

# Application for a Planning Permit

## Section 1: LAND DETAILS

Unit Number:	Street Number: 10	Street Name: Flinders Road
Town: Longwarry	Postcode: 3816	

## FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

### Option A:

Lot No:			
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input type="checkbox"/>	Plan of Subdivision <input type="checkbox"/>
Plan Number:			

### Option B:

Crown Allotment Number:	14
Section Number:	3
Parish/Township Name:	Longwarry & Parish of Drouin West

## Section 2: PERMIT APPLICANT

Name:	David Cox			
Business:	JDesign Group P/L			
Postal Address:	Po Box 539			
	Inverloch			Postcode: 3966
Telephone No. (H)		(W)	56742506	(M)
Email Address:	david@jdesigngroup.com.au			

## Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):				
Postal Address:				
				Postcode: 3816
Telephone No. (H)		(W)		(M)
Email Address:				

## Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

\$950,000
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**Section 5: PROPOSAL** You must give full details of the proposal being applied for. Insufficient or unclear information may result in your application being refused. Advertised

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

**Development:**

<input type="checkbox"/> Advertising Signage	<input checked="" type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text" value="7"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

**Use:**

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

**Subdivision:**

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

**Subdivision / Vegetation Removal:**

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

**Other:**

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

☐ Yes ☒ No ☐ Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

**FURTHER DETAILS OF PROPOSAL (optional)**

To include tree removal & modifications to the existing dwelling to accommodate the proposed dwellings as shown & to include additional crossovers

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**Section 6: EXISTING CONDITIONS** Describe how the land is used and developed now.**Advertised**


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

Existing single storey weatherboard dwelling with associated outbuildings

**Section 7: PRE-APPLICATION MEETING** Has there been a Pre-Application meeting with a Council Planning Officer?

No <input checked="" type="checkbox"/>		
Yes <input type="checkbox"/>	If yes, with whom?	
	Date of this meeting	

**Section 8: DECLARATION** This form must be signed. Complete box A or B

A. I declare that I am the Applicant and all information given is true and correct.	Applicant signature: 	Date: 23/7/2021
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date:

**CHECK LIST** Please ensure you have included the following items with your application form. Failure to provide all the information above may result in a delay in the processing of the application.

- ☒ A fully completed and signed copy of this form.
- ☒ The application fee (if not already paid). Most applications require a fee to be paid.  
Contact Council to determine the appropriate fee. *Send invoice fee please.*
- ☒ Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- ☒ Provided plans showing the layout and details of the proposal
- ☒ Provided any information required by the planning scheme, requested by Council
- ☒ Provided a description of the likely effect of the proposal (if required)
- ☒ Completed the declaration in Section 8
- ☒ Provided a contact phone number and e-mail address

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

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VOLUME 02481 FOLIO 198

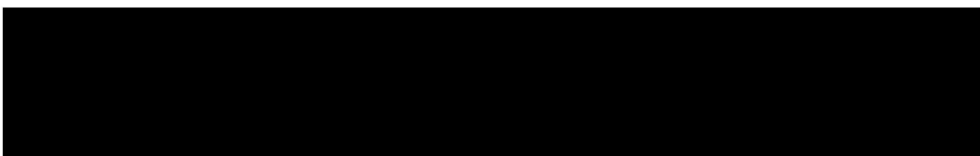
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CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 14 Section 3 Township of Longwarry Parish of Drouin West.

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**



Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP773439C 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: 10 FLINDERS ROAD LONGWARRY VIC 3816

DOCUMENT END

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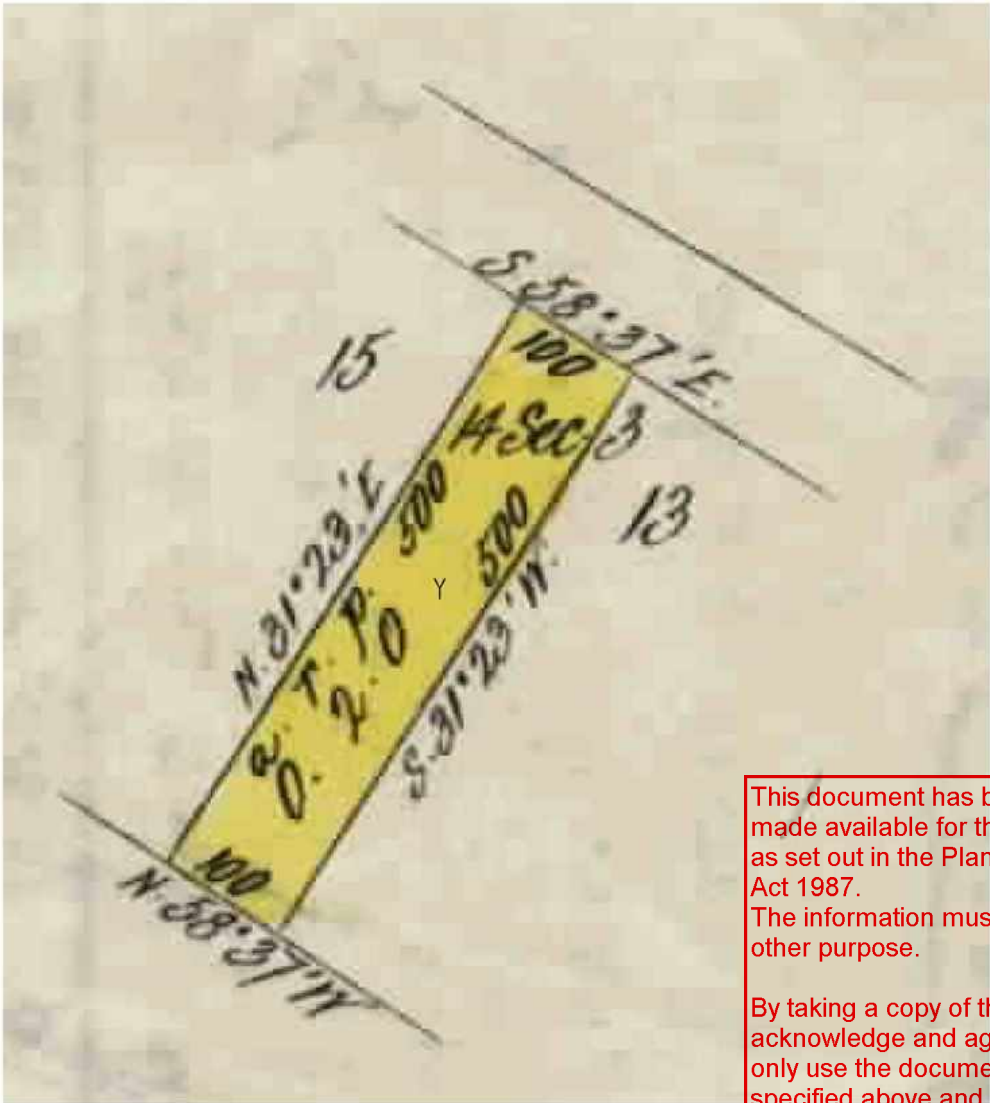
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Advertised

TITLE PLAN		EDITION 1	TP 773439C
<b>Location of Land</b>  Parish: DROUIN WEST Township: LONGWARRY Section: 3 Crown Allotment: 14 Crown Portion:  Last Plan Reference: Derived From: VOL 2481 FOL 198 Depth Limitation: 50 FEET		<b>Notations</b> SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2481 FOL. 198 AND NOTED ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 19/02/2003 VERIFIED: L.S.	
COLOUR CODE Y=YELLOW			
			
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.  By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.	
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Advertised

TITLE PLAN

TP 773439C

# LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said Colony containing

*two rods more or less being allotment fourteen of Section three in the Township of Longwarry Parish of  
Grenville West County of Buln Buln*

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED however that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines containing gold silver copper tin antimony coal and all other metals and minerals and mineral ores whatsoever and all mines seams lodges and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodges and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under section 88 of the Land Act 1890 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licensee to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the time of the passing of the Land Act 1890 the right to mine for gold and silver in and upon Crown lands PROVIDED THAT compensation shall be paid to the said GRANTEE

his heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided by the 121st section of the said Act and the payment thereof to be a condition precedent to such right of entry.

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LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

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Sheet 2 of 2 sheets





PHOTO No.1



PHOTO No.2



PHOTO No.3



PHOTO No.4



PHOTO No.5



PHOTO No.6



PHOTO No.7



PHOTO No.8



PHOTO No.9



PHOTO No.10



PHOTO No.11



PHOTO No.12



## SYMBOL

T.B.M.

TREE (TRUNK &amp; SPREAD)

ELECTRICITY POLE

ELECTRICITY PIT

TELSTRA PIT

GAS METER

WATER METER

HABITABLE WINDOW

WINDOW (NON-HABITABLE)

DENOTES DIRECTION AND POSITION OF PHOTO FOUR

PARAPETS

ROOGLINES

GLUTTERING

FLOOR LEVEL

ADJOINING PROPERTY LEVEL

ORANGE DASHED LINE WORK REPRESENTS

BOUNDARIES (DWG No. 2764311G1D.dwg) FOR TITLE DETAILS AND RELATIONSHIP TO

FENCING.

APPROXIMATE LOCATION OF

ROOGLINES (GLUTTERING LIP)

(HEIGHT SHOWN THUS ARE TO LIP)

APPROXIMATE LOCATION OF

OVERHEAD SERVICE WIRES

## DESCRIPTION

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TREE (TRUNK &amp; SPREAD)

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APPROXIMATE LOCATION OF

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(HEIGHT SHOWN THUS ARE TO LIP)

APPROXIMATE LOCATION OF

OVERHEAD SERVICE WIRES

**EXPLANATORY NOTES:**

- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JCA LAND CONSULTANTS.
- ACCURACY OF DETAIL LOCATION  $\pm 0.05$
- ACCURACY OF REDUCED LEVELS  $\pm 0.02$
- THIS HARD COPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE : DWG: 2764311F1D.dwg DATE: 22/04/21
- LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN.
- ALL VEGETATION SHOWN ON THIS PLAN IS TO BE VERIFIED BY AN ARBORIST.
- WINDOW DESCRIPTIONS ANNOTATED ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY THE ARCHITECT, OWNER OR BUILDER PRIOR TO ANY DESIGN.
- ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.
- IT IS STRONGLY RECOMMENDED THAT A MELBOURNE ONE CALL SERVICE (DIAL BEFORE YOU DIG, FAX 1300 652 077) ENQUIRY BE MADE TO DETERMINE THE LOCATION OF ANY UNDERGROUND SERVICES WITHIN THE SITE.

## LAND SURVEYED:

COUNTY OF BULN BULN, PARISH OF DROUIN WEST  
CROWN ALLOTMENT 14, SECTION 3  
CROWN ALLOTMENT 14 ON TP773439C  
VOL.2481 FOL. 198

JCA Land Consultants certify that this plan is  
in all respects accurate and correctly represents  
the existing conditions on the 12/04/21



Scale: 1:200 @ A1

DWG: 2764311F1D

Job No: 27643

Sheet: 1 OF 1

Municipality : BAW BAW

# PLAN OF FEATURE SURVEY

## 10 FLINDERS ROAD

### LONGWARRY

**IMPORTANT NOTE:**

- SEE JCA LAND CONSULTANTS "RECORD OF HAVING A RE-ESTABLISHMENT TITLE BOUNDARIES" (DWG No. 2764311G1D.dwg) FOR TITLE DETAILS AND RELATIONSHIP TO FENCING.

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JCA LAND CONSULTANTS  
The Surveying Specialists  
Suite 9, 303 Maroonah Highway, Ringwood VIC 3134  
Tel: 03 9735 4888  
Page 8 of 43  
www.jcalc.com.au



No.10 Flinders Road, Single storey weatherboard house with a galvanised iron pitch roof.  
\* Opportunity - Various development access + carparking options  
\* Ability to retain good site vegetation.  
\* Northern aspect siting of proposed habitable room windows+ private open space to maximise solar access.  
\* Screening fences surround site.



PHOTO No.1



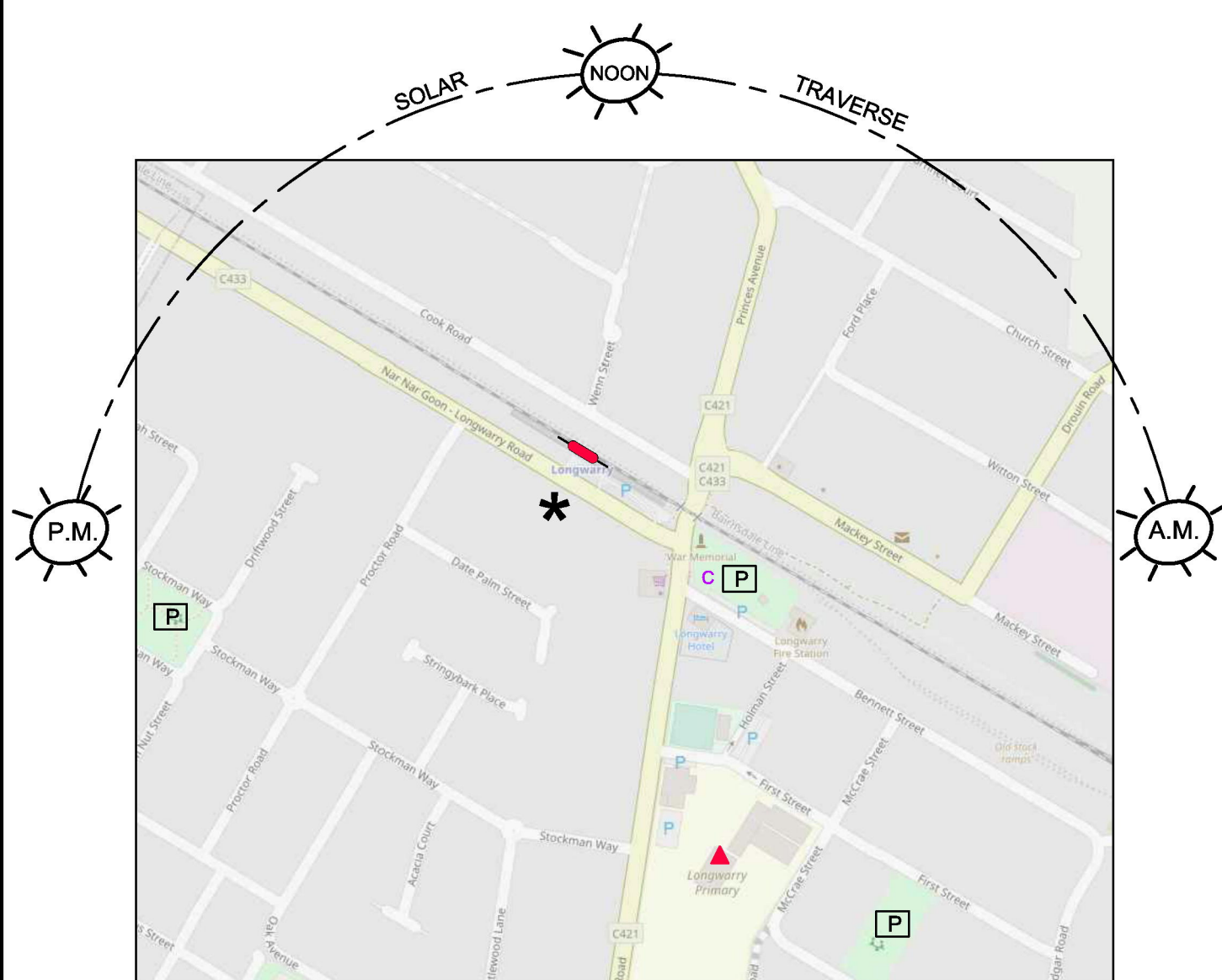
PHOTO No.2



## LEGEND

- THE DEVELOPMENT SITE
- BUILDING- HEIGHT, MATERIAL + USE  
BALCONY / VERANDAH
- HABITABLE ROOM WITH VIEW TO SITE
- POST AND WIRE FENCE
- GALVANISED IRON FENCE
- LEVEL DATUM: AUSTRALIAN HEIGHT DATUM -  
GPSNET CORRECTED RTK GNSS OBSERVATIONS  
T.B.M.
- TELSTRA PIT
- VEHICULAR + PEDESTRIAN ACCESS POINT
- P.O.S. PRIVATE OPEN SPACE TO BE  
PROTECTED FROM OVER VIEWING
- DENOTES TREE LOCATION & SPREAD
- DENOTES POSITION & DIRECTION OF PHOTO
- FIRE HYDRANT
- ELECTRICITY POLE
- GAS METER
- WATER METER

## CONTEXT PLAN



## LEGEND

- THE SITE
- TRAIN STATION
- BUS ROUTE
- CHURCH
- SCHOOL
- K. KINDERGARTEN
- PARKLAND
- SPORTS FACILITY
- COMMUNITY FACILITY

## NOTES

LOCATION: WELL SERVED BY RETAIL, SCHOOL, PUBLIC TRANSPORT, COMMUNITY, OPEN SPACE PARK LAND AND SPORTS FACILITIES (REFER CONTEXT PLAN). ONLY 700m TO LOCAL OPEN SPACE - LONGWARRY RECREATION RESERVE - BICYCLE PATH, PLAY EQUIPMENT NATIVE PARKLAND. 150m TO LONGWARRY SUPERMARKET - FULL RANGE OF RETAIL OUTLETS & SERVICES. 50m TO LONGWARRY TRAIN STATION.

NEIGHBORHOOD SUBDIVISION: NORTH SOUTH, EAST AND WEST GRID WITH SOME DIAGONAL DISTORTION. GENTLE TO FLAT LAND FORM. NO VARIATION IN LEVELS BETWEEN SITE AND ADJACENT PROPERTIES. VARIOUS LOT SIZES AND FRONTAGES TYPICALLY 18m - 20m. MINIMUM DWELLING SETBACK: 2m.

STREET SCAPE: 20m ROAD RESERVATION, 8.9m WIDE BITUMEN CARRIAGEWAY, CONCRETE KERB + CHANNEL, CONCRETE VEHICLE CROSSINGS + FOOTPATH (1.4m WIDE). NATURE STRIP 4.4m WIDE VARIOUS STREETSCAPE. MATURE STREET TREE PLANTINGS IN FLINDERS ROAD. MINIMUM PUBLIC SIGNAGE ON STREET. PARKING IN OFF THE STREET.

STREET INTERFACE: VARIOUS FRONTAGES TO STREET INCLUDING LOW BRICK, PICKETS + SOFT LAWN / GARDEN BED FORMATION (TYPICAL). FRONT GARDENS - LOW KEY LIMITED PLANTING, SOME CANOPY TREES, TYPICALLY EXOTIC SPECIES. LOW FENCES + SPARSE PLANTING - HOUSES VISIBLE FROM STREET.

VARIOUS ARCHITECTURAL STYLES - TYPICALLY SINGLE STOREY, RESIDENTIAL USE, BRICK MATERIAL, CONCRETE ROOF TILES OF LOW PITCH, HIP CONSTRUCTION, LIGHT EARTH TONES, GARAGES/ CAR PORTS TYPICALLY LOCATED ADJACENT TO DWELLING. DUAL STREET FRONTAGES OF SITE ALLOW FOR VARIOUS CAR PARKING, DEVELOPMENT AND ACCESS OPTIONS.

**DISCLAIMER**  
FEATURES SHOWN WITHIN THE SUBJECT SITE ACCORD WITH SURVEY PLAN REF: 2764311M1D. SURROUNDING FEATURES HAVE BEEN LOCATED FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN.



Scale: 1:400 @ A1

Job No: 27643

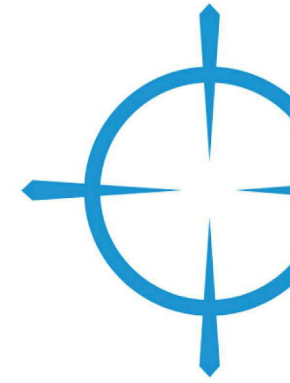
DWG: 2764311M1D

Date: 13/05/21

Sheet: 1 OF 1

SITE ANALYSIS  
Neighbourhood & Site Description Plan For  
10 FLINDERS ROAD, LONGWARRY

Municipality : BAW BAW



**JCA LAND**  
The Surveying Professionals  
Suite 9, 303 Maroondah Hwy, Ringwood VIC 3134  
T: 03 9735 4838  
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RESCODE REPORT  
NO. 10 FLINDERS ROAD,  
LONGWARRY

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## **INTRODUCTION**

This planning submission has been prepared to support the proposed development of six (6) additional dwellings at No. 10 Flinders Road, Longwarry and to keep the existing single storey dwelling fronting Flinders Road. This planning submission is an assessment of the proposed development having regard to the provisions of Clause 52.06 – Car Parking and Clause 55 – Two or more Dwellings on a Lot.

## **SUBJECT SITE**

The subject site is located to the south of the Flinders Road opposite the Longwarry Train Station and the sits between Proctor Road to the west and Princess Avenue which is located to the east. As illustrated in the aerial photograph below, the subject site is rectangular in shape and comprises a total area of approximately 2023 square metres. The site has direct access to both Flinders Road and Date Palm Street. There is minimal fall over the property.



**Figure 1: Aerial Photograph of No. 10 Flinders Road, Longwarry**

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## PROPOSAL

The proposal seeks to develop the subject site for a total of 7 dwellings (6 proposed and the existing to remain) with a mix of 2 and 3 bedroom dwellings with varied internal layouts, private open space areas and car parking accommodation. The table below provides details of the proposed development. However, please review the enclosed development plans for further details of the proposed development.

<b>TOTAL SITE AREA</b>	2023 square metres
<b>NUMBER OF DWELLINGS</b>	Six (6) new dwellings and the existing is to remain for a total of seven (7).
<b>SITE COVERAGE</b>	46%.
<b>GARDEN AREA</b>	36%.
<b>DWELLING LAYOUT</b>	The proposed development is provided with a mix of 2 and 3 bedroom dwellings with 2 bedroom dwellings provided with single garages whilst 3 bedroom dwellings are provided with a single garage and a tandem car parking space. We are proposing a double garage to be added to the existing dwelling. The proposed development is provided with a total of 4 different dwelling layouts all of which contain an open plan kitchen / meals / living areas and various configurations. Please see enclosed development plans for full details on the internal layout of each dwelling type.
<b>CAR PARKING</b>	Each dwelling is provided with car parking accommodation in line with the provisions of Clause 52.06 of the Baw Baw Shire's Planning Scheme. Individual dwellings are provided with single garages that can accommodate an additional parking space in a tandem arrangement and visitor parking can be achieved to the existing dwelling and to proposed unit 6 & 7 off Date Palm Street. We seek a variation to waive the on-site visitor parking to service units 2-5 due to its proximity to the train station and township centre. There are also ample areas for on-street visitor parking as required.
<b>VEHICLE ACCESS</b>	Vehicle access is to be provided directly from Flinders Road from the existing crossover on the south side boundary of the site to service units 2-5. We propose a new second crossover on the north boundary to allow access into the proposed double garage for the existing dwelling and a new central double width crossover off Date Palm Street to service proposed units 6 & 7. All will allow safe entry and egress for the occupants. The common driveway is designed to accommodate future resident vehicles as well as emergency vehicles as necessary.

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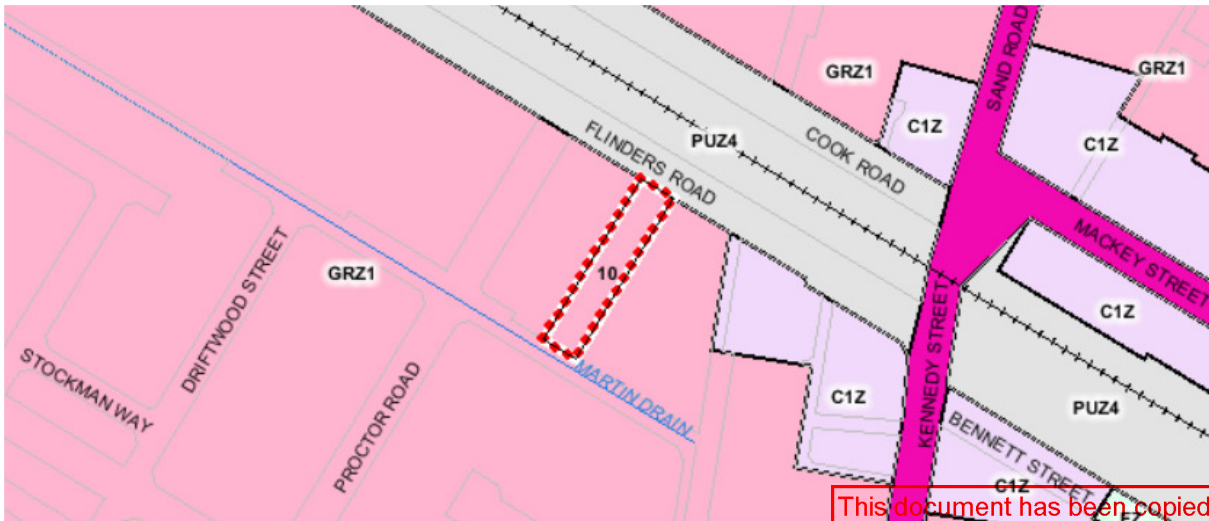
<b>PRIVATE OPEN SPACE</b>	Each dwelling is provided with a minimum of 40 square metres of secluded private open space with a minimum of 25 square metre of this secluded private open space provided at a minimum dimension of 3 metres with excellent solar orientation and direct access from a primary living / family room. Additional services yards are also provided for each dwelling ensuring that sufficient space for the recreation and service needs of future residents is provided. The existing dwelling with modifications will achieve a total of 88.22m <sup>2</sup> SPOS, Unit 2 will achieve 52.84m <sup>2</sup> , Unit 3 - 58.31m <sup>2</sup> , Unit - 4 55.34m <sup>2</sup> , Unit 5 - 53.96m <sup>2</sup> , Unit 6 - 55.56m <sup>2</sup> and Unit 7 - 55.56m <sup>2</sup> also.
<b>LANDSCAPING</b>	The high level of permeability proposed and the large areas of private open space provided for each dwelling allows for significant landscaping opportunities to be provided throughout the development.

## **PLANNING CONSIDERATIONS**

### **ZONING PROVISIONS:**

#### **CLAUSE 32.08: GENERAL RESIDENTIAL ZONE – SCHEDULE 1**

The subject site is located within the General Residential Zone – Schedule 1 under the Baw Baw Shire's Planning Scheme as identified in figure 2 below.



**Figure 2: Zoning Map of No. 10 Flinders Road, Longwarry**

The purpose of this zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and moderate housing growth in locations offering

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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.

The use of the land for a dwelling is a Section 1 use under the zone and does not require a planning permit. A permit is required for the construction of two or more dwellings on a lot. Schedule 1 to the General Residential Zone does not provide any variations to the provisions of Clause 55. A full assessment of these provisions is provided in the Clause 55 Assessment table below in this report.

It is submitted that the proposed development is consistent with the purpose of the General Residential Zone Schedule 1 as the proposed development:

- Contributes to the provision of a range of dwelling types and densities, catering for the demographic and associated living arrangements of the area and municipality as a whole.
- Respects the existing and emerging character of the neighbourhood, utilising a range of building materials, inclusive of those common to the immediate surrounds within a contemporary built form.
- Provides a high level of amenity to future residents, offering generously sized dwellings with ample secluded private open space to the rear of each of the proposed dwellings.
- Is consistent with the expected level of change sought for this area of the municipality.
- Provides elements of the existing and emerging character of the neighbourhood, utilising a range of building materials, inclusive of those common to the immediate surrounds.
- The proposed development is consistent with the purposes of the General Residential Zone, as it is compatible with the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies of the Baw Baw Shire's Planning Scheme.

Given the above, it is submitted that the proposed development is consistent with the General Residential Zone Schedule 1.

#### CLAUSE 52.06: CAR PARKING:

Clause 52.06 – Car Parking is the applicable Clause for the assessment of car parking for new residential developments. The following car parking requirements apply to the proposed dwelling development:

COLUMN A: RATE APPLIES TO ALL ZONES	COLUMN C: CAR PARKING MEASURE
1	To each one or two bedroom dwelling, plus
2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom), plus

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1	For visitors to every 5 dwellings for developments of 5 or more dwellings
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Based on the above requirements, each two (2) bedroom dwelling is required to be provided with one (1) on-site car parking space and each three (3) bedroom dwelling is required to be provided with two (2) on-site car parking spaces. Additionally, based on a 7 dwelling total development, a minimum of two visitor car parking spaces are required for the proposal. The car parking requirements for each dwelling are satisfied in accordance with the above requirements whilst we seek a variation to delete the need for the visitor car parking requirements due to the site location opposite the train station and distance from the activity centre of Longwarry. Additionally, we note the following:

- Single garages are provided for all two (2) bedroom dwellings. Internal dimensions of single garages are 3.5 metres in width by 6 metres in length.
- A double garage has been provided for the existing dwelling to accommodate the 3 bedroom dwelling with internal dimensions of 5.5 metres in width by 6 metres in length. All other three (3) bedroom dwellings have been provided with a single garage and tandem car parking space.
- The proposed common driveway which will be used to access Units 2-5 and their car parking facilities is a minimum 3.0 metres in width with minimum 4 metre turning radius provided at changes of direction ensuring vehicles for each dwelling can enter and exit the site in a forward direction. The existing dwelling will have direct access off Flinders Road and Units 6 & 7 will have direct access off Date Palm Street.
- Suitable vehicle turning areas are provided for each garage ensuring safe and efficient vehicle access for each dwelling.
- Appropriate sightlines are provided at the vehicle access points to the subject site in line with the relevant design standard of this Clause.
- The accessway has been designed to accommodate emergency vehicles such as fire trucks and ambulance should they ever need to access the subject site and proposed development.
- The future gradients of the common driveway are appropriate having regard to resident and service vehicle access requirements. However, due to the flood zone and applicable flood level of this site driveways will ramp up to meet the finished floor level of the garages as requested by Melbourne Water. Some localised fill may be imported for the driveway only.
- Landscaping is provided either side of the common driveway throughout the proposed development to soften the hard surface area of the proposed development.

Given the above, it is submitted that the proposed development adequately satisfies the requirements of this Clause.

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#### CLAUSE 44.04: LAND SUBJECT TO INUNDATION OVERLAY

The subject site is located within the Land Subject to Inundation Overlay under the Baw Baw Shire's Planning Scheme as identified in figure 3 below. Levels adopted in the development plans have been designed in consultation with Melbourne Water. Detailed information has been included in the application documentation to support this.



Figure 3: Zoning Map of No. 10 Flinders Road, Longwarry

#### CLAUSE 45.06: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

The subject site is located within the Development Contributions Plan Overlay under the Baw Baw Shire's Planning Scheme as identified in figure 4 below. This is 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.



Figure 4: Zoning Map of No. 10 Flinders Road, Longwarry

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## CLAUSE 55: TWO OR MORE DWELLINGS ON A LOT (RESCODE)

A response against the Standards and Objectives of Clause 55 is detailed below.

### NEIGHBOURHOOD CHARACTER:

TITLE	STANDARD	COMPLIANCE
Standard B1: Neighbourhood Character	The design response must be appropriate to the neighbourhood and the site.	Complies
	The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	Complies
<p><b>Assessment:</b> It is submitted that the design of the proposed development is consistent with the existing and emerging neighbourhood character of the area. The proposed design is responsive to the subject site and surrounds and in turn presents a favourable design outcome that is in line with the existing and emerging character of the area. The subject site is located in an area where this form of development on large residential lots is appropriate and envisaged given the built form character of the surrounding area as well as the sites proximity to existing and proposed urban services and infrastructure, including public transport, public open space and activity centres. The proposed development has considered the varying abutments to the subject site and responded as such with the extent of built form consistent with that found on adjoining dwellings and articulation provided where appropriate. The proposed development has utilised elements found in the surrounding area and incorporated these design features into a cohesive and appropriate design response for the subject site. As such, it is submitted that the proposed development is consistent with and responds appropriately to the character of the area (both existing and emerging) and therefore, the proposal is in accordance with the neighbourhood character provisions of this Standard.</p>		
Standard B2: Residential Policy	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	Complies

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TITLE	STANDARD	COMPLIANCE
<p><b>Assessment:</b> It is submitted that the proposal provides for a development which is consistent with the existing and emerging neighbourhood character of the area whilst adequately satisfying the policy directions, strategies and objectives of the State and Local Planning Policy Frameworks. The development of the land for a multi-dwelling development is consistent with the adjoining and surrounding properties in both the immediate and the broader area, of which have been developed for a similar multi-dwelling development. The site is zoned for residential land uses and is ideally located to provide for this type of residential development. The proposal seeks to increase housing diversity and density while respecting the existing and emerging neighbourhood character of the area and the broader municipality. The proposal provides safe and sufficient open space for future residents while providing sufficient landscaping opportunities throughout the site. The single storey scale and built form of the proposal will not unduly impact on adjoining or surround properties while providing first-rate internal amenity for the future residents of these dwellings. Therefore, it is submitted that the proposed development is consistent with the policy directions of this clause in order to create a functional, attractive, safe and sustainable urban environment for the broader municipality.</p>		
<p><b>Standard B3:</b> <b>Dwelling Diversity</b></p>	<p><b>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</b></p> <ul style="list-style-type: none"> <li>• <b>Dwellings with a different number of bedrooms.</b></li> <li>• <b>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</b></li> </ul>	<p><b>Complies</b></p>
<p><b>Assessment:</b> The proposed development is compliant with the provisions of this standard through providing:</p> <ul style="list-style-type: none"> <li>• A mix of 2 bedroom (x4 dwellings) and 3 bedroom dwellings (x3 dwellings)</li> <li>• A range of internal layouts (4 different dwelling layouts are provided as part of this development proposal).</li> <li>• A range of car parking accommodation options.</li> <li>• A range of orientations, dwelling sizes and private open space areas.</li> </ul> <p>We also note that each dwelling is single storey in nature ensuring that all dwellings have ground floor bedrooms with each dwelling designed with an open plan kitchen / meal / living area. Whilst all dwellings are single storey in nature, the abovementioned elements of the proposal ensure the development is compliant with the requirements of this Standard.</p>		
<p><b>Standard B4:</b> <b>Infrastructure</b></p>	<p><b>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</b></p> <p><b>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</b></p> <p><b>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</b></p>	<p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies</b></p>
<p><b>Assessment:</b> A development of this size will require the installation of new service infrastructure on site to accommodate stormwater, sewerage and electricity. Such items occur as part of the subdivision and</p>		

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TITLE	STANDARD	COMPLIANCE
	construction stage of the development with the new infrastructure required to be in line with service authority requirements. Such service items are addressed via permit conditions and at a building permit stage. Notwithstanding the above, it is submitted that the proposed development will not detrimentally impact on the existing infrastructure in the surrounding area. As noted above, where appropriate, new or upgrading of service infrastructure will be required as part of the proposed development ensuring that the proposed development will not exceed the known infrastructure limits. Furthermore, given the previous residential development approval for the subject site and the need to provide new service infrastructure as part of this proposal, it is submitted that the proposal satisfies the requirements of this Standard. Any new connections or infrastructure will be provided in accordance with Council and State Authority regulations.	
<b>Standard B5: Integration With The Street</b>	<b>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</b>	<b>Complies</b>
	<b>Development should be oriented to front existing and proposed streets.</b>	<b>Complies</b>
	<b>High fencing in front of dwellings should be avoided if practicable.</b>	<b>Complies</b>
	<b>Development next to existing public open space should be laid out to complement the open space.</b>	<b>Not Applicable</b>
<b>Assessment:</b> The development provides an appropriate level of interaction at the proposed vehicle access points with all dwellings designed to be orientated towards the central common driveway or to the street frontages of Flinders Road and Date Palm Street. This provides for the passive surveillance of this area and improves safety and security. High front fencing is not proposed at the vehicle access points in line with the requirements of this Standard. Therefore, it is submitted that the proposal is compliant with the requirements of this Standard and the overarching Objectives of this Clause.		

#### SITE LAYOUT AND BUILDING MASSING:

TITLE	STANDARD	COMPLIANCE
<b>Standard B6: Street Setback</b>	<b>Walls of buildings should be set back from streets:</b> <ul style="list-style-type: none"> <li>At least the distance specified in the schedule to the zone, or</li> <li>If no distance is specified in the schedule to the zone, the distance specified in Table B1.</li> </ul>	<b>Complies</b>
	<b>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</b>	<b>Complies</b>
<b>Assessment:</b> Given the location of the subject site, the proposed vehicle access and its property boundaries, it is submitted that the proposed development is appropriately setback from the street. The existing remains, however, we are proposing to push the proposed garage forward of the building line to a setback of 6.49m to allow undercover access to the existing porch and to align with the style of the existing dwelling. It is located adjacent a driveway and will not detract from the streetscape. This is in keeping with the neighbouring unit developments setbacks and seen as a reasonable compromise. Due to the width of the		

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TITLE	STANDARD	COMPLIANCE
site ample landscaping opportunities present to further soften the streetscape.		
<b>Standard B7: Building Height</b>	<b>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</b>	<b>Complies</b>
	<b>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 Degrees or more, in which case the maximum building height should not exceed 10 metres.</b>	<b>Complies</b>
	<b>Changes of building height between existing buildings and new buildings should be graduated.</b>	<b>Complies</b>
<b>Assessment:</b> All dwellings within the proposed development are single storey in nature and therefore do not exceed a maximum height of approximately 5.0 metres. This is well within the maximum building height allowable under the provisions of this Standard.		
<b>Standard B8: Site Coverage</b>	<b>The site area covered by buildings should not exceed:</b> <ul style="list-style-type: none"> <li><b>The maximum site coverage specified in the schedule to the zone, or</b></li> <li><b>If no maximum site coverage is specified in the schedule to the zone, 60 per cent.</b></li> </ul>	<b>Complies</b>
<b>Assessment:</b> The site has an area of 2032 square metres, with the proposed buildings covering 938.62 square metres or approximately 46% of the site. This is clearly within the maximum site coverage allowable under this Standard ensuring compliance with the provisions of this Clause.		
<b>Standard B9: Permeability</b>	<b>The site area covered by the pervious surfaces should be at least:</b> <ul style="list-style-type: none"> <li><b>The minimum area specified in a schedule to the zone, or</b></li> <li><b>If no minimum is specified in a schedule to the zone, 20 percent of the site.</b></li> </ul>	<b>Complies</b>
<b>Assessment:</b> The proposed development provides a site permeability of approximately 729.74 square metres or 35.91% with 722.80 square metres or 35.57% (Garden area) of the subject site. This allows for adequate landscaping opportunities throughout the proposed development and adequately satisfies the requirements of this Standard and Objectives of this Clause.		
<b>Standard B10: Energy Efficiency</b>	<b>Buildings should be:</b> <ul style="list-style-type: none"> <li><b>Oriented to make appropriate use of solar energy.</b></li> <li><b>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</b></li> </ul>	<b>Complies</b>
	<b>Living areas and private open space should be located on the north side of the development, if practicable.</b>	<b>Complies</b>
	<b>Developments should be designed so that solar access to north-facing windows is maximised.</b>	<b>Complies</b>

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TITLE	STANDARD	COMPLIANCE
<b>Assessment:</b> The development has been designed and orientated to ensure a high standard of energy efficiency for each of the proposed dwellings. The proposal maximises access to natural light to living areas and private open space areas with these areas provided with appropriate solar access having regard to the orientation of the subject site and the orientation of individual dwellings. It is submitted that each dwelling is provided with suitable access to natural light and ventilation to their main family / living / dining areas and bedrooms. Furthermore, the location of private open space for each dwelling has been considered in order to maximise the available solar exposure given the orientation of the site and the scale of development. In addition to the above, the proposed development will be required to satisfy the current energy rating requirements of the BCA at building permit and construction stage. Therefore, the proposed development is compliant with the requirements of this Standard.		
<b>Standard B11:</b> <b>Open Space</b>	<b>If any public or communal open space is provided on site, it should:</b> <ul style="list-style-type: none"> <li>• Be substantially fronted by dwellings, where appropriate.</li> <li>• Provide outlook for as many dwellings as practicable.</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Be accessible and useable.</li> </ul>	<b>Not Applicable</b>
<b>Assessment:</b> Not Applicable		
<b>Standard B12:</b> <b>Safety</b>	<b>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</b>	<b>Complies</b>
	<b>Planting which creates unsafe spaces along streets and accessways should be avoided.</b>	<b>Complies</b>
	<b>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</b>	<b>Complies</b>
	<b>Private spaces within developments should be protected from inappropriate use as public thoroughfares</b>	<b>Complies</b>
<b>Assessment:</b> The proposed development provides a high level of safety for future residents and visitors to the site. Dwelling entrances are clearly visible and identifiable from the sites central common driveway with dwellings orientated to provide surveillance of this common area through the location of habitable rooms and windows facing this area. The existing dwelling faces Flinders Road and proposed units 6 & 7 front Date Palm Street. Given the above, it is submitted that the proposed development is consistent with the requirements of this Standard.		
<b>Standard B13:</b> <b>Landscaping</b>	<b>The landscape layout and design should:</b> <ul style="list-style-type: none"> <li>• Protect any predominant landscape features of the neighbourhood.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> </ul>	<b>Complies</b>

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TITLE	STANDARD	COMPLIANCE
	<ul style="list-style-type: none"> <li>Provide a safe, attractive and functional environment for residents.</li> </ul>	
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	Complies
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	Complies
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	Complies
	Development should meet any additional landscape requirements specified in a schedule to the zone.	Complies

**Assessment:** The subject site is devoid of any vegetation of significance with the existing vegetation on the subject site sought to be removed as part of this development application. We also confirm that the proposed development provides significant room for the inclusion of plantings and landscaping across the site. This can include the provision of canopy vegetation within the rear secluded private open space areas of each dwelling which are sufficiently designed to accommodate such vegetation as well as the use of ground covers and small to medium shrubs. Suitably sized vegetation can also be provided throughout the common property areas and adjoining the central common driveway. It is therefore submitted that the proposed development is consistent with the landscaping objectives of this Clause. We confirm that a full and detailed landscape plan can be required as a Condition of any permit issued for this development.

<b>Standard B14: Access</b>	<b>The width of accessways or car spaces should not exceed:</b> <ul style="list-style-type: none"> <li>33 per cent of the street frontage, or</li> <li>if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul>	Complies
	No more than one single-width crossover should be provided for each dwelling fronting a street.	Complies
	The number of access points to a road in a Road Zone should be minimised.	Not Applicable
	Developments must provide for access for service, emergency and delivery vehicles.	Complies

**Assessment:** The proposal seeks to utilise the existing crossover and to create a new double crossover off Date Palm Street to access Units 6 & 7 and to also create a new 3.0m min wide crossover to the planning boundary to access the proposed existing dwelling's garage. The common driveway is a minimum 3.0m in width. The accessway has been designed to allow for large waste collection vehicles as well as emergency vehicles to access the subject site as necessary. The car parking facilities and driveway of each dwelling have been designed and located so as to be able to enter and exit the site in a forward direction, thereby improving safety for drivers and pedestrians alike. It is therefore submitted that the proposed vehicle access for each dwelling is suitable and in line with the access requirements of this standard.

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TITLE	STANDARD	COMPLIANCE
Standard B15: Parking Location	Car parking facilities should: <ul style="list-style-type: none"> <li>Be reasonably close and convenient to dwellings and residential buildings.</li> <li>Be secure.</li> <li>Be designed to allow safe and efficient movements within the development.</li> <li>Be well ventilated if enclosed.</li> </ul>	Complies
	Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	Complies
<b>Assessment:</b> Car parking for each dwelling is conveniently located close to dwelling entries and have been located to provide safe and efficient reversing areas. Car parking has been located to allow for safe and efficient movement of vehicles to and from the site, as well as to individual dwellings. We also confirm that all habitable room windows are provided with a minimum setback of 1.5 metres from the common driveway. Where there are windows adjacent tandem car parking spaces, sill heights are over 1.4m above the driveway ensuring compliance with the requirements of this Standard. Given the above, it is submitted that the proposal is compliant with the requirements of this Standard.		
Standard B16: Parking Provision	As noted previously, the car parking provisions have been removed from Clause 55 (ResCode) and have been incorporated into Clause 52.06 – Car Parking. As such, the provisions of this Standard are no longer applicable to the assessment of this application.	

**AMENITY:**

TITLE	STANDARD	COMPLIANCE
Standard B17: Side and Rear Setbacks	A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: <ul style="list-style-type: none"> <li>At least the distance specified in the schedule to the zone, or</li> <li>If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul>	Complies
	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.	Complies
	Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may	Complies

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TITLE	STANDARD	COMPLIANCE
	<b>encroach into the setbacks of this standard.</b>	
<b>Assessment:</b> The proposed development is appropriately set back from all side and rear property boundaries. Only the garage for the existing dwelling is proposed to be located on the boundary. All other walls are located off site boundaries, with each dwelling set back a minimum 1.0 metres to their respective nearest property boundary. Additionally, given the single storey nature of each dwelling along with the subsequent increases in setbacks to dwellings from property boundaries, each dwelling is setback in excess of the minimum requirements of this Standard and therefore the proposed development is compliant with the provisions of this Clause.		
<b>Standard B18:</b> <b>Walls on Boundaries</b>	<b>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</b> <ul style="list-style-type: none"> <li>For a length of more than the distance specified in a schedule to the zone; or</li> <li>If no distance is specified in a schedule to the zone, for a length of more than:               <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> </li> </ul>	Complies
	<b>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</b>	Complies
	<b>A building on a boundary includes a building set back up to 200mm from a boundary.</b>	Complies
	<b>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</b>	Complies
<b>Assessment:</b> There is only one wall proposed to be on the site boundary. The information proposed to be developed for any other purpose.		
<b>Standard B19:</b> <b>Daylight to Existing Windows</b>	<b>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The</b>	Complies

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TITLE	STANDARD	COMPLIANCE
	calculation of the area may include land on the abutting lot.	
	Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	Complies
	Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	Complies

**Assessment:** Given the location of the subject site and the setbacks provided from each property boundary, we confirm that there are no windows on adjoining properties that will be affected by the proposed development. As such, the requirements of this Standard have been adequately complied with in this instance.

<b>Standard B20:</b> <b>North-Facing Windows</b>	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	Complies
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**Assessment:** Given the orientation of the subject site and the distance the dwellings are away from the boundaries, there are no existing north facing windows on adjoining properties that will be affected by the proposed development and therefore, the proposal is in accordance with the requirements of this Standard.

<b>Standard B21:</b> <b>Overshadowing Open Space</b>	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.	Complies
	If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	Complies

**Assessment:** The proposal has been set back from all of the sites property boundaries to avoid, where possible, any potential overshadowing to adjoining dwellings. Additionally, the single storey nature of the proposed development along with the orientation of the subject site also assists in ensuring that the proposed development does not overshadow habitable room windows or open space areas of adjoining properties. The orientation of the site ensures that the shadows of individual dwelling falls primarily on the subject site. This is demonstrated by the overshadowing diagrams submitted as part of this application. As such, we confirm that the proposal adequately satisfies the overshadowing provisions of this Standard and

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TITLE	STANDARD	COMPLIANCE
does not impact on adjoining or surrounding properties.		
<b>Standard B22: Overlooking</b>	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.	Complies
	A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres measured at ground level) of the window, balcony, terrace, deck or patio should be either: <ul style="list-style-type: none"> <li>Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>Have sill heights of at least 1.7 metres above floor level.</li> <li>Have fixed, obscure glazing in any part of the window below 1.7 metres above floor level.</li> <li>Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul>	Complies
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	Complies
	Screens used to obscure a view should be: <ul style="list-style-type: none"> <li>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>Permanent, fixed and durable.</li> <li>Designed and coloured to blend in with the development.</li> </ul>	Complies
	This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	Complies
<b>Assessment:</b> Given the proposed development is single storey in nature, to adjoining and surrounding properties from individual dwellings or their private open space areas. As such, the requirements of this Standard have been adequately satisfied in this instance.		
<b>Standard B23: Internal Views</b>	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower	Complies

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TITLE	STANDARD	COMPLIANCE
	<b>level dwelling or residential building directly below and within the same development.</b>	
<b>Assessment:</b> The site is relatively flat but due to the LSI0 overlay and applicable floor levels, the proposed development has been designed to ensure that internal overlooking is reduced where possible from the habitable room windows / private open space areas of abutting properties. This has been achieved through the use of 1.8 metre high internal dividing timber paling fences throughout the proposed development. These fences may need to be higher if deemed necessary or additional screening added adjacent habitable room window to not only ensure internal overlooking is reduced, but also maintain safety, security and privacy for the rear secluded private open space areas of each dwelling. Therefore, the proposed development is compliant with the requirements of this Standard.		
<b>Standard B24: Noise Impacts</b>	<b>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</b>	<b>Complies</b>
	<b>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</b>	<b>Complies</b>
	<b>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</b>	<b>Complies</b>
<b>Assessment:</b> Any potential noise sources such as air conditioning units will be located to ensure that they do not impact on adjoining dwellings. Furthermore, given the proposal is for the development of the site for residential purposes, any noise generated in the future will be of a residential nature. Therefore, the proposed development is compliant with the requirements of this Standard.		

#### ON-SITE AMENITY AND FACILITIES:

TITLE	STANDARD	COMPLIANCE
<b>Standard B25: Accessibility</b>	<b>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</b>	<b>Complies</b>
<b>Assessment:</b> All dwellings are single storey in nature with bedrooms and living areas all on one level. This ensures that each dwelling is suitable for people with limited mobility including residents and visitors alike. Each dwelling is provided with open plan kitchen / living / dining areas, wide internal hallways and minimal changes in level between inside and outside to afford improved accessibility for people with limited mobility. Whilst the floor levels have been raised there is internal access that is generally flat from the garage into the dwellings. Therefore, the proposed development is compliant with the requirements of this Standard.		
<b>Standard B26: Dwelling Entry</b>	<b>Entries to dwellings and residential buildings should:</b> <ul style="list-style-type: none"> <li><b>Be visible and easily identifiable from streets and other public areas.</b></li> <li><b>Provide shelter, a sense of personal address and a transitional space around the entry.</b></li> </ul>	<b>Complies</b>

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TITLE	STANDARD	COMPLIANCE
<p><b>Assessment:</b> Given the size, shape and location of the subject site, all dwellings have been designed to orientate towards the internal common driveway which is consistent with multi-dwelling developments. The existing dwelling fronts Flinders Road and proposed units 6 7 7 have been designed to front Date Palm Street. Each dwelling entry is clearly identifiable from the common driveway with each dwelling provided with a small cover at the dwelling entry, in the form of a porch or verandah to provide protection from the elements as well as ensuring that each dwelling has a clear sense of address. Dwelling entry areas are clearly visible from the common driveway area and therefore, it is submitted that the proposal complies with the requirements of this Standard.</p>		
<p><b>Standard B27:</b> <b>Daylight to New Windows</b></p>	<p><b>A window in a habitable room should be located to face:</b></p> <ul style="list-style-type: none"> <li>• An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>• A verandah provided it is open for at least one third of its perimeter, or</li> <li>• A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>	<p><b>Complies</b></p>
<p><b>Assessment:</b> Each dwelling has been designed and orientated to ensure that all windows are provided with adequate access to natural light and ventilation. All windows are provided with minimum light courts of 3 square metres with 1 metre clear to the sky in line with the requirements of this Standard. As such, each dwelling has been designed and located to comply with the requirements of this Standard.</p>		
<p><b>Standard B28:</b> <b>Private Open Space</b></p>	<p><b>A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</b></p> <ul style="list-style-type: none"> <li>• An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</li> <li>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>	<p><b>Complies</b></p>
<p><b>Assessment:</b> Each dwelling is provided with private open space to the side or rear of their individual dwelling with the total area provided for each dwelling between 52.84 square metres and 88.25 square metres. As such, each dwelling is provided with a minimum of 40 square metres of secluded private open space with a minimum of 25 square metre of this secluded private open space provided for a minimum dimension of 3 metres.</p>		

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TITLE	STANDARD	COMPLIANCE
	metres. All dwellings are provided with excellent solar orientation and direct access from a primary living / family room. Additional services yards and side setbacks are also generally provided for each dwelling ensuring that each dwellings provides sufficient space for the recreation and service needs of future residents. Given the above, it is submitted that secluded private open space provided for each dwelling is compliant with the requirements of this Standard.	
<b>Standard B29: Solar access to open space</b>	<b>The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</b>	<b>Complies</b>
<b>Assessment:</b> The location of private open space areas for each dwelling has been designed to achieve suitable solar access having consideration to the orientation of the subject site, as well as the location and design of individual dwelling products. Therefore, the location of POS areas are compliant with the proposed development.		
<b>Standard B30: Storage</b>	<b>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</b>	<b>Complies</b>
<b>Assessment:</b> Each dwelling is to be provided with a minimum 6m <sup>3</sup> of externally accessible storage in the form of a storage shed within rear private open space or service yard areas of each dwelling. Therefore, it is submitted that the proposed development satisfies the requirements of this Standard.		

#### DESIGN DETAIL:

TITLE	STANDARD	COMPLIANCE
<b>Standard B31: Design Detail</b>	<b>The design of buildings, including:</b> <ul style="list-style-type: none"> <li>• Facade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.</li> </ul>	<b>Complies</b>
	<b>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</b>	<b>Complies</b>
<b>Assessment:</b> It is submitted that the proposed development adequately respects the existing or preferred neighbourhood character of the area for the following reasons: <ul style="list-style-type: none"> <li>• The mix of materials proposed is expected to be visually interesting and will make a positive contribution to the area consistent with the heritage precinct and the broader character of the built form on adjoining and surrounding properties.</li> <li>• The height and scale of the proposed development is consistent with the surrounding area.</li> </ul>		

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TITLE	STANDARD	COMPLIANCE
<ul style="list-style-type: none"> <li>The proposed setbacks are consistent with the relevant requirements of Clause 55 and with the setbacks of other dwellings within the immediate vicinity of the site.</li> <li>The design of the development is of a high design quality.</li> <li>The window and door proportions are consistent with those in the surrounding area. And</li> <li>The proposed entry areas clearly identify the front of each dwelling and provide a good sense of address for each of the proposed dwellings.</li> </ul> <p>Given the above, the requirements of this Standard is adequately satisfied.</p>		
<b>Standard B32: Front Fences</b>	<b>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</b>	<b>Complies</b>
	<b>A front fence within 3 metres of a street should not exceed:</b> <ul style="list-style-type: none"> <li>The maximum height specified in the schedule to the zone, or</li> <li>If no maximum height is specified in the schedule to the zone, the maximum height specified in Table B3.</li> </ul>	<b>Complies</b>
<b>Assessment:</b> There are no proposed front fences within 3.0m of the street.		
<b>Standard B33: Common Property</b>	<b>Developments should clearly delineate public, communal and private areas.</b>	<b>Complies</b>
	<b>Common property, where provided, should be functional and capable of efficient management.</b>	<b>Complies</b>
<b>Assessment:</b> The common property areas are clearly defined and are capable of effective management. The future plan of subdivision will clearly define dwelling boundaries and the common driveway area. Therefore, the proposal is compliant with the requirements of this Standard and satisfies the Objectives of this Clause.		
<b>Standard B34: Site Services</b>	<b>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</b>	<b>Complies</b>
	<b>Bin and recycling enclosures should be located for convenient access by residents.</b>	<b>Complies</b>
	<b>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</b>	<b>Complies</b>
	<b>Mailboxes should be provided and located for convenient access as required by Australia Post.</b>	<b>Complies</b>
<b>Assessment:</b> Additional site services such as mail boxes and service meters can be accommodated appropriately on site in line with Australia Post and Service Authority Requirements. Each of the dwellings are also provided with sufficient rear open space to accommodate a 6 cubic metre storage shed and other site facilities. Therefore, it is submitted that the provisions of this Standard have adequately been addressed.		

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## **CONCLUSION**

It is submitted that there is strong State and Local Planning directives for the current proposal to develop a medium density development comprising seven (7) total dwellings on this large parcel of residentially zoned land. In conclusion, it is submitted that the proposed development:

- Is consistent with the policy directives of the State and Local Planning Policy Framework as it contributes to providing greater density and diversity in housing choice on an allotment identified for increased densities, with the layout and design of the development providing for a variety of potential occupants and living arrangements.
- Provides an excellent opportunity to further the provision of diversity of housing stock.
- Is of a scale, height and building form consistent with the character of the surrounding area.
- Is consistent with the provisions of the Baw Baw's Planning Scheme. And
- Has limited off-site amenity impacts and the proposed development presents an acceptable planning outcome for the area.

Furthermore, the proposed development has carefully considered a number of issues, including the built form of the area, urban consolidation, accommodation requirements, car parking, potential amenity impacts and the significance of the existing neighbourhood character. The proposal contributes to achieving urban consolidation and its location is clearly encouraged for this type of development under the Baw Baw Planning Scheme. Therefore, it is submitted that the proposed development presents an acceptable planning outcome for the site and area.

We therefore request that Council consider the matter at your earliest convenience.

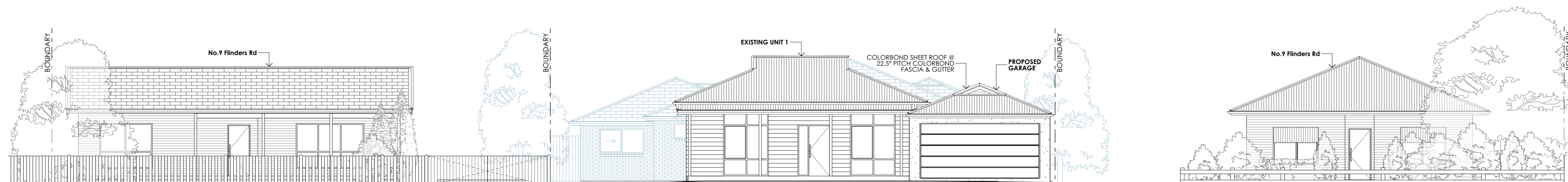
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## Town Planning Drawings - B

## Sheet Index

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| 2 | Neighbourhood Character Plan |
| 3 | Design Response Plan         |
| 4 | Site Analysis Plan           |
| 5 | Elevations                   |
| 6 | Shadow Diagrams 1 of 2       |
| 7 | Shadow Diagrams 2 of 2       |



Flinders Rd Streetscape Elevation 1:100

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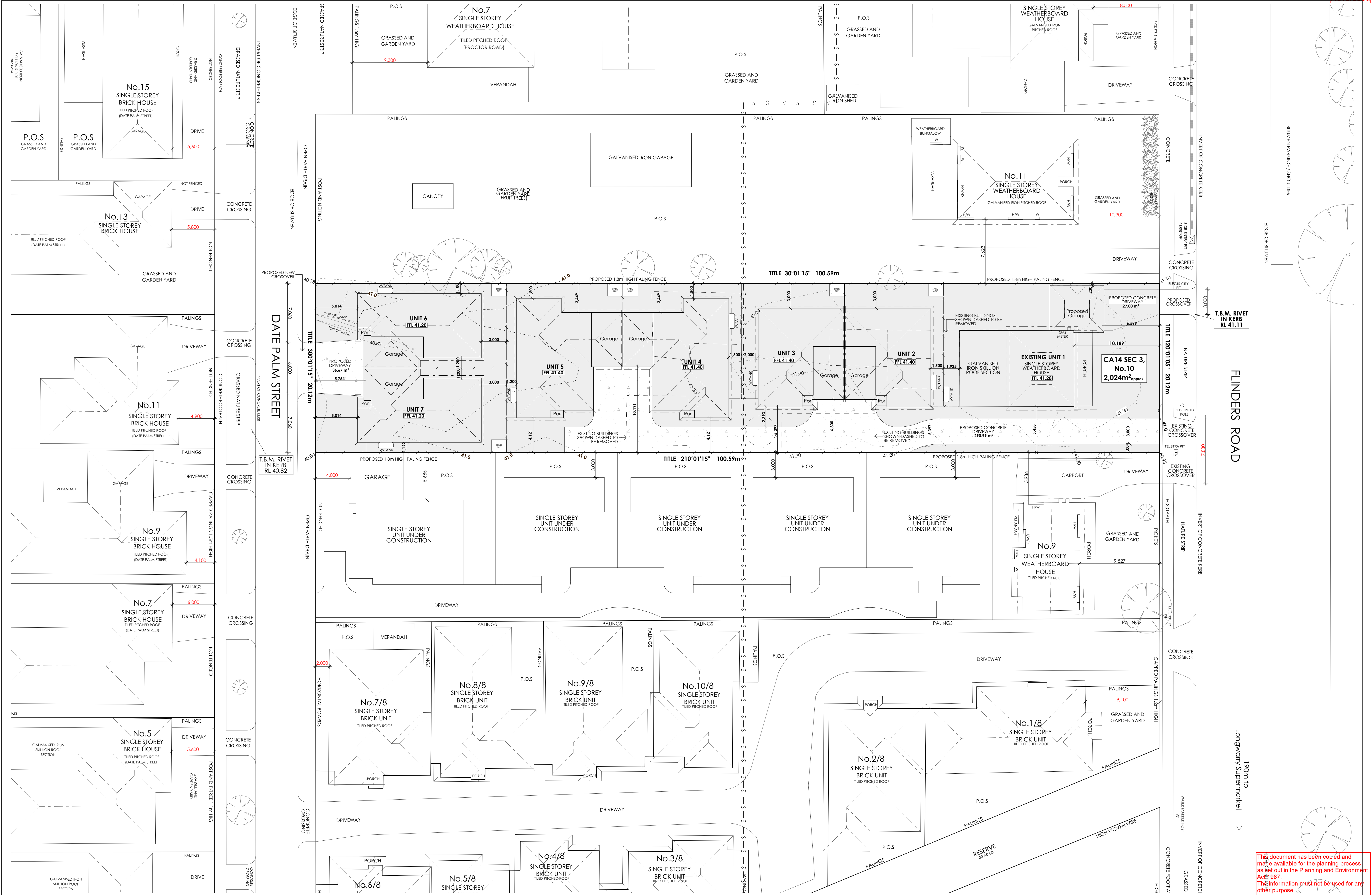
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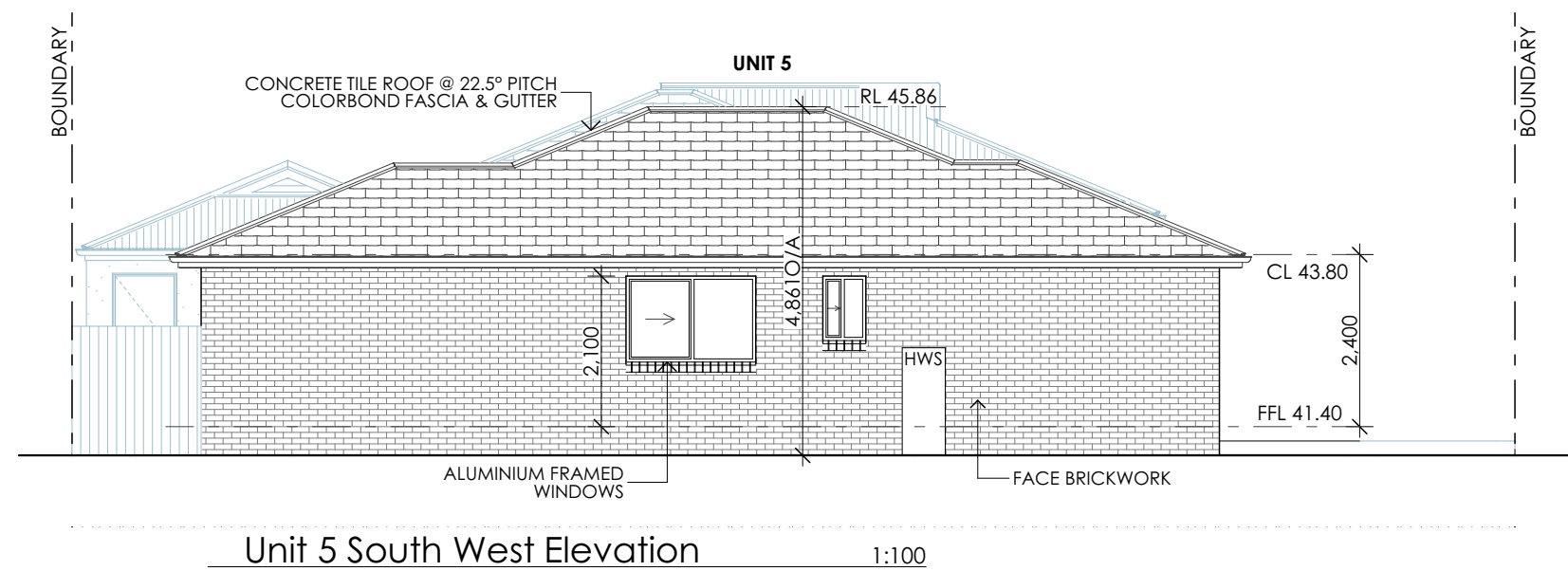
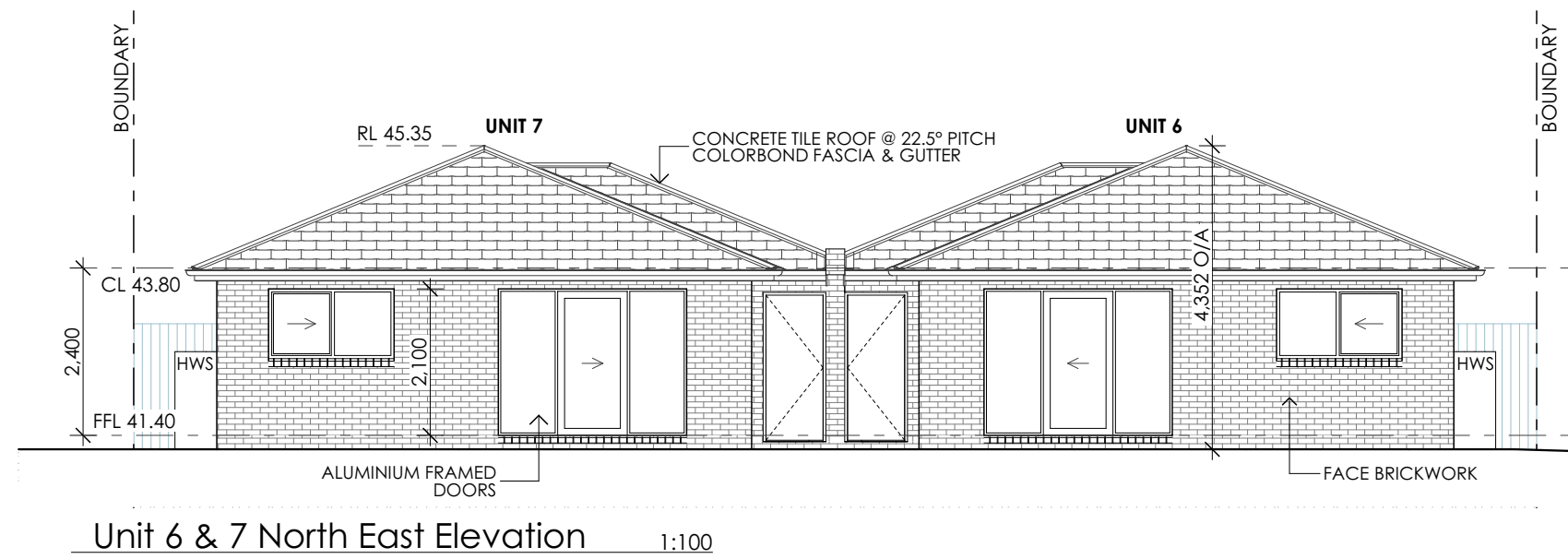
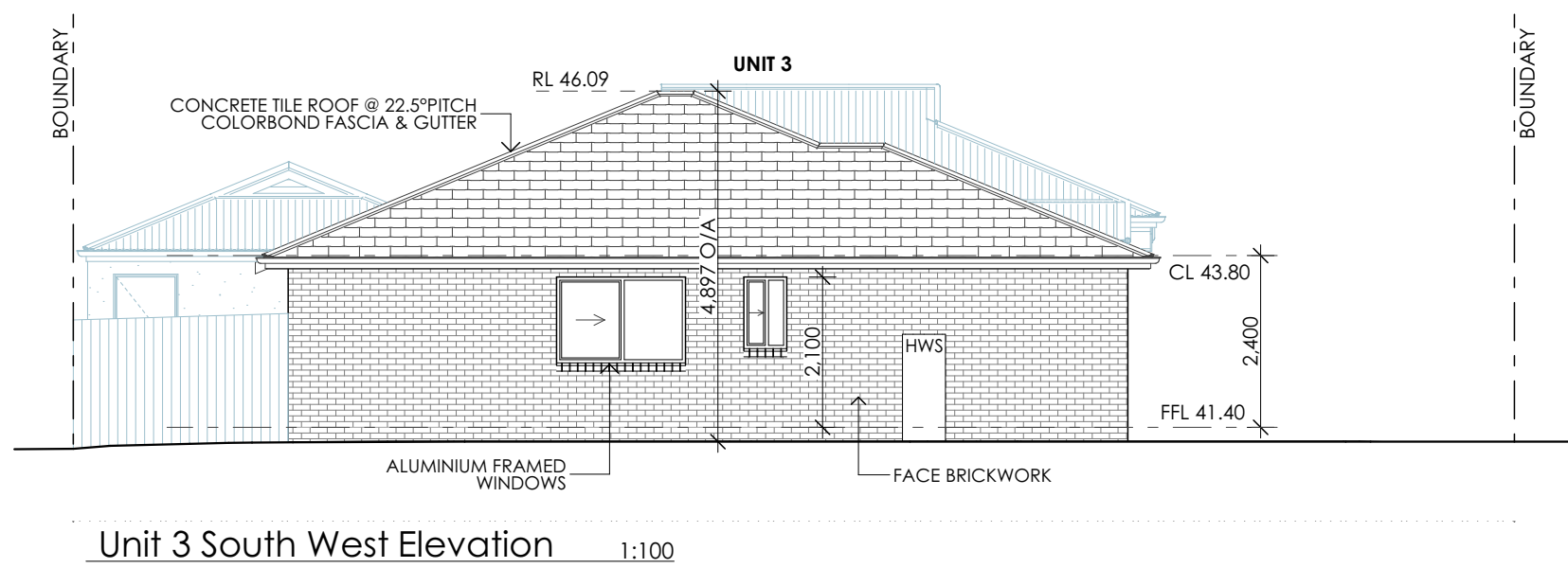
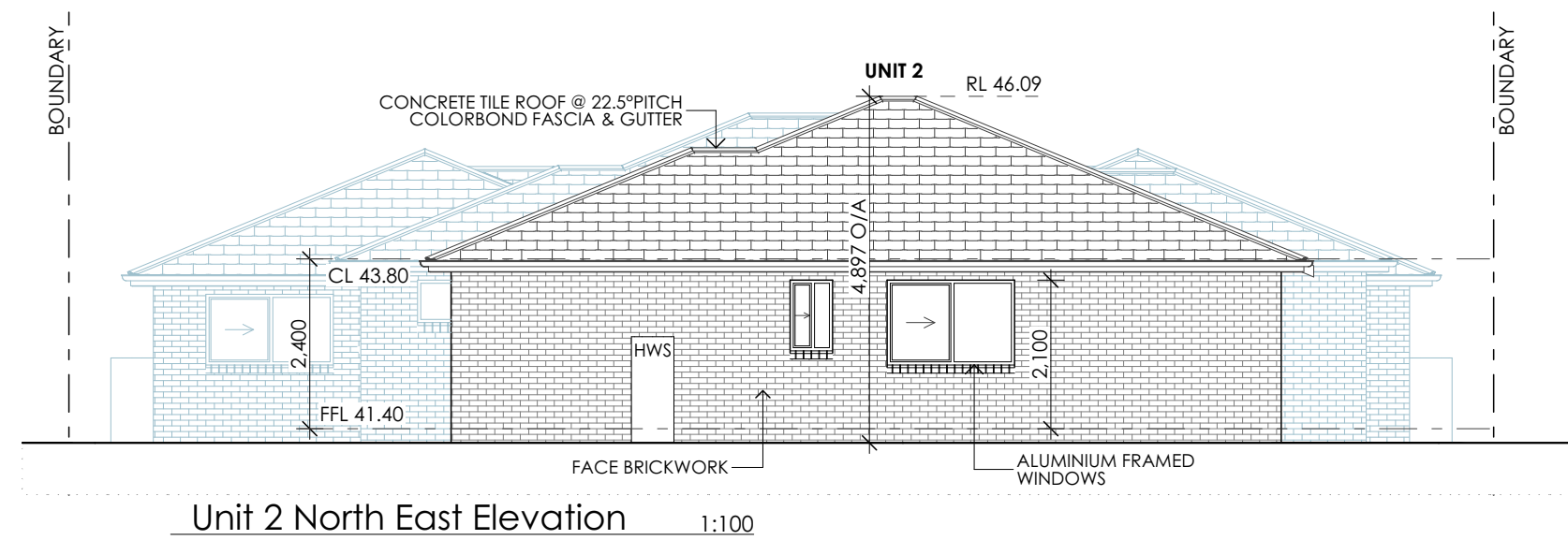
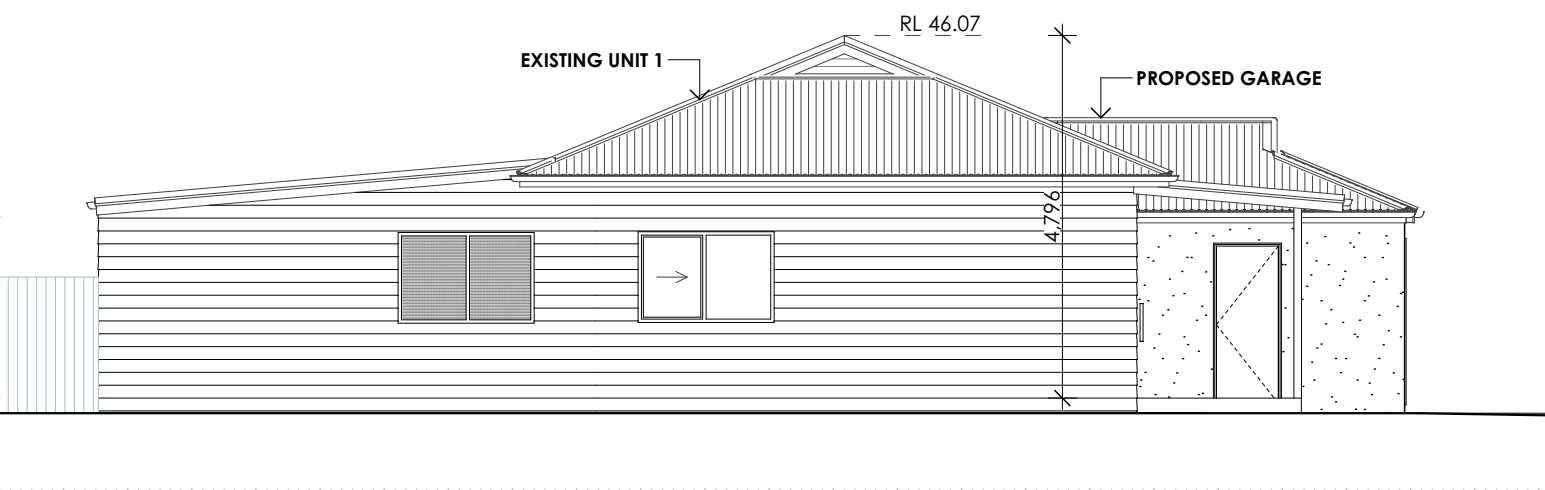
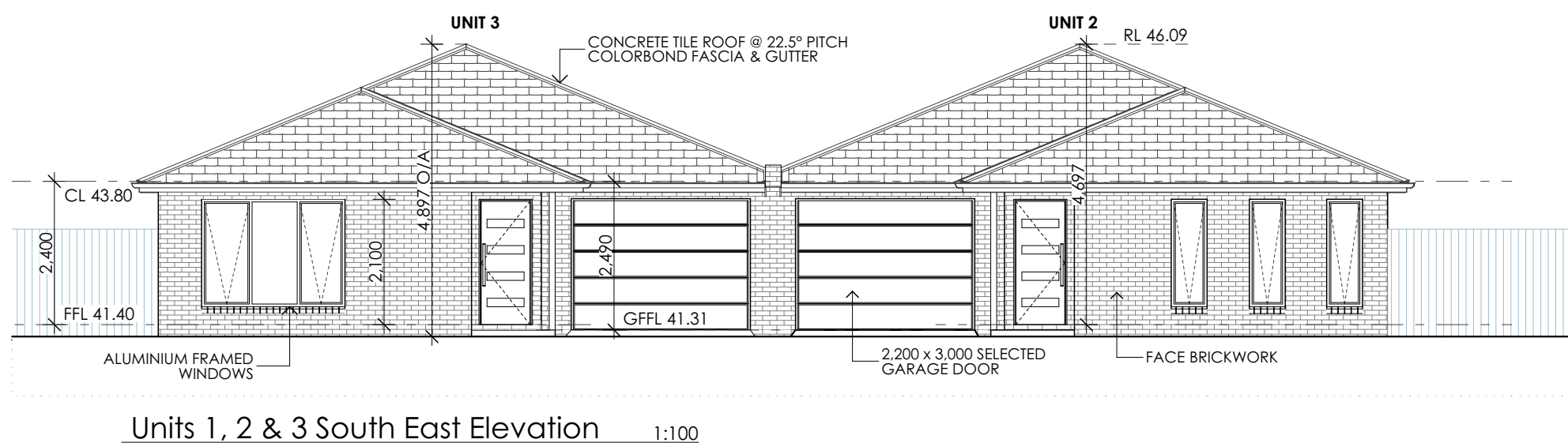
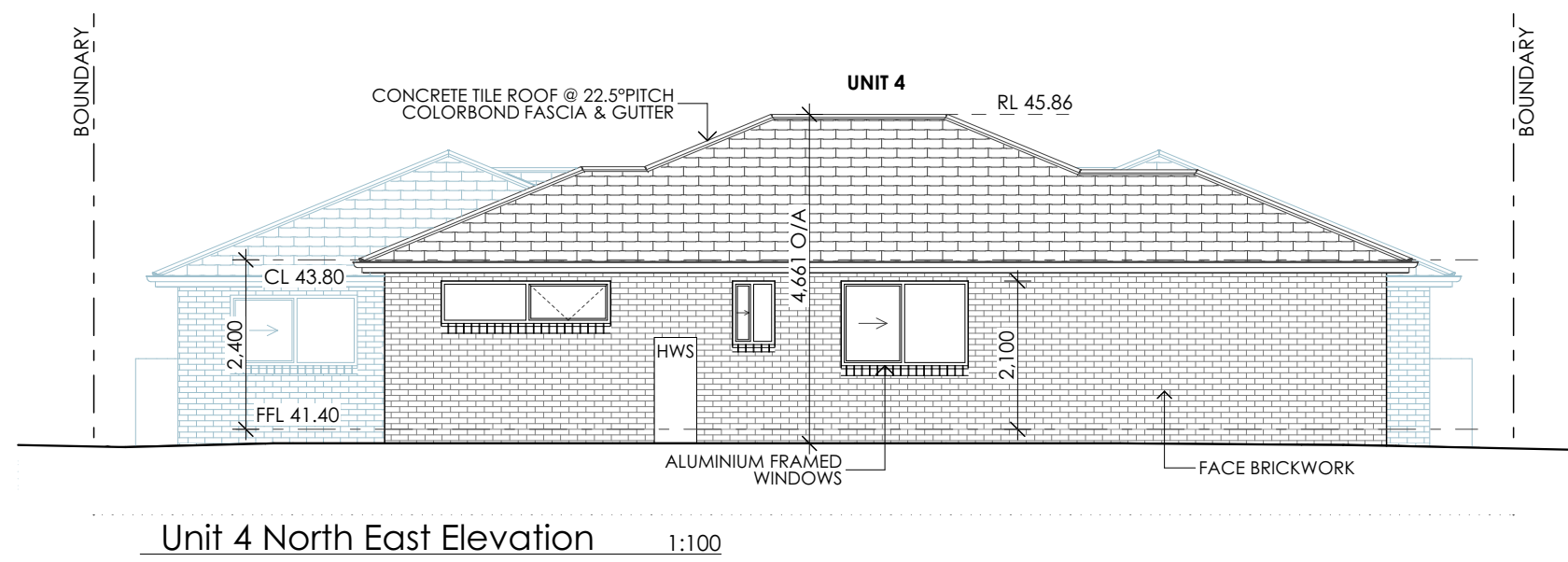
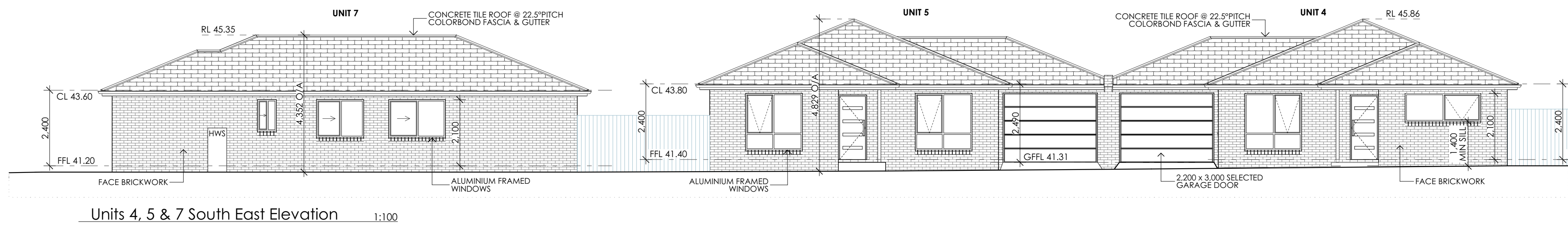
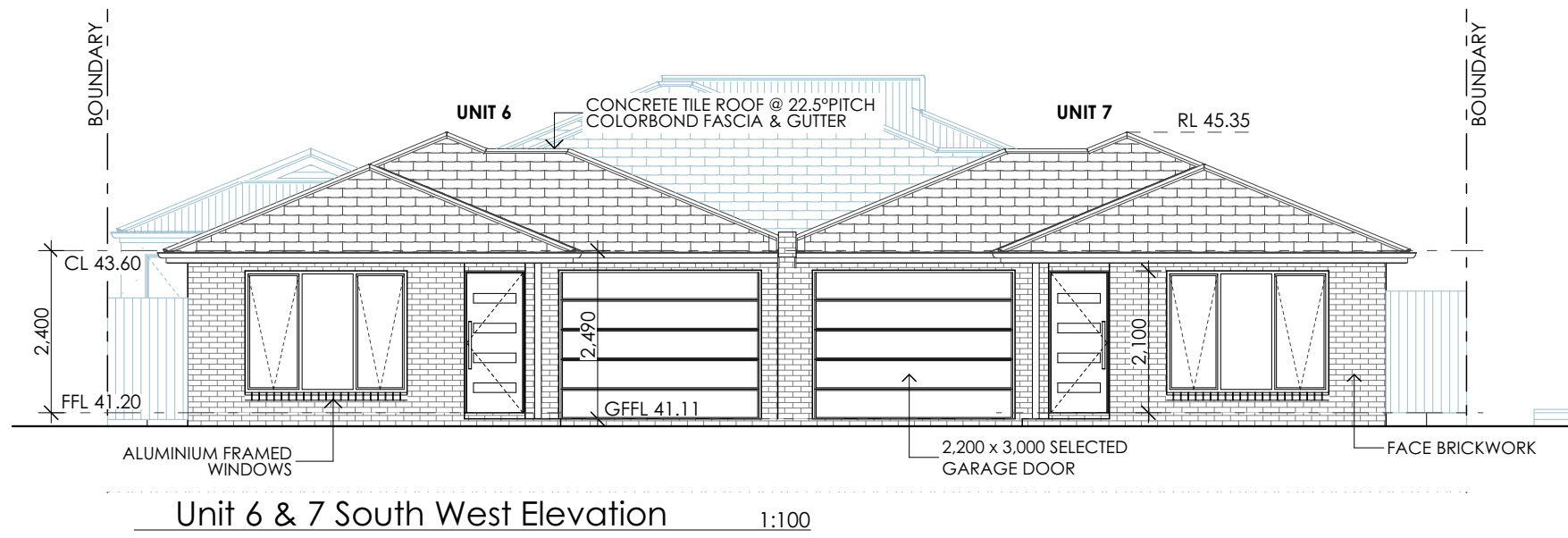
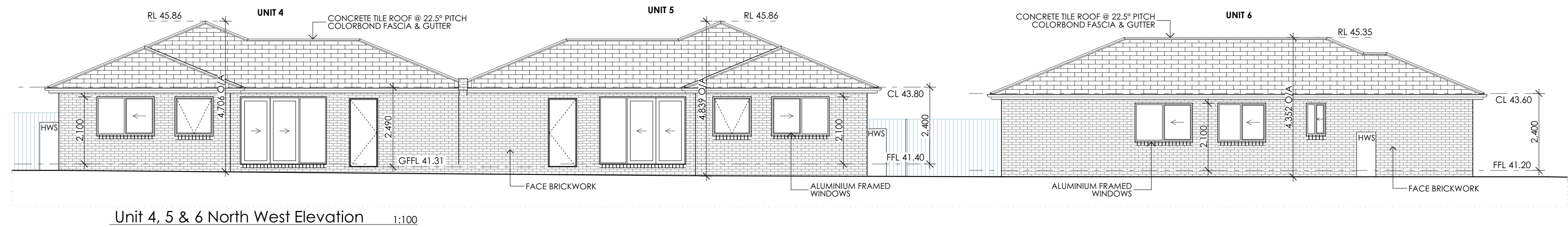
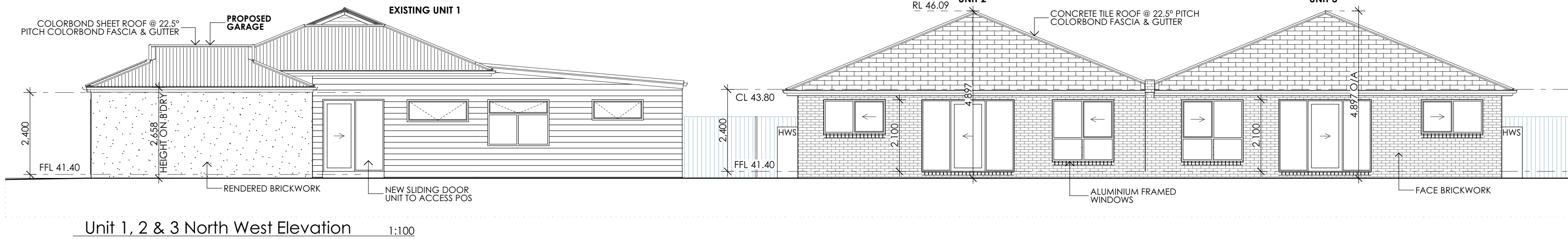
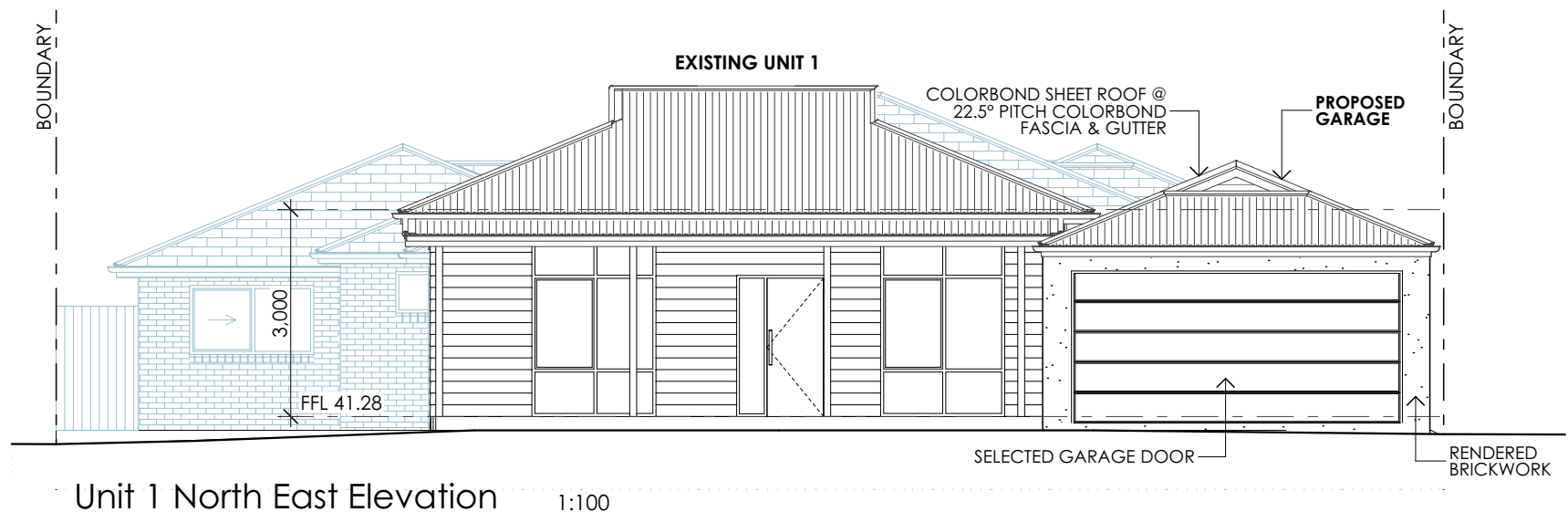
DRAWING NAME: <b>Design Response Plan</b> DESIGN TYPE: Custom Design	PROJECT: Proposed Unit Development CLIENT: TM Developments AT: CA14 SEC 3, No.10 Flinders Road, Longwarry	<b>Areas - U1</b> Residence: 123.91 sqm (13.34 sqs) Proposed Garage: 19.55 sqm (2.10 sqs) Porch: 1.64 sqm (0.17 sqs) <b>Total:</b> <b>179.66 sqm (19.34 sqs)</b>	<b>Areas - U2</b> Residence: 92.69 sqm (9.98 sqs) Garage: 22.77 sqm (2.45 sqs) Porch: 1.64 sqm (0.17 sqs) <b>Total:</b> <b>117.10 sqm (12.60 sqs)</b>	<b>Areas - U3</b> Residence: 92.69 sqm (9.98 sqs) Garage: 22.77 sqm (2.45 sqs) Porch: 1.64 sqm (0.17 sqs) <b>Total:</b> <b>117.10 sqm (12.60 sqs)</b>	<b>Areas - U4</b> Residence: 118.27 sqm (12.73 sqs) Garage: 23.55 sqm (2.53 sqs) Porch: 1.35 sqm (0.15 sqs) <b>Total:</b> <b>143.17 sqm (15.41 sqs)</b>	<b>Areas - U5</b> Residence: 118.27 sqm (12.73 sqs) Garage: 23.55 sqm (2.53 sqs) Porch: 1.35 sqm (0.15 sqs) <b>Total:</b> <b>143.17 sqm (15.41 sqs)</b>	<b>Areas - U6</b> Residence: 94.34 sqm (10.16 sqs) Garage: 23.14 sqm (2.49 sqs) Porch: 1.73 sqm (0.19 sqs) <b>Total:</b> <b>119.21 sqm (12.83 sqs)</b>	<b>Areas - U7</b> Residence: 94.34 sqm (10.16 sqs) Garage: 23.14 sqm (2.49 sqs) Porch: 1.73 sqm (0.19 sqs) <b>Total:</b> <b>119.21 sqm (12.83 sqs)</b>	SCALE 1:200 SIZE: A1 DRAWN: DC SHEET: 3 of 6 DATE: Oct 2024 DATE: Oct 2024	By a professional engineer, the information provided in this document is strictly for the purpose of the planning process and is not to be used for any other purpose.






DRAWING NAME: Site Analysis Plan		PROJECT: Proposed Unit Development		CLIENT: TM Developments		DESIGN TYPE: Custom Design	
AT: CA14 SEC 3, No.10 Flinders Road, Longwarry		Areas - U1 Residence: 36.20sqm (3.89 sqs) Garage: 19.55sqm (2.10 sqs) Porch: 1.64sqm (0.17 sqs) Total: 179.66sqm (19.34 sqs)		Areas - U2 Residence: 22.77sqm (2.45 sqs) Garage: 1.64sqm (0.17 sqs) Porch: 1.35sqm (0.15 sqs) Total: 117.10sqm (12.60 sqs)		Areas - U3 Residence: 22.77sqm (2.45 sqs) Garage: 1.64sqm (0.17 sqs) Porch: 1.35sqm (0.15 sqs) Total: 117.10sqm (12.60 sqs)	
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B. Oct 21 Town Planning Submission B - RFI RESPONSE		A. July 21 Town Planning Submission		ISS: DATE: AMENDMENTS:		SCALE 1:200	
SHEET: 4 of 6		DATE: Oct 2021		DRAWN: DC		SHEET: 4 of 6	





COLOUR & MATERIAL SCHEDULE	
	ROOF - MACQUARIE 'GUNMETAL' ROOF TILES OR SIMILAR
	BRICKWORK - AUSTRAL INDUSTRIAL 'IRON' OR SIMILAR
	WINDOW & DOORS - COLORBOND MONUMENT
	GARAGE DOOR - COLORBOND MONUMENT
	FASCIA, DOWNPIPES & GUTTER - COLORBOND MONUMENT
	DRIVEWAY - EXPOSED AGGREGATE OR SIMILAR

DRAWING NAME: <b>Elevations</b>	PROJECT: Proposed Unit Development	<b>Areas - U1</b> Residence: 123.91 sqm (13.34 sqs) Proposed Garage: 36.20sqm (3.89 sqs) Porch: 19.55sqm (2.10 sqs) <b>Total: 179.66 sqm (19.34 sqs)</b>		<b>Areas - U2</b> Residence: 92.69 sqm (9.98 sqs) Garage: 22.77 sqm (2.45 sqs) Porch: 1.64 sqm (0.17 sqs) <b>Total: 117.10 sqm (12.60 sqs)</b>		<b>Areas - U3</b> Residence: 92.69 sqm (9.98 sqs) Garage: 22.77 sqm (2.45 sqs) Porch: 1.64 sqm (0.17 sqs) <b>Total: 117.10 sqm (12.60 sqs)</b>		<b>Areas - U4</b> Residence: 118.27 sqm (12.73 sqs) Garage: 23.55 sqm (2.53 sqs) Porch: 1.35 sqm (0.15 sqs) <b>Total: 143.17 sqm (15.41 sqs)</b>		<b>Areas - U5</b> Residence: 118.27 sqm (12.73 sqs) Garage: 23.55 sqm (2.53 sqs) Porch: 1.35 sqm (0.15 sqs) <b>Total: 143.17 sqm (15.41 sqs)</b>		<b>Areas - U6</b> Residence: 94.34 sqm (10.16 sqs) Garage: 23.14 sqm (2.49 sqs) Porch: 1.73 sqm (0.19 sqs) <b>Total: 119.21 sqm (12.83 sqs)</b>		<b>Areas - U7</b> Residence: 94.34 sqm (10.16 sqs) Garage: 23.14 sqm (2.49 sqs) Porch: 1.73 sqm (0.19 sqs) <b>Total: 119.21 sqm (12.83 sqs)</b>		SCALE 1:100		<div><b>DESIGN GROUP</b> By using a professional architectural firm, we acknowledge and agree that you will only use the document for the purpose specified above and that any reuse, dissemination, distribution or copying of this document is strictly prohibited.</div>
	DESIGN TYPE: Custom Design	CLIENT: TM Developments	AT: CA14 SEC 3, No.10 Flinders Road, Longwarry													SHEET: 5 of 6	DATE: Oct 2024	

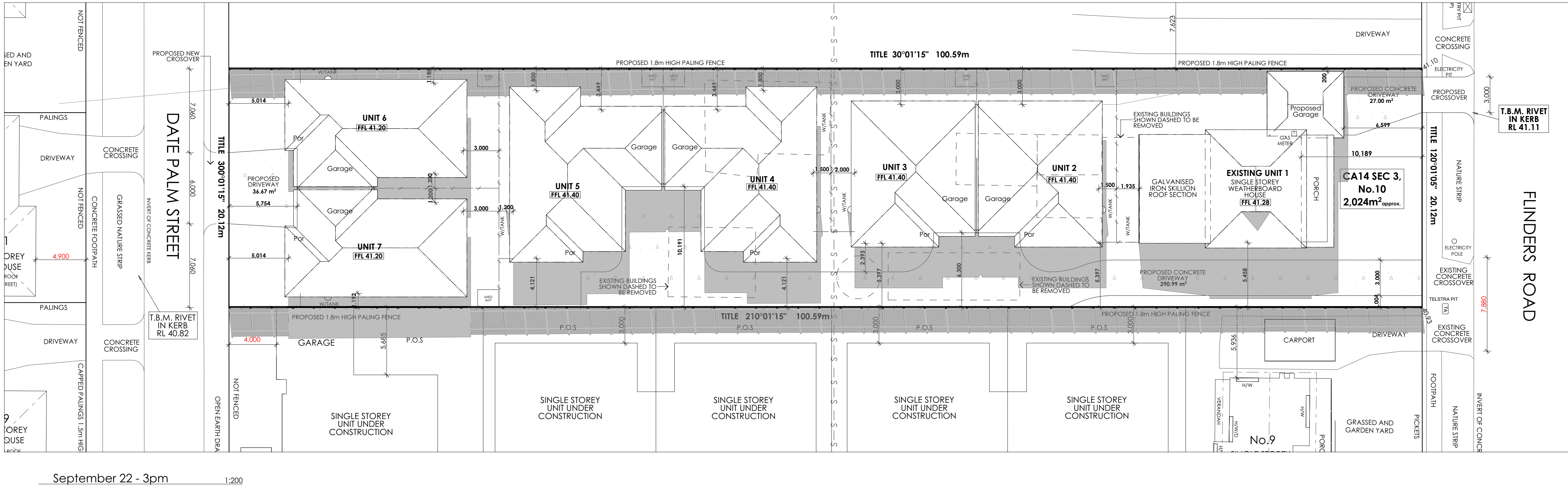
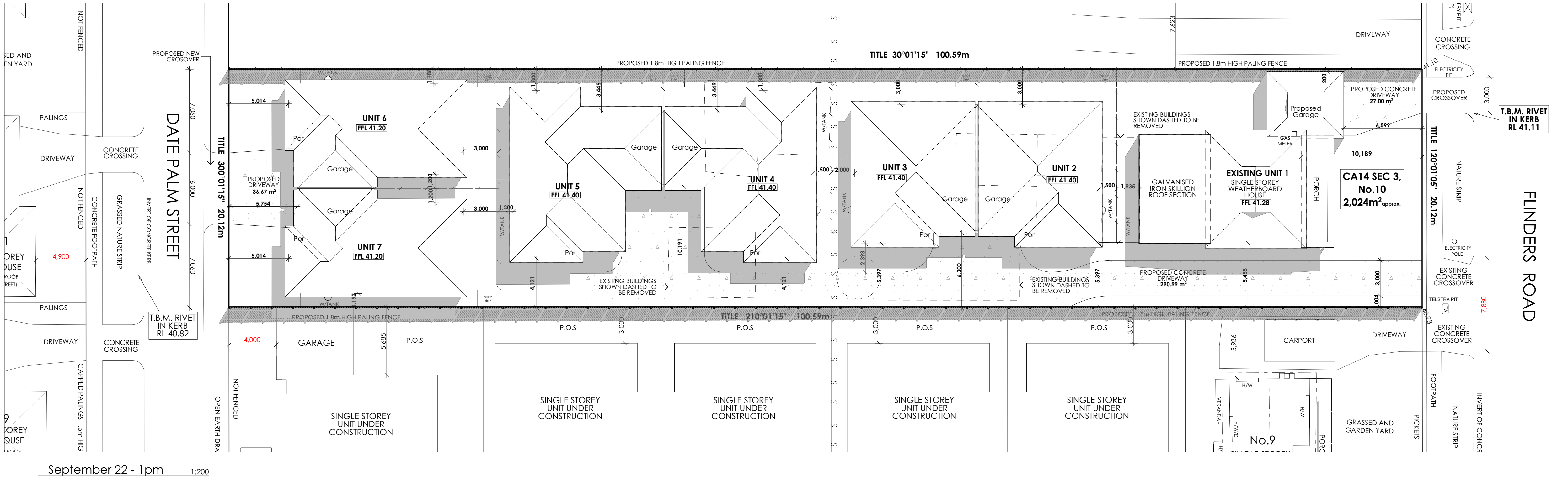
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DRAWING NAME: Shadow Diagrams 2 of 2 DESIGN TYPE: Custom Design	PROJECT: Proposed Unit Development CLIENT: TM Developments AT: CA14 SEC 3, No.10 Flinders Road, Longwarry	Areas - U1 Residence: 123.91 sqm (13.34 sqs) Proposed Garage: 36.20 sqm (3.89 sqs) Porch: 19.55 sqm (2.10 sqs) Total: 179.66 sqm (19.34 sqs)	Areas - U2 Residence: 92.69 sqm (9.98 sqs) Garage: 22.77 sqm (2.45 sqs) Porch: 1.64 sqm (0.17 sqs) Total: 117.10 sqm (12.60 sqs)	Areas - U3 Residence: 92.69 sqm (9.98 sqs) Garage: 22.77 sqm (2.45 sqs) Porch: 1.64 sqm (0.17 sqs) Total: 117.10 sqm (12.60 sqs)	Areas - U4 Residence: 118.27 sqm (12.73 sqs) Garage: 23.55 sqm (2.53 sqs) Porch: 1.35 sqm (0.15 sqs) Total: 143.17 sqm (15.41 sqs)	Areas - U5 Residence: 118.27 sqm (12.73 sqs) Garage: 23.55 sqm (2.53 sqs) Porch: 1.35 sqm (0.15 sqs) Total: 143.17 sqm (15.41 sqs)	Areas - U6 Residence: 94.34 sqm (10.16 sqs) Garage: 23.14 sqm (2.49 sqs) Porch: 1.73 sqm (0.19 sqs) Total: 119.21 sqm (12.83 sqs)	Areas - U7 Residence: 94.34 sqm (10.16 sqs) Garage: 23.14 sqm (2.49 sqs) Porch: 1.73 sqm (0.19 sqs) Total: 119.21 sqm (12.83 sqs)	SCALE 1:200 SIZE: A1 DRAWN: DC SHEET: 7 of 6 DATE: Oct 2024 ISS: DATE: AMENDMENTS:	By a professional engineer, architect, or other suitably qualified person, who acknowledges and agrees that you will only use the document for the purposes specified above and that any dissemination, distribution or copying of this document is strictly prohibited. Page 38 of 43
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# LANDSCAPES BY DESIGN

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Advertised

12<sup>th</sup> October 2021

J Design Group Pty Ltd

PO Box 539

Inverloch VIC 3996

## Re: 10 Flinders Road Longwarry – Arborist Report

### Brief

I was contacted by you and asked to provide an arboriculture assessment of the trees to this property. I understand there is a development proposal planned for the site. Therefore, this report includes neighbouring or trees which could be impacted upon by a proposed development.

Specifically, council have asked for with regard to tress – Application No.: PLA182/21 19 August 2021 ...

“An Arborist Report that provides details of tree species, height canopy spread, trunk diameter, age, health, structure, retention value, tree protection zones and clear detailed assessment of the impact of the development on existing trees on the subject site and within 3 metres of the boundaries on adjoining sites. Details of all trees proposed to be retained/removed must be included. The Arborist Report must address all aspects of tree protection prior to and during construction works including details of any recommended modifications to construction techniques.”

### Method

The trees were inspected visually; as per Australian standard 4970 – Protection of Trees on Development Sites (AS 4970), as required to facilitate this report. No root excavations were carried out and images were taken as required. Date Visited 25/9/2021.

### The Site

The site is very long with a street frontage to both ends. It contains an older home to the northern end which is to be retained some old outbuildings little slope and is quite neglected.

There are **NO** trees within the site.

### Comments



There are no trees within 10 Flinders Road Longwarry. There are no trees within the property to the east that will be impacted on by the proposed development.

Image left looking from the north within the property to the west an old hedge from Bottle Brush and Chinese Fire Bush which will not be impacted upon.

Two images following – left taken from Date Palm Street also within the property to the west and image right following looking over the western boundary fence into the western property.

All are garden shrubs etc. None are trees and none will be impacted upon by the proposed development.

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As can be seen in the images a new paling fence has been installed to this western boundary which will provide adequate protection to the neighbouring plants.

Regards

Darrell Mcleod

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## Parameters – Used as required:

Condition, Vigour, Structure and Form - Each has four parameters: Excellent, Good, Average and Poor.

SULE – Safe Useful Life Expectancy - Has four parameters – Long (40 + years), Medium (16 to 39 years), Short (5 to 15 years) and Removal

Significance - Has five parameters – Most, Highly, Less, Least and Hazardous

Age – Has four parameters:

Young – Less than one third of expected life span

Semi Mature – Into second third of expected life span

Mature – Into last third of expected life span

Over Mature – Beyond normal life span or age-related state of decline

Retention Value – has nine parameters High, Moderate, Low, Weed, Neighbouring, Owners Choice, Damaging, Council and Hazardous when required following another parameter. Generally Neighbouring Trees must be retained and protected unless suitable arrangements can be made for their removal with the owner, and that removal is legal. Council trees to streets or neighbouring parks are that Council's responsibility. After a tree report is submitted that includes Council trees, it is suggested that council should inspect their trees to ensure they are safe and worthy of retention.

## Definitions - Terms:

Acute Branch Crotch – Angle on the inner side of the branch crotch is less than 90 degrees.

## Definitions - Terms:

Acute Branch Crotch – Angle on the inner side of the branch crotch is less than 90 degrees.

Apical Dominance - the main central stem of the plant is dominant over the other branches.

Bacterial Wet Wood - is a bacterial disease of certain trees, primarily elm, cottonwood, poplar, boxelder, ash, aspen, fruitless mulberry and oak.

Branch Union – point where a branch originates from the trunk or another branch; may be referred to as a crotch.

Bracket Fungi or Shelf Fungi - are the fruiting structures of many different fungi that cause heartwood decay in standing trees.

Co-dominant Stems – 'Co-dominant stems are two stems or trunks of equal size that develop from 2 apical buds at the tip of the same stem. Each co-dominant stem is a direct extension of the stem below its origin. There are no branch collars or trunk collars at the base of co-dominant stems' (Dr Alex Shigo) – Similar to Bi-furcated meaning two, Tri-furcated meaning three and Quadrifurcated meaning four.

Compartmentalise – (CODIT: Compartmentalization of Decay in Trees. Dr Alex Shigo) natural process of defence in trees by which they wall off decay in wood and heal wounds.

Crown Gall - plant disease probably caused by the bacteria or invasion of some sort into the tree

Dead Wooding Removal of dead, dying and diseased branches throughout the crown.

De-current – growth habit developing a more rounded form with multiple scaffold branches

Determining Authority – Usually refers to the Council responsible for the property being assessed but includes any government or semi-governmental authority that has control or liability under common law, and the role to encourage and enforce the developmental process including legislation relating to trees and plants.

Epicormic Shoots - An epicormic shoot is a shoot growing from an epicormic bud which lies underneath the bark of a trunk, stem, or branch of a plant. In older wood, epicormic shoots can result from severe defoliation or radical pruning.

Etoliation is a process in plants grown in partial or complete absence of light. It is characterized by long, weak stems, smaller, sparser leaves due to longer internodes; and a pale-yellow colour (chlorosis).

Ex-current - growth habit with pyramidal crown and a central leader

Fall Zone – area under a tree or adjacent to it where if it failed it could impact upon.

Frass – Granular wood particles produced by borer insects that can be fine, medium or coarse depending on the type of insect.

Flush Cut - Pruning technique in which both branch and stem tissue are removed; generally considered poor practice. Flush cuts can allow decay to enter back into the main trunk or branch.

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Gall - abnormal outgrowth of tissues and can be caused by various parasites, from fungi and bacteria, to insects and mites. Sometimes called a burl.

Ground Heaving – ground lifting or heaving as the root plate of a tree moves.

Hedges – Are not assessed as trees; therefore, a canopy dimension is represented in drawings not the TPZ.

Included Bark - bark that becomes embedded in a crotch between branch and trunk or Co-Dominant Stems and causes a weak structure.

Indigenous – a plant occurring naturally in the area or region of the subject site.

Kino Sap oozing from a tree caused by structural damage and / or disease or pests.

Later Growth – growth formed later in a tree's life cycle with perhaps poor attachment.

Obtuse Branch Crotch – where the angle on the inner side of the union is greater than 90 degrees.

Phototropism or Phototropic Lean - is the phenomenon in which plants follow or grow towards a light source, most commonly the sun.

Picus Tomograph - used for tree risk assessments in order to measure the thickness of the residual wall of trees with internal defects such as cavities or decay non-invasively with sound waves sent through the tree.

Reaction Wood - tree wood formed as a result of mechanical stress helping to provide strength to affected areas as in leaning trees, wind exposure, over weighting, compartmentalisation of decay etc. A sign a tree could fail.

Scaffold Branch – the permanent or structural branches of a tree

Senescence – the condition or process of growing old especially the condition resulting from the transitions and accumulations of the deleterious aging process. Senescent

Torsional Loading – When a tree generally by the wind has had part of its structure twisted as it grows.

?? – After a tree's name means identity of species may not be exact.

Tree – As defined by AS 4970: A long lived woody perennial plant greater than (or usually greater than) 3 m in height with one or relatively few main stems or trunks (or as defined by the determining authority). Landscapes by Design believes that the definition is too loose and too general to include all the plants that we would include in the definition of a tree, however it serves to encompass most plants that we assess. We also assess where required, neighbouring plants other than trees.

## Disclaimer etc

No examination of any sort has been carried out to the root systems of these trees. Given factors like environmental, vegetative and other overlays and local or other planning controls it is difficult to accommodate or satisfy all parties when assessing trees and other vegetation. It is very difficult to establish clear outcomes and impossible to determine that a tree can be deemed safe under all circumstances. No guarantee can be given that a tree is totally safe or will remain healthy given short-term adverse weather conditions or long term climatic conditions or other environmental and physical factors. No guarantees can be given for any part of a tree's current or future stability. The writer and Landscapes by Design Pty Ltd does not accept any responsibility for any tree or part of it assessed, with regard to its ongoing stability and safety, or its capacity to damage property, other assets or people.

Darrell Mcleod

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