



Application for a Planning Permit

Lodgement Date: **24 June 2021**
Application Number: **PLA0143/21**
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* **11 Rangeview Street WARRAGUL VIC 3820**
Land Legal Description* **V 8729 F 307 Lot 23 PS 80434 Warragul Township Drouin East Parish**
Other Related Property
Other Related Land **V 8729 F 307 Lot 23 PS 80434 Warragul Township Drouin East Parish**

The Proposal

Category* **Development of 2 or more dwellings**
Proposal* **Proposed Dwelling at the back**
Estimated Cost* **\$250000.00**

Application Information

Pre-Application Meeting* **No**
Existing Land Use* **Residential / Accommodation**
Encumbrances on Title* **Not applicable (no such encumbrance applies)**

Applicant and Owner Details

Applicant Details*

Surname/Company: **Architectural Home Designs**
First Name:
Postal Address: **6 Duncan Street
FAIRFIELD VIC 3078**

Mobile Phone:		Home Phone:	
Work Phone:	0394169822	Email Address:	admin@archhd.com.au

Agent/Contact Details

Owner Details*

Surname/Company:	Shortyre Pty Ltd	First Name:	
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Attachment Details

000020210624_093224_wkjzdkbm0snklwxc4kbq5yxs (DOC-21-100296)
000120210624_093224_wkjzdkbm0snklwxc4kbq5yxs (DOC-21-100297)
1658001R (DOC-21-100298)
1658001 (DOC-21-100299)
LP 11 RANGEVIEW ST WARRAGUL 3.07.19 (DOC-21-100300)
TP 1 (DOC-21-100301)
TP 2 (DOC-21-100302)
TP 3 (DOC-21-100303)
TP 4 (DOC-21-100304)
TP 5 (DOC-21-100305)
Rescode 23.06.2021 (DOC-21-100306)
1658001[1] (DOC-21-100307)

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

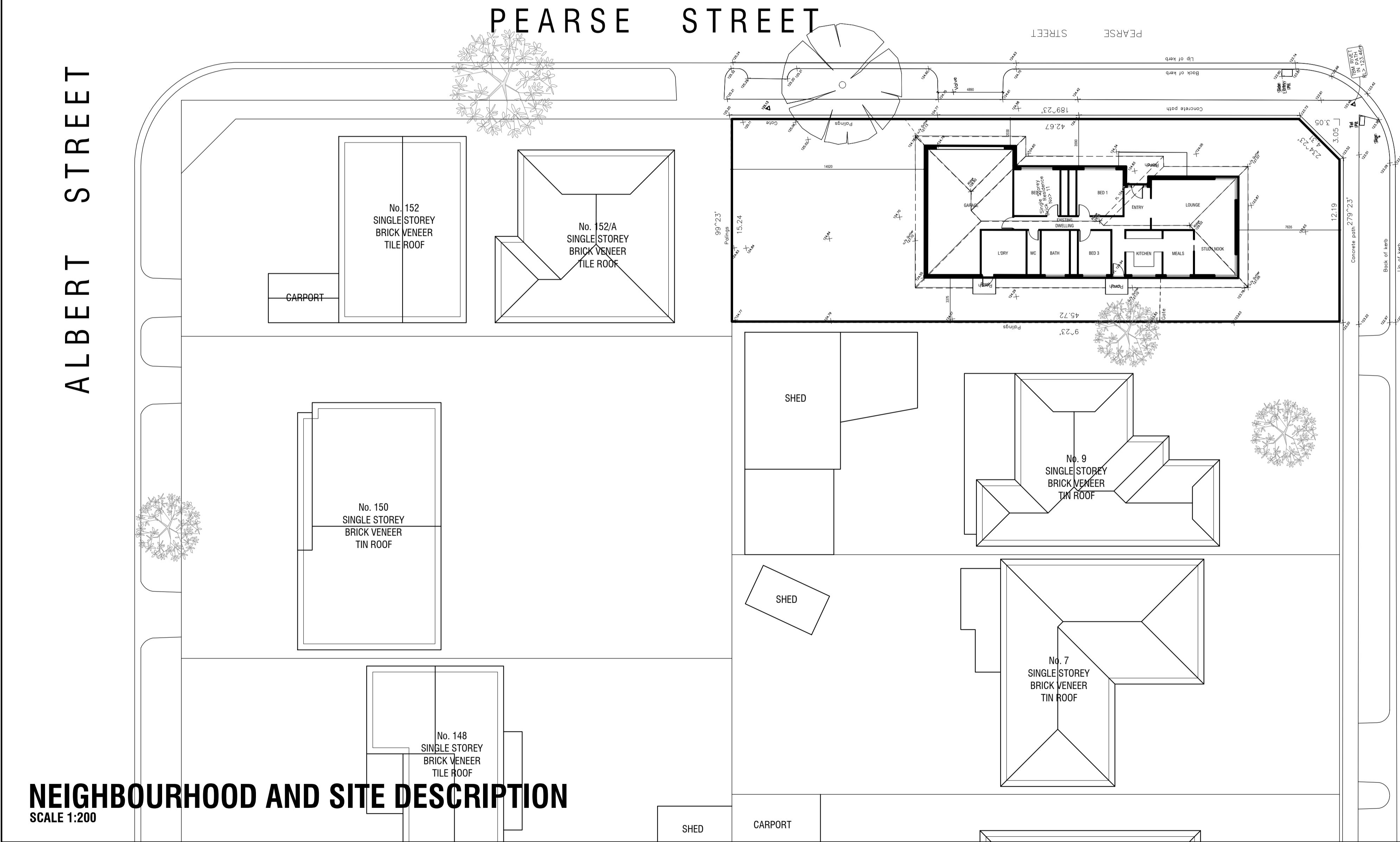
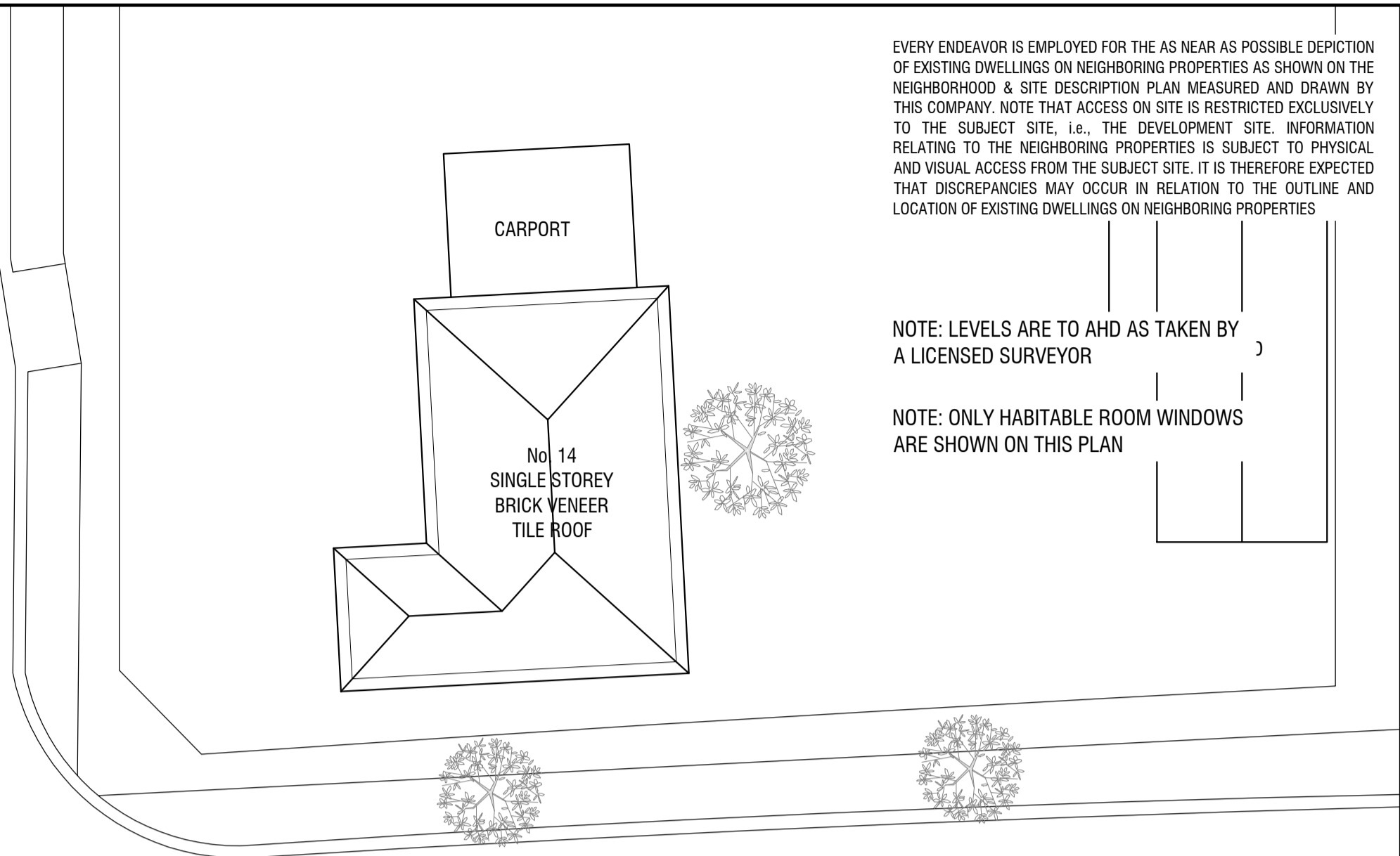
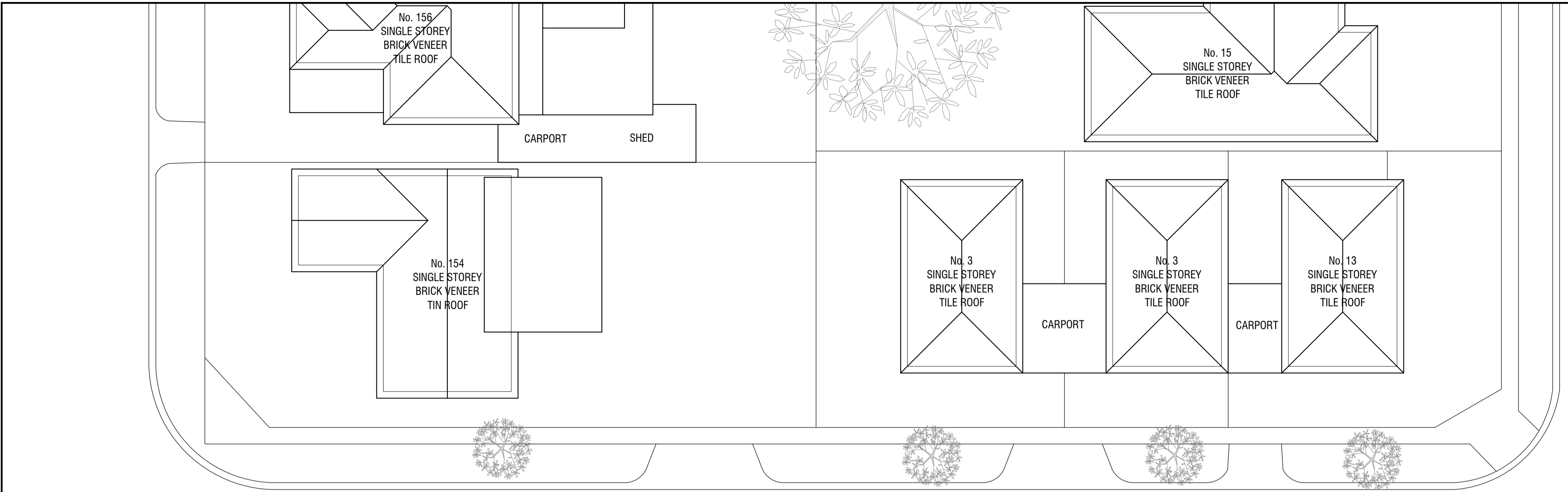
The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the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

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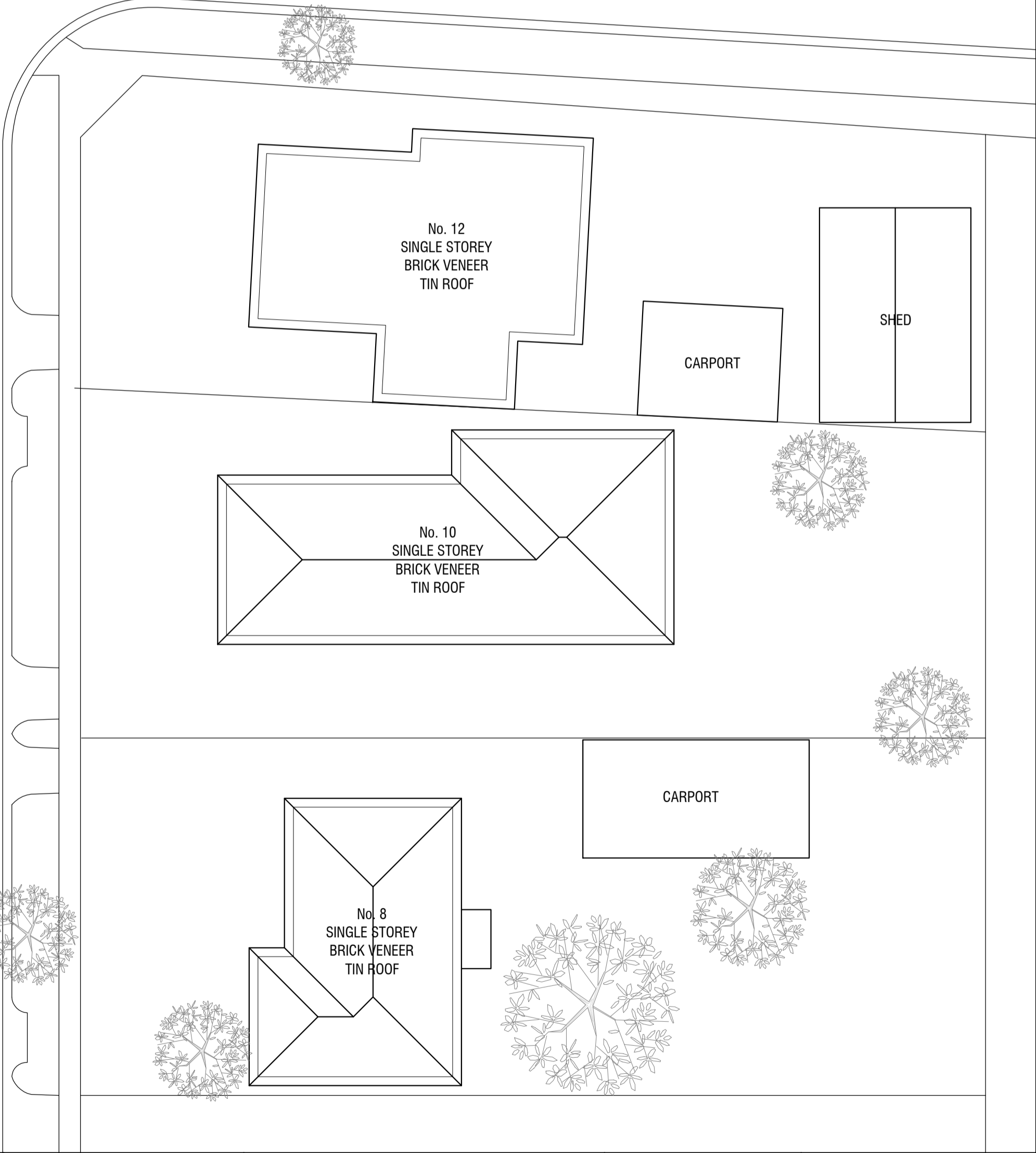
Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations



RANGEVIEW STREET

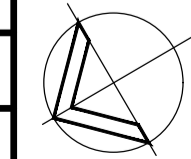


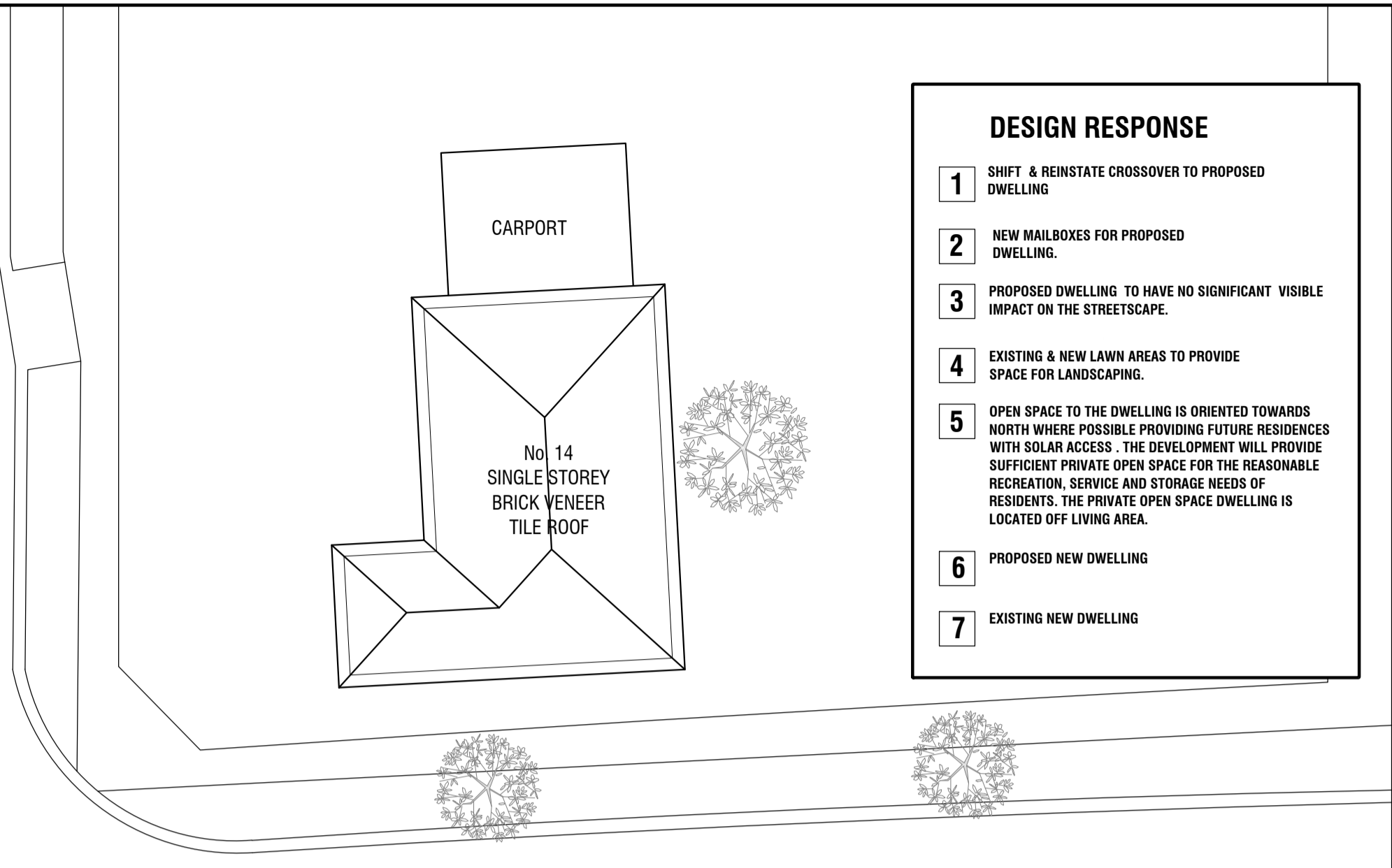
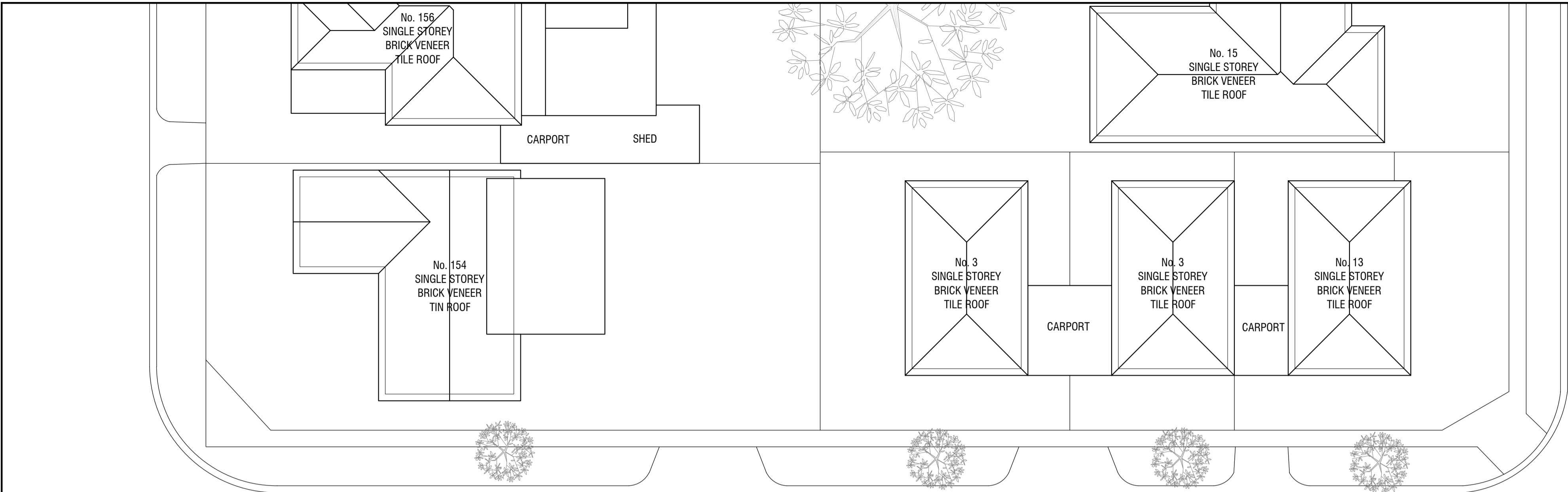
NEIGHBOURHOOD AND SITE DESCRIPTION
SCALE 1:200

PROJECT: PROPOSED DUAL OCCUPANCY
 ADDRESS: 11 RANGEVIEW STREET, WARRAGUL
 FOR: JOHN BOTFA

NOTE:
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ARCHITECTURAL HOME DESIGN
 BUILDING PLANS & DRAFTING SERVICES

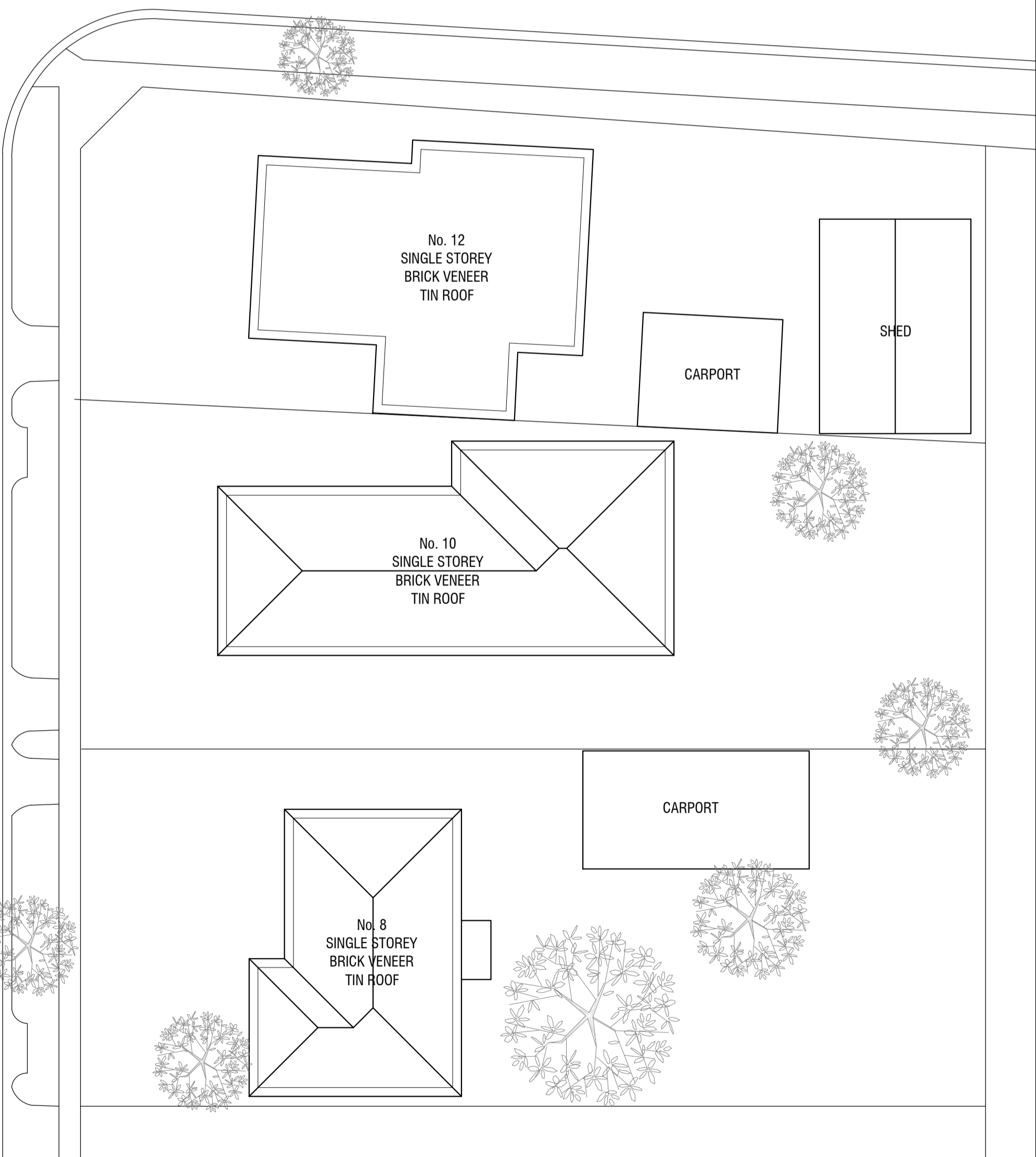
Date:	15.04.19	Rev Date:	19.11.21
Scale:	1:200 @ A1	Orientation:	Sheet No.
Drawn:	J.F		TP 01
Checked:	P.R		



- DESIGN RESPONSE**
- 1 SHIFT & REINSTATE CROSSOVER TO PROPOSED DWELLING
 - 2 NEW MAILBOXES FOR PROPOSED DWELLING.
 - 3 PROPOSED DWELLING TO HAVE NO SIGNIFICANT VISIBLE IMPACT ON THE STREETScape.
 - 4 EXISTING & NEW LAWN AREAS TO PROVIDE SPACE FOR LANDSCAPING.
 - 5 OPEN SPACE TO THE DWELLING IS ORIENTED TOWARDS NORTH WHERE POSSIBLE PROVIDING FUTURE RESIDENCES WITH SOLAR ACCESS. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACE DWELLING IS LOCATED OFF LIVING AREA.
 - 6 PROPOSED NEW DWELLING
 - 7 EXISTING NEW DWELLING



RANGEVIEW STREET

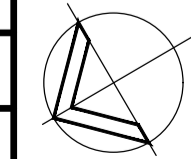


DESIGN RESPONSE
SCALE 1:200

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 ADDRESS: 11 RANGEVIEW STREET, WARRAGUL
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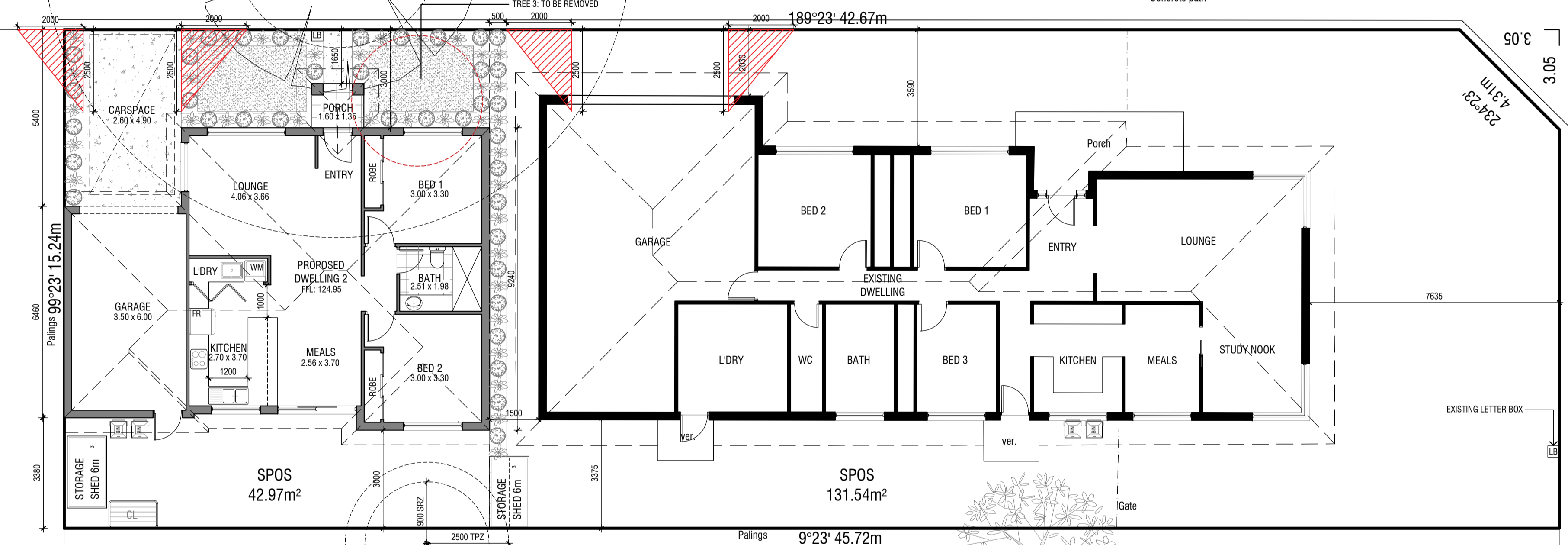
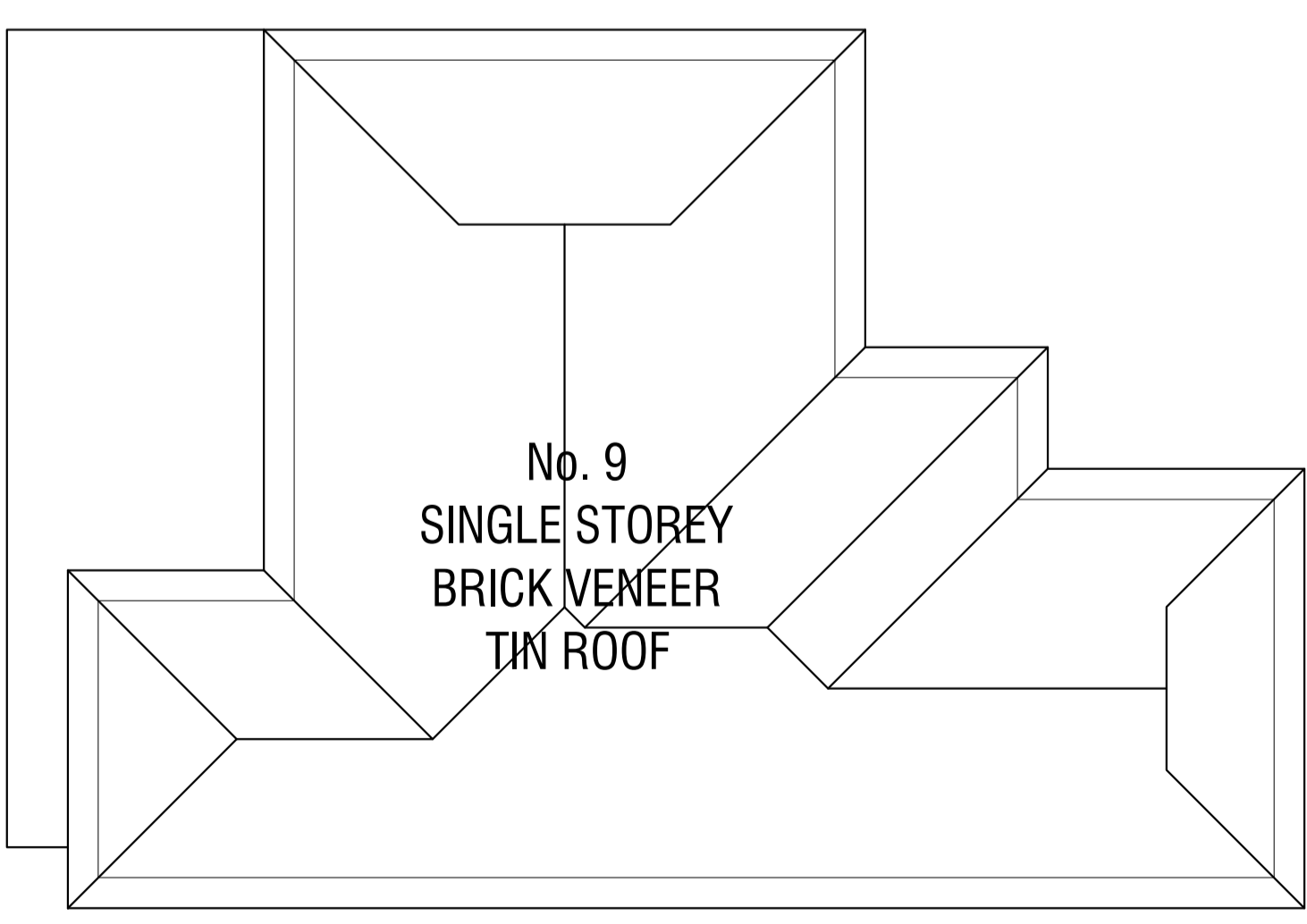
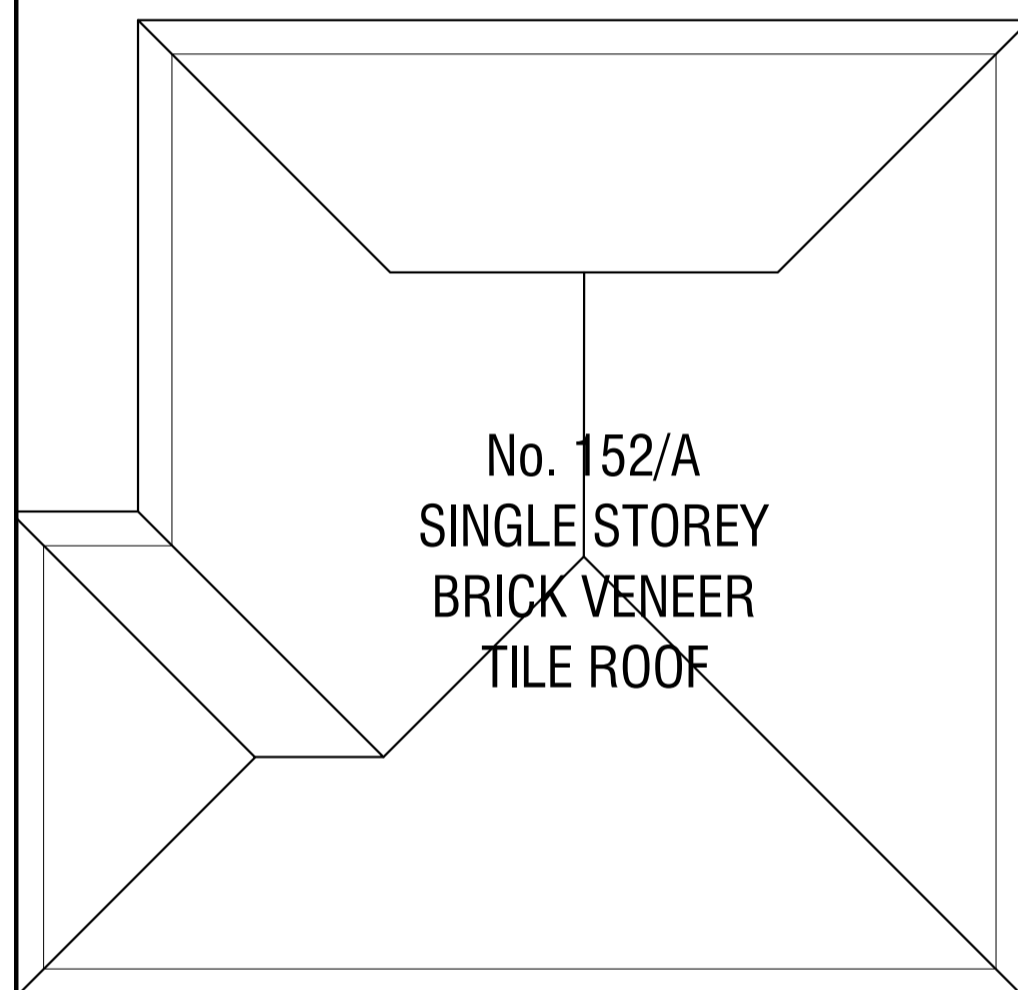
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Date:	02.04.19	Rev Date:	19.11.21
Scale:	1:200 @ A1	Orientation:	Sheet No.
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Checked:	P.R		

AREAS:			
SITE:	692.12m ²		
SITE COVERAGE:	320.42m ²	46.29%	
HARD SURFACES:	27.53m ²	3.98%	
SITE PERMEABILITY:	342.12m ²	49.43%	
DWELLING 1:			
EXISTING DWELLING: 214.20m ²			
TOTAL:	214.20m ²	23.06sqsq	
DWELLING 2:			
GARAGE:	24.09m ²		
PORCH:	2.16m ²		
GROUND FLOOR:	83.55m ²		
TOTAL:	109.80m ²	11.81sqsq	
GARDEN AREA:			
342.12m ² / 692.12m ² = 49.43%			
49.43% > 35.00%			

PEARSE STREET

RANGEVIEW STREET

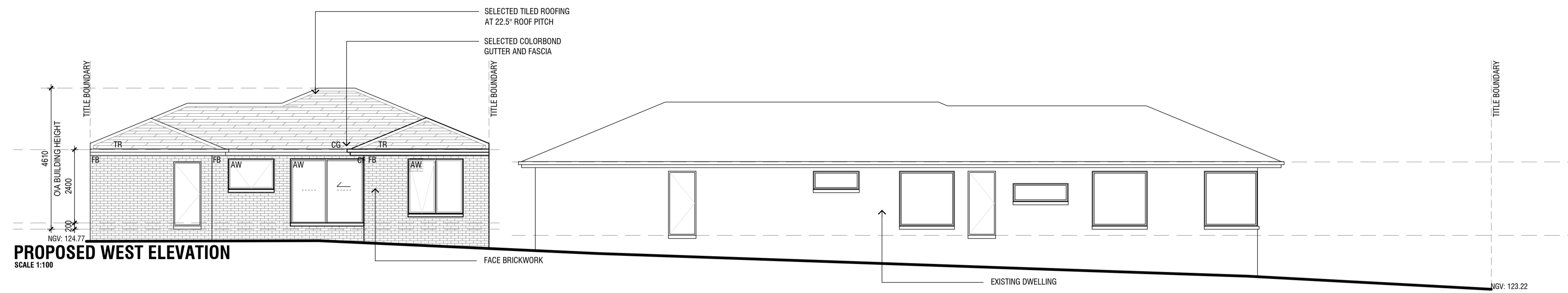


PROPOSED GROUND FLOOR PLAN
SCALE 1:100

PROJECT: PROPOSED DUAL OCCUPANCY ADDRESS: 11 RANGEVIEW STREET, WARRAGUL FOR: JOHN BOTFA	NOTE: * SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS IF ANY DISCREPANCIES ARE FOUND CONTACT OFFICE IMMEDIATELY. * DO NOT SCALE THIS DRAWING. * FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. © THESE PLANS REMAIN THE PROPERTY OF ARCHITECTURAL HOME DESIGNS AND ARE SUBJECT TO COPYRIGHT REGULATIONS.	ARCHITECTURAL HOME DESIGN BUILDING PLANS & DRAFTING SERVICES	Date:	02.04.19	Rev Date:	19.11.21
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			Drawn:	J.F./S.H		TP 03
			Checked:	P.R		

MATERIALS SCHEDULE

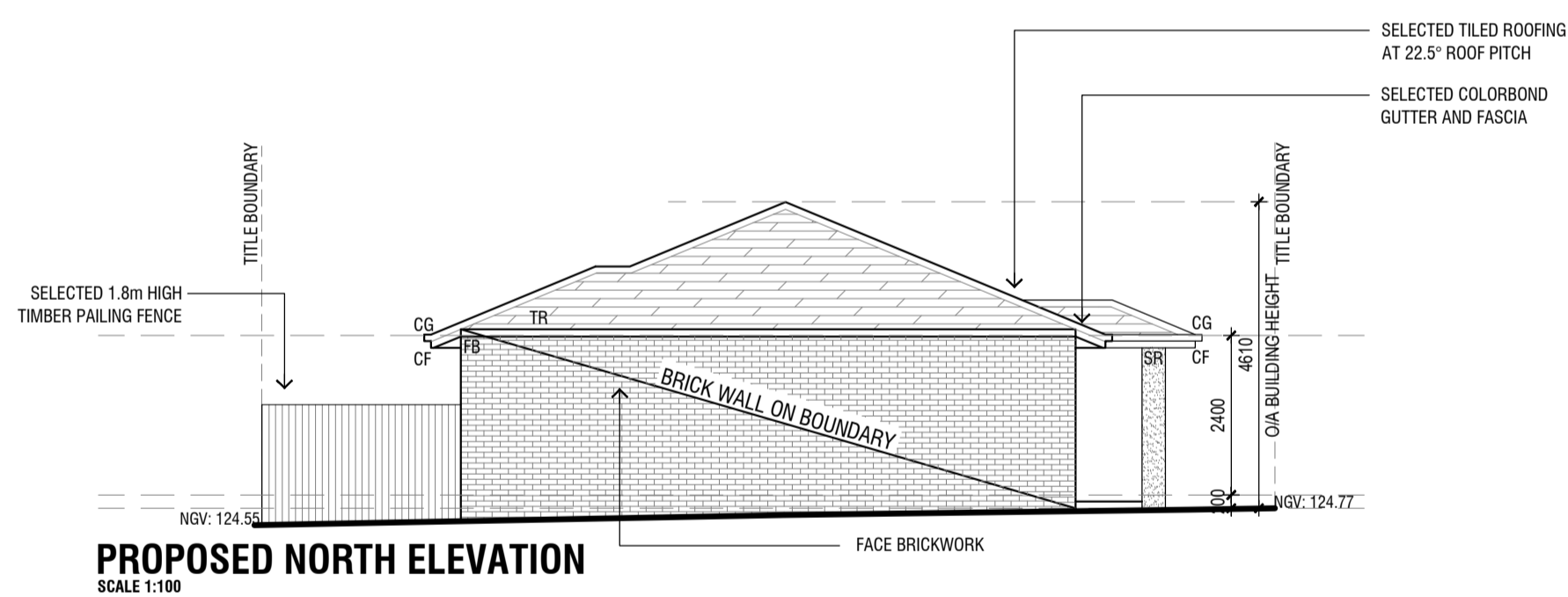
- AW ALUMINIUM FRAMED WINDOW
- FB FACE BRICKWORK
- TL TILED ROOF
- CG COLORBOND GUTTER
- CF COLORBOND FASCIA
- SR SMOOTH RENDER
- GD GARAGE DOOR



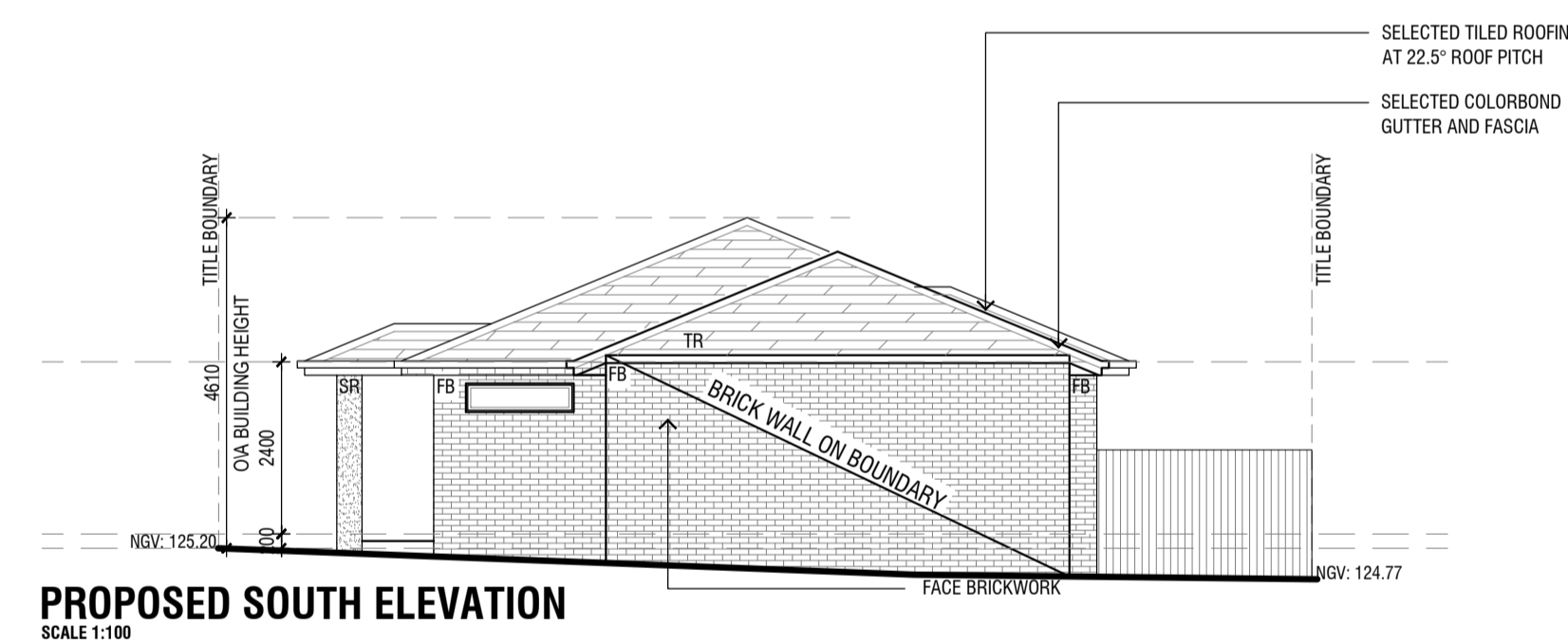
PROPOSED WEST ELEVATION
SCALE 1:100



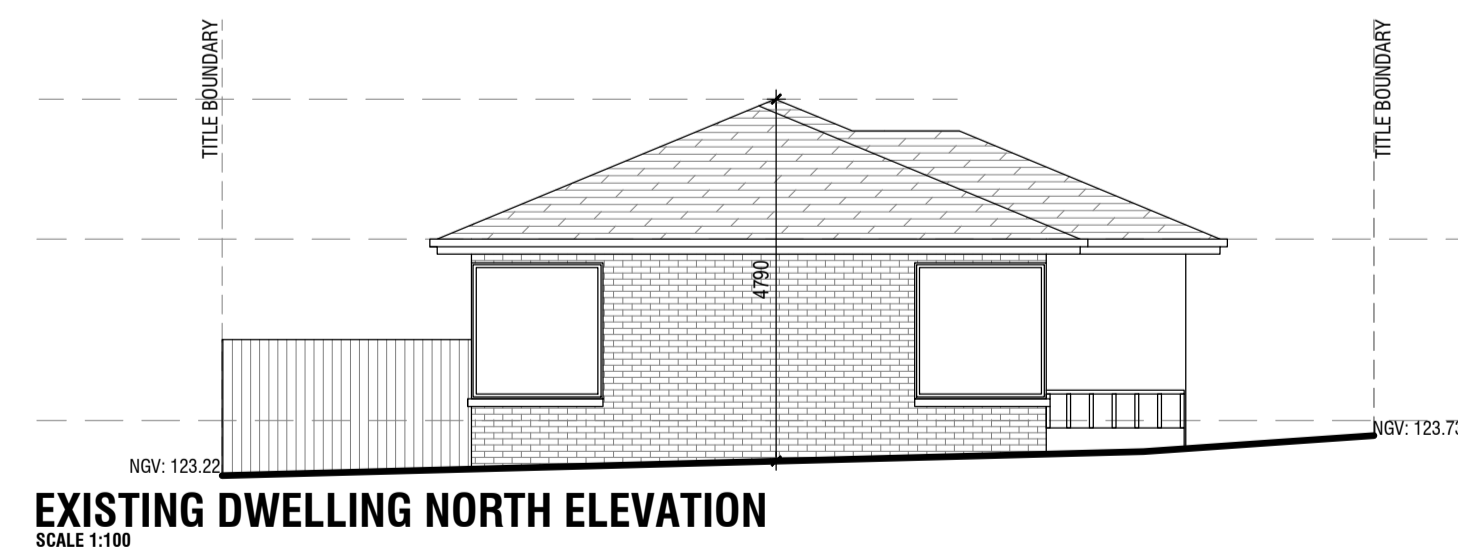
PROPOSED EAST ELEVATION
SCALE 1:100



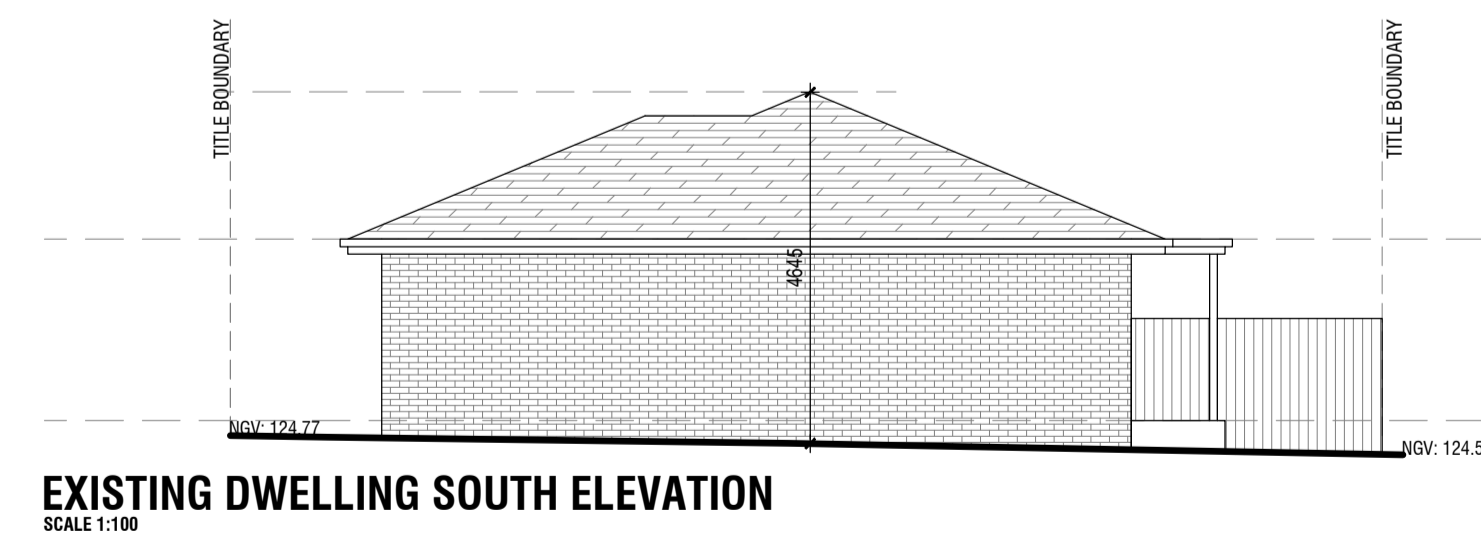
PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED SOUTH ELEVATION
SCALE 1:100



EXISTING DWELLING NORTH ELEVATION
SCALE 1:100



EXISTING DWELLING SOUTH ELEVATION
SCALE 1:100

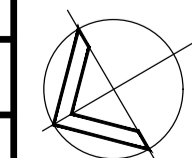
PROPOSED ELEVATIONS

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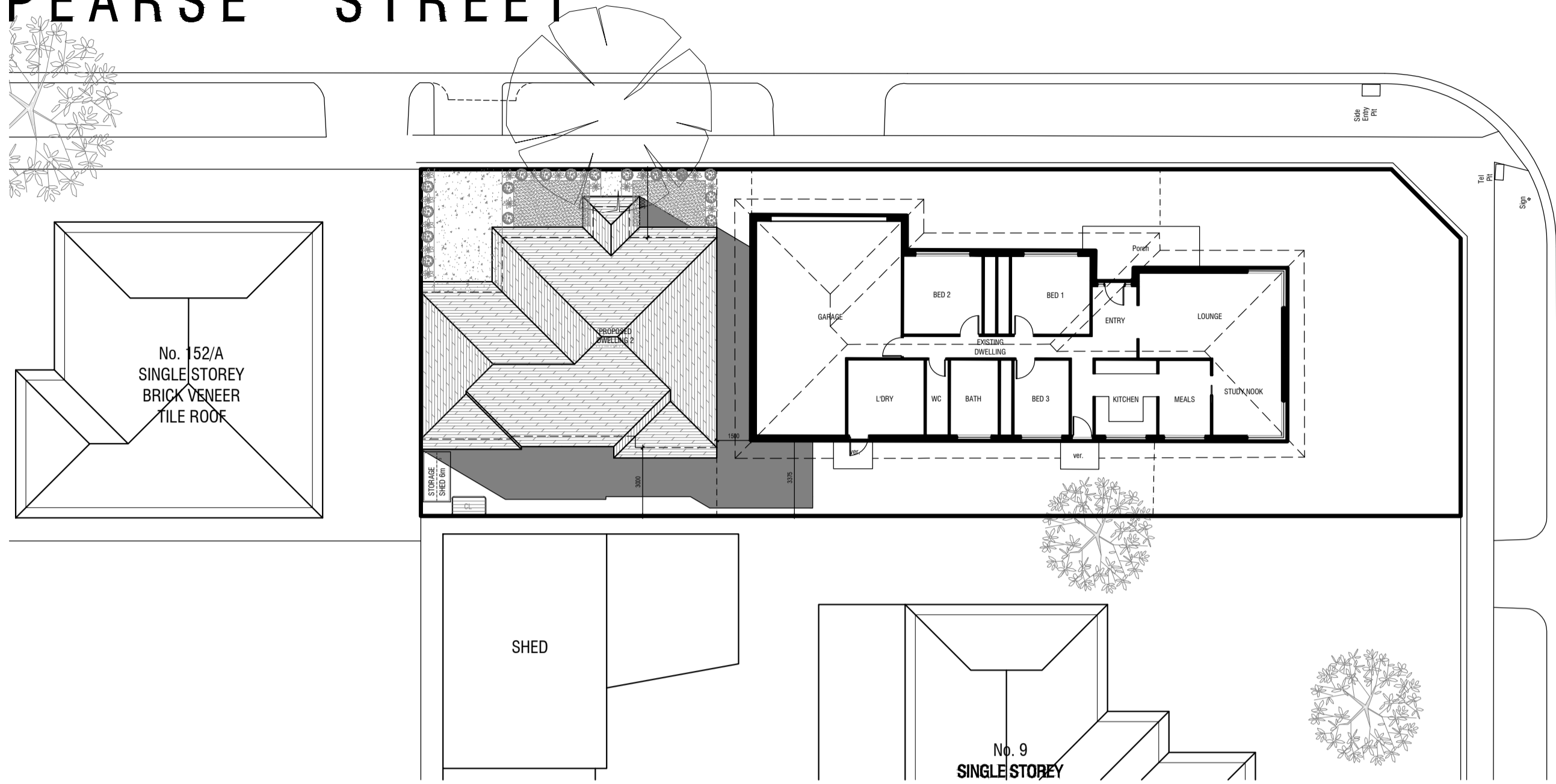
PROJECT: PROPOSED DUAL OCCUPANCY
ADDRESS: 11 RANGEVIEW STREET,
WARRAGUL
FOR: JOHN BOTFA

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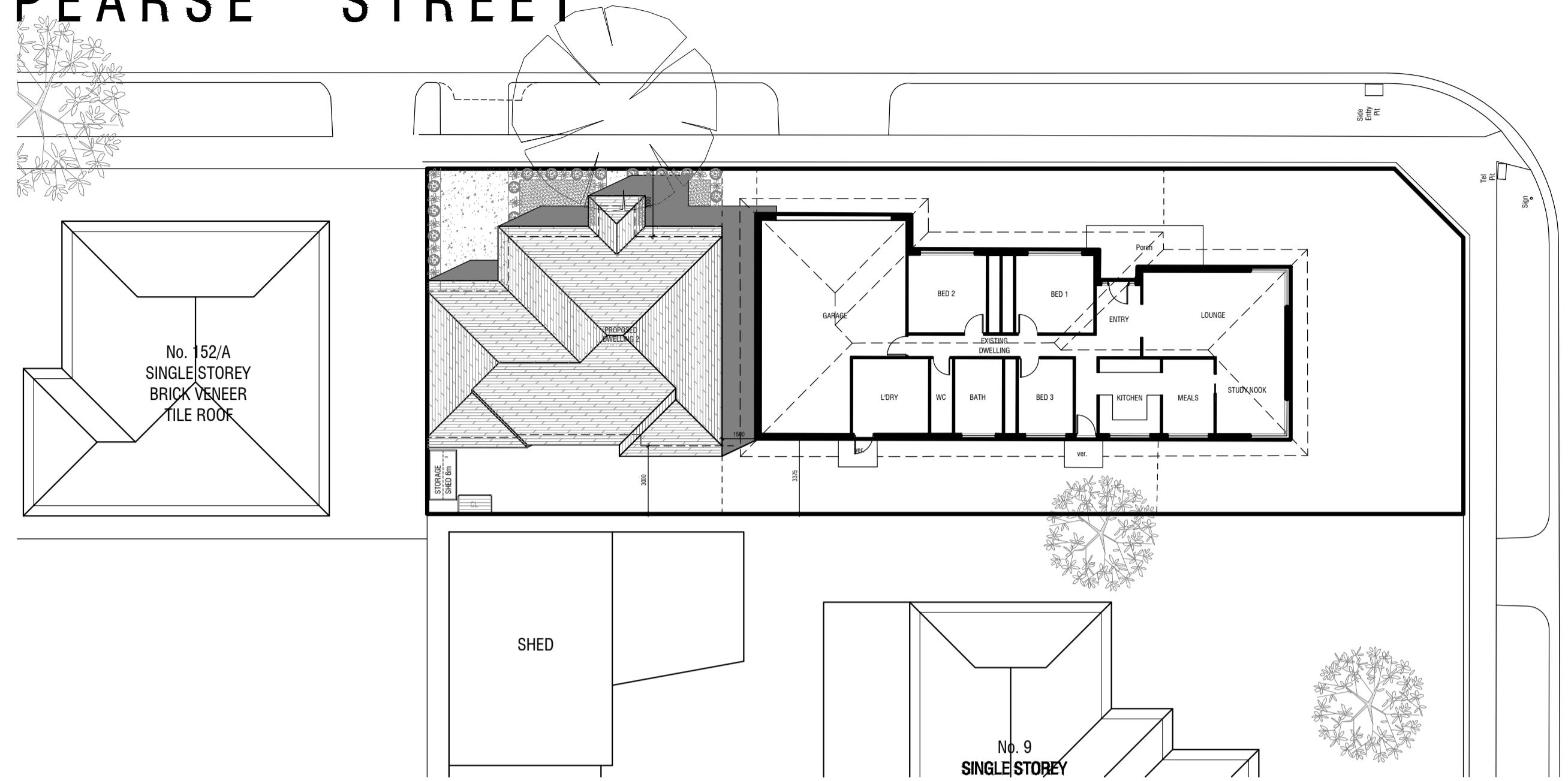
PEARSE STREET



PROPOSED SHADOWS SEPTEMBER 22ND 9AM
SCALE 1:200

PROPOSED SHADOWS

PEARSE STREET



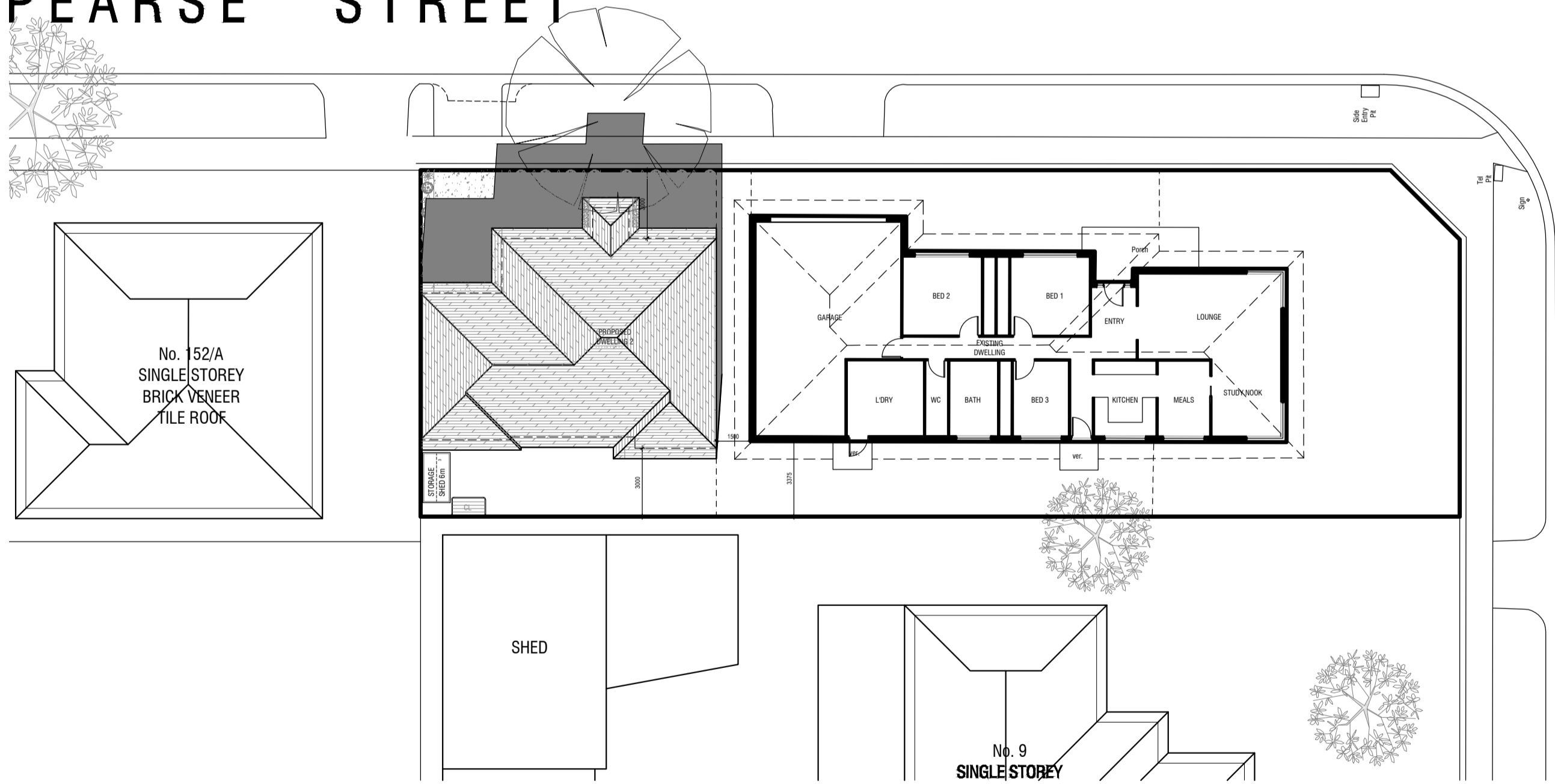
PROPOSED SHADOWS SEPTEMBER 22ND 3PM
SCALE 1:200

PROPOSED SHADOWS

RANGEVIEW STRE

RANGEVIEW STRE

PEARSE STREET



PROPOSED SHADOWS SEPTEMBER 22ND 3PM
SCALE 1:200

PROPOSED SHADOWS

RANGEVIEW STRE

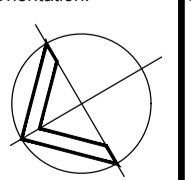
PROPOSED SHADOW DIAGRAMS
SCALE 1:200

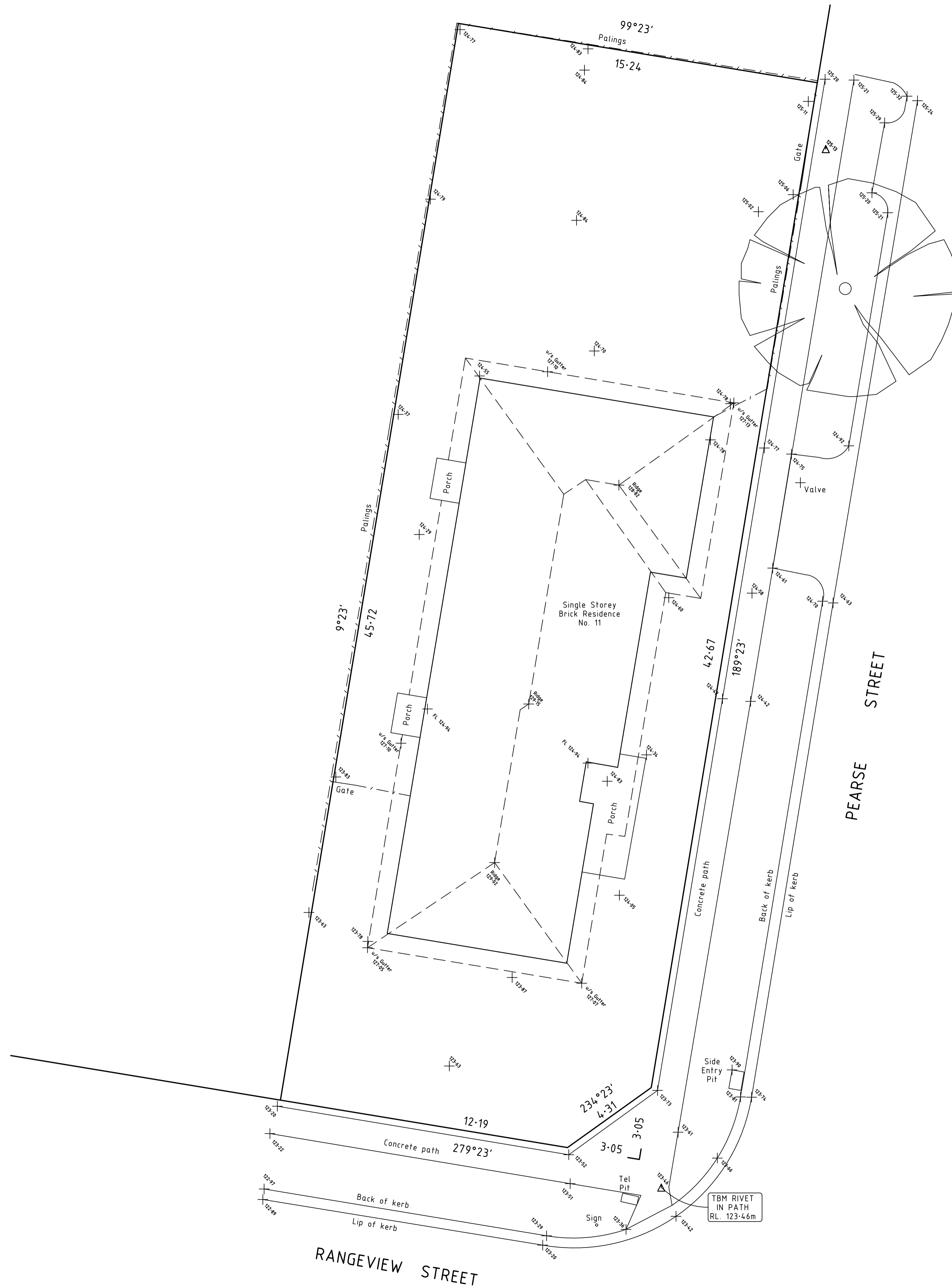
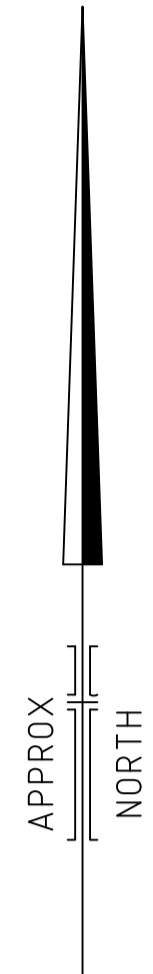
PROJECT: PROPOSED DUAL OCCUPANCY
ADDRESS: ADDRESS: 63 EDMUNDSON STREET,
LALOR

FOR: STEVE KOZMEVSKI

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Scale:	1:200 @ A1	Orientation:	Sheet No.
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Checked:	P.R		



NOTATIONS

The information shown on this plan is for general design works only. Any critical dimensions should be requested independently to this plan. Webster Survey Group accepts no responsibility for any manipulation of the digital information provided in this plan by others.

Whilst every effort has been made to locate all feature details within the surveyed area Webster Survey Group will not be held responsible for features hidden, obscured or under construction at the time of survey.

No underground features have been located unless specifically shown.

Levels shown on this plan are to Australian Height Datum vide Drouin East PM 124 (R.L. 123.555m)

REVISIONS

Version	Description	Date

JOB TITLE
11 RANGEVIEW STREET
WARRAGUL 3820

DRAWING NAME
LEVEL SURVEY

DRAWING REFERENCE **VERSION**
16580 01

LAND DESCRIPTION
VOL 8729 FOL 307
LOT 23 ON LP 80434


DATE OF SURVEY
17/12/2018

ORIGINAL SHEET SIZE
A1

SHEET No **SCALE**
1 of 1 1:100

DRAWN BY **LENGTHS ARE IN METRES**
SC 1 0 1 2 3 4

WEBSTER SURVEY GROUP
ABN: 35 456 993 855
662 Main Road, Eltham 3095
P.O Box 291, Eltham 3095
Telephone: (03) 9439 4222
Facsimile: (03) 9439 5288
webstergroup.com.au



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

VOLUME 08729 FOLIO 307

Security no : 124090736010F
Produced 24/06/2021 09:23 AM

LAND DESCRIPTION

Lot 23 on Plan of Subdivision 080434.
PARENT TITLE Volume 08543 Folio 713
Created by instrument LP080434 10/07/1968

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SHORTYREL PROPERTIES PTY LTD of 2 EMILY COURT COLDSTREAM VIC 3770
AN391247T 19/12/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN391248R 19/12/2016
PERPETUAL CORPORATE TRUST LTD
TRANSFER OF MORTGAGE AQ239523X 12/09/2017

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 LP080434 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: 11 RANGEVIEW STREET WARRAGUL VIC 3820

DOCUMENT END

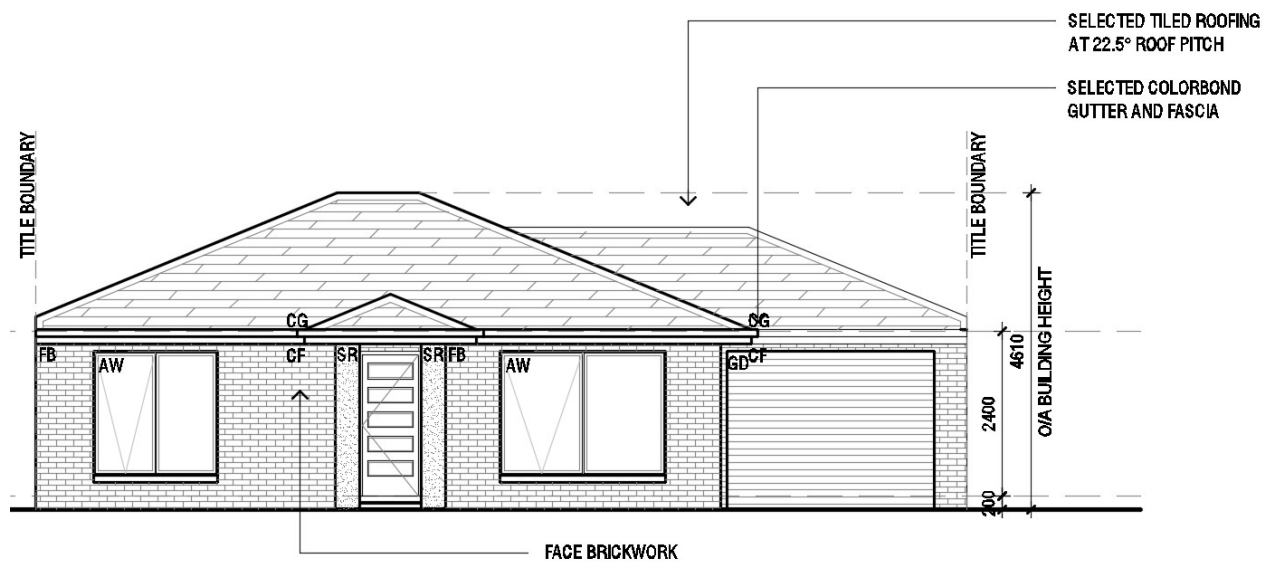
Rescode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for

One Proposed Dwelling & An Existing Dwelling Development at

No.11 Rangeview Street, Warragul



ARCHITECTURAL HOME DESIGN

BUILDING PLANS & DRAFTING SERVICES

Town Planning Report for One Proposed Dwelling and An Existing Dwelling on a lot at

No.11 Rangeview Street, Warragul

Date: 15th April 2019

Table of Contents

Rescode Clause 55.01-1 Neighbourhood and site description

- Scale Neighbourhood site description plan (1:200)
- Written site analysis report
- Locality map and report
- Baw Baw Shire City Council Planning Scheme-Local Provision maps

Rescode Clause 55.01- Design Response to the neighbourhood and site description

- Scaled Design response plan (1:200)
- Written Design response

Rescode Clause 55 Assessment Summary Table

- Development Summary
- Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

Design Response to the objectives and standards of Clause 55 of the Baw Baw Shire City Council Planning Scheme

- Written report including response to State planning policy framework (Standard B2)

Clause 55.01 Neighbourhood and Site Description

In relation to the neighbourhood (refer neighbourhood and site description plan)

The pattern of development of the neighbourhood:

- Predominantly 1980s and 1990s dwellings and recent development.
- Generally a mixture of brick in a range of cream and red tones and weatherboard dwellings.
- Predominantly concrete roof tiles of various colours.
- Subdivision pattern site sizes are generally 500 -800 sqm. Frontages are generally 7-15m.
- Subdivision pattern provides similar size, shape and orientation of sites in the direct area.
- Land topography is generally flat with a slight slope across the area from east to west.
- Front gardens are generally low level with lawn and shrubs.
- Dwelling heights are generally single storey dwellings.
- Street tree plantings are irregular. Where present street trees are predominantly small/medium size natives.
- Kerb and channel are standard concrete square profile.
- Concrete 1.3m wide footpaths are provided both sides of the street.
- Formal 2.2m nature strips are provided and centrally located.
- Vehicle Side driveways are provided with carports and garages present, adjacent to access/storage the dwelling.
- Properties in the immediate and surrounding area are residential.
- Surrounding homes are sited on similar sized allotments with a side setback from one side boundary to accommodate vehicle accommodation and access and a side setback from the other side boundary.

The built form, scale and character of surrounding development including front fencing:

- The predominant dwelling style is single and double storey detached dwelling.
- The building form is rectangular extending the width of the allotment.
- Predominantly 1980s and 1990s dwellings and recent developments.
- Generally a mixture of brick and weatherboard dwellings in a range of cream and red tones.
- Front boundary fences when present are a mix of brick, metal and timber construction.

Architectural and roof styles:

- Predominantly concrete tiles of various colours.
- Combination of gable and hip roof forms.

Any other notable features or characteristics of the neighbourhood:

- Front setbacks of dwellings along Rangeview Street are generally uniform ranging from 7.1m to 12.5m.
- Front gardens of adjoining properties are a combination of low maintenance and fully established with lawn cover, flower beds and small to medium sized native trees and shrubs.
- Front boundary fences are generally predominantly low brick, Metal and Timber.
- Front gardens are generally low level with lawn and shrubs becoming more established with larger trees to rear yards.

In relation to the site (refer neighbourhood and site description plan)

Site shape, size, orientation and easements:

- The site is rectangle in shape with a frontage width of approximately 15m along Range View Street and 42.67m along Pearse Street.
- Allotment area 692.12m².
- Presently, a single storey brick veneer dwelling with tiled roof, occupies the site.
- The existing dwelling is setback approx. 7.6m from Rangeview Street.
- The site has a single crosser over along Rangeview Street to the South.
- The front garden is low maintenance with lawn cover within the front setback of the dwelling that contributes to the overall neighbourhood and streetscape character of the area.
- A 1.8m timber paling fence extends the boundaries.
- There is a low horizontal rail front fence at the frontage of the property.
- Transmission lines form part of the streetscape to Pearse Street.

Levels of the site and the difference in levels between the site and surrounding properties:

- There is approximately 0.5m fall across the site.
- There are minimal height variations along the street frontage and to adjacent land.

The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site:

- The site is currently a single storey brick veneer dwelling with tiled roof with a front western setback of 7.6m.

The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9m:

- Private open space of surrounding properties is located to the south and north of the proposed subject site.

Solar access to the site and to surrounding properties:

- The existing dwelling is setback from all boundaries to provide adequate solar access.
- Dwellings on surrounding properties are setback from boundaries to allow for adequate solar access.

Location of significant trees existing on the site and any significant trees to be removed from the site 12 months prior to the application being made, where known:

- There are no mature significant trees that have been removed from the site within the last 12 months.
- There is one significant street tree that is to be retained.
- There are several trees in the rear of the property that will be removed as part of the development.

Any contaminated soils and filled areas, where known:

- There are no contaminated soils or fill on the site.

Views to and from the site:

- Views to the site from the street are at the front.
- Views from the site are of the front yard and street which provides casual surveillance of the street.
- Views of the rear yard are restricted from neighbouring properties by existing fencing.

Street frontage features such as poles, street trees and kerb crossovers:

- There is a telecommunication pit in the nature strip west of the site.
- There is a single crossover in the nature strip to the south of the site servicing the existing dwelling.
- There is also a speed sign within the nature strip.

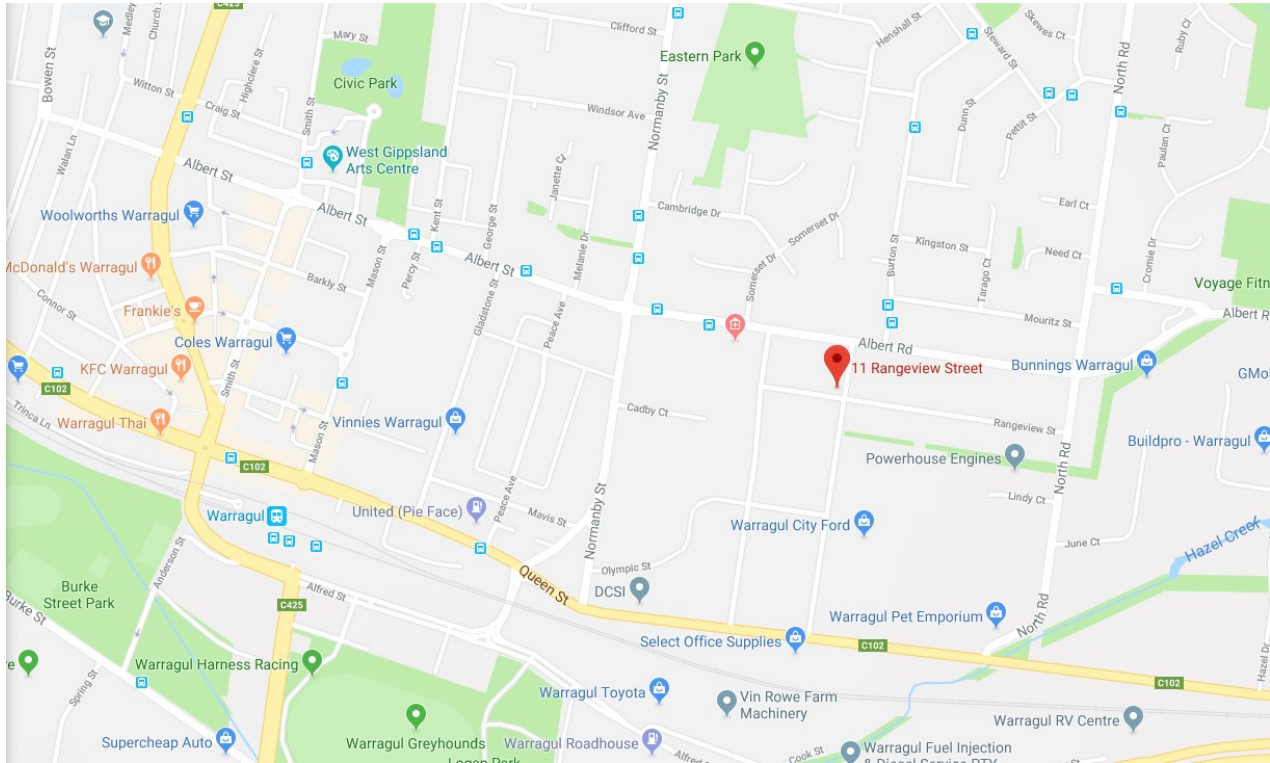
The location of local shops, public transport services and public open spaces within walking distance:

- Refer locality map and report (next page).

Any other notable features or characteristics of the site:

- N/A

Locality Map and Report



Local Shops:

- 1.5km West – To Local shops on Smith Street (Aldi, Coles & Woolworths)
- 1.9m West - To Local shopping strip on Princes Highway

Public transport services:

- 110m North/West to Bus Service (Route 83)
- 1.6Km South/West – To Warragul Railway Station

Public open spaces:

- 630m – North/West to Eastern Park
- 1.19km – North/West to Civic Park

Baw Baw Shire City Council Planning Scheme- Local Provision

The subject site is situated within a General Residential Zone 1 (GRZ1) with a Development Contributions Plan Overlay (DCPO1). There are no neighbourhood character features for the area identified in a Local planning policy or a Neighbourhood Character overlay.

This planning submission highlights the development's ability to comply with the relevant Clauses of the Baw Baw Shire City Council Planning Scheme, Clause 32.01 Residential I Zone and Clause 55 Two or more dwellings on a lot and residential buildings.

Development Summary

AREAS:		
SITE:	692.12m²	
SITE COVERAGE:	328.33m²	47.44%
HARD SURFACES:	27.63m²	3.98%
SITE PERMEABILITY:	342.51m²	48.58%
DWELLING 1:		
EXISTING DWELLING:	214.20m²	
<hr/>		
TOTAL:	214.20m²	23.06sqgs
DWELLING 2:		
GARAGE:	24.09m²	
PORCH:	2.16m²	
GROUND FLOOR:	87.87m²	
<hr/>		
TOTAL:	114.12m²	12.28sqgs
GARDEN AREA:		
336.32m² / 692.12m² = 48.59%		
48.59% > 35.00%		

Rescode Clause 55 Assessment Summary Table

Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

Rescode Objectives and Standards	Objectives (Complies)	Standards (Complies)	Comments
Standard B1: Neighbourhood character objectives	Yes	Yes	
Standard B2: Residential policy objectives	Yes	Yes	
Standard B3: Dwelling diversity objective	Yes	Yes	
Standard B4: Infrastructure objectives	Yes	Yes	
Standard B5: Integration with the street objective	Yes	Yes	
Standard B6: Street setback objective	Yes	Yes	
Standard B7: Building height objective	Yes	Yes	
Standard B8: Site coverage objective	Yes	Yes	
Standard B9: Permeability objectives	Yes	Yes	
Standard B10: Energy efficiency objectives	Yes	Yes	
Standard B11: Open space objective	Yes	Yes	
Standard B12: Safety objective	Yes	Yes	
Standard B13: Landscaping objectives	Yes	Yes	
Standard B14: Access objective	Yes	Yes	
Standard B15: Parking location objectives	Yes	Yes	
Clause 56.6: Parking provision objectives	Yes	Yes	
Standard B17: Side and rear setbacks objective	Yes	Yes	
Standard B18: Walls on boundaries objective	Yes	Yes	
Standard B19: Daylight to existing windows objective	Yes	Yes	
Standard B20: North-facing windows objective	Yes	Yes	
Standard B21: Overshadowing open space objective	Yes	Yes	
Standard B22: Overlooking objective	Yes	Yes	
Standard B23: Internal views objective	Yes	Yes	
Standard B24: Noise impacts objectives	Yes	Yes	
Standard B25: Accessibility objective	Yes	Yes	
Standard B26: Dwelling entry objective	Yes	Yes	
Standard B27: Daylight to new windows objective	Yes	Yes	
Standard B28: Private open space objective	Yes	Yes	
Standard B29: Solar access to open space objective	Yes	Yes	
Standard B30: Storage objective	Yes	Yes	
Standard B31: Design detail objective	Yes	Yes	
Standard B32: Front fences objective	Yes	Yes	
Standard B33: Common property objectives	Yes	Yes	
Standard B34: Site services objectives	Yes	Yes	

Design Response to the objectives and standards of Clause 55 of the Baw Baw Shire City Council Planning Scheme

Standard B1: Neighbourhood character objectives

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

- The proposed development is appropriate to the neighbourhood and the site.
- The design respects the neighbourhood character.
- The proposed dwelling is a modern, contemporary interpretation of the traditional dwelling built form in the area to distinguish the old from the new.
- The building materials for the proposed dwellings has the dual purpose of softening the appearance of the development whilst providing different textures that compliment the architectural style of the dwellings and enhance the neighbourhood and streetscape character of the area.
- The rectangular site provides excellent opportunities for the proposed dwelling to have a direct street access and provide amenities to the proposed dwelling.
- The proposed dwelling is sited one behind the other which is consistent with residential developments in the immediate and surrounding area.
- The existing dwelling on the site will be retained.
- The pitched roof form design helps integrate the new dwellings within the neighbourhood character.
- Neutral and earthy colours and textures selected provide a smooth transition between the old and new.
- The proposed dwellings to the rear of the site will not interrupt the existing streetscape.
- The dwellings shall be setback from each other to retain space for car parking and secluded open space. The proposed dwelling will contain the private open space facing west and south.

Standard B2: Residential policy objectives

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.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

- The proposed development of the land for two dwellings on a lot is consistent with the State Planning Policy Framework, the Local Planning Policy Framework of the Baw Baw Shire City Council Planning Scheme and Council's Municipal Strategic Statement.
- The development can readily take advantage of public transport and community infrastructure and services.
- The proposed development which includes the one new dwelling on the lot, meets the objectives in aspects such as affordable housing and providing needs of residents at various stages of life.
- The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.
- The subject site is within proximity of a number of regional facilities and services including open space facilities, schools and shopping facilities all of which are within close proximity of the site.
- The proposed development complies with the State Government's initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area

Standard B3: Dwelling diversity objective

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

- The proposed dwelling is a single storey two-bedroom unit.
- Each dwelling provides its own kitchen, bath, wc and laundry facilities at ground floor level.

Standard B4: Infrastructure objectives

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure

- The proposed dwelling will not represent any unreasonable burden on existing services and facilities.

Standard B5: Integration with the street objective

To integrate the layout of development with the street.

- The existing dwelling will continue to have direct access and integration to Pearse Street
- Proposed dwelling will have direct access and integration to Pearse Street via the common driveway.

Standard B6: Street setback objective

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

- The proposed dwelling sited to the rear of the site will not impact on the front setback.

Standard B7: Building height objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

- The overall total height of proposed dwelling is 4.61m to the top of the roof ridge which is less than the 9m as specified to the zone.
- The proposed dwelling is single storey and will integrate with the surrounding dwellings.
- Articulation of the proposed dwelling will reduce visual bulk and with adjacent dwellings.
- The proposed dwelling will not add a negative visual impact when viewed from the street and from adjoining properties. Solid high fencing to the west, east and south boundaries ensures minimal visual impact when viewed from neighbouring properties.

Standard B8: Site coverage objective

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

- The proposed site coverage is 47.44%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties is approximately 30% to 50%.
- The existing dwelling will continue to have direct integration with Rangeview Street.
- The proposed dwellings to the rear will not be minimally visible from the street and therefore reduces the effect of visual bulk. Façade articulation and pitched roof also help reduce the effect of visual bulk.

Standard B9: Permeability objectives

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

- The proposed site permeability is 48.58%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site. The existing single storey dwelling will be retained.
- The proposed development will not cause an increase in storm water run-off than usually permitted.

Standard B10: Energy efficiency objectives

To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

- Thermal mass in concrete slab, maximise windows to living areas facing north, carpets to bedroom areas, tiles to wet floor areas, increase roof insulation, seal external doors, increase external wall insulation to bulk insulation plus reflective foil will all provide for an energy efficient development.
- The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.
- The proposed open space is orientated towards the north, south and west.
- The rectangular site is orientated north with a slope of approx. 2.0m from providing opportunities for solar access to the proposed dwellings.
- Proposed north, east and west facing windows will have adequate solar access.
- There is appropriate solar access to abutting properties.
- The main living space to the proposed dwelling face north and west with large glazed windows opening up to the private open space and subsequent landscaping.

Standard B11: Open space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

- Each dwelling has direct access to secluded private open space.
- Private open space provided for each dwelling and is accessible and internally visible, providing occupants with natural daylight and views.
- Communal open space is provided at the front and throughout the site providing areas for landscaping.

Standard B12: Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

- The entrances are not obscured or isolated. Each dwelling has been provided with direct views to the street.
- The entries provide for shelter and a sense of personal address. The entrances incorporate features to enable casual surveillance of visitors and the street.
- Plant selection for landscaping will ensure entrances and views to the street from the dwellings on site will not be obscured and/or isolated.
- Access ways have been designed with views from the dwellings on site for security and surveillance.
- The private open space for each dwelling will be protected by the installation of side and rear fences so that it is not used as a public thoroughfare.

Standard B13: Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

- The site is not situated in an area of habitat importance.
- The site is not situated within a Vegetation Protection Overlay.
- Refer landscape plan (to be provided as a condition of the permit).
- There is one significant tree in the nature strip and is to be retained and protected.

- There have been no trees removed from the site.

Standard B14: Access objectives

To ensure vehicle access to and from a development is safe, manageable and convenient.

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

- Vehicle access to and from the development is safe, manageable and convenient. The access ways have been designed to allow convenient, safe and efficient vehicle movements and connections within the development and the street network.
- The existing single crossover will be shifted and reinstated to service proposed dwelling 2.
- Vehicle access has been designed to allow forward movement when exiting the site.
- The proposed crossover are less than 33% of the total street frontage.
- The site is not located on a Road Zone.
- Access for service, emergency and delivery vehicles is safe and convenient to the dwellings on site.
- The proposed and existing crossovers will have minimal effect to the amount of on-street parking.

Standard B15: Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To avoid parking and traffic difficulties in the development and the neighbourhood.

To protect residents from vehicular noise within developments.

- New garage to proposed dwelling is close and convenient to the dwelling.
- The driveway has been designed to allow safe and efficient movements within the development.
- The driveway/access way is not enclosed and therefore does not reduce ventilation to the dwellings on site or adjoining properties.

Standard B16: Parking provision objectives

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.

To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.

- On street parking is also available to residents of the development and surrounding properties.
- Public transport is within safe walking distance from the site.

Standard B17: Side and rear setbacks objective

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.

- The proposed development complies with the side and rear setback as outlined in the standard: *1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.*
- There are habitable room windows directly adjacent to where the proposed dwellings are sited.
- Overshadowing to the secluded principal private open space of the dwellings to the adjoining POS will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.

Standard B18: Walls on boundaries objective

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.

- There is a wall for proposed dwelling 2 to be built on the east boundary for 6.46m and west for 9.24m.
- There are no structures built to the common boundaries from adjoining properties

- There are examples of garages and carports built to boundaries in the immediate and surrounding area.
- The percentage of walls on the boundaries is within the allowable amount as specified in the standard.
-

Standard B19: Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

- The proposed dwellings are sited with sufficient distance from existing windows.
- Habitable room windows of adjoining dwellings will maintain direct access to daylight.
- The proposed dwelling will not impact on the amenity of the occupants of adjoining properties.

Standard B20: North-facing windows objective

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

- The proposed dwelling is sited with sufficient distance from existing north-facing windows.
- Sunlight to the north-facing habitable room windows of the proposed dwellings will have no disturbance to the existing dwelling on the site.
- The proposed dwelling will not impact on the amenity of the occupants of adjoining properties.

Standard B21: Overshadowing open space objective

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

- The shadow diagram illustrates that the adjoining open space will receive a minimum of five hours of direct sunlight on the 22 of September between 9am and 3pm.
- The proposed dwelling will not have a detrimental impact on the amenity of the occupants of adjoining properties.
- The proposed dwelling will have minimal impact on the private open space of the proposed dwelling on site (refer shadow diagrams).

Standard B22: Overlooking objective

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

- All windows are at ground floor level do not allow overlooking of adjacent properties.
- Views from living areas are orientated towards the private open space when possible.

Standard B23: Internal views objective

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

- The proposed dwelling has been designed to limit the views into the secluded private open space and habitable room windows of the existing dwelling on site. Overlooking within the site has been restricted.

Standard B24: Noise impacts objective

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

- The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.
- The proposed dwelling will be constructed in selected brick and render. This will help accommodate any noise concerns.

- There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling has been designed and sited to take into consideration noise sources on immediately adjacent properties.
- The site is not situated close to industry and/or a railway line.
- The site is not situated close to a busy road and commercial premises.

Standard B25: Accessibility objective

To encourage the consideration of the needs of people with limited mobility in the design of developments.

- The proposed dwelling has been designed to take into consideration people with limited mobility.
- The internal layout and configuration of the proposed dwelling can be altered to accommodate people with limited mobility.
- Each dwelling has access to the entrance from the pedestrian links and access ways.

Standard B26: Dwelling entry objective

To provide each dwelling or residential building with its own sense of identity.

- Each dwelling will have its own sense of identity and address.
- The proposed dwelling will have direct interface with Pearse Street via the streetscape.

Standard B27: Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

- The proposed dwelling has been designed to provide adequate daylight into new habitable room windows.

Standard 28: Private open space objective

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

- The existing and proposed dwelling will have a minimum 40.0sqm.
- Open space on site for each dwelling is distributed to the rear and throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.
- The private open spaces for both dwellings are located off living areas.
- Local public parkland is within walking distance.
- The lot runs East to West providing good solar access to the open spaces.

Standard B29: Solar access to open space objective

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

- The lot runs East to West providing good solar access to the open spaces.
- Open space for the proposed dwelling is orientated to the south and west for adequate solar access.

Standard B30: Storage objective

To provide adequate storage facilities for each dwelling.

- Each dwelling will be provided with convenient access to 6 cubic metres of externally accessible, secure storage space.
- The storage facilities will not be visible from the street.

Standard B31: Design detail objective

To encourage design detail that respects the existing or preferred neighbourhood character.

- The design detail of the proposed dwelling respects the neighbourhood character of the area.
- The height and width, massing and detailing, different building materials is designed to both enhance and integrate with the streetscape.
- The proposed dwelling has been designed in order to respect neighbourhood characteristics.
- Dwelling materials and finishes were carefully selected to compliment to the character of neighbouring dwellings.
- Window and door are within proportion to the scale of the proposed dwellings.
- Pitched roof reduces visual bulk and integrates the dwellings into the surrounding area.

Standard B32: Front fences objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

- There is an existing low post and horizontal rail fence.
- Proposed front fence for dwelling 2 will be placed next to proposed path to get to front entry door

Standard B33: Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

- The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments with the exception of the vehicle access ways and pedestrian pathways which will be in common property.
- Vehicle access way to all dwellings will be functional and capable of efficient management.
- Car parking, access areas and site facilities are practical, attractive and easily maintained.

Standard B34: Site services objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

- Bins will be kept at the rear of each dwelling and located to the front of the properties on collection days only.
- A new mailbox to face the street will be provided for all dwellings.
- Site services can be installed and easily maintained.
- Site facilities have been designed to be accessible, adequate and attractive.
- Bins can easily be accommodated in the open space area of each dwelling.

CONCLUSION

The proposed development of one new dwelling on a rectangle site meets the objectives and standards of Clause 55 of the Baw Baw Shire City Council Planning Scheme. The proposed development is an appropriate form of infill for the site based on existing development in the immediate and surrounding area and the size and orientation of the allotment.

Date of Report: 18 January 2022

Report Prepared By: Glenn Waters
[Glenn Waters](#) | Arboriculture

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Advanced Certificate of Arboriculture
Certificate of Tree Surgery
AQF - Level 9
Registered QTRA Assessor

Report ID: 21_231 / Version 2

ARBORICULTURAL IMPACT ASSESSMENT & REPORT

11 Rangeview Street, Warragul

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Arboricultural Impact Assessment & Report

11 Rangeview Street, Warragul

Introduction

Glenn Waters has been engaged to undertake an inspection and report for the subject site, neighbouring property and street trees at 11 Rangeview Street, Warragul.

This report is considered to be a 'Preliminary Tree Assessment' and a 'Impact Assessment' under the Australian Standard AS 4970-2009 *Protection of trees on development sites* and the purpose of this assessment is to provide quantitative and qualitative information on the trees and is the basis for deciding which trees are suitable for retention.

This report will provide comment on the individual site, neighbouring property and street trees in question and provide advice regarding the species, condition and suitability for retention of the existing site trees and also provide advice regarding the future management of the trees.

Reviewed Documents & Plan

- Architectural Home Design - Ground Floor Plan. #TP 03; 14/07/2021

Objectives

- To inspect the site and existing trees located within site at 11 Rangeview Street, Warragul including any nearby neighbouring property or street trees that may be impacted by the proposed development of the subject site.
- To collect data on the individual site and neighbouring property trees and provide a tree number plan that correspond to the report tree data.
- To provide an arboricultural report that provides advice and solutions for the future management of the site, neighbouring property and street trees (as required).

Method

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

- No aerial climbing assessment was done. No samples of tree or site soil were taken and no diagnostic testing was undertaken as part of this assessment.
- The diameter at breast height (DBH) of trees was measured using a diameter tape at 1.4m above ground level in accordance with AS-4970.
- Heights and spreads of canopies were measured using a laser height meter.
- Where access directly to the trees was not possible DBH, heights and spreads have been estimated.

Observations

The site is a residential property located at 11 Rangeview Street, Warragul and the site inspection and assessment captured data on four (4) individual trees including one (1) neighbouring property tree and two (2) street trees.

The only subject site tree has been rated as having 'No' arboricultural/retention value and is not considered worthy of retention in any development of the subject site.

Discussion

General Tree Retention Discussion:

The Australian Standard AS 4970-2009 Protection of trees on development sites has been used to calculate the TPZ for the neighbouring property and street trees.

The TPZ is calculated based on trunk (stem) diameter (DBH), measured at approximately 1.4 metres up from ground level. The radius of the TPZ is calculated by multiplying the trees DBH by 12. The method provides a TPZ that addresses both the stability and growing requirements of a tree. TPZ distances are measured as a radius from the centre of the trunk at (or near) ground level.

With a site such as this, it is important to understand that tree root growth is opportunistic and occurs where the essentials to life (primarily air and water) are present. Heterogeneous soil conditions, existing barriers, hard paved surfaces, roads and buildings may have inhibited the development of a symmetrically radiating root system and this may impact on the size and shape of a TPZ and therefore 'normal' tree protection zone calculations may need to be modified to allow for such anomalies.

Encroachment into the TPZ is permissible under certain circumstances though is dependent on both site conditions and tree characteristics. Minor encroachment, up to 10% of the TPZ, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the TPZ.

Appendix 1 lists the standard tree protection works that should be considered as part of the management of trees to be retained during development and these works should be seen as a minimum standard to apply.

Discussion regarding the Neighbouring Property & Street Trees:

No	Common Name	dbh (cm)	Age	Value	TPZs	SRZs
1	Crimson Bottlebrush	5	Young	Low	2.0m	1.5m
2	Queensland Brush Box	75	Mature	Low-Moderate	9.0m	3.2m
4	Apricot	multi-stemmed	Maturing	Low-Moderate	2.5m	1.9m

Impact Assessment Discussion:

Tree #1, the Crimson bottlebrush has its TPZs outside the subject site and there will be no impacts. This tree will require tree protection fencing during demolition and construction.

Tree #2, the Queensland Brush Box will have a section of its TPZ within the subject site. There is a combined encroachment of approximately 15% with the building and the carspace. This could be reduced to approximately 8.0% by using permeable paving laid without excavation for the carspace.

The main issue here is with the crossover. The crossover itself equates to an encroachment of 17.5% and this is considered to be a 'major' encroachment under the Standard. The only way that this may be able to be sustained is with a root investigation on the crossover alignment, however if major roots are encountered, a redesign option will be required.

There will also be some impact from the proposed dwelling sited within the TPZs. The excavation for this dwelling will require Project Arborist supervision to ensure that the root zone is not damaged. This tree will require tree protection fencing during demolition and construction.

Tree #3, the poor Common lemon is proposed to be removed.

Tree #4, the neighbouring property Apricot will have open space proposed within its TPZ and there will be no impact. This tree will require tree protection fencing during demolition and construction.

Glenn Waters

[GLENN WATERS | ARBORICULTURE](#)

No	Dbh	btd	H x S	Species	Common Name	Age	Health	Structure	Arb Value	TPZ	SRZ	Origin	Comments
1	5	10	2 x 2	<i>Callistemon citrinus</i>	Crimson Bottlebrush	Young	Fair-Poor	Poor	Low	2.0m	1.5m	Vic. Native	street tree
2	75	90	14 x 11	<i>Lophostemon confertus</i>	Queensland Brush Box	Mature	Fair-Poor	Poor	Low-Moderate	9.0m	3.2m	Aust. Native	street tree
3	m	25	4 x 4	<i>Citrus limon</i>	Common Lemon	Maturing	Fair-Poor	Very Poor	None			Exotic Evergreen	
4	m	28	4 x 6	<i>Prunus armeniaca</i>	Apricot	Maturing	Poor	Poor	Low-Moderate	2.5m	1.9m	Exotic Deciduous	neighbouring property tree



14.6m

45.2m

42.2m

11.8m

4.1m

4

3

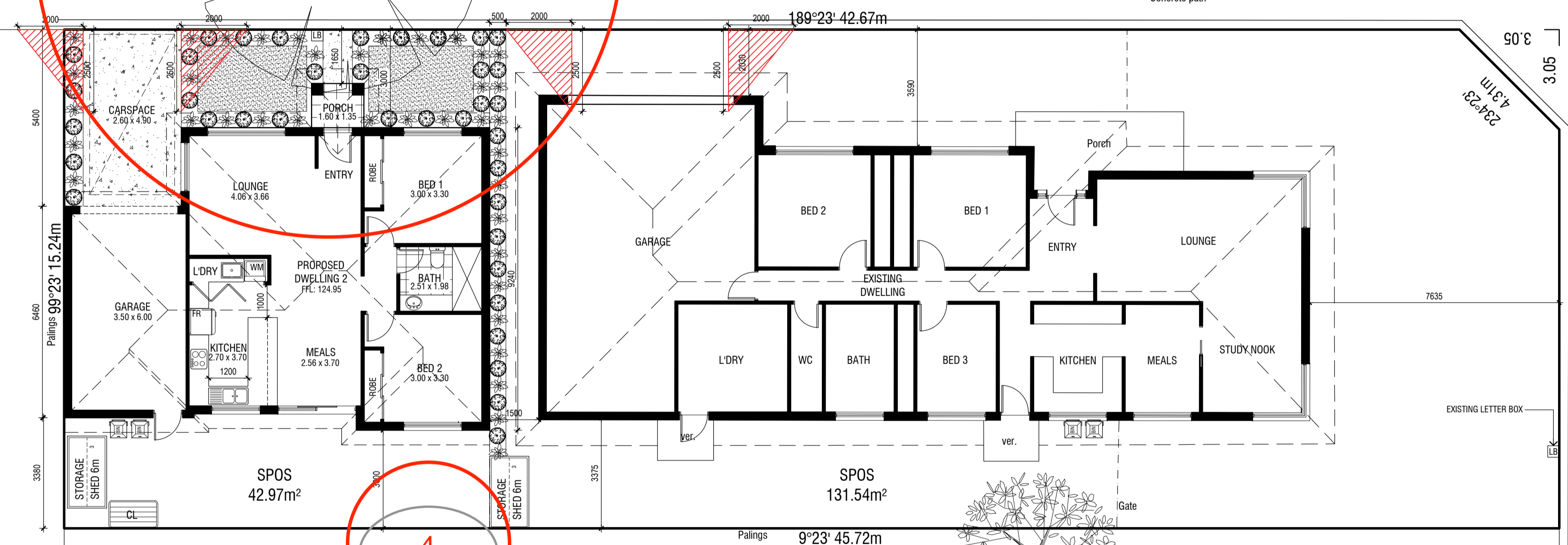
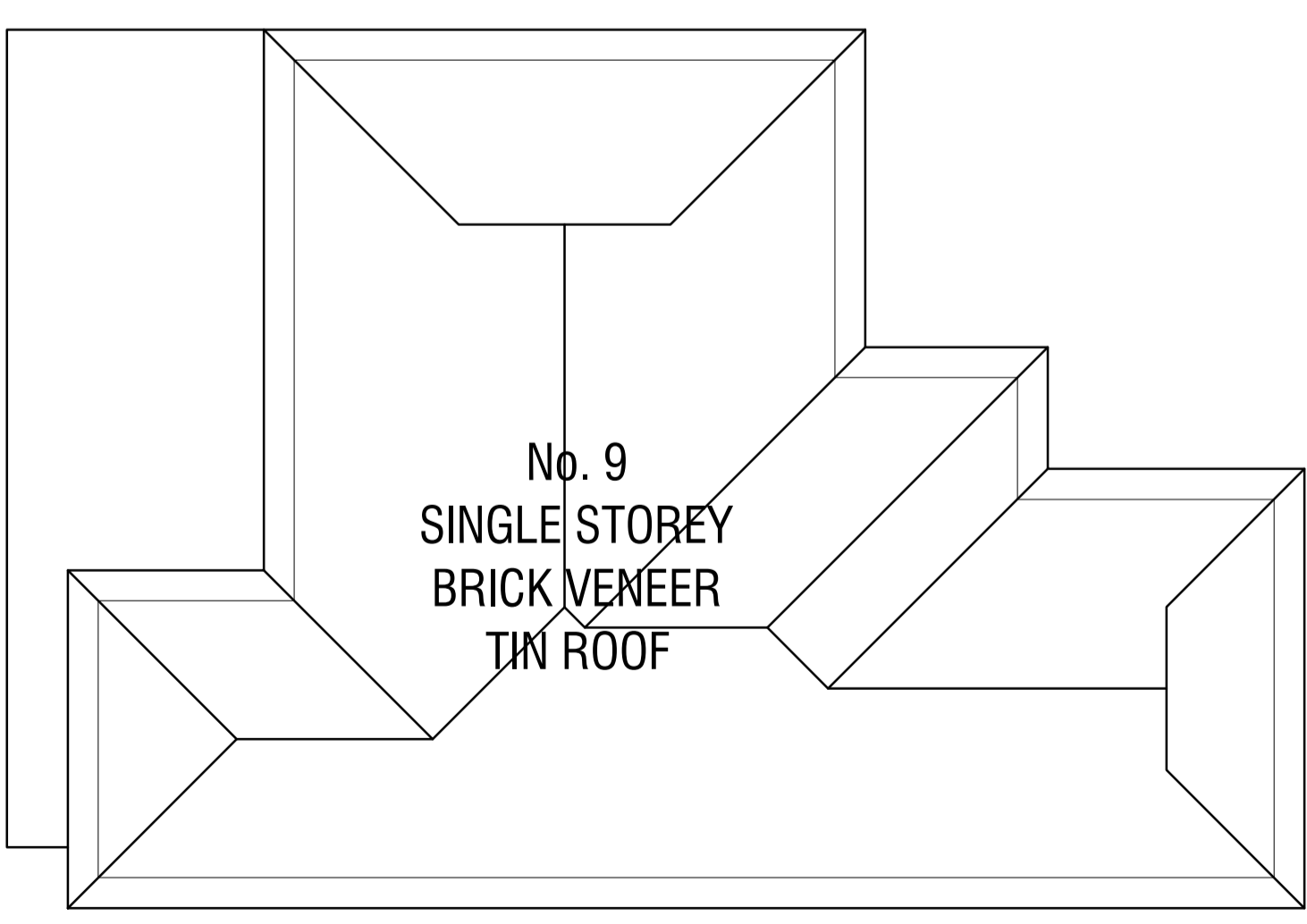
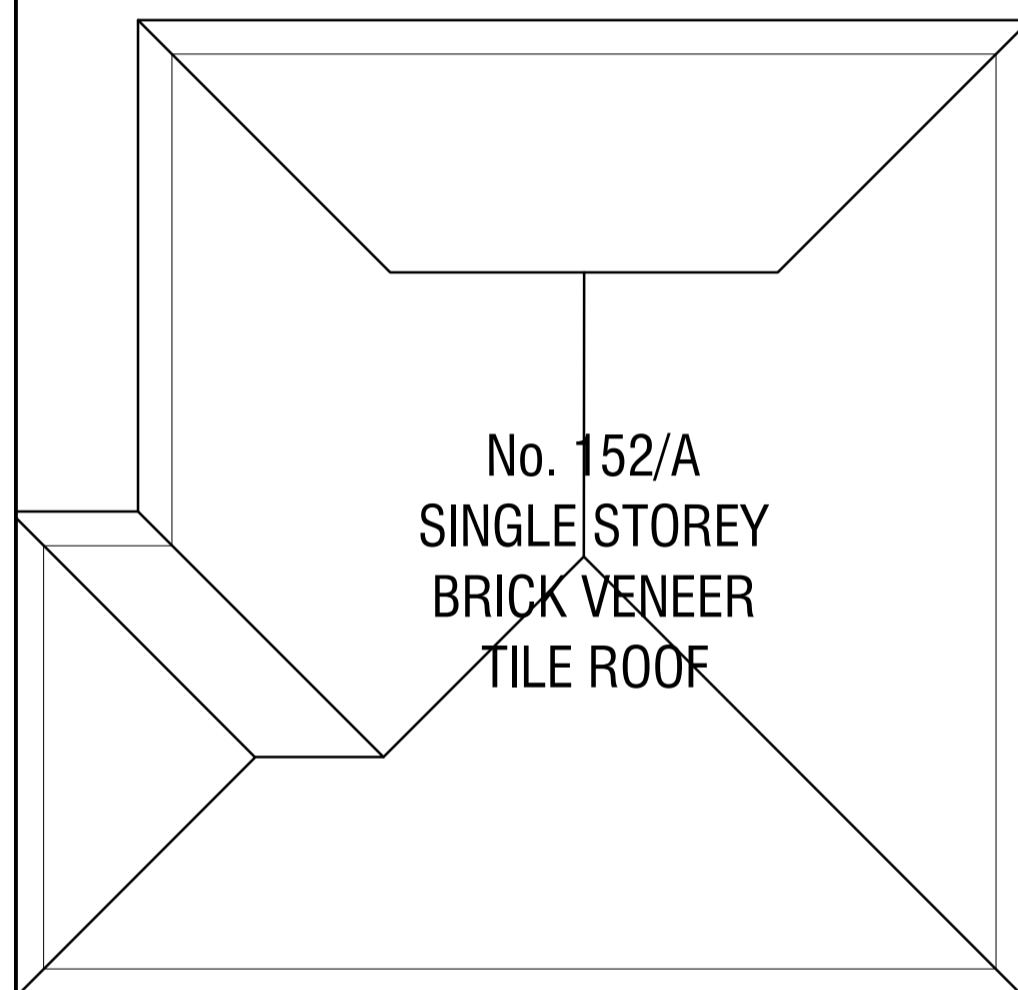
2

1

AREAS:			
SITE:	692.12m ²		
SITE COVERAGE:	320.42m ²	46.29%	
HARD SURFACES:	27.53m ²	3.98%	
SITE PERMEABILITY:	342.12m ²	49.43%	
DWELLING 1:			
EXISTING DWELLING: 214.20m ²			
TOTAL:	214.20m ²	23.06sq	
DWELLING 2:			
GARAGE:	24.09m ²		
PORCH:	2.16m ²		
GROUND FLOOR:	83.55m ²		
TOTAL:	109.80m ²	11.81sq	
GARDEN AREA:			
342.12m ² / 692.12m ² = 49.43%			
49.43% > 35.00%			

PEARSE STREET

RANGEVIEW STREET



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

PROJECT: PROPOSED DUAL OCCUPANCY ADDRESS: 11 RANGEVIEW STREET, WARRAGUL FOR: JOHN BOTFA	NOTE: * SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS IF ANY DISCREPANCIES ARE FOUND CONTACT OFFICE IMMEDIATELY. * DO NOT SCALE THIS DRAWING. * FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. © THESE PLANS REMAIN THE PROPERTY OF ARCHITECTURAL HOME DESIGNS AND ARE SUBJECT TO COPYRIGHT REGULATIONS.	Date: 02.04.19 Scale: 1:100 @ A1 Drawn: J.F./S.H. Checked: P.R.	Rev Date: 14.07.21 Orientation: Sheet No: TP 03
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STREET TREE #1



STREET TREE #2



TREE #3



NEIGHBOURING PROPERTY TREE #4

Appendix 1: Tree Protection During Development

The following are guidelines that must be implemented to minimise the impact of the proposed construction works on the retained trees.

- The Tree Protection Zone (TPZ) is fenced and clearly marked at all times. This fence should deter the placement of building materials, entry of heavy equipment and vehicles and also the entry of workers and/or the public into the TPZ. Australian Standard AS 4687 - 2007 *Temporary fencing and hoardings*, specifies appropriate fencing requirements. Existing perimeter fencing can be incorporated into the protective fencing. Shade cloth should be attached to reduce the movement of dust and other particulates into the TPZ. Signs identifying the TPZ are to be placed on the fencing.
- If the area within the TPZ is to be accessed during the construction phase then the area will need ground protection. Measures may include a permeable membrane, such as a geotextile, to cover the TPZ area beneath a 100 mm layer of crushed rock below rumble boards.
- Contractors and site workers should receive written and verbal instruction as to the importance of tree protection and preservation within the site. Successful tree preservation occurs when there is a commitment from all relevant parties involved in designing, constructing and managing a development project.
- The Project Arborist is on-site to supervise excavation works around the existing trees where the TPZ will be encroached.
- There is no immediate requirement for mulching within the TPZ. There is benefit to maintaining existing site conditions within the TPZ and is more analogous to proposed completion conditions. Monitoring of the trees in-line with prevailing weather conditions will indicate if mulching will be required. The same approach is to be used in providing supplemental irrigation.
- No persons, vehicles or machinery to enter the TPZ without the consent of the consulting arborist or site manager.
- Any underground service installations within the allocated TPZ should be bored and utility authorities should common trench where possible.
- No fuel, oil dumps or chemicals shall be allowed in or stored on the TPZ and the servicing and refuelling of equipment and vehicles should be carried out away from the root zones. No storage of material, equipment or temporary building should take place over the root zone of the tree. Nothing whatsoever should be attached to the tree including temporary services wires, nails, screws or any other fixing device.
- Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard – AS 4373 – 2007 *Pruning of Amenity Trees*.
- All excavation within the Tree Protection Zone must be carried out by hand digging or with the use of 'NDD-Excavation' techniques and only when supervised by the Project Arborist. Where the Project Arborist identifies roots to be pruned within the TPZ, they should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. It is not acceptable for roots within the TPZ to be 'pruned' with machinery such as backhoes or excavators.

Tree Descriptors - Version 11 (June 2021)

The typical assessment of a tree evaluates the factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen as compared to what could be considered [typical for that species growing in its location](#). The two factors are completely separate and it is possible to have a tree in good health with very poor structure or, conversely, a tree in very poor health with good structure. These two factors are used as a guide to the overall tree condition at the time of inspection.

Tree No:

A unique identifier, normally a number and often associated with a plan or map reference and used to identify an individual tree or tree group.

Species:

Provides botanical name, (genus, species, variety and cultivar) according to accepted international codes of taxonomic classification (where possible).

Common Name:

Provide the most well-known non-scientific name by which the tree is generally known.

DBH (trunk diameter, measured at 1.4m from ground):

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level. Multi-stemmed trees may be measured below the 1.4m or at the tree base. DBH measurements are usually undertaken with foresters diameter tape or builders tape.

It is used to calculate the Tree Protection Zone (TPZ) as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites*.

DBH in the tree data followed by an * are where the dbh has been estimated due to not having access to the tree (usually neighbouring properties).

Basal Trunk Diameter:

This is the trunk diameter measured as the base of the trunk immediately above the root buttress or trunk flare. It is used to calculate the Structural Root Zone (SRZ) as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites*.

H x W (Height x Width or Canopy Spread):

Indicates the height and width of the individual tree; dimensions are expressed in metres. Height is measured with a clinometer/height-meter where possible. Tree heights may be estimated in line with previous clinometer readings in conjunction with author's experience. Crown widths are generally paced (estimated) at the widest axis or averaged.

Tree Type:

Describes the general geographic origin of the species and its type (e.g. deciduous or evergreen).

Category	Description
Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm
Palm	Woody monocotyledon

Age:

Relates to the physiological stage of the tree's life cycle.

Category	Description
Young	Sapling tree and/or recently planted
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation
Maturing	Specimen approaching expected size in situation, with reduced incremental growth
Mature	Specimen at its expected size in its situation
Over-mature	Tree is over-mature and in decline
Dead	Tree is dead

Health:

Assesses a range of attributes to describe the overall health of the tree.

Category	Growth Indicators	Decline symptoms/ Deadwood	Foliage density, colour, size, intact- ness	Pests and/or disease
Good	Above typical	None or minimal	Better than typical	None or minimal
Fair	Typical	Typical or expected	Typical	Typical, within damage thresholds
Fair to Poor	Below typical	More than typical	Exhibiting deficiencies	Exceeds damage thresholds
Poor	Minimal	Considerable amount/ size	Exhibiting severe defi- ciencies	Contributing to decline
Very Poor	Below minimal	Significant amount and size	Significantly below typi- cal	Extreme
Dead	N/A	N/A	N/A	N/A

Structure:

Assesses principal components of tree structure.

Descriptor	Root plate & lower stem	Trunk	Primary branch support	Outer crown and roots	Lean from vertical
Good	No damage, disease or decay; obvious basal flare / stable in ground	No damage, disease or decay; well tapered	Well formed, attached, spaced and tapered	No damage, disease, decay or structural defect	Low or none
Fair	Minor damage or decay	Minor damage or decay	Typically formed, attached, spaced and tapered	Minor damage, disease or decay; minor branch end-weight or over-extension	Minor / natural
Poor	Moderate damage or decay; minimal basal flare	Moderate damage or decay; approaching recognised thresholds	Weak, decayed or with acute branch attachments; previous branch failure evidence	Moderate damage, disease or decay; moderate branch end-weight or over-extension	Moderate
Very Poor	Major damage, disease or decay; fungal fruiting bodies present	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension	Acute
Hazardous	Excessive damage, disease or decay; unstable / loose in ground; failure probable	Excessive damage, disease or decay; cavities	Decayed, cavities or branch attachments with active split; failure imminent	Excessive damage, disease or decay; excessive branch end-weight or over-extension	Excessive – root plate failure or stem failure probable

The lowest or worst descriptor assigned to the tree in any column is generally the overall rating assigned to the tree. The assessment for structure is limited to observations of external and above ground tree parts. It does not include any exploratory assessment of underground or internal tree parts unless this is requested as part of the investigation.

Trees are assessed and the given a rating for a point in time. Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments. The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk.

Arboricultural / Retention Value Rating:

Relates to the combination of previous tree rating factors, including health, structure and form (arboricultural merit), and also conveys an amenity value. This rating relates to the trees biological, functional and aesthetic characteristics within an urban landscape context.

Category	Description
Significant	Tree of better than high quality and will be an outstanding example of the species due to factors such as age, size, outstanding example, rare in cultivation, etc. Retention of these trees should be a priority for the site.
High	Tree of high quality in good to fair condition. Generally a prominent arboricultural feature. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.
Moderate	Tree of moderate quality, in fair or better condition. Generally contributes to the landscape. Tree may have a condition, and or structural problem that will respond to arboricultural treatment. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low-Moderate	Trees with indicators that sit between Low and Moderate
Low	Tree of low quality and/or little amenity value. Tree in poor health and/or with poor structure. Tree unlikely to respond positively to changes in its environment and does not warrant design modification to preserve it. Tree may be beyond the benefit of practical arboricultural treatments. Tree is not significant for its size and/or young. These trees are easily replaceable. Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained. Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.
None	Tree has a severe structural defect and/or health problem that cannot be sustained with practical arboricultural techniques and the loss of tree would be expected in the short term. Tree whose retention would be impractical after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees) Tree has a detrimental effect on the environment, for example, the tree is a woody weed. These trees should be removed on the basis of sound arboricultural management.

Useful Life Expectancy

Assessment of useful life expectancy provides an indication of health and tree appropriateness and involves an estimate of how long a tree is likely to remain in the landscape based on species, stage of life (cycle), health, amenity, environmental services contribution, conflicts with adjacent infrastructure and risk to the community.

The assessment is based on the site conditions not being significantly altered and that any prescribed maintenance works are carried out (site conditions are presumed to remain relatively constant and the tree would be maintained under scheduled maintenance programs).

ULE Rating	Description
< 1 year	Tree may be dead or mostly dead. Tree may exhibit major structural faults. Tree may be an imminent failure hazard. Excessive infrastructure damage with high risk potential that cannot be remedied.
1 - 5 years	Tree is exhibiting severe chronic decline. Crown is likely to be less than 50% typical density. Crown may be mostly epicormic growth. Dieback of large limbs is common (large deadwood may have been pruned out). Over-mature and senescing. Infrastructure conflicts with heightened risk potential. Tree has outgrown site constraints.
6 - 10 years	Tree is exhibiting chronic decline. Crown density will be less than typical and epicormic growth is likely to present. The crown may still be mostly entire, but some dieback is likely to be evident. Dieback may include large limbs. Over-mature and senescing or early decline symptoms in short-lived species. Early infrastructure conflicts with potential to increase regardless of management inputs.
10-25 years	Trees displaying normal growth characteristics. Tree may be growing in restricted environment (e.g. streetscapes) or may be in late maturity. Tree may be growing in restricted environment (e.g. streetscapes) or may be in late maturity.
25+ years	Generally juvenile and semi-mature trees exhibiting normal growth characteristics in parks or open space. Could also be maturing, long-lived trees. Tree well suited to the site with negligible potential for infrastructure conflicts.

Tree Risk Assessment

A primary goal of tree risk assessment is to provide information about the level of risk posed by a tree over a specific time period. This is accomplished in qualitative tree risk assessment by first determining the categories for likelihood and consequences of tree failure. These factors are determined by:

1. Evaluating the structural conditions that may lead to failure; the potential loads on the tree; and the trees’ adaptations to weaknesses—to determine the likelihood of failure.
2. Evaluating the likelihood that a tree or branch could strike people or property or disrupt activities.
3. Assessing the injury, damage or disruption—to estimate the consequences of failure.

A matrix-based, qualitative approach to tree risk assessment is used define the level of risk. The factors collected during the tree assessment, particularly with regard to the trees structure are used in this determination.

The risk category is then compared to the level of risk that is acceptable to the client, controlling authority, or societal standards. If the risk category defined for the tree risk exceeds the level of acceptable risk, mitigation is recommended.

Risk Assessment Matrix

Likelihood of Failure	Likelihood of Failure (Target/Consequence)			
	Unlikely	Somewhat Likely	Likely	Very Likely
Imminent (Very Poor Structure)	Low	Moderate	High	Extreme
Probable (Poor Structure)	Low	Moderate	High	High
Possible (Fair-Poor Structure)	Low	Low	Moderate	Moderate
Improbable (Fair Structure)	Low	Low	Low	Low

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