



# Application for a Planning Permit

Lodgement Date: **11 February 2022**  
 Application Number: **PLA0027/22**  
 Lodgement Method: **Online**  
 Original Permit Number: **Not Applicable**

- ◆ Original Permit Number only relates to Amendment Applications
- ◆ All information in this form was submitted by the Applicant at the time of Lodgement.

## The Land

Property Address\* **36 Princes Avenue LONGWARRY VIC 3816**  
 Land Legal Description\* **V 8933 F 344 Lot 1 LP 82701 Drouin West Parish**  
 Other Related Property  
 Other Related Land

## The Proposal

Category\* **Development of 2 or more dwellings**  
 Proposal\* **Development of the land for 9 dwellings including retention of the existing dwelling.**  
 Estimated Cost\* **\$1360000.00**

## Application Information

Pre-Application Meeting\* **No**  
 Existing Land Use\* **Residential / Accommodation**  
 Encumbrances on Title\* **No**

## Applicant and Owner Details

### Applicant Details\*

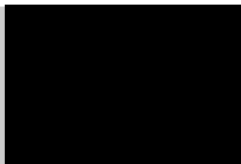
Surname/Company: **LID Engineering Pty Ltd**  
 First Name:  
 Postal Address:

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Mobile Phone:



Home Phone:

Work Phone:

Email Address:

mail@xwbconsulting.com.au

### Agent/Contact Details

Surname/Company: XWB Consulting

First Name:

Postal Address: PO Box 752  
BEACONSFIELD VIC  
3807

Mobile Phone: 04048517143

Home Phone:

Work Phone:

Email Address:

mail@xwbconsuting.com.au

### Owner Details\*

Surname/Company: LID Engineering Pty Ltd

First Name:

### Attachment Details

Title (Title-201.pdf)

Title plan (Title plan-5139.pdf)

Covering report 36 Princes Avenue Longwarry (Covering report 36 Princes Avenue Longwarry.pdf)

TP Plans Feb 22 (TP Plans Feb 22.pdf)

Clause 55 Assessment 36 Princes Avenue Longwarry (Clause 55 Assessment 36 Princes Avenue Longwarry.pdf)

Arboricultural\_Impact\_Assessment\_36 PRINCES AVE LONGWARRY\_20220204

(Arboricultural\_Impact\_Assessment\_36 PRINCES AVE LONGWARRY\_20220204.pdf)

### Applicant Declaration

I understand and declare that:

- I am the Applicant;
- all information provided within this application is true and correct, and
- the property/land owner (if not myself) has been notified of the application.

*I agree to the declaration terms\**

Yes

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The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

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 of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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Document Assembled	<b>11/02/2022 11:42</b>

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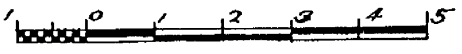
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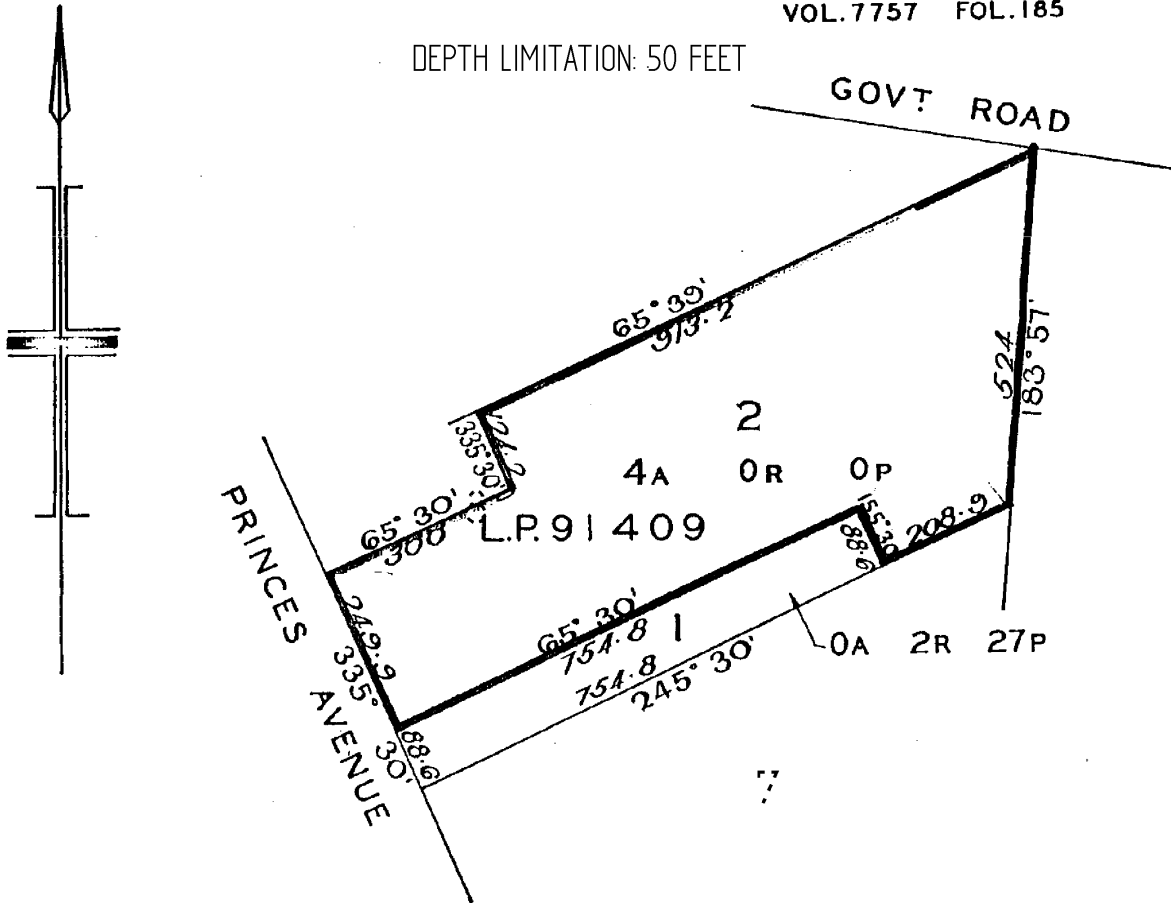
W

PLAN OF SUBDIVISION OF PART OF CROWN ALLOT. 8 SECT. 7 TOWNSHIP OF LONGWARRY PARISH OF DROUIN WEST	APPROPRIATIONS
	(Empty space for details)



VOL. 7757 FOL. 185

DEPTH LIMITATION: 50 FEET



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	A.R.T	EDN. No.
	CROWN BOUNDARIES ADDED			2

**CONSENT OF COUNCIL**

The Council of the Shire of Buln Buln hereby consents to the plan of subdivision delineated on the above plan, in Witness Whereof the Common Seal of the President, Councillors and Ratepayers of the Shire of Buln Buln was hereunto affixed: this 15<sup>th</sup> day of July 1968

In the presence of

*N. G. Nicholson* ..... PRESIDENT  
*P. Henry* ..... COUNCILLOR  
*M. Kelly* ..... SECRETARY

**SURVEYORS CERTIFICATION**

I certify that this plan has been made by *W. G. Young* and accords with title

*W. G. Young*  
 Licensed Surveyor  
 Page 5 of 5 19-7-68

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82701

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

VOLUME 08933 FOLIO 344

Security no : 124095442330Q  
Produced 11/02/2022 11:40 AM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 082701.  
PARENT TITLE Volume 07757 Folio 185  
Created by instrument E421402 14/06/1972

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
LID ENGINEERING PTY LTD of OFFICE 1 LOWER GROUND FLOOR 0 333  
BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782  
AV213009Q 11/01/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE LP082701 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AV213008S (E)	DISCHARGE OF MORTGAGE	Registered	11/01/2022
AV213009Q (E)	TRANSFER	Registered	11/01/2022

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

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

Street Address: 36 PRINCES AVENUE LONGWARRY VIC 3816

**ADMINISTRATIVE NOTICES**

NIL  
  
eCT Control 18217W PARTNERS OF FALCONE & ADAMS  
Effective from 11/01/2022  
  
DOCUMENT END

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Aerial 2

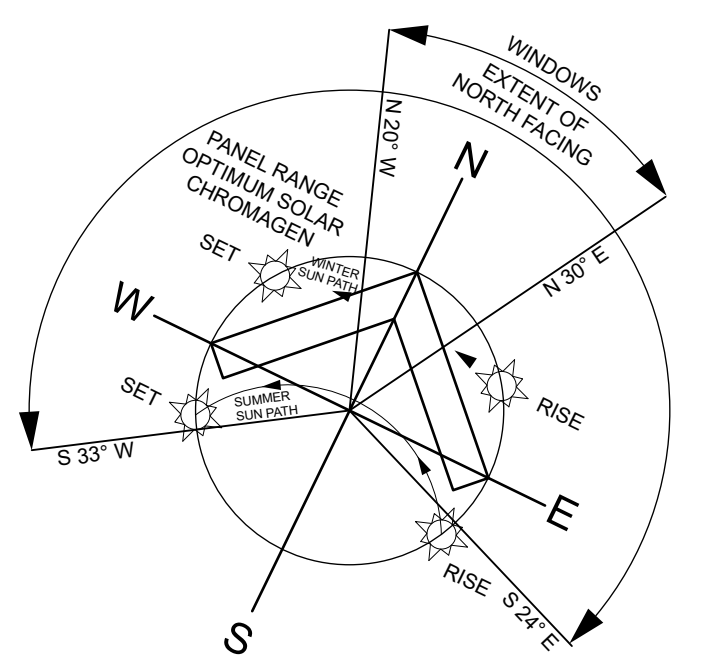


PHOTO LOCATION 1



PHOTO LOCATION 2



PHOTO LOCATION 3



PHOTO LOCATION 4



PHOTO LOCATION 5



PHOTO LOCATION 6



PHOTO LOCATION 7



PHOTO LOCATION 8



PHOTO LOCATION 9



PHOTO LOCATION 10



PHOTO LOCATION 11



PHOTO LOCATION 12

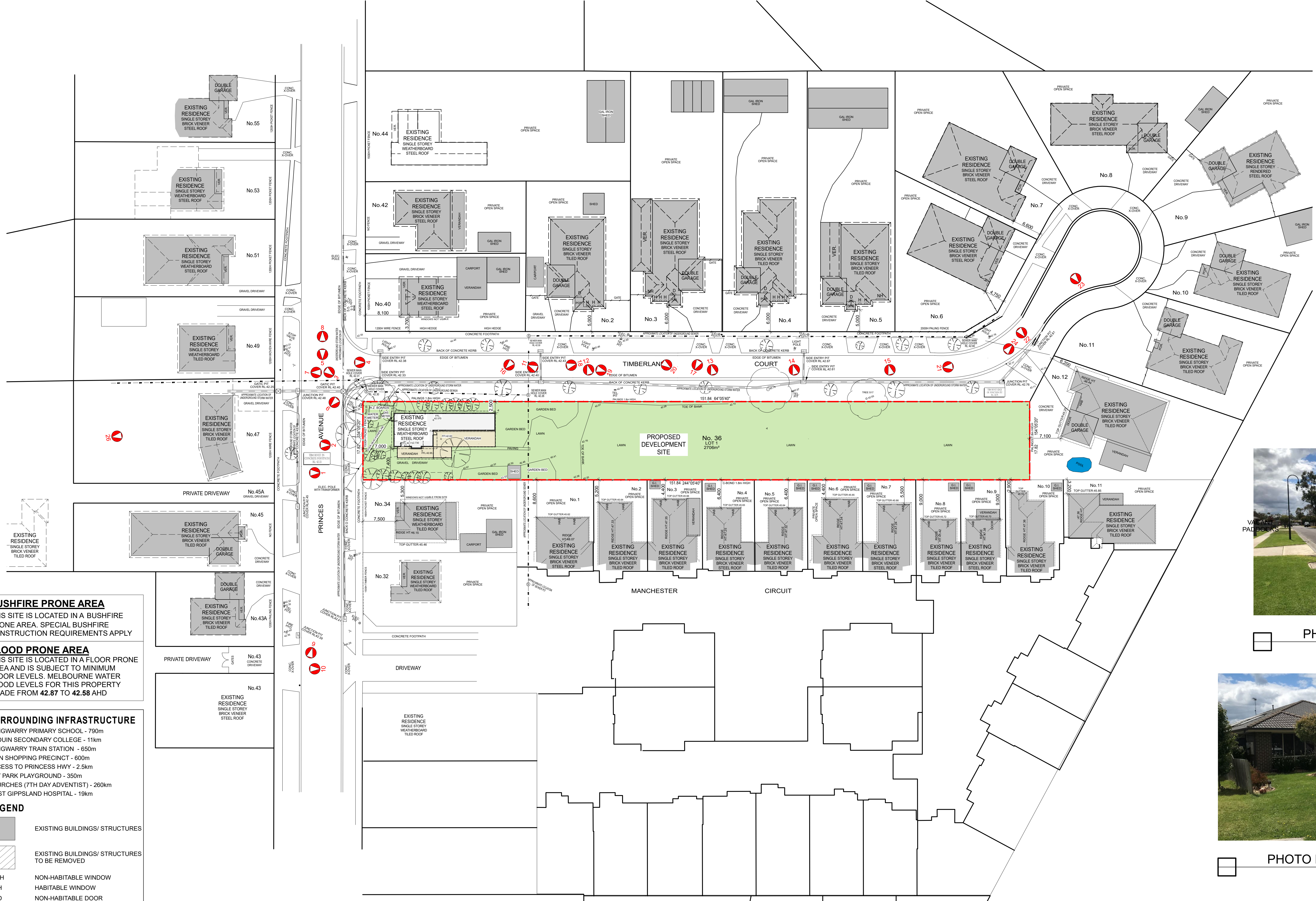


PHOTO LOCATION 13



PHOTO LOCATION 14



PHOTO LOCATION 15



PHOTO LOCATION 16



PHOTO LOCATION 17



PHOTO LOCATION 18



PHOTO LOCATION 19



PHOTO LOCATION 20



PHOTO LOCATION 21



PHOTO LOCATION 22



PHOTO LOCATION 23



PHOTO LOCATION 24

**BUSHFIRE PRONE AREA**  
THIS SITE IS LOCATED IN A BUSHFIRE PRONE AREA. SPECIAL BUSHFIRE CONSTRUCTION REQUIREMENTS APPLY

**FLOOD PRONE AREA**  
THIS SITE IS LOCATED IN A FLOOD PRONE AREA AND IS SUBJECT TO MINIMUM FLOOR LEVELS. MELBOURNE WATER FLOOD LEVELS FOR THIS PROPERTY GRADE FROM 42.87 TO 42.58 AHD

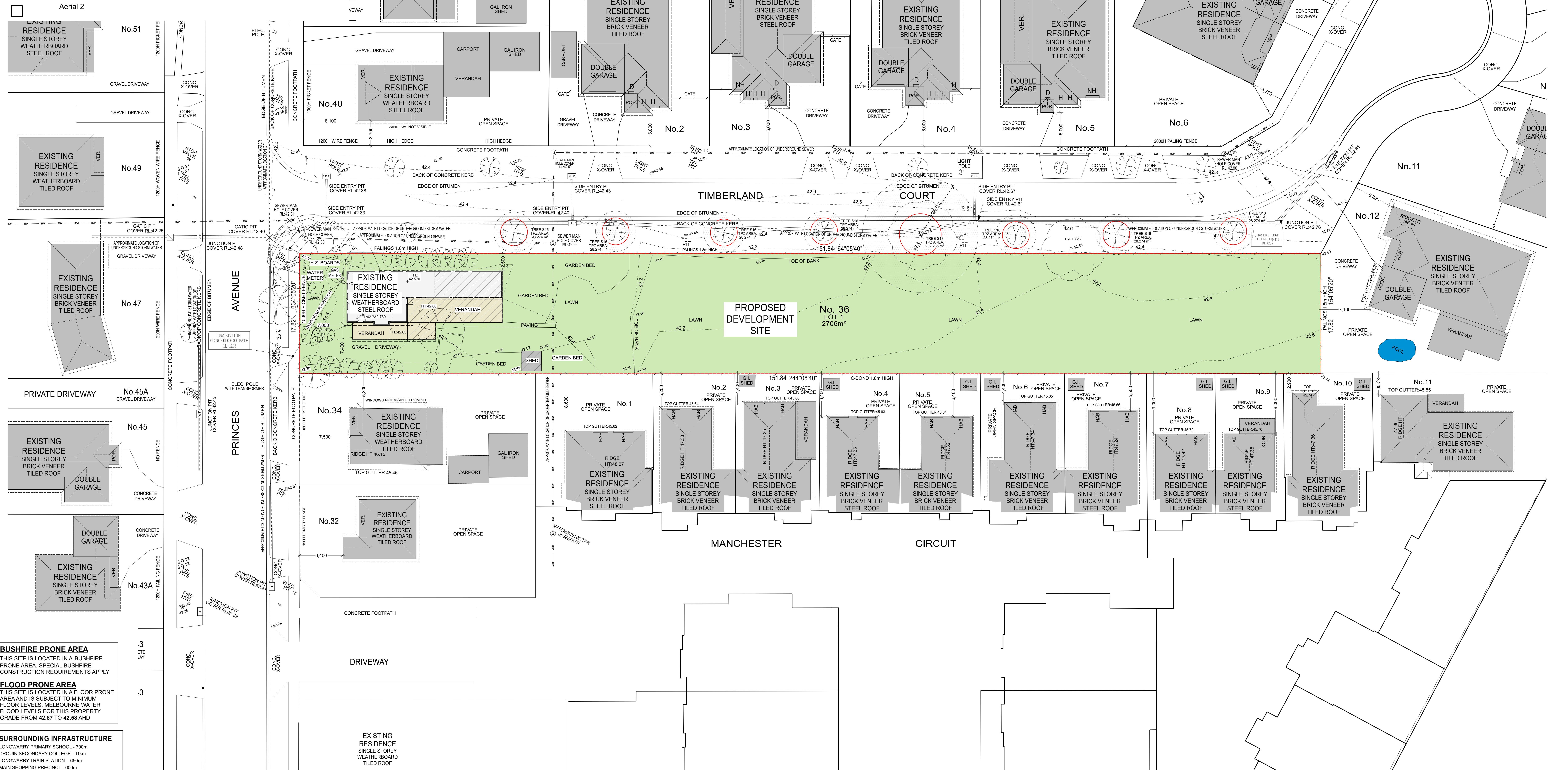
**SURROUNDING INFRASTRUCTURE**  
LONGWARRY PRIMARY SCHOOL - 790m  
DROUIN SECONDARY COLLEGE - 11km  
LONGWARRY TRAIN STATION - 450m  
MAIN SHOPPING PRECINCT - 400m  
ACCESS TO PRINCESS HWY - 2.5km  
TOY PARK PLAYGROUND - 350m  
CHURCHES (7TH DAY ADVENTIST) - 260km  
WEST GIPPSLAND HOSPITAL - 19km

**LEGEND**  
EXISTING BUILDINGS/ STRUCTURES  
EXISTING BUILDINGS/ STRUCTURES TO BE REMOVED  
NH NON-HABITABLE WINDOW  
H HABITABLE WINDOW  
D NON-HABITABLE DOOR  
HD HABITABLE DOOR  
EXISTING VEGETATION  
PHOTO DIRECTION

PROJECT: PROPOSED UNIT DEVELOPMENT  
CLIENT: LONGVIEW DESIGN AND BUILD  
DRAWING TITLE: NEIGHBOURHOOD AND SITE DESCRIPTION PLAN  
LONGVUE DESIGN AND BUILD  
TOWN PLANNING  
LONGVUE DESIGN AND BUILD

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TOWN PLANNING  
Page 12 of 12  
Scale: 1:400  
Date: 21/01/17

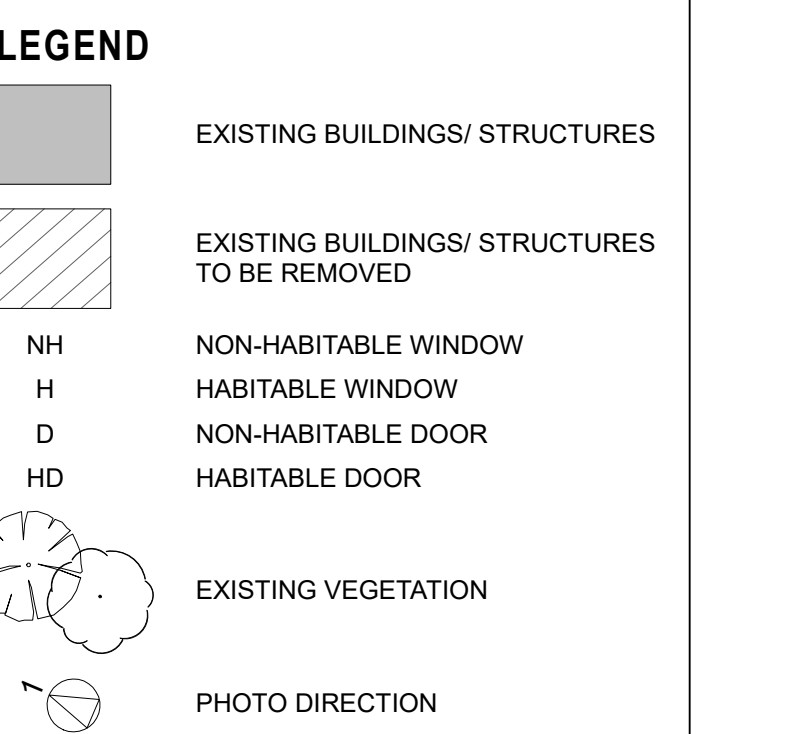




**BUSHFIRE PRONE AREA**  
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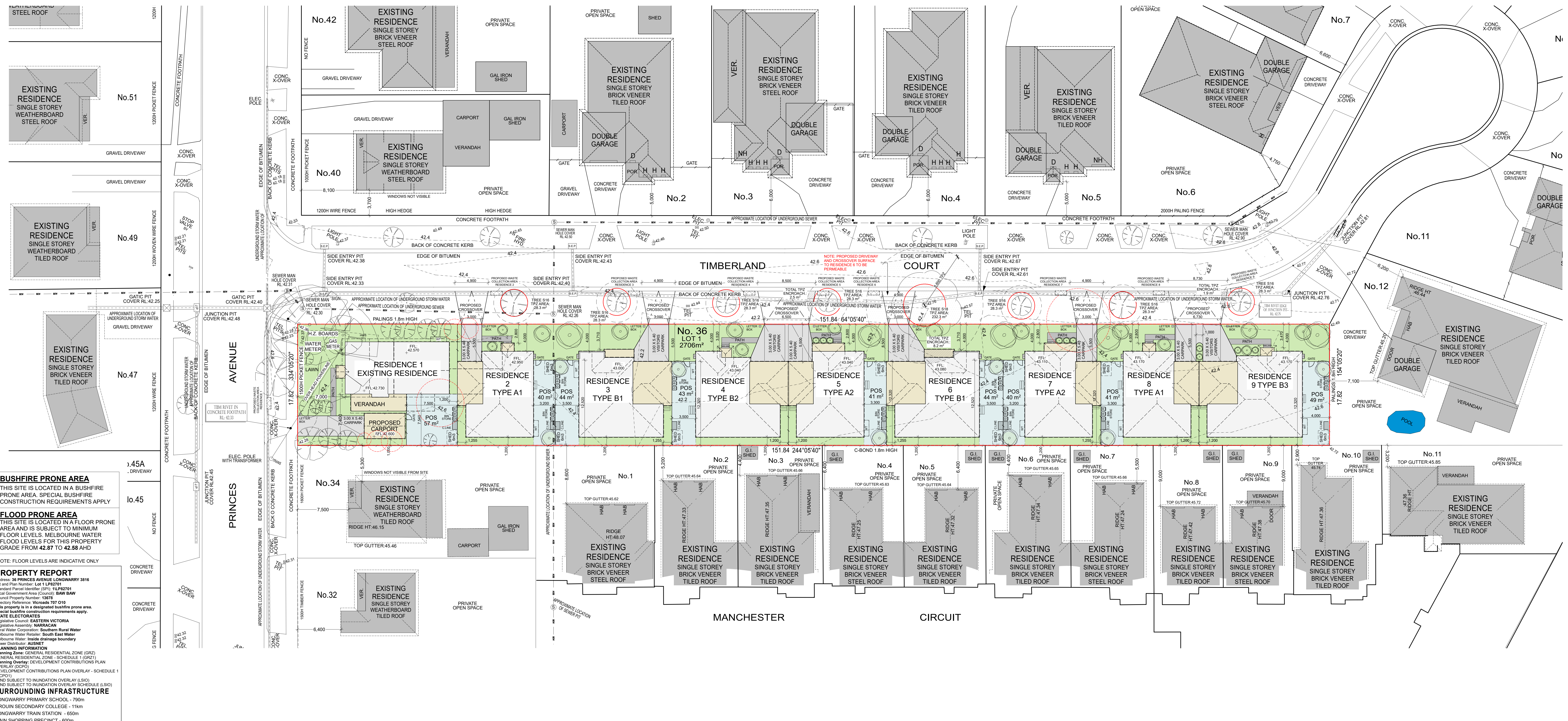
**SURROUNDING INFRASTRUCTURE**  
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TOY PARK PLAYGROUND - 350m  
CHURCHES (7TH DAY ADVENTIST) - 260km  
WEST GIPPSLAND HOSPITAL - 19km



PROJECT: PROPOSED UNIT DEVELOPMENT	DRAWING TITLE: SITE CONTEXT PLAN	CLIENT SIGNATURE: DATE	DATE: 15/01/2024
CLIENT: LONGVIEW DESIGN AND BUILD	CLIENT SIGNATURE: DATE	DATE: 15/01/2024	SCALE: 1:200
Lot 1 No.36 PRINCES AVE, LONGWARRY	LONGVUE DESIGN AND BUILD	12	21/01/2024

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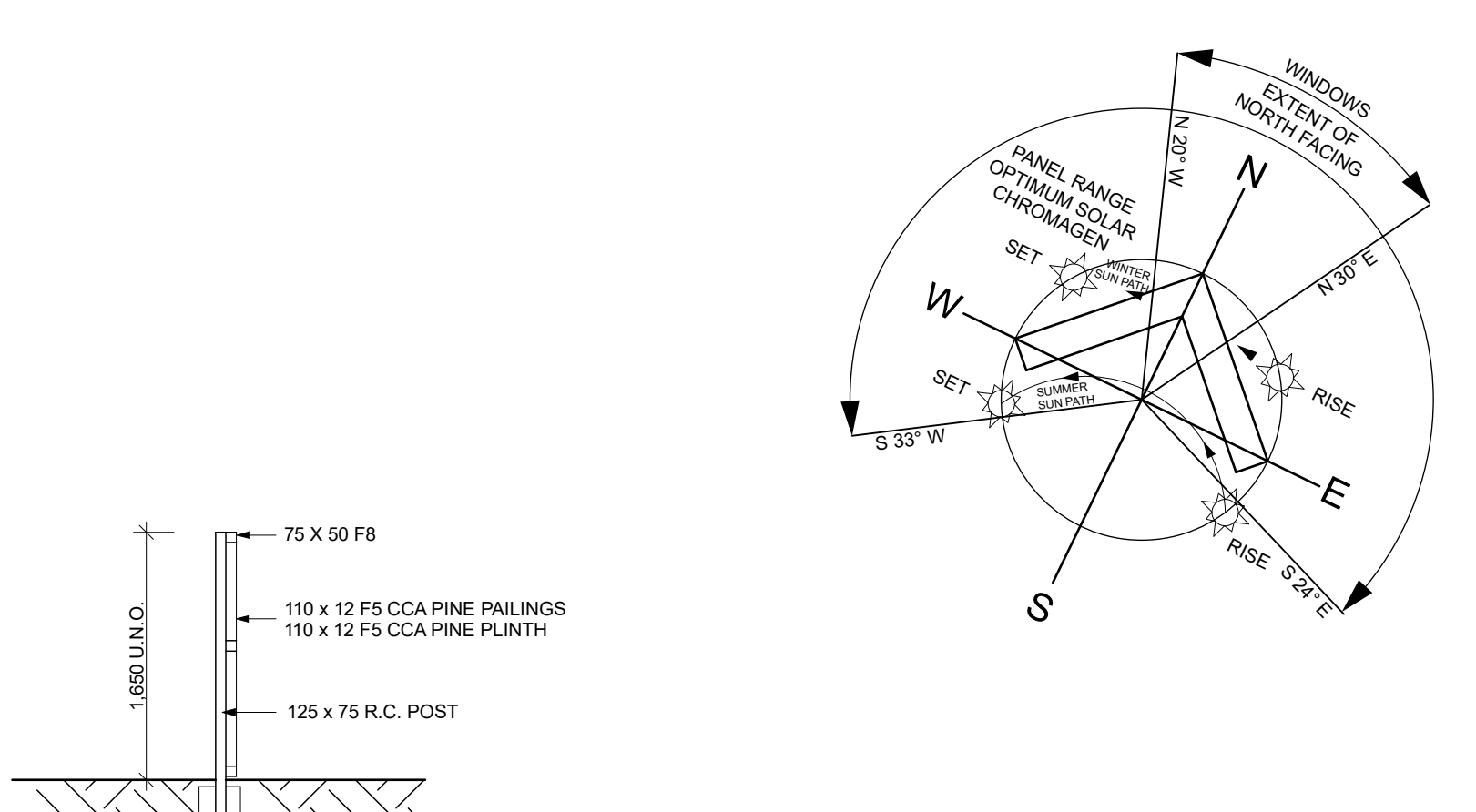
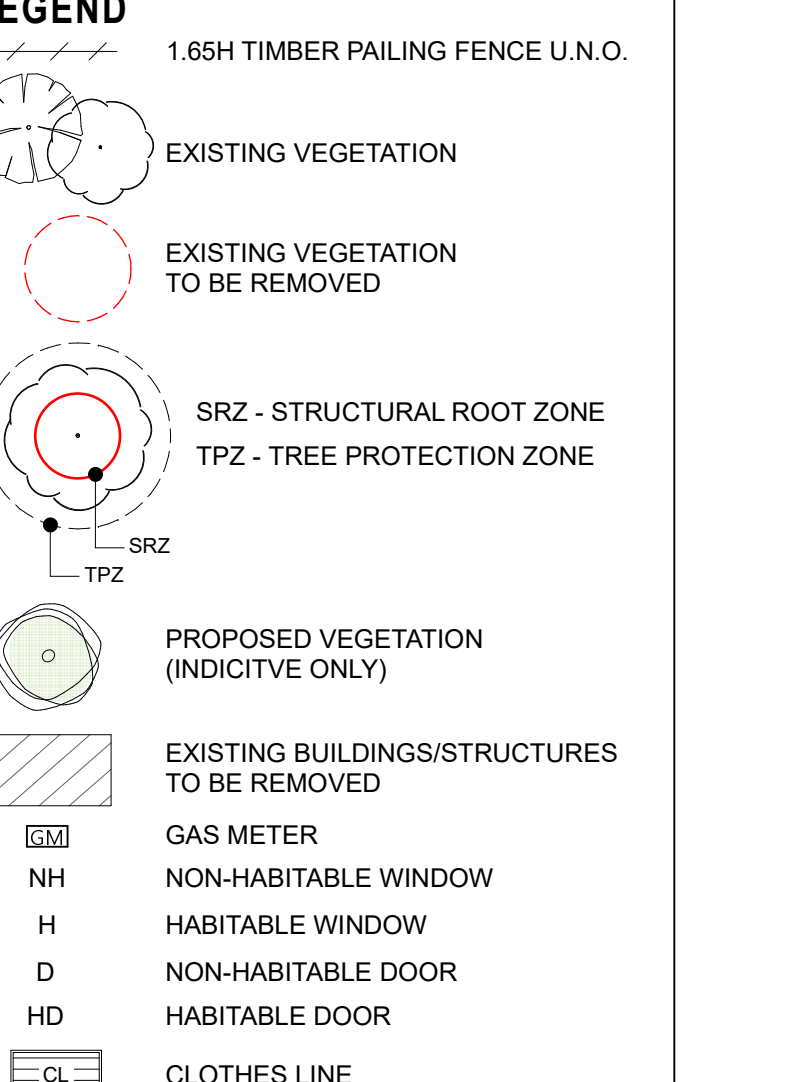
NOTE: FLOOR LEVELS ARE INDICATIVE ONLY.

**PROPERTY REPORT**  
 Address: 36 PRINCES AVENUE LONGWARRY 3816  
 Lot and Plan Number: Lot 1 LPR2701  
 Standard Parcel Identifier (SPI): 151.842701  
 Local Government Area (Council): BAW BAW  
 Council Property Number: 13878  
 Directory Reference: Vicroads 707 016  
 This property is in a designated bushfire prone area. Special bushfire construction requirements apply.

**STATE ELECTORATES**  
 Legislative Council: EASTERN VICTORIA  
 Rural Water Corporation: Southern Rural Water  
 Melbourne Water Retailer: South East Water  
 Melbourne Water: Inside drainage boundary  
 Power Distributor: ALBION PLANNING INFORMATION

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)  
 GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)  
 Planning Overlay: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)  
 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)  
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)  
 LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

**SURROUNDING INFRASTRUCTURE**  
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 TOY PARK PLAYGROUND - 350m  
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 WEST GIPPSLAND HOSPITAL - 19km



STATISTICS		m2
SITE AREA	PROPOSED RESIDENCE	2768.79
SITE COVER	PROPOSED CARPORT	119.73
SITE COVER	EXISTING VERANDAH	22.29
SITE COVER	EXISTING PORCH	19.34
SITE COVER	PROPOSED PORCH	2.45
SITE COVER	RESIDENCE 1	109.33
SITE COVER	RESIDENCE 2	23.60
SITE COVER	RESIDENCE 3	2.29
SITE COVER	RESIDENCE 4	118.47
SITE COVER	RESIDENCE 5	5.16
SITE COVER	RESIDENCE 6	118.47
SITE COVER	RESIDENCE 7	36.06
SITE COVER	RESIDENCE 8	5.16
SITE COVER	RESIDENCE 9	118.47
SITE COVER	RESIDENCE 10	2.21
SITE COVER	RESIDENCE 11	109.33
SITE COVER	RESIDENCE 12	23.60
SITE COVER	RESIDENCE 13	5.16
SITE COVER	RESIDENCE 14	118.47
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SITE COVER	RESIDENCE 16	5.16
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SITE COVER	RESIDENCE 18	23.60
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SITE COVER	RESIDENCE 24	23.60
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SITE COVER	RESIDENCE 26	118.47
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SITE COVER	RESIDENCE 97	5.16
SITE COVER	RESIDENCE 98	118.47
SITE COVER	RESIDENCE 99	23.60
SITE COVER	RESIDENCE 100	5.16

PROJECT: PROPOSED UNIT DEVELOPMENT  
 CLIENT: LONGVIEW DESIGN AND BUILD  
 DRAWING TITLE: PROPOSED SITE PLAN  
 DESIGNER: LONGVIEW DESIGN AND BUILD  
 DATE: 15/01/2024

LONGVIEW DESIGN AND BUILD  
 151.84 64°05'40"  
 151.84 64°05'40"





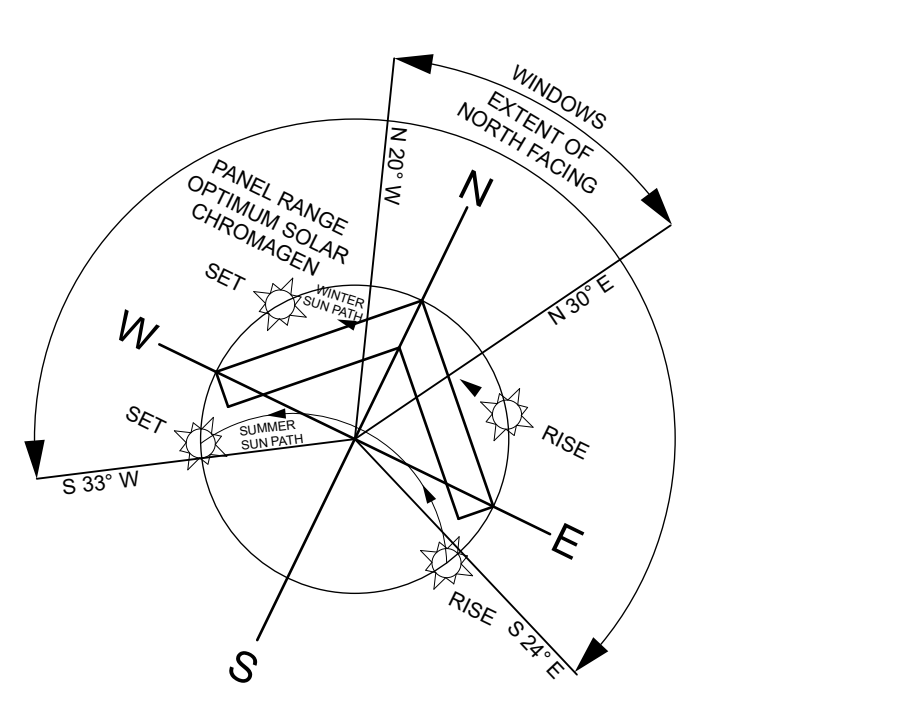
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**PROPERTY REPORT**  
 Address: 36 PRINCES AVENUE LONGWARRY 3816  
 Lot and Plan Number: Lot 1 L192791  
 Standard Parcel Identifier (SPI): 11829291  
 Local Government Area (Council): BAW BAW  
 Council Property Number: 19878  
 Directory Reference: Vicroads 707 016  
 This property is in a designated bushfire prone area. Special bushfire construction requirements apply.  
 STATE ELECTRICITIES  
 Legislative Council: EASTERN VICTORIA  
 Rural Water Corporation: Southern Rural Water  
 Melbourne Water Retailer: South East Water  
 Melbourne Water: Inside drainage boundary  
 Power Distributor: AUSTRALIAN PLANNING INFORMATION  
 Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)  
 GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)  
 Planning Overlay: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DPO)  
 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DPO1)  
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)  
 LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

**SURROUNDING INFRASTRUCTURE**  
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 WEST GIPPSLAND HOSPITAL - 19km

- LEGEND**
- 1.65H TIMBER PAILING FENCE U.N.O.
  - EXISTING VEGETATION
  - EXISTING VEGETATION TO BE REMOVED
  - SRZ - STRUCTURAL ROOT ZONE
  - TPZ - TREE PROTECTION ZONE
  - PROPOSED VEGETATION (INDICATIVE ONLY)
  - EXISTING BUILDINGS/STRUCTURES TO BE REMOVED
  - GAS METER
  - NH - NON-HABITABLE WINDOW
  - H - HABITABLE WINDOW
  - D - NON-HABITABLE DOOR
  - HD - HABITABLE DOOR
  - C.L. - CLOTHES LINE
  - RB - RUBBISH BIN STORE
  - WC - WASTE COLLECTION AREA
  - WT - 3000L WATER TANK

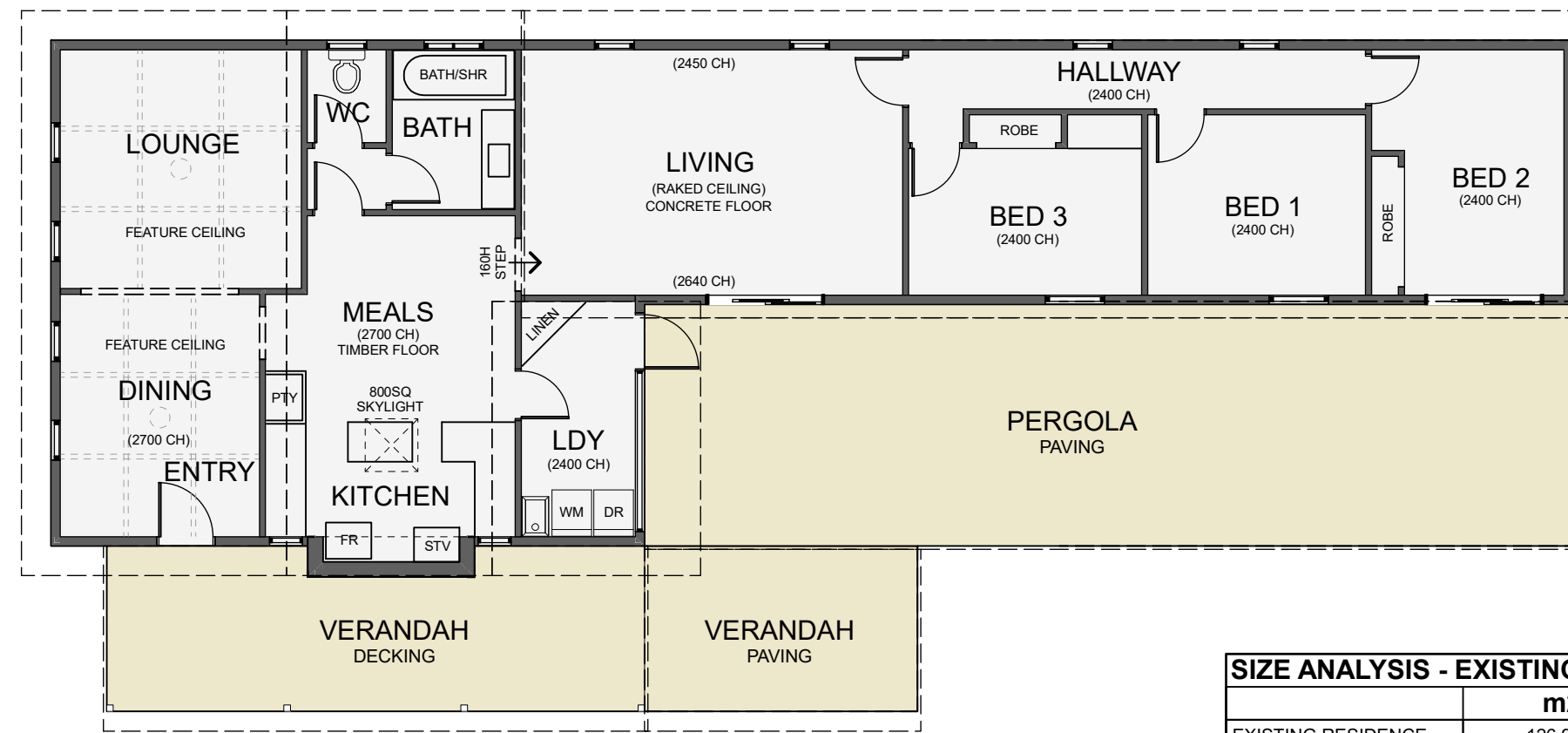


PROJECT: PROPOSED UNIT DEVELOPMENT	DRAWING TITLE: PROPOSED SITE/FLOOR PLAN	CLIENTS SIGNATURE: DATE	DATE: 12/01/2017
CLIENT: LONGVIEW DESIGN AND BUILD	DESIGNER: LONGVIEW DESIGN AND BUILD	CLIENTS SIGNATURE: DATE	DATE: 12/01/2017
PROJECT: Lot 1 No.36 PRINCES AVE, LONGWARRY	SCALE: 1:200	DATE: 12/01/2017	21-0017

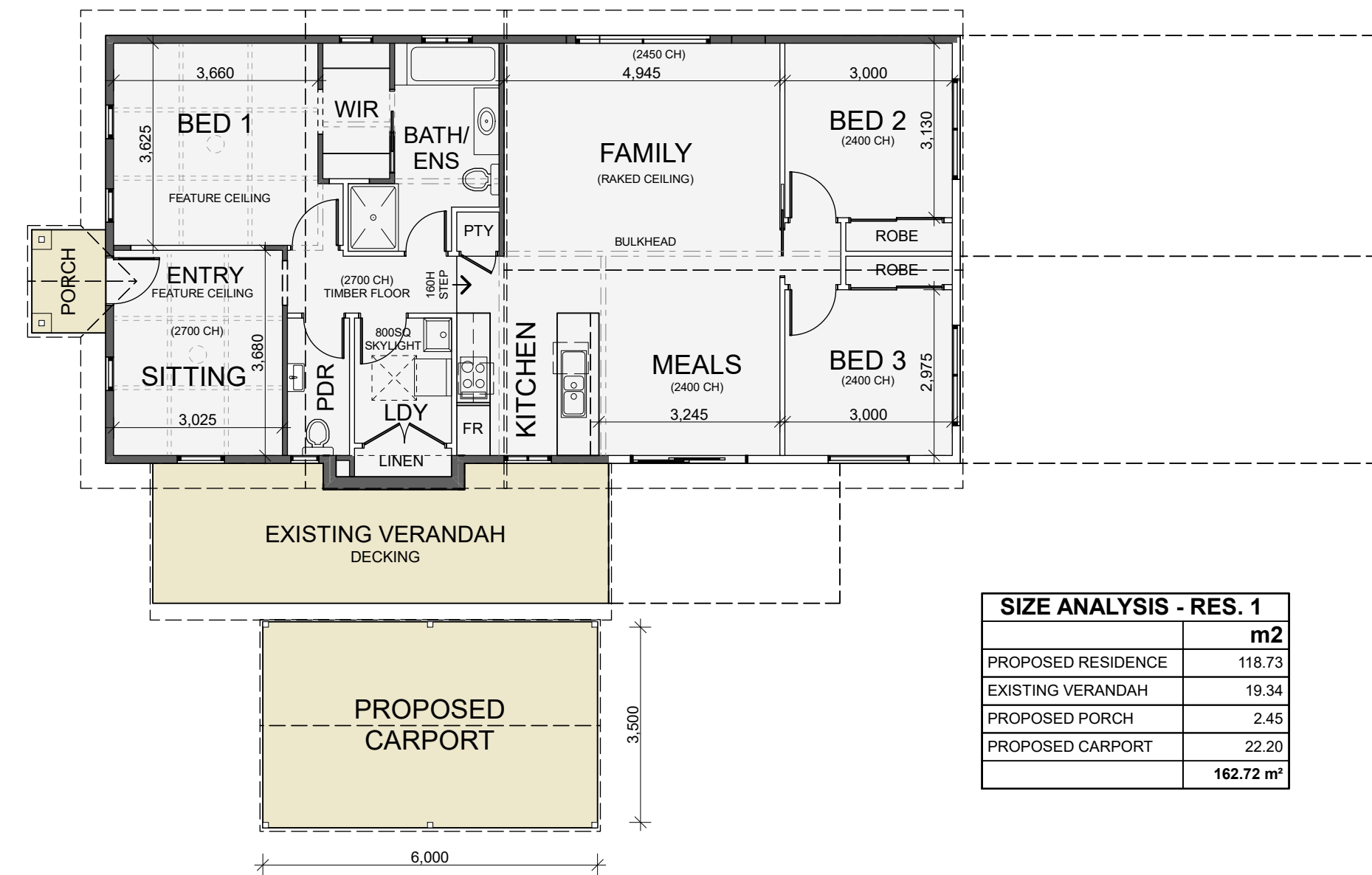
**LONGVIEW DESIGN AND BUILD**

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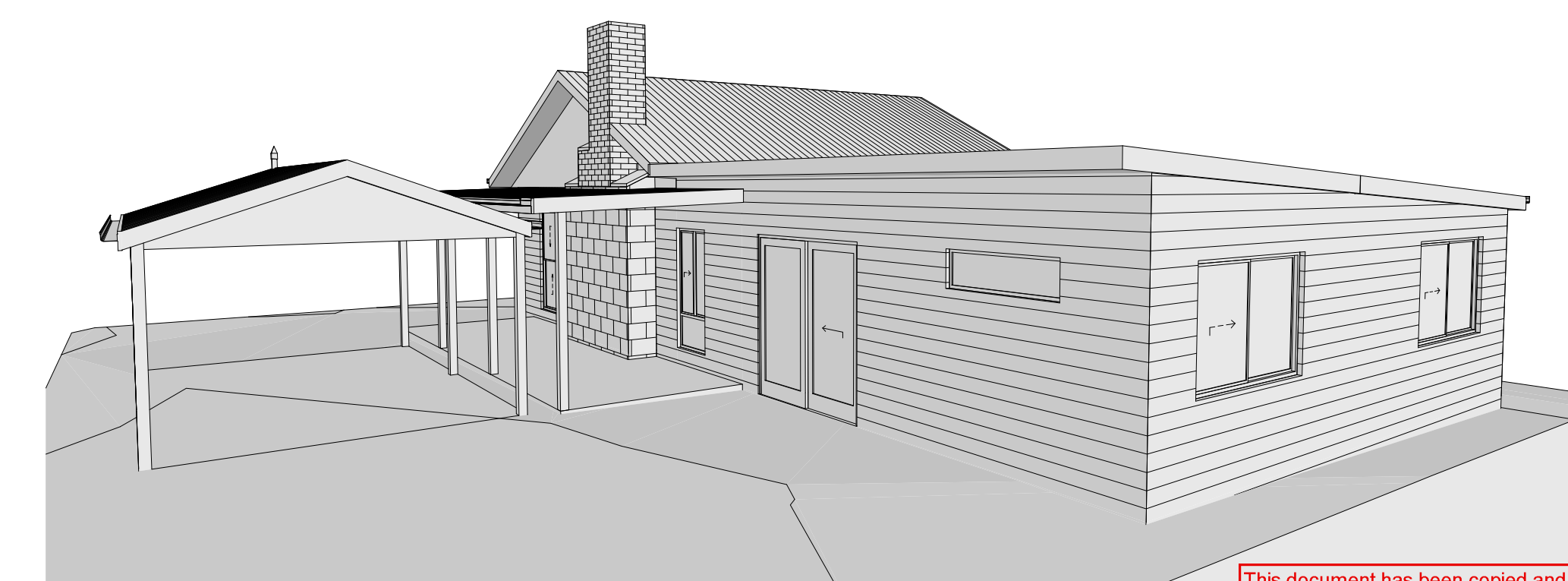
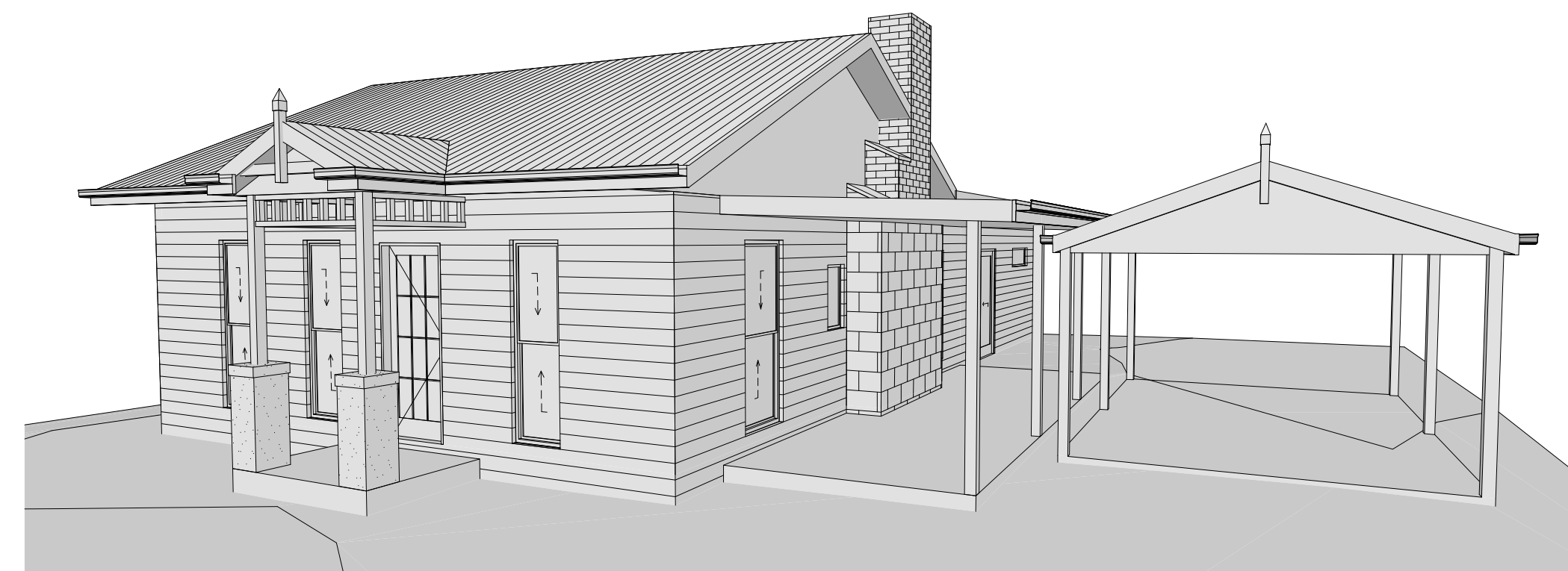
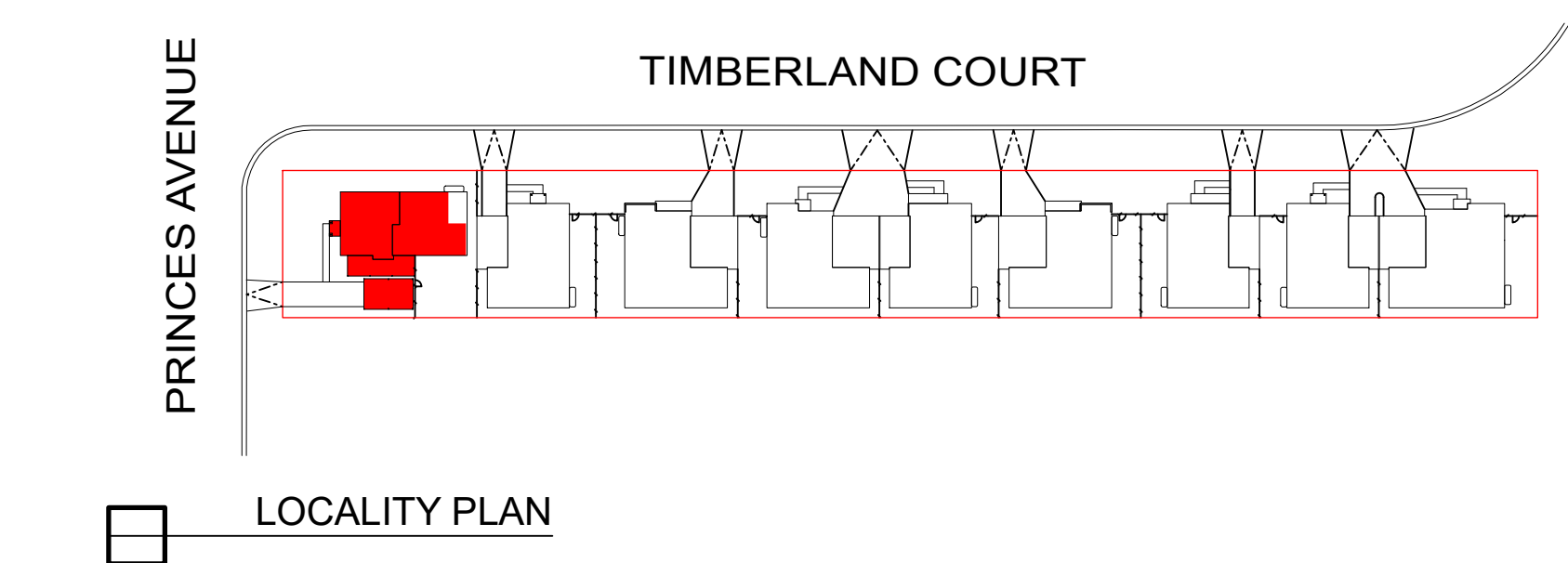
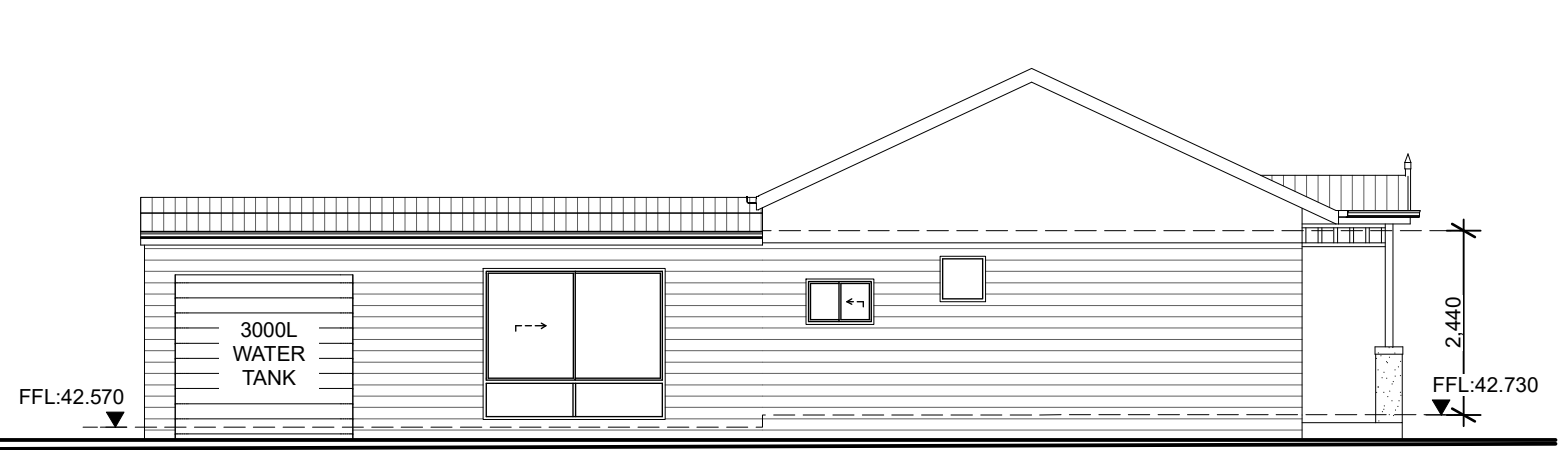
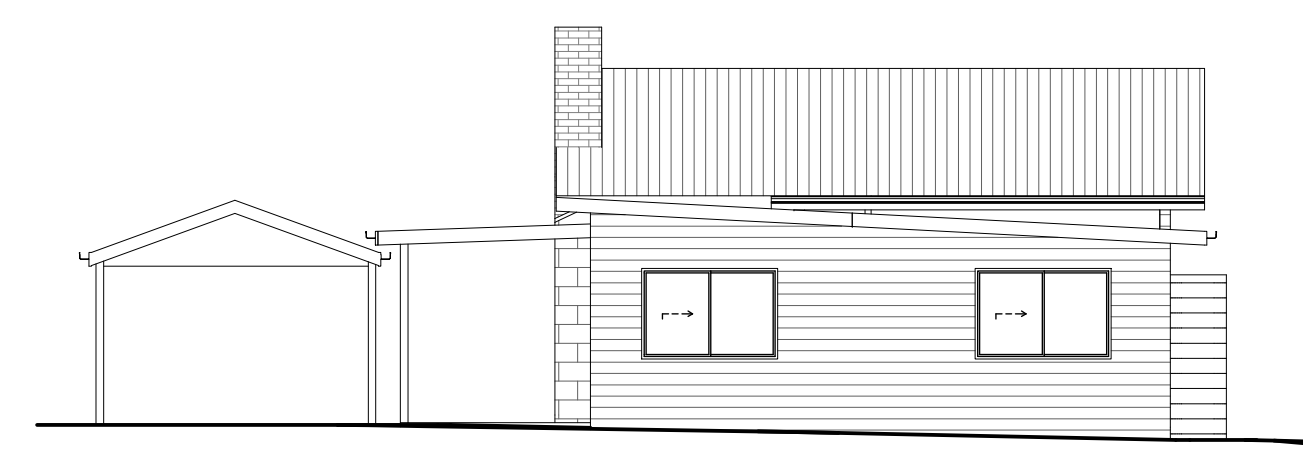
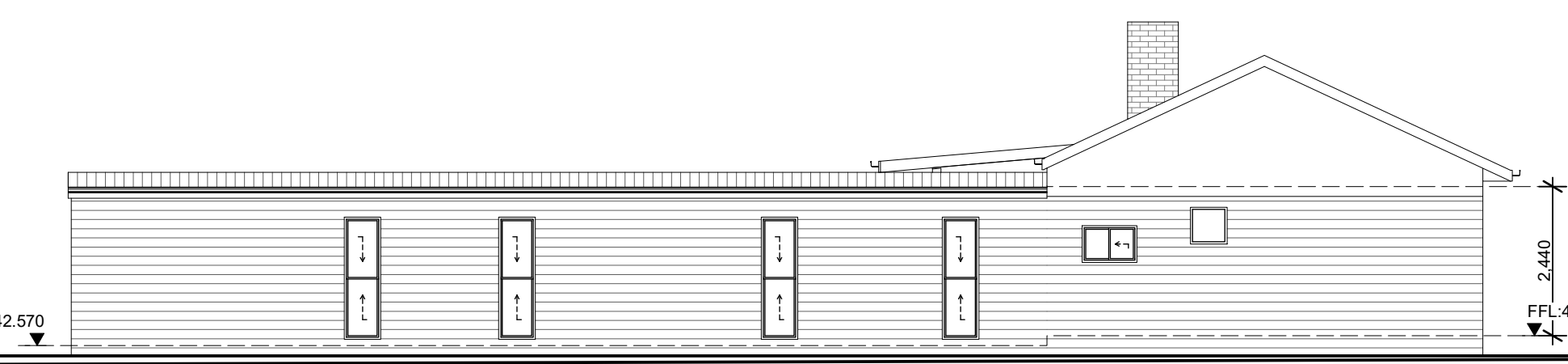
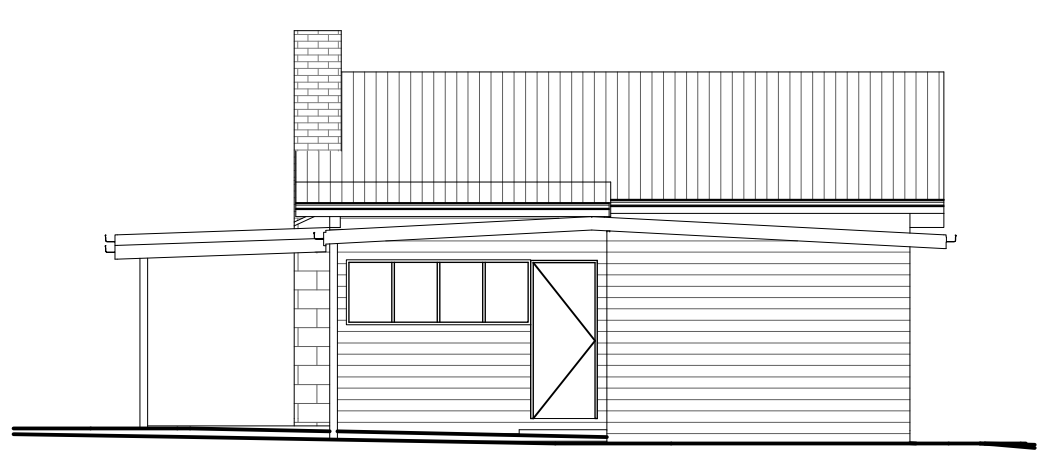
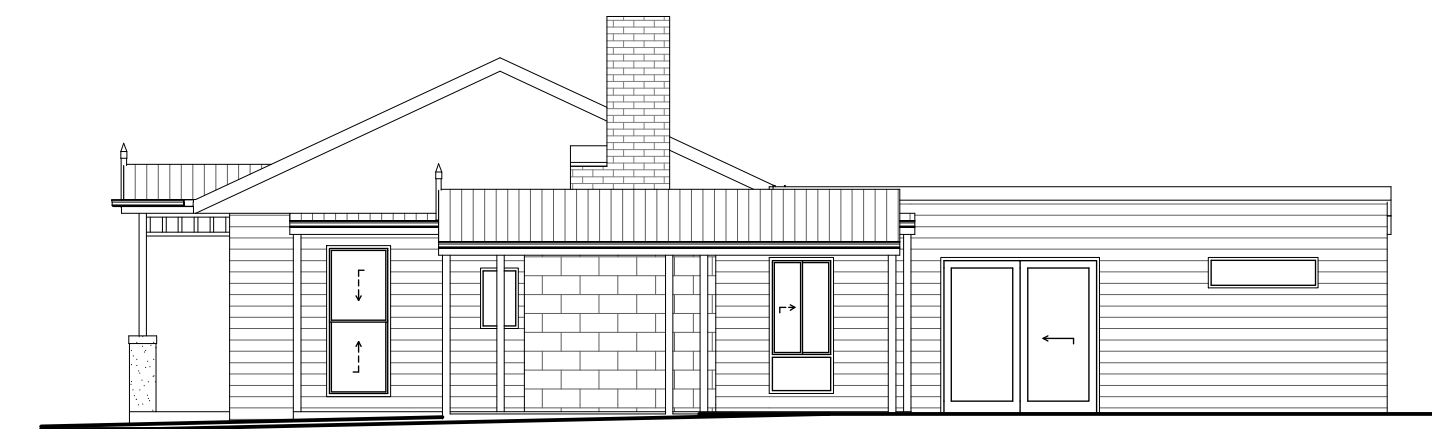
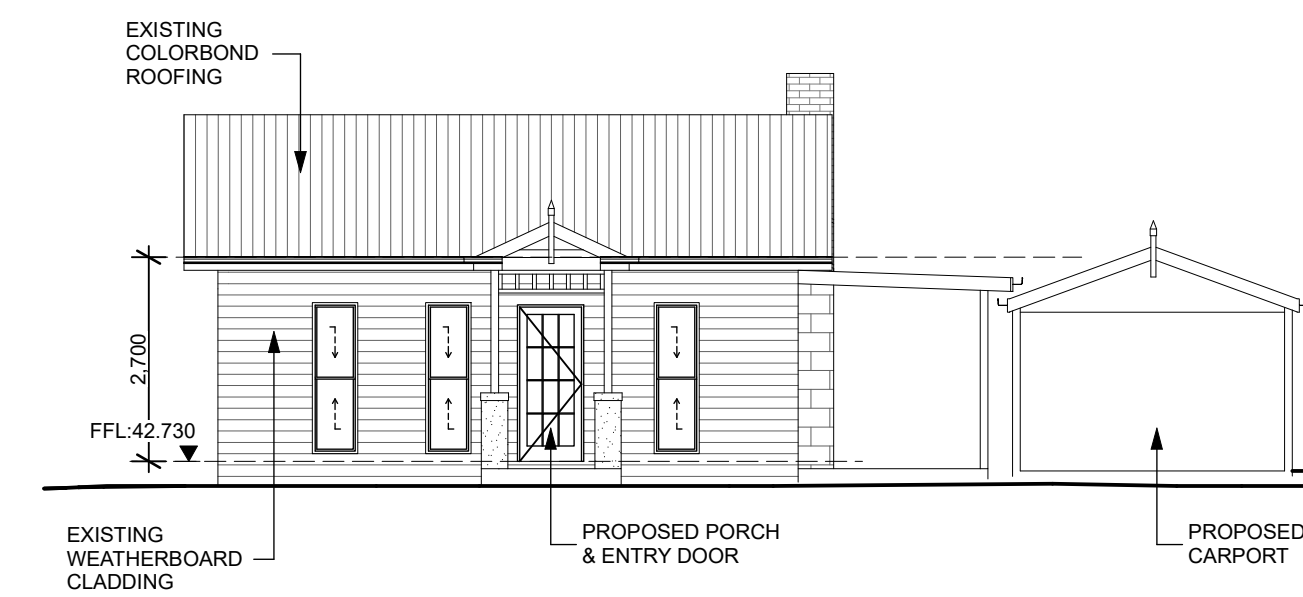
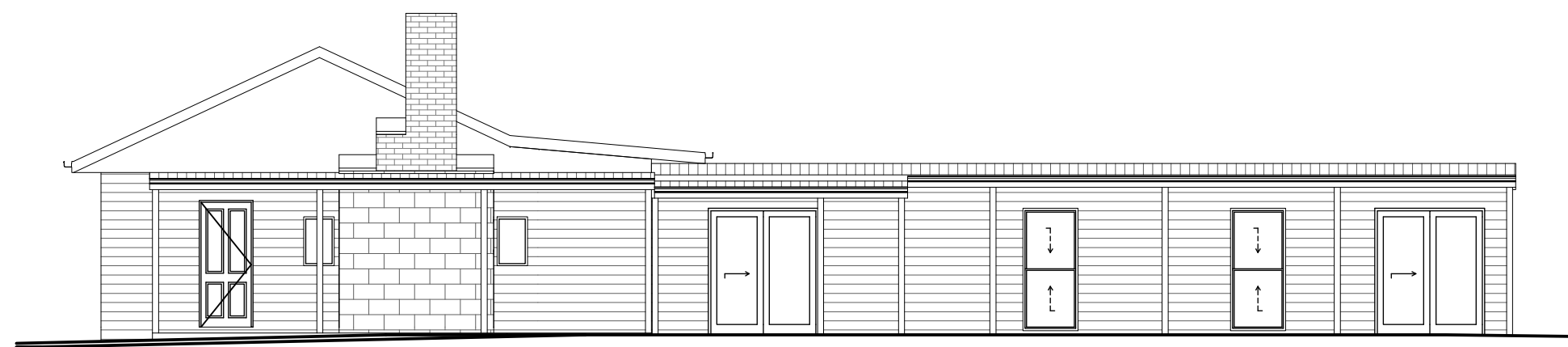
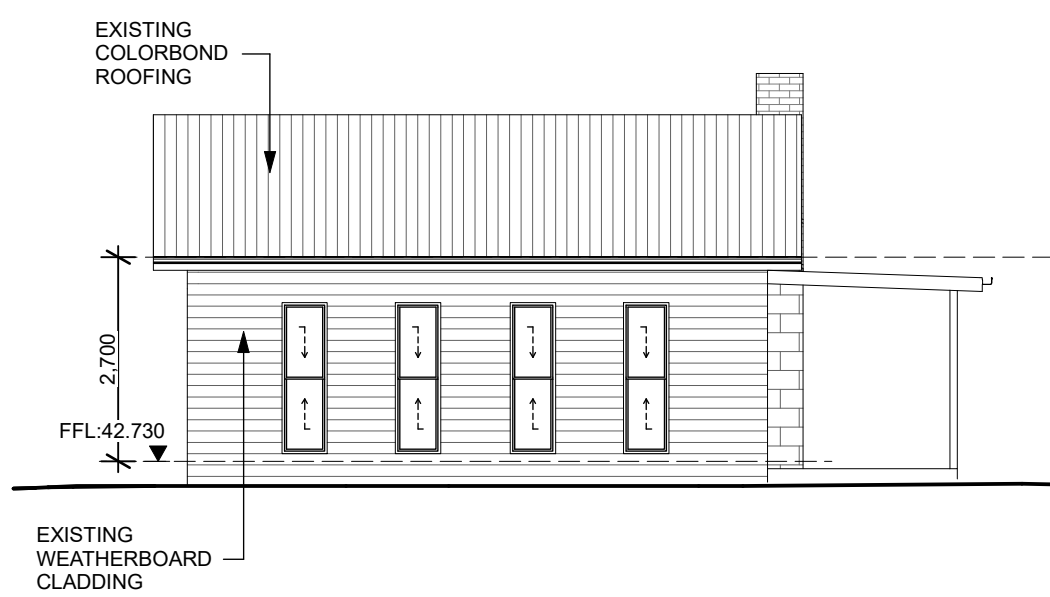




SIZE ANALYSIS - EXISTING	
	m2
EXISTING RESIDENCE	126.94
EXISTING VERANDAHS	29.75
EXISTING PERGOLA	51.69
<b>TOTAL</b>	<b>208.38 m<sup>2</sup></b>



SIZE ANALYSIS - RES. 1	
	m2
PROPOSED RESIDENCE	118.73
EXISTING VERANDAH	19.34
PROPOSED PORCH	2.45
PROPOSED CARPORT	22.20
<b>TOTAL</b>	<b>162.72 m<sup>2</sup></b>



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**TOWN PLANNING**  
Page 1 of 5  
JOB NUMBER: 21-0017

**FLOOD PRONE AREA**  
THIS SITE IS LOCATED IN A FLOOD PRONE AREA AND IS SUBJECT TO MINIMUM FLOOR LEVELS. MELBOURNE WATER FLOOD LEVELS FOR THIS PROPERTY GRADE FROM 42.87 TO 42.58 AHD

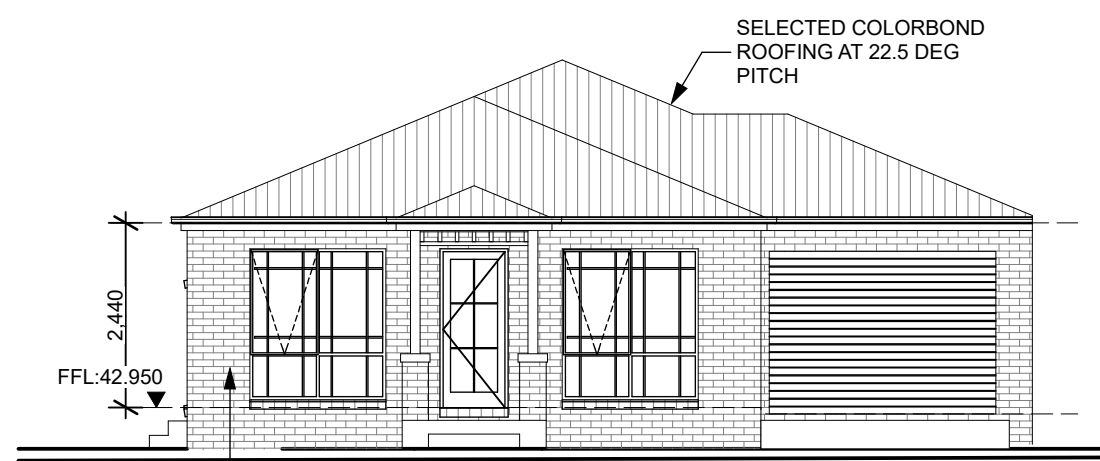
**BUSHFIRE PRONE AREA**  
THIS SITE IS LOCATED IN A BUSHFIRE PRONE AREA. SPECIAL BUSHFIRE CONSTRUCTION REQUIREMENTS APPLY

PROJECT: <b>PROPOSED UNIT DEVELOPMENT</b>	DRAWING TITLE: <b>EXISTING RESIDENCE PLANS</b>	BUILDERS SIGNATURE / DATE:	NORTH	REV	DATE	REVISION	DRAWN
CLIENT: LONGVIEW DESIGN AND BUILD		CLIENTS SIGNATURE / DATE:					
ADDRESS: Lot 1 No.36 PRINCES AVE, LONGWARRY		CLIENTS SIGNATURE / DATE:					

**LONGVUE DESIGN AND BUILD**

COPYRIGHT WARNING: THIS DESIGN HAS BEEN DEVELOPED BY LONGVUE DESIGN & BUILD. IT IS AN OFFENCE TO COPY THIS PLAN (IN PART OR FULL)





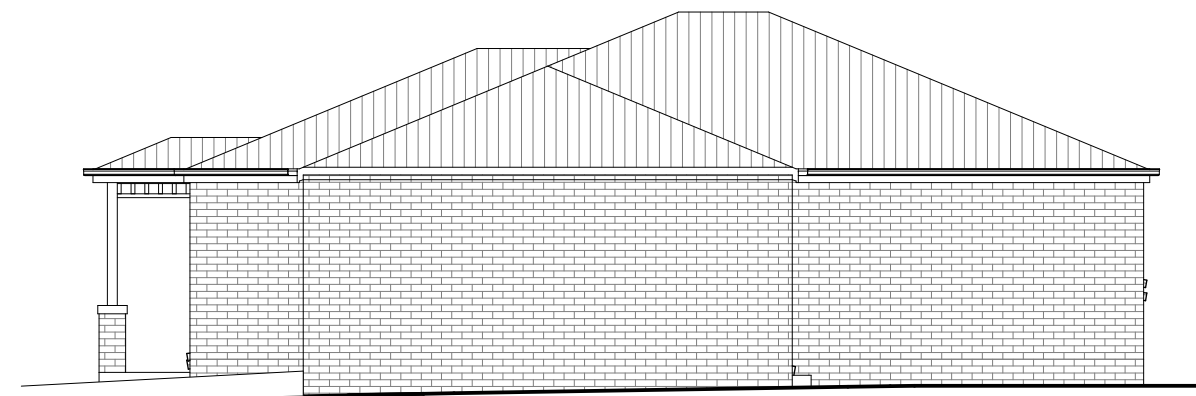
**NORTH ELEVATION**  
1:100



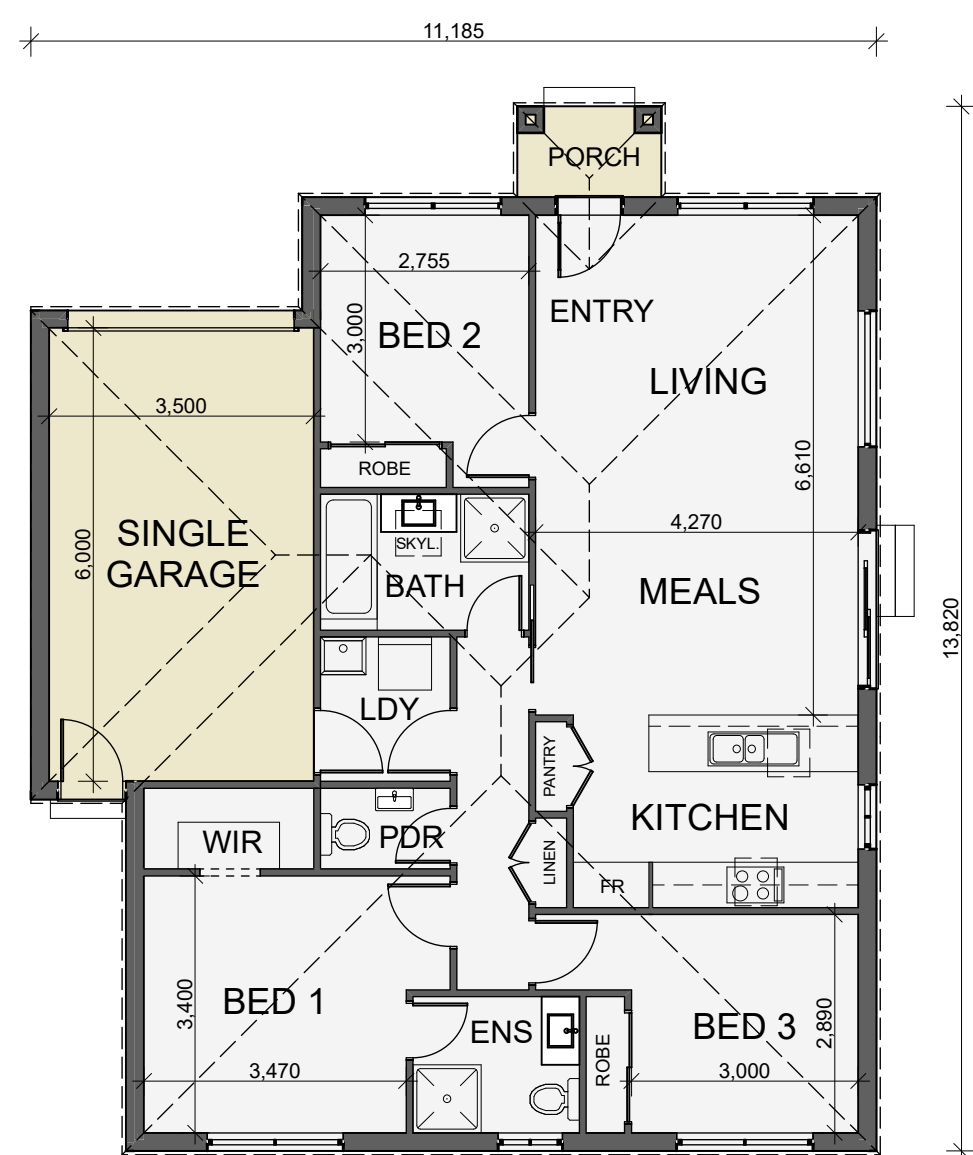
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1:100



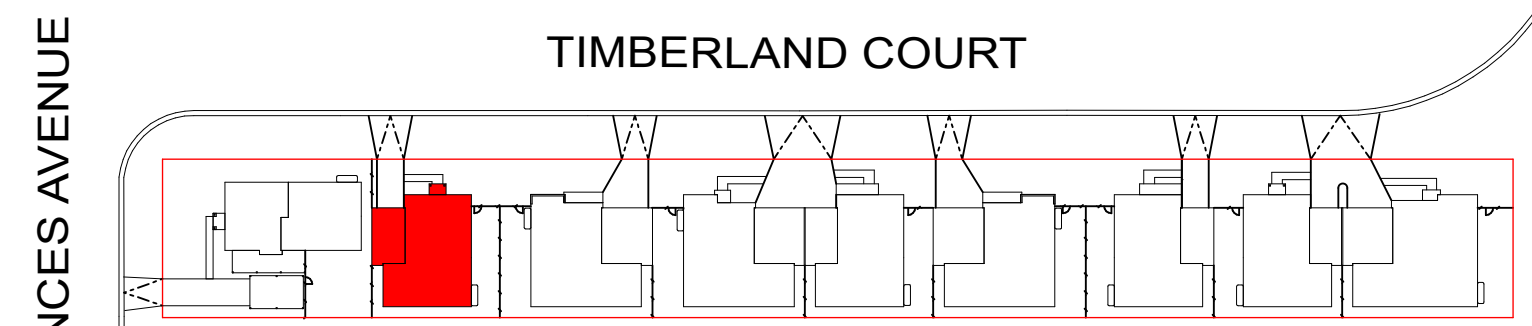
**SOUTH ELEVATION**  
1:100



**WEST ELEVATION**  
1:100



**FLOOR PLAN**  
1:100



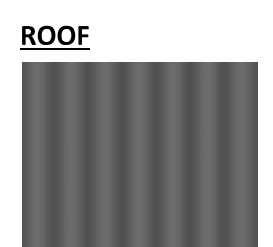
**LOCALITY PLAN**

SIZE ANALYSIS - RES. 2	
	m2
RESIDENCE	106.33
GARAGE	23.60
PORCH	2.29
<b>TOTAL</b>	<b>132.22</b>

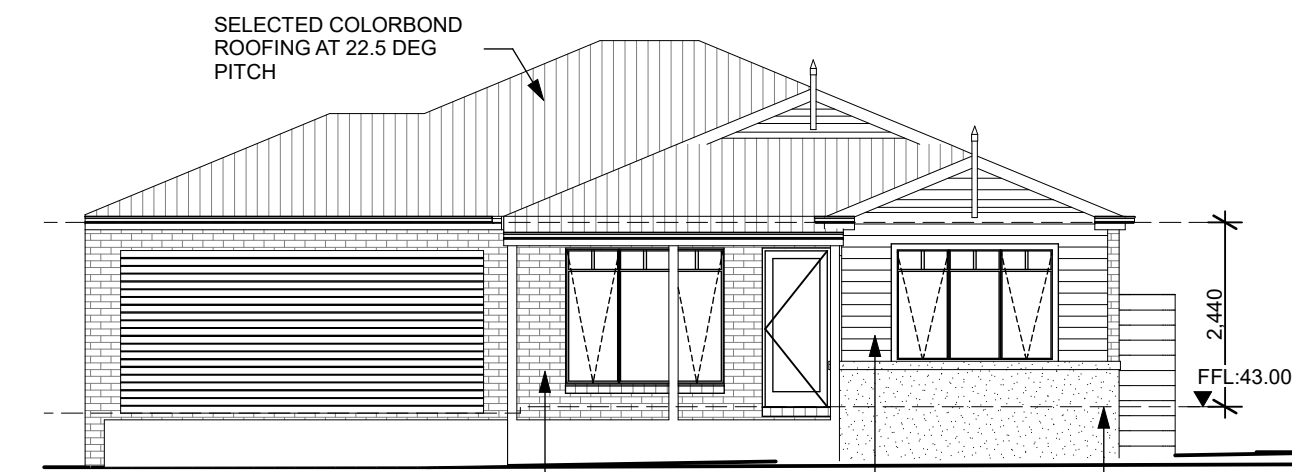
**Colour Scheme 5**



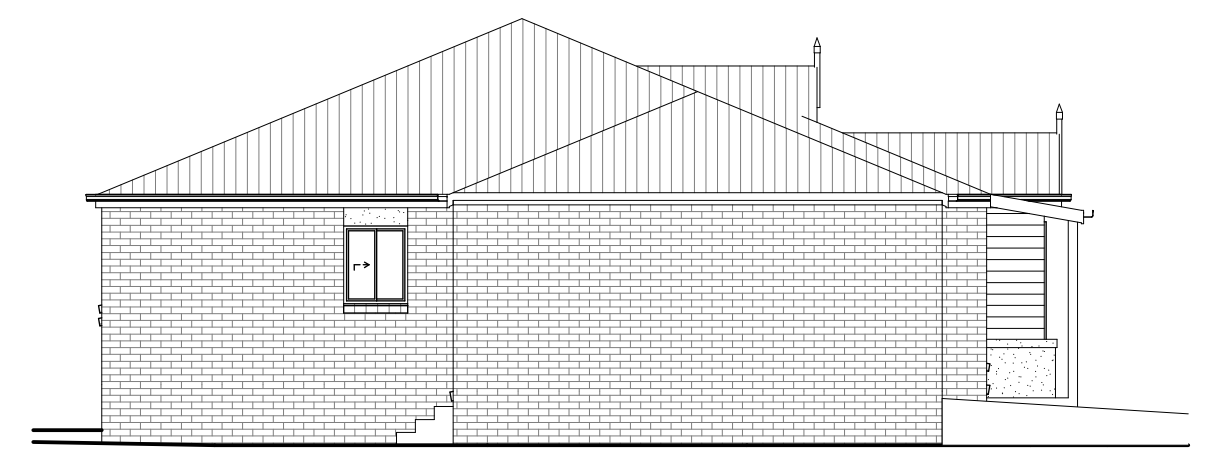
**WEATHERBOARDS/  
WINDOWS/ DOORS/ TRIMS/ POSTS**



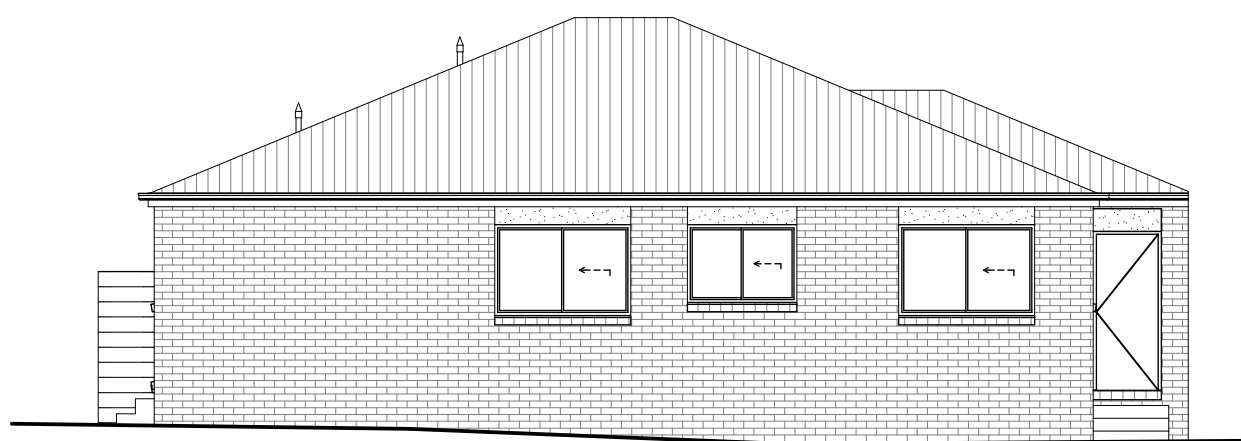
**GARAGE DOOR/ GUTTERS/  
FASCIAS/ DOWNPIPES**



**NORTH ELEVATION**  
1:100



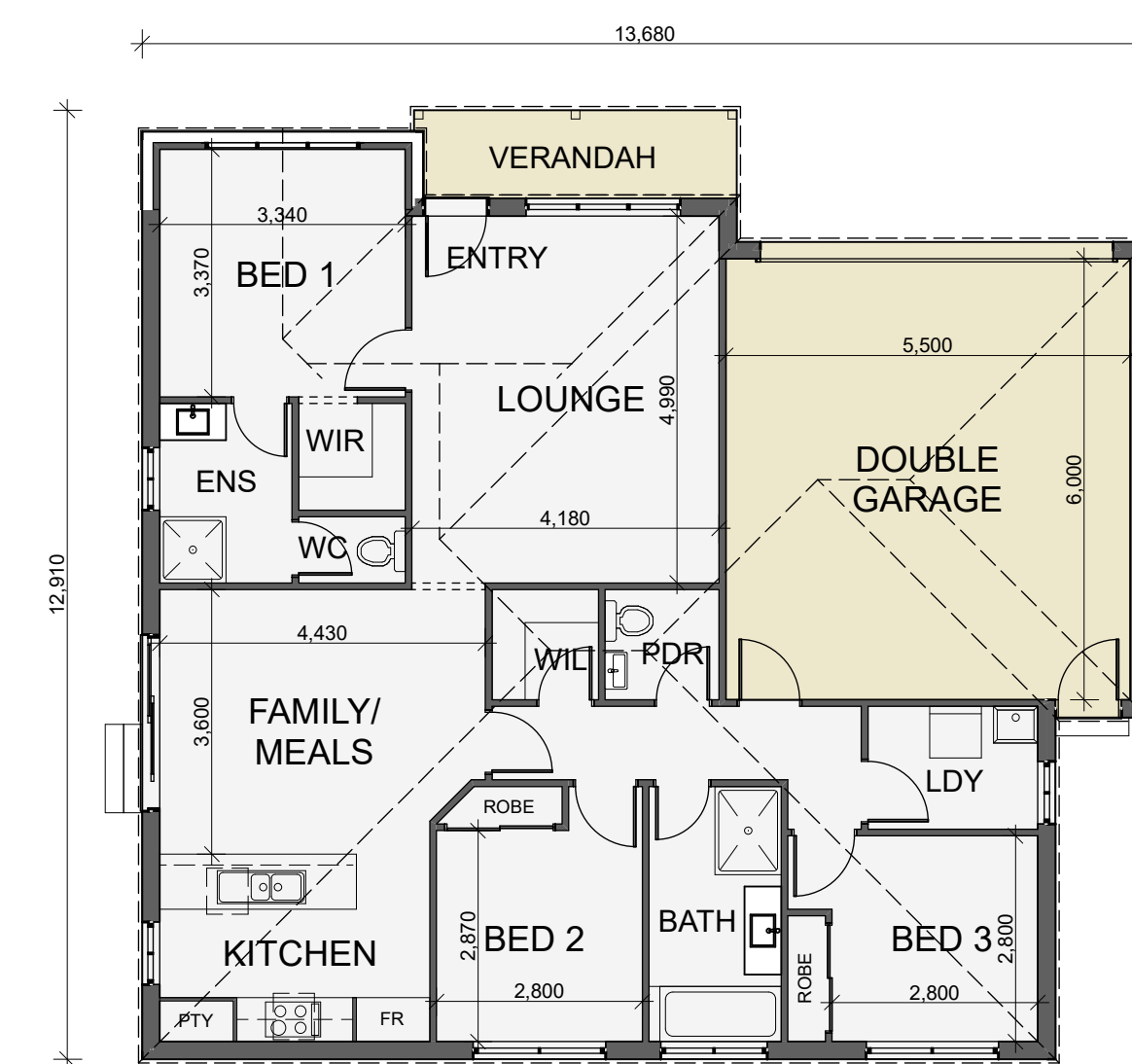
**EAST ELEVATION**  
1:100



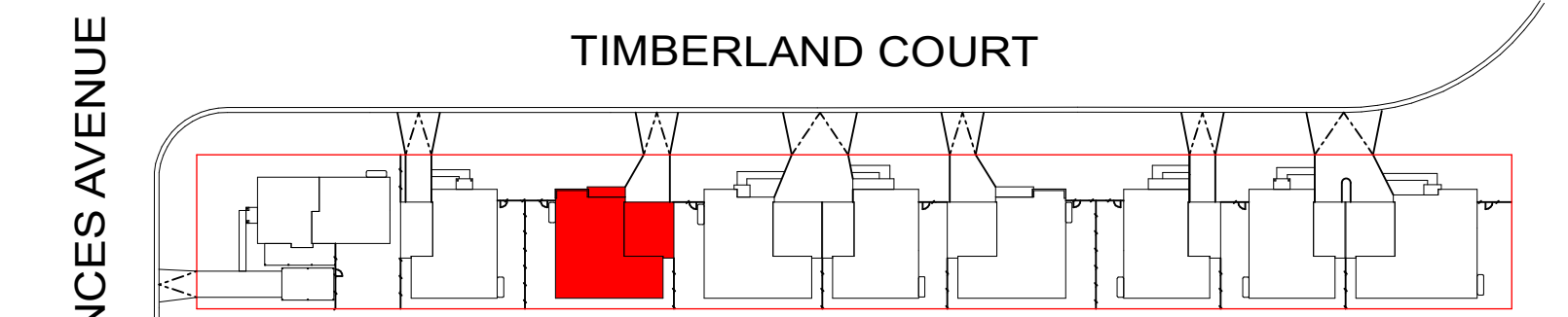
**SOUTH ELEVATION**  
1:100



**WEST ELEVATION**  
1:100



**FLOOR PLAN**  
1:100



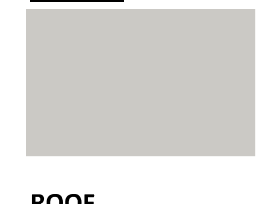
**LOCALITY PLAN**

SIZE ANALYSIS - RES. 3	
	m2
RESIDENCE	118.47
GARAGE	36.06
PORCH	5.16
<b>TOTAL</b>	<b>159.69</b>

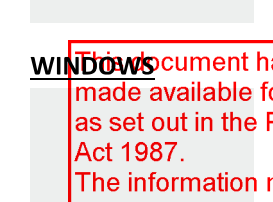
**Colour Scheme 6**



**WEATHERBOARDS/GUTTERS/  
FASCIAS/ DOWNPIPES/ GARAGE DOOR**



**DOORS/ TRIMS/ POSTS**



**3D VIEW**

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**FLOOD PRONE AREA**  
THIS SITE IS LOCATED IN A FLOOD PRONE AREA AND IS SUBJECT TO MINIMUM FLOOR LEVELS. MELBOURNE WATER FLOOD LEVELS FOR THIS PROPERTY GRADE FROM 42.87 TO 42.58 AHD

**BUSHFIRE PRONE AREA**  
THIS SITE IS LOCATED IN A BUSHFIRE PRONE AREA. SPECIAL BUSHFIRE CONSTRUCTION REQUIREMENTS APPLY

PROJECT: PROPOSED UNIT DEVELOPMENT

CLIENT: LONGVIEW DESIGN AND BUILD

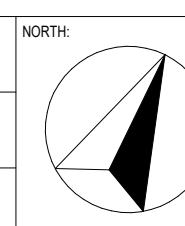
ADDRESS: Lot 1 No.36 PRINCES AVE, LONGWARRY

DRAWING TITLE:  
**RESIDENCE  
2 & 3 PLANS**

BUILDERS SIGNATURE / DATE:

CLIENTS SIGNATURE / DATE:

CLIENTS SIGNATURE / DATE:



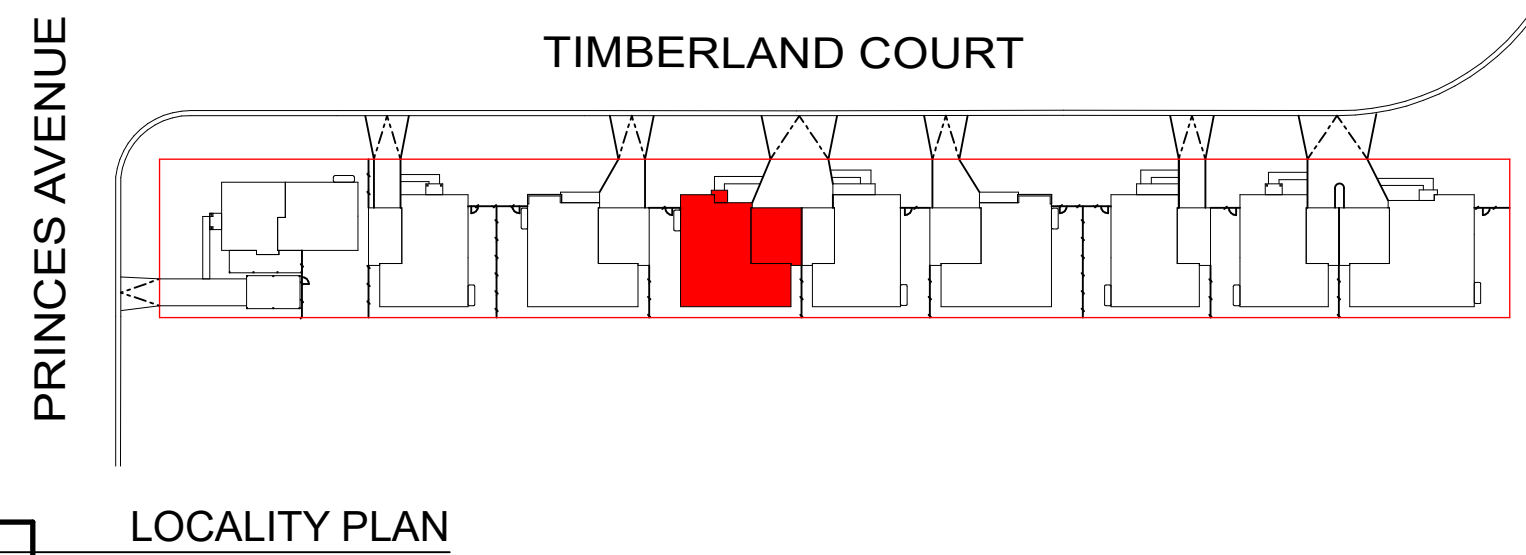
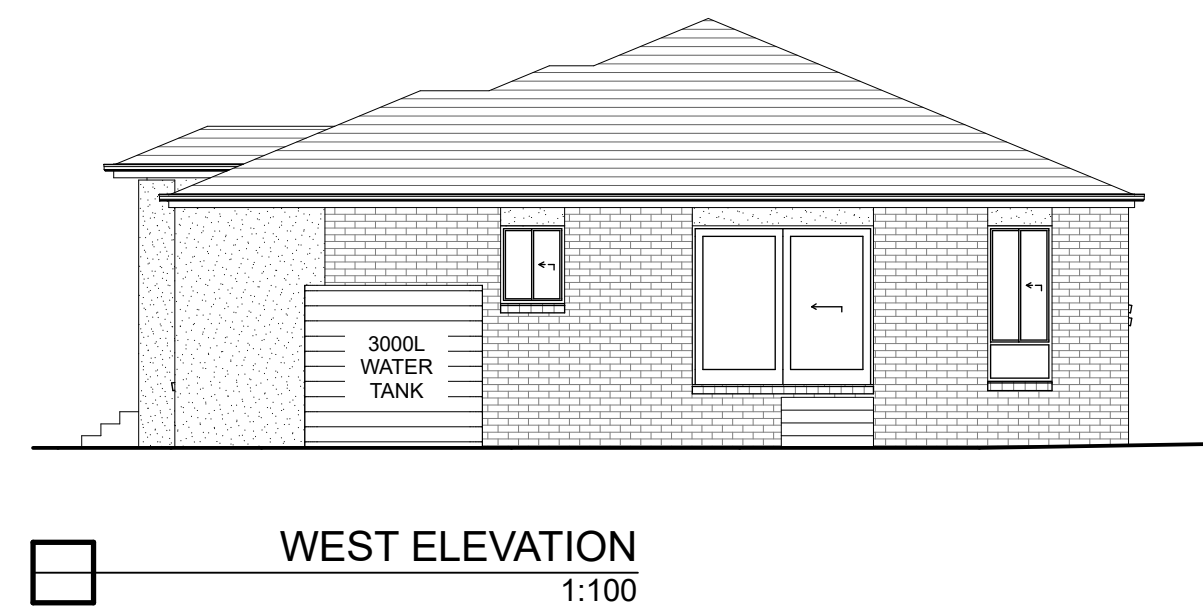
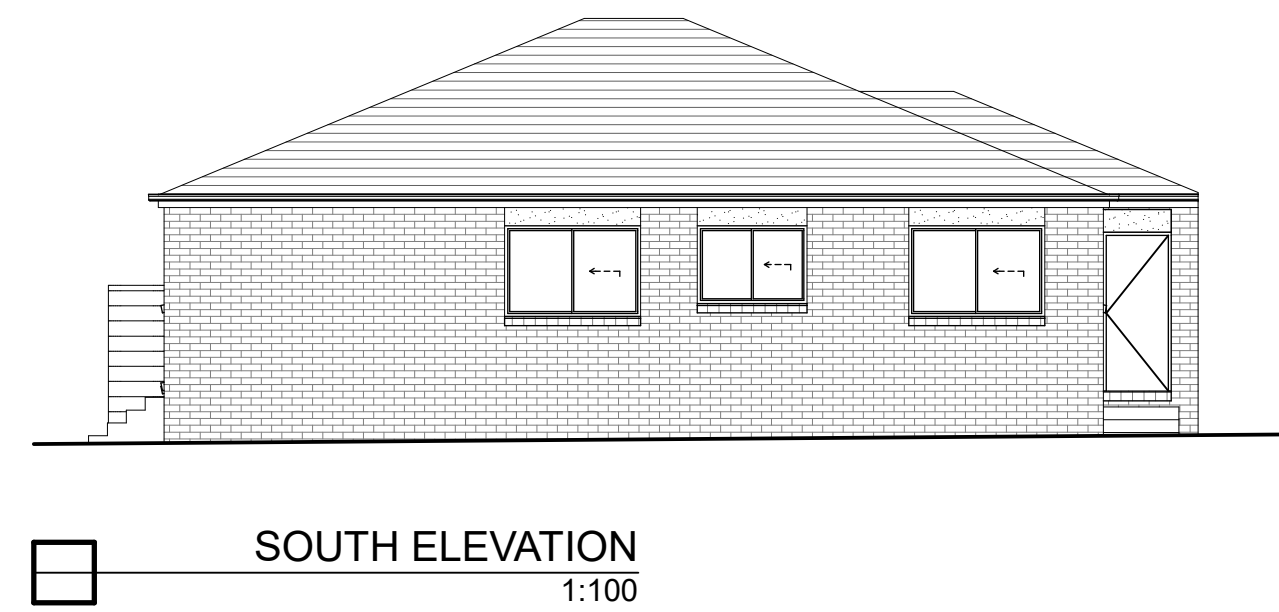
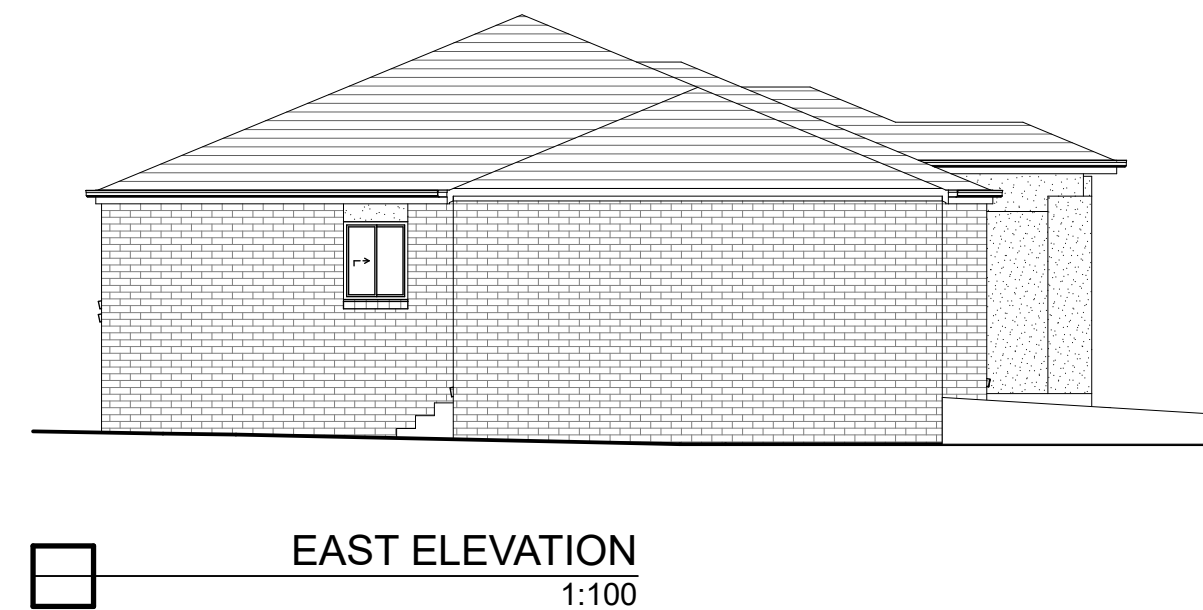
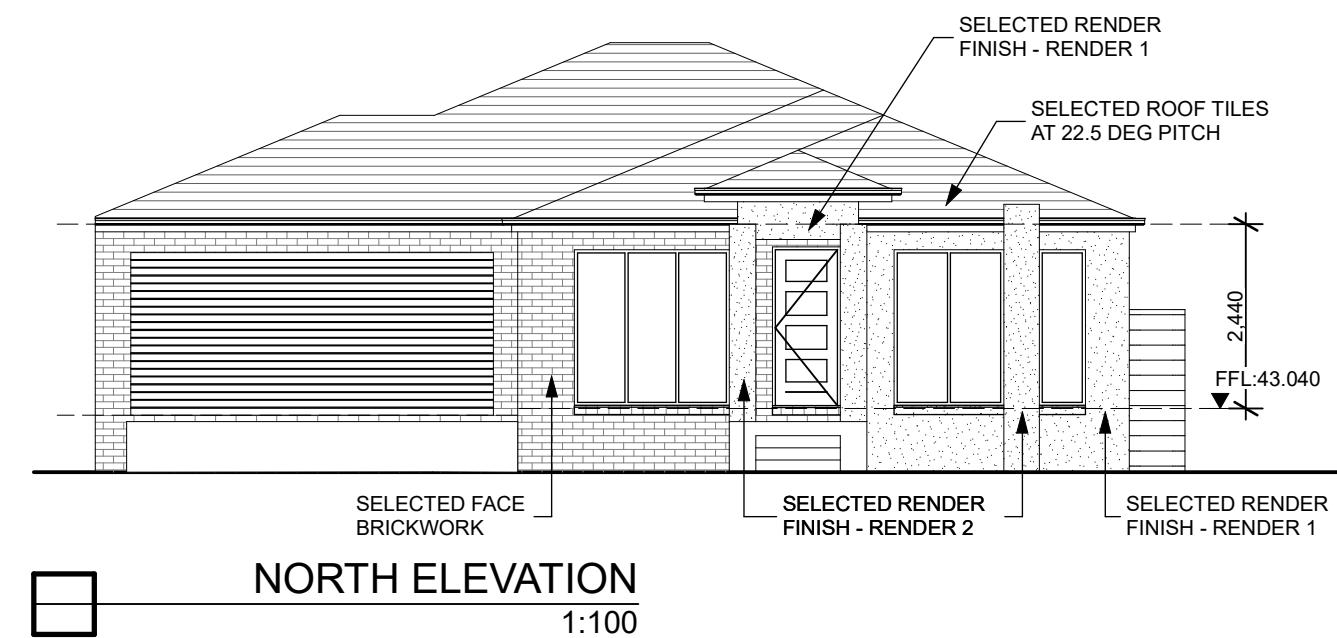
REV	DATE	REVISION	DRAWN

**LONGVUE  
DESIGN  
AND BUILD**

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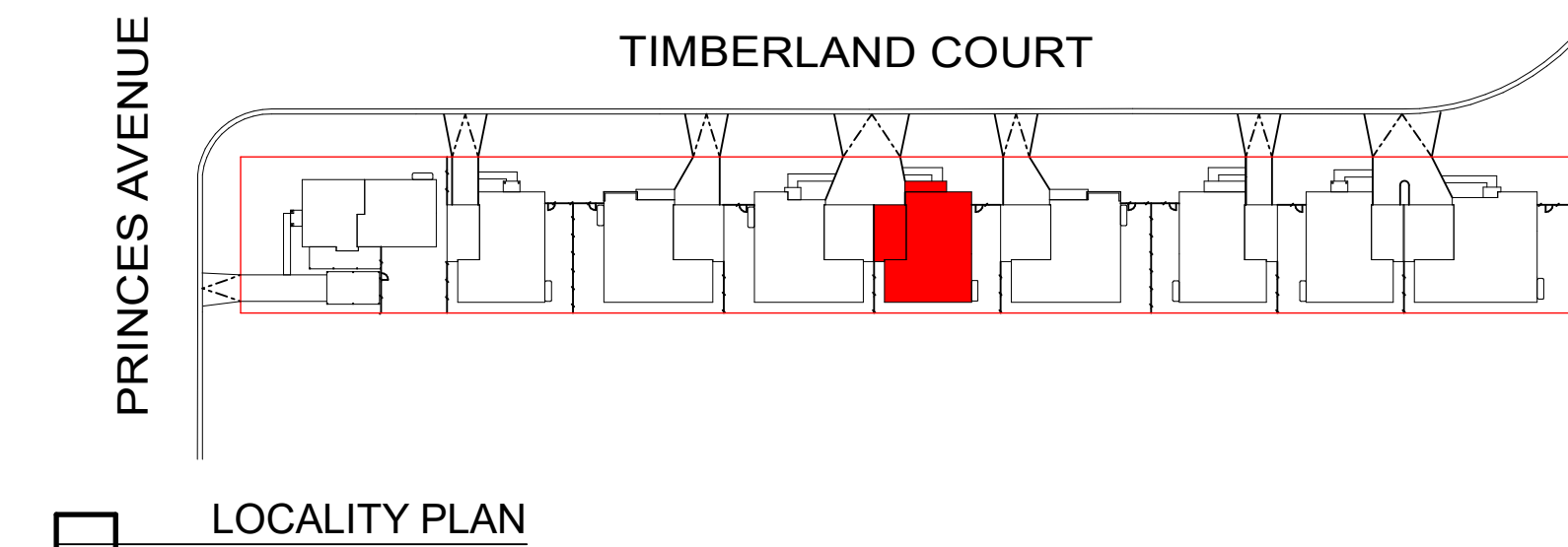
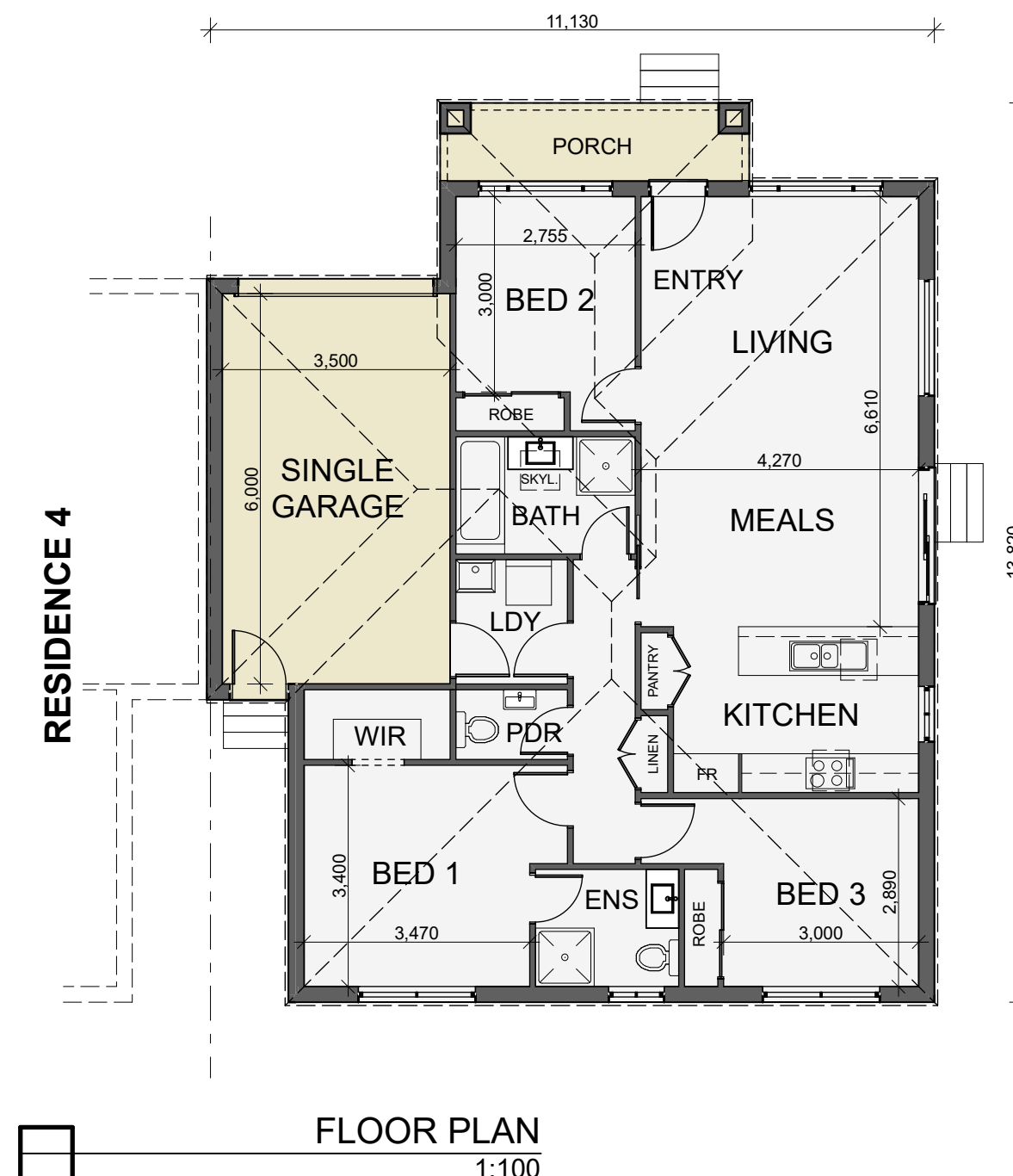
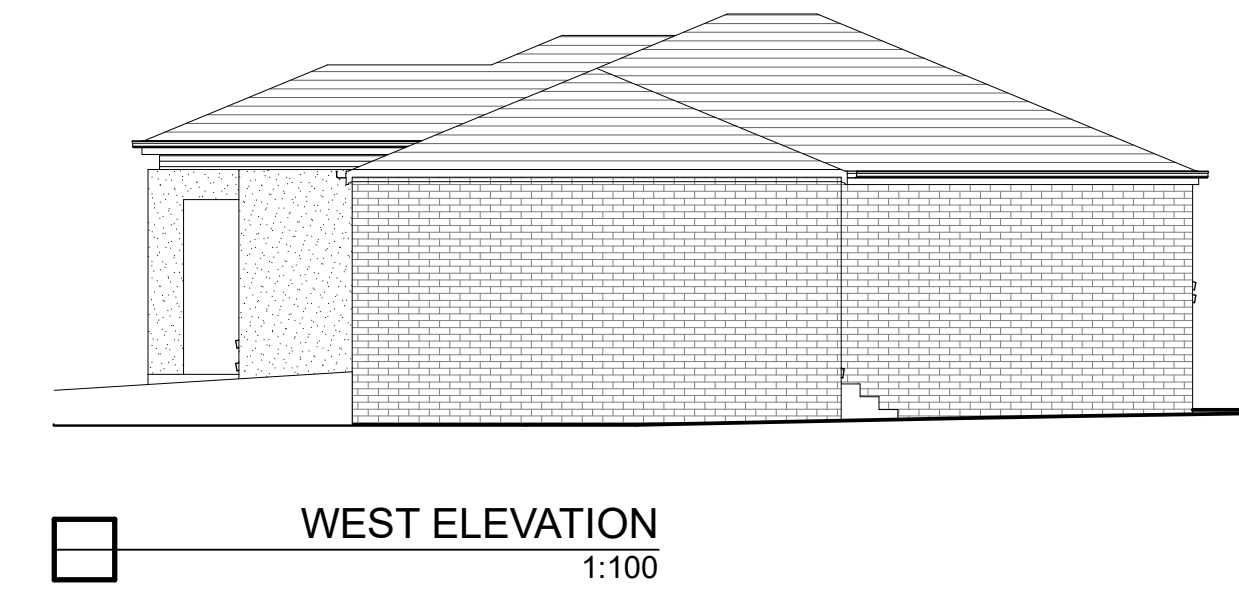
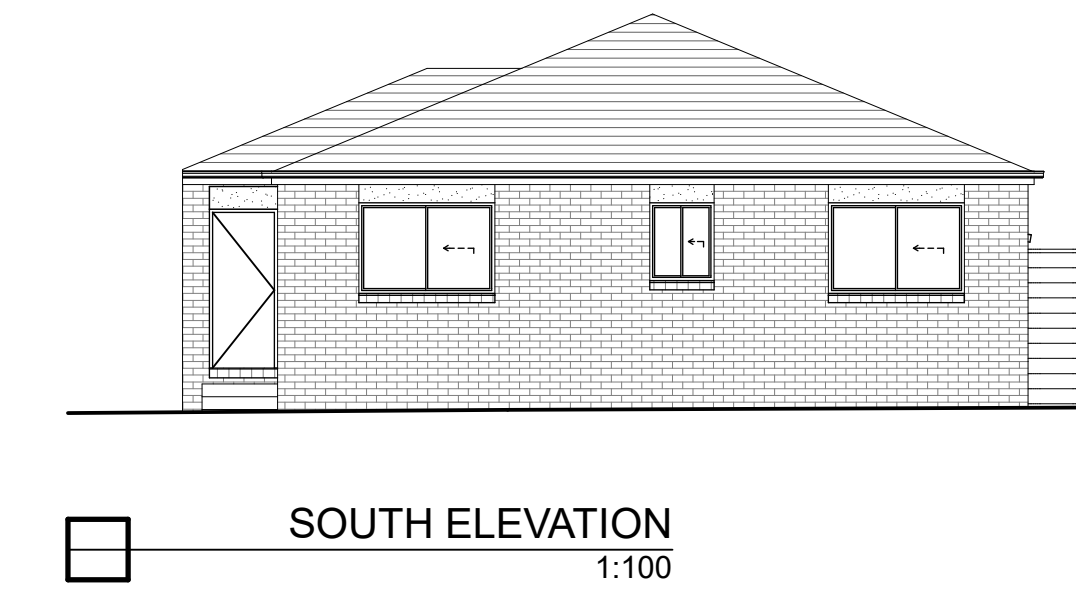
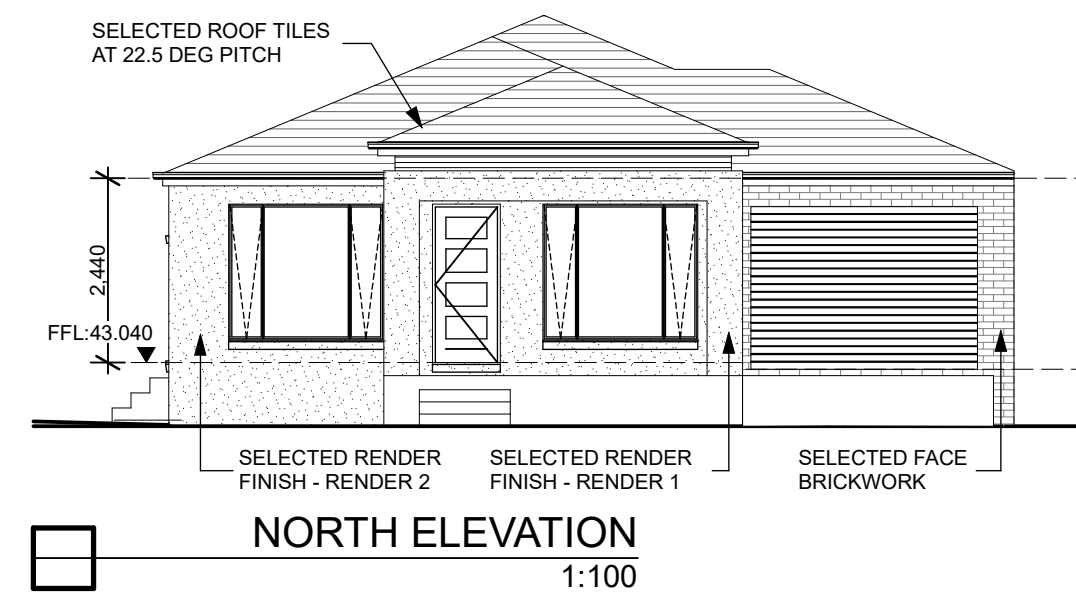
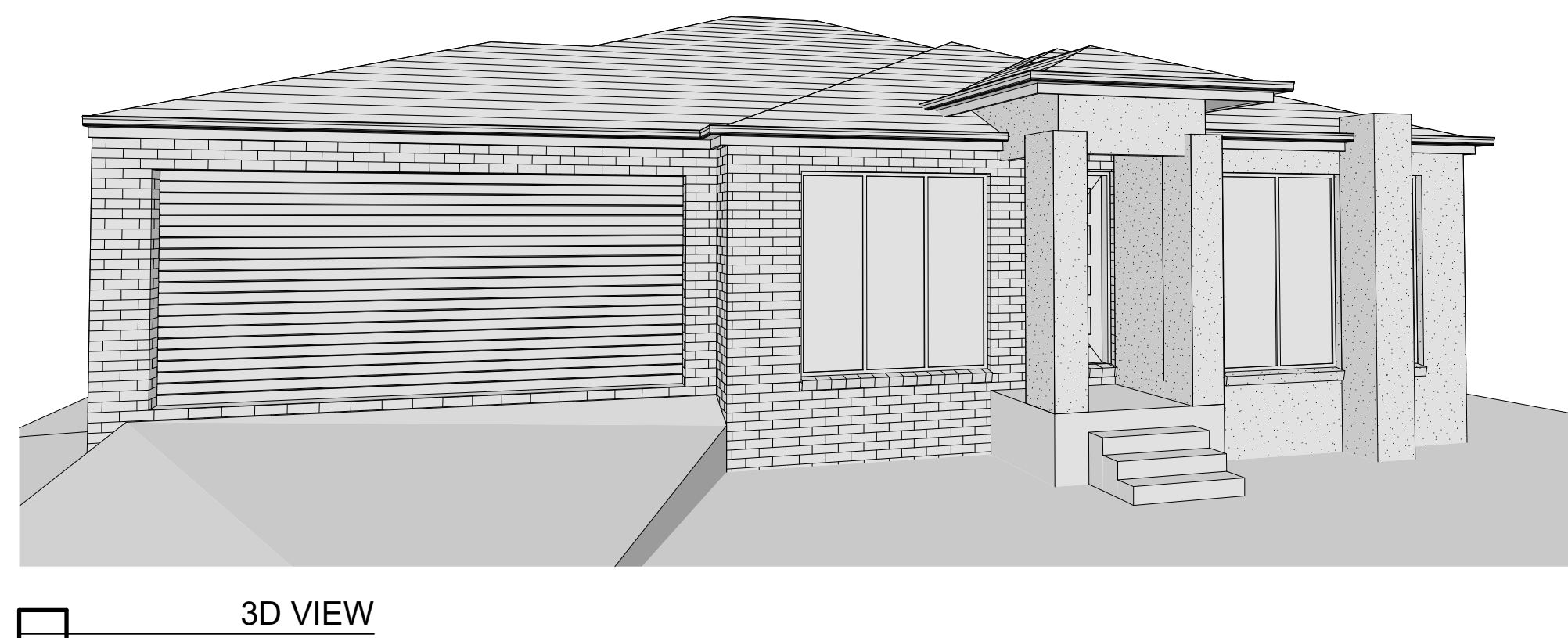
**TOWN PLANNING**  
12  
1:100, 1:1  
JOB NUMBER: 21-0017





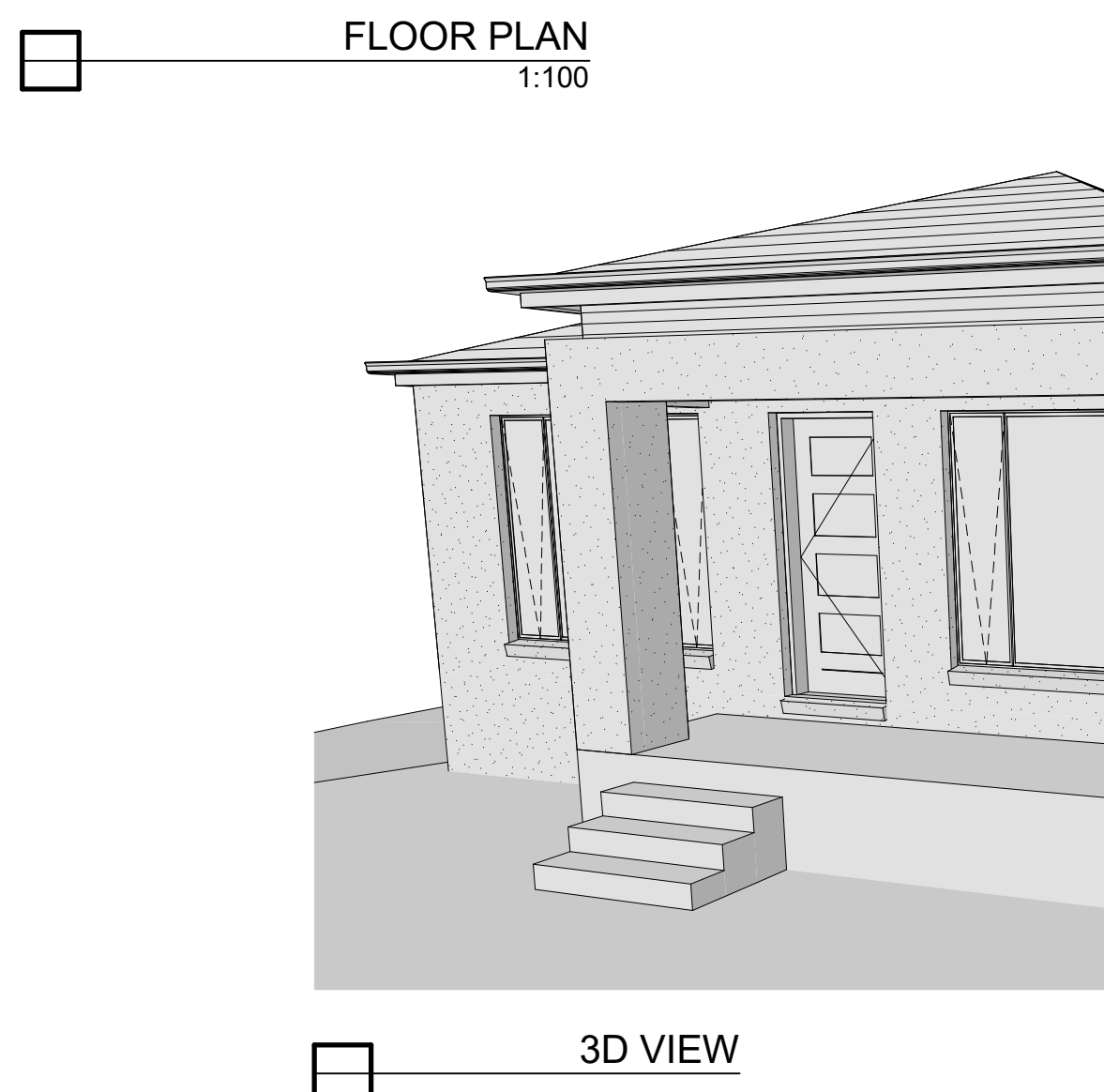
SIZE ANALYSIS - RES. 4	
	m2
RESIDENCE	118.47
GARAGE	36.06
PORCH	2.21
<b>TOTAL</b>	<b>156.74 m²</b>

Colour Scheme 1	
<b>FACE BRICKWORK</b>	<b>Austral Indulgence</b> Truffle
<b>RENDER 1</b>	<b>Colorbond</b> Surfmist
<b>RENDER 2 / GARAGE DOORS / DOORS</b>	<b>Colorbond</b> Gully
<b>ROOF</b>	<b>Concrete Roof Tiles</b> Alice Roof Tiles Slate
<b>GUTTERS / FASCIAS / DOWNPIPES</b>	<b>Colorbond</b> Basalt
<b>WINDOWS</b>	<b>Colorbond</b> Black



SIZE ANALYSIS - RES. 5	
	m2
RESIDENCE	106.33
GARAGE	23.60
PORCH	5.70
<b>TOTAL</b>	<b>135.63 m²</b>

Colour Scheme 2	
<b>FACE BRICKWORK</b>	<b>Austral Access</b> Stone
<b>RENDER 1</b>	<b>Colorbond</b> Basalt
<b>RENDER 2 / GARAGE DOOR / DOORS / WINDOWS / POSTS</b>	<b>Colorbond</b> Dune
<b>ROOF</b>	<b>Concrete Roof Tiles</b> Alice Roof Tiles Nove-Rhino
<b>GUTTERS / FASCIAS / DOWNPIPES</b>	<b>Colorbond</b> Basalt



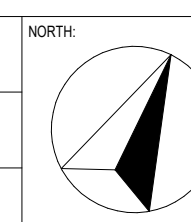
**FLOOD PRONE AREA**  
THIS SITE IS LOCATED IN A FLOOD PRONE AREA AND IS SUBJECT TO MINIMUM FLOOR LEVELS. MELBOURNE WATER FLOOD LEVELS FOR THIS PROPERTY GRADE FROM 42.87 TO 42.58 AHD

**BUSHFIRE PRONE AREA**  
THIS SITE IS LOCATED IN A BUSHFIRE PRONE AREA. SPECIAL BUSHFIRE CONSTRUCTION REQUIREMENTS APPLY

PROJECT: PROPOSED UNIT DEVELOPMENT  
CLIENT: LONGVIEW DESIGN AND BUILD  
ADDRESS: Lot 1 No.36 PRINCES AVE, LONGWARRY

DRAWING TITLE: RESIDENCE 4 & 5

BUILDERS SIGNATURE / DATE:  
CLIENTS SIGNATURE / DATE:  
CLIENTS SIGNATURE / DATE:



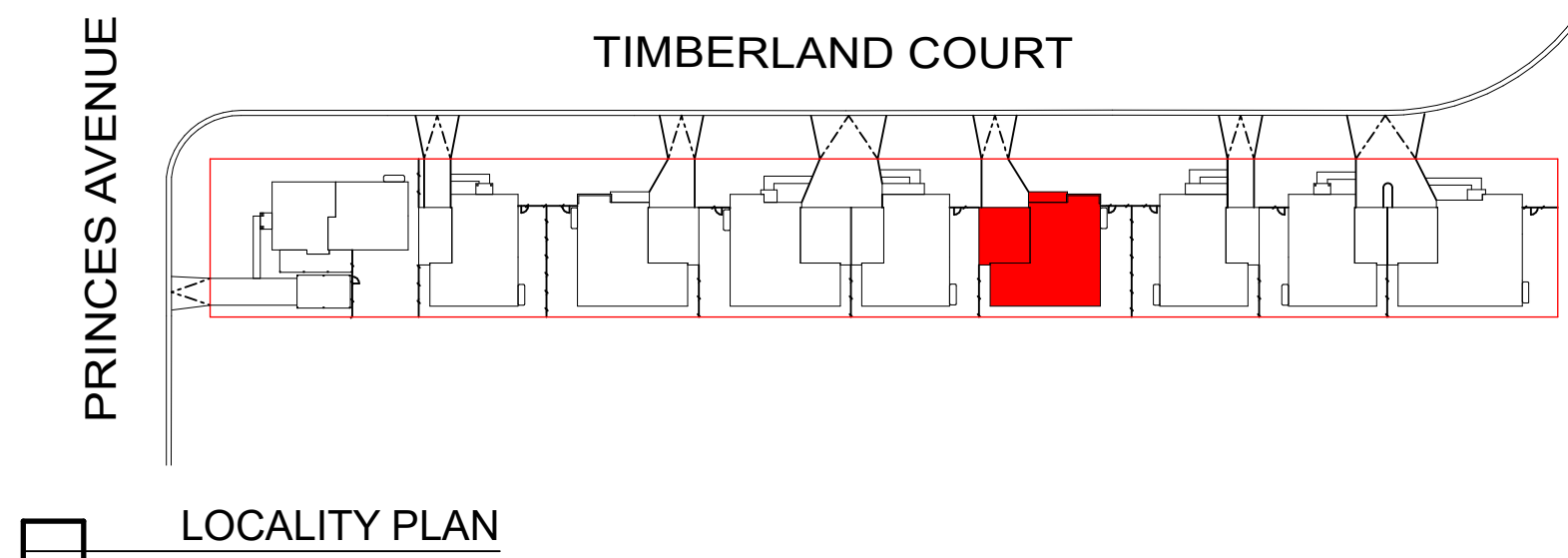
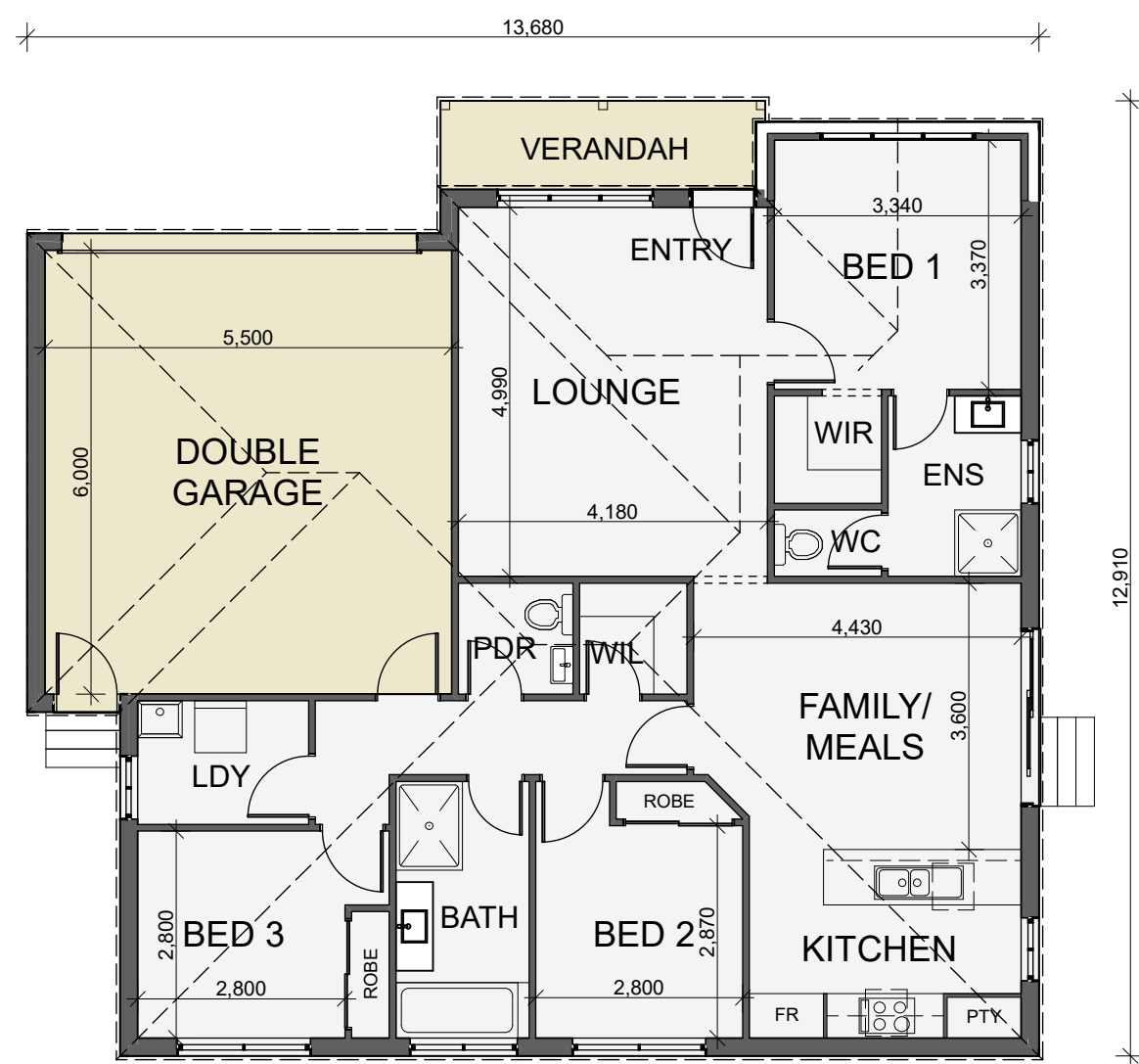
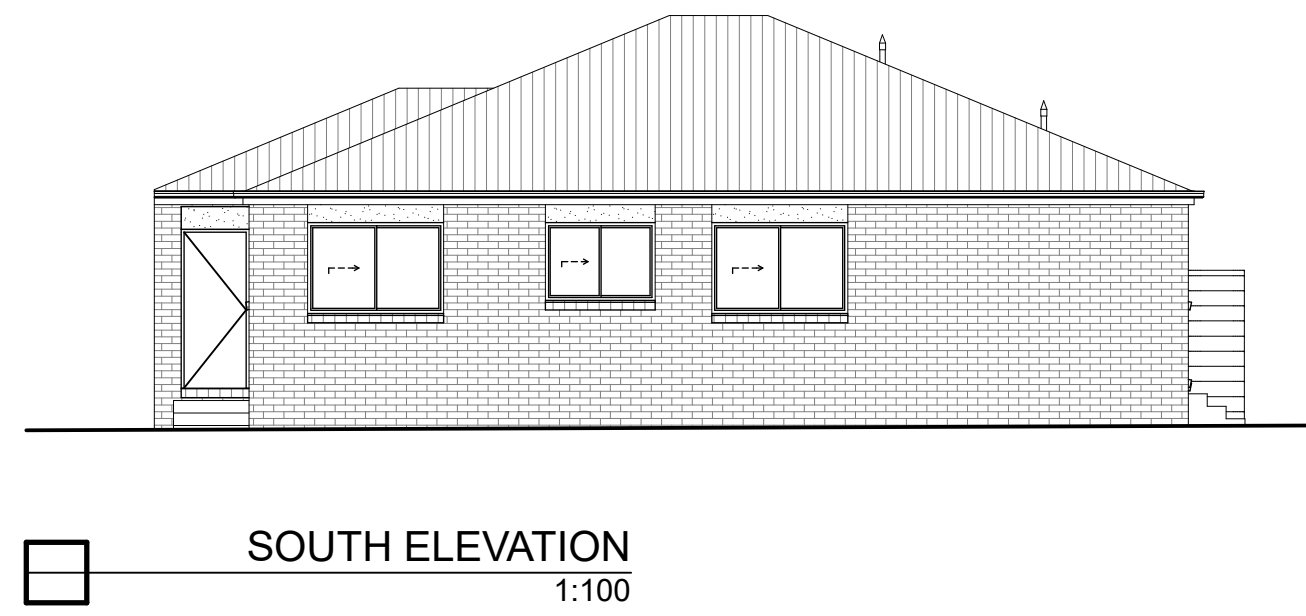
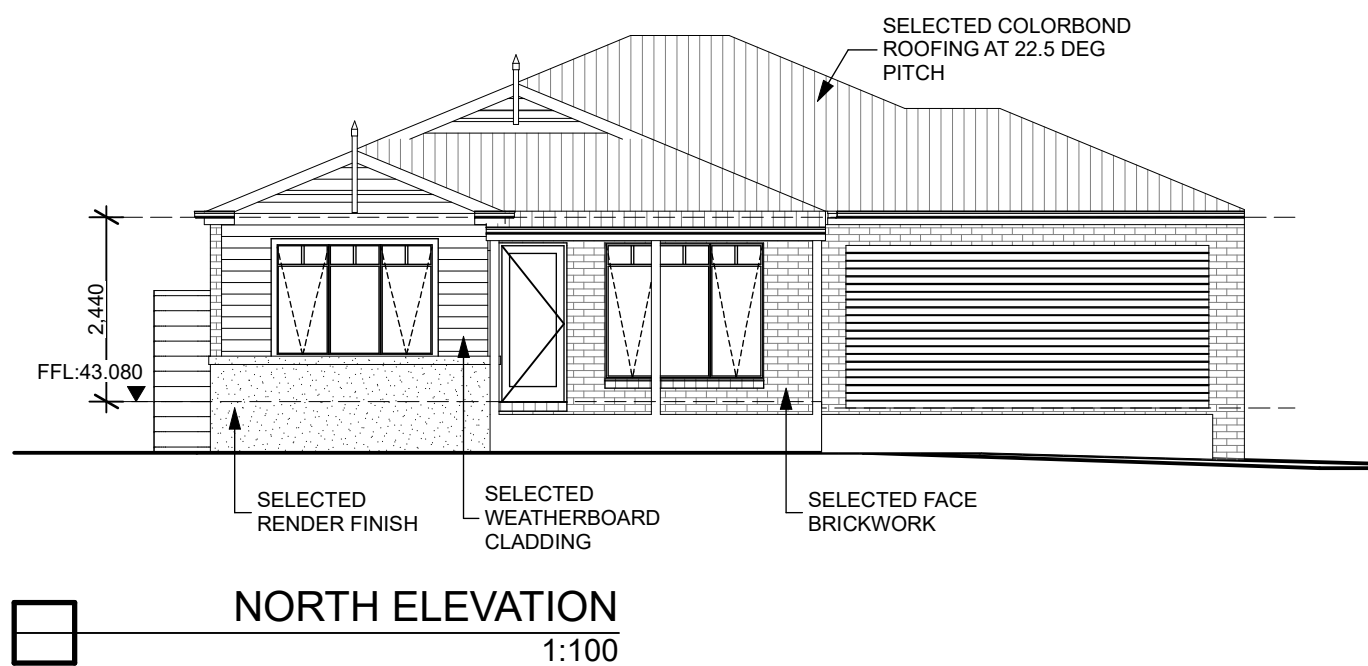
REV	DATE	REVISION	DRAWN

**LONGVUE DESIGN AND BUILD**

**TOWN PLANNING**  
Page 3 of 5  
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JOB NUMBER: 21-0017

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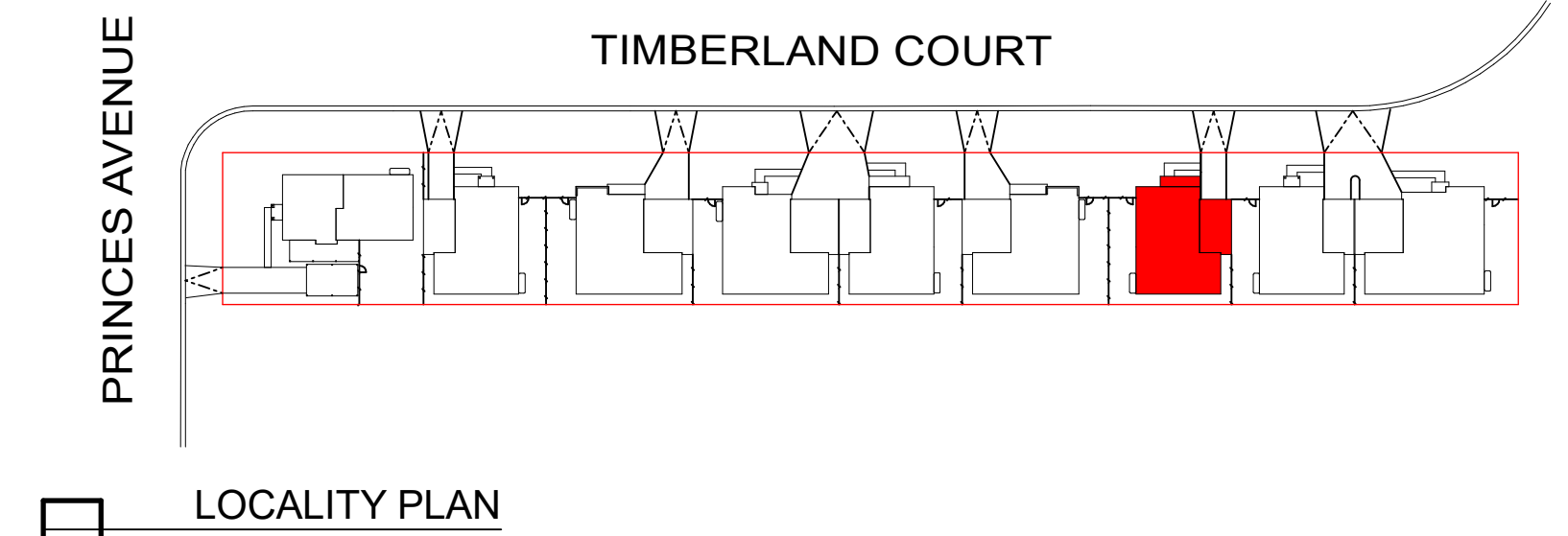
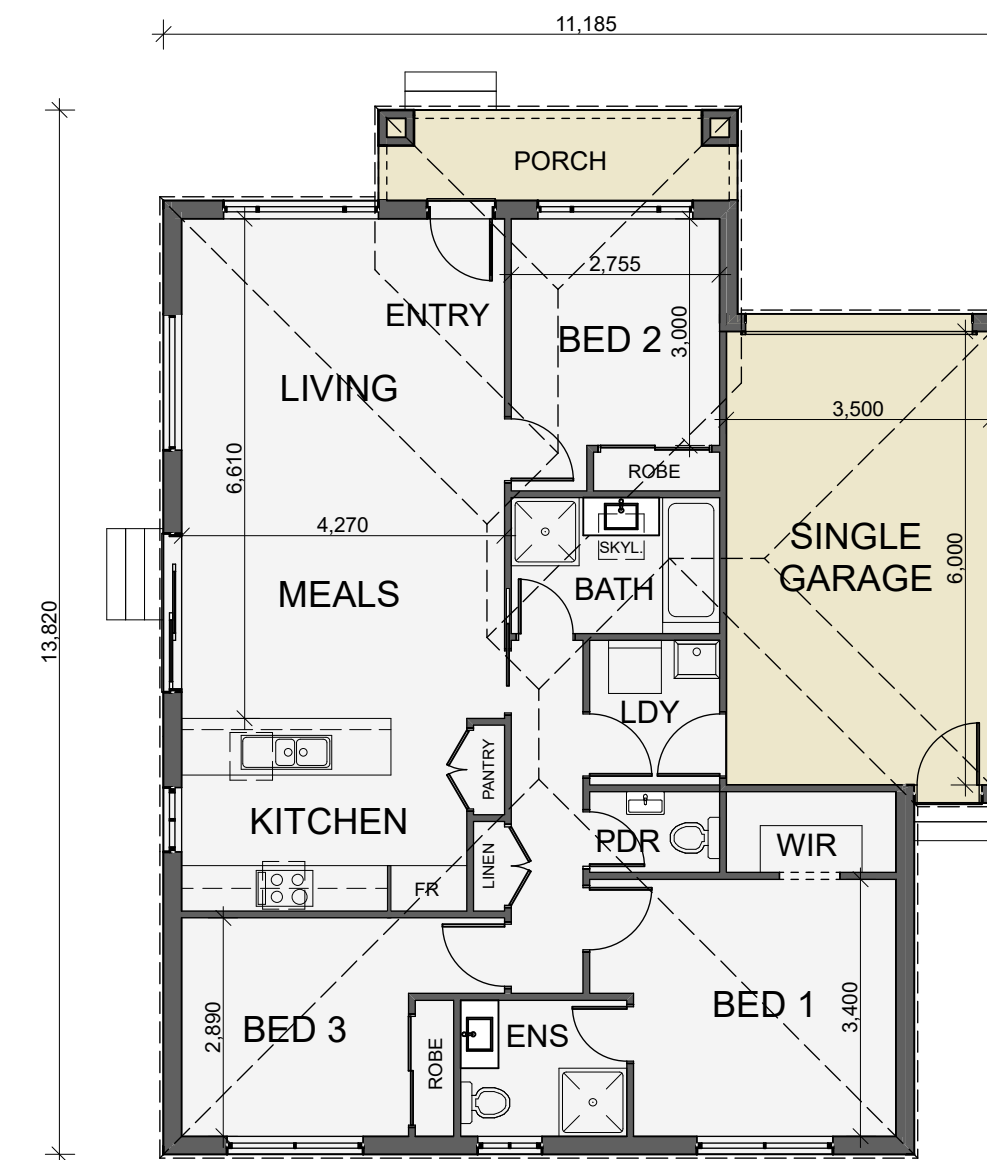
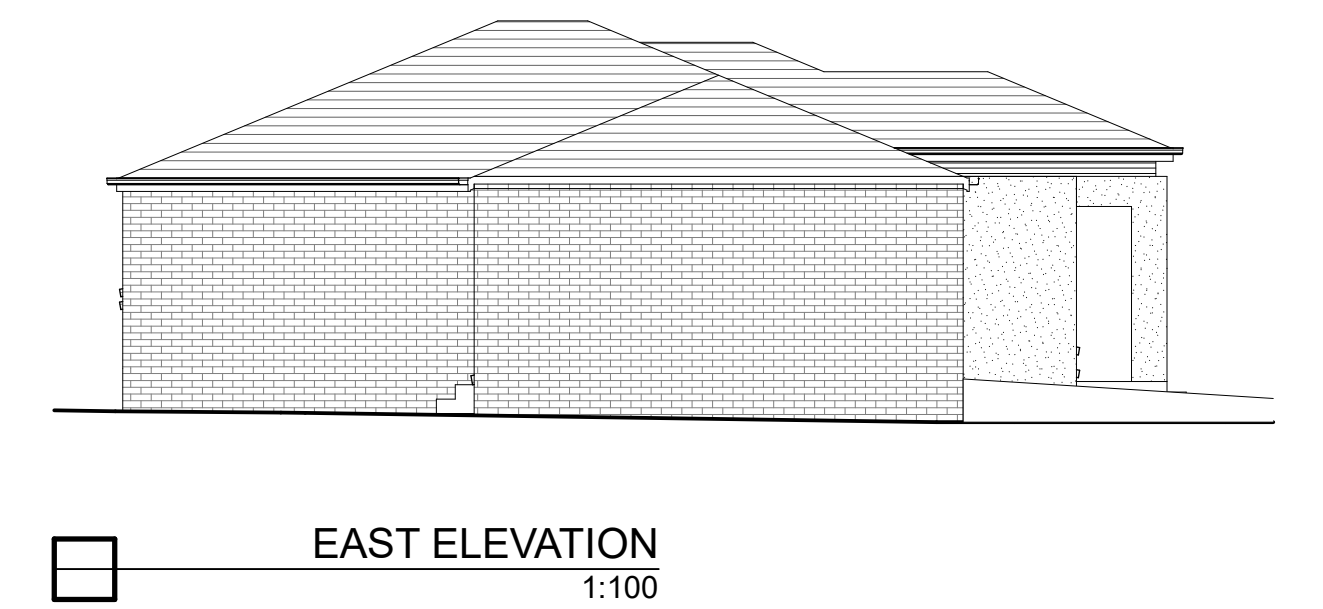
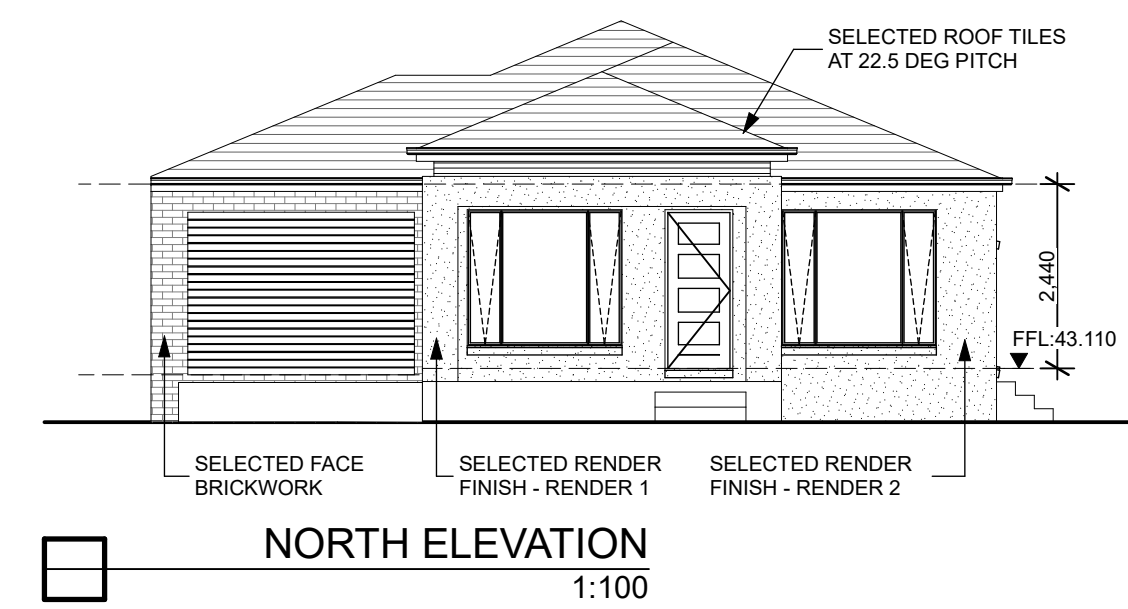
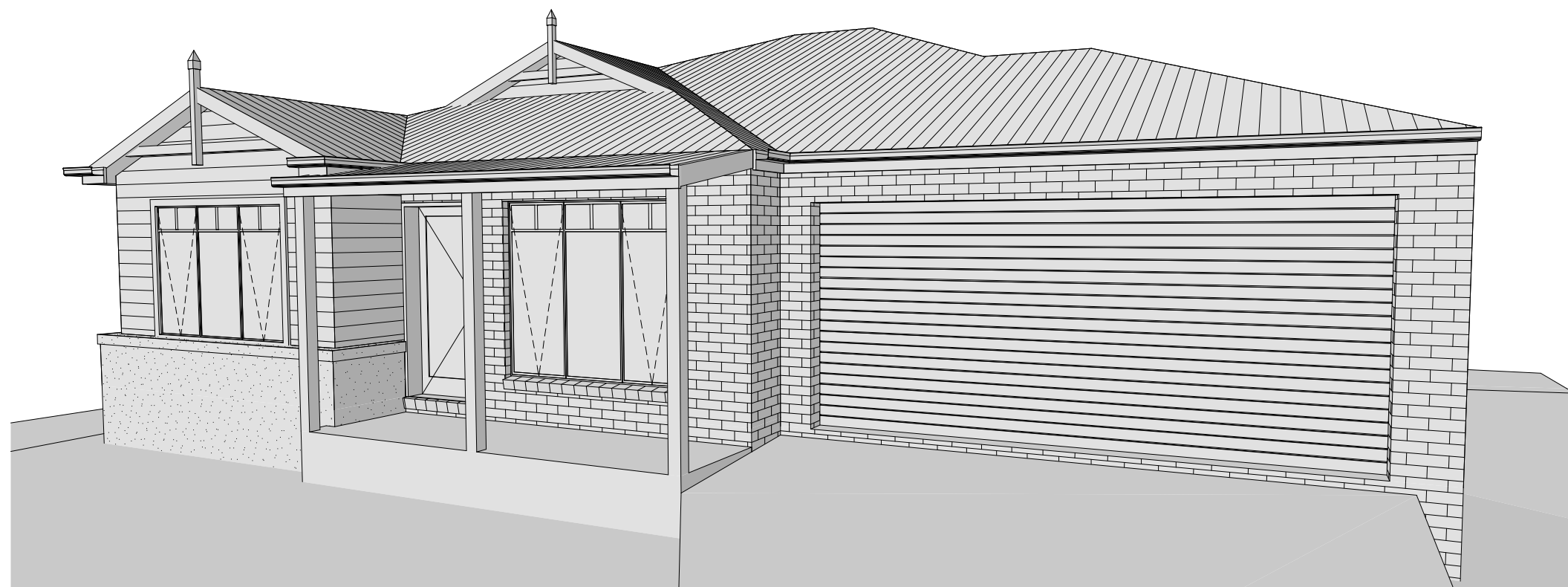
**SIZE ANALYSIS - RES. 6**

	m2
RESIDENCE	118.47
GARAGE	36.06
PORCH	5.16
<b>TOTAL</b>	<b>159.69 m²</b>

**Colour Scheme 3**

<b>FACE BRICKWORK</b>	Austral Domain Sanctuary
<b>RENDER/ WINDOWS</b>	Colorbond Paperbark
<b>WEATHERBOARDS TRIMS/ POSTS</b>	Colorbond Surf Mist
<b>ROOF</b>	Colorbond Basalt
<b>GUTTERS/ FASCIAS/ DOWNPIPES GARAGE DOOR/ DOORS</b>	Colorbond Basalt

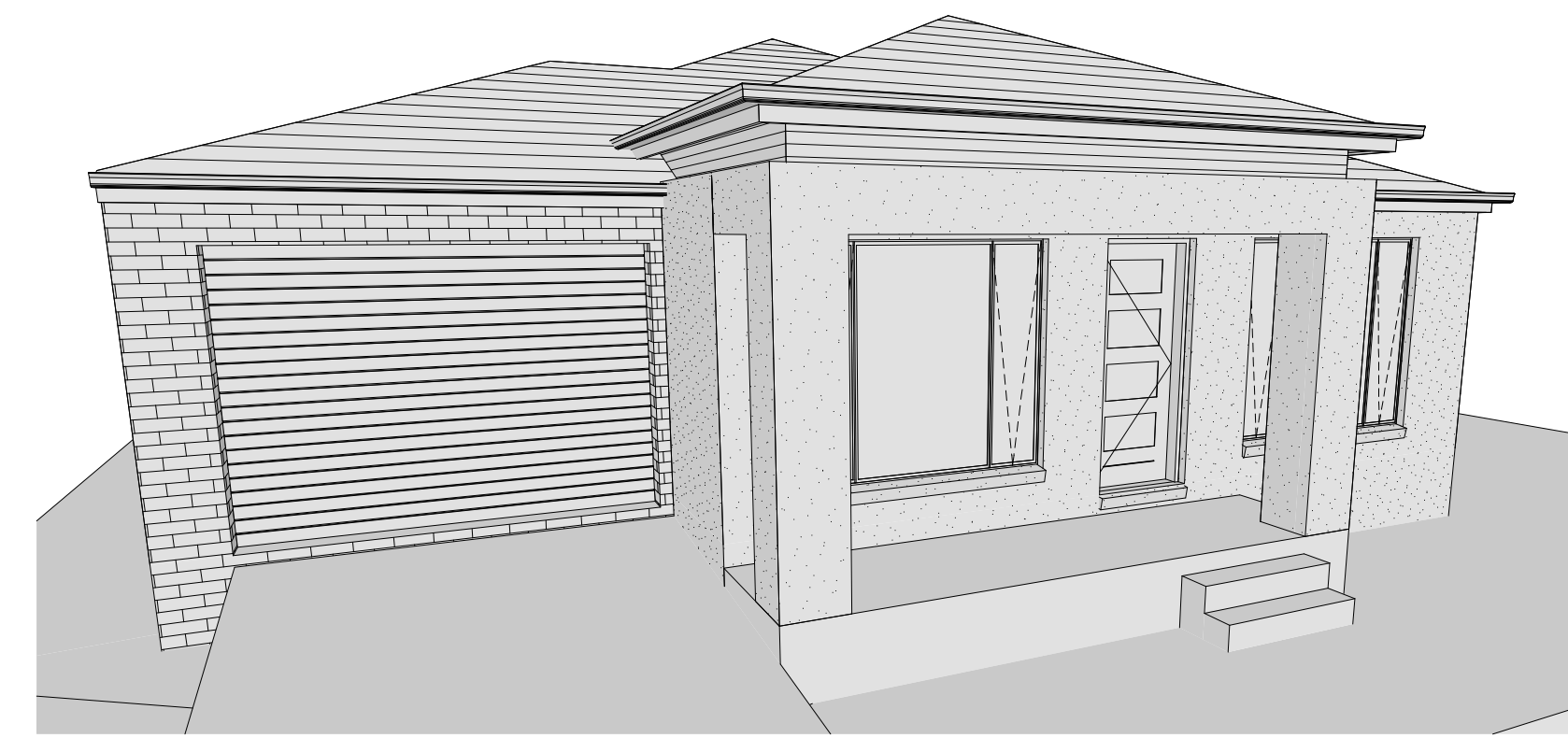
**FLOOR PLAN**  
1:100



**SIZE ANALYSIS - RES. 7**

	m2
RESIDENCE	106.33
GARAGE	23.60
PORCH	5.70
<b>TOTAL</b>	<b>135.63 m²</b>

**FLOOR PLAN**  
1:100



**Colour Scheme 9**

<b>FACE BRICKWORK</b>	Austral Access Tan
<b>RENDER 1</b>	Colorbond Wallaby
<b>RENDER 2/ POSTS</b>	Colorbond Shale Grey
<b>ROOF</b>	Concrete Roof Tiles Alice Roof Tiles Nova-Rhino
<b>GARAGE DOOR/ WINDOWS/ DOORS/ GUTTERS/ FASCIAS/ DOWNPIPES</b>	Colorbond Basalt

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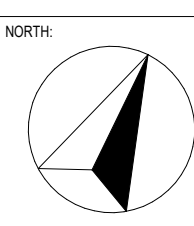
**FLOOD PRONE AREA**  
 THIS SITE IS LOCATED IN A FLOOD PRONE AREA AND IS SUBJECT TO MINIMUM FLOOR LEVELS. MELBOURNE WATER FLOOD LEVELS FOR THIS PROPERTY GRADE FROM 42.87 TO 42.58 AHD

**BUSHFIRE PRONE AREA**  
 THIS SITE IS LOCATED IN A BUSHFIRE PRONE AREA. SPECIAL BUSHFIRE CONSTRUCTION REQUIREMENTS APPLY

PROJECT: PROPOSED UNIT DEVELOPMENT  
 CLIENT: LONGVIEW DESIGN AND BUILD  
 ADDRESS: Lot 1 No.36 PRINCES AVE, LONGWARRY

DRAWING TITLE: RESIDENCE 6 & 7

BUILDERS SIGNATURE / DATE:  
 CLIENTS SIGNATURE / DATE:  
 CLIENTS SIGNATURE / DATE:



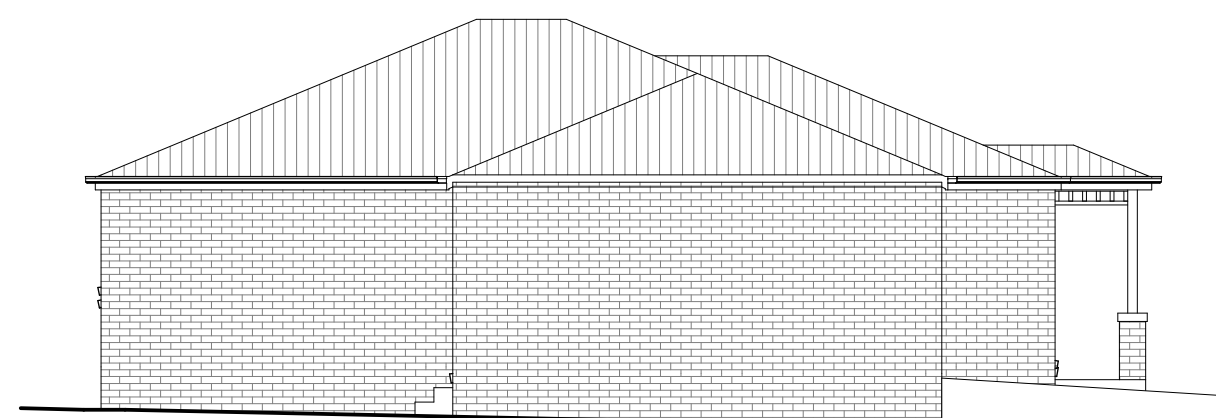
REV	DATE	REVISION	DRAWN

**LONGVUE DESIGN AND BUILD**  
 TOWN PLANNING  
 Page 4 of 5  
 1:100, 1:1  
 JOB NUMBER: 21-0017





**NORTH ELEVATION**  
1:100



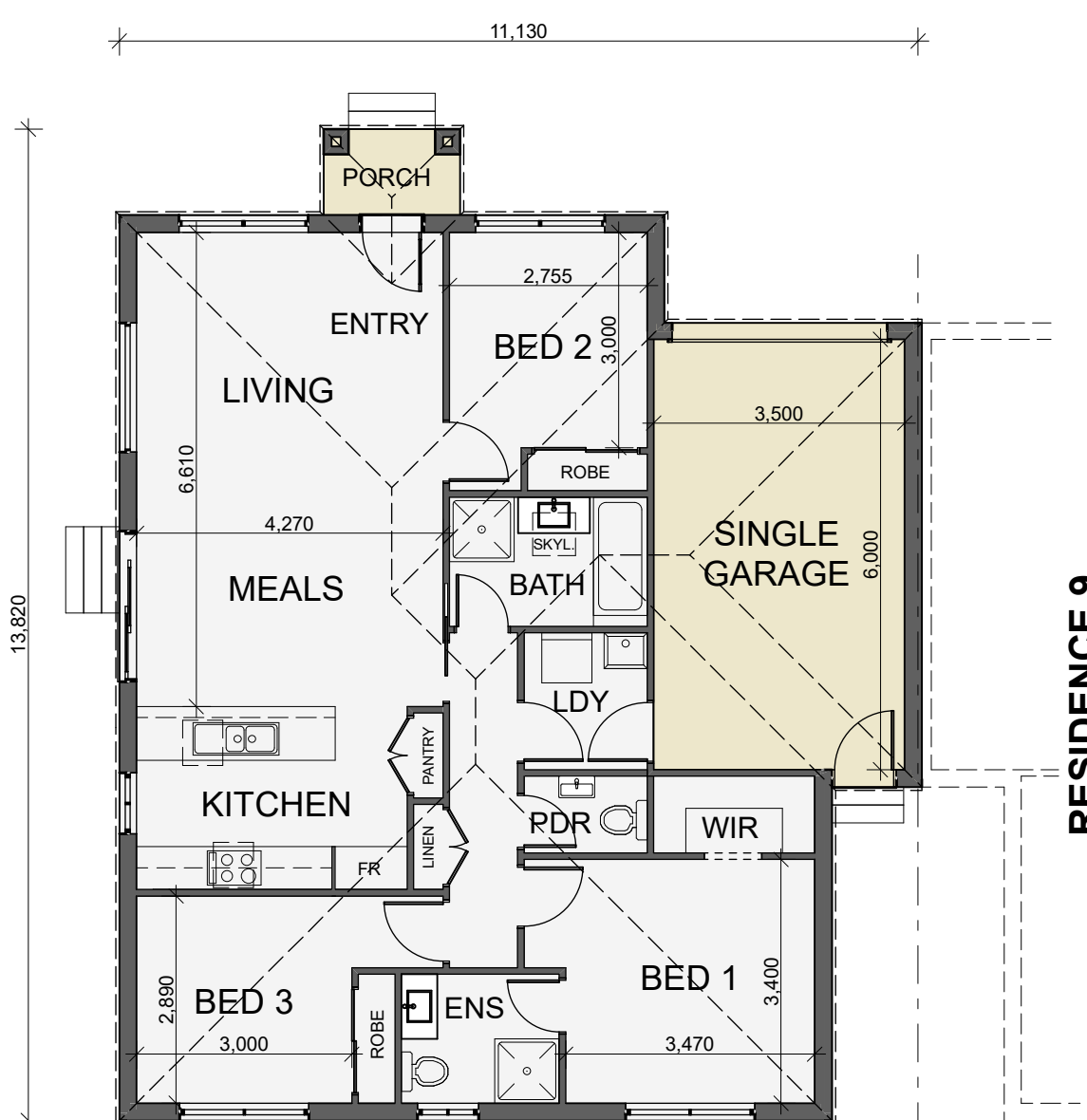
**EAST ELEVATION**  
1:100



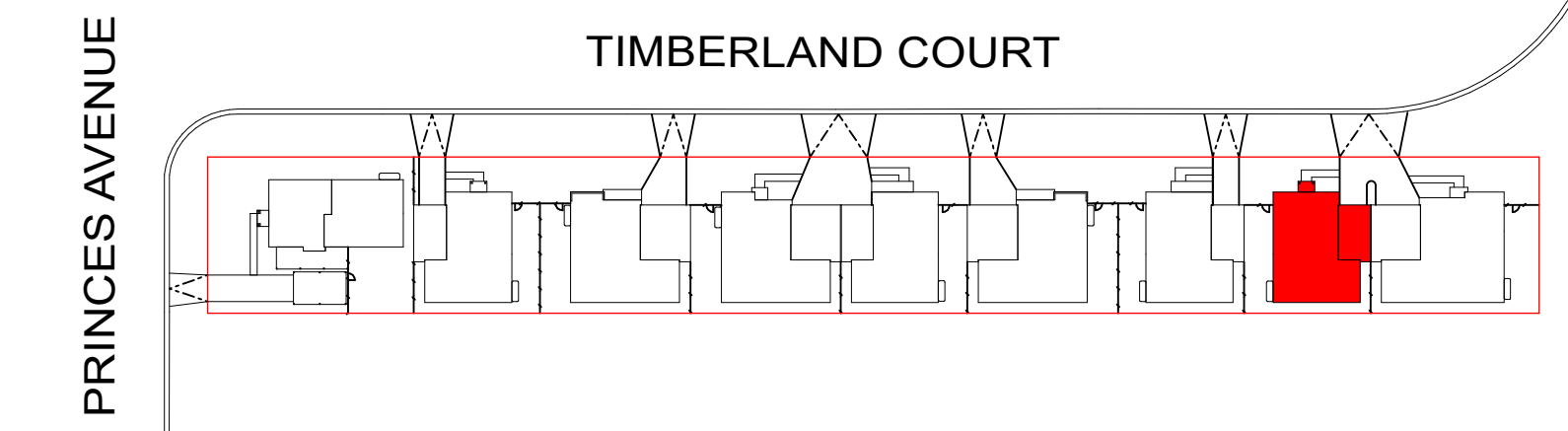
**SOUTH ELEVATION**  
1:100



**WEST ELEVATION**  
1:100



**FLOOR PLAN**  
1:100



**LOCALITY PLAN**

**SIZE ANALYSIS - RES. 8**

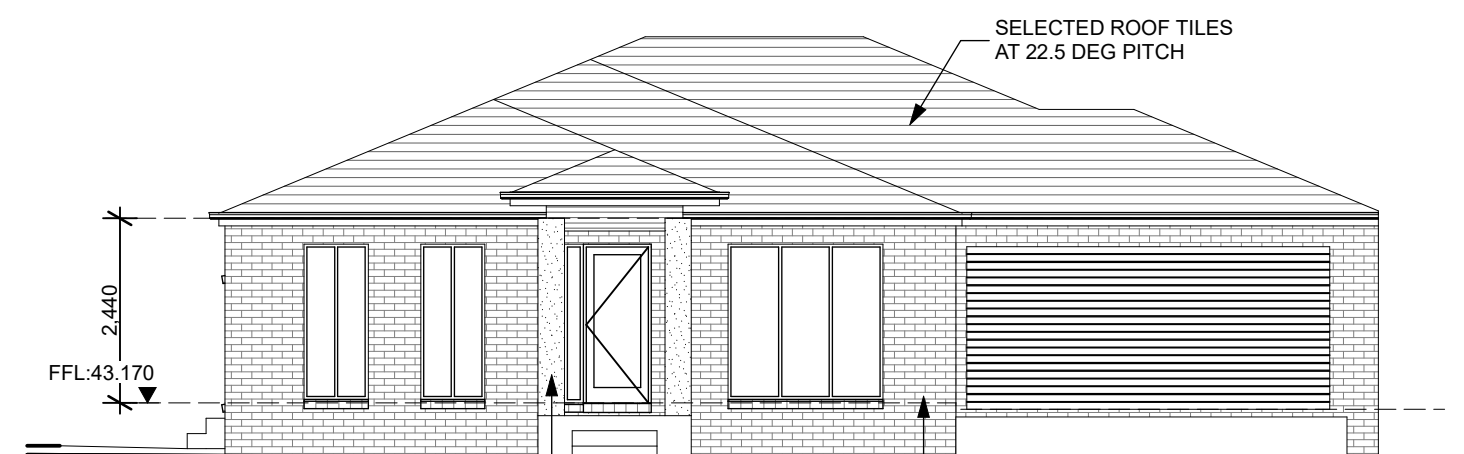
	m2
RESIDENCE	106.33
GARAGE	23.60
PORCH	2.29
<b>TOTAL</b>	<b>132.22 m<sup>2</sup></b>

**Colour Scheme 5**

- FACE BRICKWORK:** Austral Access Shale
- WEATHERBOARDS:** Colorbond Dune
- RENDER:** Colorbond Basalt
- ROOF:** Colorbond Basalt
- GARAGE DOOR/ GUTTERS/ FASCIAS/ DOWNPIPES:** Colorbond Basalt



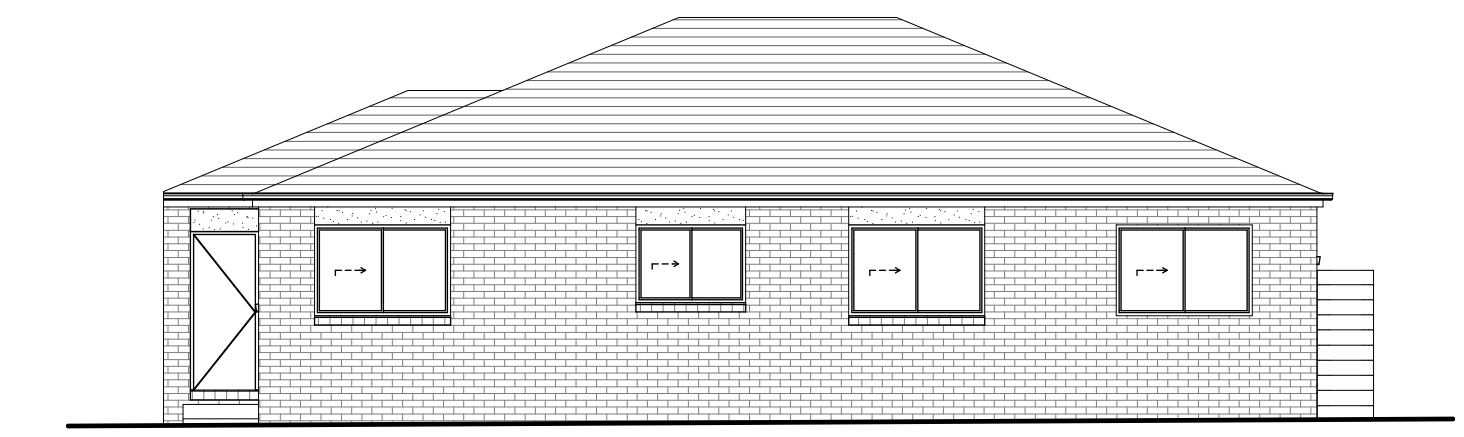
**3D VIEW**



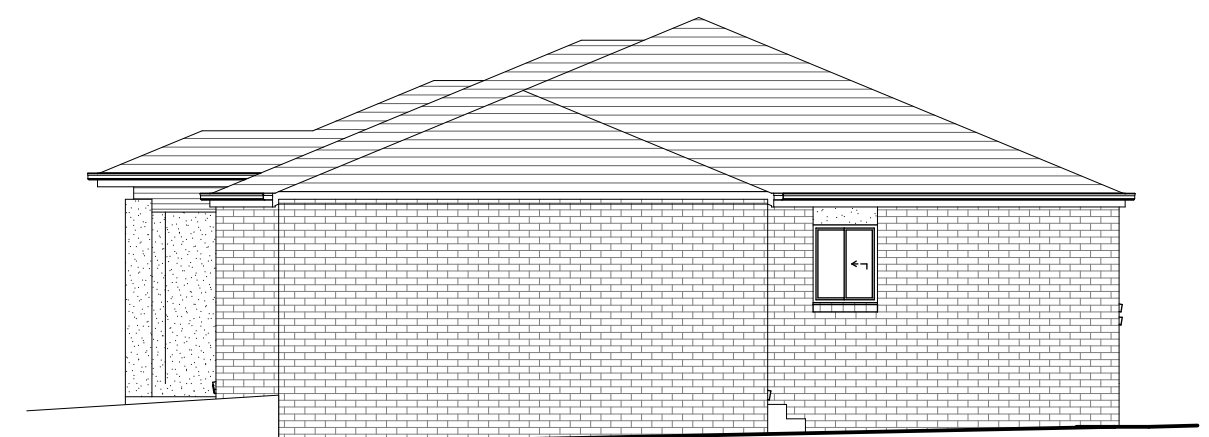
**NORTH ELEVATION**  
1:100



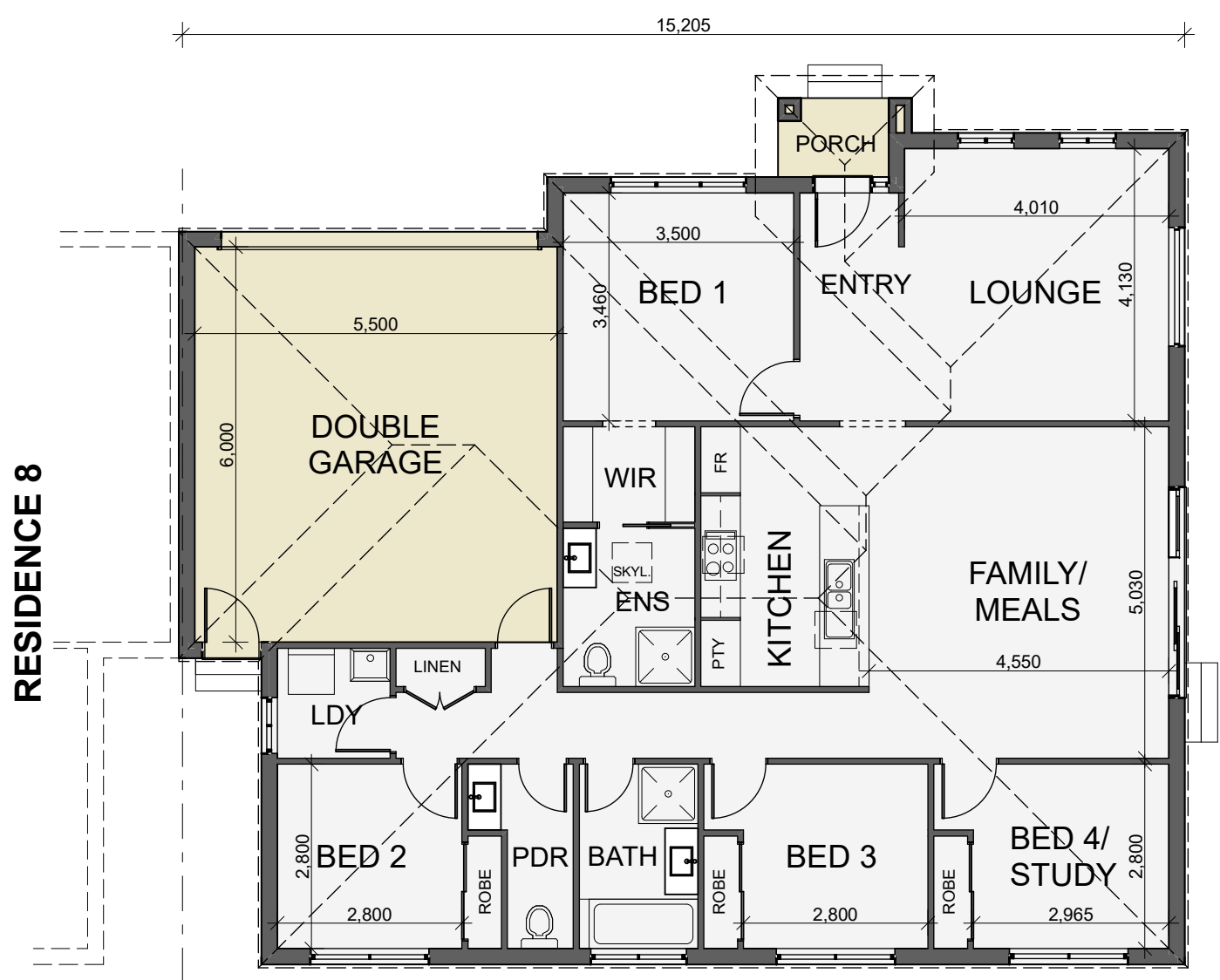
**EAST ELEVATION**  
1:100



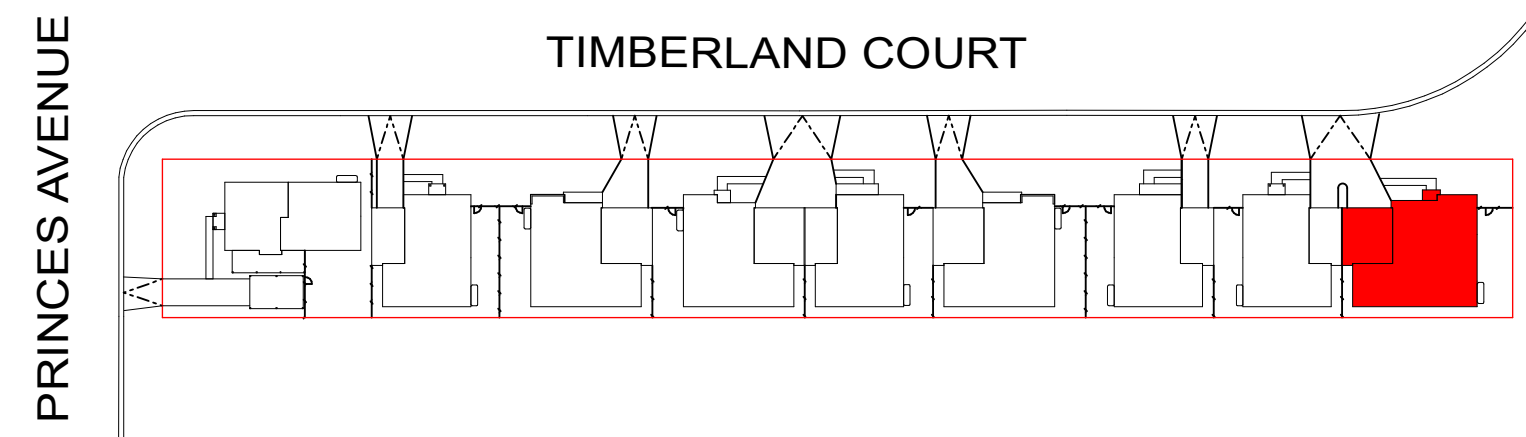
**SOUTH ELEVATION**  
1:100



**WEST ELEVATION**  
1:100



**FLOOR PLAN**  
1:100



**LOCALITY PLAN**

**SIZE ANALYSIS - RES. 9**

	m2
RESIDENCE	138.83
GARAGE	36.06
PORCH	2.20
<b>TOTAL</b>	<b>177.09 m<sup>2</sup></b>

**Colour Scheme 10**

- FACE BRICKWORK:** Austral Indulgence Biscotti
- RENDER:** Colorbond Surfmist
- GARAGE DOOR/ DOORS:** Colorbond Gully
- ROOF:** Concrete Roof Tiles Alice Roof Tiles Slate
- GUTTERS/ FASCIAS/ DOWNPIPES:** Colorbond Basalt
- WINDOWS:** Colorbond Black

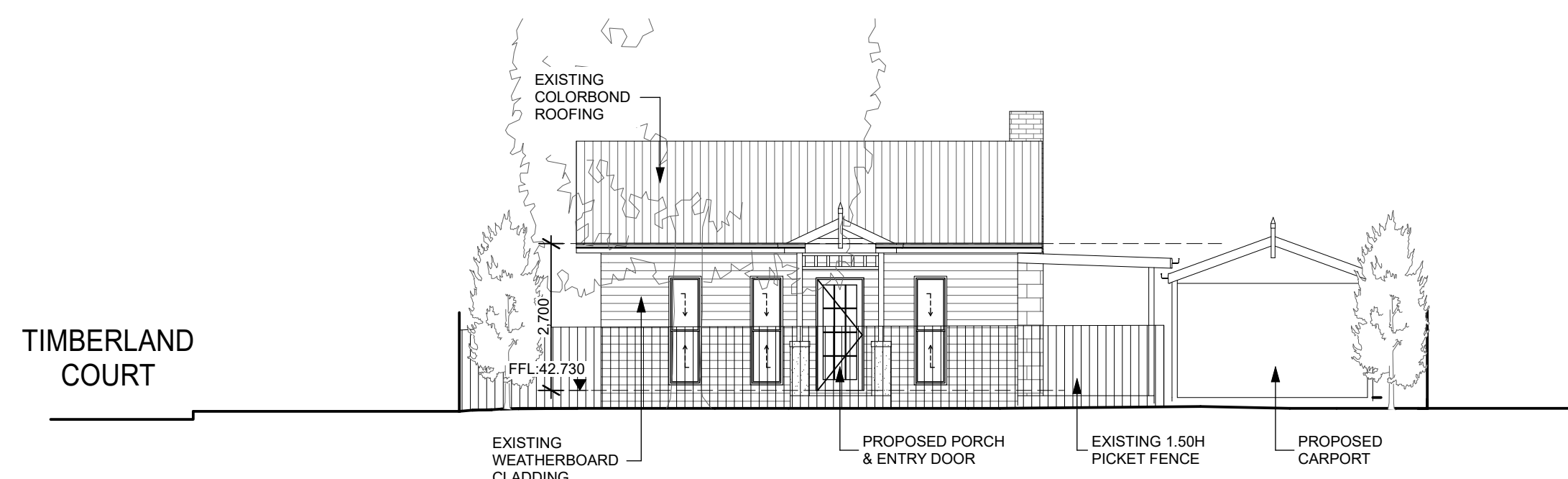


**3D VIEW**

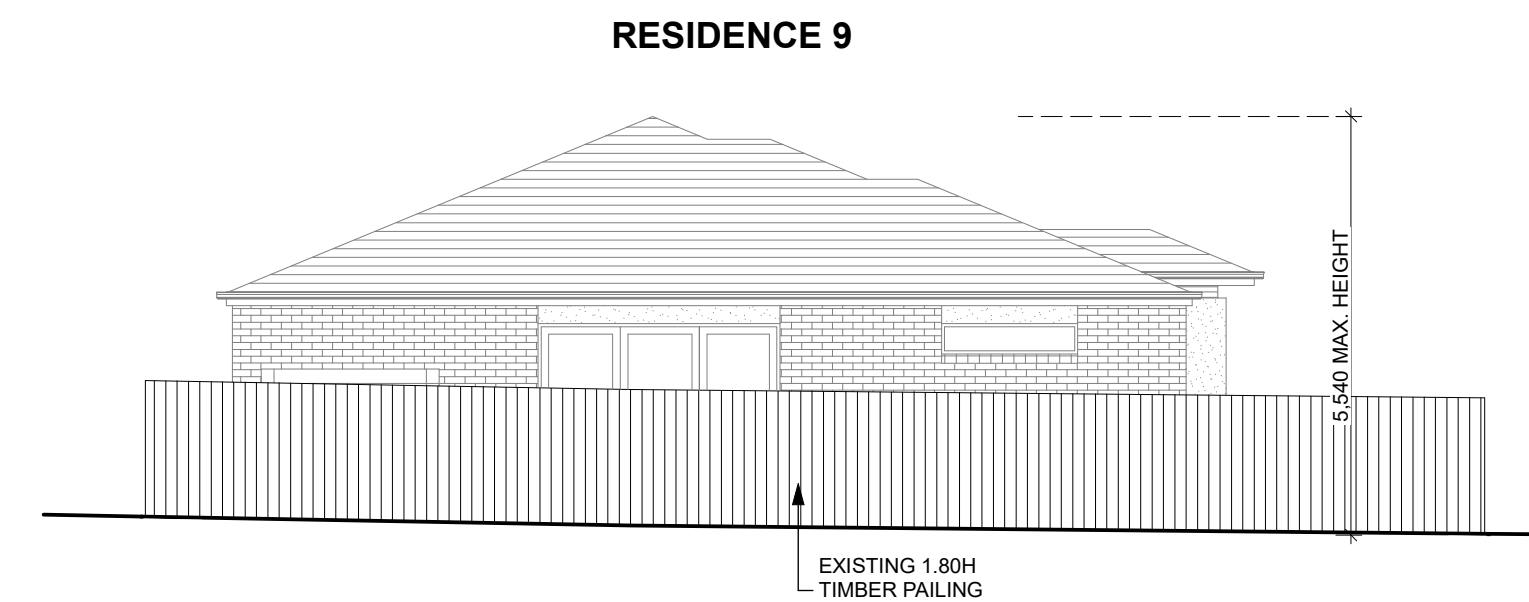
**FLOOD PRONE AREA**  
THIS SITE IS LOCATED IN A FLOOD PRONE AREA AND IS SUBJECT TO MINIMUM FLOOR LEVELS. MELBOURNE WATER FLOOD LEVELS FOR THIS PROPERTY GRADE FROM 42.87 TO 42.58 AHD

**BUSHFIRE PRONE AREA**  
THIS SITE IS LOCATED IN A BUSHFIRE PRONE AREA. SPECIAL BUSHFIRE CONSTRUCTION REQUIREMENTS APPLY

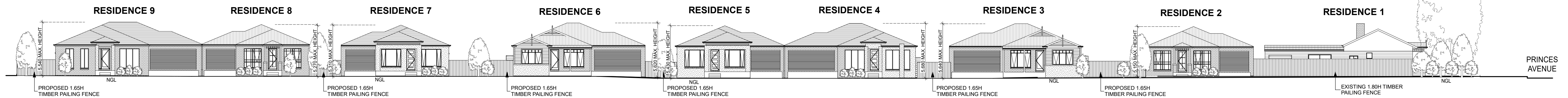




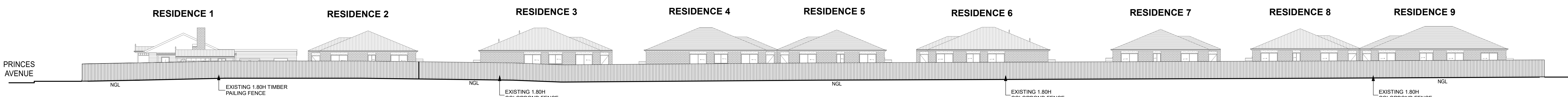
PROPOSED WEST ELEVATION - AS VIEWED FROM PRINCES AVE.  
1:100



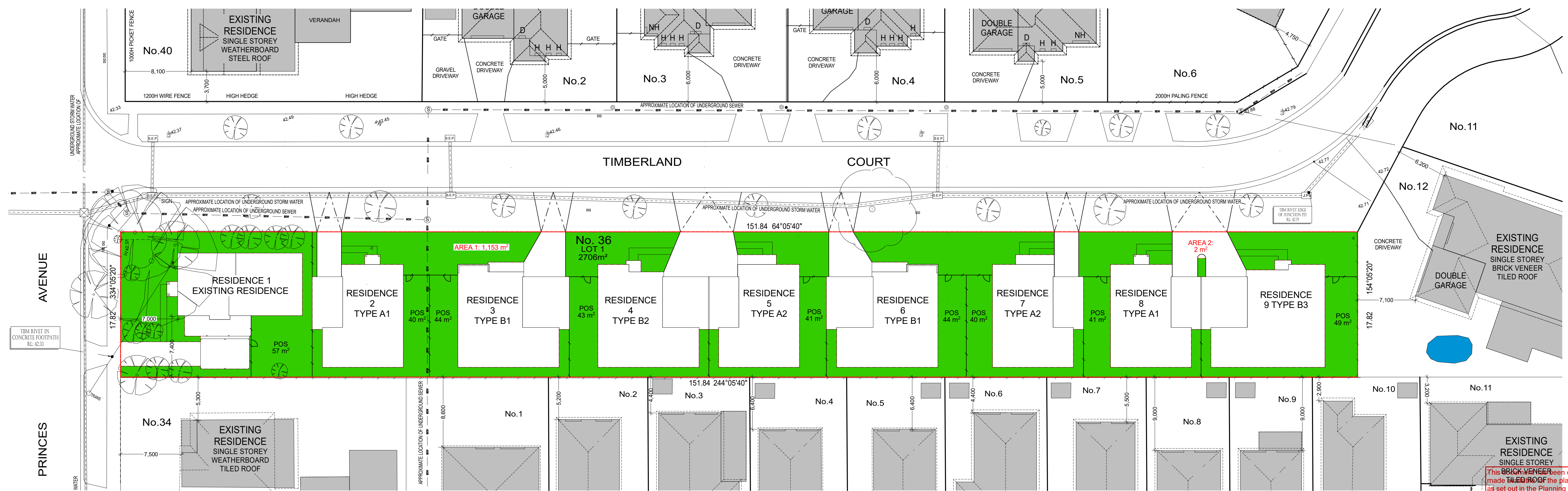
EAST ELEVATION - EXTERNAL VIEW  
1:100



NORTH ELEVATION - AS VIEWED FROM TIMBERLAND COURT  
1:200



SOUTH ELEVATION - EXTERNAL VIEW  
1:200



GARDEN AREA PLAN  
1:250

GARDEN AREA ANALYSIS	
SITE AREA	2,705.79 m <sup>2</sup>
AREA 1	1,153.49
AREA 2	2.26
TOTAL GARDEN AREA	1,155.75 m <sup>2</sup>
GARDEN AREA RATIO (50% REQ.)	42.7%

■ DENOTES CALCULATED GARDEN SPACE AREA > 1M

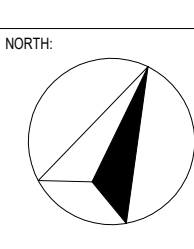
**FLOOD PRONE AREA**  
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**BUSHFIRE PRONE AREA**  
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PROJECT: PROPOSED UNIT DEVELOPMENT  
CLIENT: LONGVIEW DESIGN AND BUILD  
ADDRESS: Lot 1 No.36 PRINCES AVE, LONGWARRY

DRAWING TITLE: OVERALL ELEVATIONS & GARDEN AREA PLAN

BUILDERS SIGNATURE / DATE:  
CLIENTS SIGNATURE / DATE:  
CLIENTS SIGNATURE / DATE:



REV	DATE	REVISION	DRAWN

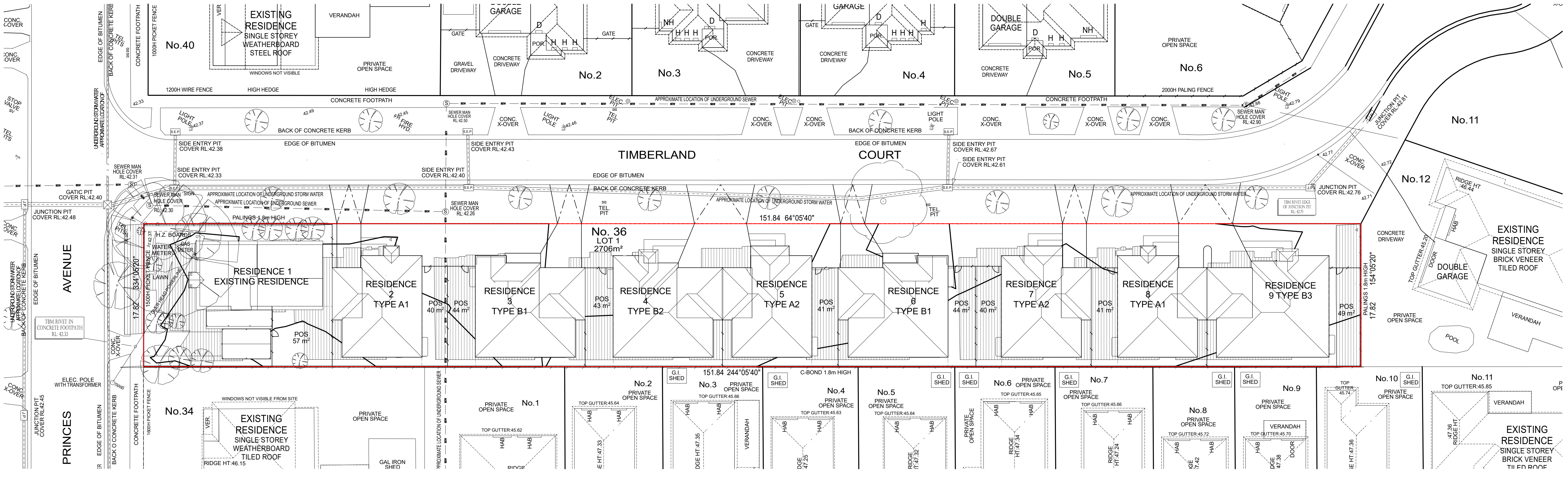
**LONGVUE DESIGN AND BUILD**

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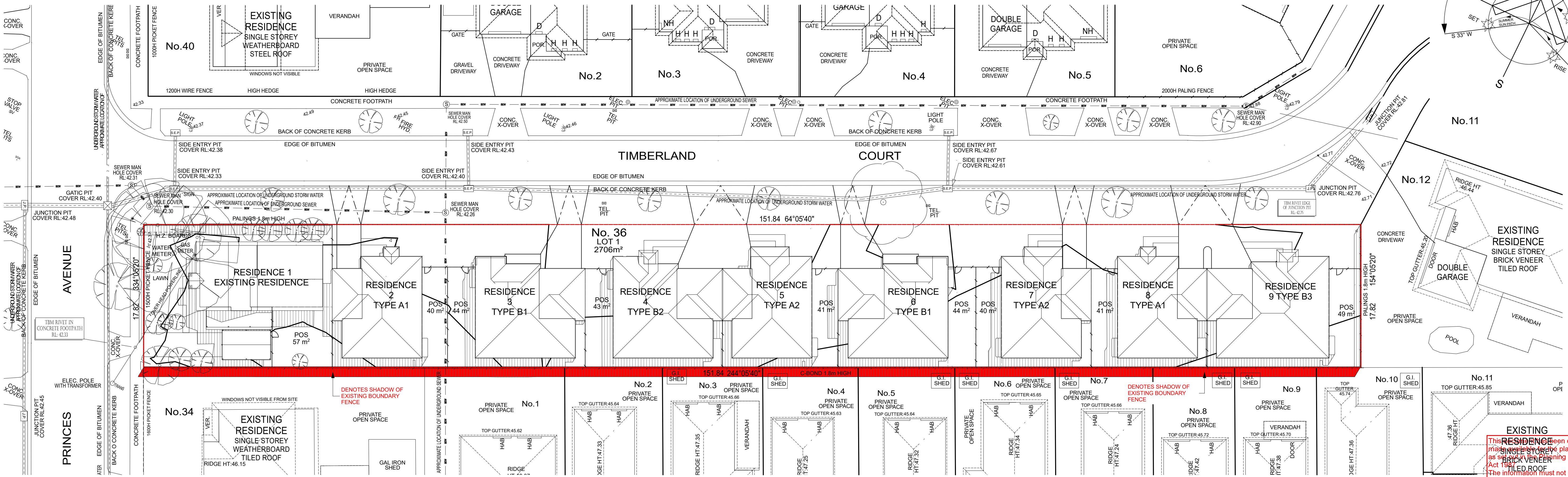
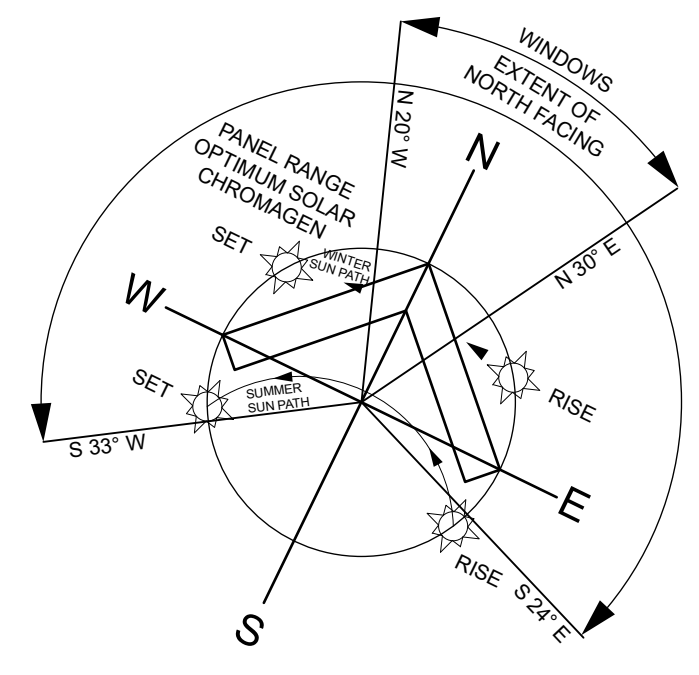
TOWN PLANNING  
1:200, 1:100  
JOB NUMBER: 21-0017

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9AM SHADOW DIAGRAM 1:250



12PM SHADOW DIAGRAM 1:250

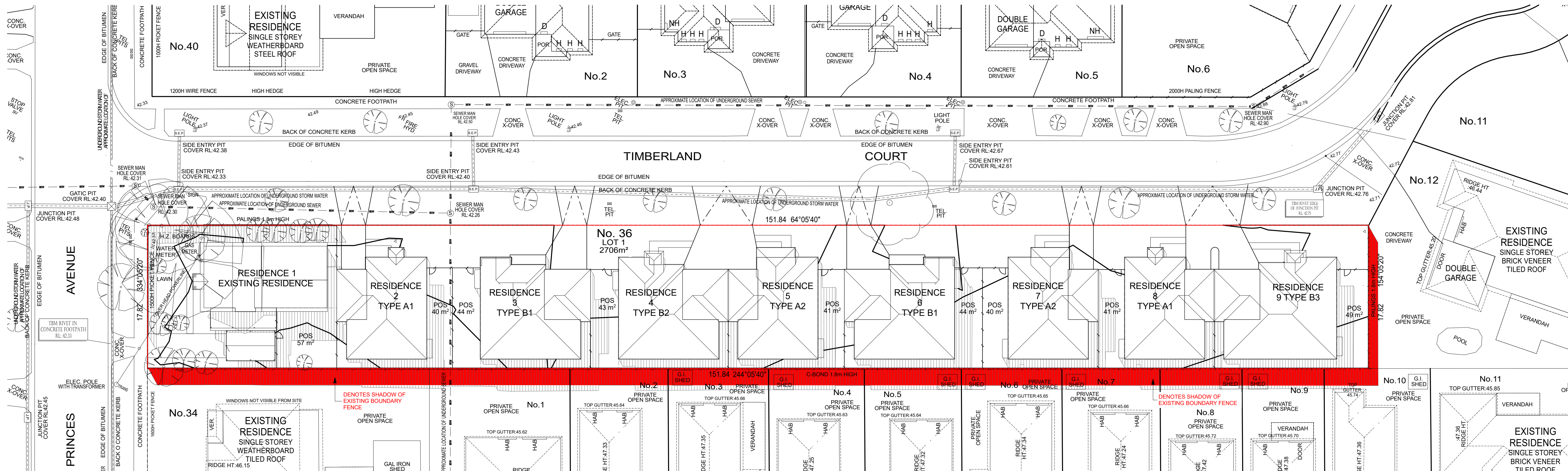
EXISTING RESIDENCE  
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 Page 7 of 9  
 1:250  
 21-0017

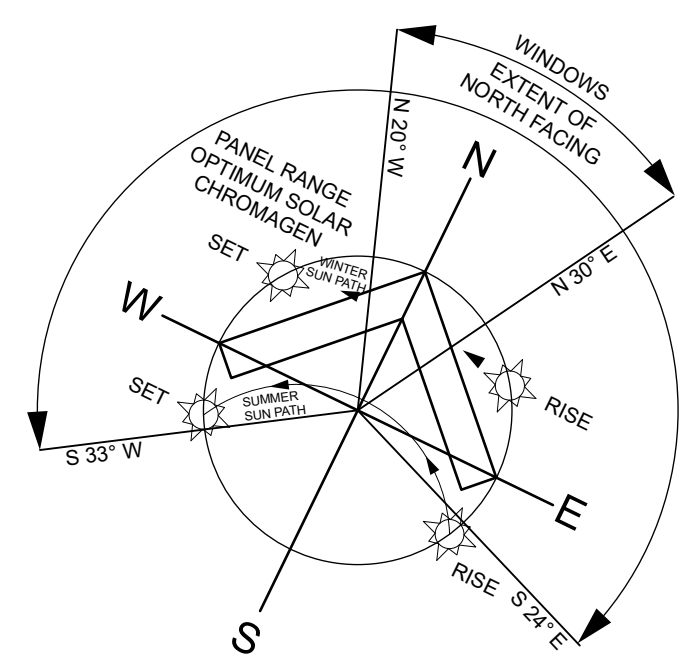
PROJECT: <b>PROPOSED UNIT DEVELOPMENT</b>	DRAWING TITLE: <b>SHADOW DIAGRAMS</b>	BUILDERS SIGNATURE / DATE:	NORTH	REV / DATE / REVISION	DRAWN
CLIENT: <b>LONGVIEW DESIGN AND BUILD</b>		CLIENTS SIGNATURE / DATE:			
ADDRESS: <b>Lot 1 No.36 PRINCES AVE, LONGWARRY</b>		CLIENTS SIGNATURE / DATE:			

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3PM SHADOW DIAGRAM  
1:250



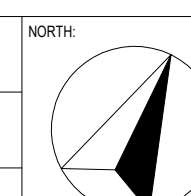
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PROJECT: PROPOSED UNIT DEVELOPMENT  
CLIENT: LONGVIEW DESIGN AND BUILD  
ADDRESS: Lot 1 No.36 PRINCES AVE, LONGWARRY

DRAWING TITLE: SHADOW DIAGRAM

BUILDERS SIGNATURE / DATE:  
CLIENTS SIGNATURE / DATE:  
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REV	DATE	REVISION	DRAWN

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**TOWN PLANNING**  
12  
1:250  
21-0017

## 55.01 Neighbourhood and Site Description and Design Response

### 55.01-1 Neighbourhood and Site Description

The site is located on the south east corner of Princes Avenue and Timberland Court approximately 350m north east of the Longwarry Town Centre. The site is within convenient walking distance of the Longwarry Town Centre and Railway Station. The overall site has an area of 2705sqm with a frontage to Princes Street of 17.82m and an abuttal to Timberland Court of 151.84m. The site is shown in red on the aerial photograph attached as Appendix A.

The site contains an existing single storey weatherboard dwelling with a metal roof that will be retained as part of the development. The site is flat and contains limited existing vegetation mainly around the existing dwelling. Princes Avenue is a local arterial road with a wide pavement and kerb and channel, and a footpath on both sides of the road. Timberland Court is a local street with a sealed pavement, kerb and channel and a footpath along the north side. A paling fence extends along the boundary of the site with Timberland Court.

To the north are existing dwellings along Timberland Court. The dwellings are single storey brick dwellings with a mix of tiled and metal roofs. The dwellings are generally setback 5-6m from the street with established gardens and no front fences.

To the west are older dwellings along Princes Avenue. The dwellings are single storey with a mix of building materials including brick and weatherboard walls and tiled and metal roofs. The dwellings are generally setback 10m or greater from Princes Avenue.

To the south is a multi dwelling development with access via a common property road known as Manchester Circuit. Ten dwellings adjoin the site which are single storey brick dwellings with tiled and metal roofs. The setback of the dwellings from the southern boundary of the site varies from 2.9m to 9m.

To the east are the existing dwellings at the end of Timberland Court. The dwellings are single storey brick dwellings with a mix of tiled and metal roofs. The dwellings in the court bowl generally have a larger setback than the other dwellings in Timberland Court.

The site context is shown on the plans submitted with the development including photographs of the site and surrounding area.

### 55.01-2 Design Response

The site is a small infill site that is located within the Longwarry Township and is well located to allow residents to walk to town centre. The design responds to the shape of the site with a narrow width and long frontage to Timberland Court. The existing dwelling will be retained fronting Princes Avenue which has a character associated with older dwellings in the town. The new dwellings will front Timberland Court. All dwellings are single storey and include a variety of dwelling layouts. The exterior finish of the dwellings use a mix of materials including brick, weatherboards and rendered surfaces to articulate and add interest to the development. The dwellings have a wider frontage to Timberland Court and including spacing

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between most dwellings reflecting the character of the dwellings to the north, and providing a greater spacing than occurs in Manchester Circuit to the south. Landscaped front gardens will be provided along Timberland Court replacing the current stark timber paling fence.

The design response is also further set out on the detailed plans submitted with the application and in the response to the objectives and standards as set out below.

**55.02 Neighbourhood Character and Infrastructure**

55.02-1 Neighbourhood Character Objectives	Response
<ul style="list-style-type: none"> <li>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul>	The proposed development responds to the existing neighbourhood character. The existing dwelling is retained fronting Princes Avenue and the new dwellings front Timberland Court reflecting the character in the court.
55.02-2 Residential Policy Objectives	
<ul style="list-style-type: none"> <li>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</li> </ul>	Local planning policy recognise Longwarry as a main town with a capacity for further urban growth. The site is within the township so residents will have good access to services and facilities including the Longwarry Railway Station. The framework plan for the Longwarry Township identifies the site for residential development.
55.02-3 Dwelling Diversity Objective	
<ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul>	Not applicable as less than 10 dwellings in the development.
55.02-4 Infrastructure Objectives	
<ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul>	Utility services can be readily provided to service the proposed development.

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<b>55.02-5 Integration with the Street Objective</b>	
To integrate the layout of development with the street.	The development has been designed to retain the existing dwelling fronting Princes Avenue and new dwellings fronting Timberland Court providing integration with existing streets.
<b>55.03 Site Layout and Building Massing</b>	
<b>55.03-1 Street Setback Objective</b>	
<ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site</li> </ul>	The existing dwelling is retained fronting Princes Avenue. The dwellings along Timberland Court are setback 4m from the street with the garages setback 5.5m. The dwellings on the north side of Timberland Court are setback 5m to 6m. The proposed setbacks are considered to be respectful of the existing character and responsive to the constraint posed by the width of the site.
<b>55.03-2 Building Height Objective</b>	
<ul style="list-style-type: none"> <li>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</li> </ul>	All proposed dwellings are single storey consistent with the character of the area. There is no maximum height specified in the schedule to the zone or overlay, and no dwelling exceeds 9m in height.
<b>55.03-3 Site Coverage Objective</b>	
<ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>	The standard under Clause 55 .03-3 is a maximum site coverage of 60%. The proposed development meets this standard with a site coverage of 49.9%.
<b>55.03-4 Permeability Objectives</b>	
<ul style="list-style-type: none"> <li>To reduce the impact of increased stormwater run-off on the drainage system.</li> <li>To facilitate on-site stormwater infiltration.</li> </ul>	The standard under Clause 55 .03-4 is a minimum permeable area of 20%. The proposed development comfortably meets this standard with a permeable area of 42.8%. The amount of space committed to paving associated with driveways has been minimised given the frontage to Timberland Court.

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<p><b>55.03-5 Energy Efficiency Objectives</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and residential buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> </ul>	<p>All new dwellings have north facing living area windows and north facing private open space.</p>
<p><b>55.03-6 Open Space Objective</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</li> </ul>	<p>No communal open space is proposed within the development.</p>
<p><b>55.03-7 Safety Objective</b></p> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>	<p>The design of the proposed development provides for surveillance over Princes Avenue and Timberland Court</p>
<p><b>55.03-8 Landscaping Objective</b></p> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the neighbourhood.</li> <li>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>To provide appropriate landscaping.</li> <li>To encourage the retention of mature vegetation on the site.</li> </ul>	<p>A landscaping plan will be prepared for the development which will strengthen the landscape character of the area through garden plantings. The site is largely clear of existing vegetation save for a limited number of trees / shrubs around the existing dwelling.</p>
<p><b>55.03-9 Access Objective</b></p> <ul style="list-style-type: none"> <li>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</li> </ul>	<p>The existing crossover onto Princes Avenue is retained. Six crossovers are proposed onto Timberland Court which occupy a small proportion of the frontage and comfortably meet Standard B14.</p>

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<b>55.03-10 Parking Location Objective</b>	
<ul style="list-style-type: none"> <li>To provide convenient parking for resident and visitor vehicles.</li> <li>To protect residents from vehicular noise within developments.</li> </ul>	<p>An attached garage is provided for each new dwelling providing convenient and secure parking residents. A new carport is provided for the existing dwelling.</p>
<b>55.04 Amenity Impacts</b>	
<b>55.04-1 Side and Rear Setback Objectives</b>	
<ul style="list-style-type: none"> <li>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</li> <li></li> </ul>	<p>All side and rear setbacks comply with Standard B17.</p>
<b>55.04-2 Walls on the Boundary Objective</b>	
<ul style="list-style-type: none"> <li>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</li> </ul>	<p>No walls are proposed on the boundaries of the site with adjoining lots.</p>
<b>55.04-3 Daylight to Existing Windows Objective</b>	
<ul style="list-style-type: none"> <li>To allow adequate daylight into existing habitable room windows.</li> </ul>	<p>There are no existing habitable room windows in close proximity to the boundary of the site and the setbacks from existing habitable room windows comfortably comply with Standard B19.</p>
<b>55.04-4 North Facing Windows Objective</b>	
<ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows.</li> </ul>	<p>The setback of existing north facing windows in dwellings in Manchester Circuit to the south is sufficient to protect solar access to the windows.</p>
<b>55.05-5 Shadowing Open Space Objective</b>	
<ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul>	<p>The is minor overshadow of the existing secluded private open space in the late afternoon. The extent of overshadowing is marginally greater than the overshadowing from the existing fence and meets Standard B21.</p>

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<p><b>55.04-6 Overlooking Objective</b></p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>	<p>The existing fencing to the south and east has a height of 1.8m limiting views into existing secluded private open space and habitable room windows.</p>
<p><b>55.04-7 Internal Views Objective</b></p> <ul style="list-style-type: none"> <li>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li> </ul>	<p>The development has been designed to avoid overlooking of private open space and habitable room windows associated with other dwellings in the development.</p>
<p><b>55.04-8 Noise Impact Objectives</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external noise.</li> </ul>	<p>Heating and cooling systems will comply with standards for domestic systems and will be sited to minimise any impacts on neighbouring dwellings.</p>
<p><b>55.05 On Site Amenity and Facilities</b></p>	
<p><b>55.05-1 Accessibility Objective</b></p> <ul style="list-style-type: none"> <li>To encourage the consideration of the needs of people with limited mobility in the design of developments.</li> </ul>	<p>All dwellings are single storey dwellings with minimal steps to support people with limited mobility.</p>
<p><b>55.05-2 Dwelling Entry Objective</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling or residential building with its own sense of identity.</li> </ul>	<p>All dwelling entries are clearly visible and identifiable from either Princes Avenue or Timberland Court. The entries provide shelter to provide a transition from the external space into the dwellings.</p>

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<b>55.05-3 Daylight to New Windows Objective</b>	
<ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul>	All habitable room windows in the development have access to adequate daylight, with a setback of greater than 1m from all habitable room windows.
<b>55.05-4 Private Open Space Objective</b>	
<ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>	All dwellings have secluded private open space with a minimum area 40 square metres in excess of the amount required by Standard B28.
<b>55.05-5 Solar Access to Open Space Objective</b>	
<ul style="list-style-type: none"> <li>To allow solar access into the secluded private open space of new dwellings and residential buildings.</li> </ul>	All new dwellings have private open space with a north facing aspect.
<b>55.05-6 Storage Objective</b>	
<ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul>	Each dwelling is to be provided with a 6 cubic metres of storage space within an external shed which satisfies the requirements of Standard B30.
<b>55.06 Detailed Design</b>	
<b>55.06-1 Design Detail Objective</b>	
<ul style="list-style-type: none"> <li>To encourage design detail that respects the existing or preferred neighbourhood character.</li> </ul>	Building materials include brick, rendered material and weatherboards with tiled roofs. A variation in the facades of individual dwellings is provided to add articulation to the development with garages along Timberland Court setback from the front of the dwellings.
<b>55.06-2 Front Fence Objective</b>	
<ul style="list-style-type: none"> <li>To encourage front fence design that respects the existing or preferred neighbourhood character.</li> </ul>	Front fencing is proposed along Princes Avenue for the existing dwelling. Other than the existing dwelling, no other dwellings have front fences.

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<b>55.06-3 Common Property Objective</b>	
<ul style="list-style-type: none"> <li>• To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>• To avoid future management difficulties in areas of common ownership.</li> </ul>	<p>No common property is proposed as part of the development.</p>
<b>55.06-4 Site Services Objective</b>	
<ul style="list-style-type: none"> <li>• To ensure that site services can be installed and easily maintained.</li> <li>• To ensure that site facilities are accessible, adequate and attractive.</li> </ul>	<p>Each dwelling will be provided with a mail box. Clothes lines will be provided for individual dwellings and garbage and recycling bins will be stored at each individual dwelling for use during the week. Garbage and recycling bins will need to be placed along Princes Avenue or Timberland Court for collection on the relevant collection day.</p>

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Appendix A – Site



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**Supporting submission  
Planning permit application for 9 dwellings.  
36 Princes Avenue Longwarry**

XWB Consulting has been engaged by LID Engineering Pty Ltd to make a planning permit application for 9 dwellings including the retention of the existing dwelling on 36 Princes Avenue Longwarry.

**1. Site and locality**

The site is located on the south east corner of Princes Avenue and Timberland Court approximately 350m north east of the Longwarry Town Centre. The site is within convenient walking distance of the Longwarry Town Centre and Railway Station. The overall site has an area of 2705sqm with a frontage to Princes Street of 17.82m and an abuttal to Timberland Court of 151.84m. The site is shown in red on the aerial photograph below:



The site contains an existing single storey weatherboard dwelling with a metal roof that will be retained as part of the development. The site is flat and contains limited existing vegetation mainly around the existing dwelling. Princes Avenue is a local street with a wide pavement and kerb and channel, and a footpath on both sides of the road. Timberland Court is a local street

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Arterial road with wide pavement and kerb and channel, and a footpath on both sides of the road. Timberland Court is a local street only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



with a sealed pavement, kerb and channel and a footpath along the north side. A paling fence extends along the boundary of the site with Timberland Court.

To the north are existing dwellings along Timberland Court. The dwellings are single storey brick dwellings with a mix of tiled and metal roofs. The dwellings are generally setback 5-6m from the street with established gardens and no front fences.

To the west are older dwellings along Princes Avenue. The dwellings are single storey with a mix of building materials including brick and weatherboard walls and tiled and metal roofs. The dwellings are generally setback 10m or greater from Princes Avenue.

To the south is a multi dwelling development with access via a common property road known as Manchester Circuit. Ten dwellings adjoin the site which are single storey brick dwellings with tiled and metal roofs. The setback of the dwellings from the southern boundary of the site varies from 2.9m to 9m.

To the east are the existing dwellings at the end of Timberland Court. The dwellings are single storey brick dwellings with a mix of tiled and metal roofs. The dwellings in the court bowl generally have a larger setback than the other dwellings in Timberland Court.

The site context is shown on the plans submitted with the development including photographs of the site and surrounding area.

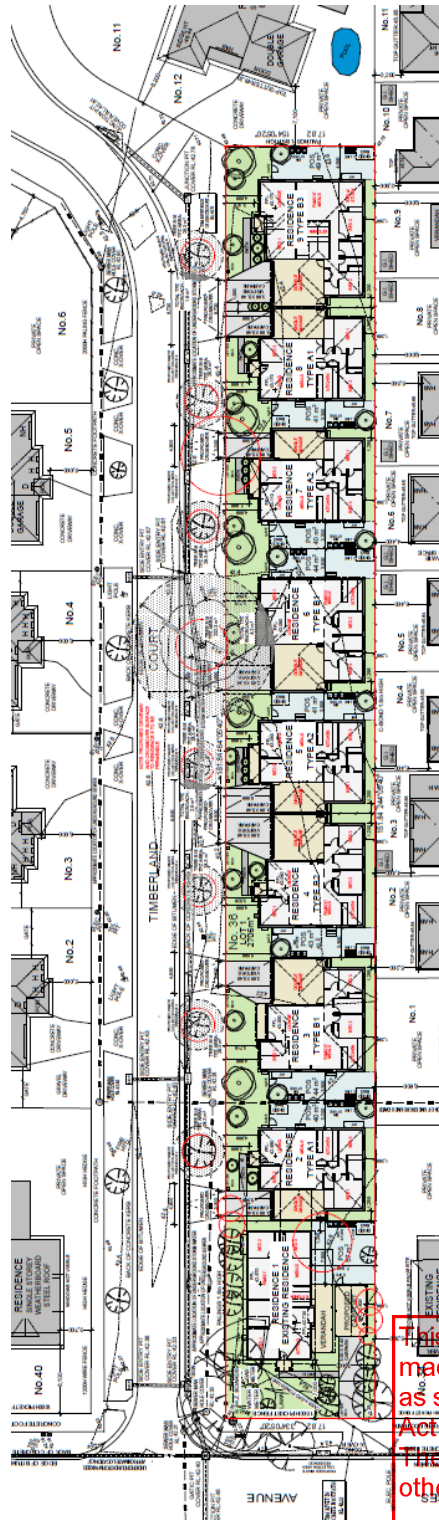
The land is contained in Certificate of Title Volume 08933 Folio 344. A copy of the title has been submitted with the application. The land is not affected by any restrictive covenants that would impact on the permit application.

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## 2. Proposal

The application proposes 9 dwellings including the retention of the existing dwelling as shown on the extract from the site plan below:



Detailed plans of the proposed development have been submitted with the planning permit application.

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### 3. Planning provisions

#### 3.1 State Planning Policy

The following provisions from State Planning Policy are relevant to the planning permit application:

- 11.01-1S Settlement
- 11.01-1R Gippsland
- 13.03-1S Floodplain Management
- 15.01-1S Urban Design
- 16.01-3S Housing diversity
- 16.01-4S Affordable housing

#### 3.2 Local Planning Policy Framework

The following provision from Local Planning Policy is relevant to the planning permit application:

- 21.04 Main towns

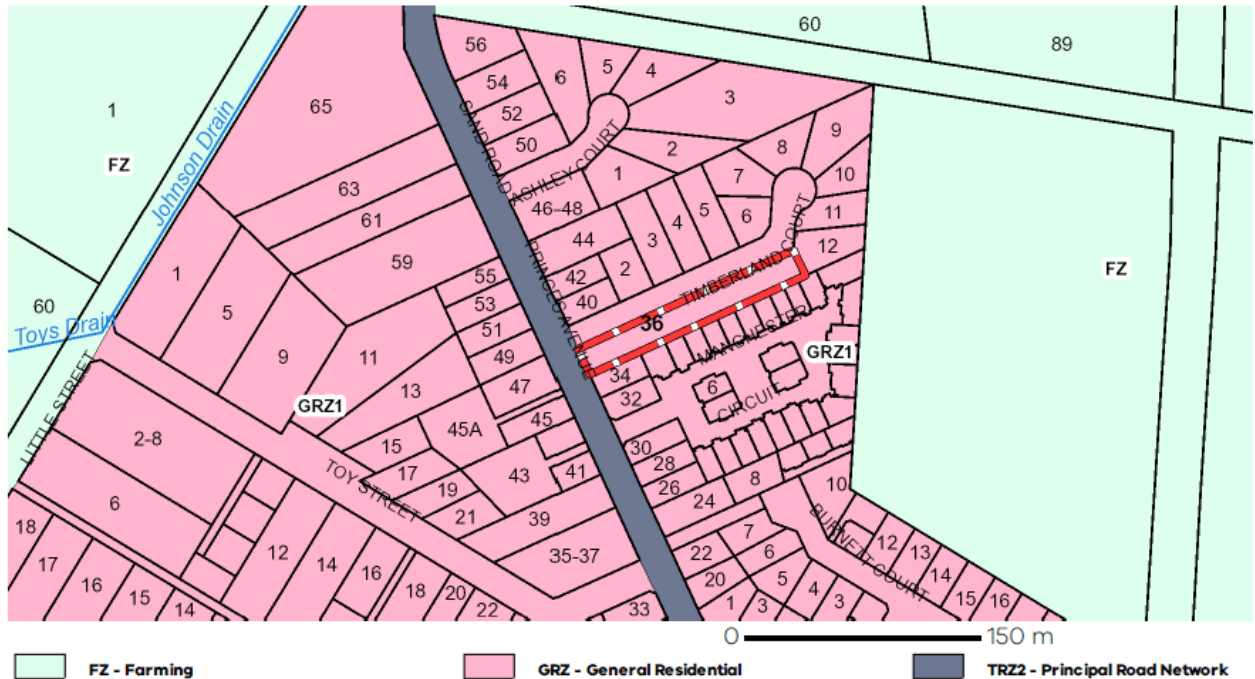
Under the main towns policy, Longwarry is identified as a main town with a capacity for urban growth. The structure plan for Longwarry shows the site as being residential.

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### 3.3 Zone provisions

The land is in a General Residential Zone (GRZ1) under the Baw Baw Planning Scheme as shown in red on the plan below:



The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and Planning Policy Framework.
- To encourage development that respects 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.

A planning permit is required to develop the land for two or more dwellings under the provisions of the General Residential Zone. The zone provisions provide that a development must meet the requirements of Clause 55 of the Baw Baw Planning Scheme. The schedule to the zone does not specify any variation to these requirements.

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### 3.4 Overlay provisions

The land is in a Development Contributions Plan Overlay (DCPO) under the Baw Baw Planning Scheme as shown in red on the plan below:



The purpose of the overlay is:

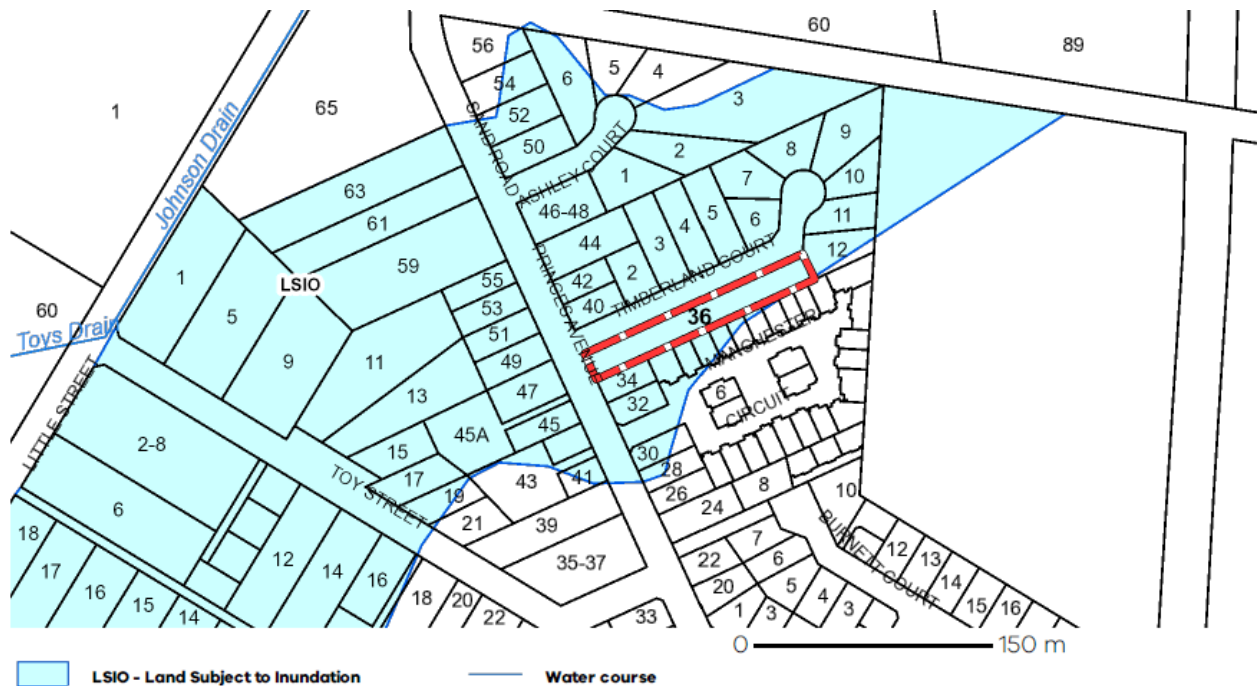
- To implement the Municipal Planning Strategy and Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

The Baw Baw Shire Development Contributions Plan applies to the land under the overlay and a contribution is required for the development of the land for dwellings.

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The land is also in a Land Subject to Inundation Overlay (LSIO) under the Baw Baw Planning Scheme as shown in red on the plan below:



The purpose of the Land Subject to Inundation Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the *Water Act, 1989* where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection
- and flood plain health.

A planning permit is required under the Land Subject to Inundation Overlay to construct a building, or to construct and carry out works.

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### 3.5 Particular Provisions

#### Clause 52.06 Carparking

The car parking provisions in the Baw Baw Planning Scheme are set out in Clause 52.06. The purpose of the provisions is to:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The clause requires the provision of carparking as shown below:

No of spaces	Level of development
1	Dwelling with 1 or 2 bedrooms
2	Dwelling with 3 or more bedrooms
1	Per 5 dwellings for visitors

#### Clause 52.29 - Land adjacent to the Principal Road Network

Clause 52.29 applies to land adjacent to a Transport Zone 2. Princes Avenue is in a Transport Zone 2. The purpose of Clause 52.29 is:

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

A permit is required to create or alter access to a road in a Transport Zone 2

#### Clause 55 - Two or more dwellings on a lot and residential buildings

Under the General Residential Zone, the provisions of Clause 55 of the Baw Baw Planning Scheme in relation to two or more dwellings on a lot and residential buildings apply to the application. The purpose of the Clause 55 provisions is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.

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- To encourage residential development that is responsive to the site and the neighbourhood.

Clause 55 sets out objective which must be met and standards which should be met in relation to a development.

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## 4. Consideration of proposal

### 4.1 Strategic context

The site is located in Longwarry which has been identified in local planning policy as a main town that will be subject to further growth. The site is located within a residential area in the Longwarry Township and will provide residents with good access to services and facilities within the town centre.

### 4.2 Housing diversity and affordability

The proposal is considered to support state planning policy in relation to housing diversity and affordability. The development provides a more compact form of housing choice which is suited to segments of the community such as older people or single people, or people with limited income.

### 4.3 Clause 55 assessment

A detailed assessment of the application in relation to the provisions of Clause 55 of the Baw Baw Planning Scheme is submitted with this application and should be read in conjunction with this report. It is considered the proposed development meets the objectives and most of the standards set out in Clause 55.

### 4.4 Car Parking

The car parking provisions in the Baw Baw Planning Scheme are set out in Clause 52.06. The clause requires the provision of carparking as shown below:

No of spaces	Level of development
1	Dwelling with 1 or 2 bedrooms
2	Dwelling with 3 or more bedrooms
1	Per 5 dwellings for visitors

All dwellings comprise 3 bedrooms and are either provided with two car parking spaces in a double garage or a single car parking space in an enclosed garage/carport with a tandem car parking space in the driveway. The driveways for dwellings 3,4,6 and 9 provide capacity for a visitor car parking space in the driveway.

### 4.5 Garden areas

The general residential zone requires a minimum of 35% of a lot over 650sqm to be set aside as garden areas. The development site has an area of 2705sqm and 1,155sqm is provided as garden areas, which is equivalent to 42.7% of the site area.

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#### 4.6 Access to Princes Avenue

No change is proposed to the existing crossover and driveway access for the existing dwelling and the development is not considered to affect the operation of Princes Avenue.

#### 4.7 Flooding

The land is within a Land Subject to Inundation Overlay. The 1 per cent AEP flood depth is less than 300 millimetres above ground level. The floor level of any new dwelling to be constructed to provide sufficient freeboard above the flood level.

#### 5 Conclusion

It is considered that a planning permit should be granted for the proposed dwellings. The proposal meets state and local planning policy, the provisions of Clause 55 in relation to 2 or more dwellings on a site and the requirements in relation to garden areas and car parking. The floor levels of dwellings can be provided to respond to local flooding and no change is proposed to the access to Princes Avenue.

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## ARBORICULTURAL IMPACT ASSESSMENT

36 PRINCES AVE LONGWARRY

**PREPARED BY:**  
MATTHEW NEES  
CONSULTANT ARBORIST  
B.APP. SCI(HORT) DIP HORT (ARB)

**4 FEBRUARY 2022**



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ABN 72 466 868 148  
Eltham, Victoria 3095  
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## 1.0 INTRODUCTION

- 1.1.1 Longview Design and Build has engaged Treespace Solutions to provide an arboricultural impact assessment for the proposed development of 36 Princes Ave Longwarry.
- 1.1.2 The retention of the existing dwelling, crossover and driveway servicing a new carport and construction of 8 separate dwellings serviced by individual driveways within the remaining site is proposed.
- 1.1.3 This assessment has been prepared with the development plans prepared by Longvue Design & Build and measured against AS4970-2009 *Protection of trees on development sites*.
- 1.1.4 The site and trees were re-assessed on Friday 28 January 2022 using a TruPulse 200 / B laser height meter, Avalon 8X32 Mini HD Binoculars and a Richter 10m Fibreglass Diameter Tape. Where direct access to a tree was not available, the DBH measurements have been estimated to the nearest 5cm.

## 2.0 PLANNING & ZONING

<b>Local Government Authority</b>	<b>Baw Baw Shire</b>
Planning Zone	General Residential Zone – Schedule 1 (GRZ1)
Vegetation, Significant Landscape Overlays	None affecting this land

## 3.0 DISCUSSION

- 3.1.1 The site is an extended rectangle in plan and located on the eastern side of Princes Ave Longwarry at the intersection with Timberland Court to the north. The site appears to be level with no significant rise or fall across the land.
- 3.1.2 An existing timber dwelling is surrounded by semi-mature and mature non-indigenous and exotic vegetation positioned within the western portion of the site with associated outbuildings and an existing crossover and gravel driveway adjacent to the south boundary. The middle to eastern portion of the site is currently vacant. This portion of the site is clear of vegetation. With reference to an aerial photograph of the site, there appears to have been a scattering of small trees or large shrub growing amongst the grass.
- 3.1.3 The adjoining properties to the south and east comprise of medium density allotments with a combination of aged and recently constructed single level dwellings. With the exception of 34 Princess St Longwarry, there are no established tree specimens in proximity to the common boundaries.

## 4.0 ASSESSED VEGETATION

- 4.1.1 A total of 3 groups and 15 individual trees have been assessed within the study area.
  - 1 group and 2 individual street trees within the Timberland Court road reserve
  - 2 groups and 13 individual trees located within the site boundaries.

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4.1.2 Tree S1, GS16, S17 and S18 are all located within Timberland Court road reserve although Tree S1, a mature Weeping Bottlebrush, appears to have planted by the residents of the subject site. Group S16 comprises of 8 uniform Pincushion Hakea specimens which are spaced consistently along the road reserve. Tree S17 and S18 are both established Swamp Gums growing within the road reserve. Tree S17 appears to be declining most likely due in part to the build-up of soil around the buttress, well-above the natural ground level. Tree S18 is a prominent tree in good general condition.

4.1.3 The balance of trees located within the site consist of both exotic and non-indigenous Australian native species commonly found throughout the greater Melbourne region. The most notable of these specimens are Trees A3 and 4 which are both Liquidambar growing in proximity to each other and the corner boundary. Both trees have a prominent position and are in good general condition.

4.1.4 A summary of assessed trees listed in Table 1 below. Refer to section 9.0 for the full tree data.

Tree	Taxon	Common Name	Origin	DBH (cm)	Height (m)	Canopy (m)	ULE Years	Arboricultural Value
S1	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Australian Native	18	6.5	6	20+years	Medium
2	<i>Corymbia ficifolia</i>	Red-flowering Gum	Australian Native	48	7	5	20+years	Low
A3	<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	36	12	6	20+years	Medium
4	<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	54	14	7	20+years	Medium
5	<i>Prunus x domestica</i>	European Plum	Exotic	25	7	6	6-10 years	Low
6	<i>Photinia serratifolia</i>	Christmas Berry	Exotic	34	5	6	6-10 years	Low
7	<i>Syzygium paniculatum</i>	Magenta Cherry	Australian Native	30	7	4	20+years	Low
8	<i>Prunus x domestica</i>	European Plum	Exotic	25	5	3	1-5 years	Low
9	<i>Betula pendula</i>	Silver Birch	Exotic	35	12	6	20+years	Medium
G10	<i>Prunus cerasifera</i>	Cherry-plum x 3	Exotic	15	7	3	6-10 years	Low
11	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	Australian Native	32	7	4	20+years	Low
12	<i>Eucalyptus nicholii</i>	Narrow-leaved Peppermint	Australian Native	64	10.5	8	20+years	Low
13	<i>Prunus cerasifera</i>	Cherry-plum	Exotic	16	5	4	6-10 years	Low
G14	<i>Betula pendula</i>	Silver Birch x 6	Exotic	10	7	3	20+years	Low
15	<i>Prunus Sato-Zakura Group</i>	Japanese Flowering Cherry	Exotic	18	6	6	20+years	Low
GS16	<i>Hakea laurina</i>	Pincushion Hakea x 8	Australian Native	25	4	3	20+years	Medium
S17	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	40	8	6	6-10 years	Low
S18	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	71	16	9	20+years	Medium

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## 5.0 AERIAL PHOTOGRAPH & TREE LOCATION PLAN



Tree S17



Tree S18

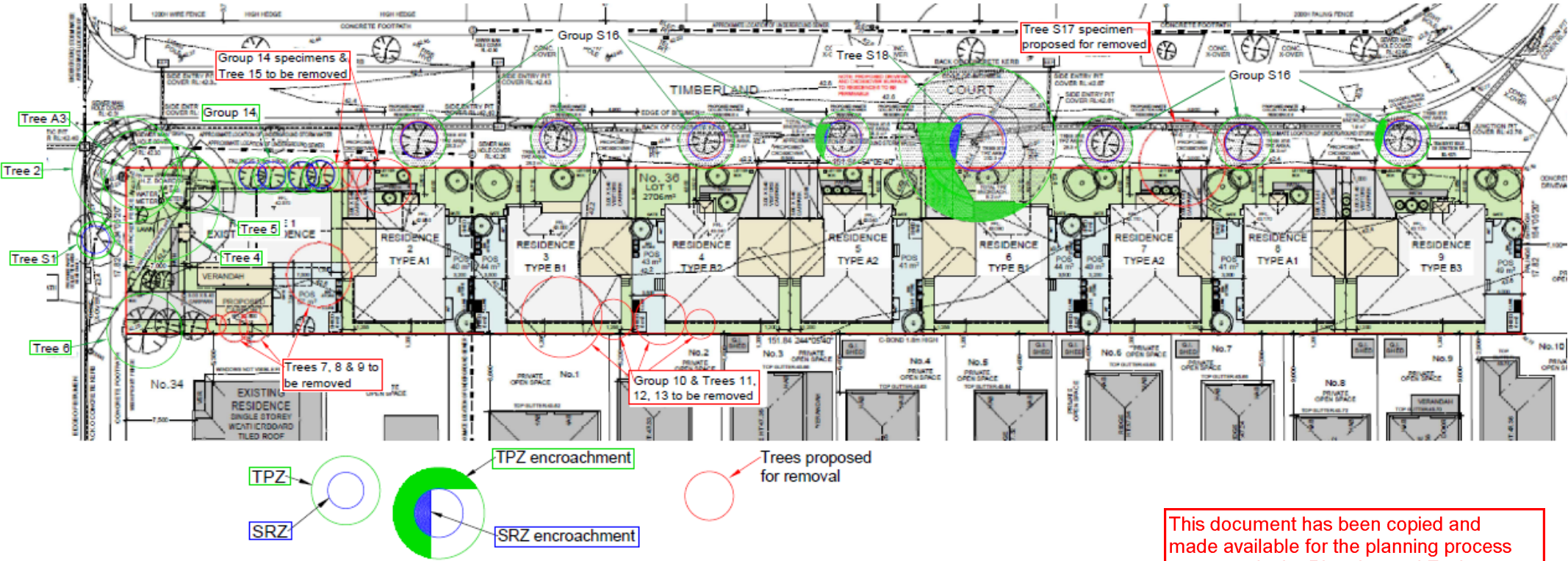
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### 6.0 DEVELOPMENT PROPOSAL



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## 7.0 IMPACT ASSESSMENT

7.1.1 The retention of the existing dwelling, crossover and driveway servicing a new carport and construction of 8 separate dwellings serviced by individual driveways within the remaining site is proposed.

7.1.2 The existing trees within the front setback and within the south-west corner are proposed to be retained. The balance of trees within the site boundaries will be removed to accommodate the proposal.

7.1.3 The following drawings have been reviewed in the preparation of this assessment, made against the guidelines of AS4970-2009 Protection of Trees on Development Sites (AS4970):

- *Site Context Plan Rev A* prepared and provided by Longvue Design & Build 31 January 2022.
- *Proposed Site Plan Rev A* prepared and provided by Longvue Design & Build 31 January 2022.
- *Proposed Site/Floor Plan Rev A* prepared and provided by Longvue Design & Build 31 January 2022.

### 7.1.4 Tree removals

7.1.5 The removal of Trees, 7, 8, 9, 11, 12, 13, 15 Group 10 and 2 x Group 14 specimens within the site will be required to accommodate the current proposal. With the exception of the Tree 9 (moderate arboricultural value), these are trees have been rated with a low arboricultural value. Given the lack of tree controls, the removal of these trees will not require a permit.

7.1.6 The removal of a single Tree S17 required to accommodate the current proposed crossover for Dwelling 7. It must be noted that Tree S17 is in poor condition and appears to be declining with a low useful life expectancy. On this basis, the responsible authority may be open to its removal. However, its removal of this specimen will need to be supported by the responsible authority.

### 7.1.7 TPZ encroachment

7.1.8 Group S16

7.1.9 An encroachment of 2.0m<sup>2</sup> (7.1%) and 3.6m<sup>2</sup> (12.7%) upon the TPZ of 2 x Group S16 specimens has been noted by the proposed crossovers for Dwellings 5 and 9 including an SRZ encroachment upon one specimen. With reference to AS4970-2009 Protection of trees on development sites, an incursion greater than 10% is considered major and has the potential to undermine the health and viability of one of the two specimens. However, the 2.7% encroachment will be offset by the open and unencumbered ground area contiguous to the TPZ within the road reserve. On this basis, and provided the recommendations are enforced, it is anticipated that these trees will not be adversely impacted.

7.1.10 Tree S18

7.1.11 A total encroachment of 43.9m<sup>2</sup> (18.9%) upon the TPZ of Tree S18 has been noted by the proposed footprint of Dwelling 6 footprint (9.0m<sup>2</sup>/3.9%) and crossover/driveway (34.6m<sup>2</sup>/15.0%) including an SRZ encroachment of 2.0m<sup>2</sup> (6.6%). However, provided the driveway and crossover the TPZ is constructed as a permeable surface at or above grade, the extent of impermeable TPZ encroachment will be limited to the dwelling footprint (3.9%) and with reference to AS4970-2009 Protection of trees on development sites, this is considered a minor encroachment. Furthermore, the open ground area

within the site and road reserve contiguous to the Tree S18 TPZ will offset a significant portion of the encroachment and given the good health and vigour of this tree, provided the recommendations are enforced, it is anticipated that Tree S18 will not be adversely impacted by the proposal.

**7.1.12 No TPZ encroachment**

7.1.13 There is no encroachment upon the balance of the trees including S1, 2, A3, 4, 5, 6, and 4 and the remaining Group 14 and Group S16 specimens by the proposal and provided the recommendations are enforced, it is anticipated that these trees will not be adversely impacted.

7.1.14 The canopy of all the retained trees will not require pruning to accommodate the proposal.

## **8.0 RECOMMENDATIONS**

8.1.1 Seek approval from the responsible authority for the removal of Tree S17 specimen to accommodate the Dwelling 7 crossover on the basis of its declining poor health and short useful life expectancy.

8.1.2 Install the Dwelling 6 driveway and crossover as a permeable surface and have it constructed at or above the natural grade to minimise excavation within the TPZ of Tree S18.

8.1.3 Prepare a Tree Management Plan as a condition of the planning permit to ensure the ongoing health and viability of the trees proposed for retention, in particular the 2 Group S16 and Tree S18 specimens.

### 9.0 TREE ASSESSMENT DATA

Tree	Taxon	Common Name	Origin	DBH (cm)	TPZ (m)	SRZ (m)	Height (m)	Canopy (m)	Age	ULE Years	Health	Structure	Arboricultural Value	Notes
S1	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Australian Native	18	3.5	2.1	6.5	6	Mature	20+years	Good	Fair-good	Medium	Well-formed street tree
2	<i>Corymbia ficifolia</i>	Red-flowering Gum	Australian Native	48	5.8	2.6	7	5	Mature	20+years	Good	Fair	Low	Located on corner boundary with several scaffold branches pruned off to accommodate foot path
A3	<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	36	4.4	2.3	12	6	Semi-mature	20+years	Good	Fair-good	Medium	Prominent tree on corner beside internal boundary fence
4	<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	54	6.5	2.8	14	7	Mature	20+years	Good	Fair-good	Medium	Previously lopped at 5.0m with well-established new stems creating a balanced decurrent structure
5	<i>Prunus x domestica</i>	European Plum	Exotic	25	3	1.9	7	6	Over-mature	6-10 years	Fair	Fair	Low	Self-seeded tree growing beside dwelling. Infested with English Ivy
6	<i>Photinia serratifolia</i>	Christmas Berry	Exotic	34	4.1	2.2	5	6	Over-mature	6-10 years	Fair-good	Fair-poor	Low	Partially collapsed tree lining driveway and south boundary fence within site
7	<i>Syzygium paniculatum</i>	Magenta Cherry	Australian Native	30	3.6	2.2	7	4	Semi-mature	20+years	Good	Fair	Low	Multistemmed tree lopped and growing on south boundary fence beside driveway within site
8	<i>Prunus x domestica</i>	European Plum	Exotic	25	3	1.9	5	3	Over-mature	1-5 years	Fair	Fair-poor	Low	Declining tree infested with English Ivy
9	<i>Betula pendula</i>	Silver Birch	Exotic	35	4.2	2.4	12	6	Mature	20+years	Good	Good	Medium	Well-formed tree with high vigour and foliage density
G10	<i>Prunus cerasifera</i>	Cherry-plum x 3	Exotic	15	2	1.5	7	3	Over-mature	6-10 years	Fair-good	Fair-good	Low	3 trees clustered beside on east boundary fence within site
11	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	Australian Native	32	3.9	2.2	7	4	Semi-mature	20+years	Good	Fair-good	Low	Emerging tree from beneath Peppermint on east boundary fence within site
12	<i>Eucalyptus nicholii</i>	Narrow-leaved Peppermint	Australian Native	64	7.7	2.9	10.5	8	Mature	20+years	Fair-good	Fair-good	Low	Medium tree positioned on east boundary with several dead branches and tip death. Appears to be reviving health
13	<i>Prunus cerasifera</i>	Cherry-plum	Exotic	16	2	1.5	5	4	Over-mature	6-10 years	Fair-good	Fair-good	Low	Multistemmed tree amongst cluster of emerging offshoots
G14	<i>Betula pendula</i>	Silver Birch x 6	Exotic	10	2	1.5	7	3	Semi-mature	20+years	Fair-good	Fair-good	Low	Emerging line of trees positioned between the west boundary and dwelling within the site

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Tree	Taxon	Common Name	Origin	DBH (cm)	TPZ (m)	SRZ (m)	Height (m)	Canopy (m)	Age	ULE Years	Health	Structure	Arboricultural Value	Notes
15	<i>Prunus Sato-Zakura Group</i>	Japanese Flowering Cherry	Exotic	18	2.2	1.6	6	6	Mature	20+years	Fair-good	Fair	Low	Grafted tree with canopy overrun by root stock
GS16	<i>Hakea laurina</i>	Pincushion Hakea x 8	Australian Native	25	3	2	4	3	Mature	20+years	Good	Fair-good	Medium	Stout, well-formed street trees
S17	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	40	4.8	2.5	8	6	Mature	6-10 years	Fair-poor	Fair-poor	Low	Soil built up around stem. Removed 1 of 2 stems that is dead. Tree appears to be declining
S18	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	71	8.6	3.1	16	9	Mature	20+years	Fair-good	Fair-good	Medium	Maturing large & prominent Swamp Gum in good general condition.

\*DBH estimated to the nearest 5cm due to offsite location and a lack of direct access to the tree stem.

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## 10.0 DESCRIPTORS

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

**Structural Root Zone (SRZ)** The area required for tree stability. The SRZ is typically calculated when a major encroachment into a TPZ is proposed.

**Taxon:** Botanical name of tree.

**Common Name:** Accepted common name of taxon  
Sources for Taxon and Common Names:  
Flora of Victoria online (<https://vicflora.rbg.vic.gov.au/>)  
*Horticultural Flora of South-Eastern Australia* (Vols. 1-5)

**Origin:**  
Indigenous Naturally occurring taxon within locale. Considered Native under planning scheme provisions  
Victoria Naturally occurring taxon within Victoria. Considered Native under planning scheme provisions  
Australia Australian native. Occurs naturally within Australia, but outside Victoria.  
Exotic. Introduced taxon to Australia.

**DBH:** Diameter at breast height (1.4m), in centimetres.

**DAB:** Diameter of trunk immediately above root buttress, in centimetres.

**Height:** Height of tree, in metres.

**Width:** Estimated width of tree, in metres.

**TPZ:** Tree Protection Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

**SRZ:** Structural Root Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

**Form** Shape of tree crown

**Age**  
Juvenile: Young, recently planted tree.  
Semi-mature: Tree is developing and established.  
Mature: Specimen has reached expected size in current situation, limited extension growth.  
Over-mature: Specimen entering stage of decline, declining health.  
Senescent Tree is in advancing decline.

**Health**  
Good: Optimal vigour for this taxon. Crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound wood and callus formation.

Fair: Tree is exhibiting one or more of the following:  
Tree has <30% deadwood. Or can have minor canopy dieback. Foliage generally with good colour, some

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discolouration may be present, minor pathogen damage present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.

**Poor:** Tree has >30% deadwood. Canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.

**Dead:** Tree is dead.

**Vigour** The ability of a tree to sustain its life processes and is synonymous with the term "Health".

**Structure**

**Good:** Optimal structure for this taxon. Sound branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots, good buttressing present. No obvious root pests or diseases.

**Fair:** Some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species.

**Poor:** Major structural defects and/or trunk damaged and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic.

**Useful Life Expectancy (ULE)**

The length of time a tree can be maintained as a useful amenity specimen. Contingent on a number of factors including expected life-span of the taxon, health and structure, pest, and diseases, weed status.

**Arboricultural Value**

**None** Tree with severe health and/or structural defects that cannot be rectified through reasonably practicable Arboricultural works; Tree may be inter dependent with surrounding trees and will be unable to be retained once adjacent shelter trees are removed; The tree is classed as a noxious or environmental weed species and is detrimental to the environment.

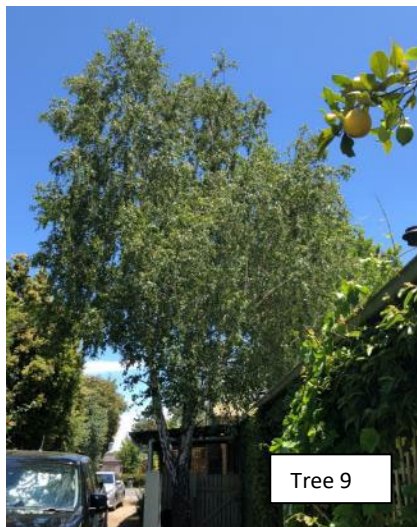
**Low** A tree that offers little in terms of contributing to the of the future landscape for reasons of poor health, structural condition, and/or species suitability, including propensity to weediness; A tree that is not significant due to its size and/or age and can be easily replaced; Tree with a ULE of under 10 years; Trees classed as having a low retention value may be able to be retained in the mid to short term if they do not require a disproportionate expenditure of resources (i.e. design modification).

**Medium** A tree with some attributes that may benefit the site in relation to botanical, horticultural, historical, or local significance but may be limited to some degree by their current health condition or future growth in relation to existing or future site conditions and/or immediate/future maintenance requirements. The tree is likely to tolerate changes in its environment and will respond to arboricultural treatments. Trees classed as having a moderate retention value should be considered for retention if reasonably practicable. Arboricultural works may be required but should remain within reasonable limits. Tree may have a ULE of over 10 years if managed appropriately.

**High** A tree in good overall condition that has the potential to positively contribute to the landscape in the long term if appropriately managed. Species is suited to its existing site conditions and can tolerate certain changes in its environment. Ideally, trees with a high retention value should be retained and incorporated into any development plans. The tree is worthy of retention wherever possible.

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### 11.0 PHOTOGRAPHS



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