title to be issued in respect of the land hereby transferred and shall run with the said land.

DATED the Fifth day of May One thousand nine hundred and fifty.

Fee: Red & Blue,  
3103-480 part  
under an acre  
ence: As to Blue,  
Easements etc.  
Section 212  
As to whole  
book. herein

6.3.51  
5.3.51  
8.3.51

IMAGED

35290X  
21.8.51

20/6/50

SIGNED by the said WILLIAM CHARLES ANGLISS

in Victoria in the presence of

} *W. Hughes*  
*W. Hughes*  
*Solicitor*  
*Melbourne*

SIGNED by the said PHYLLIS DOROTHY WOODS

in Victoria in the presence of

} *P. Woods*  
*P. Woods*  
*Solicitor*  
*Yarraville* ENCUMBRANCES REFERRED TO

DATE

1950

W.C. ANGELISS

to

P.D. WOODS

TRANSFER OF LAND

BROCKETT & WOODS,  
Solicitors,  
16 Ballarat Street,  
Yarraville.

*David  
4/1*

I CERTIFY  
that a Memorial of the within Instrument No. *2303544*  
was entered on the *22<sup>nd</sup>* day of *May* 1950  
in the Register Book Vol. *3103* Fol. *480*

*[Handwritten signature in blue ink]*

Assistant Registrar of Titles

*ms*



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP010950</b>
Number of Pages (excluding this cover sheet)	<b>9</b>
Document Assembled	<b>05/06/2026 14:29</b>

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**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**LP 10950**  
 EDITION 1  
 PLAN MAY BE LODGED  
 13-8-25

**COLOUR CODE**  
 E-1 = BLUE  
 E-2 = BROWN  
 E-3 = HATCHED RED OVER BLUE  
 E-4 = HATCHED RED OVER RED

**PLAN OF SUBDIVISION OF  
 CROWN ALLOTMENTS 1, 2, 3, 4, 5, 6, & 7  
 PORTION H SECTION 9  
 PARISH OF CUT PAW PAW  
 COUNTY OF BOURKE  
 MEASUREMENTS ARE IN FEET AN INCHES  
 VOL 3103 FOL 480**

**9 SHEETS  
 SHEET 1**

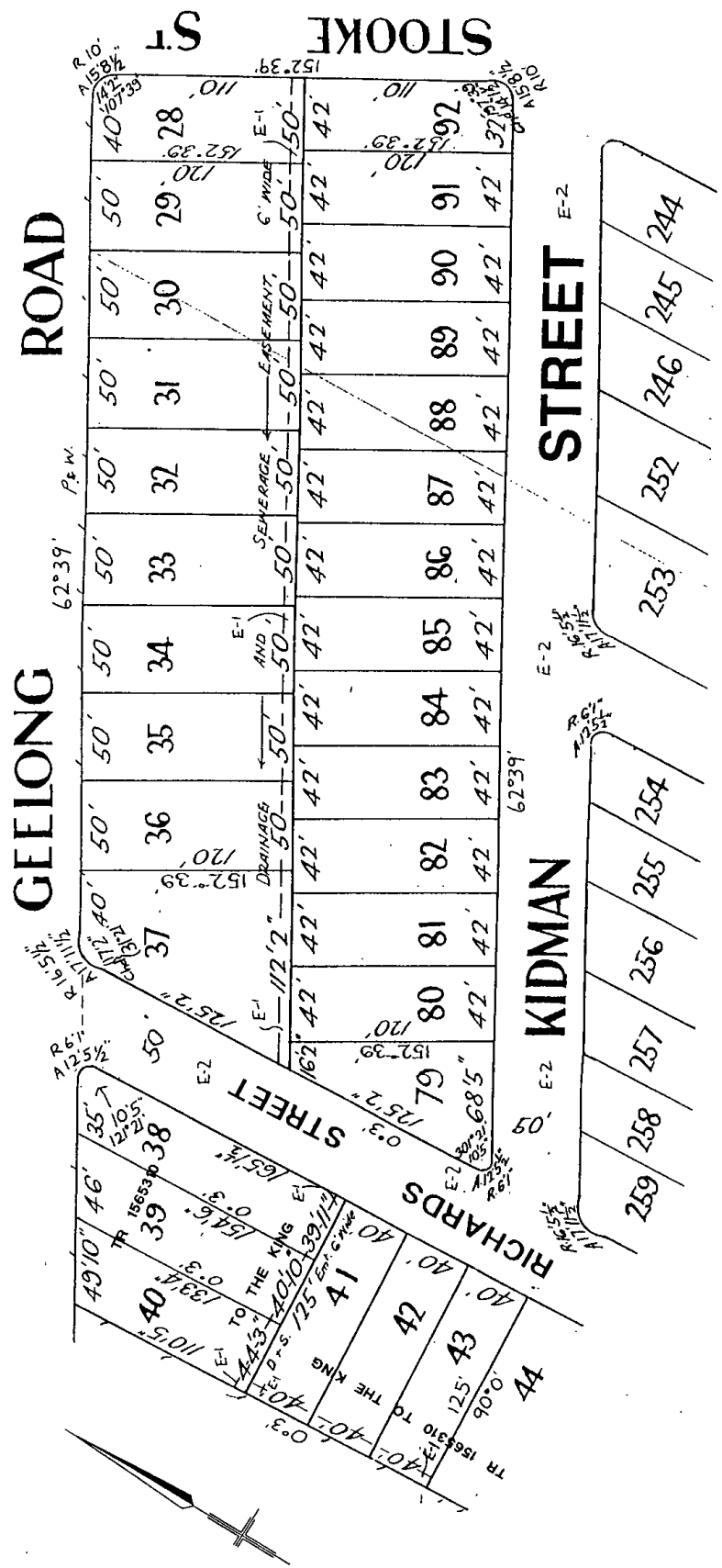
ROADS COLOURED BROWN

LAND SHOWN THUS  HAS BEEN  
 TRANSFERRED TO THE CROWN

LOT No.	DEALING No.
LOTS 38 TO 78	1565310

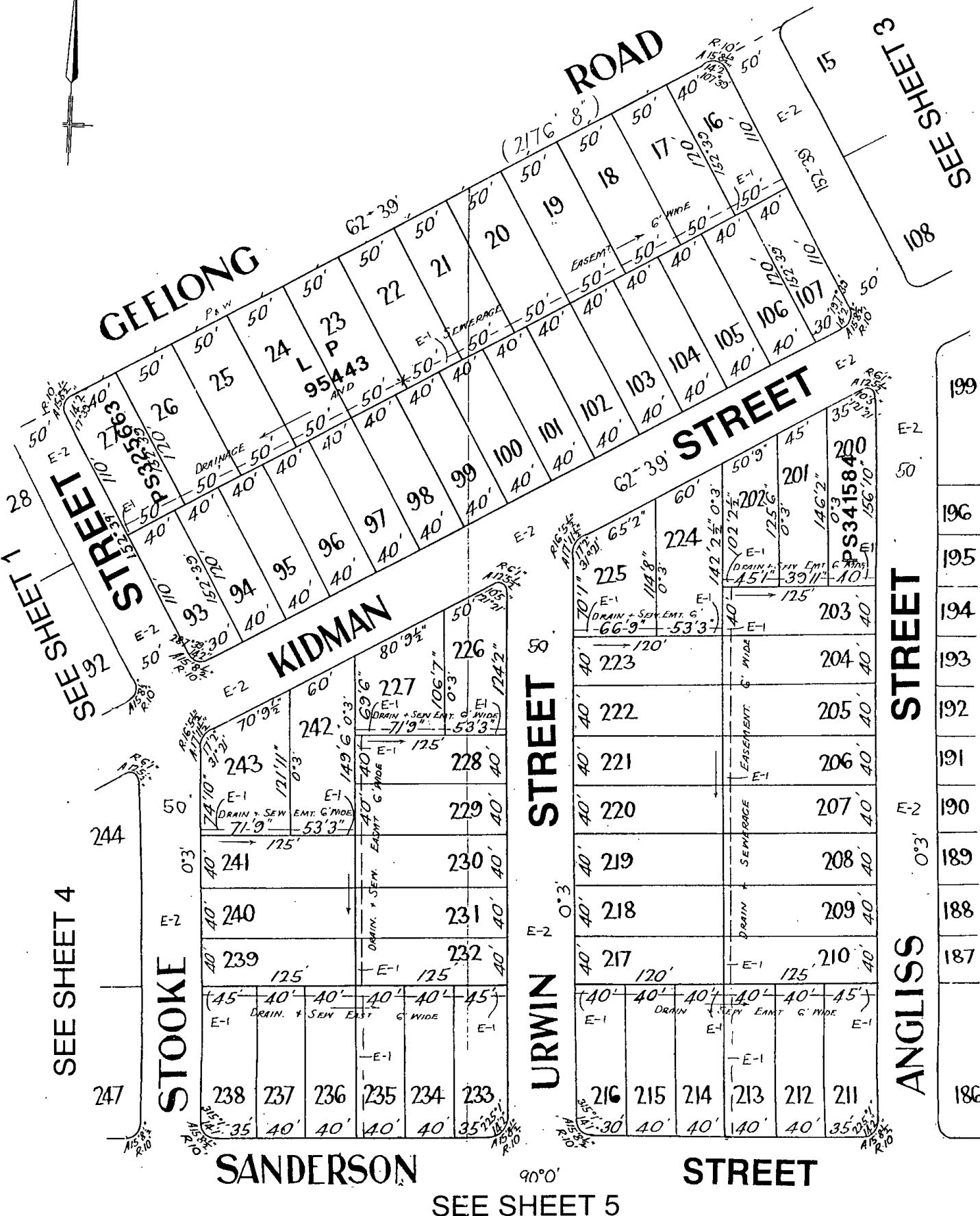
NOTE: THE DISTANCES FROM THE TANGENT POINTS OF THE  
 ROUNDED CORNERS TO THE INTERSECTION OF THE STREET ALIGNMENTS IS TEN FEET  
 DRAINAGE AND SEWERAGE EASEMENT HATCHED RED OVER BLUE EXCISED  
 DRAINAGE AND SEWERAGE EASEMENT RED OVER RED INSERTED  
 VIDE APPN 16421 SEC 103

THE LAND COLOURED BLUE  
 IS APPROPRIATED OR SET  
 APART FOR EASEMENTS OF  
 DRAINAGE AND SEWERAGE



SEE SHEET 2

SEE SHEET 4



SEE SHEET 1

SEE SHEET 4

SEE SHEET 3

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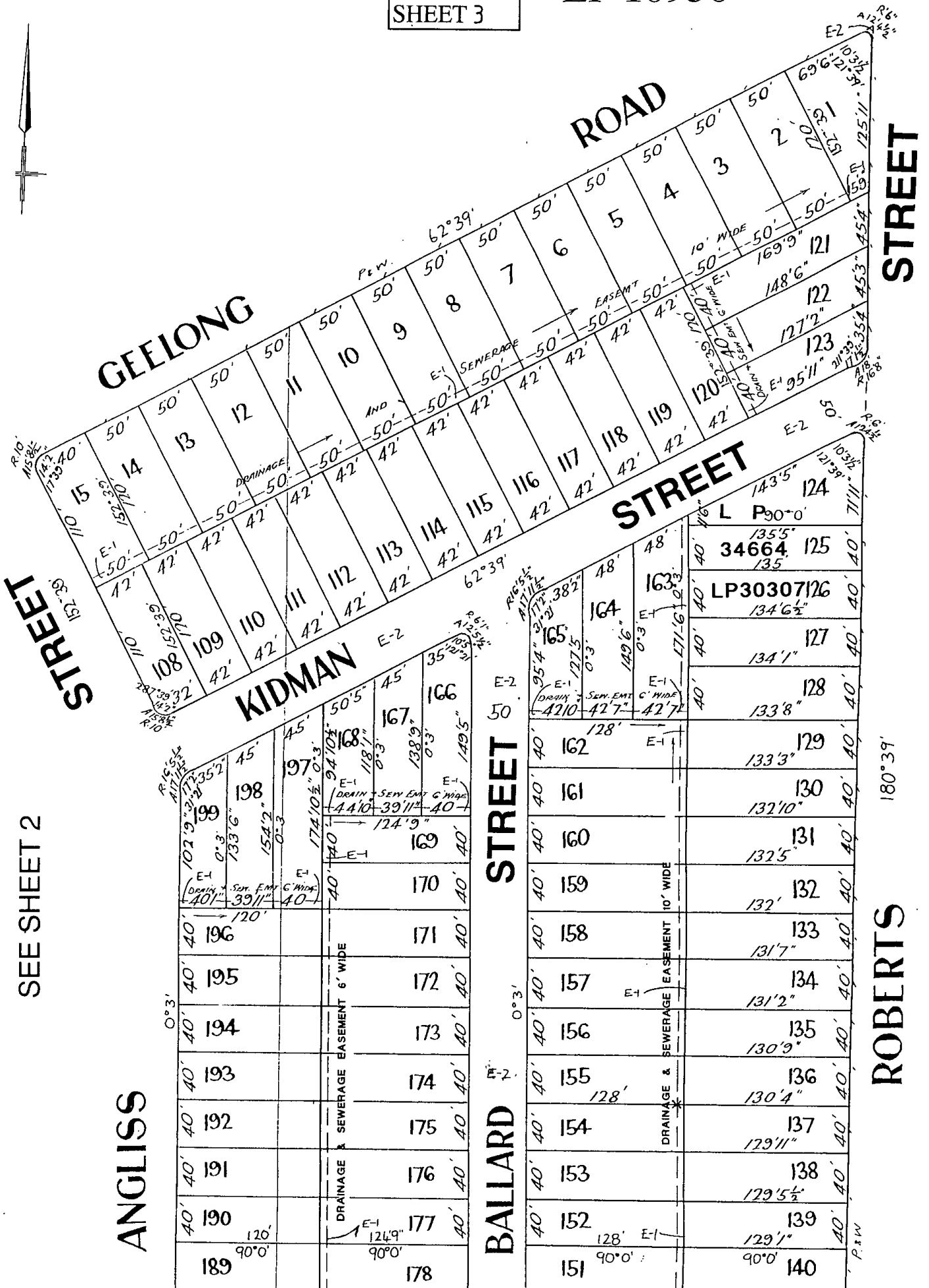
SEE SHEET 3

SEE SHEET 6

SEE SHEET 5

9 SHEETS  
SHEET 3

LP 10950



9 SHEETS  
SHEET 4

LP 10950



SEE SHEET 1

KIDMAN STREET

STREET

SEE SHEET 2

STREET

STREET

SANDERSON STREET

STREET

RICHARDS STREET

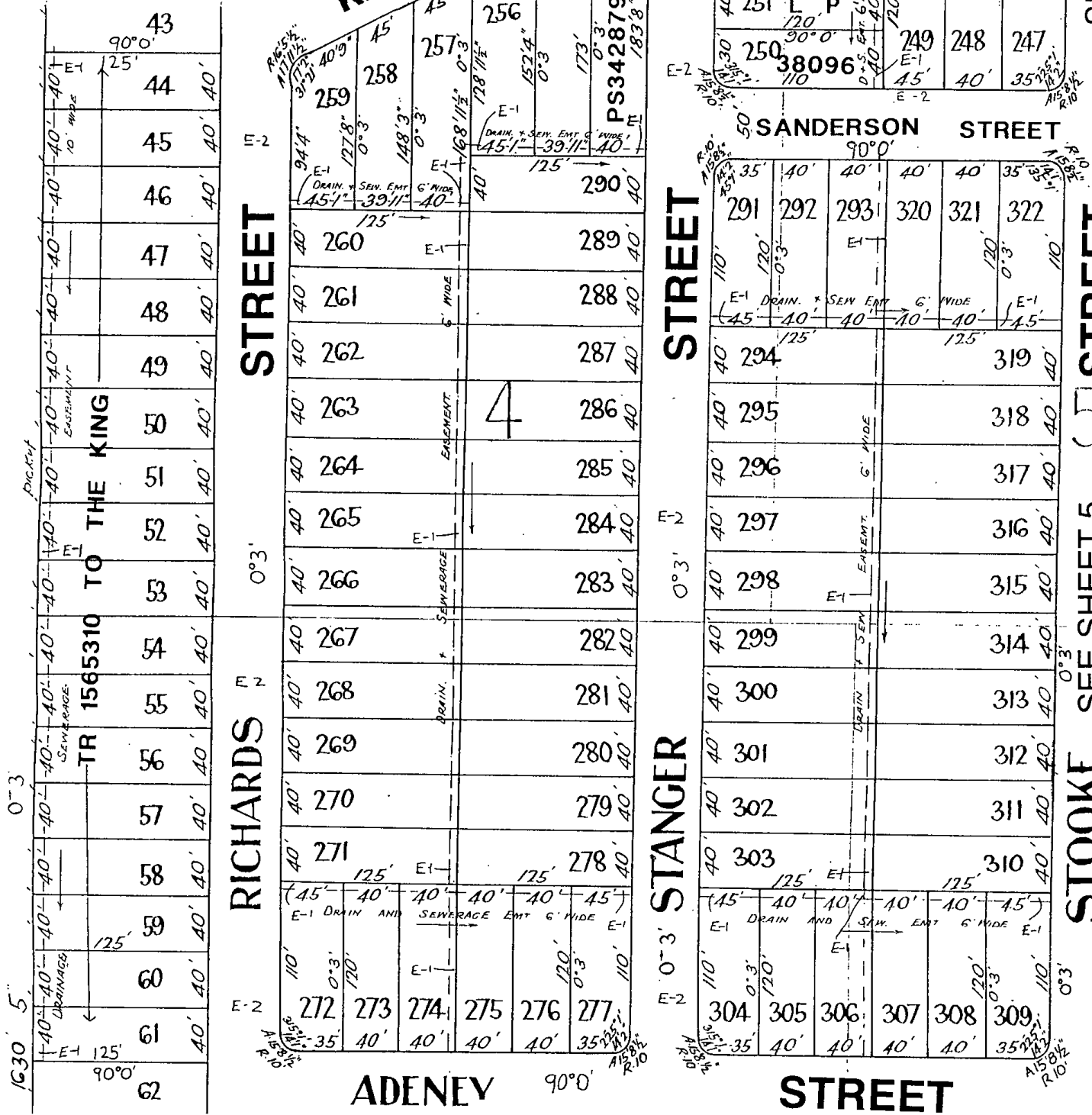
STANGER STREET

STOOKE STREET

ADENEY STREET

STREET

SEE SHEET 7



LP 10950

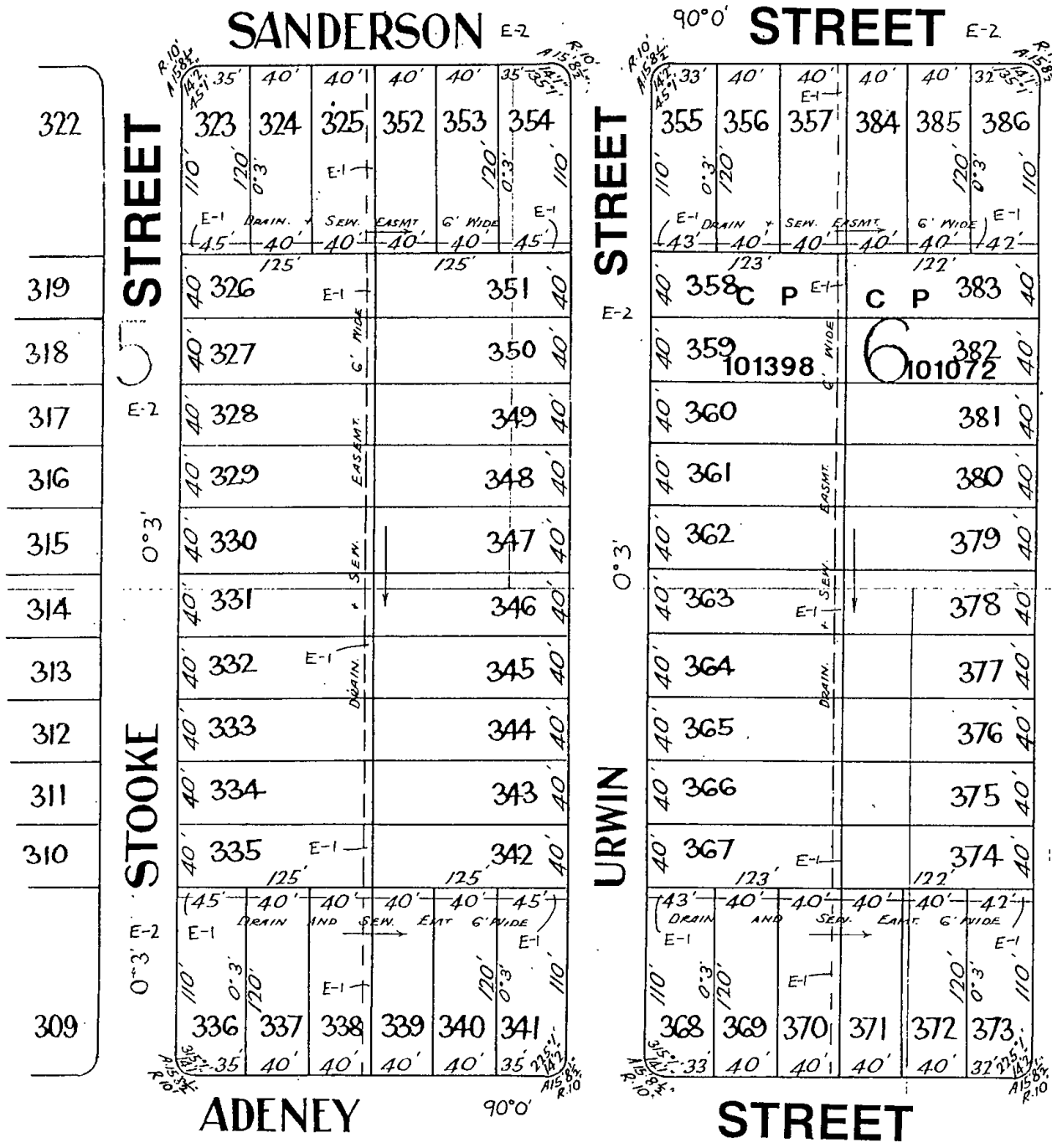
9 SHEETS  
SHEET 5

SEE SHEET 2

247      238 237 236 235 234 233      216 215 214 213 212 211

SEE SHEET 4

SEE SHEET 6



SEE SHEET 8









SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	T.B.M.		TREE (TRUNK & SPREAD) DENOTES TREE APPROXIMATELY 5 METRES HIGH
	SIGN		ELECTRICITY POLE
	ELECTRICITY PIT		TELSTRA PIT
	GAS METER		WATER METER
	HABITABLE WINDOW		WINDOW (NON-HABITABLE)
	DENOTES DIRECTION AND POSITION OF PHOTO FOUR		GUTTERING (LIP)
	PROPERTY OUTLET		

**DESCRIPTION**

ADJOINING PROPERTY LEVEL

FLOOR LEVEL AT THRESHOLD UNLESS OTHERWISE SHOWN (X REPRESENTS THE LOCATION FOR THE LEVEL)

DECK LEVEL (X REPRESENTS THE LOCATION FOR THE LEVEL SHOWN)

PARAPETS

RIDGELINES

THE ORANGE DASHED LINEWORK REPRESENTS DATA DERIVED FROM AERIAL PHOTOGRAPHY AND IS APPROXIMATE ONLY. ANY FEATURES IN THESE AREAS (SUCH AS WINDOWS & DOORS) CANNOT BE VERIFIED & FURTHER INVESTIGATION IS STRONGLY RECOMMENDED PRIOR TO ANY DESIGN OR WORKS.

APPROXIMATE LOCATION OF RIDGELINES/GUTTERS (LIP) (HEIGHT SHOWN THUS (X) ARE TO LIP)

INVERT OF CONC KERB



PHOTO No.1



PHOTO No.2



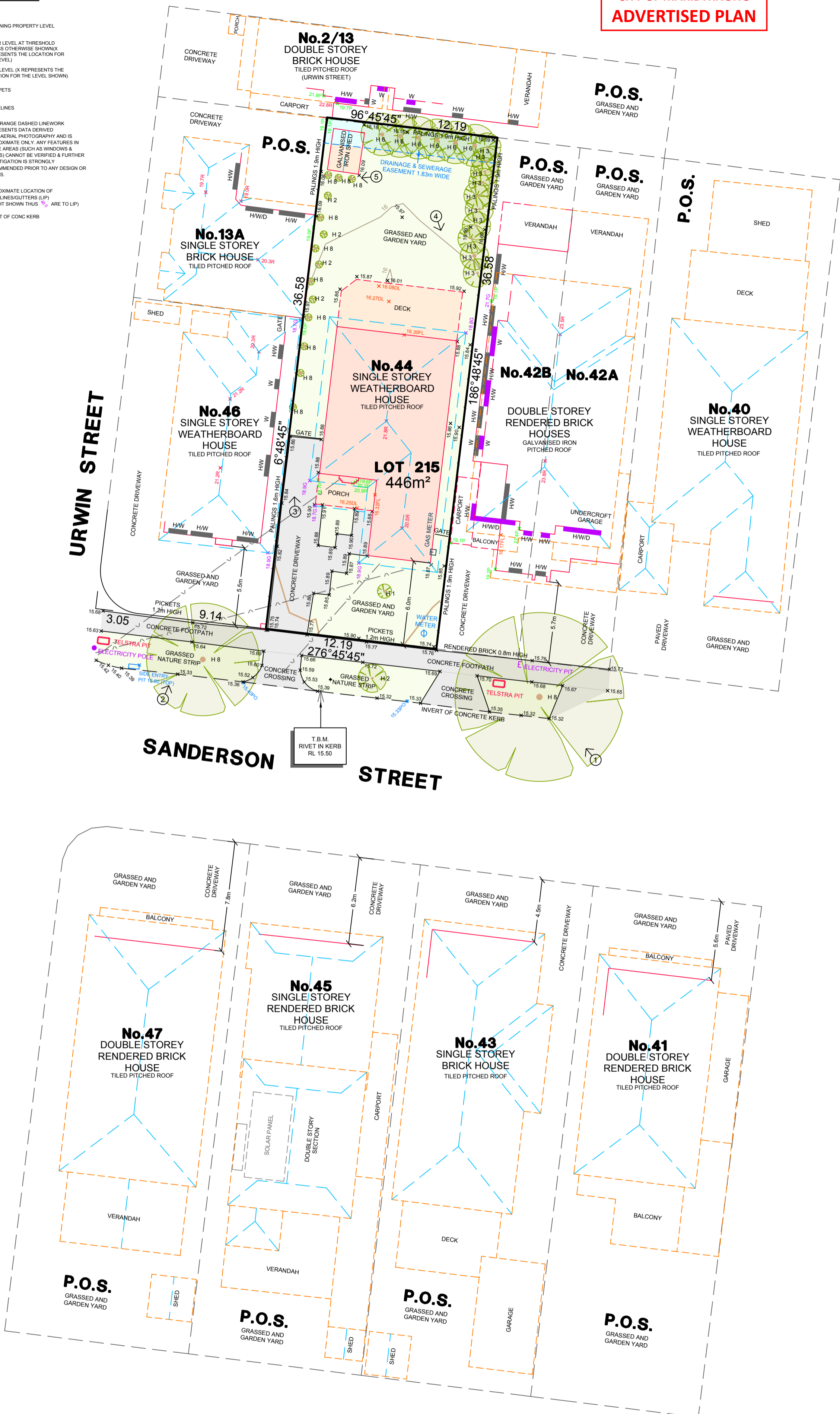
PHOTO No.3



PHOTO No.4



PHOTO No.5



**EXPLANATORY NOTES:**

- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JCA LAND CONSULTANTS.
- ACCURACY OF DETAIL LOCATION ± 0.05
- ACCURACY OF REDUCED LEVELS ± 0.02
- THIS HARD COPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE:
- DWG: 341481F1D.dwg DATE: 23/07/25
- LOCATION OF ADJUTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN.
- ALL VEGETATION SHOWN ON THIS PLAN IS TO BE VERIFIED BY AN ARBORIST.
- WINDOW DESCRIPTIONS ANNOTATED ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY THE ARCHITECT, OWNER OR BUILDER PRIOR TO ANY DESIGN.
- ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.
- IT IS STRONGLY RECOMMENDED THAT A 'BEFORE YOU DIG' (www.beforeyoudig.com.au) ENQUIRY BE MADE TO DETERMINE THE LOCATION OF ANY UNDERGROUND SERVICES WITHIN THE SITE.

**LAND SURVEYED:**

COUNTY OF BURKE, PARISH OF CUT PAW PAW

PART OF CROWN ALLOTMENT 6, PORTION H, SECTION 9

LOT 215 ON LP10950

VOL. 7918 FOL. 181

**IMPORTANT NOTE:**

- SEE JCA LAND CONSULTANTS 'PLAN OF RE-ESTABLISHMENT' (DWG No. 341481G1D.dwg) FOR TITLE DETAILS AND RELATIONSHIP TO FENCING.

**DATUM NOTES:**

- LEVELS SHOWN THUS  $\pm 0.00$  ARE BASED ON AUSTRALIAN HEIGHT DATUM
- LEVEL DATUM BASED ON GPSNET CORRECTED RTK GNSS OBSERVATIONS
- CONTOUR INTERVAL AT 0.2m

REV.	REVISION	DATE	APPD	CHECK

JCA Land Consultants certify that this plan is in all respects accurate and correctly represents the existing conditions on the 14/07/25

Scale: 1:200 @ A2



DWG: 341481F1D  
Job No: 34148  
Sheet: 1 OF 1

Client : ULTIMATE DESIGN & DRAFTING PTY LTD Municipality : MARIBYRNONG

**PLAN OF FEATURE SURVEY**

**44 SANDERSON STREET**

**YARRAVILLE**

**JCA LAND CONSULTANTS**  
The Subdivision Specialists

Suite 9, 303 Maroondah Highway, Ringwood VIC 3134  
T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au

# PLAN OF RE-ESTABLISHMENT

44 SANDERSON STREET YARRAVILLE, 3013


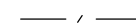
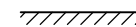




CITY OF MARIBYRNONG  
RECEIVED  
21/04/2026  
URBAN PLANNING

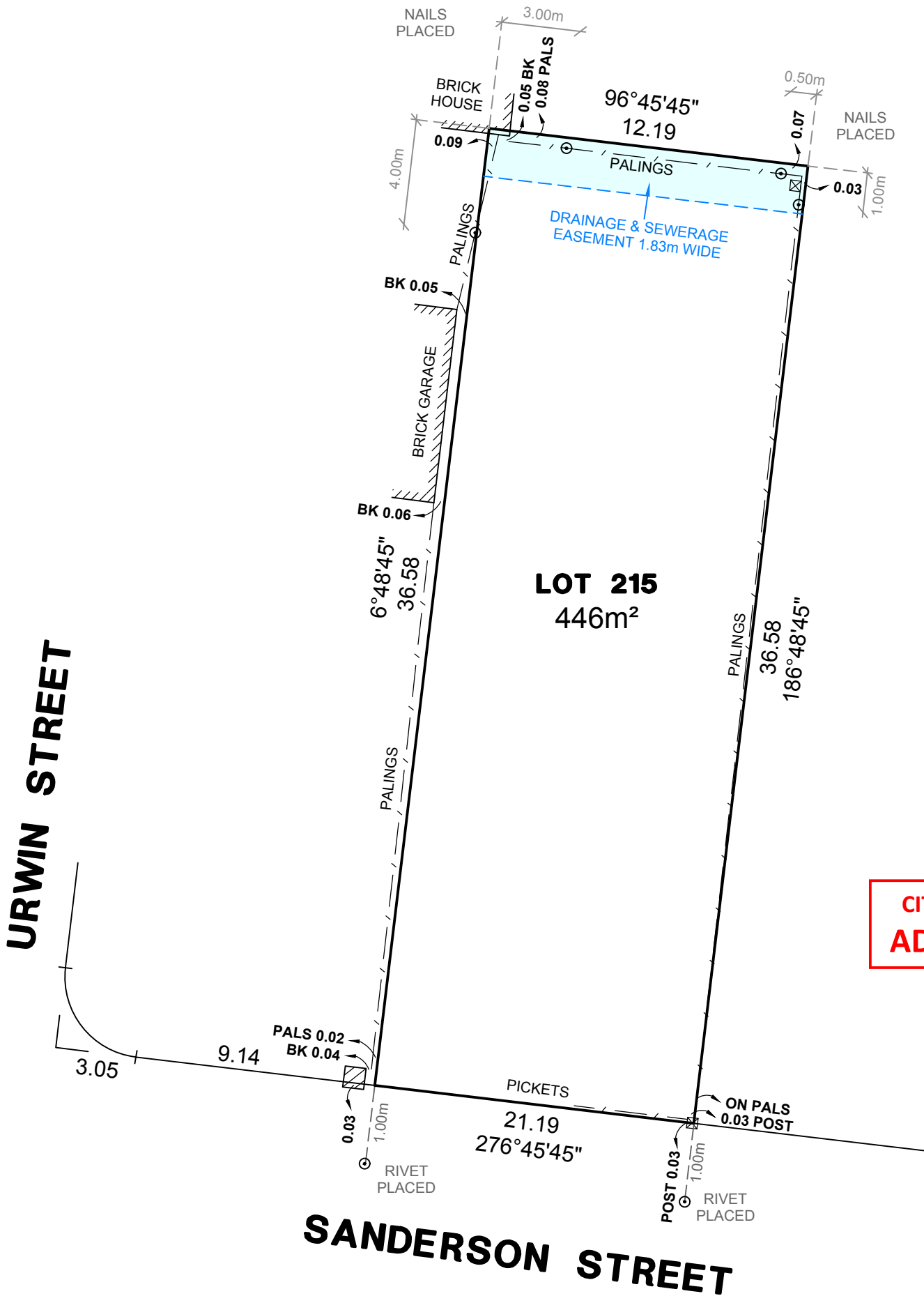
## TITLE DESCRIPTION

LOT 215 ON LP10950

VOL. 7918 FOL. 181

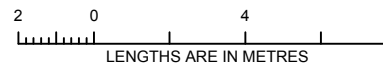


## LEGEND

-  TITLE
-  FENCE (SEE DESCRIPTION)
-  STRUCTURE / WALL (SEE DESCRIPTION)
-  EASEMENT
-  0.04 OFFSET DISTANCE BETWEEN TITLE AND FENCE / STRUCTURE
-  NAIL / RIVET
-  PEG



**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**IMPORTANT NOTE:**  
- PLEASE NOTE FOR ANY FENCING OR BUILDINGS ENCROACHING ONTO THE SUBJECT SITE, THE ADJOINING LAND OWNER(S) MAY HAVE RIGHTS OF POSSESSION. AS THIS LAND MAY NOT BE RECOVERABLE IT IS RECOMMENDED THAT NO DESIGN BE MADE BEYOND THIS POINT UNTIL A RESOLUTION IS REACHED WITH THE ADJOINING OWNER.

ORIGINAL SHEET SIZE: A3		SHEET 1 of 1	Connections to Reference marks and offsets to occupation are not shown to scale.
SCALE 1:200			 <b>JCA LAND CONSULTANTS</b> The Subdivision Specialists Suite 9, 303 Maroondah Highway, Ringwood VIC 3134 T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au
REF. 3414811G1D	VERSION 01		
CERTIFICATION BY SURVEYOR			
<p>I, Anthony Peter Ralph, of 9/303 Maroondah Hwy Ringwood certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 14/07/25, that this plan is accurate and correctly represents the adopted boundaries and that survey accuracy accords with that required for by regulation 7 of the Surveying (Cadastral Surveys) Regulations 2025.</p> <p>Licensed Surveyor, Surveying Act 2004.</p>			



Bluegum Consultancy  
Consultant Arborist  
Info@bluegumreports.com.au



# Arborist Report

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

44 Sanderson Street,  
Yarraville 3013



Client	Ultimate Design & Drafting
Client Address	8/323-325 Pascoe Vale Road, Essendon
Site Address	44 Sanderson Street, Yarraville 3013
Document Type	Arborist Report – Tree assessment & recommendations.
Date	14/04/2026

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## 2. Key findings

- This is a finalized arborist report, it includes an arboricultural impact assessment.
- Trees 1-2 are street trees located outside this property.
  - Tree 1 will be directly affected by the proposal, this is a major intrusion (14%+SRZ), and it's recommended that the works within the tree's SRZ occur under the supervision of the Project Arborist (AQF 5+).
  - Tree 2 will not be directly affected by the proposed development.
- Trees 3-7 are located on the subject site, these trees have low retention value and could be removed and replaced as part of the proposed development.
- Tree Group 8 is located in an adjoining property. These trees will not be directly affected by the proposal.



### 3. Introduction

I was contacted by Ultimate Design & Drafting regarding providing an Arborist report for a proposed development at this address. The proposed development will affect 8 trees, most of these trees are located on the subject site. As part of my assessment, I have reported on the health and condition of these trees and have provided recommendations based on my assessment.

The site is within the City of Maribyrnong, it is located within a General Residential Zone (GRZ1). For the purposes of this report there are no relevant planning overlays affecting this site.

Under Clause 52.37 (Canopy Trees) of the Planning Scheme a permit is required to remove, destroy or lop a canopy tree in the General Residential Zone. This does not apply:

- If the table of exemptions in Clause 52.37-8 specifically states that a permit is not required.
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.

Under Clause 52.37 a canopy tree is a tree with a height of 5 meters or more, a trunk circumference of 0.5 meters or more at 1.4 meters above ground level, and a canopy diameter of at least 4 meters. A boundary canopy tree is any canopy tree within 6 metres of the street frontage or 4.5 meters of the rear boundary.

Based on this, a permit is not required for the removal of vegetation from this site under Clause 52.37.

This report is a finalized arboricultural report and includes an arboricultural impact assessment. This considers the proposed development and evaluates the potential impact on any trees to be retained on the site as well as trees located on adjoining properties and street trees. The evaluation is based upon *AS4970-2025: Protection of Trees on Development Sites* as well as considering basic tree information (particularly health, condition, and age) and species factors.

Notional Root Zone (NRZ) and Structural Root Zones (SRZ) as outlined in *AS4970-2025: Protection of Trees on Development Sites* are intended to be used as a guideline, generally tree roots do not develop in a uniform manner and vary greatly in their size, spread and depth dependent on soil characteristics, available resources, and species factors. The NRZ as defined by the standard provides a quick and useful guideline for evaluating the potential impact from development on retained trees. Tree Protection Zone (TPZ) is the section of the Notional Root Zone (NRZ) that will be isolated from the construction works at this site, to protect the trees to be retained. Where there is a need to determine the size and spread of roots a non-invasive root investigation may be required, this will precisely determine the below ground impact of development on a tree's root system more accurately.



I have conducted a site visit on 11/11/2025, and assessed the health, condition, and safety of the trees in question. Recommendations are outlined in Section 7 of this report. A detailed list of the surveyed trees is provided in Appendix 3 of this report. A site plan is included which identifies and shows the location of the trees concerned, photographs of the trees have also been included.

#### 4. Methodology

The trees were assessed using the standard Visual Tree Assessment technique (VTA). The trees were assessed from the ground for the purpose of this report. VTA is an internationally recognised practice in the visual assessment of trees as formulated by Mattheck & Breloer (1999).

A Yama 20m diameter tape was used to obtain the Diameter at breast height (DBH) at 1.4 metres above ground level. The height was measured using a Nikon Forestry Pro Laser Range Finder, the spread of the tree's canopy was paced out. Photographs were taken with a Canon 700D DSLR camera. Aerial photographs were taken from [www.nearmap.com.au](http://www.nearmap.com.au).

The report considers relevant sections of the Australian Standard: *AS4970-2025: Protection of Trees on Development Sites* and uses this as the basis for determining Notional Roots Zones (NRZ) and Structural Root Zones (SRZ).

This report includes all trees located on the subject site/s, trees in adjoining properties that may be impacted by the proposed development (within 5m of the property boundary unless requested otherwise) and council street trees located directly outside the subject property/s. For the purposes of this report the definition of a tree is based on AS4970, which states that a tree is a '*long lived woody perennial plant usually greater than 3 m in height with one or relatively few main stems or trunks or as defined by the relevant authority*'.

The ULE rating system has been used as a guide to assist in determining the Useful Life Expectancy of the tree surveyed. Refer to Appendix 1 (Barrell 1993).

A scaled site plan has been prepared using ArborCAD software.

Reference was made to the City of Maribyrnong's Planning Scheme through DELWP maps and spatial data: <https://www2.delwp.vic.gov.au/maps>.

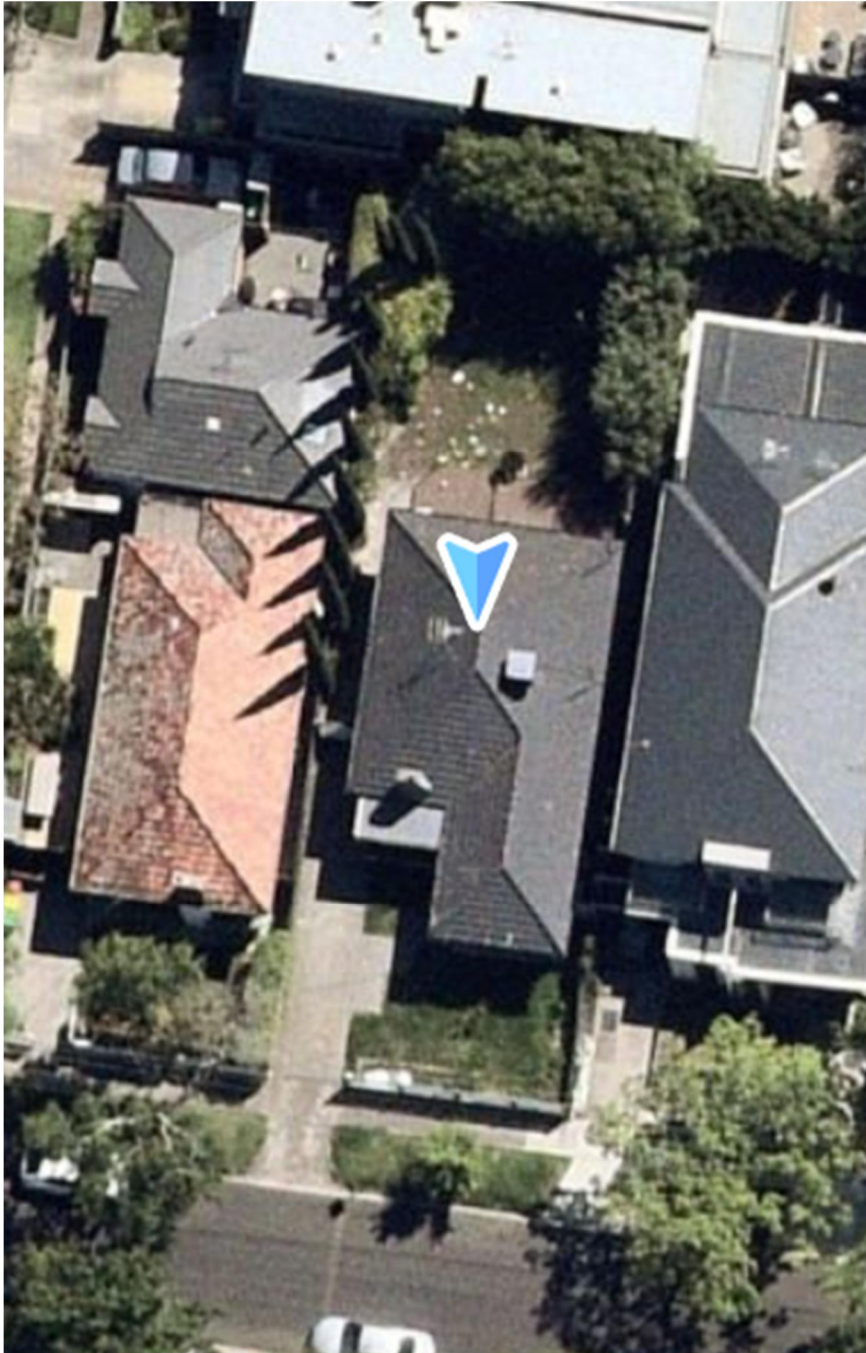
This report referred to the proposed site plan for 44 Sanderson Street, Yarraville prepared by Ultimate Design & Drafting and dated 16/02/2026.

Bluegum consultancy has been engaged by the client to provide an arborist report for this project following the development of the proposed plans.



## 5. Site Context

This is an average sized property (446.03 m<sup>2</sup>) which is in a medium density residential area; the site is relatively level and has a north-south orientation with a southerly aspect. There are 8 trees included in this report.



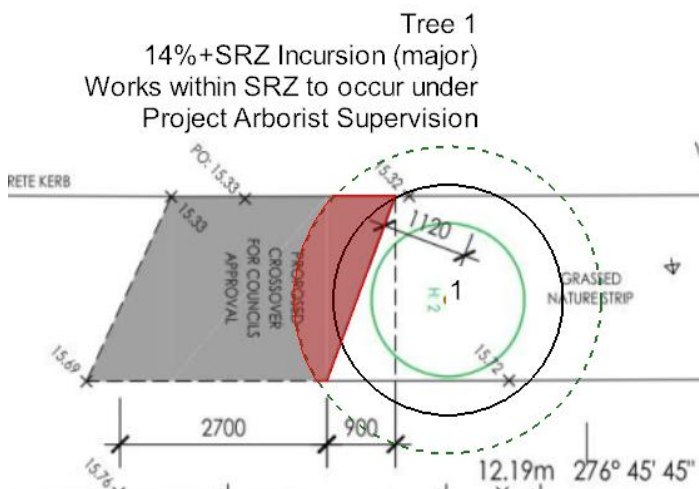
*Figure 1: Assessment area (Nearmap, 2025)*



## 6. Discussion

Trees 1-2 are street trees located outside the subject site.

Tree 1 will be directly affected by the proposed development as the proposal will intrude into its Notional Root Zone (NRZ). Based on *AS4970 Protection of Trees on Development Sites* this is classified as a major intrusion (14%+SRZ). The standard states that *'the proposed encroachment is considered major if it is greater than 20% of the area of the NRZ or inside the SRZ. The project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable'*. The proposed level of encroachment is not significantly above the target threshold of 10%, as this is an early mature tree of a hardy species the proposed level of encroachment is not expected to adversely affect the health of this tree. To minimise any adverse impact to the tree's structural integrity, it's recommended that all works within the tree's SRZ occur under the supervision of the Project Arborist (AQF 5+), and that the works are amended to retain any structural roots (>40mm in diameter) identified in this position. Provided that no structural roots are impacted, there should be no adverse impact to this tree from the proposed development.



Tree 1  
NRZ: 2m  
Encroachment: 14%+SRZ  
Recommendation: Major intrusion, works within SRZ to occur under Project Arborist Supervision.

Tree 2 will not be directly affected by the proposed development at this address as the proposal will not intrude into its Notional Root Zone (NRZ). Provided that basic tree protection measures are implemented there should be no adverse impact to this tree from the proposed development.



*Figure 2: Tree 1 is a small-sized, early mature *Ulmus parvifolia* (Chinese Elm) street tree. This tree will be directly affected by the proposal, this is a major intrusion and it's recommended that the works within the tree's SRZ occur under Project Arborist Supervision.*



Trees 3-7 are located on the subject site, these trees have low retention value due to their small size, relatively young age and low landscape value. These trees do not warrant being retained and incorporated into the proposed development and could be removed and replaced as part of the proposed development.



*Figure 3: Tree Group 7 is a group of medium-sized, semi mature Olea europaea (Olive). These trees have low retention value due to their small size and low landscape value. These trees will be removed and replaced as part of the proposed development.*



Tree Group 8 is located in an adjoining property. These trees will not be directly affected by the proposed development as the proposal will not intrude into their Notional Root Zone (NRZ). Provided that basic tree protection measures are implemented there should be no adverse impact to these trees from the proposed development.

**Table 1: Trees to be removed:**

Tree #	Common & Botanical names	Origin	Age	ULE	Retention value	Comments	Recommendations	Permit required
3	<i>Cupressus sempervirens</i> (Italian Cypress)	Introduced	Early mature	Medium (15-40 years)	Low	TG, x10	Removal and replace	No
4	<i>Acer palmatum</i> (Japanese Maple)	Introduced	Early mature	Medium (15-40 years)	Low		Removal and replace	No
5	<i>Pittosporum tenuifolium</i> CV (Kohuhu)	Introduced	Early mature	Medium (15-40 years)	Low		Removal and replace	No
6	<i>Quercus palustris</i> (Pin Oak)	Introduced	Semi-mature	Medium (15-40 years)	Low		Removal and replace	No
7	<i>Olea europaea</i> (Olive)	Introduced	Semi-mature	Medium (15-40 years)	Low	TG, x9	Removal and replace	No

**Table 2: Trees to be retained:**

Tree#	TPZ	Intrusion	Recommended tree protection measures
1	2	14%+SRZ	Street tree, major intrusion, works within SRZ to occur under Project Arborist Supervision, implement basic tree protection measures.
2	4.2	0%	Street tree, no intrusion, implement basic tree protection measures.
8	2	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.



## 7. Recommendations

Trees 3-7 are located on the subject site, these trees have low retention value and could be removed and replaced as part of the proposed development.

Tree Group 8 is located in an adjoining property. These trees will not be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact to these trees from the proposed development.

The remaining trees included in this report are street trees located outside the subject site (Trees 1-2).

Tree 1 will be directly affected by the proposal, this is classified as a major intrusion (14%+SRZ). As the proposed level of encroachment is not significantly above the target threshold of 10%, and this is an early mature tree of a hardy species, the proposed level of encroachment is not expected to adversely affect the health of this tree. To minimise any adverse impact to the tree's structural integrity, it's recommended that all works within the tree's SRZ occur under Project Arborist Supervision (AQF 5+) and that these works are amended to retain any structural root (>40mm in diameter) identified in this position. Provided that no structural roots are impacted, and that basic tree protection measures (see below) are implemented there should be no adverse impact to this tree from the proposed development.

Tree 2 will not be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact to this tree from the proposed development.



## 8. Tree Protection Requirements

### Specific Tree Protection Requirements

#### **Demolition and site clearing**

Site clearing has the potential to cause significant damage to any trees to be retained on site or trees that are in adjoining properties through disturbance to the soil, changes in soil gradients, soil compaction and physical destruction of tree roots from excavation and scraping.

Tree protection measures (see below) need to be implemented prior to any site clearing and demolition works commencing. Where site clearing intrudes into the NRZ of trees to be retained and/or trees in neighbouring properties care must be taken to prevent any unnecessary damage to trees and tree roots.

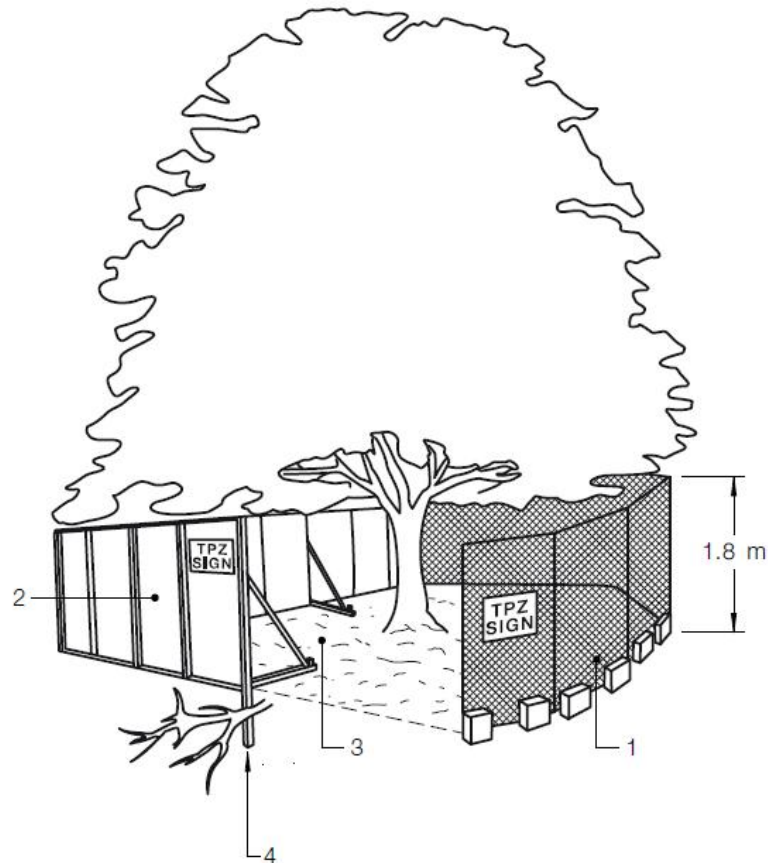
### Basic Tree Protection Requirements

The following basic tree protection measures will need to be implemented prior to any work commencing on site and remain in place for the duration of the work.

1. Before commencing work on site, the contractor is required to meet with the consultant arborist to review all work procedures, access routes, storage areas and tree protection measures.
2. Temporary protective fencing to a minimum height of 1.8m must be erected along the perimeter of the NRZ (or modified TPZ) for any trees that are to be retained on the site. Prior to any machinery or materials being brought on site and before any works including demolition commences.
3. Once erected protective fencing must not be removed or altered without approval from the project arborist.
4. Protective fencing needs to be in accordance with AS 4687. Signs identifying the TPZ should be placed around the protective fencing.
5. Construction vehicles and storage areas must remain outside the fenced TPZ areas.
6. If tree roots are encountered or damaged during construction, they must be cut cleanly to sound tissue with sharp secateurs or a pruning saw.
7. Surplus construction materials (e.g., soil, cement, base rock etc.) must not be stored or allowed to remain inside the trees' TPZ.
8. Additional tree pruning required during construction must be carried out by an appropriately qualified contractor and in accordance with *Australian Standards 4373-2007 Pruning of Amenity Trees*, and not by construction personnel.
9. All underground services, including drainage and irrigation, must be routed outside of trees' NRZs, if this is not possible, all excavation within the NRZ must be conducted through non-destructive methods (e.g. 'Airspade' excavation, hydro-excavation, directional drilling, or hand-digging) under the supervision of the Project Arborist.
10. Trees retained on site are to be watered regularly (minimum weekly, at a rate of approximately 10L per cm of trunk diameter) during periods of dry conditions.
11. If trees are damaged during construction, it should be evaluated as soon as possible by the project arborist so that appropriate treatments can be applied.
12. Erosion control such as silt fencing, debris basins and water diversion methods shall be installed to prevent siltation and/or erosion within the Notional Root Zone (NRZ).
13. If temporary access roads must pass over the root areas (NRZ or modified TPZ) of trees to be retained a roadbed of 150mm of mulch or crushed rock shall be created to prevent soil compaction within the tree's root area. The roadbed material shall be maintained to a depth of 150mm throughout construction.



14. Once construction is completed all foreign (non-organic) debris needs to be removed from within the Tree Protection Zone (TPZ).



LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

*Figure 4: Tree protection zone and temporary protective fencing.*

*The creation of an exclusion zone around trees to be retained on site is the primary means of tree protection during construction. Tree protection zone signage provides clear and readily accessible information to indicate that a TPZ has been established.*



## 9. Suggested Replacement Species

Possible replacement tree species could include (selection and placement of trees will need to take into consideration the eventual size of the trees when mature) – see landscape plan for complete planting schedule:

Large (canopy) trees ( $\geq 12\text{m}$  in height at maturity):

- Coast Banksia (*Banksia integrifolia*) – Indigenous
- Red Box (*Eucalyptus polyanthemos ssp. Vestita*) - Indigenous
- Yellow Box (*Eucalyptus melliodora*) – Indigenous
- Argyle Apple (*Eucalyptus cinerea*) - Native
- Red Ironbark (*Eucalyptus sideroxylon*) - Native
- Spotted Gum (*Corymbia maculata*) - Native
- Smooth-barked Apple Myrtle (*Angophora costata*) - Native
- Algerian Oak (*Quercus canariensis*) - Exotic
- Claret Ash (*Fraxinus 'Raywoodii'*) – Exotic

Medium sized trees (6-12m in height at maturity):

- Blackwood (*Acacia melanoxylon*) - Indigenous
- Lightwood (*Acacia implexa*) - Indigenous
- Dwarf Lemon-Scented Gum (*Corymbia citriodora 'Scentuous'*) - Native
- Dwarf Yellow Bloodwood (*Corymbia eximia 'Nana'*) - Native
- Illawarra Flame Tree (*Brachychiton acerifolius*) – Native
- Kurrajong (*Brachychiton populneus*) - Native
- Pink-Flowering Gum (*Eucalyptus leucoxyton 'Rosea'*) - Native
- Red Flowering Gum (*Corymbia ficifolia*) - Native
- Red Spotted Gum (*Eucalyptus mannifera*) - Native
- Victorian Silver Gum (*Eucalyptus crenulata*) - Native
- Water Gum (*Tristaniopsis laurina*) – Native
- Honey Locust (*Gleditsia triacanthos*) - Exotic
- Jacaranda (*Jacaranda mimosifolia*) - Exotic

Small sized trees ( $\leq 6\text{m}$  in height at maturity):

- Silver Banksia (*Banksia marginata*) – Indigenous
- Bottle Tree (*Brachychiton rupestris*) – Native
- Coral Gum (*Eucalyptus torquata*) - Native
- Dwarf Apple Gum (*Angophora hispida*) - Native
- Grafted Red Flowering Gum (*Corymbia ficifolia 'Wildfire'*) - Native
- Red Bottlebrush (*Callistemon citrinus 'Kings Park Special'*) - Native
- Canary Island Strawberry Tree (*Arbutus canariensis*) - Exotic
- Crepe Myrtle (*Lagerstroemia indica*) - Exotic

Replacement trees should be sourced from a reputable nursery with care taken to ensure that they are in good health, free of structural defects and pests and diseases. They should be advanced grown specimens that are a minimum 1.5 metres in height. When planting advanced



grown trees, it is important that they are planted correctly, staked to provide additional support and provided with adequate aftercare to ensure that they become established (the plant supplier should be able to help with planting and establishment guidelines).

Please do not hesitate to call 0425 879 811 if you have any questions regarding the contents or recommendations provided in this report.

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## 10. References

- Australian Standards (2007). AS4373: 2007, Pruning of Amenity Trees. Sydney, Standards Australia.
- Australian Standards (2025). AS4970: 2025, Protection of Trees on Development Sites. Sydney, Standards Australia.
- Barrell, J. (1993) *Pre-Planning Tree Surveys: Safe Useful Life Expectancy (SULE) is the natural progression*. Arboricultural Journal, 17:1, 33-46.
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- Draper, Danny, B & Richards, Peter, A. (2009). Dictionary for managing trees in urban environments. CSIRO Publishing, Collingwood, Australia.
- Matheny, N. & Clark, J. (1998). Trees and Development – A technical guide to the preservation of trees during land development. Champaign, Illinois, International Society of Arboriculture.
- Nearmap (2025) accessed from <http://maps.au.nearmap.com>



## Appendix 1 – Tree Assessment Criteria

1. Height describes the height of the tree in metres from ground level.
2. Trunk diameter (DBH) is calculated from the measured trunk circumference at 1.4m above ground level or at an alternative location if required (in accordance with AS 4970-2009).
3. Canopy spread describes the crown spread across the widest point.
4. Estimated age class is the tree's relative age, based on its species and is expressed as - Young (the tree is less than half its expected mature size in this position), Semi-mature (the tree is approaching its expected mature size), or Mature (the tree has grown to its expected mature size). Over-mature indicates that the tree is approaching the end of its ULE.
5. Useful life expectancy (ULE) – see appendix 2.
6. Amenity value is a relative weighting based on the tree's expected contribution to the local landscape. This assessment considers the tree's visual, environmental and ecological contribution in the context of the site and the surrounding area.
7. Notional Root Zone (NRZ) is calculated for each tree by multiplying its DBH x 12, the NRZ radius is measured from the centre of the stem at ground level. The NRZ should not be less than 2m nor greater than 15m (except where crown protection is required).
8. Tree Protection Zone (TPZ) is the principal means of protecting trees on a development site. The TPZ is a section of the tree's NRZ that is isolated from construction disturbance so that the tree remains viable.
9. Structural Root Zone (SRZ) is the area required for tree stability. A larger area is required to maintain tree health.
10. Retention value is adapted from BS5837:2005 – Cascade chart for tree quality assessment. The retention value is applied to the tree in the context of the proposed land use.



**High retention value** – trees would meet one or more of the following criteria:

- The tree is in such a condition as to be able to make a substantial contribution to the surrounding environment for a substantial period of time (a minimum of 40 years is suggested).
- Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue).
- Trees of visual importance (e.g., avenues or other arboricultural features assessed as groups).
- Trees of significant historical, commemorative, or other value (e.g., veteran trees and trees with high habitat value).

**Moderate retention value** – trees would meet one or more of the following criteria:

- The tree is in such a condition as to be able to make a moderate contribution to the surrounding environment for a medium to long period of time (a minimum of 20 years is suggested).
- Trees that might be included in the high category but may be downgraded because of impaired condition (e.g., presence of remediable defects including unsympathetic past management and minor storm damage). or because the tree has not yet reached its expected mature size
- Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals, but which are not, individually, essential components of formal or semi-formal arboricultural features, or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.

**Low retention value** – trees would meet one or more of the following criteria:

- Trees currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.
- The tree has limited contribution to the surrounding landscape due to their small size or young age.
- Low category trees will usually not be retained where they would impose a significant constraint on development. However, young trees with a stem diameter of less than 150 mm could be considered for relocation.

**Remove/None** – trees would meet one or more of the following criteria:

- The tree is in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other trees.
- Trees that have a serious hazard potential (this may consider the context of any proposed development).
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- Trees that are classified as environmental weed species.



## Appendix 2 – Useful Life Expectancy Categories (ULE)

**Long U.L.E-** the tree appeared retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance:

Structurally sound trees located in positions that can accommodate future growth.  
Trees which could be made suitable for long term retention by remedial care.  
Trees of special significance, which would warrant extraordinary efforts to secure their long-term retention.

**Medium U.L.E-** the tree appeared to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk, assuming reasonable maintenance:

Trees which may only live from 15-40 years.  
Trees that may live for more than 40 years but may be removed for safety or nuisance reasons.  
Trees which may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.  
Trees which could be made suitable for retention in the medium term with remedial care.

**Short U.L.E-** trees that appeared to be retainable at the time of assessment for 5-15 years with an acceptable degree of risk, assuming reasonable maintenance:

Trees which may only live from 5 to 15 years.  
Trees that may live for more than 15 years but may be removed for safety or nuisance reasons.  
Trees which may live for more than 15 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.  
Trees which require substantial remediation and are only suitable for retention in the short term.

**Removal- Tree which should be removed within the next 5 years.**

Dead, dying suppressed or declining trees.  
Dangerous trees through instability or recent loss of adjacent trees.  
Dangerous trees because of structural defects including cavities, decay included bark, wounds, or poor form.  
Damaged trees that are clearly not safe to retain.  
Trees which may live for more than 5 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.  
Trees which are damaging or may cause damage to existing structures within the next 5 years.  
Trees that will become dangerous after the removal of other trees for the reasons given in (A) to (F).  
Trees in categories (A) to (G) that have a high wildlife habitat value and with appropriate treatment could be retained subject to regular review.

**Small, young, or regularly pruned- Trees that can be reliably moved or replaced.**

Small trees less than 5m in height.  
Young trees less than 15 years old but over 5m in height.  
Formal hedges and trees intended for regular pruning to artificially control growth.



### Appendix 3 – Tree Species

Tree #	Botanical & common names	Origin	Health	Structure	Height	Canopy spread	Total DBH	DAB	Age	ULE	Amenity value	Retention value	NRZ	SRZ	Comments	Recommendations
1	<i>Ulmus parvifolia</i> (Chinese Elm)	Introduced	Good	Good	3	3	0.07	0.1	Early mature	Medium (15-40 years)	Low-Moderate	3rd Party Tree	2	1.5	ST	Street tree, major intrusion
2	<i>Ulmus parvifolia</i> (Chinese Elm)	Introduced	Good	Good	7	7	0.35	0.44	Early mature	Medium (15-40 years)	Moderate	3rd Party Tree	4.2	2.34	ST	Street tree, no intrusion
3	<i>Cupressus sempervirens</i> (Italian Cypress)	Introduced	Good	Good	8	1	0.14	0.18	Early mature	Medium (15-40 years)	Low-Moderate	Low	2	1.61	TG, x10	Removal and replace
4	<i>Acer palmatum</i> (Japanese Maple)	Introduced	Good	Good	3.5	3.5	0.1	0.14	Early mature	Medium (15-40 years)	Minimal	Low	2	1.5		Removal and replace
5	<i>Pittosporum tenuifolium</i> CV (Kohuhu)	Introduced	Good	Good	6	3.5	0.14	0.16	Early mature	Medium (15-40 years)	Low-Moderate	Low	2	1.53		Removal and replace
6	<i>Quercus palustris</i> (Pin Oak)	Introduced	Good	Good	6	3	0.1	0.12	Semi-mature	Medium (15-40 years)	Minimal	Low	2	1.5		Removal and replace
7	<i>Olea europaea</i> (Olive)	Introduced	Good	Good	5	3	0.07	0.11	Semi-mature	Medium (15-40 years)	Low-Moderate	Low	2	1.5	TG, x9	Removal and replace
8	<i>Ficus microcarpa</i> (Hill's Fig)	Australian native	Good	Good	3	1.5	0.11	0.14	Semi-mature	Medium (15-40 years)	Low-Moderate	3rd Party Tree	2	1.5	NT, 1m from boundary, TGx3	Neighbouring tree, no intrusion

Please Note: All measurements are in metres. Note: unless otherwise stated the diameters of neighbouring trees have been estimated.

\* Monocot Species (or similar), based on AS4970-2025 NRZ is equal to 2m and SRZ is not applicable.

† Tree is dead, NRZ figure is not required.



## Appendix 4 – Tree Images



Tree 1



Tree 2



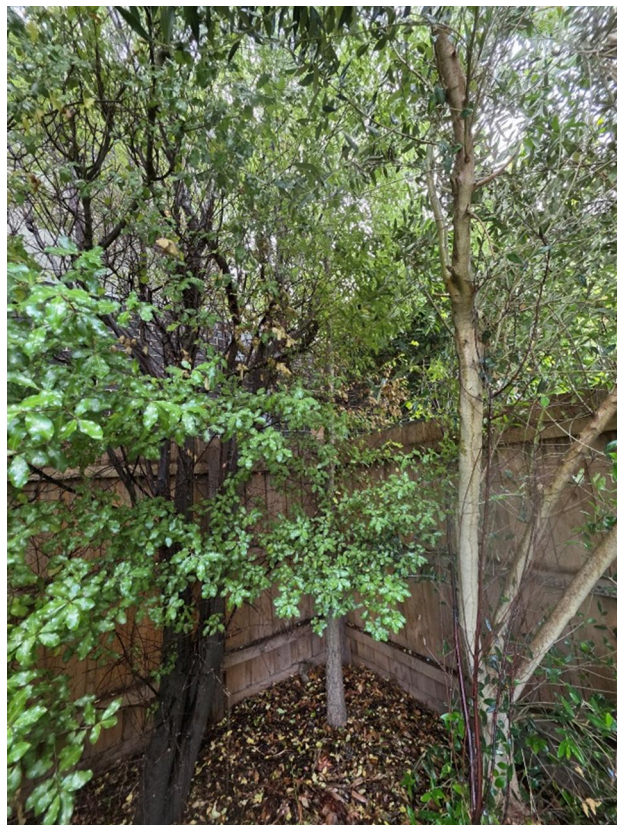
Tree Group 3



Tree 4



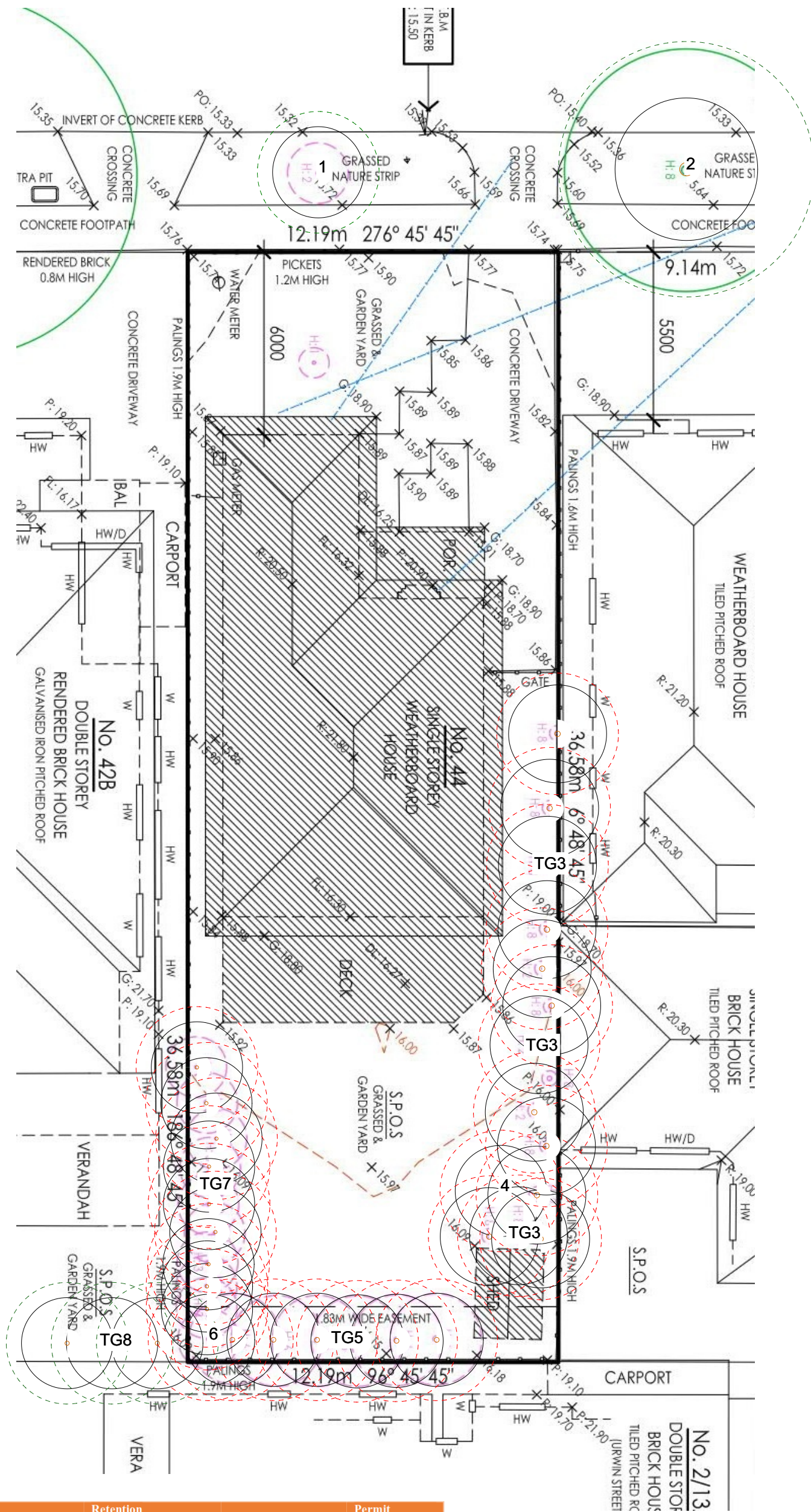
Tree Group 5



Tree 6



Tree Group 7



**Table 1: Trees to be removed:**

Tree #	Common & Botanical names	Origin	Age	ULE	Retention value	Comments	Recommendations	Permit required
3	<i>Cupressus sempervirens</i> (Italian Cypress)	Introduced	Early mature	Medium (15-40 years)	Low	TG, x10	Removal and replace	No
4	<i>Acer palmatum</i> (Japanese Maple)	Introduced	Early mature	Medium (15-40 years)	Low		Removal and replace	No
5	<i>Pittosporum tenuifolium</i> (Kohuhu)	Introduced	Early mature	Medium (15-40 years)	Low		Removal and replace	No
6	<i>Quercus palustris</i> (Pin Oak)	Introduced	Semi-mature	Medium (15-40 years)	Low		Removal and replace	No
7	<i>Olea europaea</i> (Olive)	Introduced	Semi-mature	Medium (15-40 years)	Low	TG, x9	Removal and replace	No

**Legend**

- - - NRZ Tree to be removed
- - - NRZ Tree to be retained
- Structural Root Zone
- Proposed intrusion
- Proposed intrusion with root sensitive footings



Bluegum Consultancy info@bluegumreports.com

Date: 14/04/2026

Drawn by: SJ

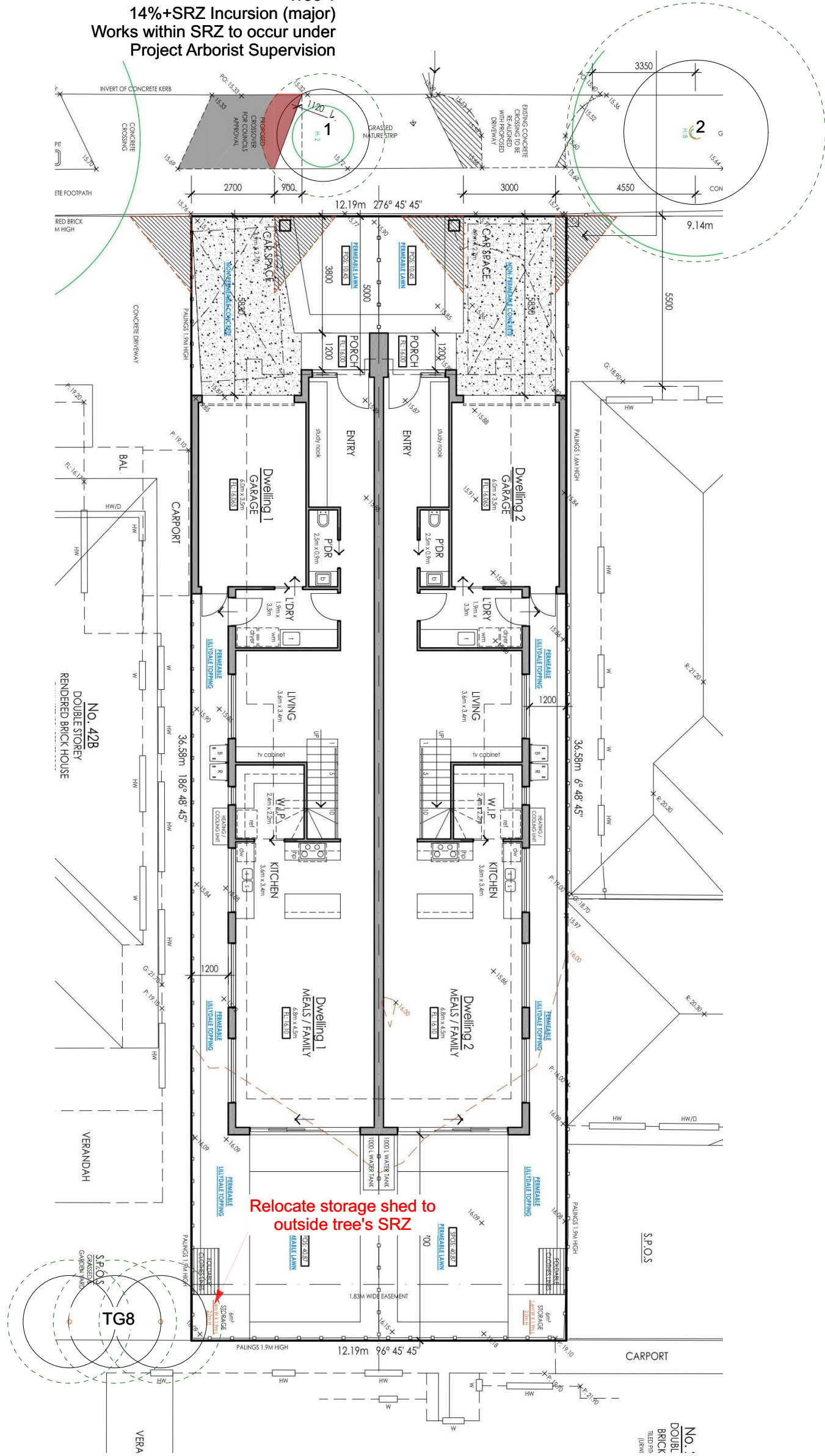
SCALE 1:150 @A3

Ultimate Design & Drafting

Existing Site Plan - 44 Sanderson Street, Yarraville

A3

**Tree 1**  
**14%+SRZ Incursion (major)**  
**Works within SRZ to occur under**  
**Project Arborist Supervision**



**Table 2: Trees to be retained:**

Tree#	TPZ	Intrusion	Recommended tree protection measures
1	2	14%+SRZ	Street tree, major intrusion, works within SRZ to occur under Project Arborist Supervision, implement basic tree protection measures.
2	4.2	0%	Street tree, no intrusion, implement basic tree protection measures.
8	2	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.

**Legend**

- - - - - NRZ Tree to be removed
- - - - - NRZ Tree to be retained
- Structural Root Zone
- Proposed intrusion
- Proposed intrusion with root sensitive footings



Bluegum Consultancy info@bluegumreports.com

Date: 14/04/2026  
 Drawn by: SJ  
 SCALE 1:150 @A3

**Ultimate Design & Drafting**

Proposed Site Plan - 44 Sanderson Street, Yarraville

**A3**

Project # D1CD4A98 - 44 Sanderson St, Yarraville VIC 3013, Australia  
 44 Sanderson St, Yarraville VIC 3013, Australia  
 21 January 2026 6:00 p.m.



**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

44 Sanderson St, Yarraville VIC 3013, Australia

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.



Project details

Name	44 Sanderson St, Yarraville VIC 3013, Australia
Street address	44 Sanderson St, Yarraville VIC 3013, Australia
Municipality	Maribyrnong
Site area	446.5 m <sup>2</sup>
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	47%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	53%	>80%
Total phosphorus (%)	51%	>45%
Total nitrogen (%)	47%	>45%
Total gross pollutants (%)	85%	>70%

Water treatment

Catchments

**Dwelling 1 Roof to RWT 133m<sup>2</sup>**

**Dwelling 2 Roof to RWT 133m<sup>2</sup>**

**Driveway 1** Paved, 16m2

**Driveway 2** Paved, 16m2

**Pervious** Pervious (garden and lawn), 148.5m2

## Treatments

**Rainwater Tank 1**

Rainwater tank retention volume in kilolitres: 1

**Rainwater Tank 2**

Rainwater tank retention volume in kilolitres: 1

## Buildings & dwellings

**Dwelling 1** Residential Townhouse, 3 bedroom(s)

**Dwelling 2** Residential Townhouse, 3 bedroom(s)

### Configuration 1

**Dwelling 1 Roof to RWT** 133m2

#### **Rainwater Tank 1**

Rainwater tank retention volume in kilolitres: 1,

**Dwelling 1** Residential Townhouse, 3 bedroom(s)

### Configuration 2

**Dwelling 2 Roof to RWT** 133m2

#### **Rainwater Tank 2**

Rainwater tank retention volume in kilolitres: 1,

**Dwelling 2** Residential Townhouse, 3 bedroom(s)

CITY OF MARIBYRNONG  
**ADVERTISED PLAN**

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# Design Response Report

Development of Land for Two (2) Dwellings  
**44 Sanderson Street YARRAVILLE**

January 2026

Narelle Cassar  
6/6 Leake Street Essendon Victoria 3040  
[info@townplannersmelbourne.com.au](mailto:info@townplannersmelbourne.com.au)

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## Subject Site & Surrounds

### Subject site

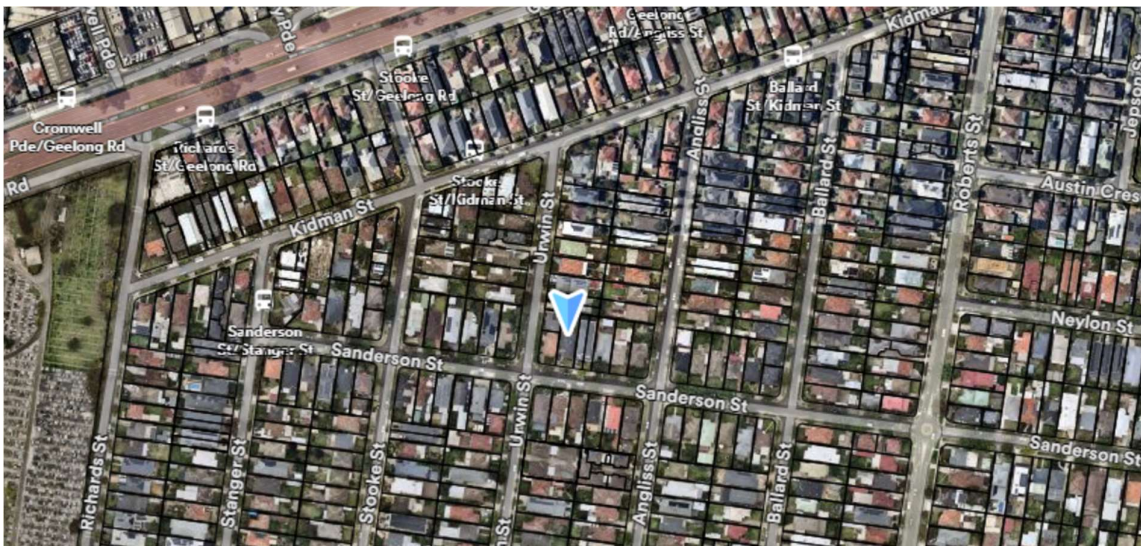
The subject site is rectangular in shape parcel of 446.52 square metres located on the northern side of Sanderson Street in Yarraville. The frontage of the site to Sanderson Street is 12.19 metres and the site has a depth of 36.58 metres. The site is legally referred to as Lot 215 on lodged plan 10950.

There is one formed concrete vehicular crossover providing access directly from Sanderson Street. There is a concrete pedestrian foot path along the street frontage and a grassed nature housing an established tree.

The subject site is not within area of Aboriginal Cultural Heritage Significance. A cultural heritage management plan is not required.

The site is zoned General Residential - schedule 1 (GRZ1) and is affected by the following overlays:

- Development contributions plan overlay – schedule 2 (DCPO2)



Subject Site Source: Nearmap 16 December 2025

### Surrounding area

The surrounding area is primarily residential with 1950-60s development locally prevalent. The vast majority of allotments range from 400 to 600 square metres in area accommodating single detached dwellings. Although, much of the built form comprises original housing stock within Yarraville with additions to the rear there are many examples of more recent infill multi-dwelling development accommodating medium density housing.

## Details of Proposal

This application seeks to construct two (2) dwellings at 44 Sanderson Street Yarrville. The proposed dwellings are to include the following spaces:

	Living	Bedrooms	Bathrooms	Additional Rooms	Private Open Space (m <sup>2</sup> )	Parking
<b>Dwelling 1</b>	Kitchen, Meals & Living	3	2	Study nook	SPOS >3m 40.87	Single garage and open car space
<b>Dwelling 2</b>	Kitchen, Meals & Living	3	2	Study nook	SPOS >3m 40.87	Single garage and open car space

## Planning triggers

### Zoning

Pursuant to 32.08-7 of the Planning Scheme a permit is required to construct two or more dwellings on a lot. As such, a planning permit is triggered by this clause.

## Planning Policies

*State and Local Planning Policy Frameworks*

## 00 Purpose and Vision

Pursuant to clause 55 of the Planning Scheme, despite any other provisions, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider the Municipal Planning Strategy, unless an applicable decision guideline specifies otherwise.

## 10 Planning Policy Framework

Pursuant to clause 55 of the Planning Scheme, despite any other provisions, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider the Planning Policy Framework, unless an applicable decision guideline specifies otherwise.

## Zoning and Overlays

*Zoning, Minimum Garden Area and Overlays*

## 3.0 Zoning

### 32.08 General Residential Zone

The General Residential Zone provisions contained in the Maribyrnong's Planning Scheme has four main purposes.

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

### 32.08-2 Table of uses – Section 1 Permit not required

Use	Condition
Dwelling (other than Bed and breakfast)	None
Home based business	
Informal outdoor recreation	

### 32.08-7 Construction and extension of one dwelling on a lot

Pursuant to 32.09-7 of the Planning Scheme a permit is required to construct two or more dwellings on a lot. As such, a planning permit is triggered by this clause.

## Schedule 1 to the General Residential Zone

Standard	Ref	Description	Design Response
Minimum Street Setback	B2-1	None specified	In compliance with B2-1 ✓
Site Coverage	B2-5	None specified	In compliance with B2-5 ✓
Private Open Space	B3-5	None specified	In compliance with B3-5 ✓
Front Fence Height	B2-8	None specified	In compliance with B2-8 ✓

### 32.08-4 Minimum Garden Area

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out below:

Allotment size (in square metres)	Minimum % of allotment set aside as garden area	Applicable
400-500	25	Yes
500-650	30	
650 and over	35	

This does not apply to:

- If specified within the zoning schedule
- If the lots is:
  - I. Designated as MDH site in an approved precinct structure plan or equivalent
  - II. Designated as MDH site in an incorporated plan or approved development plan
  - III. proposed alterations or extension to a building that did not comply on the approval date of amendment VC110

The proposal is compliant with clause 32.08-4 as:

The site occupies an area of 446.52 square metres and the proposed dwellings present an overall site coverage of 58.41%, resulting in having sufficient remaining land to provide for 25% garden area.

This application includes **32.36% garden area**.

### Zoning – Design Response Discussion

The proposed dwellings have considered and responded to the purpose of the zone. The subject land is located in close proximity to a variety of facilities and services. In summary the policy context encourages greater choice in the type of housing to meet the varied accommodation needs of the community and is situated within easy access to public transport, shopping and community facilities; while respecting character and residential amenity, including natural assets and consideration of views. It achieves minimum garden area requirements.

The site is located in close proximity to local shopping, community facilities, education facilities, and public open space reserves. The character of the neighbourhood and surrounds have been fully considered in the design response for this development and is considered to be consistent and in keeping.

## 4.0 Overlays

### 45.06 Development Contributions Plan Overlay

Purpose:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before developments can commence.

Schedule 2 applies

## Particular Provisions

*Car Parking & ResCode Assessment*

### 52.06-5 Table 1 – Car Parking Requirements



*No 44 Sanderson Street Yarraville is within category 2*

The proposal is consistent with this particular provision as:

- This proposal utilises the existing crossover along Sanderson Street and introduces another, connecting to two individual driveways, providing access that is safe and convenient to use.
- Car parking to be attached to their associative dwelling, allowing for safe and efficient movement within the site.
- This proposal includes one secure car space and one open car space per dwelling, limiting the need for on street car parking along Sanderson Street.
- Car parking capacity is responsive to the likely demand generated
- Local public transport infrastructure provide transport alternative.

Use	Dwelling	Rate	Parking Required	Parking Provided
Dwelling	Existing Dwelling	1 to each dwelling	1 x 2 = 2, so 1 car space per dwelling	2 ✓
	Proposed Dwelling			2 ✓

**Clause 53.03 – RESIDENTIAL RETICULATED GAS SERVICE CONNECTION:**

**Purpose**

- To prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

The proposed dwelling will not be connected to a reticulated gas service.

**Clause 53.18 – Stormwater Management in Urban Development:**

Water Sensitive Urban Design (WSUD) treatments in the form of rainwater tanks to each dwelling can be provided. The application includes site permeability of 33.30% which exceeds the minimum requirements under Standard 5-1 of Clause 55 (which requires 20%), supporting the opportunity for water to filtrate rather than run off into stormwater which will encourage water infiltration.

**55 Two or more dwellings on a lot and Residential Buildings**

**Purpose**

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that responds to the site and the surrounding area.

**Application**

- Provisions in this clause apply to an application to the classes of applications specified in clauses:

- 32.04-7, Mixed Use Zone,
  - 32.05-8, Township Zone,
  - 32.07-6, Residential Growth Zone,
  - 32.08-7, General Residential Zone,
  - 32.09-7, Neighbourhood Residential Zone,
  - 32.10-5, Housing Choice and Transport Zone.
- The objective contained in clause 55.03-1 does not apply to a development of less than 10 dwellings.
  - The objective contained in clause 55.05-3 does not apply to an apartment development or residential building.
  - The objectives contained in clauses 55.03-12 and 55.05-7 do not apply to the construction or extension of:
    - A dwelling that is not in, or does not form part of, an apartment development; or
    - A residential building.

### Written Statement Checklist

	<b><i>Is the standard fully met</i></b>	<b><i>Does an objector have a right of appeal</i></b>
Standard B-2-1: 55.02-1 - Street setback	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Standard B-2-2: 55.02-2 – Building height	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-3: 55.02-3 – Side and rear setbacks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-4: 55.02-4 – Walls on boundaries	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-5: 55.02-5 – Site coverage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-6: 55.02-6 – Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Standard B-2-7: 55.02-7 – Tree canopy	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-2-8: 55.02-8 – Front fences	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-3-1: 55.03-1 – Dwelling diversity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-2 55.03-2 – Parking location	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-3: 55.03-3 – Street integration	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-4: 55.03-4 – Entry	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-5: 55.03-5 – Private open space	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-6: 55.03-6 – Solar access to OS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-7: 55.03-7 – Functional layout	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-8: 55.03-8 – Room depth	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-9: 55.03-9 – Daylight to new windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-10: 55.03-10 – Natural ventilation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-11: 55.03-11 – Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-3-12: 55.03-12 – Accessibility for apartment developments	Not applicable	Not applicable
Standard B-4-1: 55.04-1 – Daylight to existing windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-4-2: 55.04-2 – Existing north facing windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-4-3: 55.04-3 – Overshadowing SPOS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Standard B-4-4: 55.04-4 – Overlooking	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-4-5: 55.04-5 – Internal views	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-1: 55.05-1 – Permeability and stormwater management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-2: 55.05-2 – Overshadowing domestic solar energy systems	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Standard B-5-3: 55.05-3 – Rooftop solar energy generation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-4: 55.05-4 – Solar protection to new north facing windows	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-5: 55.05-5 – Waste and recycling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-6: 55.05-6 – Noise impacts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> No
Standard B-5-7: 55.05-7 – Energy efficiency for apartment developments	Not applicable	Not applicable

## 55.02 NEIGHBOURHOOD CHARACTER

### 55.02-1 Street setback objective

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

#### Standard B2.1

Walls of buildings are set back from streets:

- At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or
- If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

#### Response

*No requirements set out in schedule 1 to the zone.*

*The two adjoining properties; 42 Sanderson Street and 46 Sanderson Street have front setbacks of 5.70 metres and 5.50 metres, respectively.*

*This proposal presents a front setback of 4.8 metres; being reasonably consistent with adjoining neighbours and locally responsive.*

*Proposed porches are less than 3.6 metres in height and encroach less than 2.5 metres.*

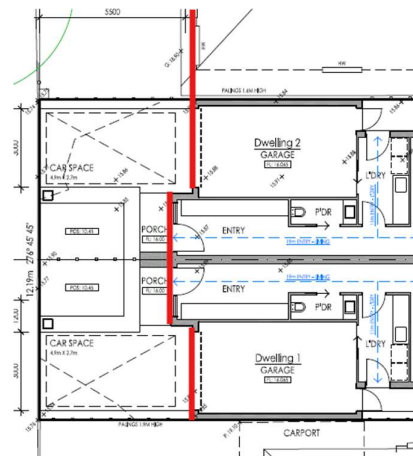
**Table B2-1 Street setback**

Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

- Standard met
- Standard not met

*The two adjoining properties; 42 Sanderson Street and 46 Sanderson Street have front setbacks of 5.70 metres and 5.50 metres, respectively. As such, standard 2-1 requires a front setback 5.50 metres.*

*This proposal presents a front setback of 4.8 metres; a variation of 0.7 metres is considered acceptable given the front setback quoted applies to the entry whilst the garages are setback 5.50 metres.*



### 55.02-2 Building height objective

- To ensure that the height of buildings respond to the existing or preferred neighbourhood character.

#### Standard B2.2

The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does 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 does not exceed 10 metres.

#### Response

*The height to the uppermost point of the proposal is 7.39 metres, well under the maximum height specified, reducing the appearance of visual bulk, impacts of overshadowing on adjoining properties and overall protects neighbourhood character.*

- Standard met
- Standard not met

### 55.02-3 Side and rear setbacks objective

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

#### Standard B2.3

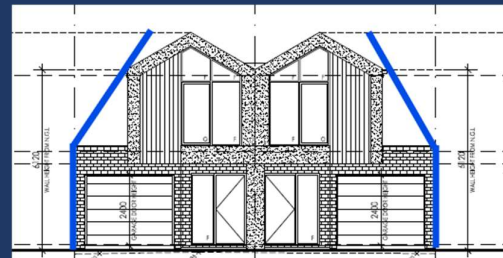
A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.

- B2-3.1:  
The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- B2-3.2:  
If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.

#### Response

*Ground level height = 3.59 metres  
This proposal has a rear setback of 6.7 metres.  
The garages partially occupy both side boundaries while the remainder of their elevations are setback at least 1 metre.*

*Upper level height = 6.24 metres  
Has a rear setback of 7.7 metres and is setback at least 1.79 metres from both side boundaries.  
The minimum setback required at a height of 6.24 metres is  $1m + (0.3 \times [6.24 - 3.6]) = 1.79$*



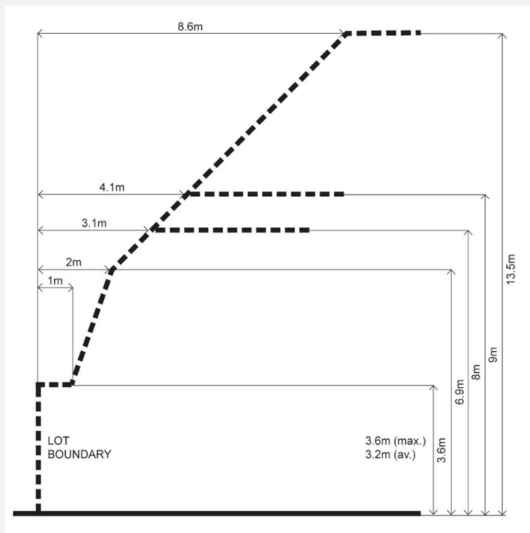
Southern elevation

Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may

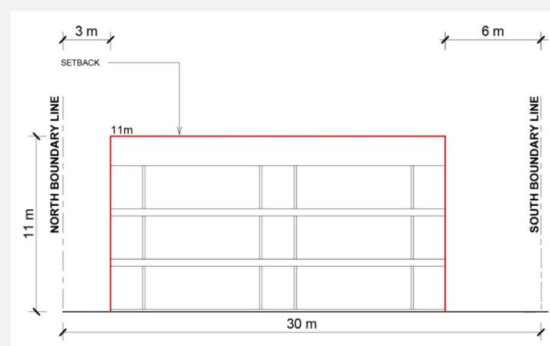
encroach not more than 0.5 metres into the side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.

**Diagram B2-3.1 Side and rear setbacks**



**Diagram B2-3.2 Side and rear setbacks**



- ☒ **Standard met**
- ☐ **Standard not met**

#### 55.02-4 Walls on boundaries objectives

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

#### Standard B2.4

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.

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

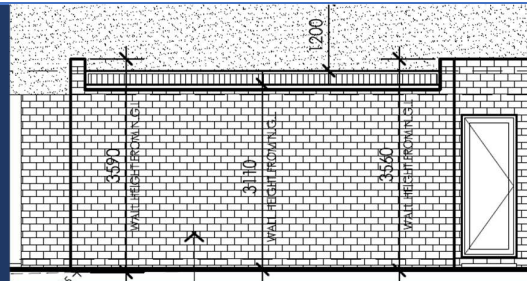
#### Response

*The garages of each dwelling occupy both side boundaries. The maximum allowable length along the side boundaries is  $10\text{m} + 25\%$  ( $26.58\text{m}$ ) = 16.65 metres. The overall length of these walls is well under.*

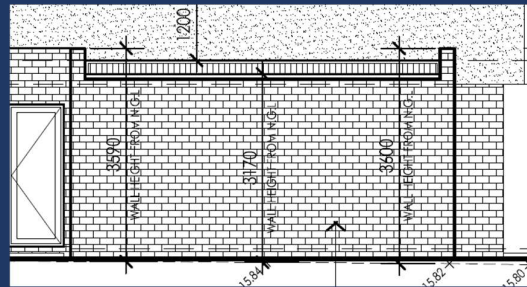
*Each wall has a maximum average height of less than 3.2 metres with no part exceeding 3.6 metres in height.*

height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary.

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 does 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.



Eastern elevation



Western elevation

- Standard met
- Standard not met

#### 55.02-5 Site coverage objective

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

#### Standard B2.5

The site area covered by buildings does not exceed:

- The maximum site coverage specified in a schedule to the zone; or
- If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.

If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.

#### Response

No maximum site coverage is specified in schedule 1 to the zone.

The site occupies an area of 446.52 square metres and this proposal presents a site coverage of 58.41% promoting planting of trees and the provision of open space and permeable surfaces.

**Complies / Does not comply**

**Table B2-5 Site coverage**

Zone	Area
Neighbourhood Residential Zone Township Zone	60 per cent
General Residential Zone	65 per cent
Residential Growth Zone Mixed Use Zone Housing Choice and Transport Zone	70 per cent

- Standard met**
- Standard not met**

**55.02-6 Access objective**

- To ensure the number and design of vehicle crossovers responds to the neighbourhood character.

**Standard B2.6**

**Response**

The width of accessways or car spaces (other than to a rear lane) does not exceed:

- 33 per cent of the street frontage; or
- 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.

*This proposal utilises the existing crossover along Sanderson Street and introduces another crossover, each meet individual driveways leading to proposed parking areas for each dwelling; that are safe and convenient to use.*

The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.

*The width of the title frontage is 12.19 metres with the existing and proposed single crossovers widths at 6 metres combined; equating to 49.2%.*

*Sanderson Street is not a transport zone 2/3 road*

The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.

*The proposed crossover will encroach the tree protection zone. Subsequently, this application seeks to relocate the existing tree.*

- Standard met**
- Standard not met**

*This proposal introduces a second crossover. The width of the title frontage is 12.19 metres with the existing and proposed single crossovers widths at 6 metres combined; equating to 49.2%. standard 2-6 requires a maximum pf 40%. An excess of 9.2% is considered acceptable given the size and nature of the site equating to an excess of 1.18 metres.*

**55.02-7 Tree canopy objective**

- To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.
- To preserve existing canopy cover and support the provision of new canopy cover.

- To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

**Standard B2.7**

Provide a minimum canopy cover as specified in Table B2-7.1.

**Response**

*This proposal will not result in the removal of significant vegetation on the site and seeks to introduce additional vegetation that is contextually compatible with a canopy cover of at least 10% of the site; 44.65 square metres.*

*Adequate space has been provided to achieve meaningful landscaping outcomes for the dwellings within the front and rear private open space areas*

*Proposed rear setbacks promotes a canopy backdrop to the streetscape*

**Complies / Does not comply**

**Table B2-7.1 Canopy cover**

Site area	Canopy Cover
1000 square metres or less	10% of site area
More than 1000 square metres	20% of site area

**Table B2-7.1 Canopy cover**

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 metres	6 metres	12.6 sqm	12 sqm (min. plan dimension 2.5 metres)	21 cubic metres (min. plan dimension 2.5 metres)	0.8 metres
B	8 metres	8 metres	50.3 sqm	49 sqm (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension 4.5 metres)	1 metre
C	12 metres	12 metres	113.1 sqm	121 sqm (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metres

- Existing trees to be retained meet all of the following:
  - Has a height of at least 5 metres,
  - Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,

- Has a trunk that is located at least 4 metres from proposed buildings.
- The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.
- Existing trees that are retained can be used in calculating canopy cover.
- Provide at least one new or retained tree in the front setback and the rear setback.
- Trees are located in either:
  - An area of deep soil as specified in Table B2-7.2; or
  - A planter as specified in Table B2-7.2.
- Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

**Standard met**

**Standard not met**

### 55.02-8 Front fences objective

- To encourage front fence design that responds to the existing or preferred neighbourhood character.

#### Standard B2.8

A front fence within 3 metres of a street is:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.

#### Response

*No requirements specified in schedule 1 to the zone:*

*No front fencing proposed*

**Complies / Does not comply**

**Table B2-8 Maximum front fence height**

Street context	Maximum front fence height
Streets in a Transport Zone 2	2 metres
Other streets	1.5 metres

**Standard met**

**Standard not met**

## 55.03 LIVEABILITY

### 55.03-1 Dwelling diversity objective

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

#### Standard B3-1

Developments include at least:

- One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.
- One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.

#### Response

*This application involves the development of less than 10 dwellings.*

- One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.

- Standard met**
- Standard not met**
- Note applicable**

### 55.03-2 Parking location objective

- To minimise the impact of vehicular noise within developments on residents.

#### Standard B3-2

Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:

- 1.5 metres; or
- If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or
- 1 metre where window sills are at least 1.5 metres above ground level.

This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.

#### Response

*This proposal situates car parking such that they're attached to their associative dwelling providing direct access and are secure and convenient designed to allow for safe and efficient movement within the development.*

*The design adequately protects residents from vehicular noise within development.*

*There are no habitable room windows facing accessway.*

- Standard met**
- Standard not met**

### 55.03-3 Street integration objective

- To integrate the layout of development with the street to support the safety and amenity of residents.

#### Standard B3-3

Where a development fronts a street, a vehicle accessway or abuts public open space:

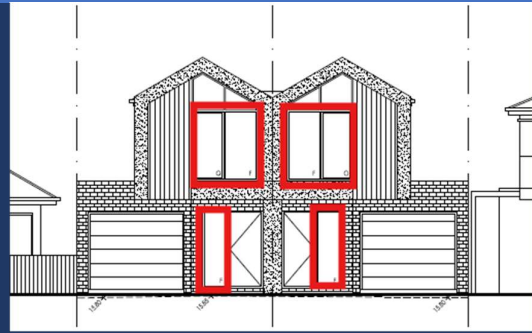
- Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.
- The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences

#### Response

*The proposed dwellings are orientated to front Sanderson Street. There are two habitable room windows (per dwelling) facing Sanderson Street offering passive surveillance throughout the day. No front fencing introduced provides greater observation of adjoining roads.*

are to provide no more than 25 per cent transparency.

Lighting is provided to all external accessways and paths.



*Services within 3 metres Sanderson Street will equate to a total cumulative width of less than 20% of the frontage: 2.44 metres.*

Mailboxes are provided for each dwelling and can be communally located.

*Mailboxes are proposed along the frontage, in keeping and appropriately positioned for convenient access as required by Australia Post.*

- Standard met**
- Standard not met**

#### 55.03-4 Entry objective

- To provide each dwelling, apartment development or residential building with its own sense of identity.
- To provide entries with weather protection, safe design, natural light and ventilation.

#### Standard B3-4

##### **Dwellings (other than a dwelling in or forming part of an apartment Development) and residential buildings**

Each dwelling and each residential building has a ground level entry door that:

- Has a direct line of sight from a street, accessway or shared walkway.
- Is not accessed through a garage.
- Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.

##### **Apartment development and residential building with a shared entry**

An apartment development and each residential building has:

- A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.
- An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building.

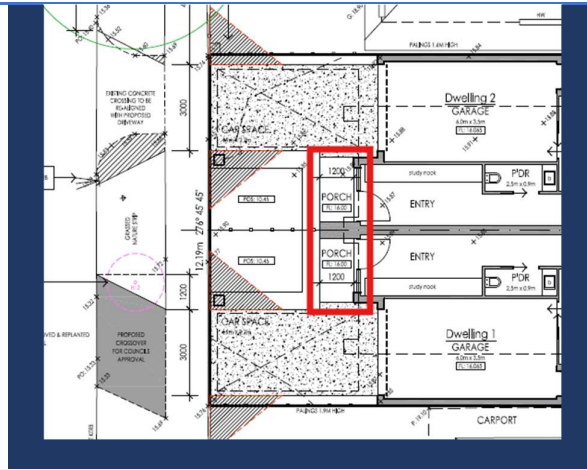
#### Response

*The proposed dwelling entries are visible and easily identifiable from Sanderson Street. The proposed porch and individual street frontages enhance this aspect with a sense of personal address and transitional space around the entry.*

*The ground level entry door to the existing and proposed dwellings:*

- *Have direct line of sight from Sanderson Street and the accessway.*
- *Are not accessed through a garage.*
- *Have an external covered area of more than 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.*

- Shared corridors and common areas have at least one source of natural light and natural ventilation.



- ☒ **Standard met**
- ☐ **Standard not met**

### 55.03-5 Private open space objective

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

#### Standard B3-5

A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:

- An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or
- A balcony with at least the area and dimensions specified in Table B3-5; or
- An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.

If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;

- The area and dimensions specified in the schedule must be 25 square metres or less; and
- The area and dimensions specified for a podium, balcony or an area on a

#### Response

*No requirements specified in schedule 1 to the zone.*

*Over 80 square metres of land has been reserved for secluded private open space, of which more than 40 square metres (per dwelling) is over 3 metres in dimension, subject to sunlight, safe and functional while contributing to the character of the neighbourhood.*

	SPOS >3m
Dwelling 1	40.87
Dwelling 2	40.87

roof must be less than the area and dimensions specified in this standard.

If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.

Where ground level private open space is provided an area for clothes drying is provided.

**Table B3-5 Private open space for a balcony**

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	6 metres	12.6 sqm
South (between north 30 degrees west to south 20 degrees east)	All	8 metres	50.3 sqm
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 bedroom dwelling	12 square metres	2.4 metres

- Standard met**
- Standard not met**

**55.03-6 Solar access to open space objective**

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

**Standard B3-6**

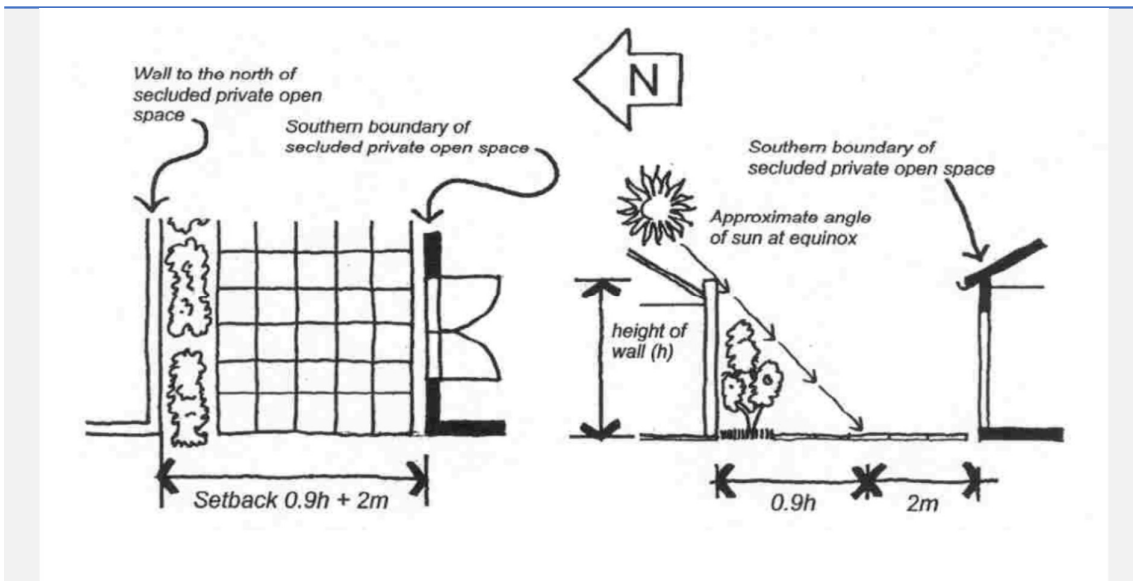
The southern boundary of secluded private open space is set back from any wall on the north of the space at least  $(2 + 0.9h)$  metres, where 'h' is the height of the wall.

**Response**

*Each secluded private open space is located to the north of their associative dwelling. As such, they do not have a wall directly north of SPOS area.*

*Complies / Does-not-comply*

**Diagram B3-6 Solar access to open space**



- Standard met**
- Standard not met**

### 55.03-7 Functional layout objective

- To ensure dwellings provide functional areas that meet the needs of residents.

#### Standard B3-7

Bedrooms:

- Meet the minimum internal room dimensions specified in Table B3-7.1; and
- Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

#### Response

*The main bedroom has a minimum width and depth well in excess of 3 metres and 3.4 metres. All other bedrooms have minimum widths and depths well in excess of 3 metres.*

*The main living areas have the following dimensions.*

	Width	Area
Dwelling 1	4.5	30.6
Dwelling 2	4.5	30.6

**Table B3-7.1 Bedroom dimensions**

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.

**Table B3-7.2 Living area dimensions**

Bedroom type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 metres
2 or more bedroom dwelling	3.6 metres	12 metres

- Standard met
- Standard not met

**Bedroom 3 servicing each dwelling have a dimension of 2.90 metres x 3.59 metres. This standard requires a minimum dimension of 3 metres; a shortfall of 0.1 metre is considered acceptable given the reduction of only 3%**

**55.03-8 Room depth objectives**

- To allow adequate daylight into single aspect habitable rooms.

**Standard B3-8**

The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen; and
- The kitchen is located furthest from the window; and
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and
- An overhang extends no more than 2m beyond the window of the single aspect habitable room.

In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.

**Response**

*All single aspect habitable room have depths less than 2.5 times the ceiling height ensuring adequate daylight*

- Standard met
- Standard not met

**55.03-9 Daylight to new windows objectives**

- To allow adequate daylight into new habitable room windows.

**Standard B3-9**

**Dwelling (other than a dwelling in or forming part of an apartment development)**

- A window in an external wall of the building is provided to all habitable rooms.
- Habitable rooms in a dwelling have a window that faces:

**Response**

*Habitable room windows of the proposed dwellings face open space and are provided with more than the minimum dimension of one metre and area of 3 square metres clear to the sky promoting penetration of natural daylight into these windows for amenity while limiting the need for artificial light during the day.*

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or
- A verandah provided it is open for at least one third of its perimeter; or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

**Dwelling in or forming part of an apartment development**

- A window in an external wall of the building is provided to all habitable rooms.
- Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:
  - A minimum width of 1.2 metres.
  - A maximum depth of 1.5 times the width, measured from the external surface of the window.
  - A window clear to the sky.

- Standard met**
- Standard not met**

**55.03-10 Natural ventilation objectives**

- To encourage natural ventilation of dwellings.
- To allow occupants to effectively manage natural ventilation of dwellings.

**Standard B3-10**

**Dwelling (other than a dwelling in or forming part of an apartment development)**

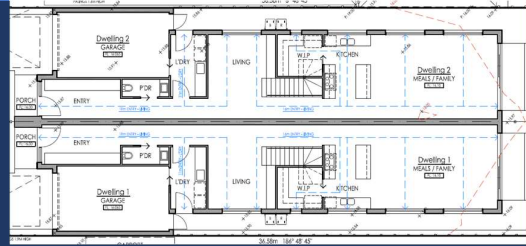
- Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:
  - A maximum breeze path through the dwelling of 18 metres.
  - A minimum breeze path through the dwelling of 5 metres.
  - Ventilation openings with approximately the same size.

**Response**

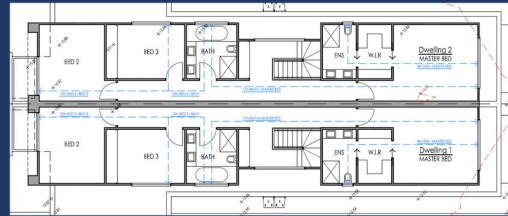
*The proposed dwellings will have openable windows providing:*

- *A maximum breeze path through the dwelling of 18 metres.*
- *A minimum breeze path through the dwelling of 5 metres.*
- *Ventilation openings with approximately the same size.*

- The breeze path is measured between the ventilation openings on different orientations of the dwelling.



Ground floor plan



Upper floor plan

**Dwelling in or forming part of an apartment development**

- At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:
  - A maximum breeze path through the dwelling of 18 metres.
  - A minimum breeze path through the dwelling of 5 metres.
  - Ventilation openings with approximately the same size.
- The breeze path is measured between the ventilation openings on different orientations of the dwelling.

- Standard met**
- Standard not met**

**55.03-11 Storage objectives**

- To provide adequate storage facilities for each dwelling.

**Standard B3-11**

**Dwelling (other than a dwelling in or forming part of an apartment development)**

- Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.

**Dwelling in or forming part of an apartment development**

- Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.

**Response**

*This proposal presents over 18 cubic metres of storage space per dwelling, of which at least 12 cubic metres is within the dwelling.*

*At least 6 cubic metres of external storage space provided for the proposed dwellings within the proposed garages at rear.*

**Table B3-7.1 Bedroom dimensions**

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres

2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

- Standard met**  
 **Standard not met**

### 55.03-12 Accessibility for apartment developments objectives

- To ensure the design of dwellings meets the needs of people with limited mobility.

#### Standard B3-12

At least 50 per cent of dwellings in or forming part of an apartment development have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.

#### Response

*This application does not involve the construction or extension of:*

- A dwelling that is not in, or does not form part of, an apartment development; or*
- A residential building.*

**Table B3-12 Bathroom design**

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: <ul style="list-style-type: none"> <li>A slide door; or</li> <li>A door that opens outwards; or</li> <li>A door that opens inwards that is clear of the circulation area and has readily removable hinges</li> </ul>	Either: <ul style="list-style-type: none"> <li>A slide door; or</li> <li>A door that opens outwards; or</li> <li>A door that opens inwards and has readily removable hinges</li> </ul>
Circulation area	A clear circulation area that is: <ul style="list-style-type: none"> <li>A minimum area of 1.2 metres by 1.2 metres.</li> <li>Located in front of the shower and the toilet.</li> <li>Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> <li>A minimum width of 1 metre.</li> <li>The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>Clear of the toilet and basin.</li> </ul> The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.

Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

- Standard met**
- Standard not met**
- Note applicable**

## 55.04 EXTERNAL AMENITY

### 55.04-1 Daylight to existing windows objective

- To allow adequate daylight into existing habitable room windows.

#### Standard B4-1

Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

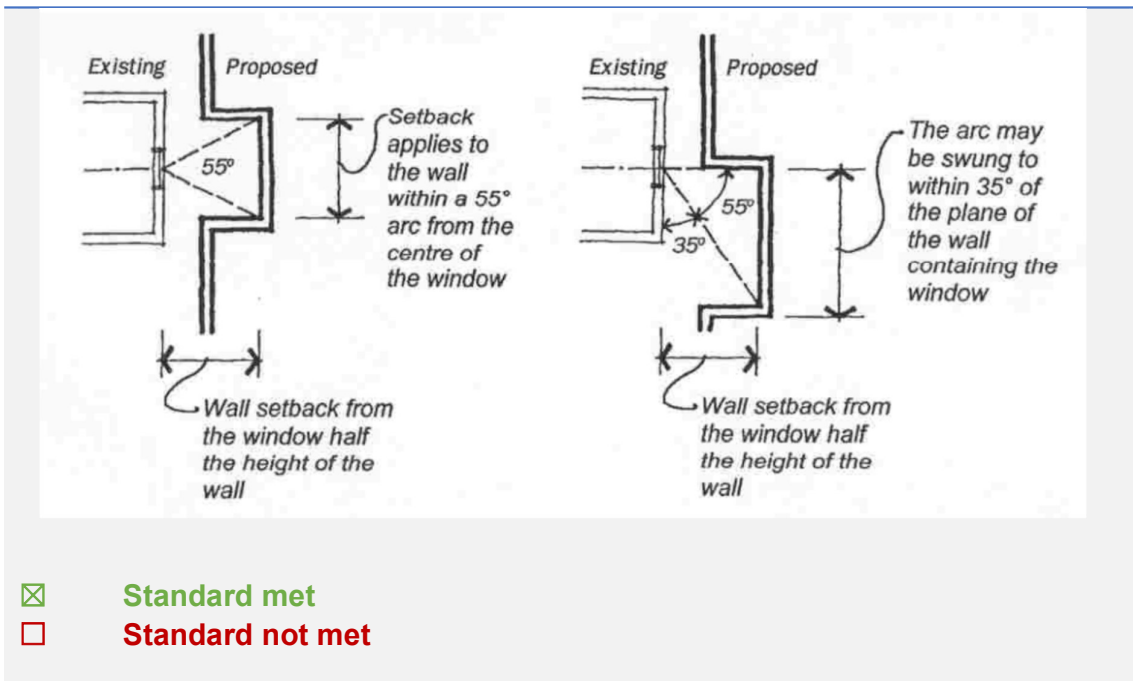
Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

#### Response

*The proposed dwellings will not reduce the amount of natural daylight entering habitable room windows within neighbouring properties; sufficiently setback achieving well in excess of 3 square metres with a minimum dimension of 1 metre clear to the sky.*

**Diagram B4-1 Daylight to existing windows**



#### 55.04-2 Existing north-facing windows objective

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

##### Standard B4-2

Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:

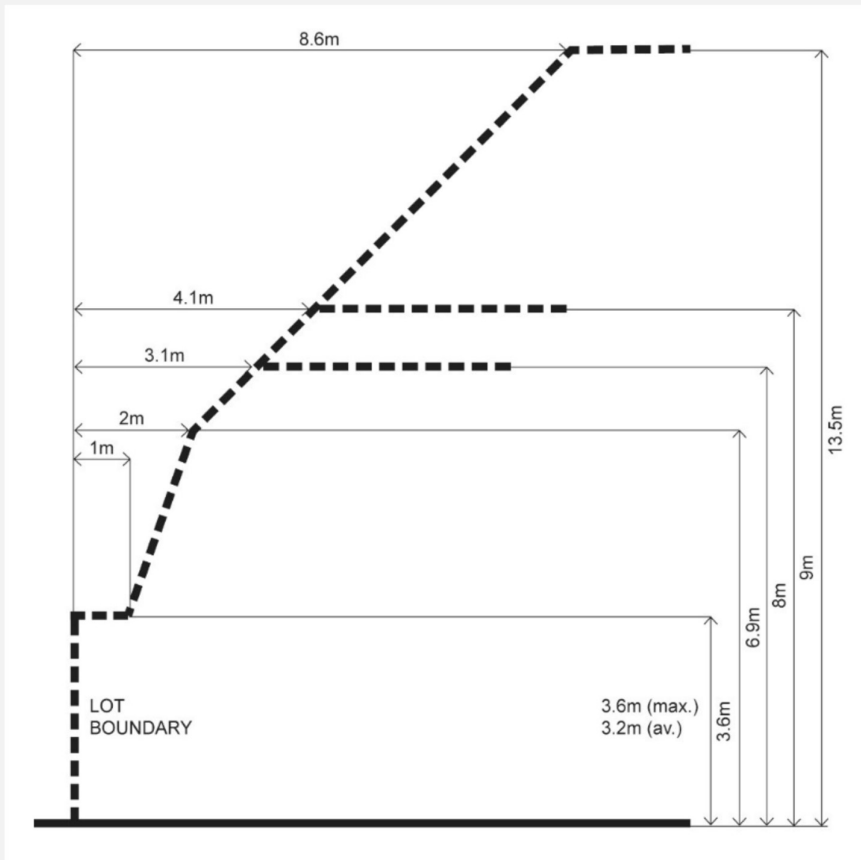
- A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
- For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not Exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.

For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.

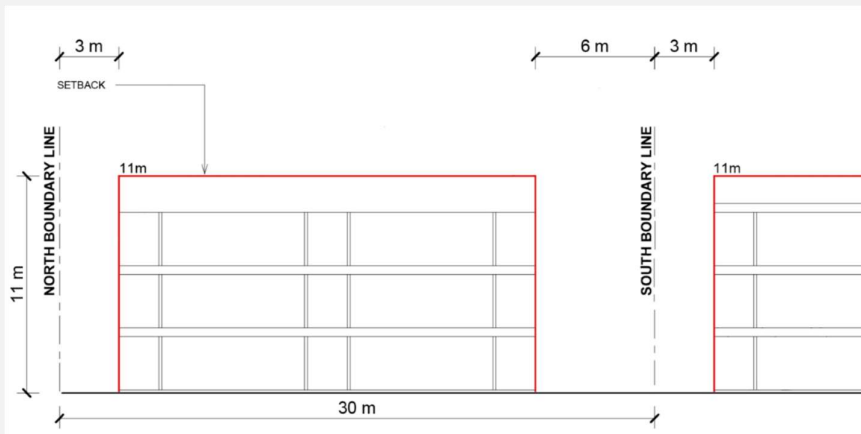
##### Response

*There are no northern habitable room windows within 3m of the site's southern boundary.*

**Diagram B4-2.1 North-facing windows**



**Diagram B4-2.2 North-facing windows**



- Standard met**
- Standard not met**

**55.04-3 Overshadowing secluded open space objective**

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

**Standard B4-3**

The area of secluded private open space that is not overshadowed by the new development is greater than:

- 50 per cent, or
- 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.

**Response**

*There is private open space within nine metres of the site and are situated to the rear of 21 Sanderson Street, 46 Sanderson Street and directly behind.*

*According to the shadow diagrams, this application will not reduce the amount of solar access adjoining SPOS are currently receiving.*



**Standard met**



**Standard not met**

**55.04-4 Overlooking objective**

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

**Standard B4-4**

In Clause 55.04-4 a habitable room does not include a bedroom.

A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 metres above floor level; or

**Response**

*Existing habitable room windows and private open space are within 9m of the proposal, however potential for overlooking is minimised as this proposal sets the upper level further away from site boundaries and does not introduce any upper storey habitable room windows; providing reasonable protection against visual intrusion.*

- Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

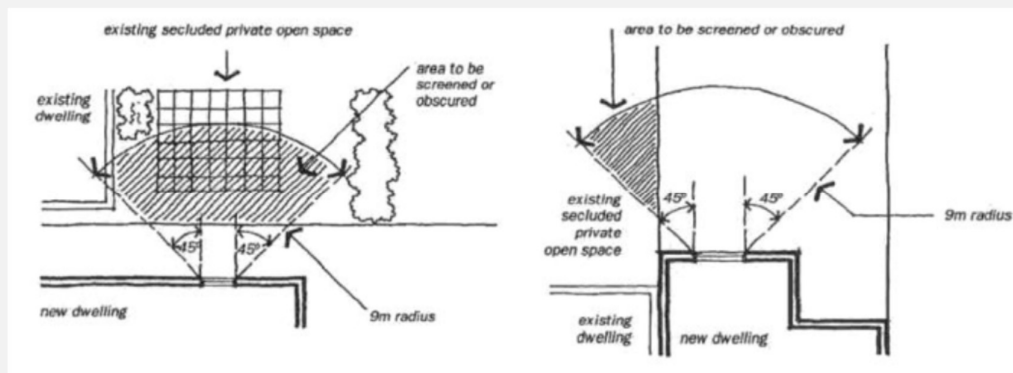
Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

**Diagram B4-4 Overlooking**



- Standard met**
- Standard not met**

#### 55.04-5 Internal views objective

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

**Standard B4.5**

In Clause 55.04-5 a habitable room does not include a bedroom.

Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:

- Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or
- Has a sill height of at least 1.7 metres above floor level; or
- Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Direct views are measured at a height of 1.7 metres above floor level and within:

- A 45 degree horizontal angle from the edge of the new window or balcony.
- A 45 degree angle in the downward direction.

Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

**Response**

*All windows within the proposal have been positioned such that direct observation into other habitable room windows within the site is not possible protecting the privacy of all residents.*



**Standard met**



**Standard not met**

## 55.05 SUSTAINABILITY

### 55.05-1 Permeability and stormwater management objective

- To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.
- To facilitate on-site stormwater infiltration.
- To encourage stormwater management that maximises the retention and reuse of stormwater.
- To contribute to urban cooling.

**Standard B5-1**

The site area covered by the pervious surfaces is at least 20 percent of the site.

**Response**

*Due to a site coverage of 58.41% there is sufficient remaining land to provide for more than 20% of the surface to be permeable promoting*

The development includes a stormwater management system designed to:

- Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:
  - Suspended solids 80% reduction in mean annual load.
  - Total phosphorus and Total Nitrogen 45% reduction in mean annual load.
  - Litter 70% reduction of mean annual load.

*Note:*

*A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.*

- Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.

*increased absorption of stormwater on the site. This application includes 33.30% permeability.*

*Water Sensitive Urban Design (WSUD) treatments in the form of rainwater tanks to each dwelling can be provided. The application includes site permeability of 33.30% which exceeds the minimum requirements under Standard 5-1 of Clause 55 (which requires 20%), supporting the opportunity for water to filtrate rather than run off into stormwater which will encourage water infiltration..*



**Standard met**



**Standard not met**

#### **55.05-2 Overshadowing domestic solar energy systems objective**

- To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.

##### **Standard B5-2**

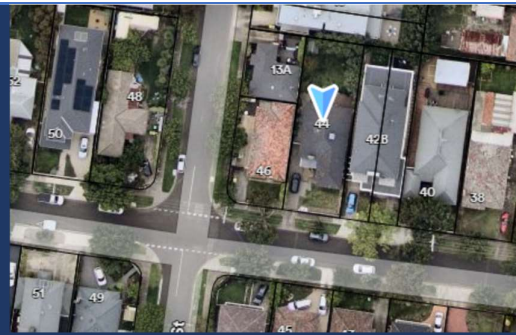
Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

##### **Response**

*There are no existing domestic solar energy systems on roofs of buildings within adjoining properties*

This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.

In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.



Nearmap dated 10 December 2025

- Standard met**
- Standard not met**

### 55.05-3 Rooftop solar energy generation area objectives

- To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

#### Standard B5-3

In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table B5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

#### Response

The design / layout of proposed roofing ensures capability of siting a rooftop solar energy:

- Has a minimum dimension of well more than 1.7 metres.
- Has a minimum area of more than 34 square metres.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Is free of obstructions on the roof of the dwelling

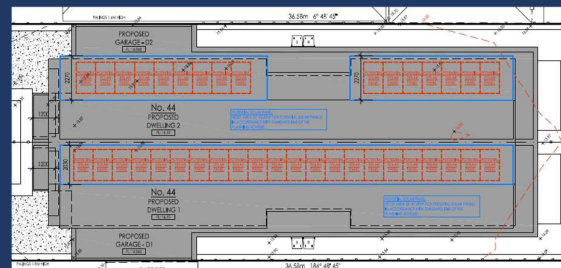
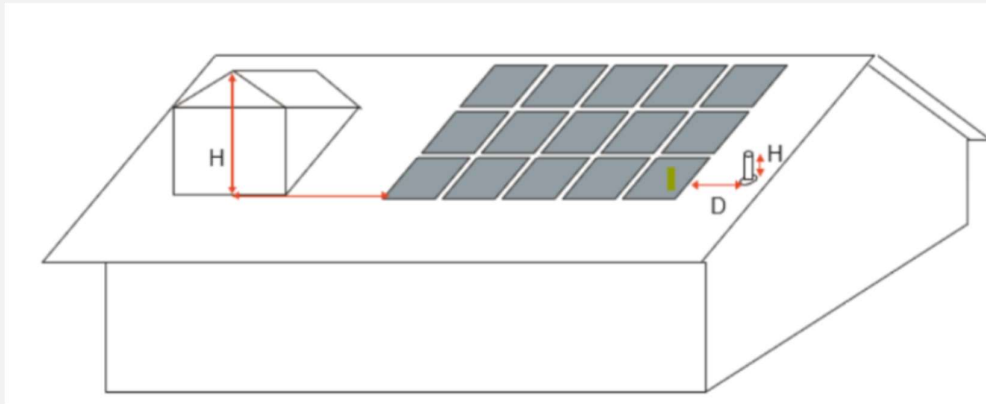


Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area



**Table B5-3 Minimum rooftop solar energy generation area**

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

- Standard met**
- Standard not met**

**55.05-4 Solar protection to new north-facing windows objectives**

- To encourage external shading of north facing windows to minimise summer heat gain.

**Standard B5-4**

North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

**Response**

The upper story north facing windows are shaded by eaves with a minimum dimension greater than 0.25 times the window height



North elevation

- Standard met**
- Standard not met**

*This application includes shading to the upper storey northern windows. The lower storey includes only one northern window however being incorporated in a sliding door it'll be impossible to match the same shading as the upper windows. This application opts to exclude shading so as to not compromise the aesthetic appeal/articulation of the northern elevation.*

**55.05-5 Waste and recycling objectives**

- To ensure dwellings are designed to facilitate waste recycling.
- To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

Minimum area	Minimum depth	Minimum height
1.8 square metres	0.8 metre	1.8 metres
5.4 square metres	0.8 metre	1.8 metres
1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres

**Standard B5-5**

**Dwelling (other than a dwelling in or forming part of an apartment development)**

- The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.
- If the development includes a shared bin storage area:
  - The shared bin storage area:
    - Is located within 40 metres of a kerbside collection point.
    - Includes a tap for bin washing.
  - There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.
- Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.
- Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

**Response**

*Bin enclosures are to be stored away from street view and conveniently located to the rear/side via the garage and taken out on garbage collection days.*

*A minimum area of 1.8 square metres has been provided to each dwelling with a minimum depth and height of 0.8 metres and 1.8 metre, respectively.*

**Dwelling in or forming part of an apartment development**

- The development includes a shared bin storage area for use by each dwelling of at least the applicable

area, depth and height specified in Table B5-5.2.

- Enclosed bin storage areas are ventilated by:
  - Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
  - A mechanical exhaust ventilation system.
- A tap and drain is provided to wash bins.
- A continuous path of travel is provided from each dwelling to bin storage areas.
- Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

**Table B5-5.1 Bin storage**

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling	1.8 square metres	0.8 metre	1.8 metres
Shared bin storage area for 3 dwellings or less	5.4 square metres	0.8 metre	1.8 metres
Shared bin storage area for 4 or more dwellings	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres

**Table B5-5.2 Apartment bin storage**

Type of bin storage area	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metre	2.7 metres
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area.	1 metre	2.7 metres

- Standard met**
- Standard not met**

**55.05-6 Noise impacts objectives**

- To minimise the impact of mechanical plant noise located in the development.

**Standard B5-6**

**Response**

Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.

*The only major identifiable noise source within the surrounding area is traffic along Sanderson Street. All bedrooms and private open space areas are well setback.*

- Standard met**
- Standard not met**

### 55.05-7 Energy efficiency for apartment developments objectives

- To achieve energy efficient dwellings and buildings.
- To ensure dwellings achieve adequate thermal efficiency.

#### Standard B5-7

Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.

#### Response

*This application does not involve the construction or extension of:*

- *A dwelling that is not in, or does not form part of, an apartment development; or*
- *A residential building.*

**Table B5-5.7 NatHERS Climate**

NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note:

Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

- Standard met**
- Standard not met**
- Note applicable**

## Conclusion

This proposal presents two new dwellings at 44 Sanderson Street, Yarraville which strikes a balance between improving living standards while protecting the original character of our neighbourhoods. It reflects a high standard of design and has been reached through careful consideration of adjoining properties.

The proposed development meets the objectives and Standards as set out in Clause 55 of the Scheme, Clause 52.06 and clause 52.13 pertaining to car parking and Stormwater Management in Urban Development, respectively.



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